



VILLAGE OF WINNETKA

Incorporated in 1869

Winnetka Design Review Board

Regular Meeting

February 18, 2016 - 7:00 pm

The Winnetka Design Review Board will hold a meeting on Thursday, February 18, 2016 at Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at 7:00 p.m.

AGENDA

1. Adoption of partial draft meeting minutes (January 21, 2016).
2. **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.
3. **Zoning Case #16-02-SU**: continued from previous meeting): 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 Ave.
4. **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;

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

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator – Megan Pierce, at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

**Winnetka Design Review Board/Sign Board of Appeals
January 21, 2016**

Members Present:

John Swierk, Chairman
Kirk Albinson
Bob Dearborn
Brooke Kelly
Michael Klaskin
Peggy Stanley

Members Absent:

Paul Konstant

Village Staff:

Brian Norkus, Assistant Director of Community
Development

Call to Order:

Chairman Swierk called the meeting to order at 7:10 p.m.

Chairman Swierk asked if there were any comments or corrections to be made to the October 19, 2015 meeting minutes. No comments were made. A motion was made by Ms. Kelly, seconded by Ms. Stanley to approve the October 19, 2015 meeting minutes. On a voice vote, the motion was unanimously passed.

Chairman Swierk explained that there is a very lengthy agenda, and asked the Board if they were in agreement to move the agenda around a bit in order to take care of the smaller items before moving onto the bigger project.

Board members agreed to the proposed agenda change.

Consideration of Certificate of Appropriateness and comment to Village Council regarding proposed Domino's restaurant at 1009 Green Bay Road.

Ray Montez introduced himself as the franchisee for Domino's on the north shore, including the current location in Glencoe. He stated that Domino's is remodeling their stores and the current space in Glencoe is inadequately sized for Domino's new design.

Mr. Norkus explained that the request requires a Special use permit, and that the Design Review Board's role in the case of Special Use Permits is expanded, both to provide review and issuance of a Certificate of Appropriateness, and for the determination of appropriateness to be transmitted to the Village Council as a recommendation on the Special Use Permit.

Mr. Norkus explained that the proposed alterations are relatively minor, including modification of existing awnings to incorporate the Domino's name, as well as incidental minor changes to the rear elevation to the store relating to the modification of the rear doorway.

Mr. Montez stated that there will be no exterior alterations on the front (west) of the building except to modify the awning to place the Domino's name on the valance of the awning. He stated that the north elevation will see one of the multiple window panes blacked out to match the color of the storefront. Mr. Montez stated that front elevation will include a pizza paddle sign which will have decorative lights on it.

Mr. Montez stated that the goal is to have the interior of the store be visible from the street, with the new design incorporating clean white tile and softer can lighting, and with an older historic print wall covering.

Ms. Kelly questioned whether the awning would match those of adjacent storefronts.

Mr. Montez stated that it would match, with the valance able to be removed and replaced.

Ms. Stanley questioned whether the north awnings would include the Domino's name as included in the plans.

Mr. Montez stated that the plans did not include the north storefront, but that he would like to sign them if the Board permitted.

Ms. Stanley questioned the material to be used to obscure the north window.

Mr. Montez stated that the glazing contractor would install a panel which would match the storefront bronze framing color.

Ms. Stanley stated that it would be preferable that the film be applied on the interior.

Mr. Montez stated that the window would be replaced with glass that matches the color of the window frame.

Ms. Stanley questioned whether there was a cut sheet for the rear light fixture.

Mr. Montez stated that it is a security light, explaining that the door is being moved slightly.

Mr. Albinson requested clarification of whether there will be any logos or signs on the inside of the windows, or signage within the storefront.

Mr. Montez stated that what you'll be able to see from the street will be a panel that is 4 ½ feet, called "resin-strip", which is a newsprint kind of design which is beige and has Domino's on it. He stated that they sometimes have signage which they put on the front pertaining to the "carryout offer", which depending on the community we sometimes don't use.

Mr. Albinson stated that according to the petition it does not appear to contemplate a logo at all.

Mr. Montez confirmed that there is no logo, stating that the pylon sign in front of the building

includes room for a Domino's listing. He stated that because the store is replacing one that has been in existence for a while, since 1987, and there is not a need to publicize a new store which might otherwise be the goal.

Mr. Dearborn questioned whether there would be any permanent signs in the windows.

Mr. Montez stated that there would not be any permanent signs.

Ms. Kelly asked for clarification regarding pizza paddle sign.

Mr. Montez stated that the paddle sign would be their open sign.

A motion was made by Mr. Albinson, seconded by Ms. Kelly to approve awnings and the opaque window panel as presented. A vote was taken and the motion was unanimously passed.

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

NAYS: None

Consideration of Certificate of Appropriateness for proposed awning at H Gary Frank Architects, 523 Chestnut Street.

PENDING

Faith Hope and Charity

PENDING

Case No. 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairman Swierk thanked the applicant for coming back, and stated that following a presentation from the applicant the Board would then have public input, which they would like to limit of five minutes. He stated that they would stop the meeting at 11:00 p.m.

David Trandel stated that they appreciated the comments received which he described as very constructive from the last meeting. He informed the Board that they made a fair amount of revisions and had a lot of clarifications from questions raised last time. Mr. Trandel then stated that they welcomed the opportunity to clarify.

Mr. Trandel stated that over the course of this project they have made architectural changes and structural changes relating to height including setbacks, and that the project is significantly improved. Mr. Trandel stated that in the context of the entire Village, the neighbors and the commercial district, the project would be completely in the context of what you would expect in the business district. He added that they strived to make the project more vibrant and lively.

Mr. Trandel then identified the previous elevation from the first proposal. He stated that there were questions with regard to architectural context and style. Mr. Trandel stated that they wanted to keep within the economic envelope with respect to project feasibility. He stated that they moved some of the density from the east building, to the middle of the site. Mr. Trandel also stated that you see different architectural styles along Elm Street, which are complementary to the various schemes and elements in the Village which he described as an eclectic and classical Village. He then noted that they went out of their way to listen to the DRB discussion relating to the retail windows and presence and how it related to neighboring retail windows on Elm across the street.

Mr. Trandel referred the Board to an illustration of the original and revised elevations on Elm of the context. He stated that from a broader perspective and project context, they tried to take a strong approach in terms of architectural significance while at the same time yielding to the input and concerns raised by the neighbors. Mr. Trandel referred the Board to an illustration of the terrace setback detail. He then introduced Geoffrey Bird who worked with Lucien Lagrange on the project.

Mr. Bird introduced himself to the Board as the lead designer on the project and that he grew up in Kenilworth. He stated that modifications were made, with the building now one story taller along Elm Street. Mr. Bird stated that the building would read as a three story structure with a setback and terrace at the fourth floor level. He then stated that relative to the project benchmark location, the building would be 45 feet tall. Mr. Bird also stated that the slope is such that it would get a little taller on one end which is why they made it short in order to give it a three story feel. He then stated that you can see the detail which he identified for the Board as well as the slope which he noted drops 6 feet from west to east. Mr. Bird stated that the building would be 41 feet off the ground and that it would be 35 feet tall in an area he identified for the Board.

Mr. Bird also stated that further changes were made on the eastern elevation which he described as most prominent due to its facing the residences along the Village Green. He referred to the concern that it would be imposing and that they understood that. Mr. Bird noted that they made modifications in height and articulation and that the color was changed from the rest of the building. He indicated that they broke up the façade with projections and setbacks which he also identified for the Board. Mr. Bird then identified the point which is the closest to the adjacent residences at three stories.

Mr. Trandel stated that throughout the process, there has been a misconception that it would be one big building and the fact is that it is three different structures. He noted that there would be two residential buildings on the east elevation which would all be four story condominiums and that the west building would be luxury rental and in the middle, the first floor would be retail and townhomes. Mr. Trandel stated that they would all be distinct and different and suggested that they discard the term monolithic. He added that they are creating a distinction between each particular address and that it is important to make that clear.

Mr. Bird then referred the Board to a comparison in an illustration of the shorter and additional setbacks on either side. He identified the previous south elevation facing 711 Oak and how it appeared now.

Mr. Bird stated that they reviewed the overall design to follow the Village design guidelines and that they heard feedback that they had thrown the book out and started from scratch. He then stated as an architect, you always start from scratch and that they reviewed the design guidelines and are doing most of the things in the design guidelines.

Mr. Bird stated that with regard to the spirit of the Design Guidelines, it reads that the Village seeks to maintain the high quality of its business districts and environment with development which is attractive and consistent with the pedestrian-oriented town center character. He then referred the Board to an accurate rendering of the proposed development and what existed on the north side of Elm. Mr. Bird stated that they found that they are largely in context with the buildings that they would venture to say are more illustrative of the town.

Mr. Bird then stated that with regard to the architecture, there have been objections to the use of French, classical or Beaux-Art architecture. He stated that while in downtown Winnetka, it might be true that a majority of it might be Tudor, there are a lot of classically designed French classical homes in Winnetka. Mr. Bird then stated that the project would be represented by many of Winnetka's finest homes past and present and that they did not come to that conclusion arbitrarily.

Mr. Bird noted that most of the prominent buildings in Winnetka including the Village Hall are classical buildings. He compared it to going to work in the front yard and wearing flannel and jeans. Mr. Bird stated that the project would be presented as if it is wearing a suit. He stated that there would be different styles of architecture, one of which is one more formal and one which is more for a relaxed use. Mr. Bird added that given that parts of the building would face onto large open spaces, they figured you would see it and therefore important for it to be dressed well.

Mr. Bird stated that they considered the architectural design specifics and the design guidelines.

He then identified the overall façade which would be facing the open space and indicated that it would be fairly visible when it is not obstructed by trees. Mr. Bird stated that the design guidelines emphasize that buildings need to have instances of horizontal rhythm done at a number of different scales. He then referred to the materials which would be limestone and brick along with a metal roof. Mr. Bird also stated that it was done with changes in the plane and identified the cornices and rustication for the Board. He then stated that there would be three levels of horizontal banding on the building.

Mr. Bird stated that with regard to vertical rhythm, you can see that not all of the windows would be the same up and down and that some would be Type A and some would be Type B in terms of rhythm. He also stated that the design guidelines spell out the nature of the entries and noted that for the public access, it would be large, open and inviting which was done with almost all glass and awnings along with one residential entrance as the design guidelines specify to be a more integrated façade. Mr. Bird noted that it would be clear that it is a residential entrance. He also stated that in connection with vertical rhythm, they have broken down the façade in terms of articulation and identified various planes and the roof which would be in deference to the scale of the neighbors. Mr. Bird added that it would slope down and come up to break up the roof line.

Mr. Bird stated that there was emphasis on the care and level of detail which was put into the building. He also stated that the project would bring a quality building to the Village.

Mr. Bird then stated that with regard to the Elm Street elevation, he stated that it would be intimate in terms of scale and that it would enhance what you see on the street. He also stated that it does the same as the larger façade but on a smaller scale. Mr. Bird indicated that there would be different and interesting scales for pedestrians on the street and that it would not seem like one long building. He noted that there would be differences in the materials. Mr. Bird then stated that with regard to the nature of the screening of the parking lot, the Village specifies that it should be consistent with the development and that they have done that with the architecture and accomplished it well. He added that it would be screened with landscaping and that you would be able to see any vehicles in the parking lot.

Mr. Bird then referred the Board to an illustration of the inviting and richly detailed storefronts and townhomes above. He noted that rhythm and elements would all be in use. Mr. Bird informed the Board that they emphasized the fenestration and the creation of shadows and interest in the façade and that it would be seen by pedestrians walking from fairly close by. He also stated that it would enhance and mirror what is on the other side of the street.

Mr. Bird referred the Board to an illustration of the façade facing 711 Oak and identified the motor court and residential entry to the building. He noted that they detailed that appropriately and referred to the garage entry and loading area. Mr. Bird stated that it would be located as far away from the public right-of-way as it can be on the site. He then stated that it is specified in the design guidelines that garage entrances and loading should be located as far away from pedestrians as they can get. Mr. Bird then identified more details of that façade as well as the residential entry and motor court.

Mr. Bird then stated that the façade changed the most in terms of its color and difference in height

and that it would be much less monolithic. He stated that they wanted to improve it and that there are five things going on. Mr. Bird first identified one projection which is a flat area of another project and another flat of another project.

Mr. Trandel informed the Board that the height of the structure is 4 inches shorter than 711 Oak and yet over 120 to 200 feet was removed from the west side. He stated that the idea was that it was an imposing structure on the four private residences on Maple and that it would be less imposing than 711 Oak.

Mr. Bird also stated that the whole building is articulated with the base, the middle and top as the design guidelines desire. He then referred the Board to more details of the façade.

Mr. Bird then stated that with regard to materials, he described it as quality where the rubber would meet the road. He stated that in connection with what the Village desired for the business district, he stated that the first list is of the modular brick and rough faced limestone which would not be appropriate for a building of this type. Mr. Bird informed the Board that there would be granite at the base and that the metal roof on the building would be of this quality and the railings. He also stated that with regard to the windows, there would be similar divided light windows as in the samples shown to the Board. Mr. Bird stated that there would be aluminum clad windows which would be wood and that the interior would be low maintenance and attractive. He then stated that in connection with the granite base stone, there would be stone, brick and a metal roof and ornamental railings along the top. He indicated that the design guidelines specify a desire for the upper floors of a mixed use building to be 20% shorter than the bottom floor for retail. Mr. Bird then identified the floor to floor ceiling heights for each of the floors of the building.

Dan Weinbach introduced himself to the Board as the landscape architect for the project. He stated that last time, they went through the basic concept and that he would go through it again. Mr. Weinbach then stated that there were three elements which consist of the streetscape element, the streetscape combined with the plaza, the terrace on the second level for the residential courtyard type space and a green roof on top. Mr. Weinbach then stated that in terms of the streetscape on Elm, they would be continuing and restoring what was there in terms of street trees. He noted that there would be new precast pavers throughout.

Mr. Weinbach stated that on Lincoln, there would be street trees in the front of the building and on the sidewalk. He noted that the two-way street comes through paved with precast pavers and that beyond that is the plaza space and groupings of shade trees with the trees coming from the crushed stone paving surface. Mr. Weinbach stated that the idea is for normal periods of time to have trees with furniture and benches and that during special events, the space would be entirely available for use for events. He added that at all times of the year, there would be an attractive plaza.

Mr. Weinbach stated that on the west edge, the wall would be continued with planting and seating along the wall. He then stated that at the south side entrance, there would be courtyard space and that in the center would be a fountain element with plantings around it. Mr. Weinbach also stated that in the courtyard space is an amenity deck and that there would be two panels of lawn with ornamental trees flanking it and planters with various types of plant material. He added that there would be a fire pit in the center and an outdoor kitchen and additional dining area. Mr. Weinbach

indicated that it is intended to be a passive recreational area to encourage the residents to use the outdoor space. He then stated that the roofs of the buildings would be flat with green roofs which are typical sedum thin layer roofs.

Mr. Weinbach then referred to the provisions for outdoor dining along Elm and Lincoln. He stated that there were some questions the last time about the paving materials since they are not directly following the design guidelines. Mr. Weinbach stated that the design guidelines say that on Elm, there should be pavers along the edge of the parkway area with shade trees and a concrete sidewalk. He informed the Board that they have done that except that they would like to see the use of pavers throughout. Mr. Weinbach stated that they felt that would be a significant upgrade although it varied from the design guidelines. He noted that they would follow around to Lincoln and the street itself would contain pavers of three different colors. He informed the Board that there are samples on the table. Mr. Weinbach added that there would be grays and two shades of reddish brown in the center with different textures.

Mr. Bird stated that what is the most important take away from the slide is at the bottom of open space. He stated that in creating open space, the design guidelines emphasize that there be the creation of gathering points for Village events and activities which is the intent of the plaza. Mr. Bird noted that it can be closed for Village events. He added that there is not a space like this at the moment, stating that the plaza would serve a very different purpose from the Village Green by providing a gathering space and focal point at the center of downtown.

Mr. Weinbach went on to state that there would be paving surfaces in the center area of the plaza which he identified as a reddish brown color paver. He noted that the sidewalks and crosswalks would be a lighter gray color which would relate directly to the limestone building base. Mr. Weinbach then stated that the driving surfaces would be a rich mixture of colors and referred to the specific color pallet from Unilock. He informed the Board that the granular surface in the photograph is of crushed stone paving with trees emerging from it. Mr. Weinbach added that there would be a precast paver for the courtyard space on the second floor.

Mr. Weinbach then referred the Board to another illustration of the outdoor terrace space, dining space, fire pit, ornamental trees and garden space. He also stated that along the residential units, there would be a strong hedge of evergreen yews to create separation.

Mr. Weinbach stated that they would like to see a very contemporary flavor to these spaces and identified the fire pit and furniture which would have a nice architectural quality. He then referred the Board to an example of the fountain they planned to use in the drive-in courtyard and surrounding plantings. Mr. Weinbach also referred to the plant pallet they are proposing to use. He identified the street trees on Lincoln as Regal Prince Oak which would not go beyond a 15 foot spread. Mr. Weinbach then stated that there would be Triumph Elm trees for Elm and Honey Locust trees for the plaza. He also stated that there would be a few trees in front of the east parking lot which would be dense Japanese Tree Lilacs and that the trees on the plaza would be Saucer Magnolia. Mr. Weinbach added that there would be a series of yew hedges and periwinkle for the upper terraces and a series of shade tolerant perennial flowers.

Mr. Weinbach went on to state that with regard to the lighting plan, he informed the Board that the

yellow dots represent the light fixture they are proposing and that there is the frequent use of this fixture. He then referred to the pedestrian scale lights for the parking and street areas and that it is their intent to use a light which would go with the character of the building and which is different from the typical fixtures found in the Village. Mr. Weinbach noted that the upper terrace would have high bollards and that there would be lower bollards and wall lighting. He stated that a question raised the last time with regard to the light fixture is that since it would vary from Village fixtures, it was intentional and that it would add quality to the character of the street and the building itself.

Mr. Bird stated that for the west parking garage facing the tracks, the design guidelines say that parking is an essential component and a scarce commodity downtown. He noted that they made every effort to save and expand parking and that the linchpin of the project is to solve the downtown parking issue. Mr. Bird stated that the garage would keep in character with the building and the Village Hall.

Mr. Bird then stated that in connection with the bike trail, there were a lot of questions and noted that there is 33 feet from the edge of the trail. He informed the Board that the line of the current slope which he identified for the Board would be changing and that they are abiding by the 5 foot setback at the base at the garage. Mr. Bird indicated that it would overhang a little to give room for landscaping, a seat bench along the edge of the plaza and seasonal planting. He then identified the pedestrian exit from the garage. Mr. Bird also identified the vertical planting system and stated that the design guidelines say to encourage the use of vines which they did. He then referred the Board to an illustration of more plant materials.

Mr. Bird then stated that as to what is the relationship between the north side of Elm and the proposed design on the south side of Elm, he referred the Board to an illustration which he stated told the whole story. He then stated that you see buildings all of which have a similar scale, architecture and detailing with the exception of Mirani's which he described as anomalous in size compared to what is here.

Chairman Swierk asked how accurate is the distance between the buildings.

Mr. Bird responded that it is 100% accurate.

Chairman Swierk questioned whether it is 44 feet curb to curb.

Mr. Bird informed the Board that face to face, the building is 76 feet.

Mr. Trandel stated that the illustration is similar to looking through the side view mirror of a car and that there is 78 feet from the face of the buildings on each side. He then stated that the Neapolitan is across from the east building and that it is almost 43 feet tall while this height would be 45 feet. Mr. Trandel added that 711 Oak is 45 feet 4 inches.

Ms. Stanley questioned whether it is 45 feet from 0.0 but 51 feet from the sidewalk.

Mr. Bird stated that grade is different.

Ms. Stanley referred to the elevations across the street at the Neapolitan and asked if their 0.0 is at the sidewalk.

Mr. Bird confirmed that is correct.

Ms. Stanley then asked if their 0.0 is their sidewalk at negative 6 ft.

Mr. Bird confirmed that is correct and stated that the Neapolitan gets taller at the hill which he described as an unavoidable site condition. He informed the Board that they took the elevation of the Neapolitan at the shortest point according to zoning code. Mr. Bird then identified an illustration of the sidewalk entrance to the garage and across the street. He added that the sidewalk would be substantially wider at 6 feet and that they would encourage outdoor dining. Mr. Bird then stated that it would be a much better setup for a retailer.

Mr. Bird went on to state that with regard to the review and consideration of the retail height proportions at street level that follow the Village design guidelines, he stated that the design guidelines do not really specify any retail height proportions. He informed the Board that they looked across the street and that what you see is that the retail windows are between 11 and 14 feet while their retail windows would be between 11 and 14 feet as well. Mr. Bird also identified the retail window heights to be 11 to 12 feet on all of the retail openings on Elm.

Mr. Trandel stated that was a point brought up at the last meeting and that some renderings made the windows look larger.

Mr. Bird then referred the Board to an illustration of the recessed nature of the doors which he described as typical in the area. He then referred to the statement that the design, scale and various heights of the proposed development do not meet the criteria of the current design standard. Mr. Bird stated that he wanted to emphasize again a rendering which he showed to the Board which told the whole story and that it was shot with a wide angle lens and that it would represent what your eye would see when walking down the street. He added that height wise, you can see three, four and five stories and the three and 3½ story buildings across the street. Mr. Bird stated that the anomaly in scale is a traditional retail street which has three to four story buildings which he identified for the Board.

Mr. Bird also referred the Board to an illustration of the view north on Lincoln. He identified the 711 Oak roofline and noted that their roofline sloped gently. Mr. Bird also identified the existing heights on the site as well as the heights of surrounding buildings.

Mr. Trandel noted that it is important in that the illustration related to the four homes on Maple. He then stated that the building is significantly setback and far less imposing than 711 Oak. Mr. Trandel added that the sun came up on the northern hemisphere and that 711 Oak is more imposing and that there is more shadowing and that it is more dominant on Maple than the proposed plan.

Mr. Bird informed the Board that the maximum height is 70 feet which represented a small portion which would be located as far as way from any residential property that they can put on the site. He

also referred to the building distances in the illustration and noted that they would be 275 feet away from the nearest home.

Mr. Bird went on to identify the views looking east from 711 Oak which is much closer to the neighbors. He also identified the view looking out of the windows. Mr. Bird indicated that you would not be able to see into the homes but that it is close. He also referred the Board to a view of their building looking east in photographs and that they made sure to take the photographs in the winter and that it would be impossible to see into homes from here. He then referred to the view from the middle of the building and added that the Hadley School blocked homes on either side.

Mr. Trandel referred to the wildly discussed misconception that you would be able to peer into the backyards for the Maple Street homes, which he stated is not true.

Mr. Bird added that if they cannot see you, you cannot see us. He also stated that the trees would block the view.

Mr. Bird then stated with regard to the urban geometry of that particular neighborhood, he stated that when you go down Lincoln in an area which he identified for the Board, it is 76 feet across and that currently, with solid lines, it is 93 feet across which he indicated did a jog in that the Fell property did not follow the line of the street. He described the area as too wide and that people drive too fast and added that narrower streets are slower streets. Mr. Bird then stated that they planned to narrow the drive lane to a reasonable width which would be wider than Elm at 24 feet and noted that the distance between the building and the edge of the plaza is 79 feet which he indicated is approximately the same distance as Lincoln at 76 feet.

Mr. Bird then stated that he would close with the next slide and referred to the first and last sentence of the design guidelines and stated that it was not the intent of the design guidelines to recreate traditional architectural styles but to provide a framework within which good design can flourish in context and enhance the Village character. He informed the Board that the photograph told the whole story in that they all look like they belong to the same family and would work well together.

Mr. Trandel stated that they attempted to be judicious with regard to the time and asked the Board if they had any questions. He noted that this is the 11th or 12th public meeting with regard to the development which he described as an interesting process and which was quite productive. Mr. Trandel stated that they knew going into it that there would be a rather vocal majority no matter what they proposed as to those who are against it. He stated that everyone who spoke against the request has had an opportunity over the last 10 years to acquire the property, etc. and that the applicant decided to take the task on and put it together in front of three boards and the Village Council unequivocally with an A+ team. He then stated that irrespective of the result, they are grateful to bring in qualified professionals to address the Village and what they are trying to maintain in terms of history and the future and to keep it relevant and that the Village is one of the greatest villages in the country. Mr. Trandel also thanked Mr. Lagrange who he stated has been subjected to a diatribe and that he felt bad and took it to heart.

Mr. Trandel informed the Board that they respect the difference of opinions and indicated that

beauty is in the eye of the beholder. He then stated that as a Village, you have to get beyond the scope and minutia and have discussion on the bigger issues. Mr. Trandel stated that the project would create significant value for the businesses and residents. He stated that is what happened when you invest \$90 million in an area, it would enhance all of the boats. Mr. Trandel noted that Mr. Lagrange as worked throughout the country and in Chicago and that six of the top 10 buildings were designed by Mr. Lagrange. He added that they are lucky that he came to them.

Mr. Trandel then stated that there is never a perfect solution in life. He informed the Board that as a resident and someone who understands and shops in town, there are fundamental issues that the project was designed to solve from the beginning which started and ended with parking. Mr. Trandel noted that they did not have an agenda to disrupt society and that they want to get something which has enough value with detail, infrastructure and design and to let economically it do what it would need to do. He also stated that they want to create something they are proud of and that their hearts are in it. Mr. Trandel reiterated that they have made changes and that there are a lot of constituencies to appease and that it is not possible to please everyone. He added that no one is saying what is there now or what they are keeping is commercially viable. Mr. Trandel concluded by thanking the Board for their time.

Chairman Swierk asked the audience to limit their comments to five minutes. He also asked that the comments be kept within the scope of the Board's review which are architectural elements, landscaping and public space.

Eleanor Prince of Kenilworth stated that she is affiliated with the League of Women Voters of Northfield and Kenilworth. She then stated that she is concerned with regard to building scale. Ms. Prince stated that the applicant complied with the eastern part of the structure which would be done within the code and that they moved 39 feet further west than Phototronics. She then stated that the building to the west is 70 feet in height and that the code required 45 feet. Ms. Prince also stated that zoning has made the Village beautiful and inviting for the last 100 years. She referred to the western building which would show 6 floors of windows at 70 feet and that 711 Oak is only 43 feet. Ms. Prince noted that the only structure higher than the proposed building is the tower of New Trier High School. She stated that most of the high school is 57 feet and that most of the tower is five stories and 76 feet. Ms. Prince described the western structure as enormous.

Ms. Prince then informed the Board that she has it on good authority from the Village Council members that dealt with three zoning variations and that this would take over 30 variations. She questioned where is the scale between the Village Hall and 70 feet and commented that there is an enormous difference. Ms. Prince commented that the Board has done great work with The Galleria, 548 Lincoln, the building at Oak and Chestnut which is an apartment building and the Green Bay Road and Winnetka Avenue building, all of which are in balance with other buildings.

Ms. Prince stated that they should think about the fact that this building would be here for 100 years and its relationship to everything else in the Village. She stated that in their hands lies the future of the Village. Ms. Prince informed the Board that she visited friends on long island and that there is a massive building there which she described as out of context. She then stated that she loved beautiful design and that in Paris, height is controlled as well as what they allow in terms of zoning. Ms. Prince commented that the Long Island building is in a tiny town built in the

1920's and that it is not shown in all of the pictures where there are only one, two and three story buildings. She then suggested that the Board think carefully with regard to measure in the minds as to how large the structure would be at the top of the hill. Ms. Prince concluded by stating that she loved the Village, Lake Forest and Glencoe and that while she lived in Kenilworth, she is in the Village five days a week.

Chairman Swierk asked if there were any other comments.

Penny Lanphier, 250 Birch, asked with regard to the trees and landscaping, for the Lincoln trees on the side of the building and which would be planted on top of the garage, how tall would they get.

Mr. Weinbach responded that there would be a layer of soil between the pavement and the parking structure which would be sufficient to support the trees. He added that they would not be as tall as if they were in the forest and that they mature between 30 and 40 feet.

Ms. Lanphier then stated that she did not understand how the mansard roof form is calculated. She also referred to comments raised by the ZBA and that her concern related to the sidewalk width on the Lincoln side. Ms. Lanphier stated that there would be 10 feet plus the carriageway for the trees on Elm and that the Lincoln sidewalk would be narrower. She noted that wide sidewalks in the commercial district are important and encouraged the developer to put in a wider sidewalk.

Ms. Lanphier also questioned what will the parking deck look like from the Hadley School side. She stated that with regard to the rendering of Elm, it is not of what the deck would look like from the Hadley School. Ms. Lanphier stated that she agreed that the project has been pulled much more in the Village character and that the Elm Street side fit the rhythm and character of the Village. She then stated that her concern related to the design on Lincoln because the design guidelines suggest that it match institutional buildings rather than commercial buildings. Ms. Lanphier added that it would read as a large institutional building from the street side and that it would not enhance the pedestrian experience and Village feeling. She concluded by referring to the proportion and massing on Lincoln.

Don Falloon, 799 Foxdale, informed the Board that he has lived in the Village for 30 years and is a real estate professional and has had the opportunity to buy and supervise design services for 45 years. He then stated that in connection with the project, the basics have been dealt with and approved by a strong majority of the Plan Commission. Mr. Falloon also stated that in working across the country and internationally, he commented that this design would be very strongly thought of in any community. He added that the interesting and challenging issues have been addressed through very articulated solutions and that the project fits the context. Mr. Falloon then stated that because of the articulation, one spot on the building would be taller and that the building would modulate throughout its course. He described it as a wonderful project in town and that they have had so much trouble with the downtown area. Mr. Falloon also stated that revenues are not generated by this and would be paid by the residents year after year. He concluded by stating that wonderful effort has been made and that it would be a great investment and that they are lucky that the applicant took on the challenge and deserved the enthusiastic support of the boards and the Village Council.

Richard Sobel stated that he is the son of the former architect, Walter Sobel, who designed the Fell building and that he lives in Wilmette. He noted that Peter Milbratz made a presentation a few months ago and that the Fell store has an internationally awarded building design and is described as the iconic Fell store and is a candidate for historic designation. Mr. Sobel stated that the building is designed to be built upon to accomplish the goals of this project. He also described it as a modernist building.

Mr. Sobel then stated that Mr. Milbratz presented a design which could incorporate the goals of the developer and the reflections of the community while maintaining the Fell building on it. He then identified his father's designs and renderings which he stated are appropriate to an award winning building to fit into the design ideas and maintain the character of the Village as building together.

Mr. Sobel informed the Board that he attempted to meet with the developer and that it is his hope to do that. He then stated that he would like to commend Mr. Bird on his presentation and that the goals of the developer can be combined with what his father foresaw for the future of Winnetka. Mr. Sobel then referred to an advertisement in *The Winnetka Talk* which talked about how the ZBA turned down the request and that with regard to the Board's consideration, the Village Council is to make the final decision. He stated that each board is to make its own decision and that in terms of design, he asked if it is possible that the Board can encourage dialog in terms of his father's design.

Mr. Sobel then stated that with regard to the statement that this is the most blighted portion of downtown, he did not think that any portion of downtown is blighted. He also stated that clearly, it is being seen as three buildings and that the Fell building could be built on with residential units. Mr. Sobel also stated that there have been talks about complementing the surrounding buildings in the Village. He noted that the Fell building faced the Village Hall and that they are both classic buildings in their own right. Mr. Sobel added that the Fell building is part of the community and should be retained. He stated that the current design can complement the past design and that they can do both. Mr. Sobel reiterated that it is his hope that the Board can do both to encourage incorporating the Fell building and the Elm buildings and that they would have the best of both worlds which he described as a win-win. He also stated that with regard to the design, there is an opportunity here and hoped that the Board would encourage dialog with the developer to find a way to incorporate the design and look to the future of the Village.

Denny Niles stated that he has lived in the Village for 43 years and has built homes. He stated that he appreciated the Board's time. Mr. Niles then stated that they have seen vacancies in the community and that they see the future which he indicated is going nowhere. He also stated that real estate values will change and that if they did, there would be no downtown. Mr. Niles stated that nothing is happening in the community and described it as a travesty which puzzled him.

Mr. Niles informed the Board that he has talked to approximately 100 people in the community and that everyone is in favor of something being done. He indicated that it is not about brick and size, but about life and putting energy in the community which has gone away. Mr. Niles also stated that people will move out. He informed the Board that his clients come in and end up going to Wilmette. Mr. Niles then stated that he loved Winnetka and that they are so off track and misguided on what is being given to the Village as a landmark in history and the smartest thing

they have done. He suggested that they rethink what it means to the community and for generations to come. Mr. Niles then stated that he may want to live in the building and concluded by stating that for the people who have had trouble renting a home, people may think the community is going down.

Mark Madigan, 1250 Lindenwood, stated that he would like to reiterate the comments made. He then stated that with regard to downtown Lake Forest and Lake Forest High School and Deerfield downtown and Highland Park and Hinsdale, they are taking steps and action to make the communities better. Mr. Madison stated that Mr. Niles stated it well and that the Board has a chance and to not kick the can down the road. He then stated that Mr. Trandel and his team are putting capital at risk and that the project represented a great opportunity to bring Winnetka to greatness. Mr. Madison stated that he hoped that the Board would support the project and that the details can be worked out and that overall, it is a great plan and vision. He concluded by stating that he applauded the developer for taking the initiative.

Nick Hirschen, Woodley Road, informed the Board that he owned storefronts on Green Bay Road. He stated that in terms of letting a design that enhanced the Village character is the Board's criteria, clearly the project would add value downtown and to Winnetka. Mr. Hirschen then stated that the tax base would be growing. He indicated that it takes a long time to get people interested in building and that it cost a lot of money to stay in business.

Mr. Hirschen informed the Board that he has a small rental property. He stated that the project would create economic growth and excitement and add character and vibrancy to the community. Mr. Hirschen then stated that they would be getting world class design and that a design this prominent and exciting would add and help the economic growth of those with storefronts in town. He stated that when you drive down Green Bay Road and count the vacancies, if they were to get growth there, it would add to the character of the community, the economics and tax base which would improve the schools and make it a town which better than it is now and that they would enjoy it more. Mr. Hirschen also stated that he knew that the public servants are respected a great deal and would help make it a better project with their expertise and backgrounds and that it is his hope that they do.

Mr. Hirschen stated that he hoped that they did not miss the opportunity to make the downtown area and commercial area viable. He then stated that they have got to balance the economics with design and that with regard to enhancing the character, if you do not, people would not risk their equity and capital, time and effort to meet the criteria. Mr. Hirschen then encouraged the Board to apply their expertise to the project and help Mr. Trandel and his team make it a better place which would help all of the residents grow and make the community viable and better. He concluded by encouraging the Board to let the project move forward.

Chairman Swierk asked if there were any other comments. No additional comments were made by the audience at this time. He then asked if there were any other comments from the Board. Chairman Swierk stated that he appreciated the petitioner coming back and clarifying the design guidelines and how they were considered.

Mr. Dearborn also thanked the applicant for coming up with suggestions and stated that the project

is moving in the right direction. He then stated to make sure that the clarifications from January 18, 2016 are part of the proposal. Mr. Dearborn then referred to information on vehicle flow, delivery, etc.

Mr. Bird confirmed that is correct that it is included as an appendix.

Mr. Dearborn then referred to the rendering and landscaping around 711 Oak and the trees on the north side and stated that he did not see them in the proposal. He asked if there would be landscaping buffering 711 Oak.

Mr. Bird referred the Board to an illustration and stated that their modifications and planned development area stopped at a line which he identified for the Board and that they would not be touching anything east of that. He added that there would be plenty of landscaping between the ramp and the public right-of-way.

Mr. Dearborn asked if the trees are not on their property.

Mr. Bird confirmed that is correct and stated that is not their property.

Mr. Dearborn stated that with regard to the east parking lot and the Hadley School, there is no dimension of the parking lot looking from Elm. He then asked if the lot is elevated.

Mr. Trandel responded that is the benefit of the nature of the slope and that the scissored garage would have an actual height above 0 0 grade and that it would be 3 feet above 0 0. He described it as the perfect topography for a scissored garage.

Mr. Bird then identified the Hadley School and a row of trees and the slope of the grade toward 711 Oak. He informed the Board that the garage would follow the grade.

Mr. Trandel added that the height of the top of the level of the garage above 0 0 is 3 feet and that there would be a wall which covered everything.

Mr. Dearborn then stated that with regard to the west building, if you look at it compared across the street at the northeast corner Elm and Lincoln, there is 35 feet to Café Roma and that this is 62 feet. He stated that the rest of Elm is more in proportion then it is out of whack.

Mr. Bird suggested that the Board focus on an illustration and identified the façade presented to the street and that the smallest façade is present on that street. He described it as the least intrusive way to meet the street. Mr. Bird also stated that the height is set back on that building and that while it is higher than 35 feet, it is approximately 50 feet or 46 feet actually which is the 10 feet where Café Roma started tapering back. He reiterated that the 70 feet only related to 3,500 square feet of 140,000 square feet and that there is much about creating architectural integrity. Mr. Bird added that they do have five acres here and that if they have to have height, the cheapest resource is air. He also stated that it would not create shadows over homes and that this is a great open area to do it. Mr. Bird stated that they can afford the ability to do things like bite off big and subsidizing a great portion of community parking. He added that they have got to get the financials to add up

and that there has to be a balance. Mr. Bird stated that there would be tapering and setback so that there is not a looming canyon effect. He informed the Board that with regard to the actual square footage above 45 feet, it amounted to 11% of the overall maximum square footage of the building. Mr. Bird added that there are also more architectural elements so that it would not look flat and monolithic. He then stated that it would be gorgeous when you look at the architectural elements and that the two would mirror well.

Ms. Stanley commented that she liked what was done to the east building and that it looked and felt better. She then stated that she is troubled by the height of the west building and its mass and scale. Ms. Stanley reiterated that Elm Street is great and much better and that adding stories with a setback worked. She stated that she is struggling with this piece as well as with all of the different bricks and limestone. Ms. Stanley indicated that she knew that it is a choice they made and that they all want to see something happen.

Mr. Trandel stated that unlike 711 Oak, that is pushed forward and that it is big and is completely linear except for the balconies. He noted that they also have inset windows. Mr. Trandel stated that the point is that it is not going to look like one big building.

Ms. Stanley stated that it would still be a large structure even with a mansard roof.

Mr. Trandel noted that it would be smaller than 711 Oak. He stated that they have design guidelines for that reason. Mr. Trandel then stated that when you go through various countries, to look at the villages with three stories and that there is some focal point which drew people. He commented that it is not attractive which is the reason churches have steeples and that they need a draw. Mr. Trandel then referred to the timeless perspective and indicated that it comes down to economics which is not within the Board's purview.

Ms. Stanley stated that she understood the economics and that they have it in the application which spelled out what the Board needed to look at which is the design. She reiterated that she is struggling with the scale in the context of the predominate west building.

Mr. Trandel stated that what Ms. Stanley is suggesting is not a feasible tradeoff. He also stated that they have 180 feet to cover.

Lucien Lagrange stated that the façade is very residential and that it has vertical windows. He also stated that there is no order and that it would not be an institutional building. Mr. Lagrange noted that the bedrooms would have smaller windows and that the larger windows say residential. He also stated that it is achieved by fenestration and that there would be strong horizontal lines and that it would be less tall. Mr. Lagrange then referred to the roof which would be a mansard roof which he described as strong and that it would fade away when you look up. He described it as a nice hat on the top of the building and that it would be a handsome building. Mr. Lagrange then referred to the design guidelines and to think about the context. He added that the building would respond to the two contexts.

Mr. Albinson stated that with regard to the development team, he thanked them for the whole vision and pursuing the project patiently. He then referred to the goal and that they are taking a

positive step in the right direction in terms of redevelopment. Mr. Albinson then stated that he had some concerns. He stated that in consideration of the improvements to the public right-of-way including the street between the building and the Metra tracks, he stated that area of the design should be within the Village design aesthetic. Mr. Albinson referred to it as a marriage between the building and the garage overlooking the tracks. He also stated that there has been a long term Village planning process and comprehensive downtown streetscape plan and that this would look out of place relative to what the Village wants to be. Mr. Albinson also stated that it would set a definite tone to what the Village civic and architectural improvements should be. He then referred to the railing urns and other improvements. Mr. Albinson stated that they would work well as part of the campus, but that he did not agree with imposing that aesthetic on the strong and civic architecture.

Mr. Trandel informed the Board that what they pulled out of the dialog in the design guidelines is that it should be contiguous and representative of the style of the building. He agreed that it is owned by the Village and that if they preferred a color of brick and style of ballast on the fence, that is good input.

Mr. Bird confirmed that it is owned by the Village and that the Village would have more input on that part. He then stated that the closest infrastructure is the Elm Street bridge and referred to its last modification over the last 20 yrs. Mr. Bird informed the Board that they looked at what the Village had and the train station which he described as a vaguely classical building. He also stated that the bridge has balustrades and seasonal plantings.

Mr. Albinson stated that it represented an opportunity for the Village to participate and establish that standard. He then referred to the most significant non-building related civic improvement provided. Mr. Albinson stated that he would recommend as part of the recommendation process, is that it should be treated as a separate element for the submittal process.

Mr. Trandel agreed that would be fine.

Mr. Albinson added that they could take some time to come up with something. He then referred to any sort rendering on Elm at the top of the bridge over the tracks looking at the development.

Mr. Trandel informed the Board that there is no digital rendering. He noted that they addressed the areas where they were hearing more questions from the Arbor Vitae, Maple and 711 Oak neighbors. Mr. Trandel then stated that they had renderings initially at the top of the bridge, but that it is not contextual to what they have here. He indicated that they can recreate them.

Mr. Bird informed the Board that the Plan Commission saw renderings of that type.

Mr. Albinson indicated that it would helpful for this Board and stated that the design guidelines are specific to context and scale. He stated that it would be hard to make an evaluation without seeing that rendering. Mr. Albinson then stated that the elevation on Elm is of smaller broken up units and that relative to the surrounding buildings, it appeared ornamental, excessively heavy and unnecessary. He suggested that it could be enhanced by diminishing some of that detail.

Mr. Trandel noted that these are homes. He stated that the question is whether they should sink to the lowest common denominator and that the homes were designed to be unique homes.

Mr. Albinson commented that it appeared busy. He referred to the reaction to some of the precedent and the township building which has some detail but that it does not go too far.

Mr. Bird stated that they would have to agree to disagree. He agreed that these are unique homes and that they have to have a unique character.

Mr. Lagrange informed the Board that if they take off details, they can save money.

Mr. Trandel stated they would not do that.

Mr. Lagrange stated that you see more details which have been lost 20 years ago and that there is an expectation for this type of project and home.

Mr. Trandel referred to the French Institute of the North Shore and the renovated building and what was done recently is far removed from what was there before. He also referred to what @Properties has done which is retail. Mr. Trandel then stated that whether it is work, retail or home, people want something inviting itself.

Mr. Albinson stated that he understood that the goal for the building was with more Tudor elements and that the more he looked at it, the more he felt it is out of place relative to the other work. He stated that they have English and French and applied an English façade on what wants to be a French building. Mr. Albinson encouraged the applicant to be honest with themselves and commented that it feels like a sore thumb. He then referred to the consideration of thoughtful details and elements on the east Elm elevations. Mr. Albinson also stated that in connection with the west building, from what he has heard, context and scale are two significant items giving the project the biggest challenge as they go through the public process. He stated that the Board is responsible for context and scale. Mr. Albinson added that with regard to the west elevation, his reaction is that it is a beautiful building and that it appeared urban, tall and more vehicle-oriented as well as hard, formal and cold. He stated that what people like about Winnetka currently is its context and pedestrian orientation which he described as soft and warm.

Mr. Trandel stated that he appreciated the comments. He noted that they are sitting over six acres of open space. Mr. Trandel then stated that in terms of context, you have to think of what is next door and that there would be over 30 feet between the building and 711 Oak and that it would be 10 feet higher at those points. He reiterated that if it was the same height, it would not be particularly attractive and would look linear. Mr. Trandel also stated that in connection with context, the building would be reaching over five acres and that it would be in the heart of the commercial district and is quasi-urban. He then stated that if you go up and down Sheridan Road and Indian Hill, the predominate theme and style is 37 feet and classical design and French context. Mr. Trandel stated that they all have their opinions and that people are spending their own money and referred to \$22 million spent on Sheridan Road and that more than once they are seeing it. He indicated that it spoke volumes.

Mr. Trandel also referred to the different sizes of the windows and setbacks and that it is difficult in two dimension to understand and appreciate. He then stated that if you see it in the context of the neighborhood, people who are walking do not look higher than a 25 foot perspective in connection with the first story or two. Mr. Trandel then stated that there are tradeoffs and that if they want something which is relevant, interesting and different than 711 Oak, it needs to be more interesting.

Mr. Albinson encouraged the applicant to consider the context and to not think of the site as much in terms of its relation to 711 Oak as to the Elm and Lincoln buildings.

Mr. Trandel informed the Board that they also have a rendering south back by the North Shore Community Bank.

Mr. Albinson stated that while he understood the 25 foot height view comment, a majority of the community would experience it more from far away like from vehicles.

Mr. Bird informed the Board that they considered that when they designed the building. He stated that when it is presented to a larger area and more people and vehicular traffic, they want the best face forward which is what they tried to do here.

Mr. Albinson commended the applicant on the effort spent on the east elevation in response to a lot of community input and that they have done an excellent job. He then stated that the east elevation represented a challenge and that they want to be as proud of the west elevation and would love for the community and the Board to have the same reaction.

Mr. Bird stated that as designed, this is a much more aesthetically pleasing elevation than the east elevation.

Mr. Trandel stated that they will get the Board more material.

Mr. Albinson then commented that the west elevation appeared monolithic and imposing and how it relates to the distance from and the amount of programming to fit in the narrow space to the tracks. He also stated that the overhang on the sidewalk is not necessary and is negative. Mr. Albinson added that it appeared relative to a suburban community and that they are trying to put too much programming in a limited amount of space. Mr. Albinson referred to the human and friendly scale to Winnetka and that it felt urban and did not have the same sort of connotation.

Mr. Trandel responded that overall, it is a large site and that they wanted to create different personalities within the site. He then stated that by right, they are significantly below what would be afforded if it is done by right and that the proposed project is far less dense. Mr. Trandel noted that density is an important aspect they would be creating and that business owners do not want to hear quaint but vibrant. He informed the Board that the goal from the onset was to create an environmentally appealing walk around town.

Mr. Trandel described it as challenging today and informed the Board that he lives four blocks from the site. He then stated that there is no focal gravity point in town and noted that the Village

Green is grass. Mr. Trandel stated that a hardscape plaza that can change personalities which he described as a cool dynamic. He stated that a building this size fits. Mr. Trandel then referred to going out of their way to make it comply where most lots are 120 feet x 50 feet which is not what they have here. Mr. Trandel stated that they need to accommodate parking and that for a couple hundred of vehicles for retail, they have to accommodate the cost of parking and that the proposal would cover half of the cost. He then stated that the Village would receive a great bang for their buck and asked what is the tradeoff for that. Mr. Trandel stated that you cannot have everything. He also stated that while they are asking for room on height, there is no other place in the Village where it would be preferable for a higher height than this spot. Mr. Trandel then stated that if they want the retail dynamic, they have to be able to park which is where it starts. He added that the most expensive part of the project is underground.

Mr. Lagrange stated that he is disturbed by the criticism about the architecture and what should be Winnetka. He stated that this is a drawing and that you would never see the building this way. Mr. Lagrange stated that it related to perspective and informed the Board that the highest condominium sold in Chicago cost \$1,475 per square foot. He also referred to architecture which is where people want to live and that 41 people want to live here because of the architecture. Mr. Lagrange reiterated that they have had a lot of interest. He then stated that compared to 711 Oak, he questioned should they take down the value. Mr. Lagrange concluded by stating that they are responding to where people want to live.

Mr. Albinson stated that his responsibility as a community member is to address the concerns in connection with scale and the context of the west building which would go a long way toward recommending the project. He also referred to considering the scale, massing and articulation.

Mr. Trandel stated that he did not see that as an issue and that the tradeoff is that as you go lower, certain things give way. He asked at what point is it to have litter up and down Green Bay Road or to be unique. Mr. Trandel informed the Board that it is not as simple as lopping off a floor and that they would lose the architectural integrity and attractiveness for the people who live there. He referred to the 800 pound gorilla as parking and that until people are able to park, no one is coming.

Mr. Klaskin asked the applicant if they had a sample of the brick.

Mr. Bird confirmed that is correct but that it would not be the red color.

Mr. Klaskin stated that he understood the economics completely. He described Winnetka as having a black hole from the retail perspective and described it as a sad state of affairs. Mr. Klaskin then stated that he appreciated what they are trying to achieve and for the retailers. He stated that the only question is whether the pro forma would work in terms of the economics and that it would help the Board understand the value of added height.

Mr. Trandel stated that if they went to the three studies done for the parking spaces, you could count the number of vehicles for spots needed in town and to build structured parking at \$35,000 per spot, the \$7 million number represented an above grade structure which would not be attractive and that it is more expensive to go underground. He noted that it would be dedicated for

commuter parking and would relieve the pressure off the retail spots in the front of shops. Mr. Trandel also stated that they would be adding an additional 126 parking spaces to the east lot and that for 322 parking spaces at a cost of \$10 to 12 million, it would solve the problem for a 50-50 partnership at \$6 million. He added that there is approximately 3,000 square feet above the height of 45 feet.

Mr. Klaskin stated that he understood the scheme of things and the critical component in making the whole thing function. He then stated that he had nothing else to add and wished the applicant good luck.

Ms. Kelly thanked the applicant and stated that she really listened to the height comments and relationship to the other side of Elm with regard to her comment from the last time which was done. She then stated that the 70 foot height for the west building is the last thing for her. Ms. Kelly also stated that she saw where it is not going to work and that they are not talking about the economics which she described as a different thing. She agreed that they cannot just lop off a floor and have the other things work. Ms. Kelly then stated that doing the other perspectives will help. She also referred to all of the different fenestrations and the mansard roof so that it would not seem to be 70 feet straight up.

Mr. Trandel agreed they would provide the information.

Ms. Kelly concluded by stating that they are getting there and that she is excited.

Mr. Bird noted that the quality of the architecture here is not inexpensive and that the more they can do to subsidize quality that meets the design guidelines, the better. He added that things are intertwined and referred to lesser quality and lower space.

Ms. Kelly stated that they are all applauding this type of architecture and level of detail being introduced in the community. She also stated that it is huge and that they are grateful.

Chairman Swierk asked the applicant if they want to continue to get more data or are they looking for a resolution now.

Mr. Trandel confirmed that they would provide supporting data.

Mr. Albinson and Ms. Stanley stated that for the whole thing, they need to go through it.

Chairman Swierk questioned the schedule for the Village Council.

Mr. Trandel responded that the goal is coming out of here with findings and a vote on the findings and then to go the Village Council in March. He informed the Board that time is money and that seasonally, they want to be completely done before Christmas 2017 which meant that they want to get in the ground in June. Mr. Trandel noted that there is a lot of data there and that they are not looking for a no.

Chairman Swierk suggested that the applicant come back next month. He stated that the biggest

work is on the west building.

Mr. Trandel reiterated that the Plan Commission gave them the thumbs up and that there were a lot of questions which needed answers. He then stated that it would be prudent if they get another stab at it is if the Village Council provided preliminary approval, they would still need to come back for final approval. Mr. Trandel stated that they can then take the findings to the Village Council and make modifications based on the findings before the final submittal to the Village Council. He added that they have shown that they are responsive and that unlike most projects, they own the land and are significantly losing \$50,000 a month.

Chairman Swierk stated that the Board can approve the concept and just give to direction to the Village Council.

Ms. Stanley did not agree with Chairman Swierk's suggestion.

Mr. Norkus stated that illustrative of what the Plan Commission had done was making findings and recommendations and that in a specific examination of the Plan Commission recommendations, they found that certain elements of the plan required further study but recommended specific changes, one of which was the recommendation to relocate the drop-off and pickup of vehicles and trash off of Elm and which was relocated to Lincoln. He stated that the Board can make the same types of conditional comments relative to the design elements that they are troubled by.

Chairman Swierk noted that there are two things that the Board are hung up and that Elm Street is fairly ok. He then referred to the part facing west.

Mr. Dearborn referred to Paul Konstant's email which goes along with Mr. Albinson's comments and contained complementary comments in connection with the east side. He stated that Mr. Konstant wondered if architectural consideration was given to a more neutral pallet along with several other comments including that the west side is too large. Mr. Dearborn then stated that with regard to the a vote, he stated that it would be hard to say yes but for too much detail and too much bulk.

Mr. Albinson stated that he had comments on the colors as well. He then stated that the Board is being asked to provide a resolution on 28 items that they have to go through and asked to provide additional comments at the end.

Mr. Dearborn stated that can be done in February.

Ms. Stanley stated that with regard to the 28 items and having more work done on the west elevation and the 28 items, going through them would not happen tonight.

Mr. Albinson asked if it is possible if revisions can be submitted soon to the Board which he indicated would be helpful.

Mr. Trandel asked if they could do a special meeting in a week or two.

Mr. Norkus stated that they are two factors, the first of which is whether the Board members are available as well as the required notice to the neighbors of a special meeting which would need to be done at least 10 days before the scheduled date. He then stated that would be a date three weeks away in order to provide ample notice.

Chairman Swierk stated that the big things included parking and the garage view being addressed along with materials and the façade east and west.

Mr. Trandel stated that with regard to scale, to look at 711 Oak and its 45 foot monolithic appearance and that they are asking them to do not what they want to do. He noted that the first floor would be retail not like 711 Oak and that they are trying to do 48,000 square feet of retail. Mr. Trandel also stated that there would be medical offices and the like on the second floor. He reiterated that lopping off a floor would not work financially and that killing parking would result in them being no better off than when they started. Mr. Trandel also stated that for 12 foot trees taller and the building, there are six church steeples which are higher. He then referred to the amazing obsession with 3,000 square feet of area at 70 feet and that the flip side is not what they want to end up with. Mr. Trandel also referred to the \$1 million to the Village coffers based on this design and that they are tweaking something pretty delicate.

Mr. Trandel then stated that the world is not static and that it was easier to get financing a year ago than today. He referred to it as a moment in time financially in terms of getting it done. Mr. Trandel also stated that given a choice, 45 feet can be done and they would get out of here. He then referred to the neighbors and friends and stated that at the end of the day, they are good real estate professionals who are not trying jam something in and that they want something they can get done and be proud of as citizens. Mr. Trandel informed the Board that the investor base is predominately Winnetka residents. He then suggested that the Board vote now and they would take their changes. Mr. Trandel added that they can make color tweaks.

Chairman Swierk then asked the Board if they wanted to make a motion.

Mr. Albinson stated that the Board is not in a position to vote and that they need to see more information.

Mr. Trandel responded that they can get it to the Board within a week. He also stated that they can solve the color issue and provide renderings. Mr. Trandel implored the Board to act and that they are throwing themselves on the mercy of the court. He reiterated that they have proven themselves to be responsive.

Mr. Dearborn asked what is the downside of waiting until February and that there can be an answer in February.

Chairman Swierk questioned if they only come back if something changes or they want some additional smaller details.

Ms. Kelly questioned whether the general idea is for or against.

Chairman Swierk stated that the applicant is asking for a motion with conditions.

Ms. Kelly agreed that the Board would have opportunities to change smaller details.

Ms. Stanley stated that is not part of the 28 items.

Mr. Trandel stated that the Village design guidelines were not designed for a \$90 million project but for additions onto homes. He then stated that it could go on forever before they solve for the 28 items. Mr. Trandel asked the Board to consider approval, but with conditions.

Mr. Norkus stated that it is important that back to a couple of months ago since the initial presentation to the Board, at the beginning, a brief explanation was given of the planned development process and that it did differ somewhat from traditional development, mainly in that there is a preliminary review process which is the stage they are in now. He stated that ultimately, after receiving preliminary approval from the Village Council, the applicant would come back to the Board for final approval with the understanding at that stage, there is certainty with the project and that there is a level of detail which has not been seen yet. Mr. Norkus stated that there would be an opportunity to pass on to the Village Council either a favorable recommendation, an unfavorable recommendation or a mix with the understanding that the project would coming back if the Village Council approved it.

Mr. Dearborn stated that the odds of approval after the applicant comes in with additional information would be a lot higher and suggested that they wait until February. He then referred to the relevance of the vote to take and that Mr. Albinson raised good points.

Mr. Albinson stated that in looking at his responsibility as a Board member, he cannot say definitely that the project is consistent with the design guidelines.

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

Chairman Swierk stated that the design guidelines are not expecting a \$90 million project.

Mr. Albinson then stated that it is easy to say that the building too high and that is not what they are saying. He stated that they are saying that they need more information to truly represent the requirements placed on the Board to make that decision.

Ms. Kelly stated that it would not hurt to vote and that the applicant would come back anyway. She then stated that they are spending tons of money every day and that it is not to say that it is a binding vote. Ms. Kelly also stated that they have the right to have another opportunity again with more information and that the Board members should say which way they are leaning.

Mr. Klaskin stated that he would be in favor and based on the explanation. He then stated that if the Board is divided, they owe it to get other perspectives which may be the missing link. Mr. Klaskin added that there are serious question marks that too many Board members have.

Mr. Trandel stated that they have to vote on the findings.

Mr. Norkus stated that the Board may want to consider if there is a majority vote to recommend, to direct the Village staff to draft a resolution disapproving the project and to draft findings to come back to the Board for consideration at the February meeting. He also stated that it would be the same thing if they were to vote to direct the Village staff to draft a positive recommendation with conditions and based on what is articulated in the motion.

Chairman Swierk stated that if the vote is split, then there would be no recommendation.

Mr. Norkus confirmed that there has to be a majority vote.

Mr. Trandel stated that if they wait until February, he asked if they would still instruct the Village staff to create findings and that at the end of March to ratify the findings.

Mr. Norkus stated that they generally get approved in the form of adopted minutes.

Mr. Trandel then asked for the Board to vote to approve the request with conditions and to come back if they do not do them, to change findings or vote.

Chairman Swierk reiterated that the one biggest problem is the tall building. He stated that if the Board says next month that it is too tall, the request would go on to the Village Council.

Chairman Swierk stated that the applicant is not going to reduce the height by a floor.

Ms. Stanley commented that they did remarkable work on the backside.

Mr. Trandel reiterated that they pushed the square footage to the middle. He also commented that it is a way better project than it was a year ago. Mr. Trandel added that it is also way below what would be done by right.

Chairman Swierk then stated that they need a motion with conditions to approve the request or continue it.

Ms. Stanley moved to continue the matter to the February meeting. The motion was seconded by Mr. Albinson. A vote was taken and the motion was unanimously passed.

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

NAYS: None

Adjournment:

The meeting was adjourned at 10:06 p.m.

Respectfully submitted,

Antionette Johnson

**Subject: One Winnetka Planned Development Application
(Continued from previous meeting)**

To: Design Review Board
From: Brian Norkus, Assistant Director of Community Development
Date: February 11, 2016

At the Design Review Board's January 21st meeting, the applicant for the proposed "One Winnetka" planned development presented clarifications summarizing changes since the initial November presentation to the Design Review Board. Due to the lateness of the hour, the Board did not act on the application at the January 21 meeting.

The applicant has provided additional details requested by the Board at the January 21st meeting, addressing the following specific items;

1. Evaluation of alternative materials – elevation drawings depict additional study of building and parking garage materials for contextual relationship with adjoining structures. In addition, elevation drawings provide further study of an alternative brick color for the west building.
2. Clarification of project boundaries along Lincoln Avenue – Plans show proposed site work and landscaping relative to below-grade garage entrance.
3. Appearance of scissored parking lot at 710 Oak – drawings are enclosed depicting the height of the proposed garage relative to the Elm Street sidewalk, including pedestrian level sidewalk elevations.
4. Additional rendered elevations – additional views of project from west and north are provided.

DESIGN REVIEW BOARD ACTION

As has been provided in previous meeting agenda materials, the Draft board resolution that follows is intended to serve as the basis for the Design Review Board to consider in making findings and transmitting its recommendation to the Village Council as to whether the project is, or is not, consistent with the Village's Design Guidelines.

The Design Review Board may evaluate the project for consistency with Guidelines however it sees fit – one way to simplify the process might be for individual board members to identify specific areas of the Guidelines which are felt to be out of compliance, for further discussion among the Board as a whole.

DRAFT
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)

Yes/No (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.
- (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.

[Drafter’s note: Because the statements contained in the section above are more broad in nature and encompass the more detailed standards addressed in the following sections, the Board may wish to defer consideration of the below until after addressing each of the more specific standards that follow.]

Yes/No (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)

Yes/No (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)

Yes/No (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.

Yes/No (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 ½-story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance.

Yes/No (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)

Yes/No (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 façade 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.

Yes/No (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.

Yes/No (9) Façade 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.

Yes/No (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.

Yes/No (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)

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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)

Yes/No (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.

Yes/No (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.

Yes/No (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)

Yes/No (23) Parking areas

1. New parking should be located behind, within or underneath structures and buildings. Off street surface parking lots in front of new buildings and along street frontages are prohibited.
2. Access to parking and loading areas must be provided off secondary streets or existing alleys/service drives.
3. If appropriate and feasible on street parking should be provided within the public right of way in front of new buildings.
4. Curb cuts should be minimized and access points should be shared.
5. Shared parking should be provided where possible.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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.

Yes/No (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/is not**) consistent with the Village of Winnetka Design Guidelines;

[Drafter's note: if the Design Review Board votes to find the application inconsistent with Design Guidelines, the statement's above will be modified to reflect the Board's discussion. In addition, the Board should consider making any additional findings not addressed in the previous pages so as to clarify the basis for its recommendation.]

Passed by a vote of ____ in favor and ____opposed.

BE IT FURTHER RESOLVED, that the Design Review Board's findings are conditioned on the following;

- 1.
- 2...

[Drafter's note: If the Board votes to find the application consistent with design guidelines, it may nonetheless find certain details requiring additional detail, study or modification. The Board may consider specifying any conditions of a recommendation in this section of the Resolution. In previous cases the Board has passed judgement on the substance of an application while deferring final approval pending submittal of details on incidental details such as signs, awning, lightings, or other ancillary elements of a project.]



ONE WINNETKA

DESIGN REVIEW BOARD – IMPROVEMENTS & CLARIFICATIONS

FEBRUARY 18, 2016

REQUESTS FOR CLARIFICATIONS 1/21/16

- (P. Konstant): Consider different color for west building.
- (P. Konstant): Consider, dark iron railings, slate colored roof.
- (K. Albinson): Is scale and architecture of west building hard, formal, cold?
- (K. Albinson): Is ornamentation of proposed Elm Street facades too extensive?
- (K. Albinson): Is west parking garage in accordance with Village design aesthetic?
- (K. Albinson): Request for rendering from top of Elm Street bridge.
- (B. Dearborn): Clarification of height of proposed west building relative to existing building across street to north.
- (B. Dearborn): Clarification of height of 710 Elm parking structure relative to sidewalk.
- (B. Dearborn): Clarification of project boundaries and extent of landscaping on public property west of 711 Oak St.
- (P. Stanley): Questioning use of different materials.

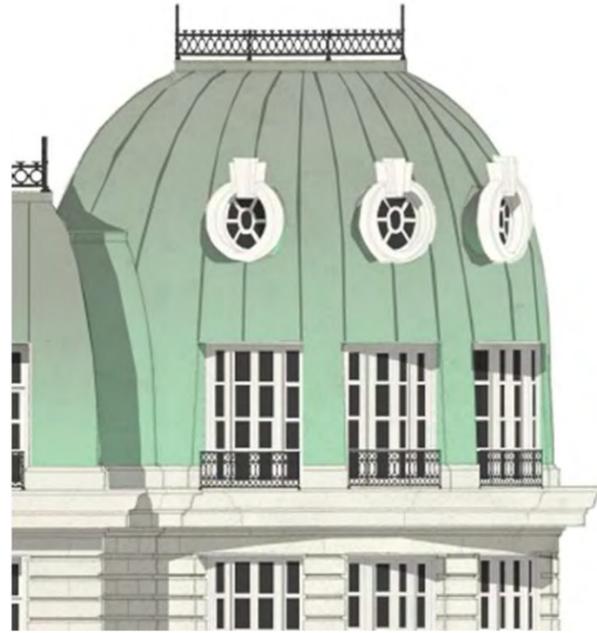
PREVIOUS
BRICK



COPPER
BRICK



- Consider different color for west building. (P.Konstant)



DARK IRON RAILINGS (TYP.)

HARRIS BANK METAL ROOF (COPPER COLOR)

- Consider dark iron railings, slate colored roof. (P.Konstant)



WEST ELEVATION

- Is scale and architecture of west building hard, formal, cold? (K. Albinson)



VIEW FROM LINCOLN AVE.

- Is scale and architecture of building hard, formal, cold? (K. Albinson)



VIEW FROM ELM STREET

- Is scale and architecture of building hard, formal, cold? (K. Albinson)

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

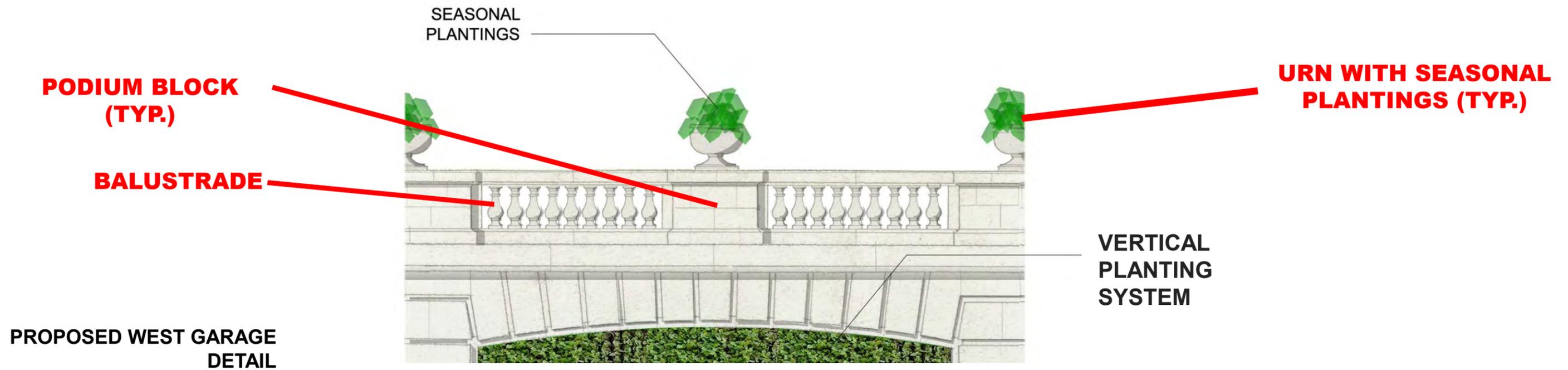
b. VERTICAL RHYTHM:

Structural bays should be articulated on the façade to add interest, scale, proportion & detail. Bays should be recessed and / or projected to provide a variety of plane

changes, interest & shadows.... The use of decorative architectural elements is highly encouraged.



- Is ornamentation of proposed Elm Street facades too extensive? (K. Albinson)



- Is west parking garage in accordance with Village design aesthetic?
(K. Albinson)



APROX. 2'-3" RUSTICATION JOINTS

APROX. 1'-0" RUSTICATION JOINTS

WINNETKA TRAIN STATION

ELM STREET BRIDGE



2'-0" RUSTICATION JOINTS (TYP.)

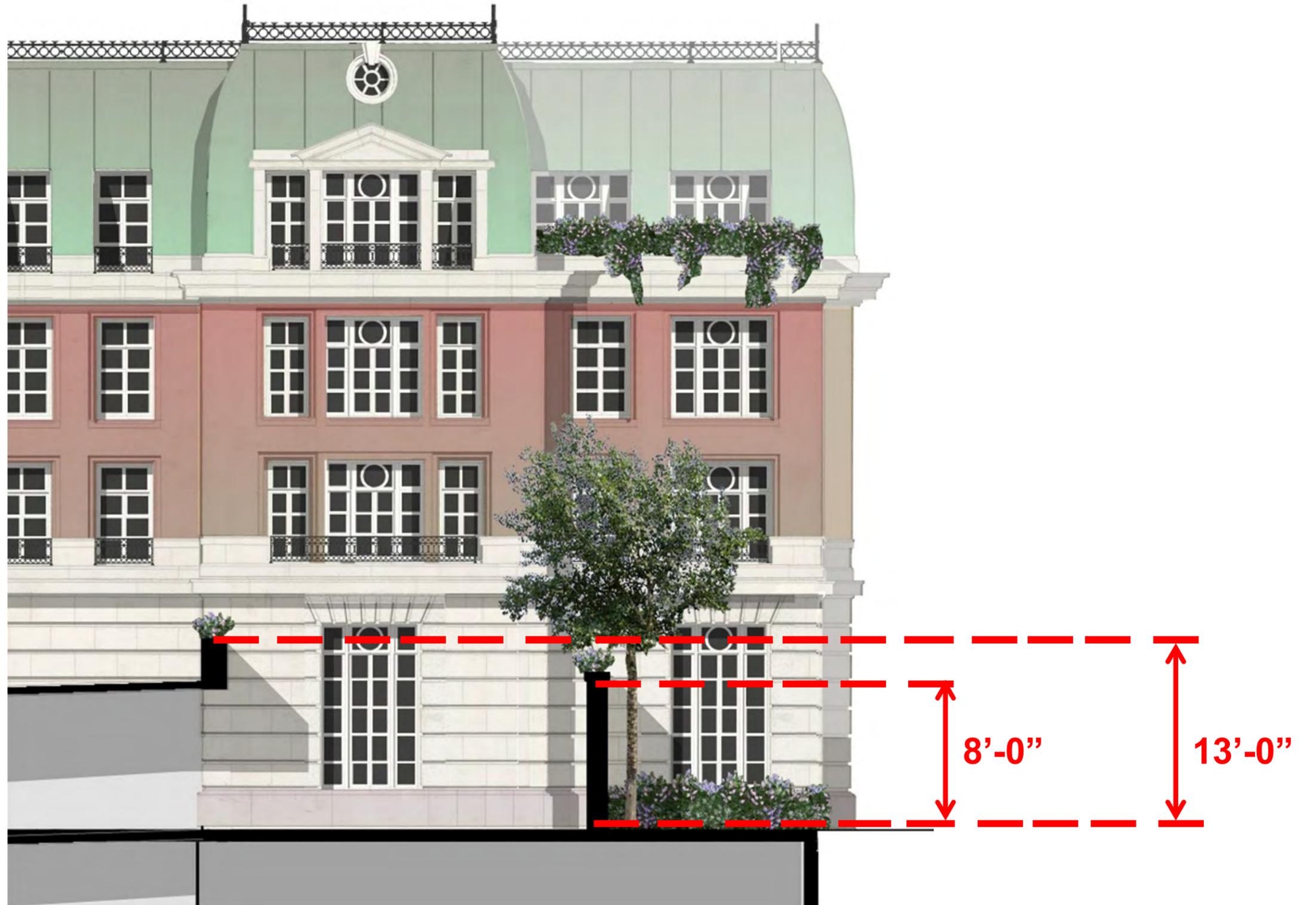
PROPOSED WEST GARAGE FACADE

- Is west parking garage in accordance with Village design aesthetic?
(K. Albinson)

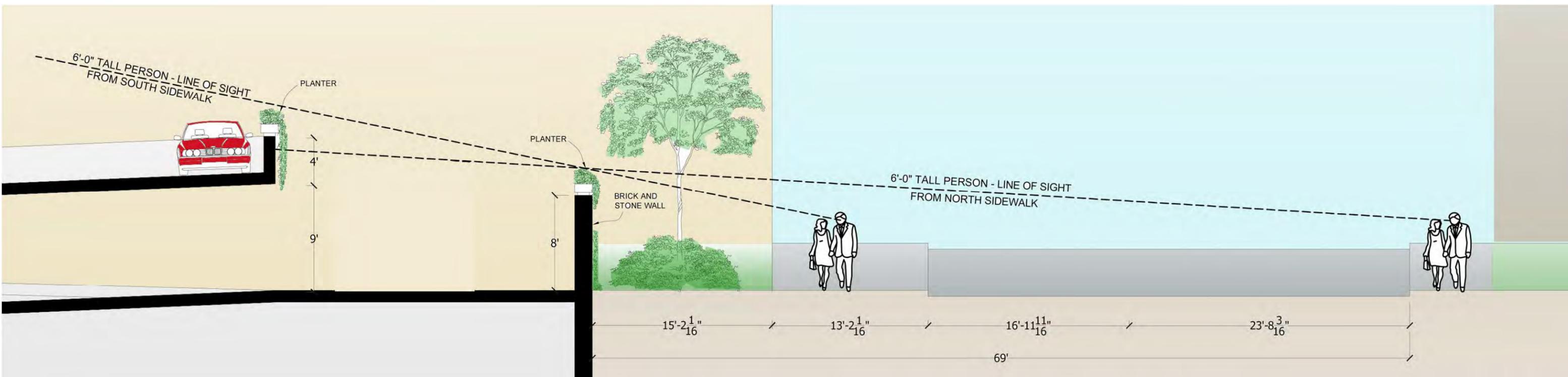


VIEW FROM ELM STREET BRIDGE

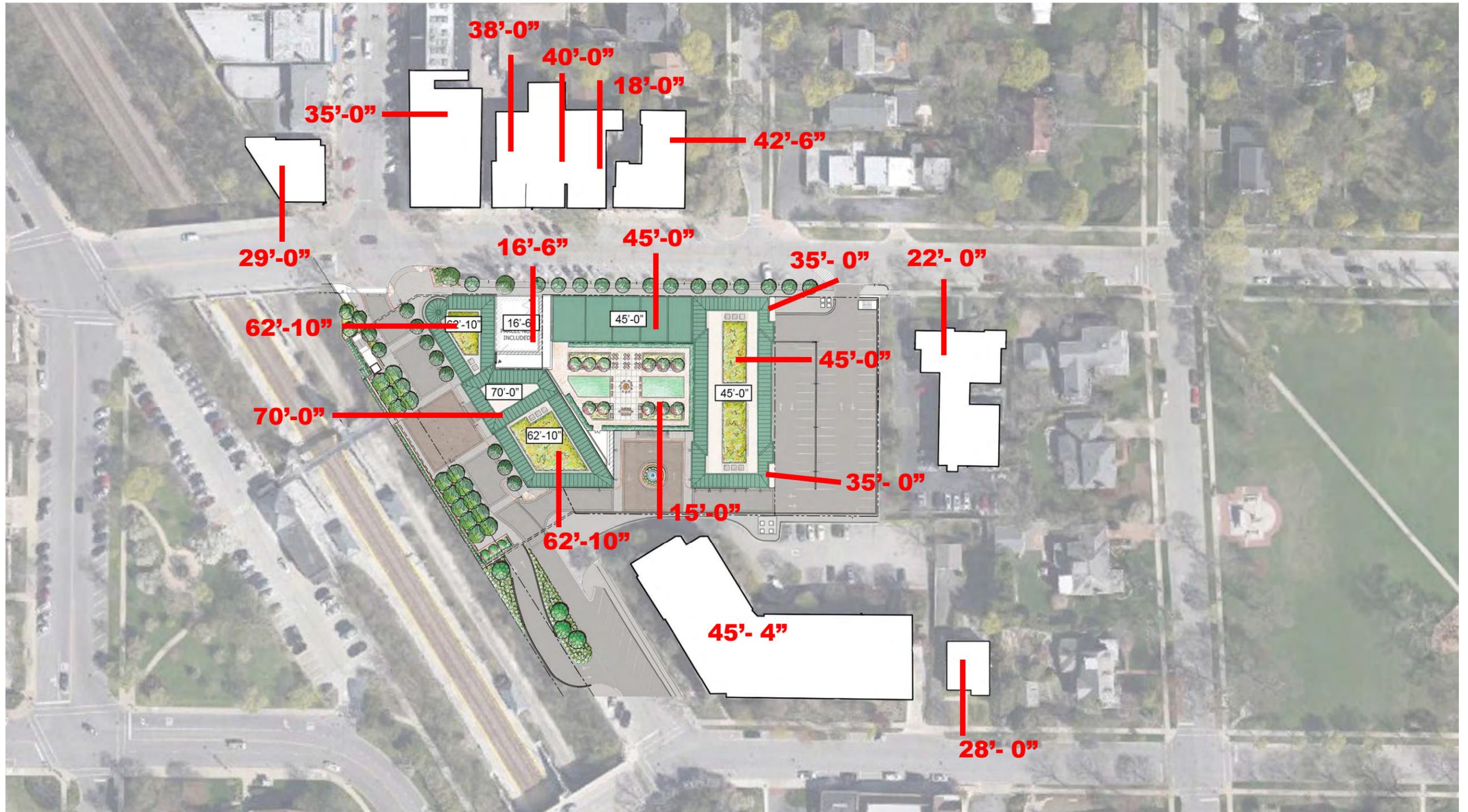
- Request for rendering from top of Elm Street bridge. (K. Albinson)



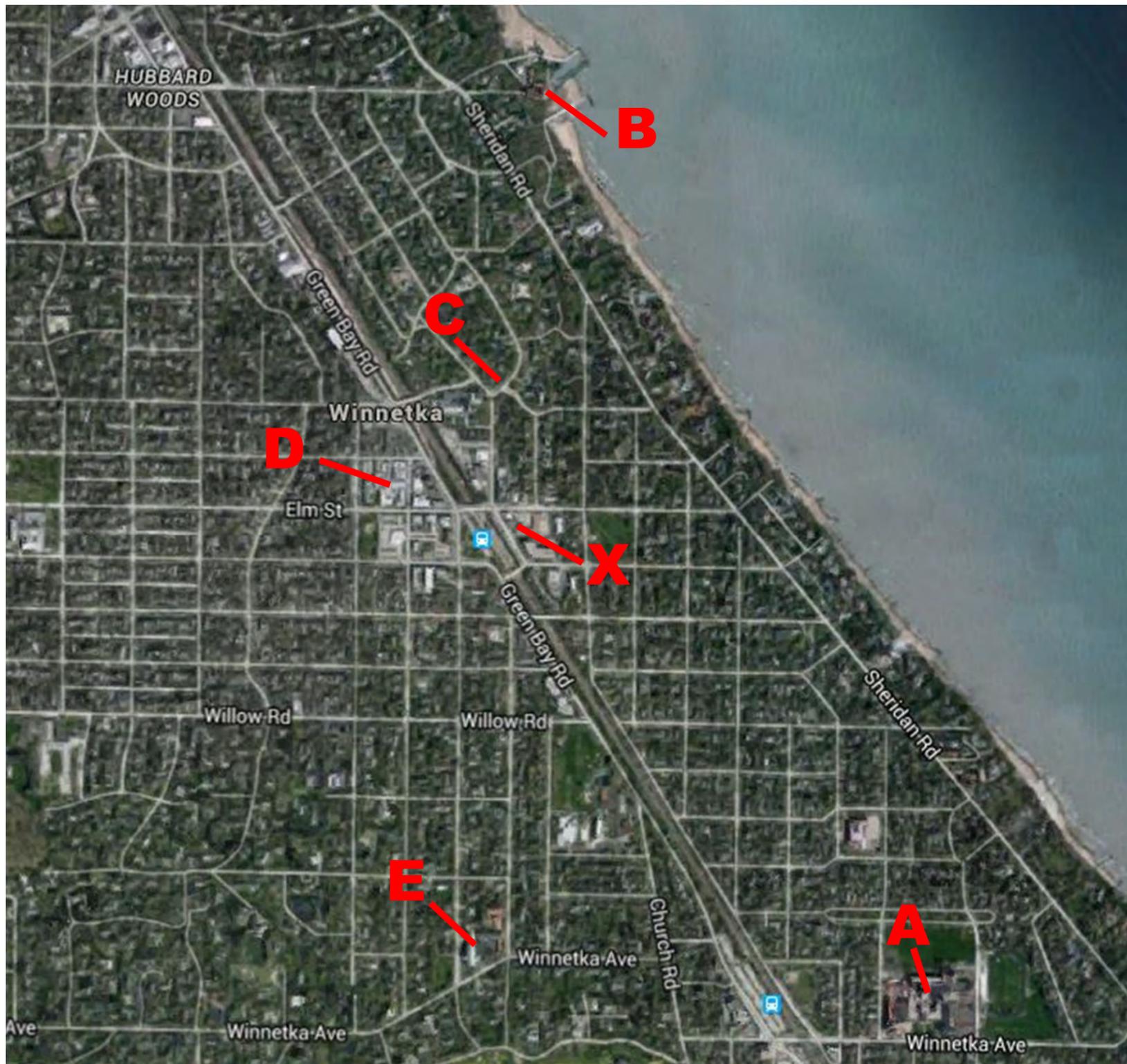
- Clarification of height of 710 Elm parking structure relative to sidewalk. (B. Dearborn)



- Clarification of height of 710 Elm parking structure relative to sidewalk. (B. Dearborn)



- Clarification of height of proposed west building relative to existing building across street to north. (B. Dearborn)



X: ONE WINNETKA
MAX. HEIGHT POINT: 70'-0"
POINT DISTANCE TO NEAREST HOUSE: 425'-0"

OTHER STRUCTURES IN WINNETKA

A: NEW TRIER HIGH SCHOOL EXHAUST TOWER
MAX. HEIGHT POINT: 125'-0" (APX.)
POINT DISTANCE TO NEAREST HOUSE: 375'-0" (APX.)

B: V.O.W. POWER STATION EXHAUST TOWER
MAX. HEIGHT POINT: 131'-0"
POINT DISTANCE TO NEAREST HOUSE: 225'-0" (APX.)

C: WINNETKA CONGREGATIONAL CHURCH TOWER
MAX. HEIGHT POINT: 150'-0" (APX.)
POINT DISTANCE TO NEAREST HOUSE: 180'-0" (APX.)

D: "THE LAUNDRY MALL" EXHAUST TOWER
MAX. HEIGHT POINT: 100'-0"
POINT DISTANCE TO NEAREST HOUSE: 310'-0" (APX.)

E: F.H.C CHURCH TOWER & STEEPLE
MAX. HEIGHT POINT: 178'-0"
POINT DISTANCE TO NEAREST HOUSE: 175'-0" (APX.)

APX.= APROXIMATE (+/- 5%)

- Clarification of height of proposed west building relative to existing building across street to north. (B. Dearborn)



VIEW FROM LINCOLN AVE.

- Clarification of height of proposed west building relative to existing building across street to north. (B. Dearborn)



- Clarification of project boundaries and extent of landscaping on public property west of 711 Oak St. (B. Dearborn)

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM:

The breakdown of the building façade into horizontal bands provides human scale & proportion to the façade...A building base, middle & top should be strongly articulated through materials, details and changes in plane of the wall.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:

Structural bays should be articulated on the façade to add interest, scale, proportion & detail. Bays should be recessed and / or projected to provide a variety of plane changes, interest & shadows...The use of decorative architectural elements is highly

encouraged...Variation of materials is encouraged.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:

The breakdown of the building facades into vertical bays creates a sense of progression and scale to the streetwall...Vertical rhythms break down the length of a building...Fenestration patterns will emphasize vertical rhythms.



- Questioning use of different materials. (P. Stanley)



AGENDA REPORT

SUBJECT: 150 and 191 Linden St., Saints Faith, Hope and Charity
Case No. 16-02-SU (*continued from previous meeting*).

DATE: February 12, 2016

PREPARED BY: Brian Norkus, Assistant Director of Community Development

Saints Faith, Hope and Charity is requesting a Special Use Permit and variations in order to build an addition consisting of a Parish Center east of the main church, as well as provide circulation and parking improvements. In addition to the proposed improvements on the parcels east of Linden St., a synthetic turf athletic field and parking improvements are also proposed on the parcels west of Linden St.

The Design Review Board received information at its January 21, 2016 meeting, and continued the case in order to allow further study of certain building and site plan elements. Changes include additional detail on the parish center's entry canopy, as well as changes to the West Campus play field.

West Campus modifications incorporate the following changes;

- The Synthetic turf field size has been reduced in area by 15%, to a total area of 27,000sf.
- The turf field has narrowed, increasing the setback along the western property line from 12' to 15'.
- The play equipment zone south of the turf field has been further refined, detailed as two separate spaces; a hard court area is described as accommodating playground games and PE class instruction, and an adjacent area holds a play set.
- The hard court has shifted to the east, increasing the setback along the western property line from 12' to 48'.
- The play equipment has shifted to the east, increasing the setback along the western property line from 12' to 28'.

In addition, the applicant's report that the following additional changes have been implemented:

- The combined size of all elements proposed has been reduced from the originally submitted and approved plan.
- The setbacks have increased, moving all play activity away from the adjacent property.
- The plant types have changed and trees have been specified to attract birds and other native wildlife.
- All evergreens were removed and border landscaping was increased.

- An open picket fence (4') has been specified instead of a solid board fence (6') on the north property line.
- An organic "cool temp" turf infill system will be specified to keep surface temperatures of the turf lower.

Consideration by other Advisory Boards

On January 11 the Zoning Board of Appeals voted unanimously to recommend approval of the Special Use Permit and associated zoning variations.

The Plan Commission considered this matter at its January 27 meeting, and is scheduled to resume discussion at its February 24th meeting.

The Village Council has final jurisdiction on this request.

Brian -

Please find attached our Design Review Board Resubmittal for the Saints Faith, Hope & Charity - Parish Center project for consideration by the Village of Winnetka at the February 18, 2016 DRB Meeting. Updates have been made in response to comments at our January 21, 2016 DRB presentation, as well as subsequent feedback and meetings with the neighbors, including:

- Roof plan, axonometric views, rendering: Refinement of mechanical equipment screening
- Roof plan, elevations, rendering, exterior details: Refinement of canopy design
- Proposed Siteplan and Landscape plans: See narrative below:

Siteplan Narrative:

The site plan for the SS Faith Hope & Charity Campus has gone through a number of detailed refinements since receiving approval at the January 11th Zoning Board of Appeals. These refinements were primarily concentrated on the West Campus Athletic Field portion of the property. It is of note that though the details of the site plan on both the West and East portions of the campus have become more defined, the Variances that were approved at the ZBA have been observed.

The West Campus details

- The Synthetic turf field size has been reduced to 27,000sf. This is an area reduction of 15%.
- The play equipment zone has been divided into two adjacent spaces. A hard court area for playground games and to accommodate PE class instruction and a play set.
- The turf field has narrowed, increasing the setback along the western property line from 12' ("by right") to 15'.
- The hard court has shifted to the east, increasing the setback along the western property line from 12' to 48'.
- The play equipment has shifted to the east, increasing the setback along the western property line from 12' to 28'.

Communication with the adjacent neighbors

A meeting between the church & school administration, field committee and the adjacent neighbors was held on the evening of January 28th. All adjacent neighbors were present. Some neighbors had concerns and comments that were heard by the FHC staff and some had questions that were sufficiently answered by the OKW team. At the conclusion of the meeting most neighbors felt positive about the project and were supportive of the efforts. The neighbors offered suggestions of items they'd like altered or removed from the proposed plan. After much thought and consideration the FHC team has identified several adjustments they can make as a compromise to these requests, without negatively impacting the programming intended for the space.

- The combined size of all elements proposed has been reduced from the originally submitted and approved plan.
- The setbacks have increased, moving all play activity away from the adjacent property.
- The plant types have changed and trees have been specified to attract birds and other native wildlife.
- All evergreens were removed and border landscaping was increased.
- An open picket fence (4') has been specified instead of a solid board fence (6') on the north property line.
- An organic "cool temp" turf infill system will be specified to keep surface temperatures of the turf lower. (Specification cut sheets submitted)

In the spirit of collaboration, FHC intends to host a follow-up meeting with the neighbors to go over the proposed changes prior to the Design Review Board hearing on February 18th.

Feel free to call or email if you have questions or concerns.
Regards,
Amy

Amy Wolkwitz
Senior Associate
312.798.7724

OKW Architects, Inc.
600 W. Jackson Blvd., Suite 250
Chicago, Illinois 60661
T 312.798.7700
F 312.798.7777



OKW Architects
600 W. Jackson Blvd.
Suite 250
Chicago, IL 60661
T 312.798.7700
@okwarchitects
www.okwarchitects.com

SPECIAL USE SUBMITTAL DOCUMENTS
Saints Faith, Hope & Charity Parish Center
Exhibit J February 05, 2016



EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

CAST STONE



PHYSICAL PROPERTIES COMPARISON CHART

Referenced Specifications from the American Society of Testing Materials
and the Architectural Precast Association

*Not all compared products have ASTM requirements.

PRODUCT	ASTM	PSI (minimum)	AIR CONTENT RANGE	ABSORPTION (maximum)	FREEZE-THAW (durability)
Cast Stone Wet Division 4 04720 (ACS Greenstone Veneer)	ASTM C1364	6,500	4%-8%	6%	5% loss or less @ 300 cycles (ASTM C666)
Architectural Precast Division 3 03450 (Architectural Cast Stone, Inc.)	APA/CSI 03 45 00	5,000	4%-6%	6%	Not Required
Load Bearing Concrete Masonry Units	ASTM C90	1,900	N/A	<13 lbs/cu ft (ASTM C140)	Not Required
Cast Stone Dry Division 4 04720	ASTM C1364	6,500	N/A	6%	5% loss or less @ 300 cycles (ASTM C666)
Limestone Grade II Divison 4 04400	ASTM C568	4,000	N/A	7.50%	Not Required
Calcium Silicate Division 4 04400	ASTM C73-99a	Grade: MW 3,500 SW 5,500	N/A	18% 15%	Not Required



EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

FACE BRICK



Summerset

[Compare](#)

Description	Technical Information	Photo Galleries	Mortar Colors			
<p>Product Information</p> <p>Type: Facebrick</p> <p>Color: Red</p> <p>Style: Extruded</p> <p>Plant: Marseilles</p> <p>Series/Collection: Marseilles Collection</p>	<p>General Availability</p> <p>Modular</p> <p>Utility</p> <p>Special Order</p> <p>Queen</p>					
			T	H	L	
			3-5/8	2-1/4	7-5/8	in
			3-5/8	3-5/8	11-5/8	in
			T	H	L	
			3	2-3/4	7-5/8	in

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

STANDING SEAM METAL ROOF

SNAP-ON BATTEN

PRODUCT FEATURES

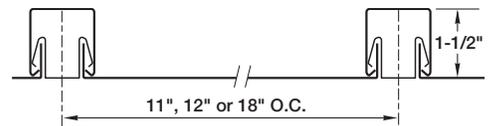
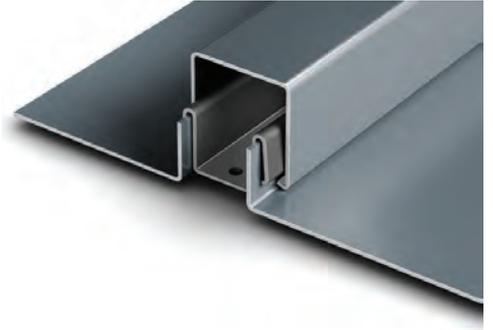
- Ideal for transition roofs
- Herr-Voss corrective leveled
- Stiffener beads available
- Maximum panel length of 45 feet
- 20 year non-prorated finish warranty

MATERIAL

- 37 stocked colors (24 gauge steel)
- 36 stocked colors (.032 aluminum)
- Galvalume Plus available

ASTM Tests

- ASTM E 283/1680 tested
- ASTM E 331/1646 tested



SPECS: 11", 12" OR 18" O.C.
1-1/2" HIGH

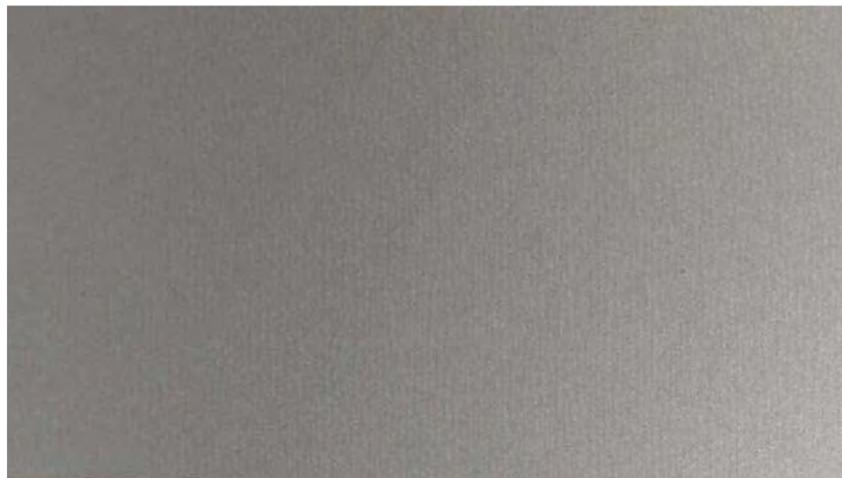


EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS
METAL FINISH - ROOF, FASCIA, CANOPY ENCLOSURE



WEATHERED ZINC



ZINC

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

METAL-CLAD WOOD WINDOW SYSTEM

Clad Ultimate Casement and Push Out Casement Bow and Bay

Unit Features.....	1
Min and Max Sizing, Projection and Standard Heights for Bows and Bays	2
Standard Heights for Bows and Bays.....	3
Measurement Conversions: CUCABB and CUPCABB	4
Bow Rough Opening and Projection - 3 Wide, 4 Wide, 5 Wide, 6 Wide	5
Section Details: Bow	6
Standard Width Call Number: CUCABB and CUPCABB-30° Bay	7
Construction Details / Rough Opening and Projection Calculations: 30° Bay.....	8
Standard Width Call Number: CUCABB and CUPCABB-45° Bay	9
Construction Details / Rough Opening and Projection Calculations: 45° Bay.....	10
Construction Details / Rough Opening and Projection Calculations: 90° Bay.....	11

Clad Ultimate Casement Push Out Casement Bow and Bay

Unit Features

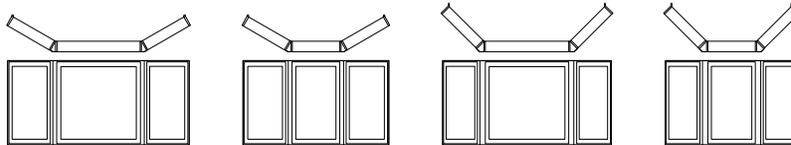
Clad Ultimate Casement / Awning Bow and Bay - CUCABB

Clad Ultimate Push Out Casement / Awning Bow and Bay - CUPCABB

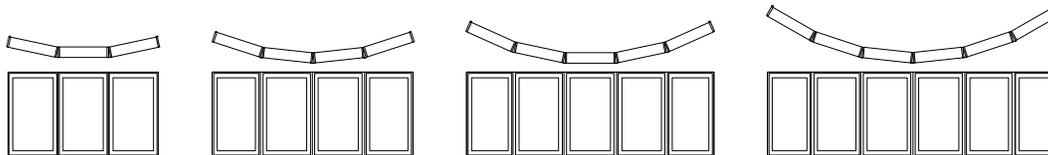
- 6 degree angle on Bows
- Laminated Pine wood or optional Douglas fir head and seat boards installed
- Installation brackets are available in lieu of nailing fin
- Optional retro fit bay square jamb return for CUCABB and CUPCABB

Information concerning Daylight Opening, Egress Opening, and Vent Opening will be determined based on the individual components of the Bow or Bay

Bay standard operation as viewed from exterior.



Bow standard operation as viewed from exterior.



NOTE: Also see Clad Ultimate Casement Collection for more unit features.

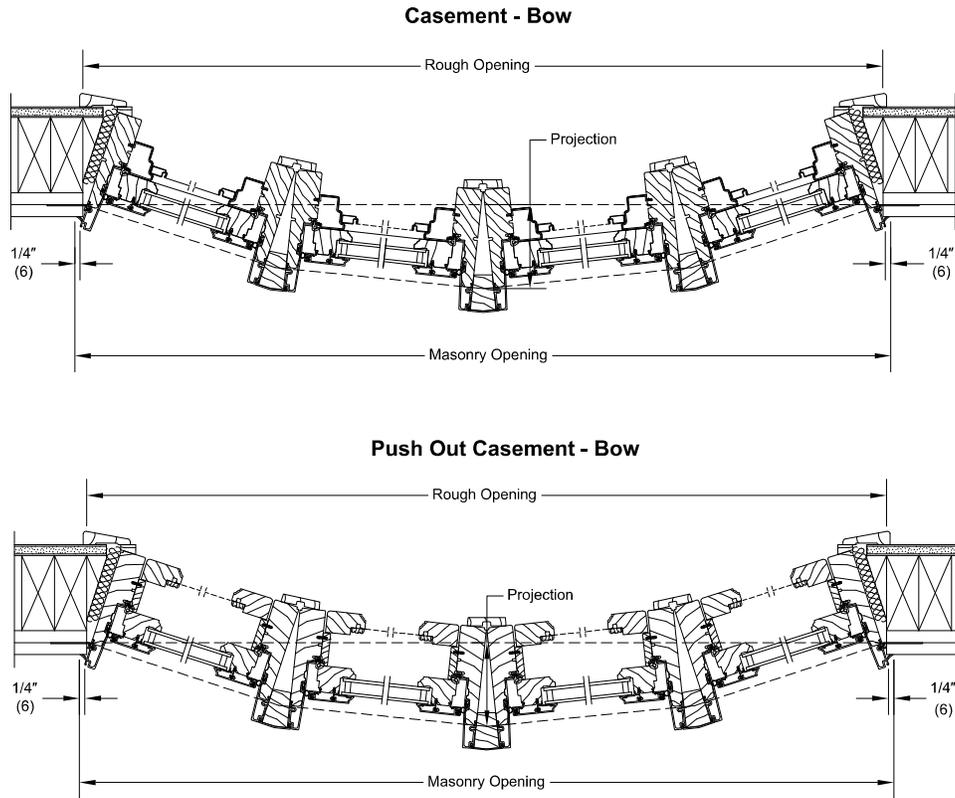
Use of clad casing will change the Rough Opening and Projection. Contract your Marvin representative for further information.

Bows and bays are not available with CE mark from the factory. Bow and bay kits are available for field mulling.

Clad Ultimate Casement Push Out Casement Bow and Bay

Section Details: Bow

Scale: Not to Scale



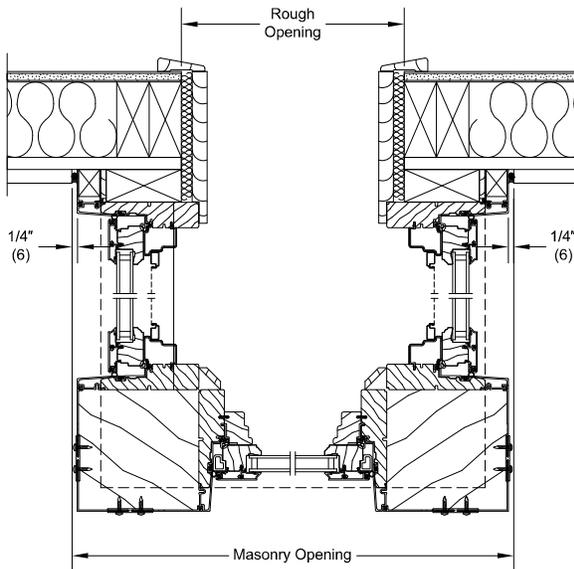
NOTE: Use of clad casing will change the Rough Opening and Projection. Contact your Marvin representative for further information.

Clad Ultimate Casement Push Out Casement Bow and Bay

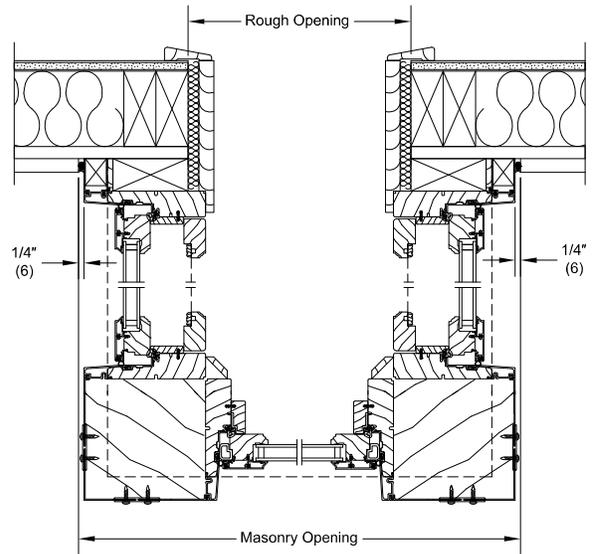
Construction Details / Rough Opening and Projection Calculations: 90° Bay

Scale: Not to Scale

90-Degree Bay - Clad Ultimate Casement



90-Degree Bay - Clad Ultimate Push Out Casement



Clad Ultimate Casement Bay Clad Ultimate Push Out Casement Bay	
90-Degree (no casing)	
Projection	OM width of flanker unit PLUS 6 1/16" (154)
Rough Opening Width	OM width of Center Unit(s) PLUS 1 5/8" (41)
Masonry Opening Unit	Add 10 3/16" (259) to Rough Opening width
Rough Opening Height (with Head and Seat boards)	OM height on center unit(s) PLUS 1 7/8" (48)
Masonry Opening Height (with Head and Seat boards)	Rough Opening height MINUS 1/4" (6)

NOTE: If no head board, Deduct 11/16" (17) from Rough Opening Height

If no seat board, Deduct 11/16" (17) from Rough Opening Height

Clad BMC or Flat Casing will change Rough Opening and Projection. Contact your Marvin representative.

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS
STOREFRONT SYSTEM

JANUARY, 2015
EC 97911-071

Trifab™ 601/601T/601UT Framing System

1

Features

- Trifab™ 601/601T/601UT is 6" (152.4) deep with a 2" (50.8) sightline
- Center Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline fabrication
- Dual IsoLock™ lanced and debridged thermal break
- Infill options up to 1-1/8" (28.6) thickness
- High performance sill flashing
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System
- Profit\$Maker™ Plus die sets available

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent™ Windows are easily incorporated

For specific product applications,
Consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2013

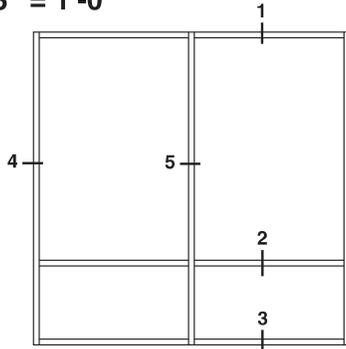
JANUARY, 2015

Trifab™ 601/601T/601UT Framing System

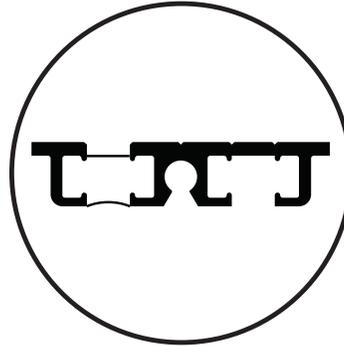
EC 97911-071

BASIC FRAMING DETAILS (CENTER - Inside Glazed)

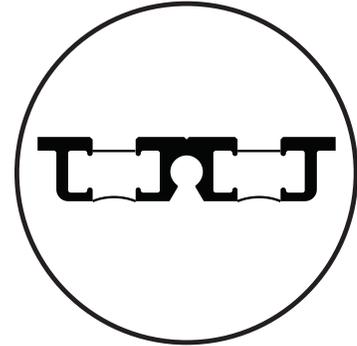
SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS

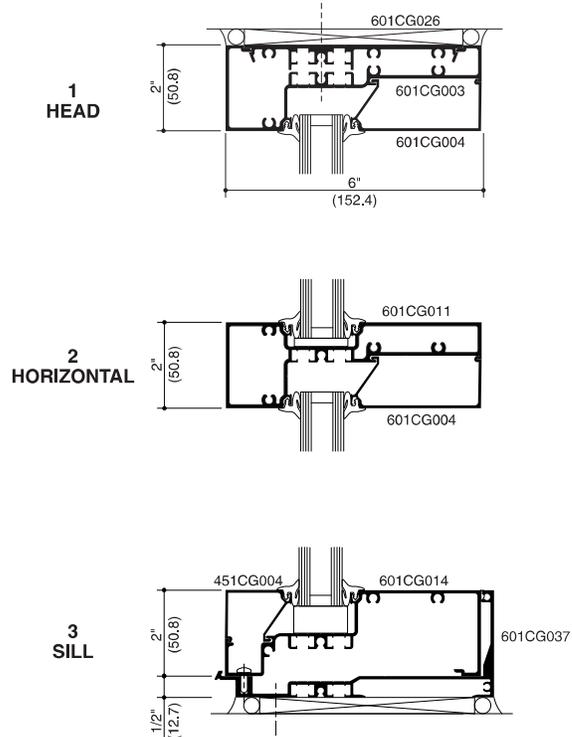
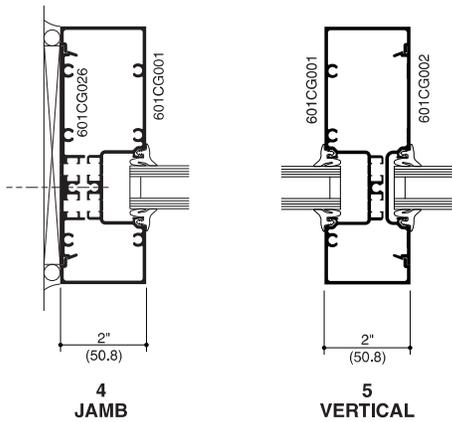


Trifab™ 601T IsoLock™
THERMAL BREAK



Trifab™ 601UT DUAL IsoLock™
THERMAL BREAK

SCREW SPLINE



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2013

Trifab™ 601/601T/601UT Framing System

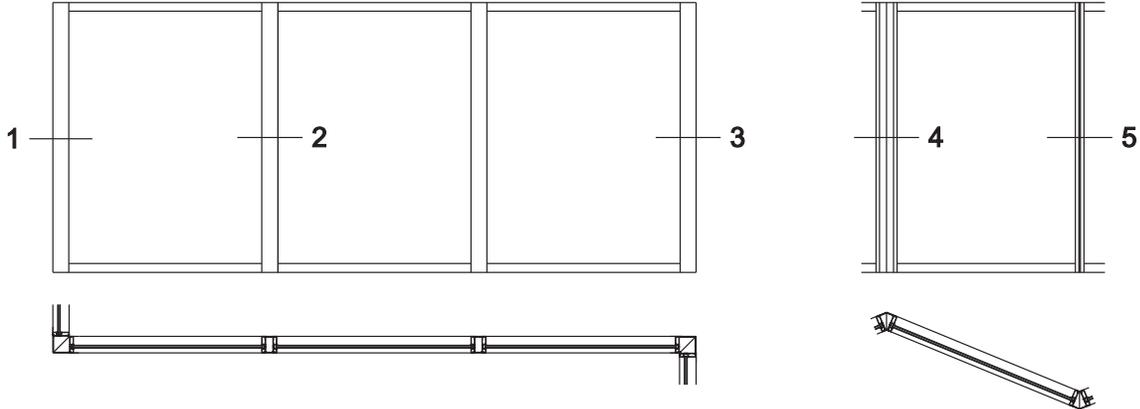
JANUARY, 2015

CORNERS

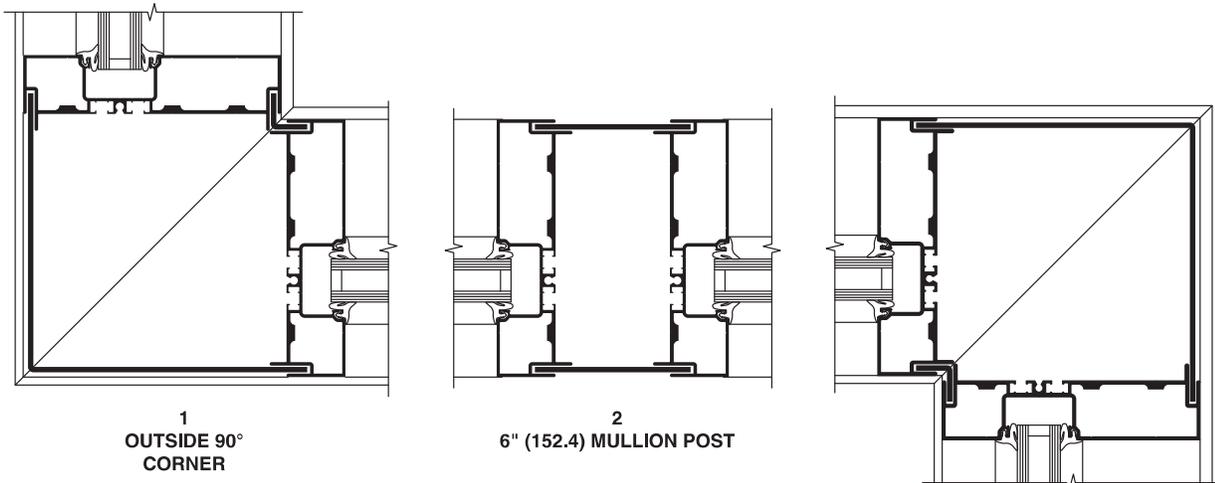
EC 97911-071

SCALE 3" = 1'-0"

THESE DETAILS ARE TYPICAL FOR ALL 601, 601T, AND 601UT CONTITIONS.



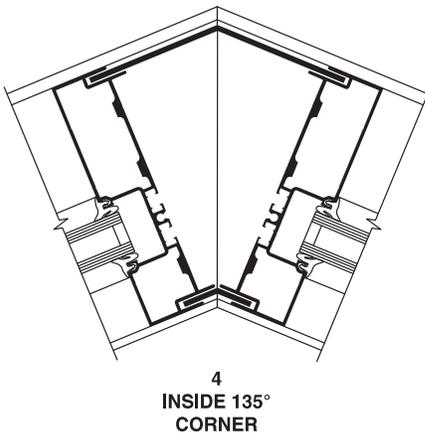
NOTE: 1" (25.4) infill shown.



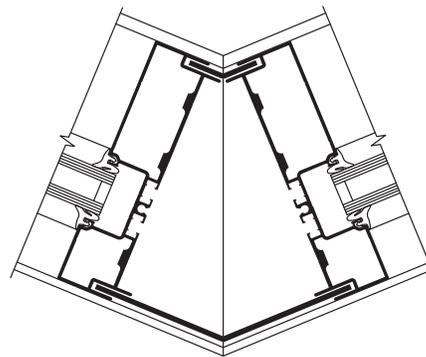
1
OUTSIDE 90°
CORNER

2
6" (152.4) MULLION POST

3
INSIDE 90°
CORNER



4
INSIDE 135°
CORNER



5
OUTSIDE 135°
CORNER

Laws and building and safety codes governing the design and use of glazed entrance, window and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2013



ADMC070

kawneer.com

JANUARY, 2015
EC 97911-071

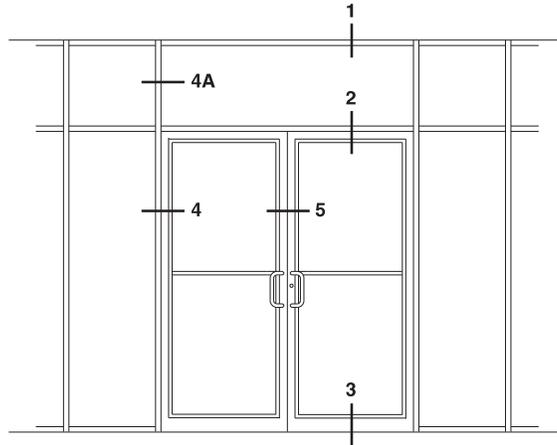
Trifab™ 601/601T/601UT Framing System

AA™ 250/425 THERMAL ENTRANCE DETAILS

SCALE 3" = 1'-0"

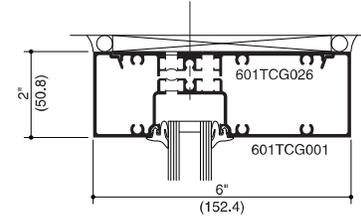
Trifab™ 601T FRAMING INCORPORATING KAWNEER "AA™250" DOORS.

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM.
SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

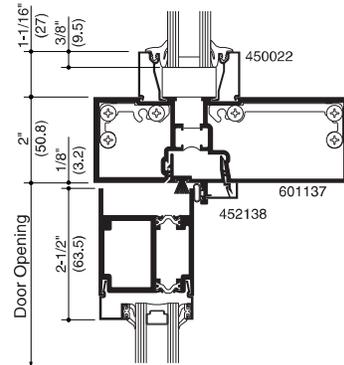


ELEVATION IS NUMBER KEYED TO DETAILS.

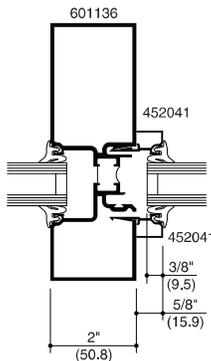
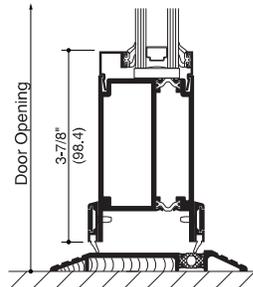
1 HEAD



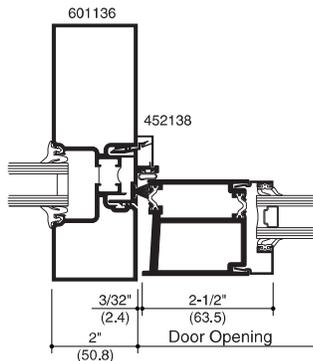
2 TRANSOM BAR



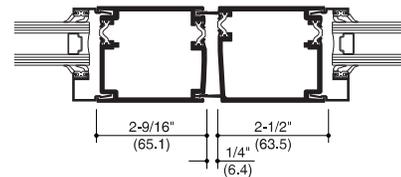
3 BOTTOM RAIL



4A TRANSOM JAMB



4 DOOR JAMB



5 MEETING STILES

AA™ 250/425 THERMAL DOOR

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2013

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

GLAZING - GRAY TINT

OPTIGRAY® Glass + Glass Below if Insulating Glass Unit

Sample	VLT	Exterior Reflectance	Interior Reflectance	SC	SHGC	U-Value Imperial (Winter)		Solar Factor (g) EN 410	U-Value EN 673 W/m²·K	LSG
						Air	Argon			
6mm OPTIGRAY®	63%	6%	6%	0.74	0.64	1.02	N/A	0.64	5.8	0.98
SOLARBAN® 60 (3)	50%	8%	9%	0.40	0.35	0.29	0.24	0.37	1.6	1.43
SOLARBAN® 67 (3)	38%	10%	18%	0.36	0.32	0.29	0.24	0.34	1.6	1.19
SOLARBAN® 70XL (3)	45%	9%	11%	0.33	0.29	0.28	0.24	0.32	1.5	1.55
SUNGATE® 400 (3)	54%	9%	12%	0.52	0.46	0.32	0.28	0.47	1.8	1.17

▲ Exterior Annealed Glass

Gray and Bronze Tinted Glasses



Victory Building

Location: Little Rock, AK

Products: Solargray®/Solarban® 60 Glass

Architect: Cromwell Architects Engineers

Glazing Contractor: Ace Glass

Glass Fabricator: Trulite Glass and Aluminum Solutions

Aesthetic Description

Gray and bronze tinted glasses have long been popular with architects because of their ability to harmonize with other building materials and add sleekness to building profiles. PPG offers three distinct gray tints with varying levels of visible light transmittance (VLT), including ultra-neutral, light-gray **Optigray®** glass, cool-gray **Solargray®** glass and dark-gray **Graylite®** II glass – along with classic **Solarbronze®** glass, which architects have specified for commercial buildings for more than 40 years.

For a broader aesthetic palette, some PPG gray and bronze tinted glasses are available with reflective **Solarcool®** glass coating.

Performance Characteristics

Versatile gray and bronze tinted glasses are available with **Solarban®** solar control, low-e glasses or combined in insulating glass with **Sungate®** passive low-e glasses to fulfill a wide range of performance demands.

Fabrication and Availability

Gray and bronze tinted glasses, as well as **Solarban®** and **Sungate®** low-e glasses, provide maximum processing flexibility and can be easily laminated, tempered or heat-strengthened to satisfy increased strength or safety glazing requirements. Tinted and **Sungate®** glasses are available from hundreds of PPG-qualified glass fabricators in the U.S., Canada and throughout the world. **Solarban®** low-e glasses are available through the **PPG Certified Fabricator® Network**.



Additional Resources
Ecological Solutions from PPG™



encompass a number of environmentally sustainable architectural glass products, including uncoated gray and bronze tinted glasses, and those with **Solarcool®**, **Solarban®** and **Sungate®** glass coatings. For more information, or to obtain samples of any PPG tinted glass product, call 888-PPG-IDEA (774-4332) or visit www.ppgideascesapes.com.

PPG is the first U.S. float glass manufacturer to have its products recognized by the **Cradle to Cradle Certified™** program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

Glass Type (Coating if Any (Surface) Glass)	Transmittance ²			Reflectance ²		U-Value ³ NFRC (BTU/hr•ft ² •F)		European U-Value ⁴ EN 673 (W/m ² •°C)	Shading Coeffi- cient ⁵	Solar Heat Gain Coeffi- cient ⁶	Light to Solar Gain (LSG) ⁷	
	Outdoor Lite: + Indoor Lite:	Ultra- violet %	Visible %	Total Solar Energy %	Exterior Light %	Interior Light %	Winter Night- time					Summer Day- time
Monolithic (6mm)												
OPTIGRAY		33	63	51	6	6	1.02	0.93	5.2	0.74	0.64	0.98
SOLARGRAY		24	44	42	6	6	1.02	0.93	5.8	0.67	0.58	0.76
SOLARBRONZE		25	53	50	6	6	1.02	0.93	5.8	0.73	0.63	0.84
GRAYLITE II		2	9	8	4	5	1.02	0.93	5.8	0.41	0.36	0.25
Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites												
OPTIGRAY GLASS												
SOLARBAN 70XL (2) OPTIGRAY + Clear		4	47	18	8	12	0.28	0.26	1.5	0.28	0.24	1.96
SOLARBAN 67 (2) OPTIGRAY + Clear		6	38	17	12	15	0.29	0.27	1.5	0.27	0.24	1.58
SOLARBAN 60 (2) OPTIGRAY + Clear		10	50	23	8	11	0.29	0.27	1.5	0.35	0.30	1.67
SOLARBAN R100 (2) OPTIGRAY + Clear		6	29	13	18	13	0.29	0.27	1.5	0.22	0.20	1.45
OPTIGRAY + SOLARBAN 70XL (3)		3	45	17	9	11	0.28	0.26	1.5	0.33	0.29	1.55
OPTIGRAY + SOLARBAN 67 (3) Clear		6	38	17	10	18	0.29	0.27	1.5	0.36	0.32	1.19
OPTIGRAY + SOLARBAN 60 (3) Clear		10	50	23	8	9	0.29	0.27	1.5	0.40	0.35	1.43
OPTIGRAY + SUNGATE 400 (3) Clear		16	54	34	9	12	0.32	0.31	1.8	0.52	0.46	1.17
SOLARGRAY GLASS												
SOLARBAN 70XL (2) + SOLARGRAY + Clear		3	34	13	6	12	0.28	0.26	1.5	0.23	0.20	1.70
SOLARBAN 67 (2) SOLARGRAY + Clear		5	27	13	8	15	0.29	0.27	1.6	0.23	0.20	1.35
SOLARBAN 60 (2) SOLARGRAY + Clear		8	35	18	6	10	0.29	0.27	1.6	0.29	0.25	1.40
SOLARBAN R100 (2) SOLARGRAY + Clear		5	21	10	12	13	0.29	0.27	1.6	0.19	0.17	1.24
SOLARGRAY + SOLARBAN 70XL (3)		2	32	13	7	11	0.28	0.26	1.5	0.27	0.24	1.33
SOLARGRAY + SOLARBAN 67 (3) Clear		5	27	13	8	18	0.29	0.27	1.6	0.30	0.26	1.04
SOLARGRAY + SOLARBAN 60 (3) Clear		8	35	18	7	9	0.29	0.27	1.6	0.33	0.29	1.21
SOLARGRAY + SUNGATE 400 (3) Clear		12	38	27	7	12	0.32	0.31	1.8	0.44	0.43	0.97
SOLARBRONZE GLASS												
SOLARBAN 70XL (2) SOLARBRONZE + Clear		3	40	15	7	12	0.28	0.26	1.5	0.25	0.21	1.90
SOLARBAN 67 (2) SOLARBRONZE + Clear		5	32	15	10	15	0.29	0.27	1.6	0.25	0.22	1.45
SOLARBAN 60 (2) SOLARBRONZE + Clear		8	42	21	7	11	0.29	0.27	1.6	0.32	0.28	1.50
SOLARBAN R100 (2) SOLARBRONZE + Clear		5	25	11	15	13	0.29	0.27	1.6	0.21	0.18	1.39
SOLARBRONZE + SOLARBAN 70XL (3)		3	38	15	8	11	0.28	0.26	1.5	0.30	0.26	1.46
SOLARBRONZE + SOLARBAN 67 (3) Clear		5	32	15	9	18	0.29	0.27	1.6	0.33	0.29	1.10
SOLARBRONZE + SOLARBAN 60 (3) Clear		8	42	21	7	9	0.29	0.27	1.6	0.37	0.32	1.31
SOLARBRONZE + SUNGATE 400 (3) Clear		12	46	32	8	12	0.32	0.31	1.8	0.50	0.44	1.05
GRAYLITE II GLASS												
GRAYLITE II + SOLARBAN 70XL (3)		0	6	3	4	10	0.28	0.26	1.5	0.13	0.11	0.55
GRAYLITE II + SOLARBAN 67 (3) Clear		0	5	3	4	18	0.29	0.27	1.6	0.14	0.12	0.42
GRAYLITE II + SOLARBAN 60 (3) Clear		1	7	4	4	8	0.29	0.27	1.6	0.14	0.13	0.54
GRAYLITE II + SUNGATE 400 (3) Clear		1	8	5	4	11	0.32	0.31	1.8	0.17	0.15	0.53

All performance data calculated using LBNL Window 6.3 software and represents center of glass performance data. European U-values are calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascesapes.com or request our Architectural Glass Catalog.

© 2014 PPG Industries, Inc. All rights reserved. *Graylite*, *IdeaScapes*, *Oceans of Color*, *Optigray*, *Solarban*, *Solarbronze*, *Solarcool*, *Solargray*, *Sungate*, *Vistacool*, the PPG logo and the PPG Certified Fabricator Network and the PPG Certified Programs are registered trademarks of PPG Industries Ohio, Inc. **Cradle to Cradle Certified** is a trademark licensed by the Cradle to Cradle Products Innovation Institute.

Ecological Solutions from PPG is a trademark of PPG Industries Ohio, Inc.



EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC PARISH CENTER EXTERIOR MATERIALS

BUILDING-MOUNTED LIGHT FIXTURES



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

McFADDEN LIGHTING

2601 Ohio Avenue · Saint Louis, Missouri 63118 \ 314-773-1340 · Fax 314-773-5741 \ www.McFaddenLighting.com

PROJECT NAME FHC SPECIAL

QUANTITY _____

LOCATION DAMP

DATE 1/21/2016

APPROVALS ETL

TYPE _____

QUOTE #:
Q3035

FIXTURE:
WM020907-A FLUSH MOUNT

LAMPING:
{1} 32W CFTR GX24Q-3 BASE, UNV

DIFFUSER:
OPAL WHITE GLASS

DIAMETER:
12" DIA GLOBE

O.A. HT:
16"

BODY HT:
16"

EXTENSION:

FINISH:
PAINTED STANDARD SOLID POWDER
COAT (COLOR TBD)

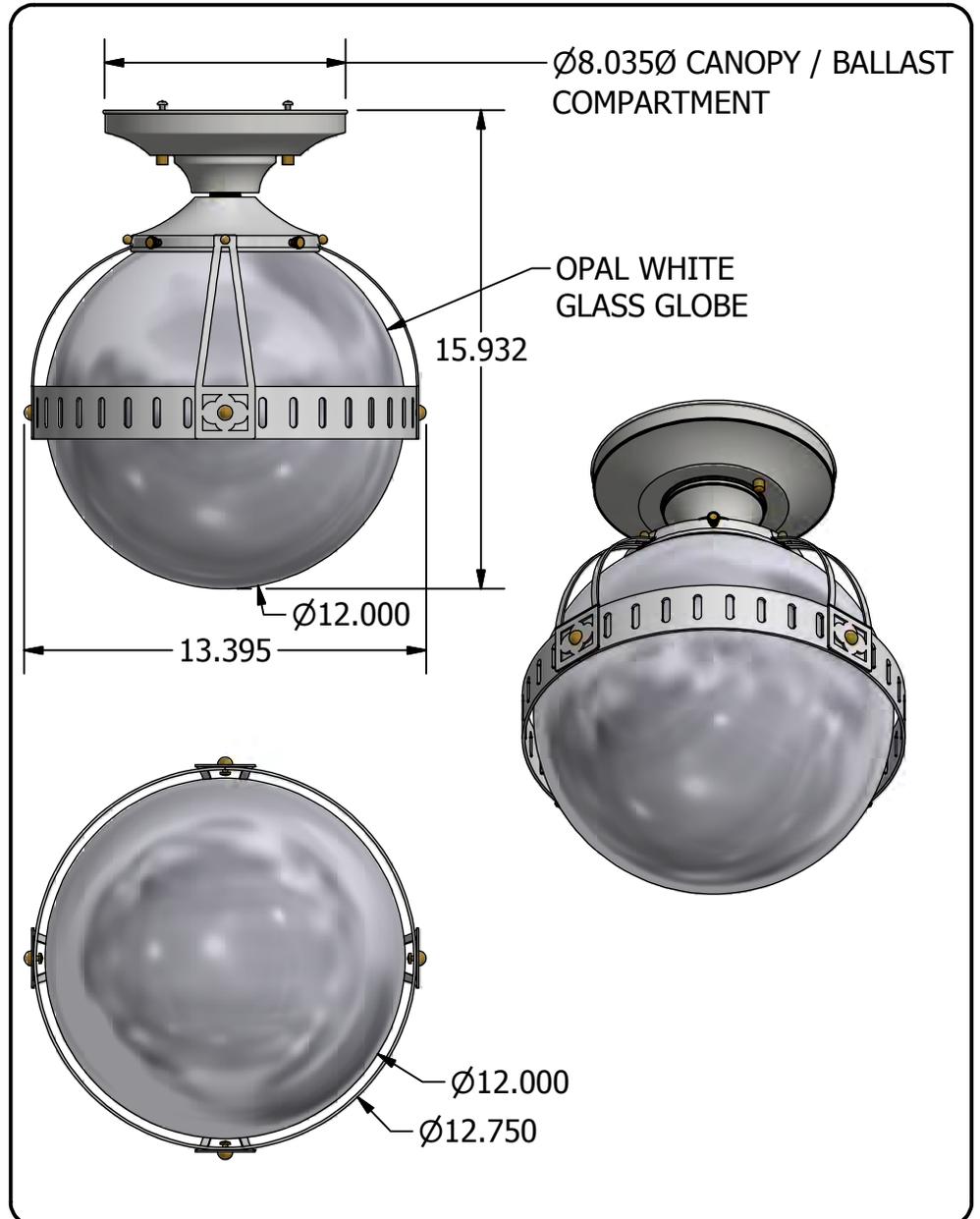
MATERIAL:
ALUMINUM | BRASS | GLASS

DESIGNED BY: R.V. SHTEYN

DRAWN BY:
Steve Nolte

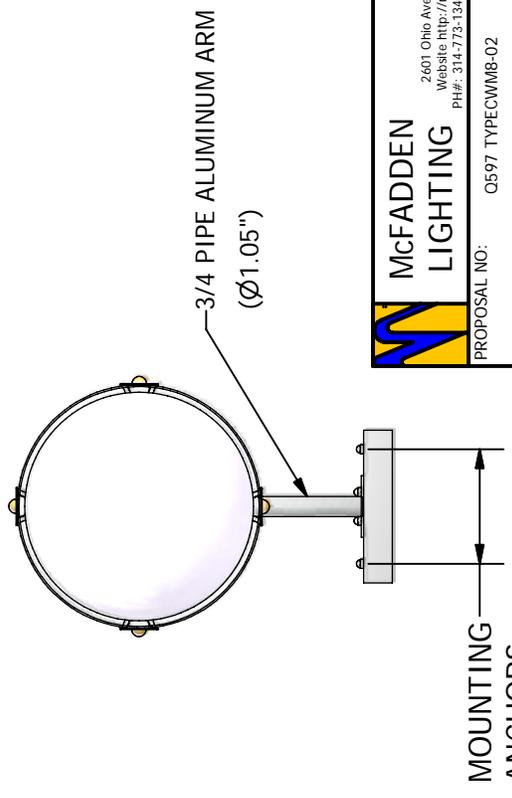
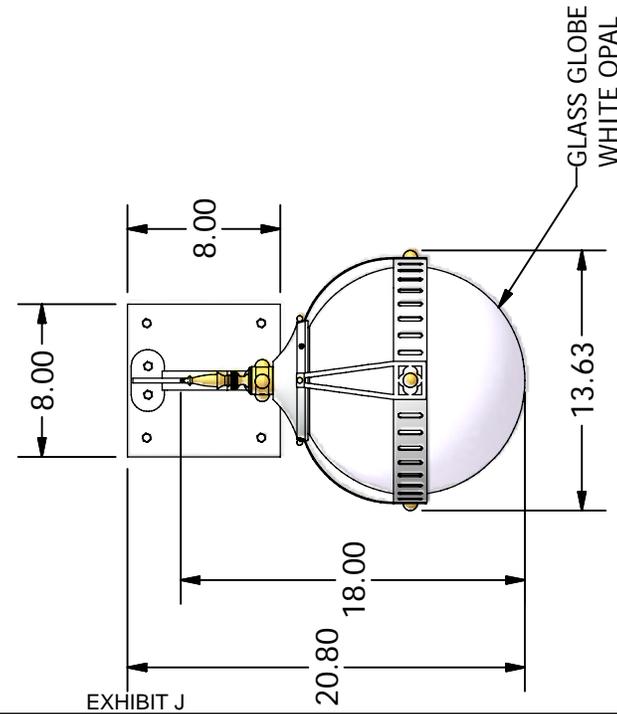
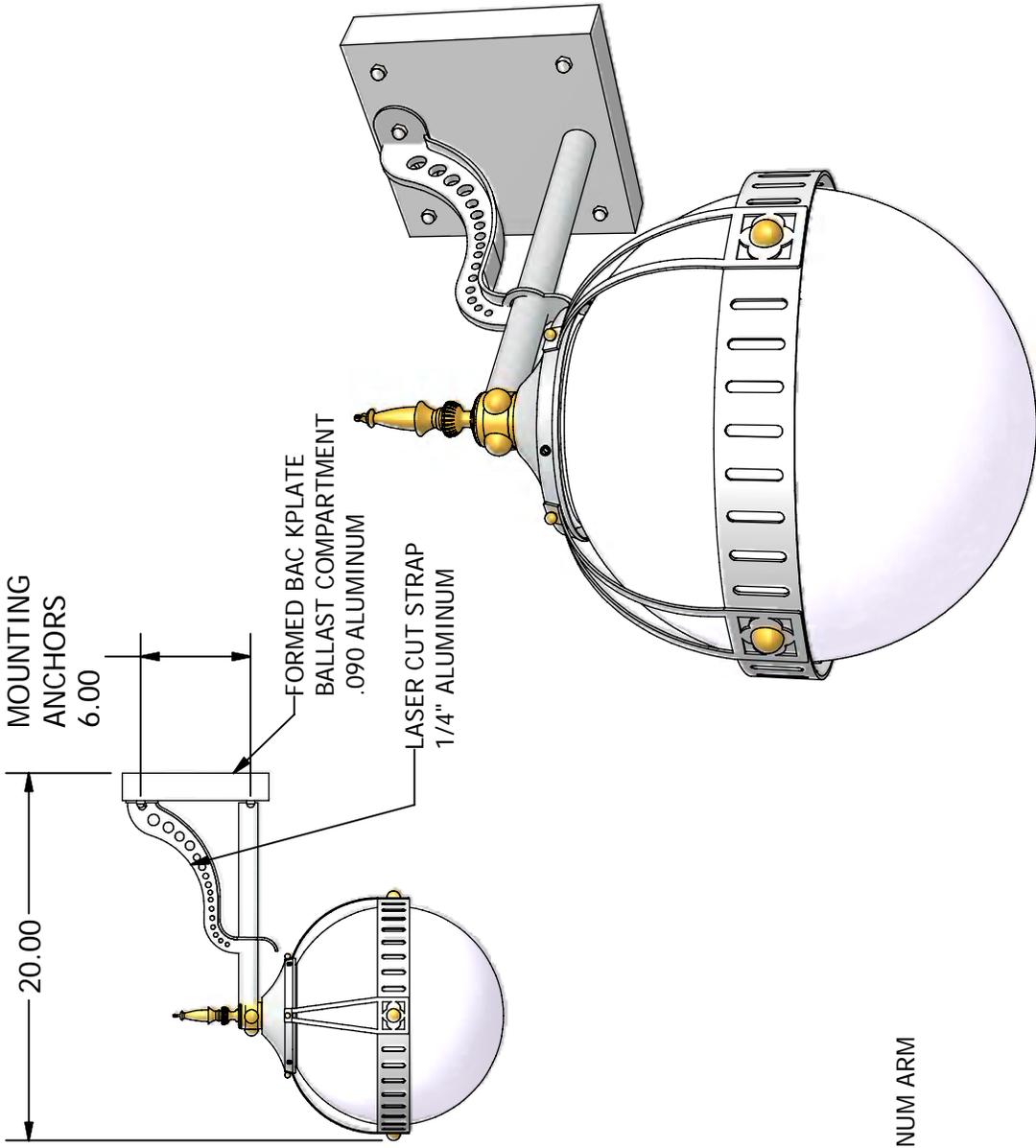
OPTIONS:

QUESTIONS?
sales@mcfaddenlighting.com



NOTES:

These drawings and the specification content are confidential and proprietary information owned by McFadden Lighting Co., Inc. and shall not be replaced or copied or used for the manufacture or sale of apparatus or devices without the written consent of McFadden Lighting Co., Inc.
EXHIBIT J 02/05/2016



<p>McFADDEN LIGHTING 2601 Ohio Ave. St. Louis, Mo 63118 Website: http://mcfaddenlighting.com PH#: 314-773-1340 Fax: 314-773-5741</p>		DESIGNED BY: R.V. SHTEYN DRAWN BY: R.V. SHTEYN CHECKED BY: DATE CHECKED:
JOB NUMBER:	<input type="checkbox"/> CATALOG <input type="checkbox"/> MODIFIED <input checked="" type="checkbox"/> CUSTOM	
TYPE:	WALL BRACKET	
DIAMETER	13-5/8"	LAMPING: 1 CFTR-32 GX24q-3 UNW
BODY HT:	18"	DIFFUSER: GLASS WHITE OPAL
EXTENSION:	20"	
O.A. HEIGHT:	20-7/8"	FINISH: PAINTED T.B.D. MATERIAL: ALUMINIUM
MODIFIED FROM:	NOTES: FIXTURE MOUNTS TO 1/4-20 ANCHORS BY OTHERS. ESTIMATED FIXTURE WEIGHT 25 LBS	
THESE DRAWINGS AND THE SPECIFICATION CONTENT ARE CONFIDENTIAL AND PROPRIETARY INFORMATION OWNED BY MCFADDEN LIGHTING INC. AND SHALL NOT BE REPLACED OR COPIED OR USED FOR THE MANUFACTURE OR SALE OF APPARATUS OR DEVICES WITHOUT THE WRITTEN CONSENT OF MCFADDEN LIGHTING INC.		

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS

SYNTHETIC TURF SYSTEM

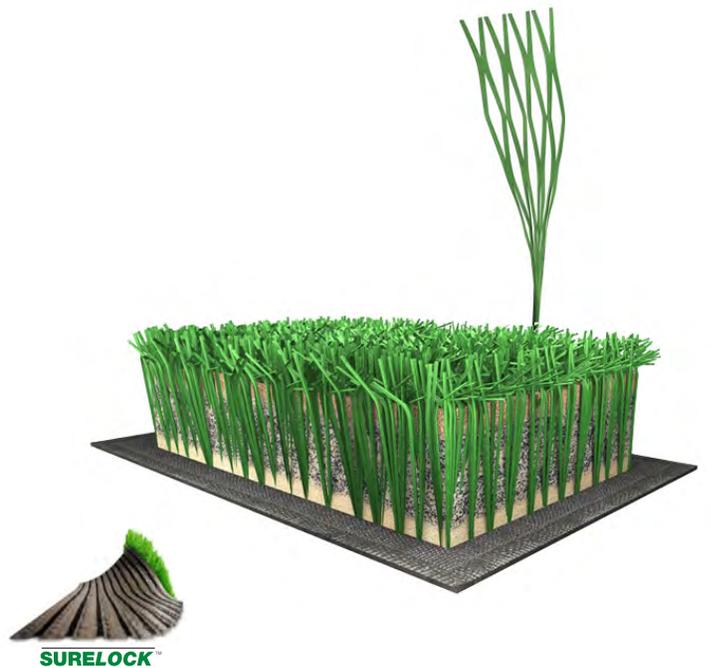


THE ULTIMATE
SURFACE EXPERIENCE

- _____
- _____
- _____
- _____



-
-
-



SECTION 32 12 93.10

ARTIFICIAL GRASS FIELDTURF
FTHD-1 COOLPLAY: CLASSIC HD COOLPLAY

PART 1 - GENERAL

1.1 SUMMARY

- A. Furnish all labor, materials, tools and equipment necessary to install slit-film artificial grass FieldTurf as indicated on the plans and as specified herein; including components and accessories required for a complete installation. including but not limited to
 - 1. Acceptance of prepared sub-base.
 - 2. Coordination with related trades to ensure a complete, integrated, and timely installation: Aggregate base course, sub-base material (tested for permeability), grading and compacting, piping and drain components (when required); as provided under its respective trade section.

1.2 RELATED SECTIONS

- A. Section 00 0000 - Site Preparation
- B. Section 31 23 00 – Excavation and Fill
- C. Section 31 23 16 – Excavation
- D. Section Series 31 23 23 - Fill
- E. Section 31 23 23.13 - Backfill
- F. Section Series 32 13 23 - Aggregate Base Courses
- G. Section 12 93 00 - Site Furnishings

1.3 REFERENCE STANDARDS

- A. FM Factory Mutual
 - 1. P7825 - Approval Guide; Factory Mutual Research Corporation; current edition
- B. ASTM – American Society for Testing and Materials.
 - 1. D1577 - Standard Test Method for Linear Density of Textile Fiber
 - 2. D5848 - Standard Test Method for Mass Per Unit Area of Pile Yarn Floor Covering
 - 3. D1338 - Standard Test Method for Tuft Bind of Pile Yarn Floor Covering
 - 4. D1682 - Standard Method of Test for Breaking Load and Elongation of Textile Fabrics
 - 5. D5034 - Standard Test Method of Breaking Strength and Elongation of Textile Fabrics (Grab Test)
 - 6. F1015 - Standard Test Method for Relative Abrasiveness of Synthetic Turf Playing Surfaces
 - 7. D4491 - Standard Test Methods for Water Permeability of Geotextiles by Permittivity
 - 8. D2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor

Covering Materials

9. F355 - Standard Test Method for Shock-Absorbing Properties of Playing Surfaces.
10. F1936 - Standard Test Method for Shock-Absorbing Properties of North American Football Field Playing Systems as Measured in the Field
11. D1557 - Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort.

1.4 SUBMITTALS

- A. Substitutions: Other products are acceptable if in compliance with all requirements of these specifications. Submit alternate products to Architect for approval prior to bidding in accordance Section 01 25 13, Product Substitution Procedures.
 1. Provide substantiation that proposed system does not violate any other manufacturer's patents, patents allowed or patents pending.
 2. Provide a sample copy of insured, non-prorated warranty and insurance policy information.
- B. Comply with Section 01 33 00, Submittals Procedures. Submit for approval prior to fabrication.
- C. Shop Drawings:
 1. Indicate field layout; field marking plan and details for the specified sports; i.e., NCAA Football; roll/seaming layout; methods of attachment, field openings and perimeter conditions.
 2. Show installation methods and construction indicating field verified conditions, clearances, measurements, terminations, drainage.
 3. Provide joint submission with related trades when requested by Architect.
- D. Product Data:
 1. Submit manufacturer's catalog cuts, material safety data sheets (MSDS), brochures, specifications; preparation and installation instructions and recommendations; storage, handling requirements and recommendations.
 2. Submit fiber manufacturer's name, type of fiber and composition of fiber.
 3. Submit data in sufficient detail to indicate compliance with the contract documents.
 4. Submit manufacturer's instructions for installation.
 5. Submit manufacturer's instructions for maintenance for the proper care and preventative maintenance of the synthetic turf system, including painting and markings.
- E. Samples: Submit samples, 6 x 6 inches, illustrating details of finished product in amounts as required by General Requirements, or as requested by Architect.
- F. Product Certification:
 1. Submit manufacturer's certification that products and materials comply with requirements of the specifications.
 2. Submit test results indicating compliance with Reference Standards.
- G. Project Record Documents: Record actual locations of seams, drains and other pertinent information in accordance with Division 1 Specifications Series, General Requirements.
- H. List of existing installations: Submit list including respective Owner's representative and

telephone number.

- I. Warranties: Submit warranty and ensure that forms have been completed in Owner's name and registered with approved manufacturer.
- J. Testing data to the Owner to substantiate that the finished field meets the required shock attenuation, as per ASTM F1936.
- K. Submit Bills of Lading/Material Delivery Receipts for synthetic turf infill materials. Bills of lading shall bear the name of the project/delivery address, quantity of materials delivered, source/location of origin of infill materials and/or manufacturer, and date of delivery.
- L. Testing Certification: Submit certified copies of independent (third-party) laboratory reports on ASTM testing:
 - 1. Pile Height, Face Weight & Total Fabric Weight, ASTM D5848.
 - 2. Primary & Secondary Backing Weights, ASTM D5848.
 - 3. Tuft Bind, ASTM D1335.
 - 4. Grab Tear Strength, ASTM D1682 or D5034.
 - 5. Shock Attenuation, ASTM F1936.
 - 6. Water Permeability, ASTM D4491

1.5 QUALITY ASSURANCE

- A. Comply with Section 01 43 00, Quality Assurance.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section. The turf contractor and/or the turf manufacturer:
 - 1. Shall be experienced in the manufacture and installation of infilled slit-film synthetic grass system for a minimum of three years. This includes a slit-film fiber, backing, the backing coating, and the installation method.
 - 2. Shall have 500 slit-film fields in play for at least two years. Fields shall be 65,000 ft² or more
 - 3. Shall have a minimum of 500 fields that are at least 8 years old, which is equal to the respective warranty period
 - 4. The manufacturer must have ISO 9001, ISO 14001 and OHSAS 18001 certifications demonstrating its manufacturing efficiency with regards to quality, environment and safety management systems.
 - 5. The manufacturer must be a FIFA Preferred Producer and a FIFA Licensee
 - 6. The manufacturer must be licensed by all of the following major international governing bodies: FIFA, International Rugby Board (IRB), International Hockey Federation (FIH), Australian Football League (AFL).
 - 7. Shall have a minimum of ____ installations in the State/Province of _____.
 - 8. Shall have a minimum of 1 FIFA 2-Star recommended field in North America.
 - 9. Shall have a minimum of 5 NFL game and/or practice fields in play for the previous year
 - 10. Shall have minimum 25 NCAA Division 1 game and/or practice fields installed for (football or soccer).
 - 11. Shall have a minimum of 1000 installations in North America, each of 65,000 ft² or more. Fields shall be 65,000 ft² or more of the specified material, including infill

- material and a slit-film fiber.
 - 12. Shall provide third party certification confirming minimum requirement of 9 lbs tuft bind.
 - 13. Shall provide third-party laboratory testing proving heat reduction qualities of the same infill used in the proposed turf system
- C. Installer: Company shall specialize in performing the work of this section. The Contractor shall provide competent workmen skilled in this specific type of synthetic grass installation.
- 1. The designated Supervisory Personnel on the project shall be certified, in writing by the turf manufacturer, as competent in the installation of slit-film material, including sewing seams and proper installation of the infill mixture.
 - 2. Installer shall be certified by the manufacturer and licensed.
 - 3. The installer supervisor shall have a minimum of 5 years experience as either a construction manager or a supervisor of synthetic turf installations
- D. Pre-Installation Conference: Conduct conference at project site at time to be determined by Architect. Review methods and procedures related to installation including, but not limited to, the following:
- 1. Inspect and discuss existing conditions and preparatory work performed under other contracts.
 - 2. In addition to the Contractor and the installer, arrange for the attendance of installers affected by the Work, The Owner's representative, and the Architect.
- E. The Contractor shall verify special conditions required for the installation of the system.
- F. The Contractor shall notify the Architect of any discrepancies.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Comply with Section 01 60 00, Product Requirements.
- B. Prevent contact with materials that may cause dysfunction.
- C. Deliver and store components with labels intact and legible.
- D. Store materials/components in a safe place, under cover, and elevated above grade.
- E. Protect from damage during delivery, storage, handling and installation. Protect from damage by other trades.
- F. Inspect all delivered materials and products to ensure they are undamaged and in good condition.
- G. Comply with manufacturer's recommendations.

1.7 SEQUENCING AND SCHEDULING

- A. Coordinate the Work with installation of work of related trades as the Work proceeds.
- B. Sequence the Work in order to prevent deterioration of installed system.

1.8 WARRANTY AND GUARANTEE

- A. See Section 01780 - Closeout Submittals, For Additional Warranty Requirements.

B. The Contractor shall provide a warranty to the Owner that covers defects in materials and workmanship of the turf for a period of eight (8) years from the date of substantial completion. The turf manufacturer must verify that their representative has inspected the installation and that the work conforms to the manufacturer's requirements. The manufacturer's warranty shall include general wear and damage caused from UV degradation. The warranty shall specifically exclude vandalism, and acts of God beyond the control of the Owner or the manufacturer. The warranty shall be fully third party insured; pre paid for the entire 8 year term and be non-prorated. The Contractor shall provide a warranty to the Owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the manufacturer's recommendations and any written directives of the manufacturer's representative. Prior to final payment for the synthetic turf, the Contractor shall submit to owner notification in writing that the field is officially added to the annual policy coverage, guaranteeing the warranty to the Owner. The insurance policy must be underwritten by an "AM Best" A rated carrier and must reflect the following values:

- Pre-Paid 8-year insured warranty.
- Insured Warranty Coverage must be provided in the form of 1 single policy
- Maximum per claim coverage amount of \$32,000,000.
- Minimum of thirty-two million dollar (\$32,000,000) annual aggregate
- Must cover full 100% replacement value of total square footage installed, minimum of \$7.00 per sq ft. (in case of complete product failure, which will include removal and disposal of the existing surface)
- Policies that include self insurance or self retention clauses shall not be considered.
- Policy cannot include any form of deductible amount.
- Sample policy must be provided at time of bid to prove that policy is in force. A letter from an agent or a sample Certificate of Insurance will not be acceptable.

C. The artificial grass system must maintain a G-max of less than 200 for the life of the Warranty as per ASTM F1936.

1.9 MAINTENANCE SERVICE

- A. Contractor shall train the Owner's facility maintenance staff in the use of the turf manufacturer's recommended maintenance equipment.
- B. Manufacturer must provide maintenance guidelines and a maintenance video to the facility maintenance staff.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURER

A. Approved manufacturers are as follows:

1. FieldTurf USA Inc.
175 N. Industrial Blvd
Calhoun, GA 30701
P: 800-724-2969

Model: FieldTurf Classic HD CoolPlay

2.2 MATERIALS AND PRODUCTS

A. Artificial grass FieldTurf system materials shall consist of the following:

1. Carpet made of slit-film polyethylene fibers tufted into a fibrous, non-perforated, porous backing.
2. Infill: Controlled mixture of graded sand and cryogenic rubber crumb that partially covers the carpet. A top infill layer of granulated cork is mandatory.
3. Glue, thread, paint, seaming fabric and other materials used to install and mark the artificial grass slit-film FieldTurf.

B. The installed artificial grass slit-film FieldTurf shall have the following properties:

<u>Standard</u>	<u>Property</u>	<u>Specification</u>
ASTM D1577	Fiber Denier	10,800
ASTM D2256	Yarn Breaking Strength	18 lbs
ASTM D3218	Tape Thickness	130 Microns
ASTM D5823	Pile Height	2 1/2"
ASTM D5793	Stitch Gauge	3/4"
ASTM D5848	Pile Weight	36oz/square yard
ASTM D5848	Primary Backing	7+oz/square yard
ASTM D5848	Secondary Backing	14+oz/square yard
ASTM D5848	Total Weight	57+oz/square yard
ASTM D1335	Tuft Bind (Without Infill)	8+ lbs
ASTM D5034	Grab Tear (Width)	200 lbs/force
ASTM D5034	Grab Tear (Length)	200 lbs/force
ASTM D4491	Carpet Permeability	>40 inches/hour
ASTM F355/F1936	Impact Attenuation (Gmax)	<200
	Infill Material Depth	1.75 inches
	Granulated Cork Component	0.2lbs/square foot
	Sand Infill Component	6.2lbs/square foot
	SBR Rubber Infill Component	2.6lbs/square foot
	Total Product Weight	1353oz/square yard

C. Carpet shall consist of slit-film fibers tufted into a primary backing with a secondary backing.

D. Carpet Rolls shall be 15' wide rolls.

1. Rolls shall be long enough to go from field sideline to sideline.
2. Where the playing field is for football, the perimeter white line shall be tufted into

the individual sideline rolls.

- E. Backing:
1. Primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors.
 2. Secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place.
 3. Perforated (with punched holes), backed carpet are unacceptable.
- F. Fiber shall be 10,800 denier, low friction, and UV-resistant fiber measuring not less than 2 ½ inches high.
1. Systems with less than a 2 ½ inch fibers are unacceptable.
- G. Infill materials shall be approved by the manufacturer.
1. Infill shall consist of a resilient layered granular system, comprising selected and graded sand and cryogenically hammer-milled SBR rubber crumb with a top layer of granulated cork.
 2. Artificial Grass products without cryogenically processed SBR rubber and a top layer of granulated cork will not be acceptable.
 3. The sand component of the infill must represent a minimum of 51% or more of the total infill, by weight.
 4. Granulated cork must be pre-washed by the cork supplier prior to arrival at the field(s)
 5. Granulated cork must have a bulk density of 0.19 g/cm³ +/- 15%
- H. The sand infill will comply within the following characteristics:
- Average Particle size between 20 and 30 mesh [calculated based on summing the midpoint of sieve pan fractions times the % retained on given screen fractions]
 - Average Particle shape > 0.4 on the Krumbein scale
 - Particle structure predominantly single grain
 - Produce < 0.4%, -50M in API crush test at 80psig
- I. Non-tufted or inlaid lines and markings shall be painted with paint approved by the synthetic turf manufacturer.
- J. Thread for sewing seams of turf shall be as recommended by the synthetic turf manufacturer.
- K. Glue and seaming fabric for inlaying lines and markings shall be as recommended by the synthetic turf manufacturer.

2.3 QUALITY CONTROL IN MANUFACTURING

- A. The manufacturer shall own and operate its own manufacturing plant in North America. Both tufting of the field fibers into the backing materials and coating of the turf system must be done in-house by the turf manufacturer. Outsourcing of either is unacceptable.
- B. The manufacturer shall have full-time certified in-house inspectors at their manufacturing plant that are experts with industry standards.

- C. The manufacturer's full-time in-house certified inspectors shall perform pre-tufting fiber testing on tensile strength, elongation, tenacity, denier, shrinkage, and twist i.e., turns per inch, upon receipt of fiber spools from fiber manufacturer.
- D. Primary backing shall be inspected by the manufacturer's full-time certified in-house inspectors before tufting begins.
- E. The manufacturer's full-time in-house certified inspectors shall verify "pick count", yarn density in relation to the backing, to ensure the accurate amount of face yarn per square inch.
- F. The manufacturer's full-time, in-house, certified inspectors shall perform turf inspections at all levels of production including during the tufting process and at the final stages before the turf is loaded onto the truck for delivery.
- G. The manufacturer shall have its own, in-house laboratory where samples of turf are retained and analyzed, based on standard industry tests, performed by full-time, in-house, certified inspectors.
- H. The manufacturer must have ISO 9001, ISO 14001 and OHSAS 18001 certifications demonstrating its manufacturing efficiency with regards to quality, environment and safety management systems.

QUALITY CONTROL IN FIBER MANUFACTURING

Synthetic turf fiber must perform in a uniform manner or manufacturer quality control issues in the extrusion processes will be suspected. Linear Low Density Polyethylene Polymer ("LLDPE") and batch additives obtained from a reputable manufacturer are required to manufacture superior quality slit-film yarn. The master batch formula must include a UV stabilizer package added to its polymer base.

The LLDPE used to make the artificial grass fiber needs to be a "C6" LLDPE which contains 6 carbon atoms and 12 hydrogen atoms; A C6-based LLDPE produces strong and resilient artificial grass fibers over prolonged periods and thus should provide the basis for long term performance of the system.

Adequate UV protection is essential to the long-term durability of any artificial grass fiber. Typically, stabilizer packages for polyethylene fibers have three components that protect the fibers from degradation: (1) primary antioxidants; (2) secondary antioxidants; and (3) UV stabilizers (i.e., hindered amine light stabilizers ("HALS")). HALS are a particularly important aspect of the stabilizer package. A typical HALS concentration is 10,000 ppm. More developed HALS molecules are methyl stabilized to prevent from degradation.

The fiber must contain both a short-term and a long-term active ingredient for protection during the extrusion process and when installed in the field. The pigments used in the fiber must be UV stable and heavy metal free.

Artificial turf fiber proposed for the field(s) must have successfully undergone a Lisport wear test as part of Penn State University's fiber wear testing program. This fiber must be exactly the same fiber that is being proposed for the field(s). Official Penn State test reports must be provided.

2.4 FIELD GROOMER & SWEEPER

- A. Supply field groomer as part of the work.
 - 1. Field Groomer shall include a towing attachment compatible with a field utility vehicle.
 - 2. Field Groomer shall be a FieldTurf GroomRight
 - 3. Field Sweeper shall include a towing attachment compatible with a field utility vehicle.
 - 4. Field Sweeper shall be a FieldTurf SweepRight

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that all sub-base leveling is complete prior to installation.
- B. Installer shall examine the surface to receive the synthetic turf and accept the sub-base planarity in writing prior to the beginning of installation.
 - 1. Acceptance is dependent upon the Owner's test results indicating compaction and planarity are in compliance with manufacturer's specifications.
 - 2. The surface shall be accepted by Installer as "clean" as installation commences and shall be maintained in that condition throughout the process.
- C. Compaction of the aggregate base shall be 95%, in accordance with ASTM D1557 (Modified Proctor procedure); and the surface tolerance shall not exceed 0-1/4 inch over 10 feet and 0-1/2" from design grade.
- D. Correct conditions detrimental to timely and proper completion of Work.
- E. Do not proceed until unsatisfactory conditions are corrected.
- F. Beginning of installation means acceptance of existing conditions.

3.2 PREPARATION

- A. Prior to the beginning of installation, inspect the sub-base for tolerance to grade.
- B. Sub-base acceptance shall be subject to receipt of test results (by others) for compaction and planarity that sub-base is in compliance with manufacturer's specifications and recommendations.
- C. Dimensions of the field and locations for markings shall be measured by a registered surveyor to verify conformity to the specifications and applicable standards. A record of the finished field as-built measurements shall be made.
- D. When requested by Architect, installed sub-base shall be tested for porosity prior to the installation of the slit-film turf. A sub base that drains poorly is an unacceptable substrate

3.3 INSTALLATION - GENERAL

- A. The installation shall be performed in full compliance with approved Shop Drawings.

- B. Only trained technicians, skilled in the installation of athletic caliber synthetic turf systems working under the direct supervision of the approved installer supervisors, shall undertake any cutting, sewing, gluing, shearing, topdressing or brushing operations.
- C. The designated Supervisory personnel on the project must be certified, in writing by the turf manufacturer, as competent in the installation of this material, including sewing seams and proper installation of the Infill mixture.
- D. Designs, markings, layouts, and materials shall conform to all currently applicable National Collegiate Athletic Association rules, NFHS rules, and/or other rules or standards that may apply to this type of synthetic grass installation. Designs, markings and layouts shall first be approved by the Architect or Owner in the form of final shop drawings. All markings will be in full compliance with final shop drawings.

3.4 INSTALLATION

- A. Install at location(s) indicated, to comply with final shop drawings, manufacturers'/installer's instructions.
- B. The Contractor shall strictly adhere to specified procedures. Any variance from these requirements shall be provided in writing, by the manufacturer's on-site representative, and submitted to the Architect and/or Owner, verifying that the changes do not in any way affect the Warranty. Infill materials shall be approved by the manufacturer and installed in accordance with the manufacturer's standard procedures.
- C. Carpet rolls shall be installed directly over the properly prepared aggregate base. Extreme care shall be taken to avoid disturbing the aggregate base, both in regard to compaction and planarity.
 - 1. Repair and properly compact any disturbed areas of the aggregate base as recommended by manufacturer
- D. Full width rolls shall be laid out across the field.
 - 1. Turf shall be of sufficient length to permit full cross-field installation from sideline to sideline.
 - 2. No cross seams will be allowed in the main playing area between the sidelines.
 - 3. Each roll shall be attached to the next roll utilizing standard state-of-the-art sewing procedures.
 - 4. When all of the rolls of the playing surface have been installed, the sideline areas shall be installed at right angles to the playing surface.
- E. Artificial turf panel seams shall be sewn along the selvedge edging flap of the turf roll. Seams secured by other means including gluing are unacceptable. Installation shall be 99% sewn.
 - 1. Minimum gluing will only be permitted to repair problem areas, corner completions, and to cut in any logos or inlaid lines as required by the specifications.
 - 2. Seams shall be flat, tight, and permanent with no separation or fraying.
 - 3. In the case of all lines and logos, turf carpet must be field fibers must be sheared to the backing (do not cut the backing) and adhered using hot melt adhesives.
- F. Infill Materials:
 - 1. Infill materials shall be applied in numerous thin lifts. The turf shall be brushed as

the mixture is applied. The infill material shall be installed to a depth determined by the manufacturer.

2. Three-layered infill shall be installed in a systematic order.
 3. Infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The Infill installation consists of a base layer of sand followed by a homogenous mixture of the sand and the cryogenically processed rubber. A final application of specifically sized granulated cork completes the system. The Infill shall be installed to the depth of 1 ³/₄". Infill density shall consist of no more than 6.2 pounds of sand, 2.6 pounds of rubber, and 0.2lbs of cork per square foot. The Infill shall be placed so that there is a void of ³/₄" to the top of the fibers.
- G. Non-tufted or inlaid lines and markings shall be painted in accordance with turf and paint manufacturers' recommendations. Number of applications will be dependent upon installation and field conditions.
- H. Synthetic turf shall be attached to the perimeter edge detail in accordance with the manufacturer's standard procedures.
- I. Upon completion of installation, the finished field shall be inspected by the installation crew and an installation supervisor.

3.5 FIELD MARKINGS

- A. Field markings shall be installed in accordance with approved shop drawings. If football is designated as the primary sport, all five yard lines will be tufted-in.
- B. Balance of sports markings will be inlaid or painted in accordance with the Drawings.
- C. Center field logo shall be either painted or inlaid according to artwork indicated on Drawings and in accordance with manufacturer's standard palette of turf colors.
- D. End-zone letters and logos shall be either painted or inlaid according to artwork and fonts indicated on the Drawings, and in accordance with manufacturer's standard palette of turf colors.

3.6 ADJUSTMENT AND CLEANING

- A. Do not permit traffic over unprotected surface.
- B. Contractor shall provide the labor, supplies, and equipment as necessary for final cleaning of surfaces and installed items.
- C. All usable remnants of new material shall become the property of the Owner.
- D. The Contractor shall keep the area clean throughout the project and clear of debris.
- E. Surfaces, recesses, enclosures, and related spaces shall be cleaned as necessary to leave the work area in a clean, immaculate condition ready for immediate occupancy and use by the Owner.

3.7 PROTECTION

- A. Protect installation throughout construction process until date of final completion.



SKOKIE PLAYFIELDS



SKOKIE PLAYFIELDS



SYNTHETIC TURF SYSTEM WITH PERIMETER NATURAL TURF

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS
RUBBERIZED PLAYGROUND SURFACE SYSTEM

3-Part Specification: **PlayBound™ Poured-in-Place**



SURFACEAMERICA®

Surface America, Inc. • PO Box 157 • Williamsville, NY 14231
Phone: (800) 999-0555 • Phone: (716) 632-8413 • Fax: (716) 632-8324
info@surfaceamerica.com • www.surfaceamerica.com

PART 1 – GENERAL

1.01 SUMMARY

A. Section Includes: Poured-in-Place Playground Surfacing System: Super-7 (when aromatic urethane for the top surface is specified) with a 7-year warranty & Extreme-10 (when aliphatic urethane for the top surface is specified) with a 10-year warranty.

Specifier Note: Revise paragraph below to suit project requirements. If a reader of this section could reasonably expect to find a product or component specified in this section, but it is actually specified elsewhere, then the related section number(s) should be listed in the paragraph below. In the absence of related sections, delete paragraph below.

Specifier Note: Site materials and methods, drainage, playground equipment, fencing, substrate preparation and similar work is provided by others and is described in other sections. Consult manufacturer for specific substrate preparation requirements. Edit, retain or delete paragraph below to suit project requirements and specifier practice.

B. Related Sections: Division 2 Sitework Sections: Materials and Methods, Excavation, Asphalt Paving, Concrete Paving, Sub-Drainage, Storm Drainage, Fencing, Playground Equipment and Structures.

Specifier Note: Article below may be omitted when specifying manufacturer's proprietary products and recommended installation. Retain References Article when specifying products and installation by an industry reference standard. If retained, list standard(s) referenced in this section. Indicate issuing authority name, acronym, standard designation and title. Establish policy for indicating edition date of standard referenced. Conditions of the Contract or Division 1 References Section may establish the edition date of standards. This article does not require compliance with standard. It is a listing of all references used in this section.

1.02 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers-Tension.
2. ASTM D624 Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.

3. ASTM D2047 Standard Test Method for Static Coefficient of Friction of Polish-Coated Floor Surfaces as Measured by the James Machine.
4. ASTM D2859 Standard Test Method for Flammability of Finished Textile Floor Covering Materials.
5. ASTM E303 Standard Test Method for Measuring Surface Frictional Properties Using the British Pendulum Tester.
6. ASTM F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.
7. ASTM F1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

Specifier Note: Article below should be restricted to statements describing design or performance requirements and functional (not dimensional) tolerances of a complete system. Limit descriptions to composite and operational properties required to link components of a system together and to interface with other systems.

1.03 SYSTEM DESCRIPTION

A. Performance Requirements: Provide a 2 layer rubber-urethane playground surfacing system which has been designed, manufactured and installed to meet the following criteria:

1. Shock Attenuation (ASTM F1292):
 - a. Gmax: Less than 200.
 - b. Head Injury Criteria: Less than 1000.
2. Flammability (ASTM D2859): Pass.
3. Tensile Strength (ASTM D412): 60 psi (413 kPa).
4. Tear Resistance (ASTM D624): 140%.
5. Water Permeability: 0.4 gal/yd²/second.
6. Accessibility: Comply with requirements of ASTM F1951.

Specifier Note: Article below includes submittal of relevant data to be furnished by Contractor before, during or after construction. Coordinate this article with Architect's and Contractor's duties and responsibilities in Conditions of the Contract and Division 1 Submittal Procedures Section.

1.04 SUBMITTALS

A. General: Submit listed submittals in accordance with Conditions of the Contract and Division 1 Submittal Procedures Section.

B. Product Data: Submit manufacturer's product data and installation instructions.

C. Verification Samples: Submit manufacturer's standard verification samples of 9" x 9" (229 x 229 mm) minimum.

D. Quality Assurance/Control Submittals: Submit the following:

1. Certificate of qualifications of the playground surfacing installer.

E. Closeout Submittals: Submit the following:

1. Warranty documents specified herein.

Specifier Note: Article below should include statements of prerequisites, standards, limitations and criteria that establish an overall level of quality for products and workmanship for this section. Coordinate article below with Division 1 Quality Assurance Section.

1.05 QUALITY ASSURANCE

A. Qualifications: Utilize an installer approved and trained by the manufacturer of the playground surfacing system, having experience with other projects of the scope and scale of the work described in this section.

B. Certifications: Certification by manufacturer that installer is an approved applicator of the playground surfacing system.

C. International Play Equipment Manufacturers Association (IPEMA) certified.

Specifier Note: Article below should include specific protection and environmental conditions required during storage. Coordinate article below with Division 1 Product Requirements Section.

1.06 DELIVERY, STORAGE & HANDLING

A. General: Comply with Division 1 Product Requirement Section.

B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at a minimum temperature of 40 degrees F (4 degrees C) and a maximum temperature of 90 degrees F (32 degrees C).

Specifier Note: In article below, state physical or environmental limitations or criteria for installation such as weather, temperature, humidity, ventilation or illumination required for proper installation or application.

1.07 PROJECT/SITE CONDITIONS

A. Environmental Requirements: Install surfacing system when minimum ambient temperature is 40 degrees F (1 degree C) and maximum ambient temperature is 90 degrees F (32 degrees C). Do not install in steady or heavy rain.

Specifier Note: Coordinate article below with Conditions of the Contract and with Division 1 Closeout Submittals (Warranty) Section. Use this article to require special or extended warranty or bond covering the work of this section.

1.08 WARRANTY

A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.

B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under contract documents.

C. Proper drainage is critical to the longevity of the PlayBound Poured-in-Place surfacing system. Inadequate drainage will cause premature breakdown of the poured system in affected areas; and void the warranty.

Specifier Note: Coordinate subparagraph below with manufacturer's warranty requirements.

1. Warranty Period: Super-7 (when aromatic urethane for the top surface is specified): 7 years from date of completion of work. Extreme-10 (when aliphatic urethane for the top surface is specified): 10 years from date of completion of work. 2 years from date of completion of work when surface is in water play areas, pool surrounds or similar applications.

PART 2 – PRODUCTS

Specifier Note: Retain article below for proprietary method specification. Add product attributes, performance characteristics, material standards and descriptions as applicable. Use of such phrases as "or equal" or "or approved equal" or similar phrases may cause ambiguity in specifications. Such phrases require verification (procedural, legal and regulatory) and assignment of responsibility for determining "or equal" products.

2.01 POURED-IN-PLACE PLAYGROUND SURFACING SYSTEM

Specifier Note: Retain or delete paragraph below per project requirements and specifier's practice.

A. Manufacturer: Surface America, Inc.

1. Contact: PO Box 157, Williamsville, NY 14231; Telephone: (800) 999-0555, (716) 632-8413; Fax: (716) 632-8324; E-mail: info@surfaceamerica.com; website: <http://www.surfaceamerica.com>.

B. Proprietary Products/Systems. Poured-in-place playground surfacing system, including the following:

1. PlayBound Poured-In-Place Primer:

a. Material: Urethane.

2. PlayBound Poured-in-Place Basemat:

a. Material: Blend of 100% recycled SBR (styrene butadiene rubber) and urethane.

Specifier Note: The type of playground equipment determines the required basemat thickness, and the basemat thickness may be different at various locations on the playground site. Depending on ASTM F1292 requirements for critical fall height (4', 5', 6', 7', 8', 9', 10' or 12' (1219, 1524, 1829, 2134, 2438, 2743, 3048 or 3657 mm)), select basemat thickness from options provided in subparagraph below (1 1/4", 1 1/2", 2", 2 1/2", 3", 3 1/2", 4" or 5" (31.75, 38, 51, 64, 76, 89 or 102 mm), respectively). Specify project requirements below and coordinate with working drawings.

b. Thickness: [1 1/4" (31.75 mm)] [1 1/2" (38 mm)] [2" (51 mm)] [2 1/2" (64 mm)] [3" (76 mm)] [3 1/2" (89 mm)] [4" (102 mm)] [5" (127mm)].

c. Formulation Components: Blend of strand and granular material.

3. PlayBound Poured-In-Place Top Surface:

a. Material: Blend of recycled EPDM (ethylene propylene diene monomer) rubber and aromatic or aliphatic urethane binder.

b. Thickness: Nominal 1/2" (12.7 mm), minimum 3/8" (9.5 mm), maximum 5/8" (15.9 mm).

c. Color: [Standard] [Terra Cotta Red] [Primary Red] [Orange (indoor only)] [Gold] [Beige] [Yellow] [Bright Green] [Army Green] [Hunter Green] [Teal] [Sky Blue] [Royal Blue] [Purple] [Pearl] [Eggshell] [Brown] [Light Gray] [Dark Gray] [Black] [Custom color – specify requirements].

Specifier Note: Aliphatic urethane (Extreme-10) is recommended for certain colors (blue, teal, purple, pearl, eggshell and grays) because aromatic binder (Super-7) “yellows” slightly upon exposure to ultraviolet rays. Most of this thin layer of urethane wears off with foot traffic and weathering typically within two to six months. *This characteristic applies industry-wide.*

d. Dry Static Coefficient of Friction (ASTM D2047): 1.0.

e. Wet Static Coefficient of Friction (ASTM D2047): 0.9.

f. Dry Skid Resistance (ASTM E303): 89.

g. Wet Skid Resistance (ASTM E303): 57.

Specifier Note: Edit Article below to suit project requirements. If substitutions are permitted, edit text below. Add text to refer to Division 1 Project Requirements (Product Substitutions Procedures) Section.

2.02 PRODUCT SUBSTITUTIONS

A. Substitutions: No substitutions permitted.

Specifier Note: Specify proportions and procedures for site mixing materials. Mixing is the preparation of materials for use and is considered to be part of the manufacturing process.

2.03 MIXES

A. Required mix proportions by weight:

1. Basemat: 16+% urethane (as ratio: 14% urethane divided by 86% rubber). 14% urethane, 86% rubber (based on entire rubber & urethane mix).

2. Top Surface: 22% urethane (ratio: 18% urethane divided by 82% rubber). 18% urethane, 82% rubber (based on entire rubber & urethane mix).

PART 3 – EXECUTION

Specifier Note: Revise article below to suit project requirements and specifier’s practice.

3.01 MANUFACTURER’S INSTRUCTIONS

A. Comply with the instructions and recommendations of the playground surfacing manufacturer.

Specifier Note: Specify actions to physically determine that conditions are acceptable to receive primary products of the section.

3.02 EXAMINATION

A. Substrate preparation must be in accordance with surfacing manufacturer's specification. New asphalt must be fully cured – up to 30 days. New concrete must be fully cured – up to 7 days.

B. Proper drainage is critical to the longevity of the PlayBound Poured-in-Place surfacing system. Inadequate drainage will cause premature breakdown of the poured system in affected areas; and void the warranty.

Specifier Note: Specify actions required to physically prepare the surface, area, or site or to incorporate the primary products of the section.

3.03 PREPARATION

A. Surface Preparation: Using a brush or short nap roller, apply primer to the substrate perimeter and any adjacent vertical barriers such as playground equipment support legs, curbs or slabs that will contact the surfacing system at the rate of 300 ft²/gal (7.5 m²/L).

Specifier Note: Coordinate article below with manufacturer's recommended installation requirements.

3.04 INSTALLATION

A. Do not proceed with playground surfacing installation until all applicable site work, including substrate preparation, fencing, playground equipment installation and other relevant work, has been completed.

B. Basemat Installation:

1. Using screeds and hand trowels, install the basemat at a consistent density of 29 pounds, 1 ounce per cubic foot (466 kg/m³) to the specified thickness.

2. Allow basemat to cure for sufficient time so that indentations are not left in the basemat from applicator foot traffic or equipment.

3. Do not allow foot traffic or use of the basemat surface until it is sufficiently cured.

C. Primer Application: Using a brush or short nap roller, apply primer to the basemat perimeter and any adjacent vertical barriers such as playground equipment support legs, curbs or slabs that will contact the surfacing system at the rate of 300 ft²/gal (7.5 m²/L).

D. Top Surface Installation:

1. Using a hand trowel, install top surface at a consistent density of 58 pounds, 9 ounces per cubic foot (938 kg/m³) to a nominal thickness of 1/2" (12.7 mm).

2. Allow top surface to cure for a minimum of 48 hours.

3. At the end of the minimum curing period, verify that the top surface is sufficiently dry and firm to allow foot traffic and use without damage to the surface.

4. Do not allow foot traffic or use of the surface until it is sufficiently cured.

Specifier Note: Specify provisions for protecting work after installation but prior to acceptance by the owner. Coordinate article below with Division 1 Execution Requirements Section.

3.05 PROTECTION

A. Protect the installed playground surface from damage resulting from subsequent construction activity on the site.



PLAY SET A (EAST CAMPUS) COLOR PALETTE



PLAY SET B (WEST CAMPUS) COLOR PALETTE



PLAY SET B (WEST CAMPUS) COLOR PALETTE

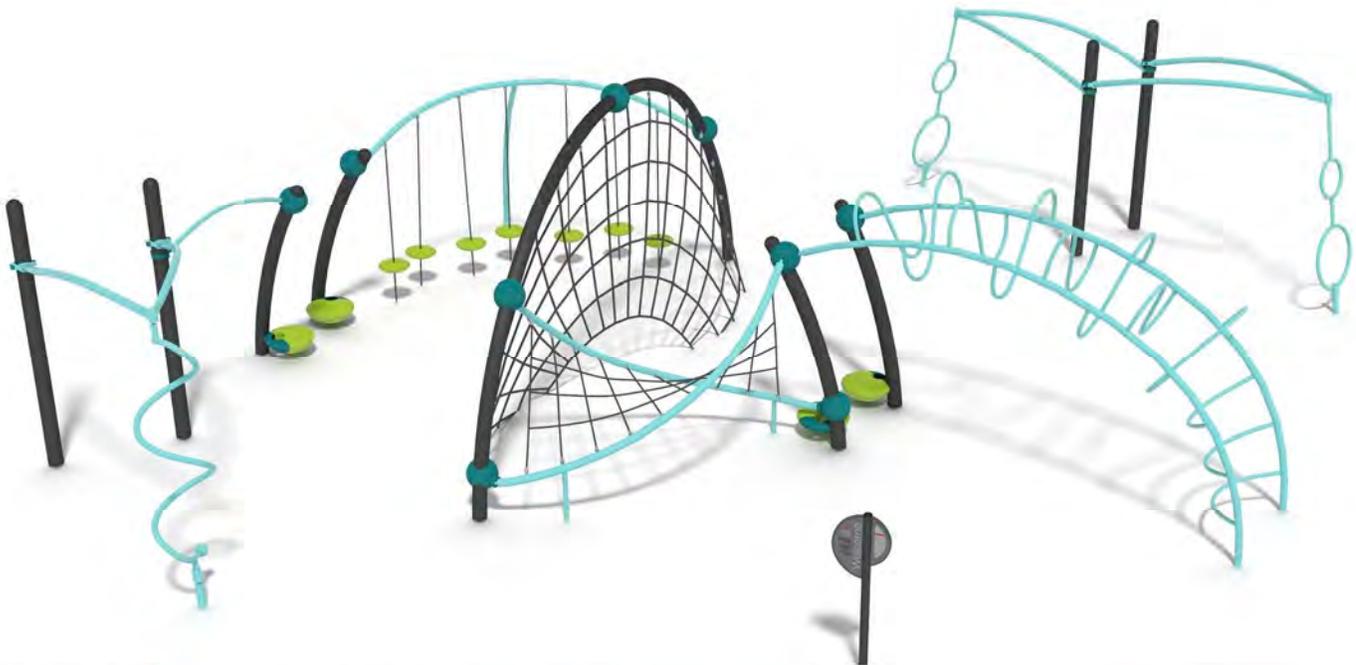
EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC ATHLETIC FIELD MATERIALS

PLAY EQUIPMENT

FAITH HOPE AND CHARITY

WINNELKA IL February 2, 2016 WNN16FAI1-1



**Better playgrounds.
Better world.®**

playlsi.com

Proudly presented by:



PLAY SET A (EAST CAMPUS) LAYOUT

FAITH HOPE AND CHARITY

WINNETKA IL February 2, 2016 WNN16FAI2-2



Better playgrounds.
Better world.®
playlsi.com



Proudly presented by:



PLAY SET B (WEST CAMPUS) LAYOUT

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC SITE MATERIALS

SITE LIGHT FIXTURES

2501LED-LBS LINCOLN LIGHTED BOLLARD SPECIFICATIONS

GENERAL

The Model 2501LED-LBS decorative lighted bollard shall be aluminum, one-piece construction. The 20" diameter cast aluminum base shall be constructed with a 7" diameter straight smooth aluminum shaft. The Model shall be Sternberg Lighting #2501LED-LBS lighted bollard or #2501LED-LBS-QR quick release lighted bollard. Optional 7" fluted shaft is available. Specify 2501LED-LB. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada.*

CONSTRUCTION

The base shall be designed with a cylindrically shaped lower section which gradually slopes to its straight smooth upper section. The base shall be made of heavy wall, alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base. The extruded shaft shall be made of aluminum. The bollard cap will be cast aluminum. The overall height of the bollard shall be 55". (For other heights, consult factory).

ELECTRICAL/LED

The optical assembly shall be constructed of twelve (12) fluted openings with a white acrylic lens. The LED light source shall have an IP65 rated assembly. The assembly shall consist of highly efficient, four (4) [optional three (3)] sided extruded aluminum heat sink, four (4) [optional three (3)] LED boards with 6 each high brightness LEDs and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accord with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. Listed in U.S. and Canada. The LED lighted bollard shall have an L70 expected life of 70,000 hours with the LED life ratings determined in accordance with IESNA LM-80. The electronic LED driver shall be a U.L. Recognized, constant current design with THD<20%.

QUICK RELEASE MOUNTING (Optional)

The Model 2501LED-LBS-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The burial portion shall be made of aluminum extrusion and shall have a keyway and flexible connection system for securing to bollard. The bollard shall have a mated extension and anti-rotation key and padlock slot. The quick release system shall allow for a flush pavement installation after temporary bollard removal.

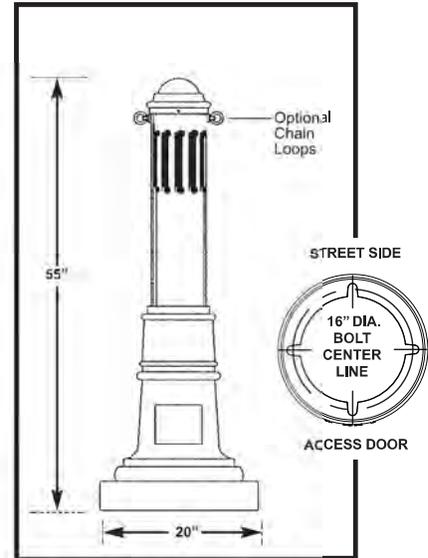
FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

INSTALLATION

Four, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for non-quick release bollard anchorage. Quick release anchorage requires no anchor bolts. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper-proof, stainless steel hardware. Bollard will be provided with a grounding stud mounted on the base floor opposite the access door.

WARRANTY Seven (7) year limited warranty. See product and finish warranty guide for details.

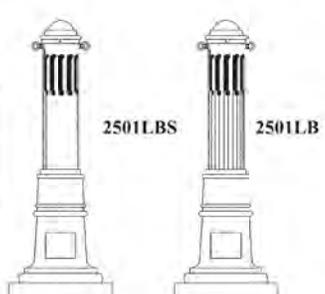


See installation template for exact door position.

BUILDING A PART NUMBER PART NUMBER SELECTIONS

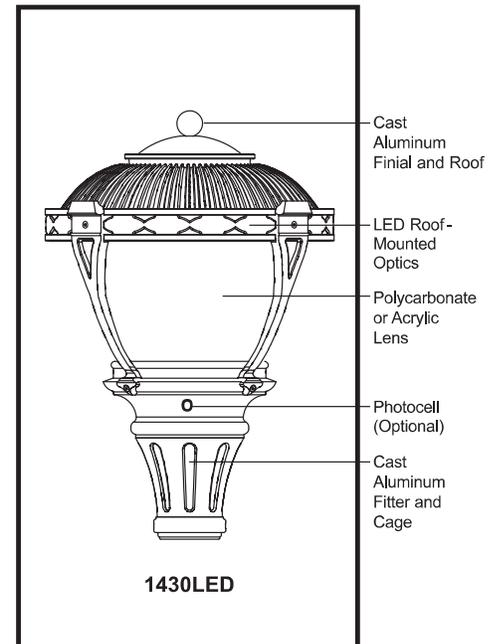
<p>BOLLARD MODEL</p> <p>2501LED-LBS</p>	<p>OPTIONAL CHAIN LOOP</p> <p>CL2</p>	<p>LIGHT SOURCE</p> <p>3S45TLCA</p>	<p>DRIVER</p> <p>ML</p>	<p>OPTIONS</p> <p>FHD</p>	<p>FINISH</p> <p>BK</p>	<p>MODELS</p> <ul style="list-style-type: none"> • 2501LED-LBS • 2501LED-LBS-QR • 2501LED-LB • 2501LED-LB-QR <p>DRIVERS</p> <ul style="list-style-type: none"> • ML-120-277V • MDL - Dimming 120-277V <p>OPTIONAL CHAIN LOOP</p> <ul style="list-style-type: none"> • CL1 Chain Loop • CL2 Chain Loops -80° 	<p>LIGHT SOURCES</p> <ul style="list-style-type: none"> • 4S60TLCA 30W 6000K Type V • 4S45TLCA 30W 4500K Type V • 4S35TLCA 30W 3500K Type V • 3S60TLCA 23W 6000K Type V • 3S45TLCA 23W 4500K Type V • 3S35TLCA 23W 3500K Type V <p>TO ORDER CHAIN: Specify total length of chain required for project.</p>	<p>STANDARD FINISHES*</p> <ul style="list-style-type: none"> • BKT Black Textured • WHT White Textured • PGT Park Green Textured • ABZT Architectural Medium Bronze Textured • DBT Dark Bronze Textured <p>*Smooth Finishes are available upon request</p> <p>CUSTOM FINISHES</p> <ul style="list-style-type: none"> • OI Old Iron 	<ul style="list-style-type: none"> • RT Rust • WBR Weathered Brown • CD Cedar • WBK Weathered Black • TT Two Tone <p>STERNBERG SELECT FINISHES</p> <ul style="list-style-type: none"> • VG Verde Green • SI Swedish Iron • OWGT Old World Gray Textured
--	--	--	--------------------------------	----------------------------------	--------------------------------	--	---	--	--

*** NOTES**
U.L. listed components only. Bollard is not U.L. or E.T.L. listed with a photocell.



1430LED ROADWAY SERIES**SPECIFICATIONS****LUMINAIRE DESIGN**

- The luminaire shall be a stylized lantern fixture which consists of a decorative cast aluminum cage and fitter, polycarbonate or clear acrylic textured acorn and a cast aluminum roof.
- The luminaire shall have LED light sources and roof mounted, down-lighting optics.
- The luminaire shall feature a fully cast aluminum decorative cage surrounding the acorn.
- The luminaire shall be appointed with a cast aluminum decorative ball finial.
- The cage shall consist of a decorative ring with 4 slender "Y" shaped supports.
- The 1430LED luminaire shall be 18" diameter and 25" overall height.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.



EPA = 0.79 (ft²)
 WEIGHT = 40 LBS

POST FITTER - STANDARD

- The fitter shall be heavy wall cast aluminum for high tensile strength.
- The fitter shall have an inside diameter opening of 8 1/2" to attach to the 8" neck of the acorn globe.
- When ordered with a Sternberg pole, the fitter shall be welded to the pole top or tenon to ensure safety and to ensure the luminaire will remain plumb and level over the luminaire life.

DRIVER

- The LED driver shall be securely mounted inside the fitter, for optimized performance and longevity.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation.

LIGHT SOURCES

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.

LIST NO.
 1430LED
 ROADWAY
 SERIES

1-14

(Continued on next page)

1430LED ROADWAY SERIES**SPECIFICATIONS****LIST NO.
1430LED
ROADWAY
SERIES**

- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80-08.

OPTICS

- The luminaire shall be provided with individual, acrylic, refractor type optics applied to each LED.
- The luminaire shall provide Type ___ (III or V) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79-08.

Light Source	Initial Delivered Lumens	Fixture Watts	Light Source	Initial Delivered Lumens	Fixture Watts
4A1R60T5	5035	93	4A1R60T3	4535	93
4A1R45T5	3965	93	4A1R45T3	3460	93
4A1R35T5	3335	93	4A1R35T3	2895	93
4ARC60T5	3470	65	4ARC60T3	3040	65
4ARC45T5	2735	65	4ARC45T3	2310	65
4ARC35T5	2350	65	4ARC35T3	1920	65
3ARC60T5	2555	51	3ARC60T3	2315	51
3ARC45T5	2005	51	3ARC45T3	1765	51
3ARC35T5	1715	51	3ARC35T3	1475	51
1RND60T5	1670	34	1RND60T3	1635	34
1RND45T5	1330	34	1RND45T3	1295	34
1RND35T5	1150	34	1RND35T3	1115	34

PERFORMANCE

- The LED arrays are built in series-parallel circuits which maintain overall light output in the event of single LED failures.
- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LED's shall be 4500K (3500K or 6000K option) color temperature with a minimum of 75 CRI.
- The luminaire shall have a minimum _____ (see table) initial delivered lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

1430LED ROADWAY SERIES**SPECIFICATIONS**

**LIST NO.
1430LED
ROADWAY
SERIES**

ELECTRONIC DRIVERS

- The driver shall be U.L. or E.T.L. Recognized.
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.

For 4ARC and 4A1R LED Light Sources

- The driver shall have a minimum efficiency of 90%.
- The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90.
- The driver shall contain over-heat protection which reduces output to less than half rating if the case temperature reaches 85°C.

For 1RND LED Light Sources

- The driver shall have a minimum efficiency of 88%.

ACORN

- The acorn shall be made of _____ (vandal resistant, clear textured polycarbonate or dent resistant (DR clear textured acrylic). For Acrylic add "A" to model number.
- The acorn shall be supplied with a cast aluminum finial and a solid, cast aluminum roof which includes optimized heat sinks to provide maximum life and performance for the LED light sources.
- The acorn shall be sealed to the cast aluminum roof to provide a moisture-free and bug-free optics chamber for the LED light sources.
- * The acorn shall be a white textured polycarbonate. *OPTION

ARMS

- The arms shall be cast aluminum and/or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.
- **(All except BAPT and 779 arms)** The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment.
- **(Twin TA and twin 579 arms)** The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

1430LED ROADWAY SERIES**SPECIFICATIONS**

LIST NO.
1430LED
ROADWAY
SERIES

PHOTOCELL OPTIONS**Electronic Button Cell Option**

- Photocells shall be electronic button type.
- On single post-top fixtures, the photocell shall be mounted in the fitter and pre-wired to the driver.
- On multiple head fixtures, photocells shall be mounted in the pole shaft, on an access plate. The photocell is not pre-wired since drivers are mounted in the fitters and packaged separately.
- The photocell is instant-on at 1.5 foot-candles and turns off 5-10 seconds at 2-3 foot-candles.
- The photocell is 120-277 volt.

FINISH

- Prior to coating, the luminaire shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coat.
- The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish.
- *The optional _____ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process. * (OPTION)

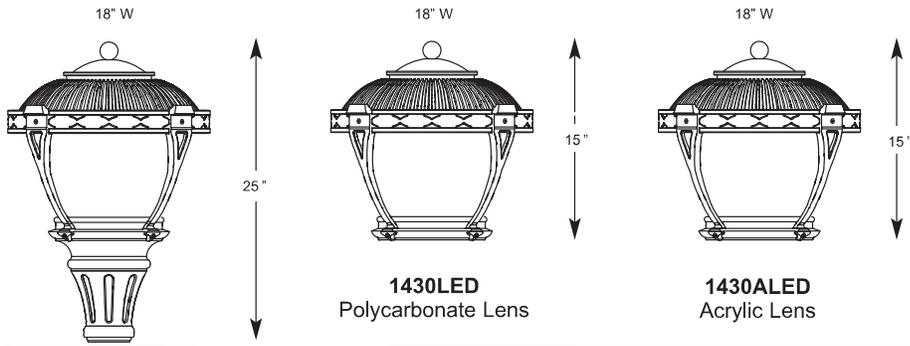
WARRANTY

- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than three (3) simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.

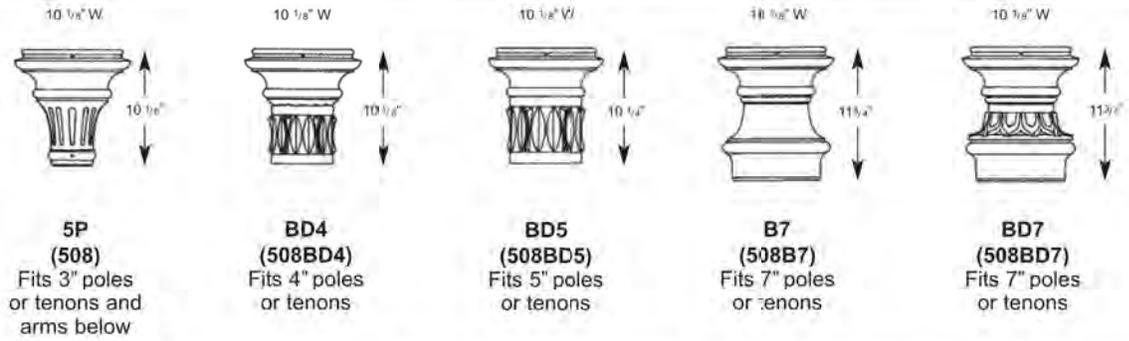
1430LED ROADWAY

ACORNS / FITTERS / ARMS PM - WB

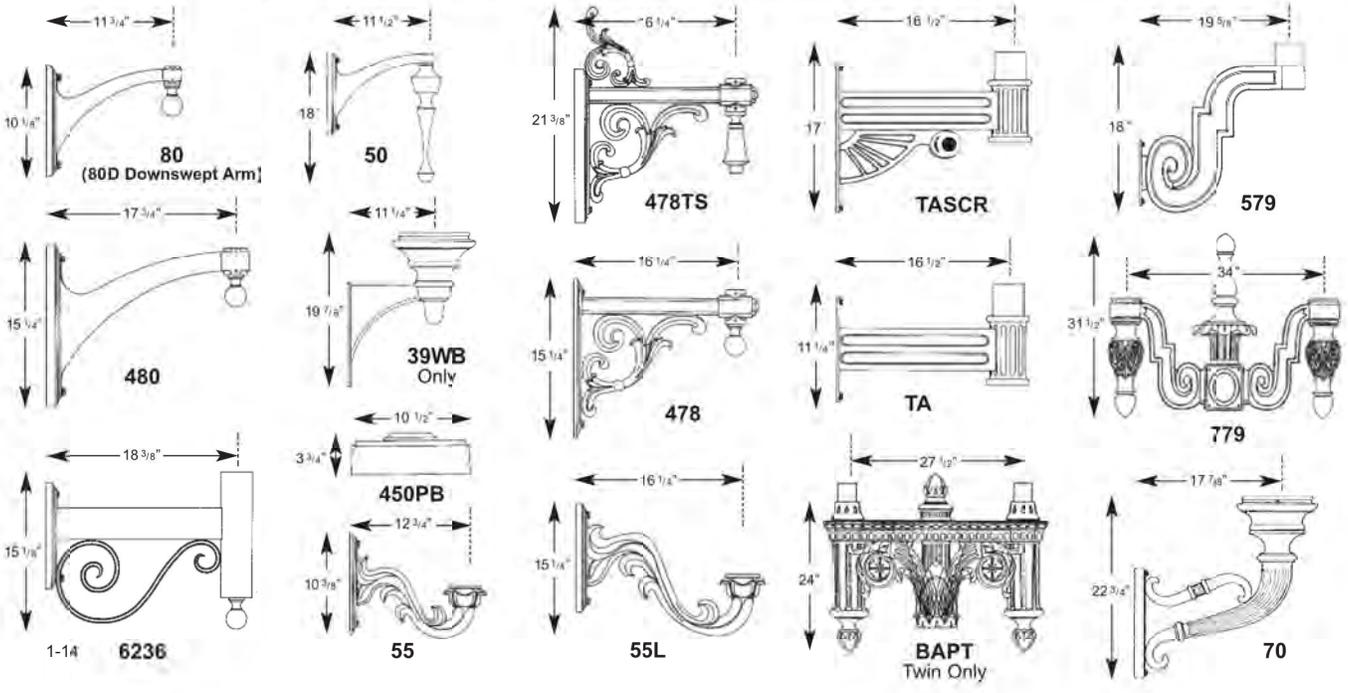
CAGED ACORNS



FITTERS



ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information

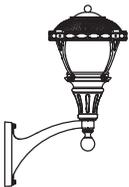


BUILDING A PART NUMBER



POST & ARM FIXTURES

ARM MOUNTED FIXTURE	CENTER POST TOP FIXTURE (PT)	POST	POST CAP	LIGHT SOURCE	DRIVER	OPTIONS	FINISH
NO. OF ARMS	ACORN / FITTER / POSTARM	ACORN / FITTER	(See Post Section)				
		1430LED/5P	PT	650T5/12		4A1R45T5	MH
						PEC	BKT



WALL FIXTURES

ACORN / FITTER / WALL BRACKET	LIGHT SOURCE	DRIVER	OPTIONS	FINISH
1430LED/5P/80WB	4ARC45T3	MH		BKT



PIER FIXTURES

Uses same information boxes as wall fixture

1430LED/5P/450PB

ACORN / FITTER / PIER BASE

PART NUMBER SELECTIONS

ACORNS

- 1430LED¹
- 1430ALED

FITTERS

- 5P
- BD4
- BD5
- BD7
- B7

DRIVERS

- ML - 120-277
- MH - 347-480
- MDL - Dimming 120-277
- MDH - Dimming 347-480

POST ARMS

- 50PM
- 50DPM
- 478PM
- 478TSPM
- 70PM*
- 80PM
- 80DPM
- 480PM
- 480DPM
- 55PM
- 55LPM
- 6236PM
- 579PT
- TAPT
- TASCRIPT
- BAPT

PIER BASE

- 450PB

WALL BRACKET ARMS

- 50WB
- 50DWB
- 478WB
- 478TSWB
- 70WB*
- 80WB
- 80DWB
- 480WB
- 480DWB
- 55WB
- 55LWB
- 6236WB
- 579WB
- TAWB
- TASCRRWB
- 39WB*

*No fitter required

LIGHT SOURCES T5

- 4A1R60T5 93W, 6000K Type V Optics
- 4A1R45T5 93W, 4500K Type V Optics
- 4A1R35T5 93W, 4500K Type V Optics
- 4ARC60T5 65W, 6000K Type V Optics
- 4ARC45T5 51W, 4500K Type V Optics
- 3ARC45T5 51W, 4500K Type V Optics
- 3ARC35T5 51W, 3500K Type V Optics
- 1RND60T5 34W, 6000K Type V Optics
- 1RND45T5 34W, 4500K Type V Optics
- 1RND35T5 34W, 3500K Type V Optics

LIGHT SOURCES T3

- 4A1R60T3 93W, 6000K Type III Optics
- 4A1R45T3 93W, 4500K Type III Optics
- 4A1R35T3 93W, 3500K Type III Optics
- 4ARC60T3 65W, 6000K Type III Optics
- 4ARC45T3 65W, 4500K Type III Optics
- 4ARC35T3 65W, 3500K Type III Optics
- 3ARC60T3 51W, 6000K Type III Optics
- 3ARC45T3 51W, 4500K Type III Optics
- 3ARC35T3 51W, 3500K Type III Optics
- 1RND60T3 34W, 6000K Type III Optics
- 1RND45T3 34W, 4500K Type III Optics
- 1RND35T3 34W, 3500K Type III Optics

STANDARD FINISHES*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

OPTIONS

- PEC Photocell-Electronic 120-277 Volt
- FHD Dual Fuse & Holder
- PF per arm Pineapple Finial or Font (for TA, TASCRT)
- BF per arm Ball Finial or Font (for TA, TASCRT)
- HL² Hi - Low Operation

NOTES:

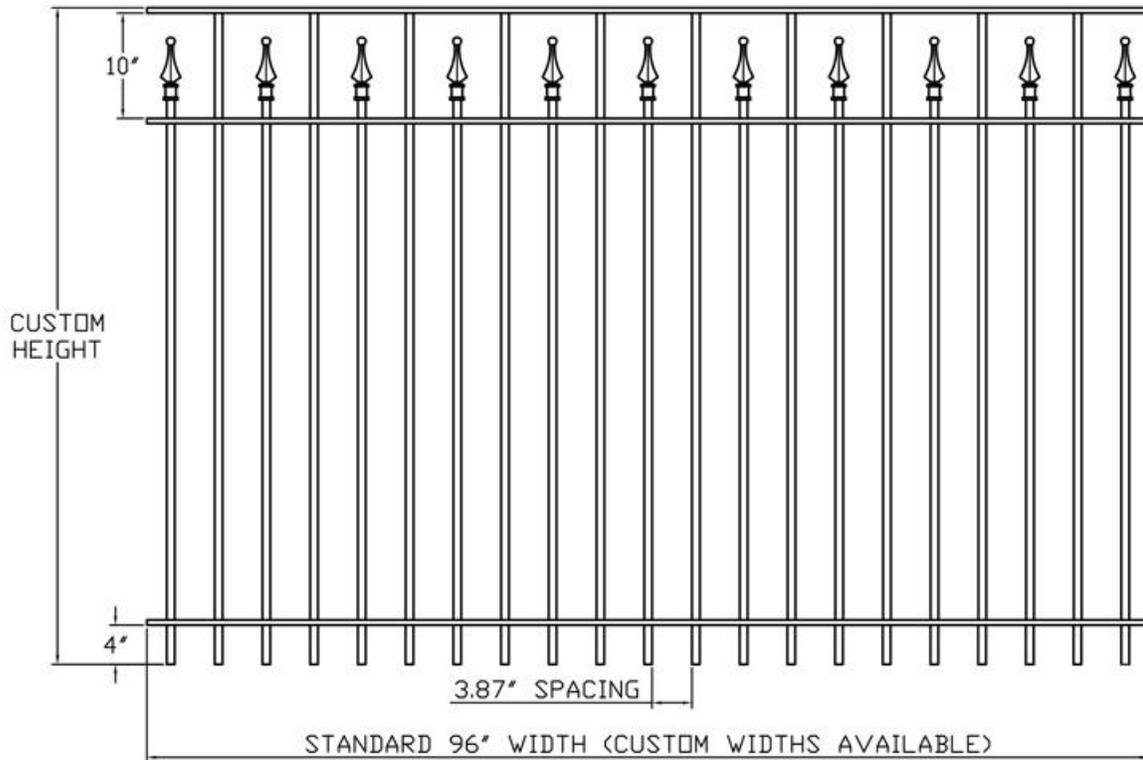
- ¹ White polycarbonate acorns are available. Specify WP after acorn number.
- ² Not available on 1RND sources.

EXHIBIT J - MANUFACTURER CUT SHEETS - BASIS-OF-DESIGN:

FHC SITE MATERIALS
SITE PERIMETER FENCE

SPECIAL ORDER STYLE #3 - SMOOTH SPEAR

AVAILABLE IN:
STRONGHOLD IRON OR INFINITY ALUMINUM
RESIDENTIAL OR COMMERCIAL GRADE



VILLAGE OF WINNETKA
DESIGN REVIEW BOARD SUBMITTAL

Saints Faith, Hope & Charity Parish Center
February 05, 2016



PROJECT TEAM:

Owner: SAINTS FAITH, HOPE AND CHARITY
Architect, Planning, Landscape Design: OKW ARCHITECTS
Civil Engineer: SPACECO, INC.
Traffic Consultant: KLOA



SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS



AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 EXISTING SITEPLAN
1" = 60'-0"

RIDGE AVENUE

EXISTING LOT COVERAGE

MAIN LOT	
SITE AREA (IBS STUDY):	173,535 SF (3.98 ACRES)
EXISTING IMPERMEABLE LOT COVERAGE	APPROX. 62,212 SF (35.8%)

AUXILIARY LOT	
SITE AREA:	54,187 SF (1.24 ACRES)
EXISTING IMPERMEABLE LOT COVERAGE	1,757 SF (3.2%)

LINDEN RIGHT OF WAY	
RIGHT OF WAY AREA:	4,033 SF (0.09 ACRES)
EXISTING IMPERMEABLE COVERAGE	1,298 SF (32.2%)

**SAINTS FAITH, HOPE & CHARITY
PARISH CENTER**

WINNETKA, ILLINOIS



AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



FAITH, HOPE & CHARITY



FAITH, HOPE & CHARITY



747 HILL ROAD



155 CHESTNUT STREET



151 CHESTNUT STREET



137 HILL ROAD



786 HILL ROAD



794 HILL ROAD



779 HILL ROAD

SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



INTERIOR OF SANCTUARY



NORTH FACADE OF SANCTUARY



EAST FACADE OF SANCTUARY

LOOKING WEST / EAST FACADE OF SANCTUARY



EXISTING PARKING LOT

LOOKING NORTHWEST



LOOKING NORTHEAST / WEST FACADE OF SCHOOL



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

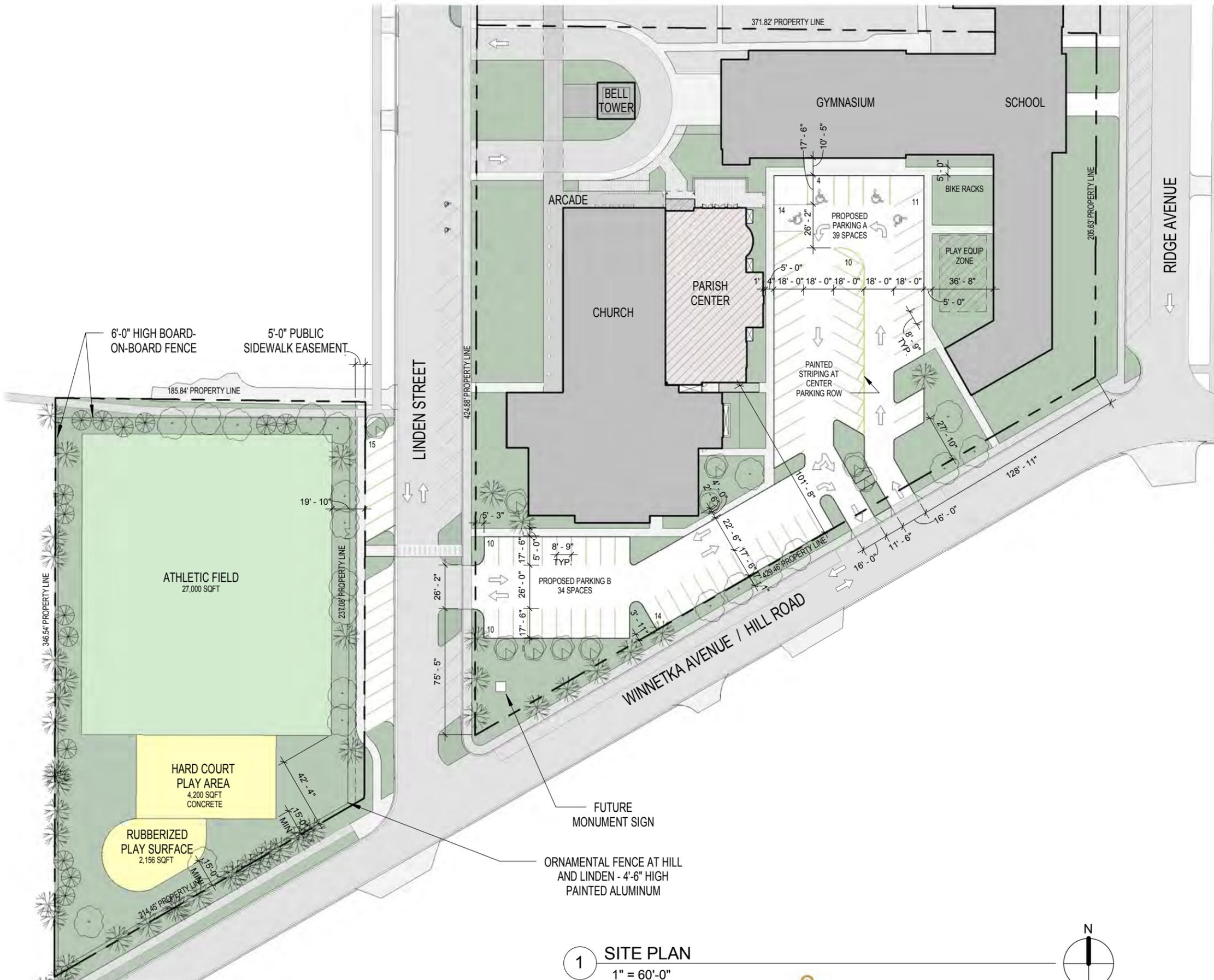


AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



PARKING QUANTITY:

EXISTING:	
FHC PARKING:	86
PROPOSED:	
FHC PARKING:	73
LINDEN WEST:	13
TOTAL:	86

SITE PLAN LEGEND

- LANDSCAPED AREA
- ATHLETIC FIELD - SYNTHETIC TURF SYSTEM
- HARD COURT OR RUBBERIZED PLAY SURFACE

PROPOSED LOT COVERAGE

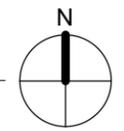
MAIN LOT	
SITE AREA (IBS STUDY):	173,535 SF (3.98 ACRES)
PROPOSED IMPERMEABLE LOT COVERAGE	APPROX. 48,073 SF (27.7%)

AUXILIARY LOT	
SITE AREA:	54,187 SF (1.24 ACRES)
PROPOSED IMPERMEABLE LOT COVERAGE	33,356 SF (61.6%)

	COMPARISON			
	OLD	NEW	DIFFERENCE	%
TURF	31,792 SF	27,000 SF	- 4,792 SF	- 17.7%
HARDCOURT (CONCRETE)	1,910 SF	4,200 SF	+ 2,290 SF	+ 219.9%
RUBBERIZED SURFACE	2,480 SF	2,156 SF	- 324 SF	- 15.0%
TOTAL	36,182 SF	33,356 SF	- 2,826 SF	- 8.4%

LINDEN RIGHT OF WAY	
RIGHT OF WAY AREA:	4,033 SF (0.09 ACRES)
PROPOSED IMPERMEABLE COVERAGE	3,013 SF (74.7%)

1 SITE PLAN
1" = 60'-0"



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

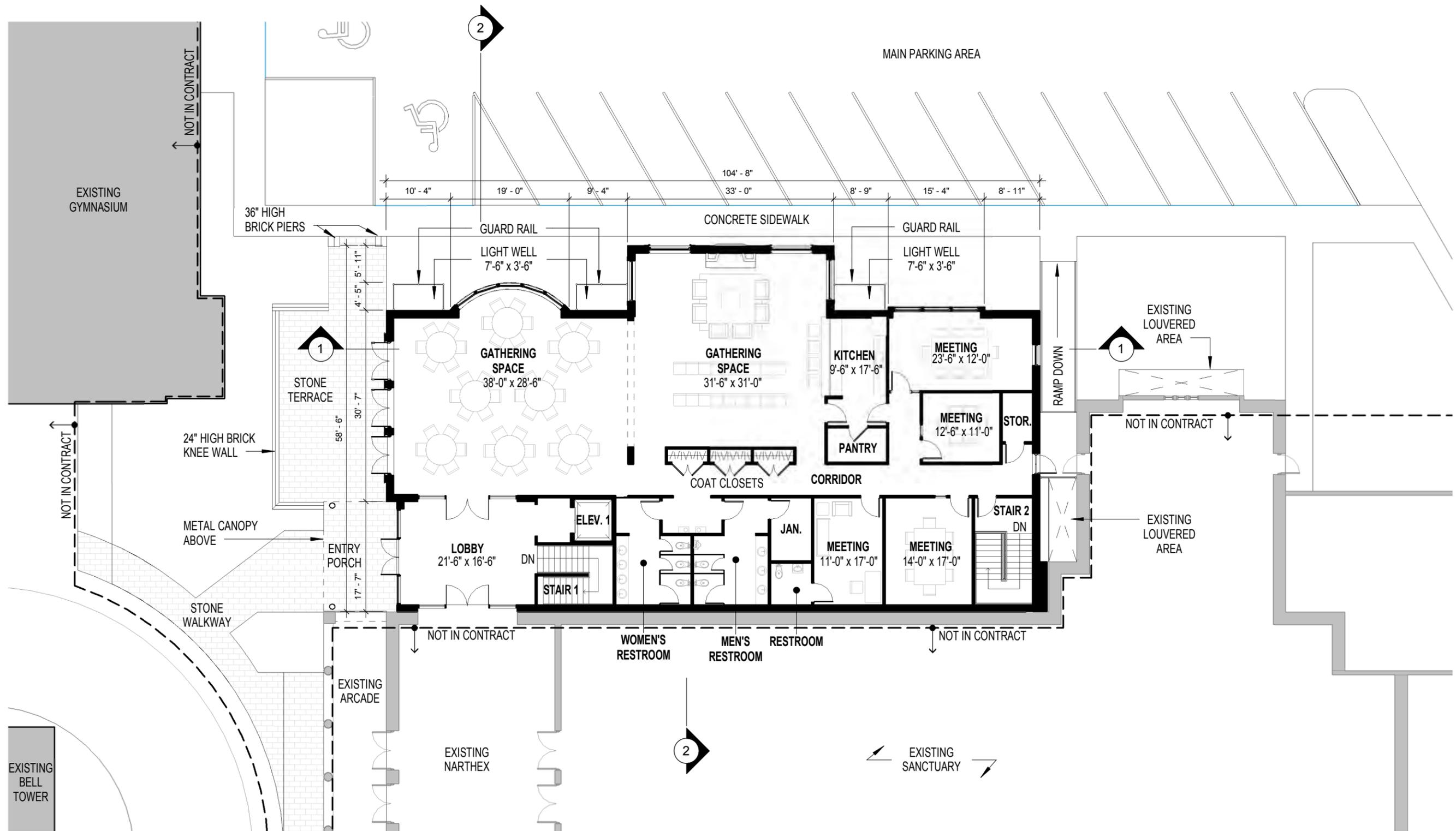


UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 GROUND FLOOR PLAN
 1/16" = 1'-0"

SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

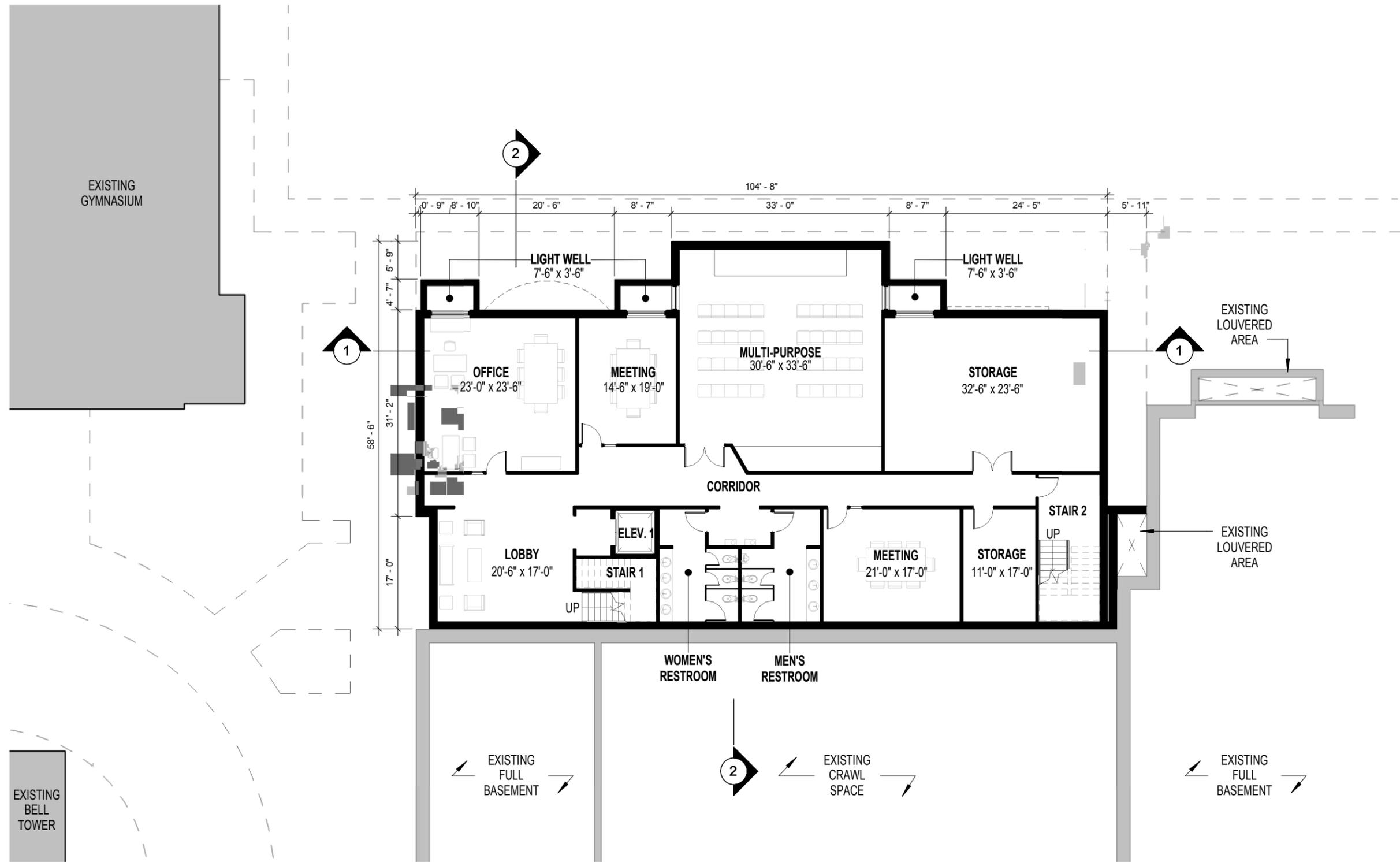


AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 LOWER LEVEL PLAN
 1/16" = 1'-0"

SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

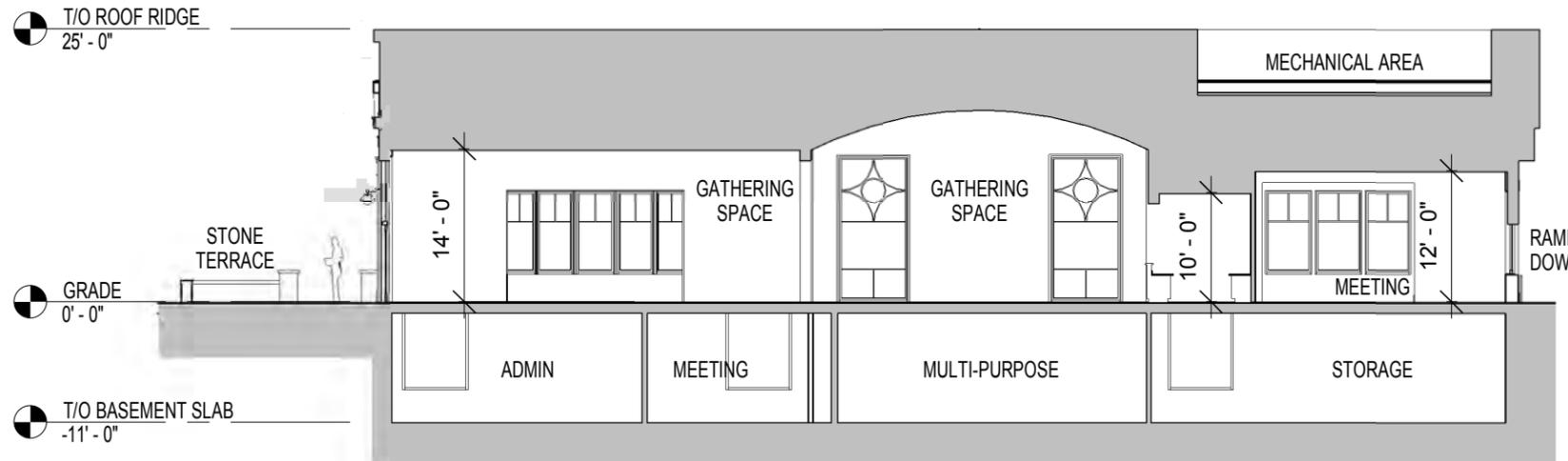


AS SUBMITTED JANUARY 21, 2016

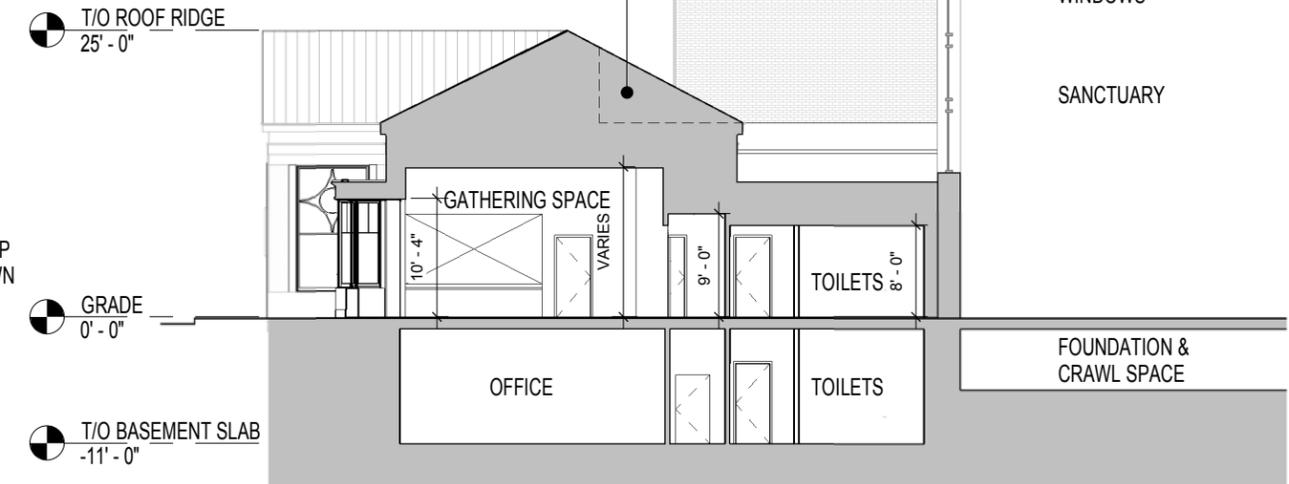
OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028

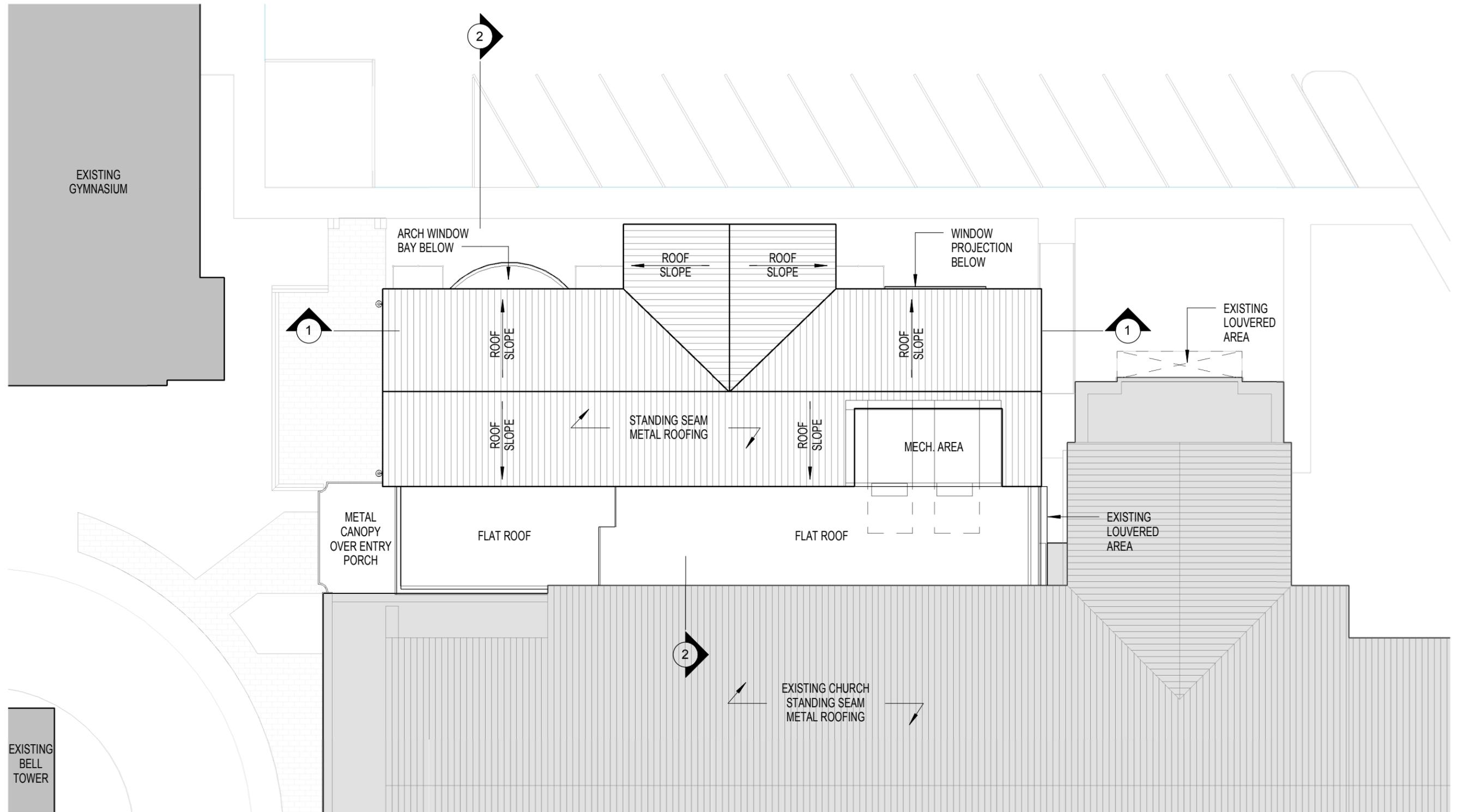


1 NORTH-SOUTH BUILDING SECTION: LOOKING EAST
1/16" = 1'-0"



2 EAST-WEST BUILDING SECTION: LOOKING SOUTH
1/16" = 1'-0"





1 ROOF PLAN
 1/16" = 1'-0"



SAINTS FAITH, HOPE & CHARITY
 PARISH CENTER

WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

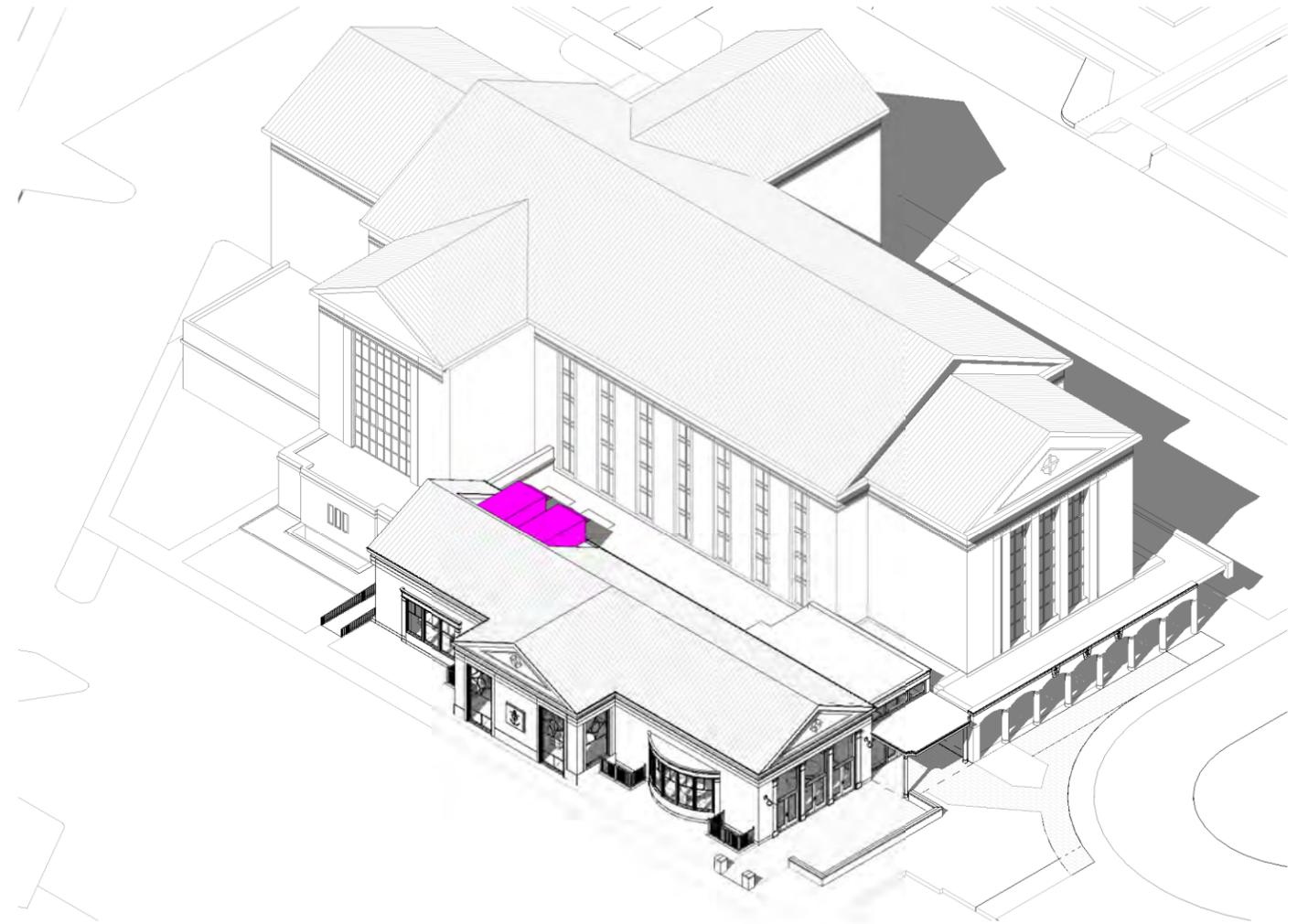
OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 AERIAL VIEW LOOKING SOUTHWEST



2 AERIAL VIEW LOOKING NORTHWEST

SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 NORTH BUILDING ELEVATION
1/16" = 1'-0"

SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS

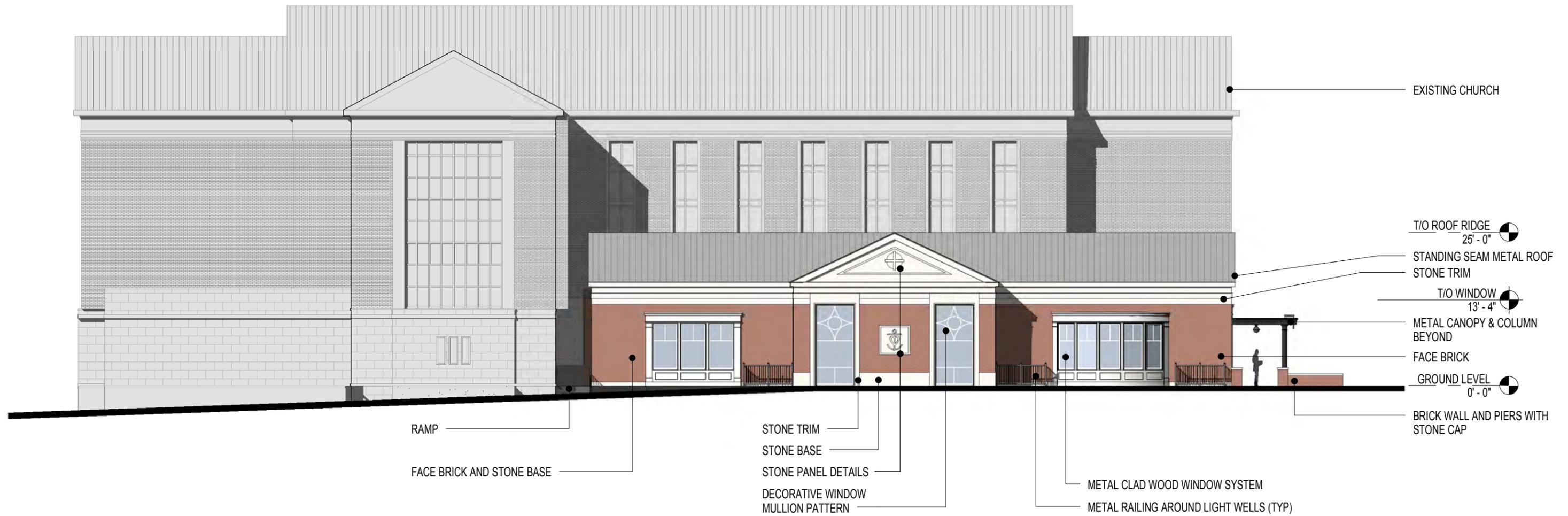


UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 EAST BUILDING ELEVATION
1/16" = 1'-0"

SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS

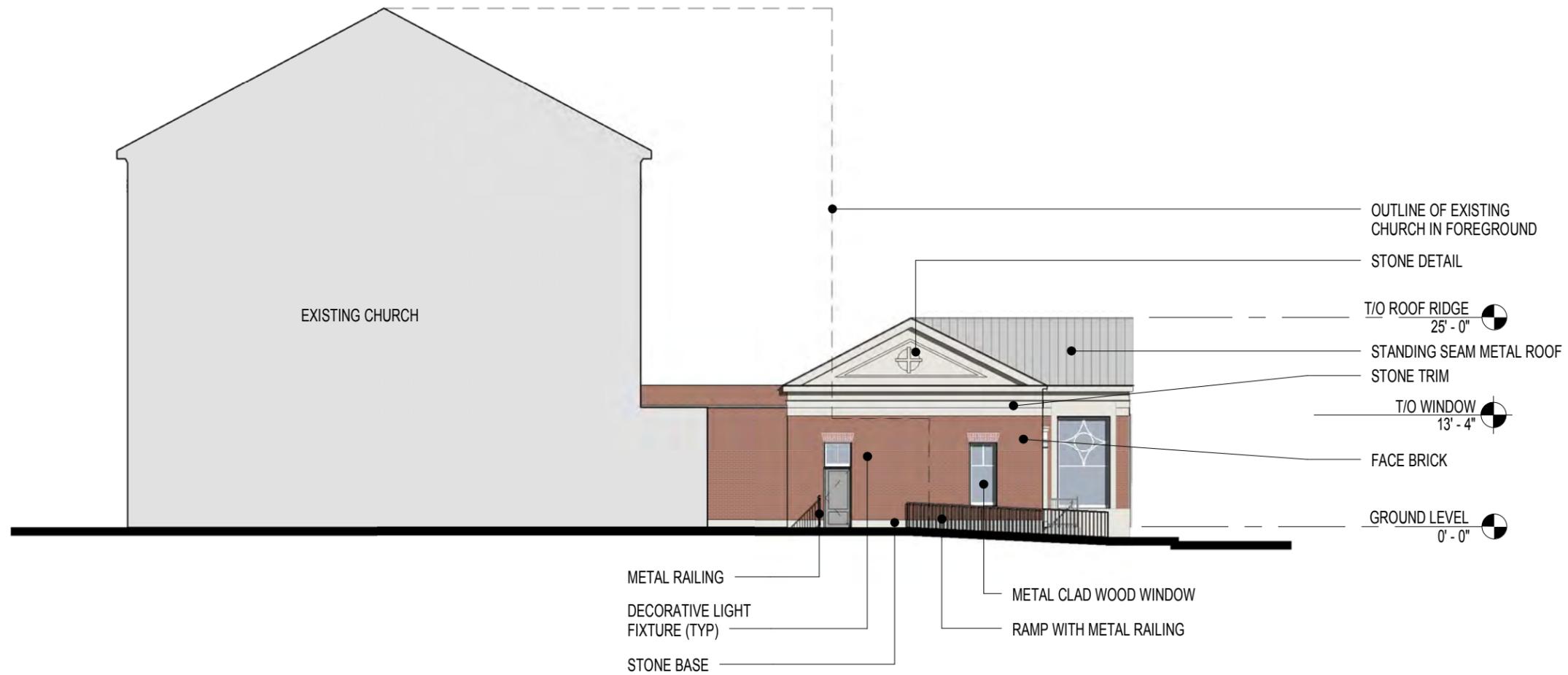


AS SUBMITTED JANUARY 21, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



1 SOUTH BUILDING ELEVATION
1/16" = 1'-0"

SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS



AS SUBMITTED JANUARY 21, 2016

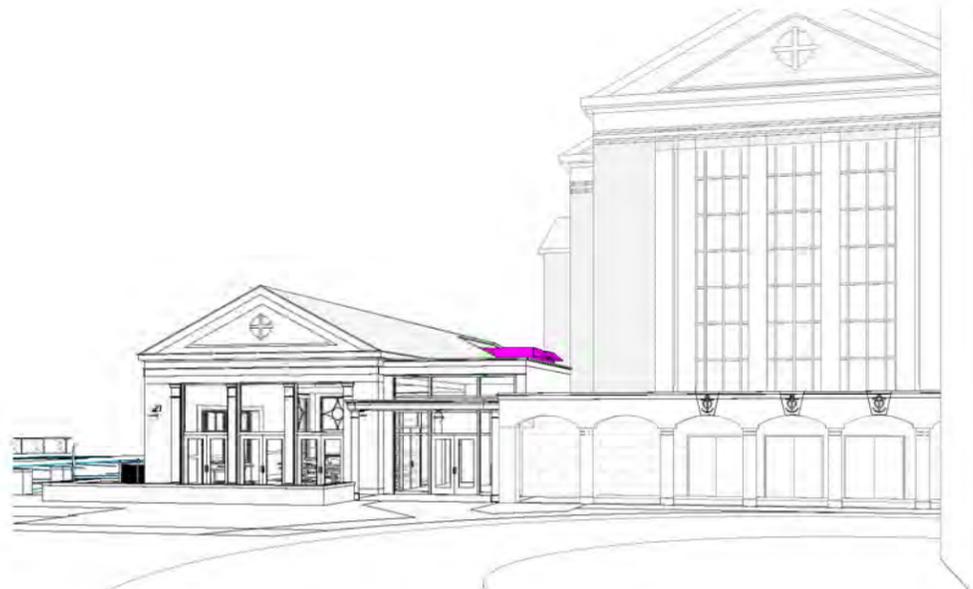
OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



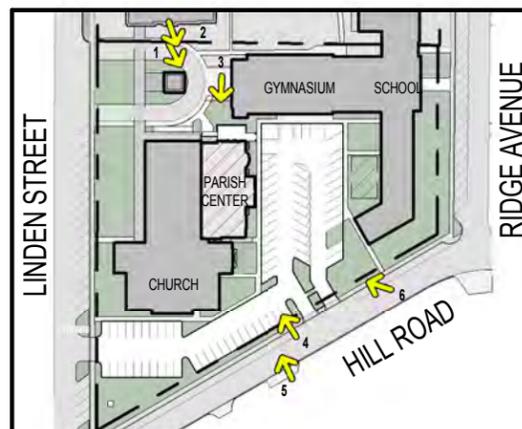
1. STANDING ON SIDEWALK IN FRONT OF RECTORY



2. STANDING IN BAY WINDOW OF RECTORY



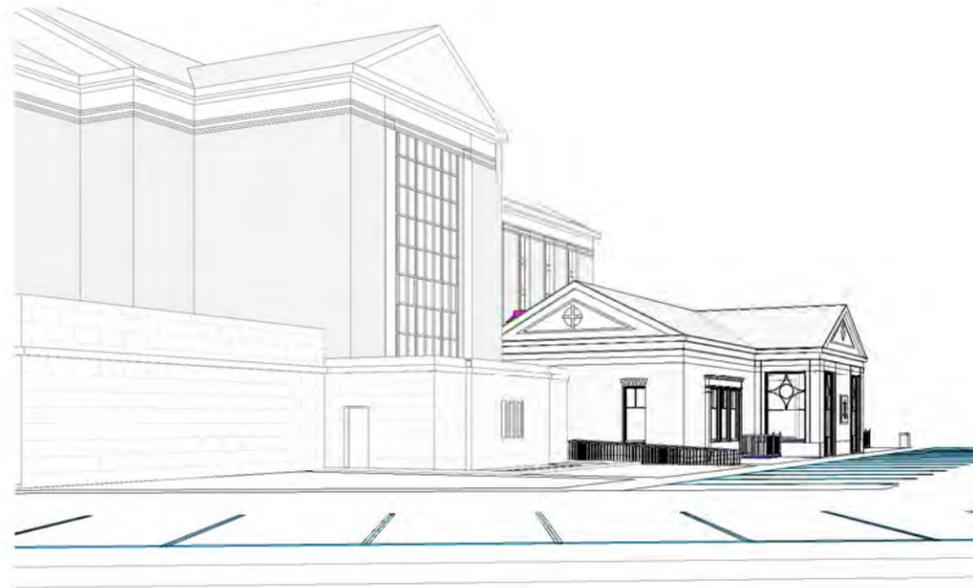
3. STANDING ON INTERMEDIATE LANDING IN FRONT OF GYMNASIUM



KEY MAP



4. STANDING ON SIDEWALK ON NORTH SIDE OF HILL AVE



5. STANDING ON SOUTH SIDE OF HILL AVE



6. DRIVING SOUTH ON HILL AVE

SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS



OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



SAINTS FAITH, HOPE & CHARITY
PARISH CENTER

WINNETKA, ILLINOIS



UPDATED FEBRUARY 5, 2016

OKW Architects

DATE: February 05, 2016

PROJ. NO.: 14028



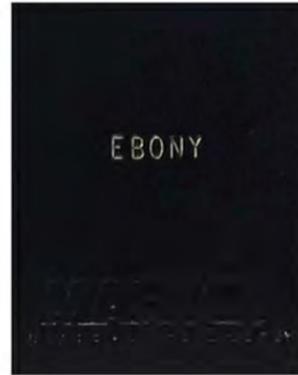
STOREFRONT SYSTEM AT ENTRY LOBBY



ROOF, CANOPY AND COLUMNS



ALUMINUM CLAD WOOD WINDOW



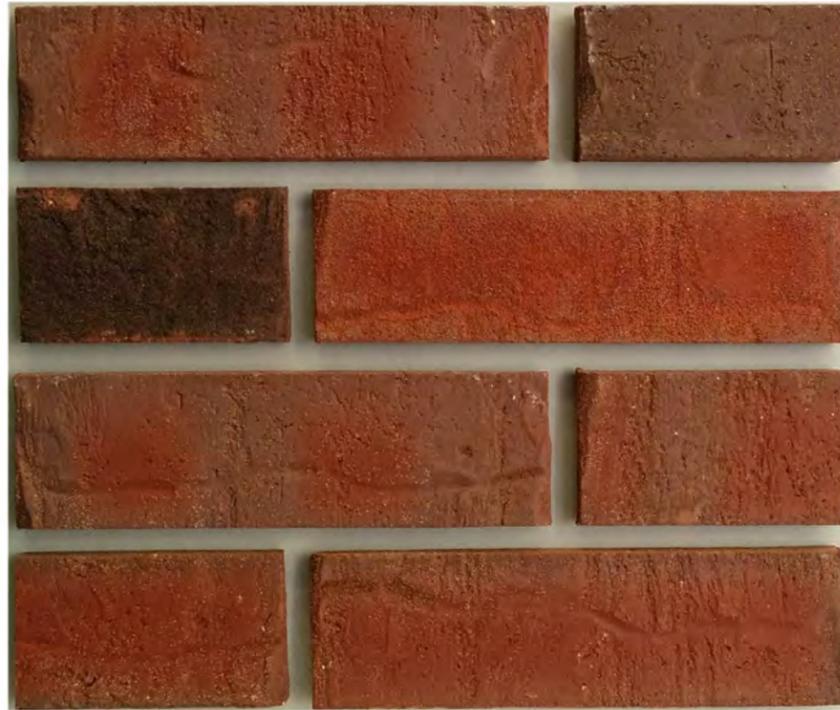
RAILINGS AT LIGHT WELLS



GLAZING - GRAY TINT



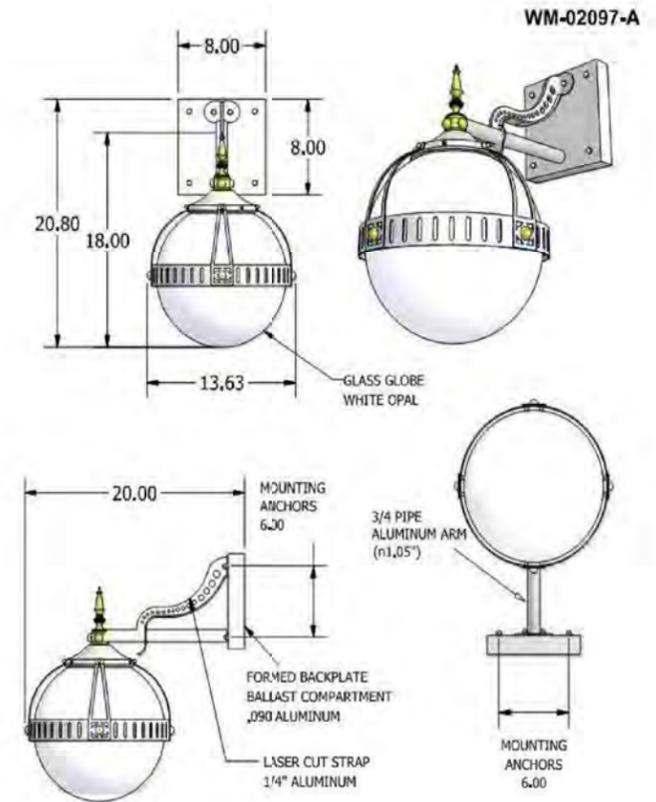
CAST STONE



BRICK



EXTERIOR LIGHTING: CEILING MOUNT



EXTERIOR LIGHTING: SCONCE

PROJECT MATERIALS



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS

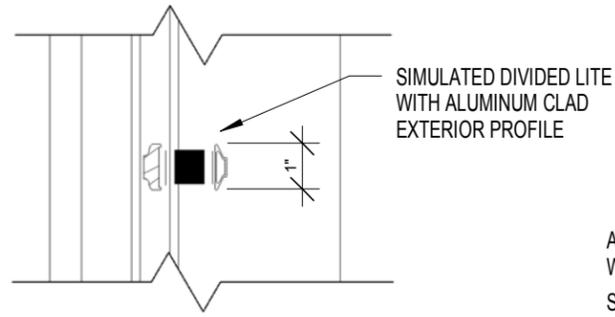


UPDATED FEBRUARY 5, 2016

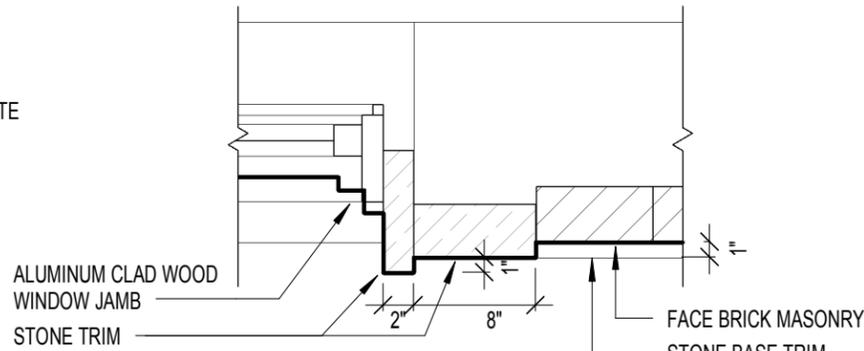
OKW Architects

DATE: February 05, 2016

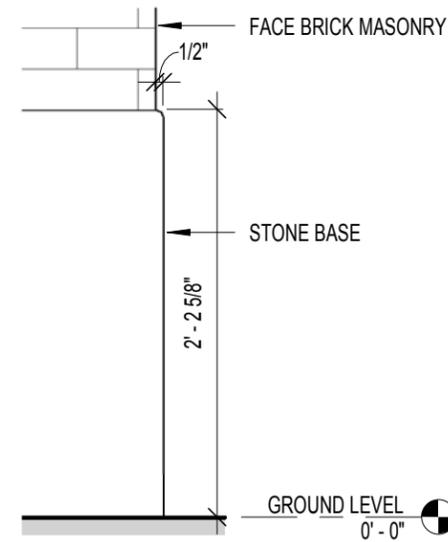
PROJ. NO.: 14028



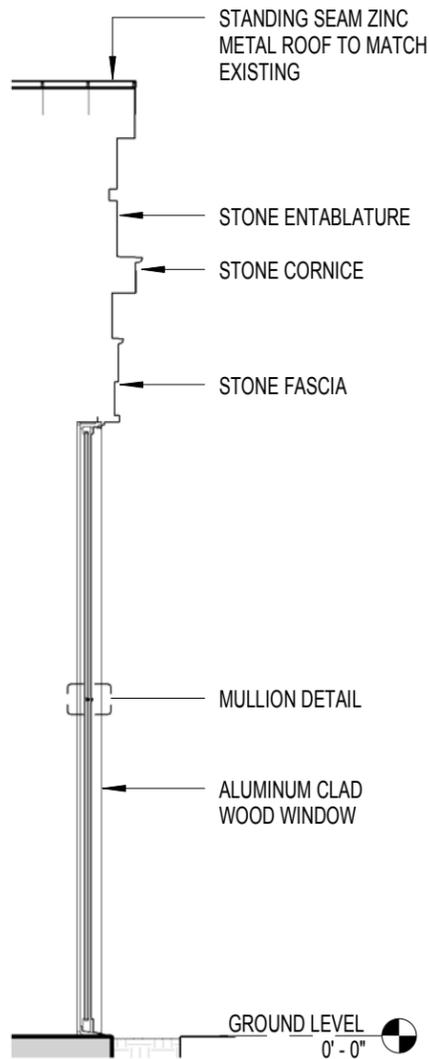
7 MULLION PROFILE DETAIL
3" = 1'-0" TYPICAL



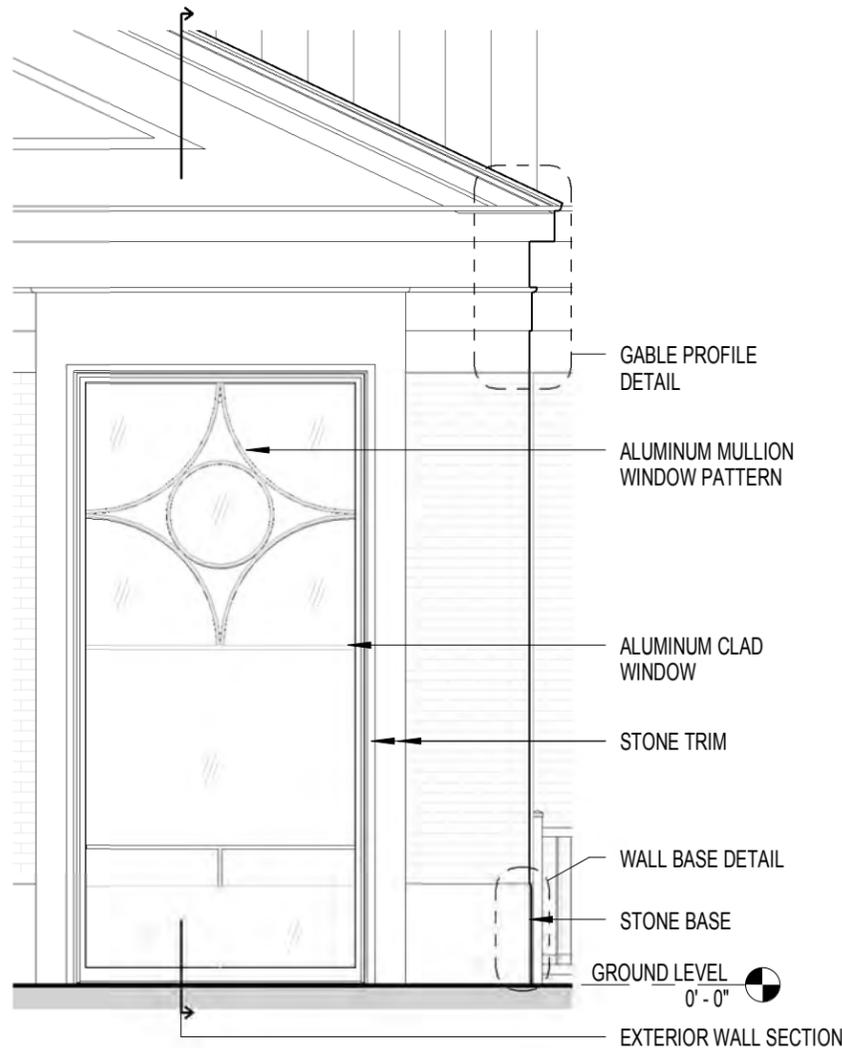
5 WINDOW PLAN DETAIL
1" = 1'-0" AT EAST GABLE



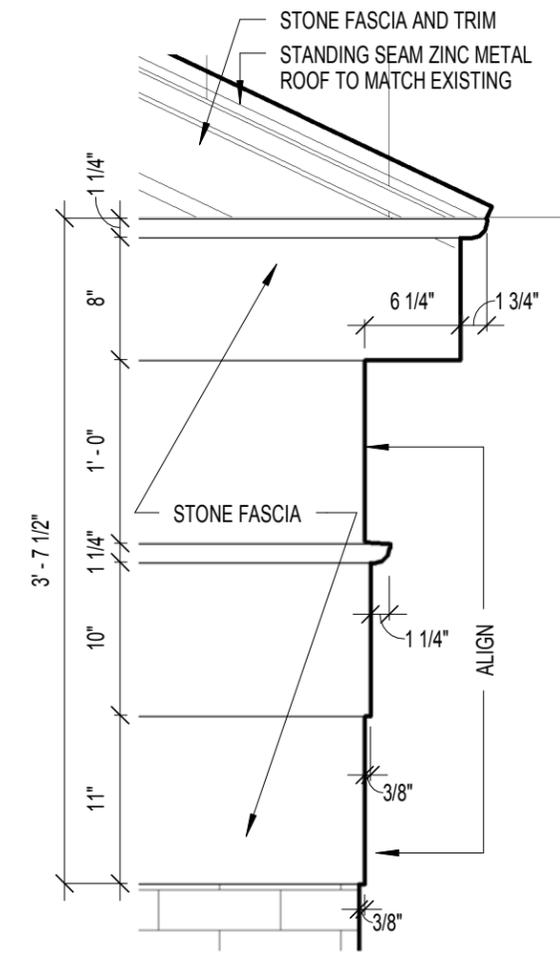
3 WALL BASE DETAIL
1" = 1'-0"



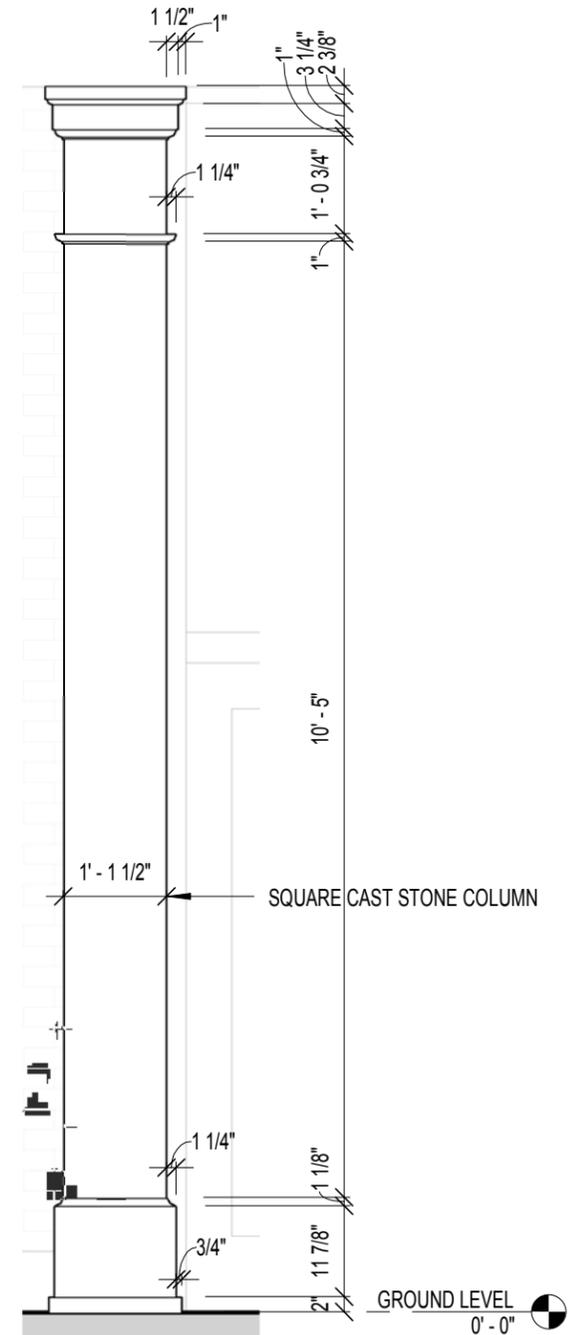
6 EXTERIOR WALL SECTION
1/4" = 1'-0" AT EAST GABLE



4 EAST ELEVATION
1/4" = 1'-0" AT EAST GABLE

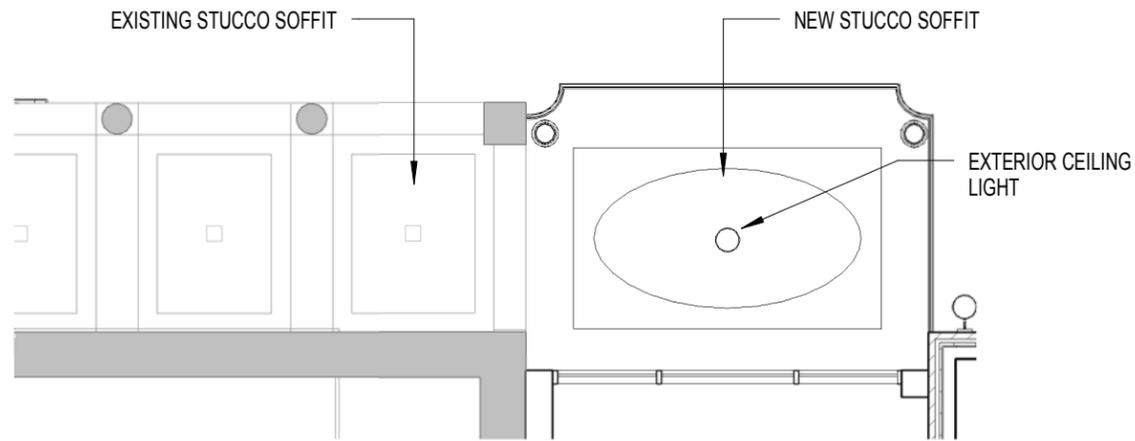


2 GABLE PROFILE DETAIL
1" = 1'-0" AT EAST (NORTH SIM)

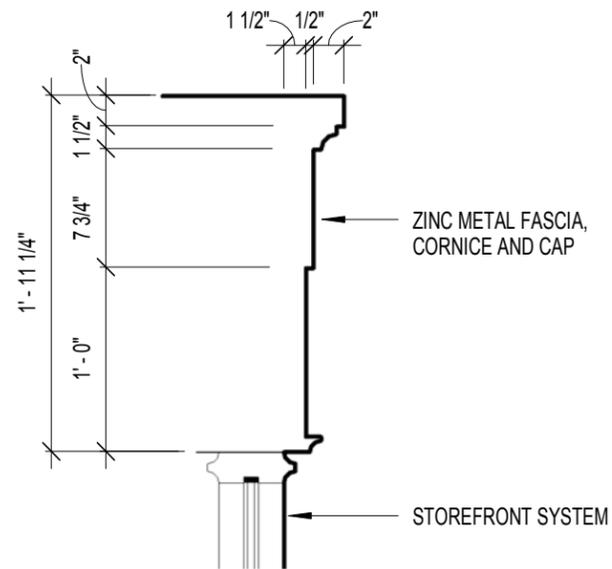


1 ENLARGED ELEVATION
1/2" = 1'-0"

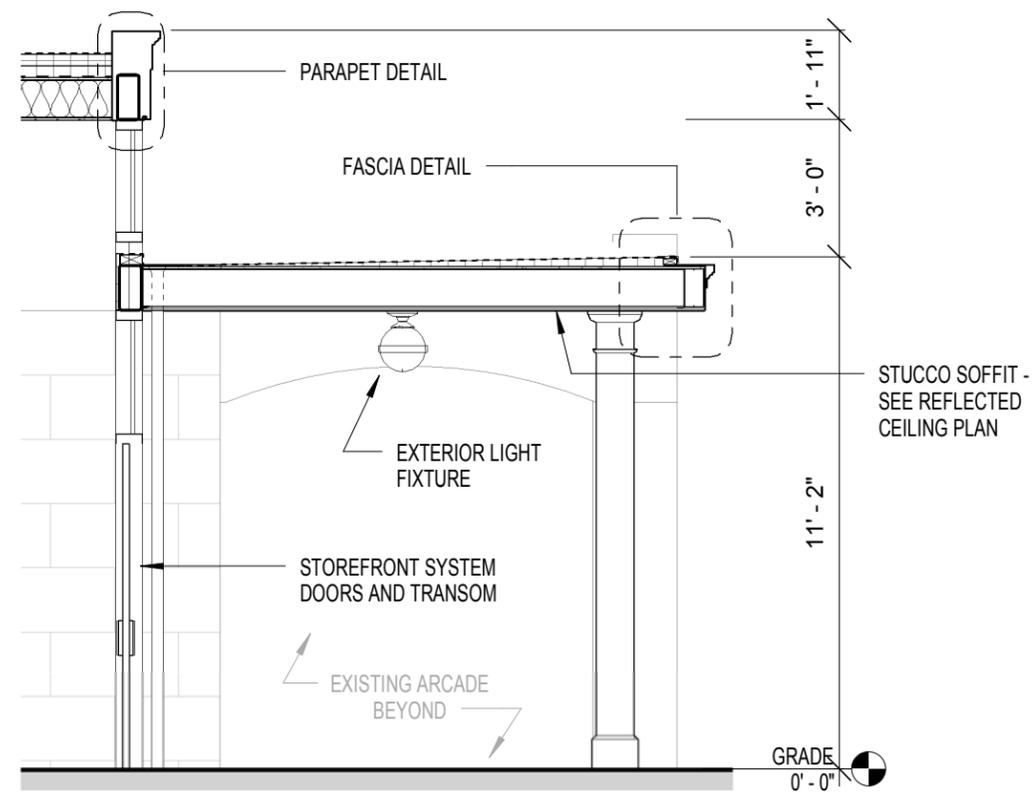




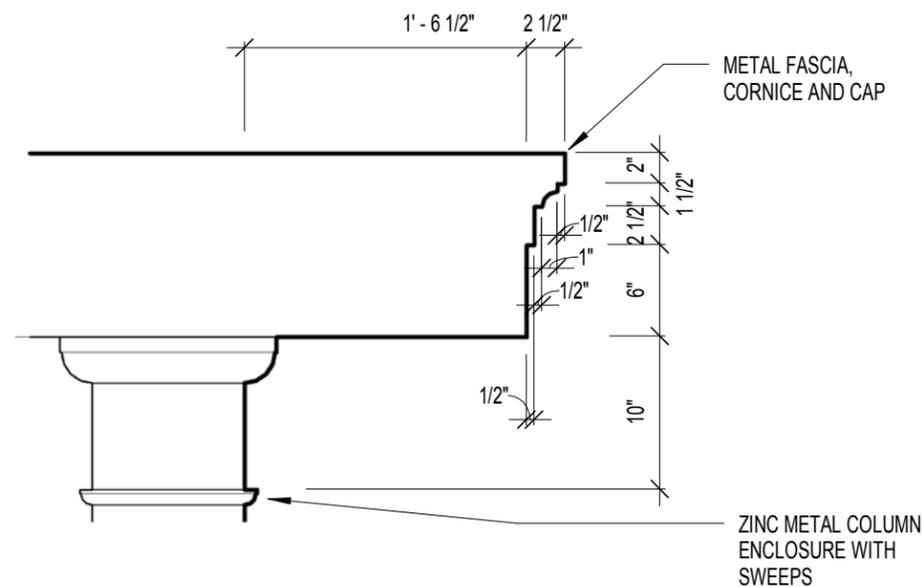
4 REFLECTED CEILING PLAN
1/8" = 1'-0" AT ENTRY PORCH



2 PARAPET DETAIL
1" = 1'-0" AT ENTRY CLERESTORY

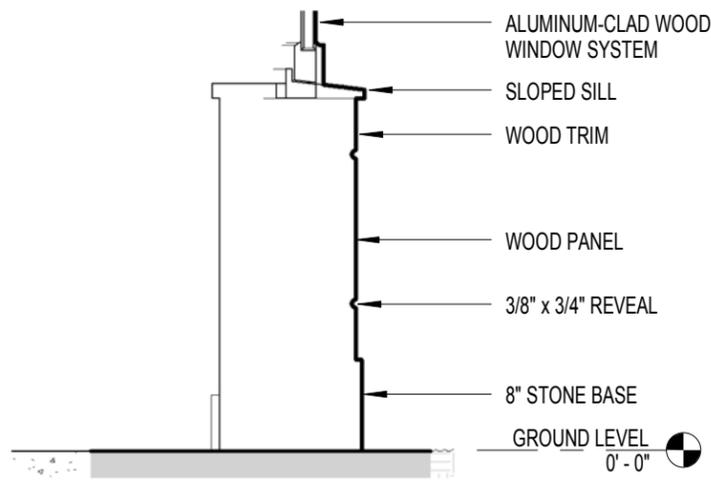


3 SECTION
1/4" = 1'-0" AT ENTRY PORCH

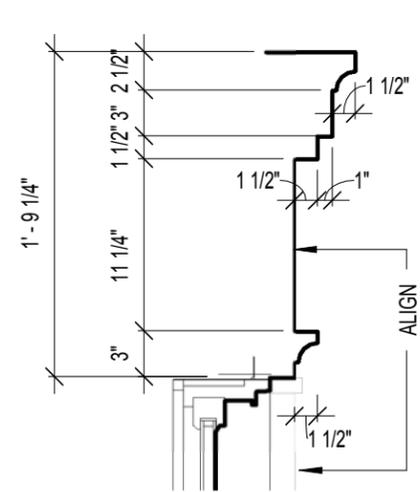


1 FASCIA DETAIL
1" = 1'-0" AT ENTRY PORCH

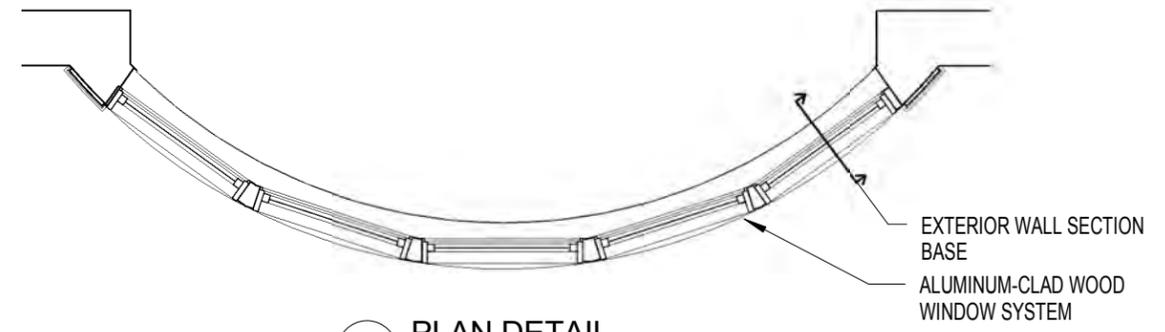




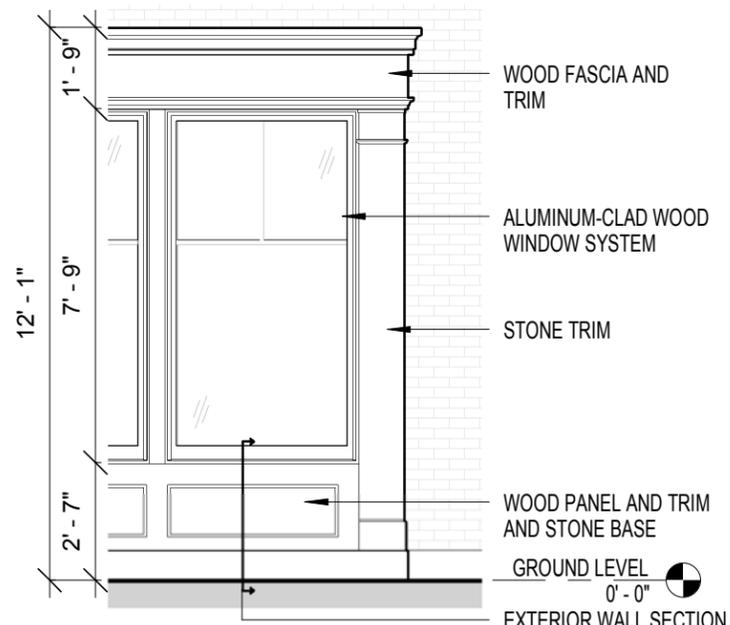
6 EXTERIOR WALL SECTION BASE
 3/4" = 1'-0" AT BAY/BOW WINDOWS



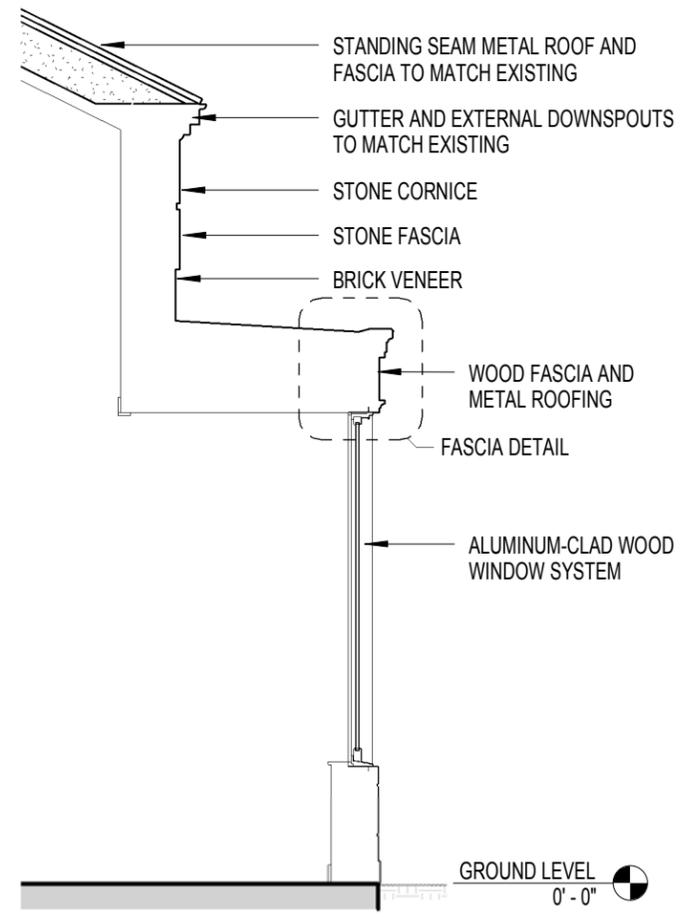
4 FASCIA DETAIL
 1" = 1'-0"



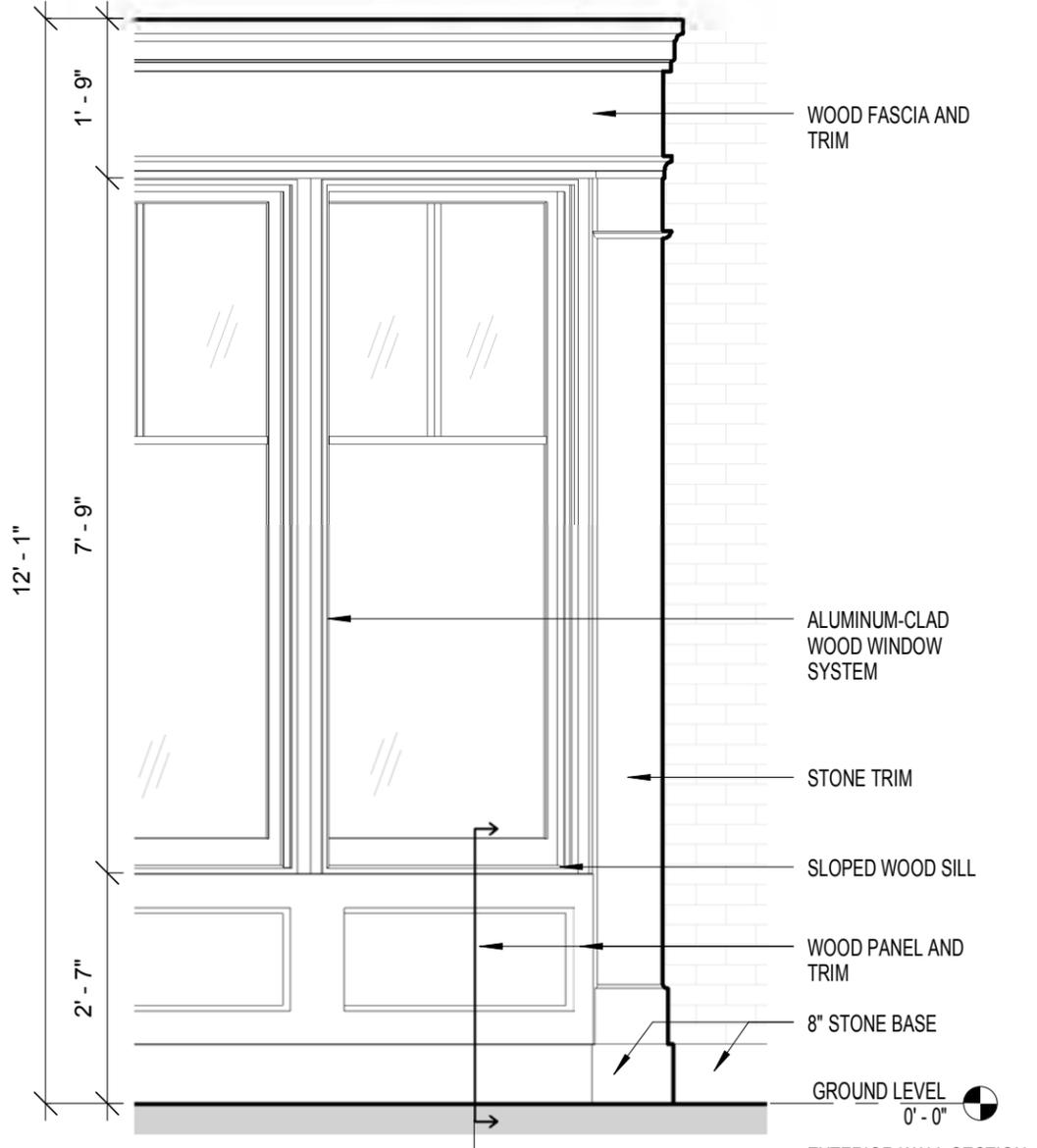
2 PLAN DETAIL
 1/4" = 1'-0" AT BOW WINDOW



5 ENLARGED EAST ELEVATION
 1/4" = 1'-0" AT BAY WINDOW



3 EXTERIOR WALL SECTION
 1/4" = 1'-0" AT BOW WINDOW



1 ENLARGED ELEVATION
 1/2" = 1'-0" AT BOW WINDOW

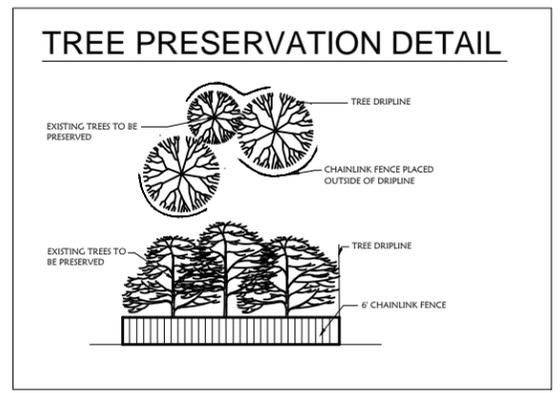
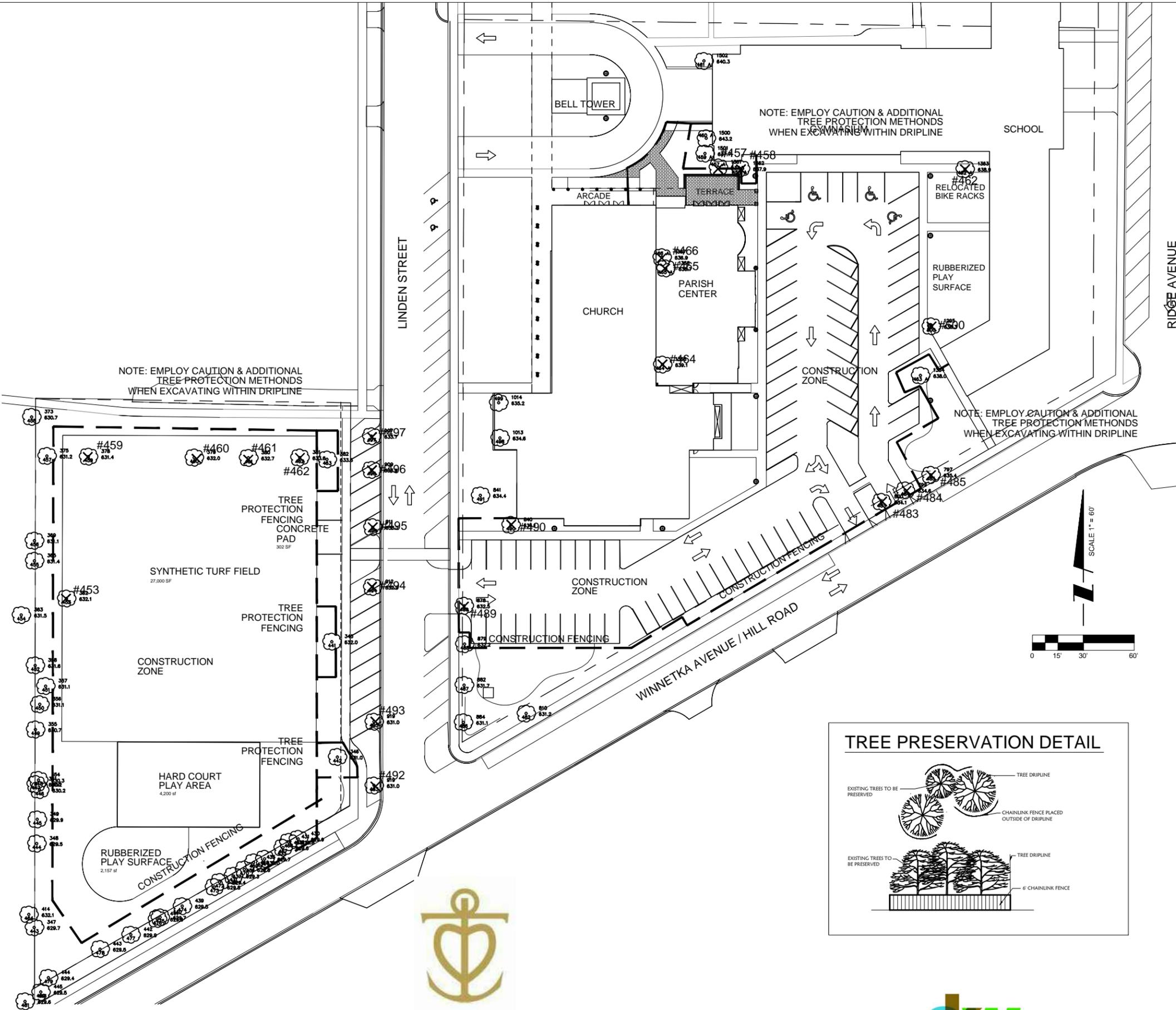


TREES TO BE REMOVED

Tag number	Cal. size	Species	Condition	Form	Note
453	20"	Maple	good	poor	
457	18"	Spruce	good	fair	
458	15"	Spruce	good	fair	
459	29"	Elm	fair	poor	
460	14"	Elm	poor	fair	grown around fence pole
461	12"	Elm	fair	poor	
462	13"	Maple	good	good	
462-b	17"	Elm	fair	poor	
464	15"	Spruce	good	fair	
465	18"	Spruce	good	fair	
466	18"	Spruce	good	fair	
483	10"	Ash	poor	poor	
484	10"	Ash	fair	good	
485	12"	Ash	poor	poor	
489	10"	Honeylocust	good	good	
490	15"	Spruce	good	poor	
492	11"	Linden	fair	poor	parkway
493	12"	Linden	good	good	parkway
494	11"	Linden	good	fair	parkway
495	12"	Linden	good	good	parkway
496	10"	Linden	good	good	parkway
497	7", 7", 8", 6"	Maple	good	good	Multi-stemmed in parkway

TREE PROTECTION NOTES

- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- SIX FOOT HIGH CHAINLINK FENCING IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE VILLAGE OF WINNETKA FORESTRY PROTECTION PROCEDURES.
- TREES IN CLOSE PROXIMITY TO DEMOLITION WORK SHALL BE BANDED AS OUTLINED IN THE VILLAGE OF WINNETKA FORESTRY PROTECTION PROCEDURES.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- EMPLOY CAUTION WHEN DEMOLISHING WITHIN TREE DRIPLINE. CLEAN CUT ANY EXPOSED ROOTS AND BACKFILL IMMEDIATELY. WHEN REMOVING CONCRETE FOOTINGS/FOUNDATION WITHIN DRIPLINE, USING A JACKHAMMER AND WHEELBARROW IS RECOMMENDED.
- SILT FENCING CAN NOT BE TRENCHED UNDER TREE DRIPLINES. SILT FENCING MAY BE SECURED WITH SANDBAGS, HAY BALES, ETC.
- RECOMMEND HAVING A CERTIFIED ARBORIST EVALUATE ASH TREES FOR PRESENCE OF EMERALD ASH BORER.



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS



TREE PRESERVATION PLAN



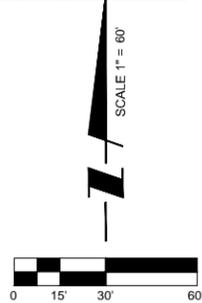
OKW Architects

DATE: JANUARY 15, 2016
REVISED 2016.02.05

PROJ. NO.: 14028

MASTER PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
SHADE TREES					
3	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3.0' BB	
1	FAS	FAGUS SYLVATICA	EUROPEAN BEECH	3.0' BB	
3	GBI	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO (MALE ONLY)	3.0' BB	MALE ONLY
6	GTS	GLEDITSIA TRIACANTHOS X INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3.0' BB	
2	LIT	LIRIODENDRON TULIPIFERA	TULIP TREE	3.0' BB	
3	NYS	NYSSA SYLVATICA	BLACK TUPELO	3.0' BB	
5	PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3.0' BB	
1	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3.0' BB	
2	TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3.0' BB	
3	UCT	ULMUS CARPINIFOLIA 'TRIUMPH'	TRIUMPH SMOOTHLEAF ELM	3.0' BB	
ORNAMENTAL TREES					
3	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT. BB	
2	AM	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	8' HT. BB	
3	CA	CERCIS CANADENSIS	EASTERN REDBUD	6' HT. BB	
4	CM	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6' HT. BB	
2	CC	CRATAEGUS CRUGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORNE	6' HT. BB	
4	MA	MALUS SARGENT	SARGENT CRABAPPLE	6' HT. BB	
4	SR	SYRINGA RETICULATA 'IVORY SILK'	TREE LILAC	2.0' BB	
EVERGREEN SHRUBS					
BM	BM	BUXUS MICROPHYLLA	BOXWOOD	24" BB	
PJM	PJM	RHODODENDRON 'PJM HYBRID'	PJM RHODODENDRON	36" BB	
TD	TD	TAXUS MEDIA 'DENSII'	DENSE YEW	36" BB	
TF	TF	TAXUS MEDIA 'FAIRVIEW GLOBE'	FAIRVIEW GLOBE YEW	36" BB	
TH	TH	TAXUS MEDIA 'HICKSII'	HICKS YEW	36" BB	
DECIDUOUS SHRUBS					
AM	AM	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	BLACK CHOKEBERRY	36" BB	
CL	CL	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET CLETHRA	24" BB	
EA	EA	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
FB	FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	24" BB	
FG	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" BB	
HM	HM	HAMMAMELIS VIRGINIANA	VERNAL WITCHHAZEL	4' BB	
HA	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 gal	
HP	HP	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB	
HP	HP	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" BB	
RA	RA	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 gal	
RF	RF	ROSA 'FLOWER CARPET'	CARPET ROSE	2 gal	
RK	RK	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 gal	
SJ	SJ	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" BB	
SN	SN	SPIREA NIPPONICA	SNOWMOUND SPIREA	36" BB	
SM	SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" BB	
VI	VI	VIBURNUM CARLESII 'COMPACTUM'	D. KOREANSPICE VIBURNUM	24" BB	
VJ	VJ	VIBURNUM X JUDDI	JUDD VIBURNUM	4' BB	
VO	VO	VIBURNUM OPULOUS 'COMPACTUM'	COM. EUROPEAN CRAN. VIB.	36" BB	
GROUND COVER					
EF	EF	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
PT	PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POTS	
VM	VM	VINCA MINOR	PERIWINKLE	3" POTS	
SK	SK	SEDUM KAMSHATICUM	STONECROP	3" POTS	



SAINTS FAITH, HOPE & CHARITY PARISH CENTER

WINNETKA, ILLINOIS



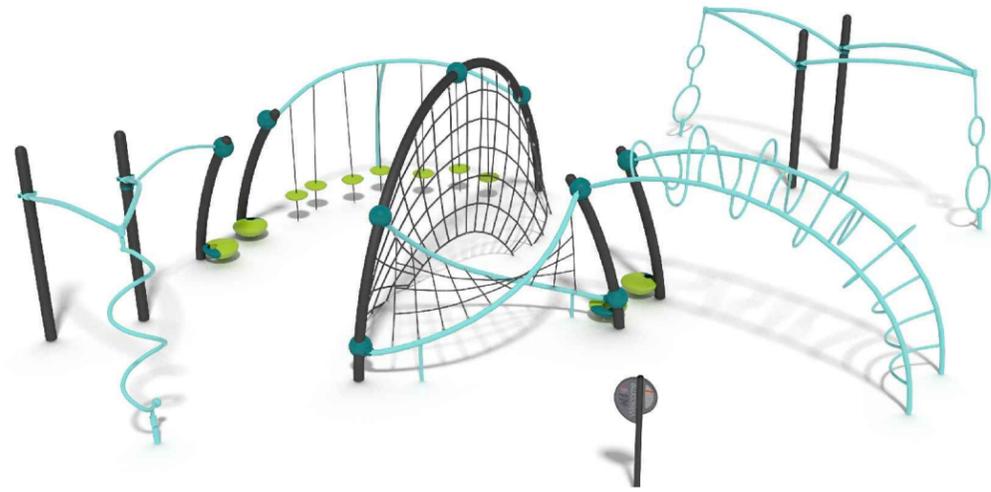
PRELIMINARY LANDSCAPE PLAN



OKW Architects

DATE: JANUARY 15, 2016
REVISED 2016.02.05

PROJ. NO.: 14028



PLAY SET A
LANDSCAPE STRUCTURES: EVOS



RUBBERIZED PLAY SURFACE
SURFACE AMERICA



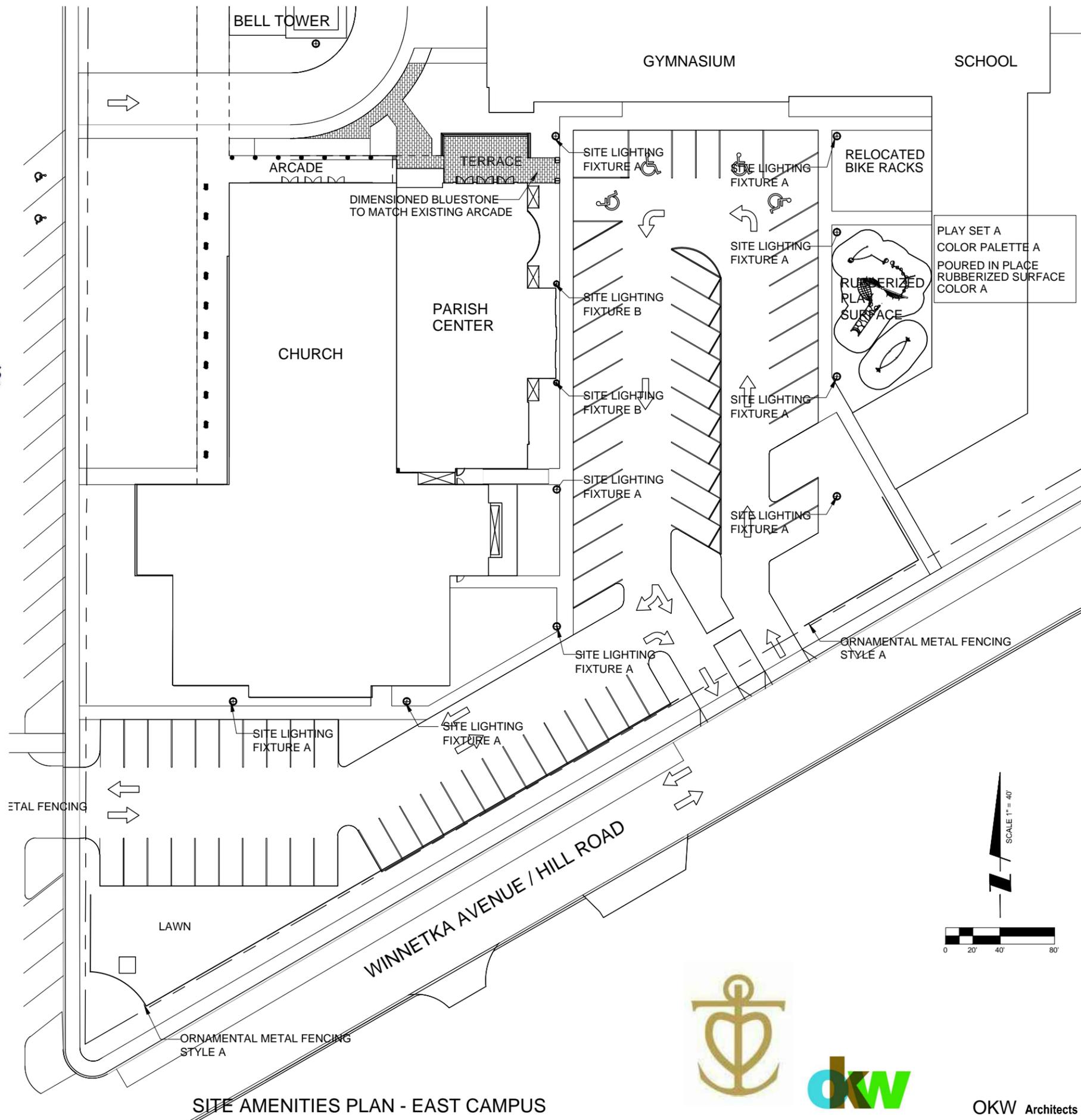
SITE LIGHTING - FIXTURE A
STERNBERG LIGHTING: ROADWAY SERIES 1430LED
8' - 4" FLUTED POLE (10' OVERALL HEIGHT)
FINISH: ARCH. MED. BRONZE TEXTURED



SITE LIGHTING - FIXTURE B
STERNBERG LIGHTING: LINCOLN LIGHTED BOLLARD - 2501LED
55" OVERALL HEIGHT
FINISH: ARCH. MED. BRONZE TEXTURED

**SAINTS FAITH, HOPE & CHARITY
PARISH CENTER**

WINNETKA, ILLINOIS



SITE AMENITIES PLAN - EAST CAMPUS



OKW Architects

DATE: FEBRUARY 18, 2016
DESIGN REVIEW BOARD

PROJ. NO.: 14028

FAITH HOPE AND CHARITY

WINNETKA, ILL. February 2, 2016 WNN16FAI2-2



Better playgrounds.
Better world.[®]
playlsi.com



Proudly presented by:



PLAY SET B

LANDSCAPE STRUCTURES: EVOS



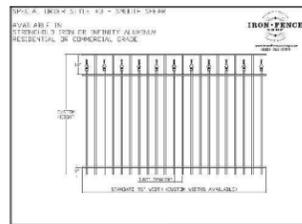
RUBBERIZED PLAY SURFACE

SURFACE AMERICA



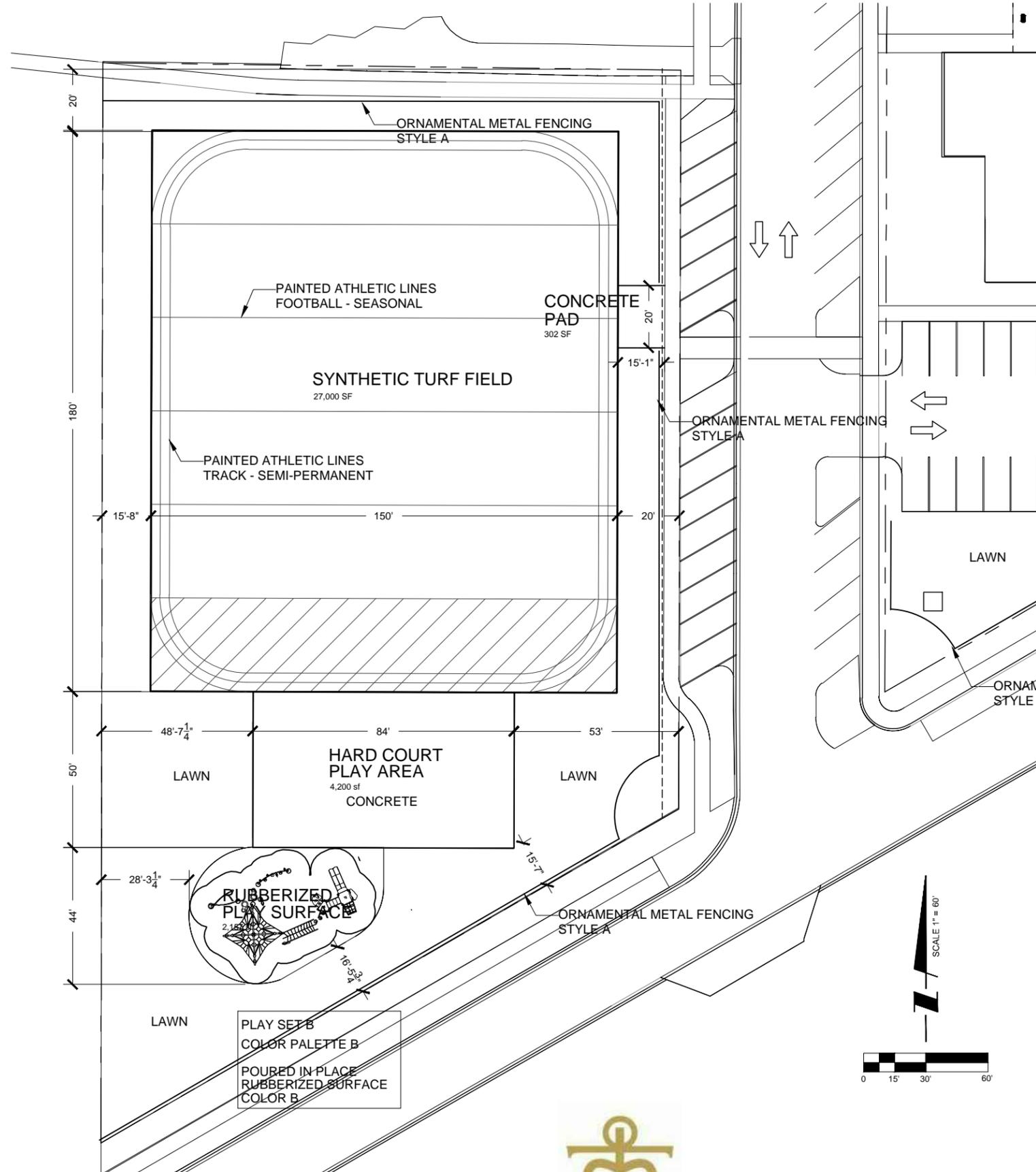
ORNAMENTAL METAL FENCE

42" HT BLACK POWDER-COATED ALUMINUM FENCE



SYNTHETIC TURF

FIELDTURF: CLASSIC HD COOLPLAY



**SAINTS FAITH, HOPE & CHARITY
PARISH CENTER**

WINNETKA, ILLINOIS

SITE AMENITIES PLAN - WEST CAMPUS



OKW Architects

DATE: FEBRUARY 18, 2016
DESIGN REVIEW BOARD

PROJ. NO.: 14028

AGENDA REPORT

SUBJECT: 1112 Willow Road – Crow Island School Special Use Permit for temporary modular classrooms
Zoning Case No. 16-05-SU

DATE: February 12, 2016

PREPARED BY: Brian Norkus, Assistant Director of Community Development

Winnetka Public Schools District 36 is requesting a Special Use Permit and variations which would allow the placement of two temporary modular classrooms at Crow Island Elementary. The proposed classrooms would be located southwest of the existing school building, setback 10'-0" from the west property line (Park District property).

Schools are permitted within residentially zoned areas, but are classified as a "Special Use" in order to allow for the evaluation of proposed modifications. Establishment or the alteration of Special Uses is subject to review by the Plan Commission, Zoning Board of Appeals, and Design Review Board, with final consideration by the Village Council.

As proposed, two modular units would be located southwest of the existing school, with units to be painted a color to match the existing school brick.

Lighting will be provided through a combination of existing pole mounted fixtures, supplemented by lights at each entry and on the underside of a covered canopy connecting the modular units to the main school building.

Consideration by other Advisory Boards

This matter is scheduled for consideration by the Plan Commission on February 24th, and by the Zoning Board of Appeals on March 5th.

The Village Council has final jurisdiction on this request.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 1112 Willow Road, Winnetka, IL
NAME OF BUSINESS(ES) Crow Island School

REAL ESTATE INDEX NUMBER			
05			

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

Sign
 Awning
 Other (general description) Temporary Modular Classrooms

Sign permit application attached?
 Awning permit application attached?

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

Winnetka School District 36 requests use of two modular classroom units on the southwest side of the school due to the temporary need for instructional space. Attached is a description of the proposed units and overall installation.

I/We hereby certify that as Owner (Lessee/Owner) of the property at Crow Island School (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 *Gregory M. Kura*
PRINT NAME(S) GREGORY M. KURA
ADDRESS 1235 Oak Street
Winnetka, IL 60093
PHONE NUMBER 847-446-9400

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

PRIMARY DESIGN FIRM	<u>GreenAssociates Inc.</u>
CONTACT NAME	<u>Carole Pugh, AIA, LEED AP</u>
ADDRESS	<u>111 Deerlake Road</u> <u>Suite 135</u> <u>Deerfield, IL 60015</u>
PHONE NUMBER	<u>847-317-0852</u>
FAX NUMBER	_____



Crow Island School

Design and Finishes

The two modular classroom units are prefabricated rectilinear one-story buildings similar in height and proportion to the adjacent classroom wing. The units will provide much needed instructional space on a temporary basis for the school.

The exterior finish of the modular units is vertical Hardiepanel fiber cement boards which will be painted to match the brick tone of the existing building. The units will be extensively landscaped in keeping with the natural setting of the school and adjacent parkland which will serve to blend their appearance into the surroundings. All existing trees will be maintained.

The roof is a single-ply membrane with flat low slope, pitched towards the long walls with gutters and downspouts.

The six exterior doors will be painted brown to match the south exit doors on the school.

Existing site lighting near the proposed location of the classrooms consists of three pole mounted fixtures, soffit lights at exit doors, and building mounted lights on nearby classroom walls. New small lighting fixtures will be located at each of six doors and on the underside of the covered walkway.

Covered Walkway and sidewalks

A metal noncombustible covered canopy will be installed to provide protection from the weather for students walking between the school and the modular classrooms. The metal finish will approximate the existing metal fascia color on the classroom wing.

Existing asphalt will be utilized as possible for access to and from the units. Where needed, new sidewalks will be added.



Location of proposed modular classrooms, southwest side of the school



**Crow Island School
Modular Classroom Submission**

**Existing Site Photographs
(Reference site plan for locations)**



Photo 1, looking west



Photo 2, looking west



Photo 3, looking north toward southwest classroom wing with entry doors



Photo 4, looking south



Photo 5, looking east



Photo 6, east from the Park District shelter

Manufacturer sample information

By Industry Solutions

- › COMMERCIAL
- › CONSTRUCTION
- › **EDUCATION**
- › GOVERNMENT
- › HEALTHCARE
- › INDUSTRIAL/ENERGY
- › SPORTS AND ENTERTAINMENT
- › FRANCHISE AND RETAIL

TESTIMONIAL

TEMPORARY EDUCATION BUILDINGS

ModSpace can add buildings almost anywhere on your campus in half the time of traditional building and without distracting students.

Temporary school buildings are ideal for schools in search of an immediate or short-term solution due to increasing enrollments, scheduled construction or rebuilding after a disaster.

Portable classrooms can be:

- › Ready in weeks, not months
- › Placed almost anywhere on your campus
- › Configured to your precise specifications
- › Delivered from our nationwide inventory

Modular classrooms are also easily relocated within your district to meet changing needs.



CROW ISLAND SCHOOL MODULAR CLASSROOMS

1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

WINNETKA SCHOOL DISTRICT 36
1235 OAK STREET
WINNETKA, ILLINOIS 60093

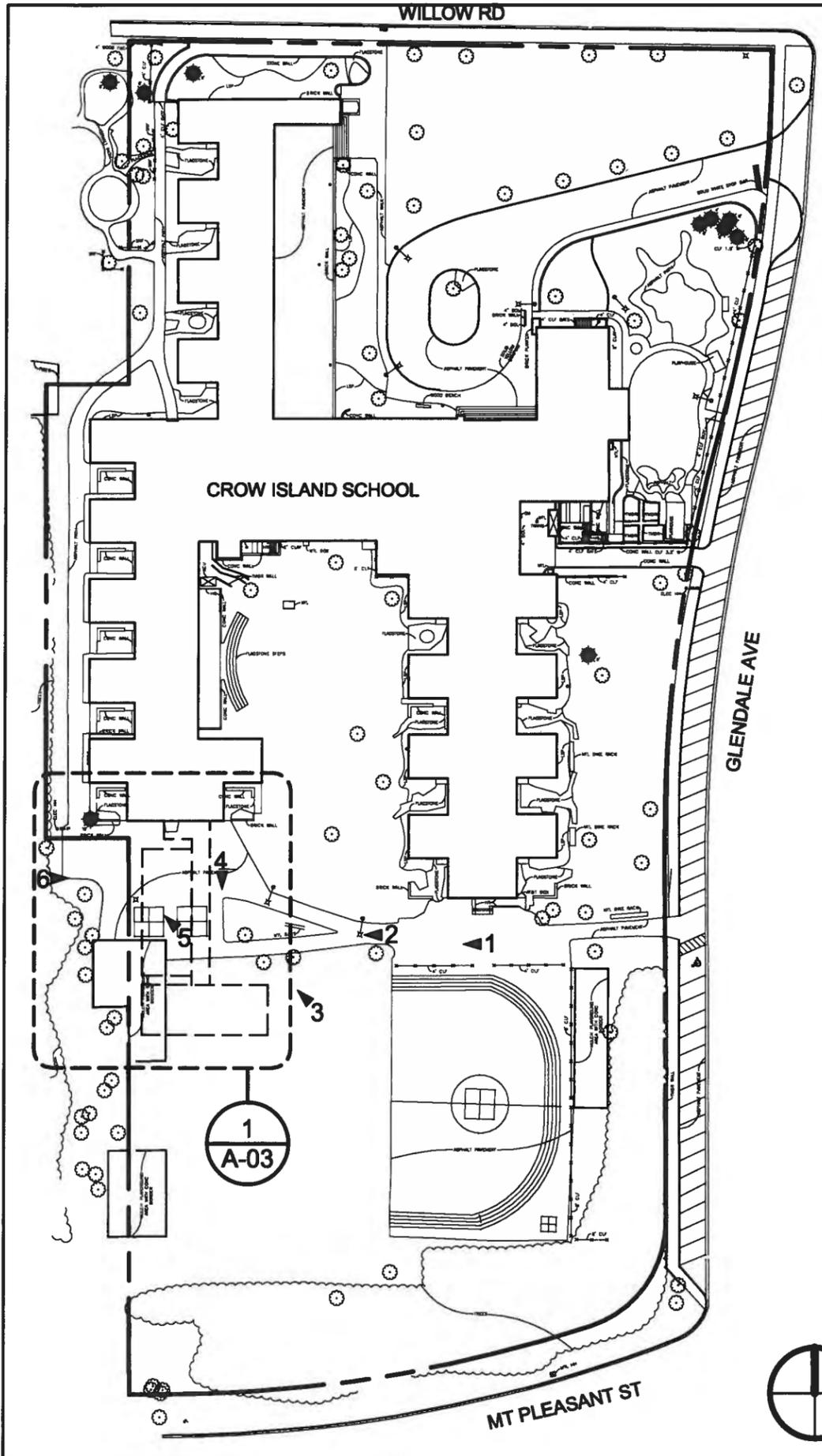
INDEX OF DRAWINGS	
REFERENCE DRAWINGS	
	PLAT OF SURVEY
ARCHITECTURAL DRAWINGS	
A-01	OVERALL SITE PLAN
A-02	EXISTING SITE PLAN
A-03	PROPOSED SITE PLAN
A-04	LANDSCAPING PLAN
A-05	MODULAR UNIT FLOOR PLAN
A-06	MODULAR UNIT ELEVATIONS
A-07	EAST SITE ELEVATION
A-08	SOUTH SITE ELEVATION
A-09	ROOF AND FLOOR AREAS
A-10	IMPERMEABLE SURFACE AREAS

SUBMITTAL DRAWINGS

PROJECT NUMBER: 1310-201603
ISSUE DATE: 29 JAN 2016

ARCHITECT
GREEN | ASSOCIATES
111 DEER LAKE ROAD SUITE 135
DEERFIELD, ILLINOIS 60015
847-317-0852

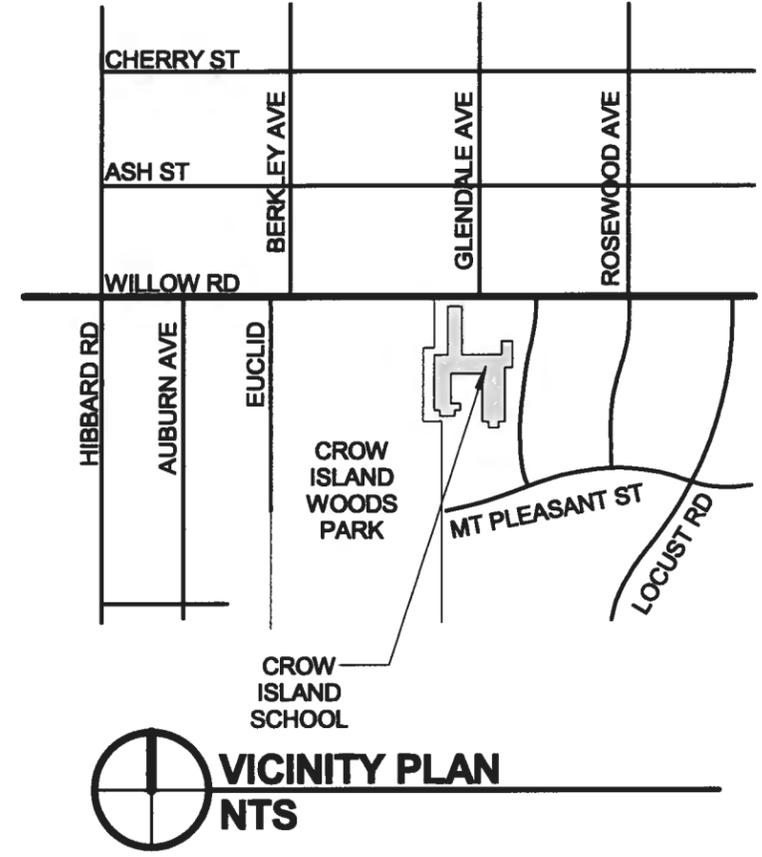




OVERALL SITE PLAN

1" = 80'-0" 0' 40' 80' 160'

◀ # PHOTOGRAPH LOCATION



VICINITY PLAN

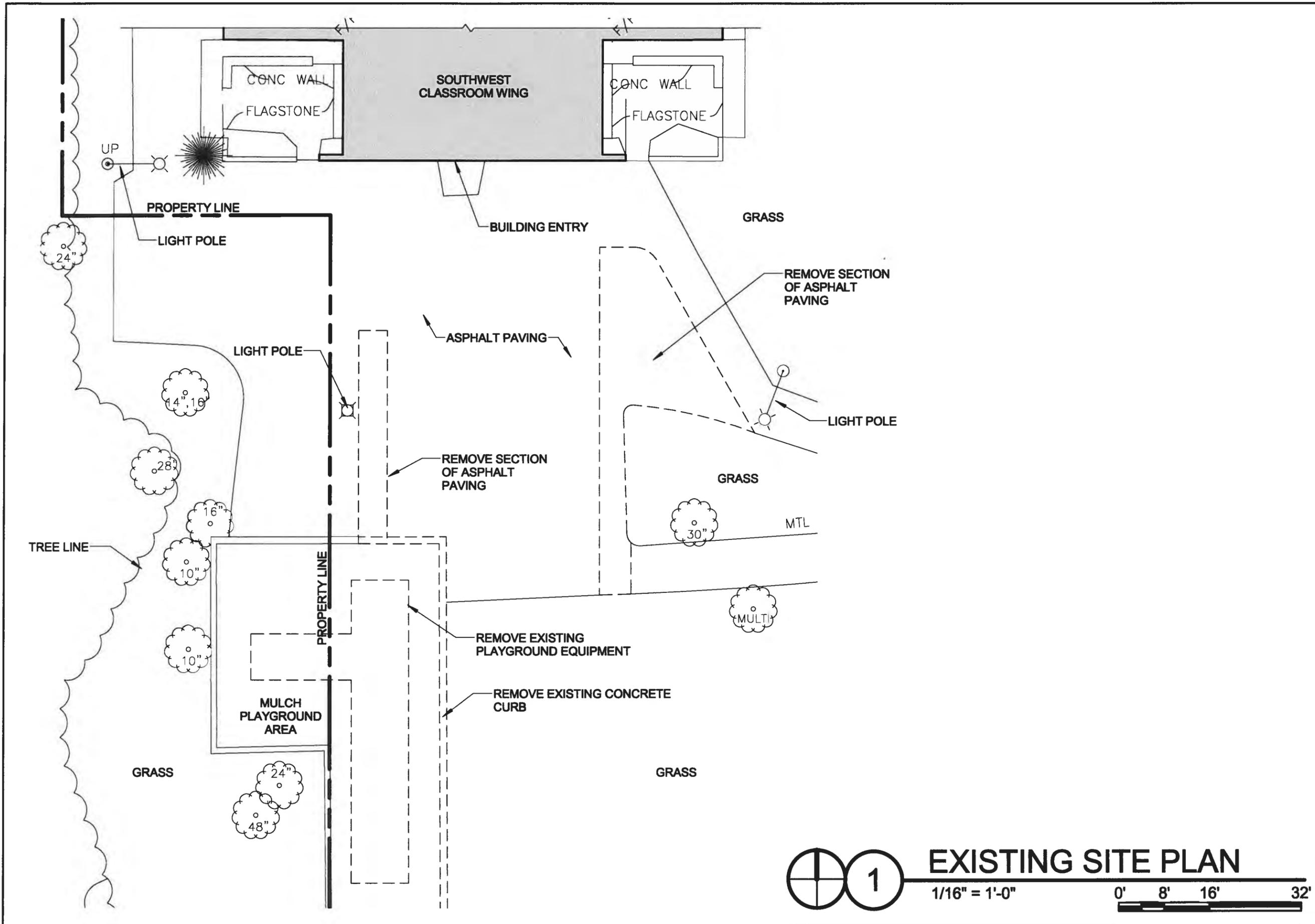
Drawn MD
 Checked GDP
 Issue Date 29 JAN 2016
 Project Number 1310-201603
 Sheet A-01

CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093

GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES

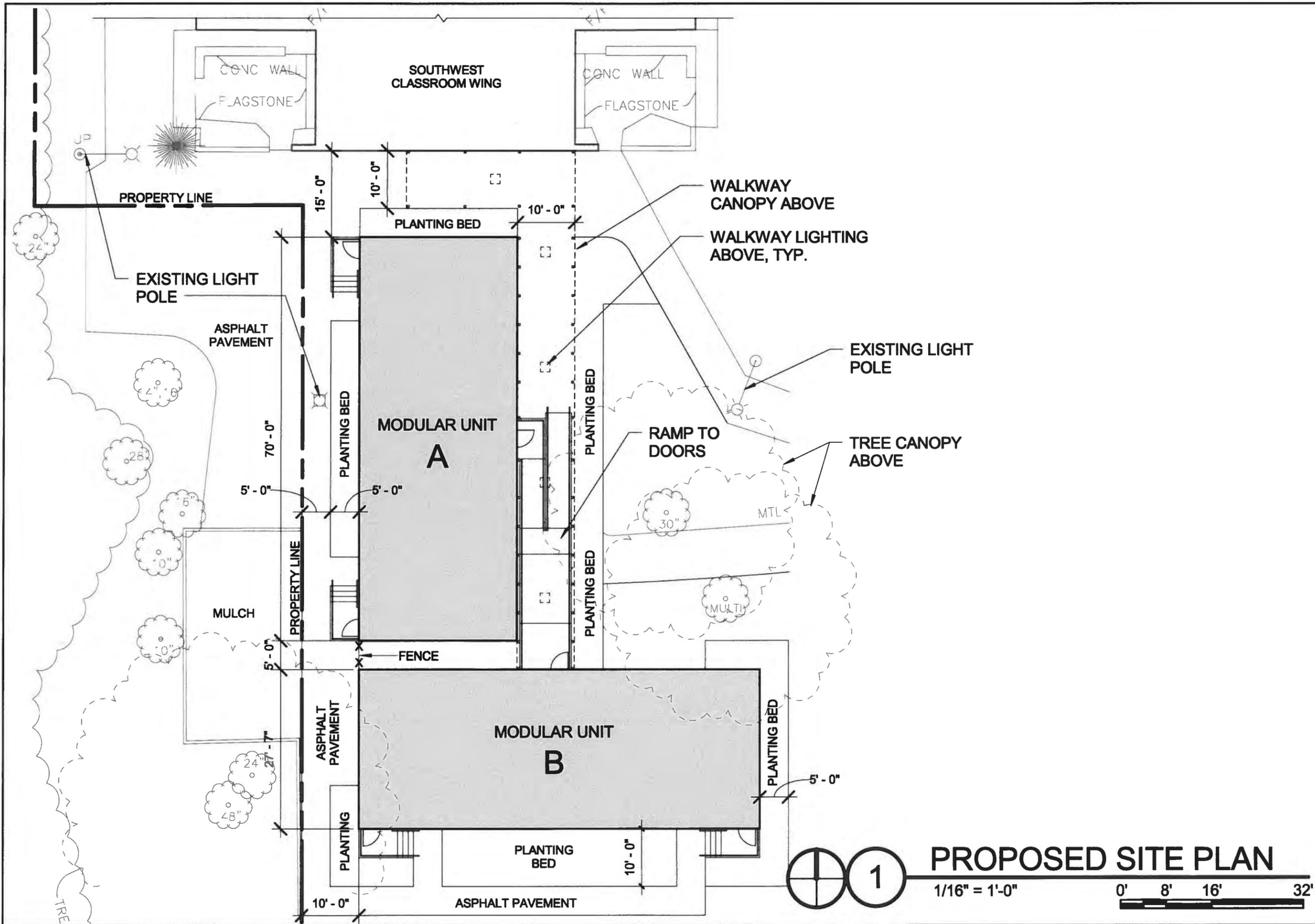
111 Deerfield Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-0852
 Facsimile 847-317-0899

OVERALL SITE PLAN



CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093
EXISTING SITE PLAN

GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES
 111 Deertales Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-0852
 Facsimile 847-317-0899



CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093
PROPOSED SITE PLAN

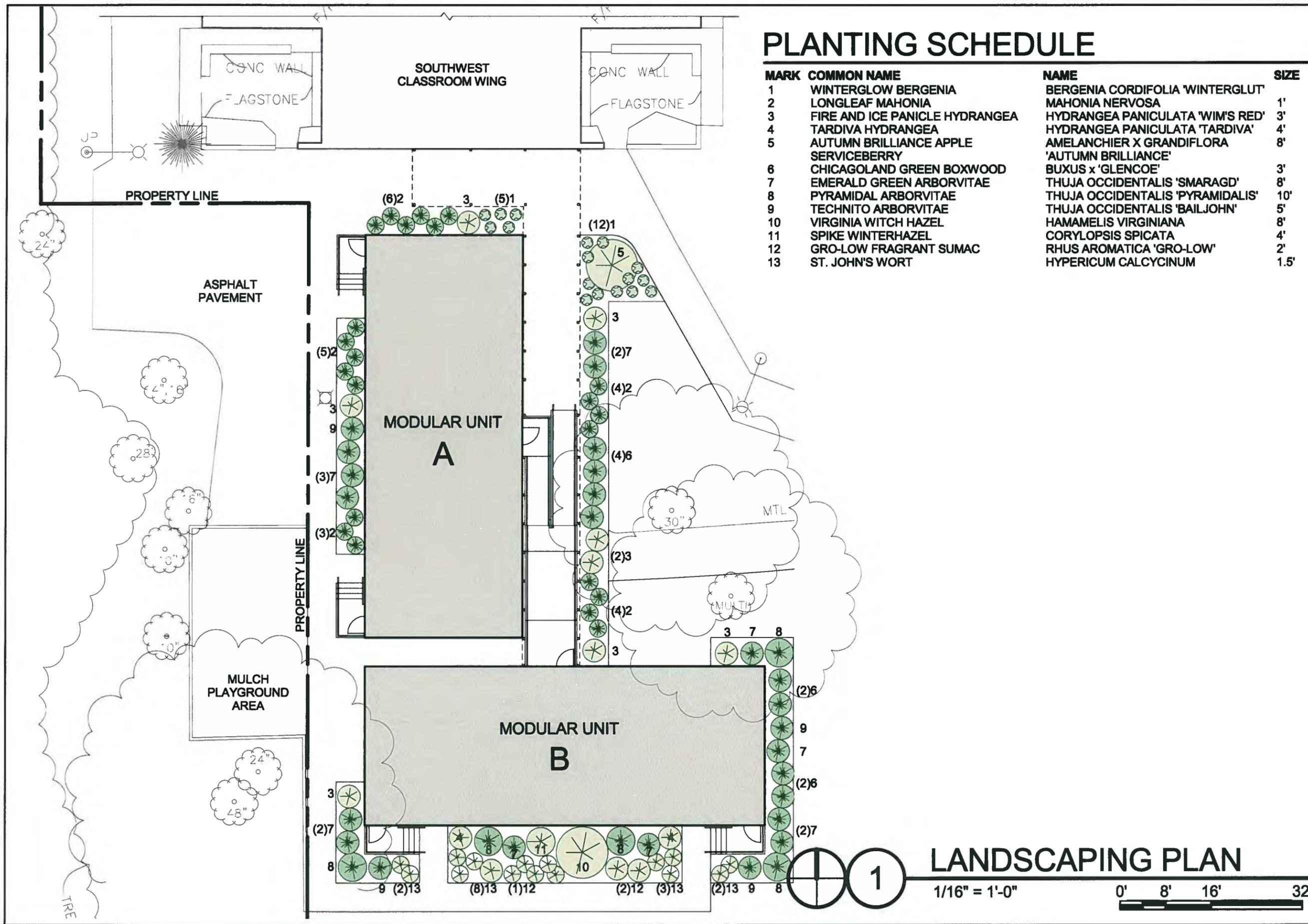
GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES
 111 Deertake Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-9852
 Facsimile 847-317-0899

PROPOSED SITE PLAN

1/16" = 1'-0"
 0' 8' 16' 32'

PLANTING SCHEDULE

MARK	COMMON NAME	NAME	SIZE
1	WINTERGLOW BERGENIA	BERGENIA CORDIFOLIA 'WINTERGLUT'	
2	LONGLEAF MAHONIA	MAHONIA NERVOSA	1'
3	FIRE AND ICE PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'WIM'S RED'	3'
4	TARDIVA HYDRANGEA	HYDRANGEA PANICULATA 'TARDIVA'	4'
5	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	8'
6	CHICAGOLAND GREEN BOXWOOD	BUXUS x 'GLENCOE'	3'
7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	8'
8	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	10'
9	TECHNITO ARBORVITAE	THUJA OCCIDENTALIS 'BAILJOHN'	5'
10	VIRGINIA WITCH HAZEL	HAMAMELIS VIRGINIANA	8'
11	SPIKE WINTERHAZEL	CORYLOPSIS SPICATA	4'
12	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	2'
13	ST. JOHN'S WORT	HYPERICUM CALCYCINUM	1.5'

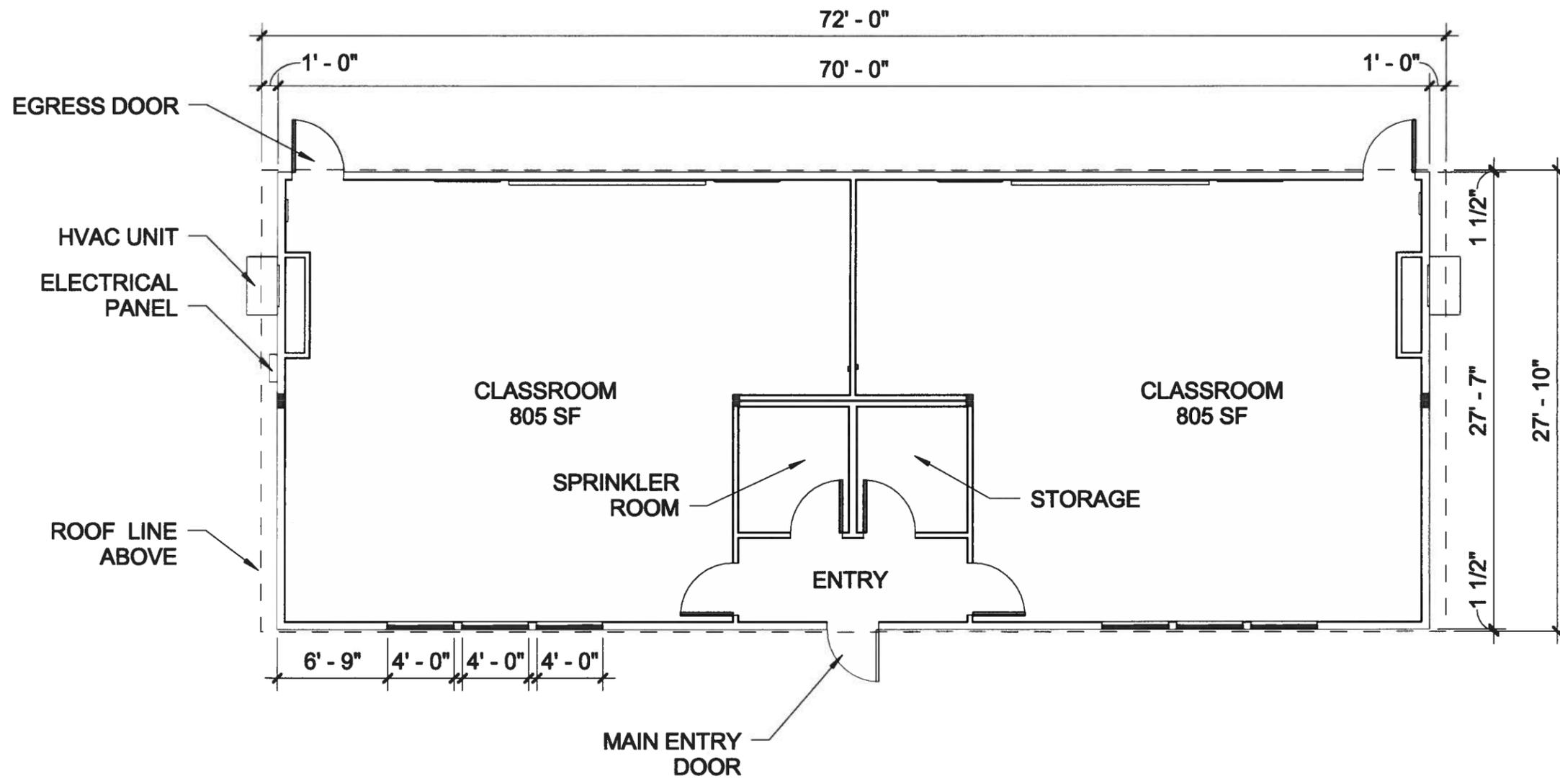


LANDSCAPING PLAN

1/16" = 1'-0" 0' 8' 16' 32'

CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093
LANDSCAPING PLAN

GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES
 111 Deerfield Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-0852
 Facsimile 847-317-0899

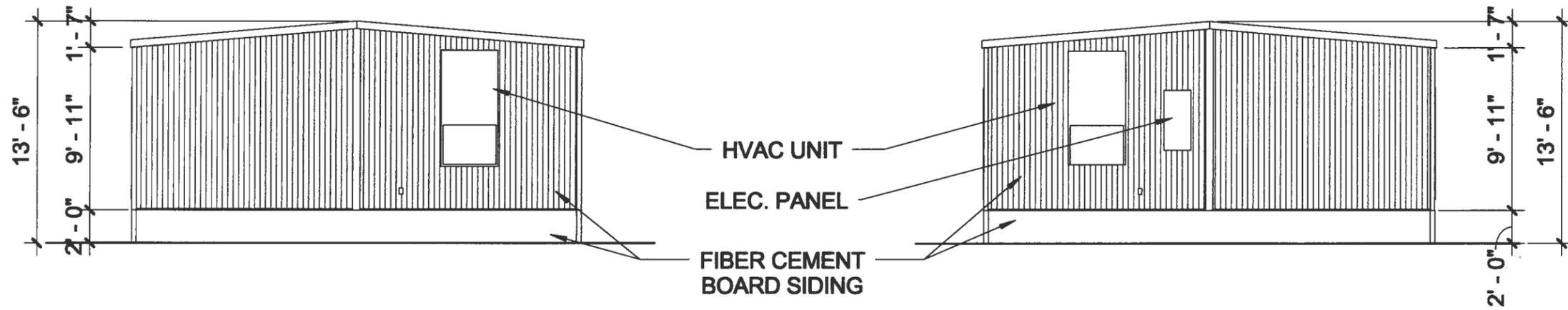


CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093
 MODULAR UNIT FLOOR PLAN

GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES
 111 Deerfield Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-0852
 Facsimile 847-317-0889

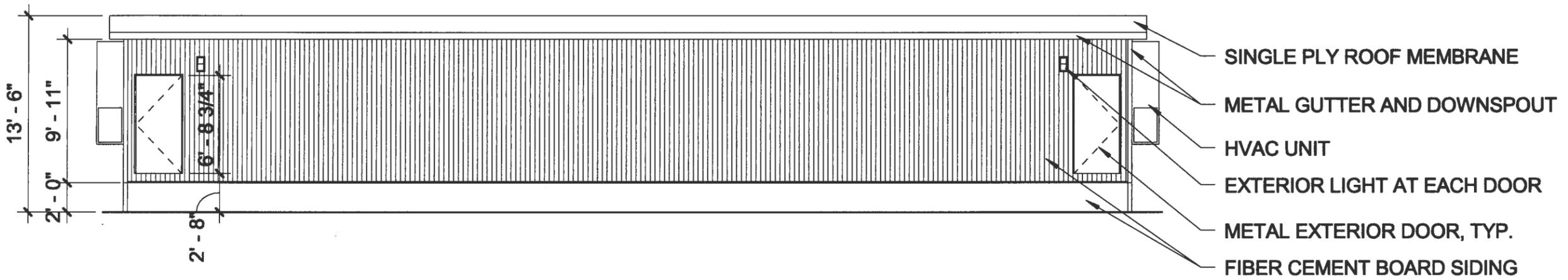


MODULAR FLOOR PLAN
 1/8" = 1'-0"
 0' 4' 8' 16'

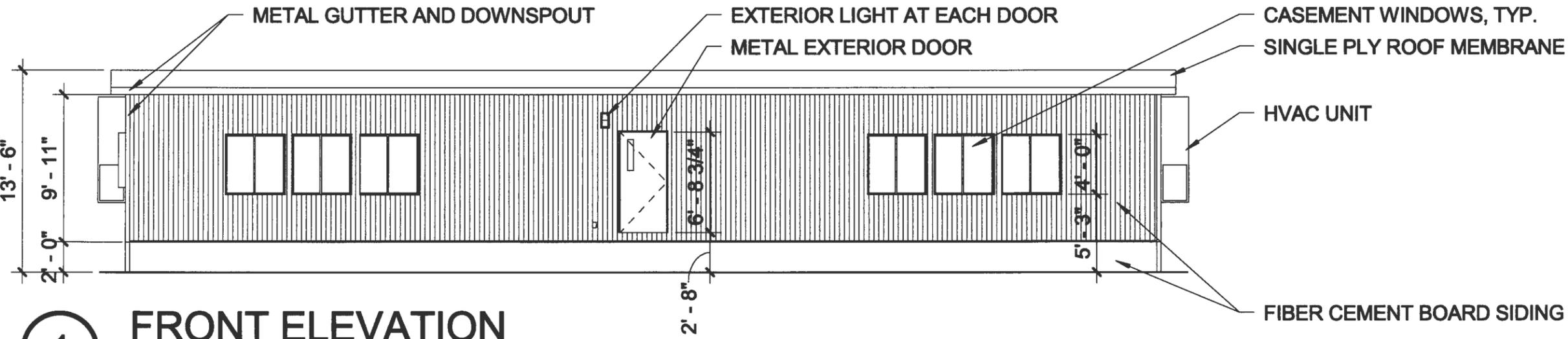


3 SIDE 1 ELEVATION
 1/8" = 1'-0"

4 SIDE 2 ELEVATION
 1/8" = 1'-0"



2 REAR ELEVATION
 1/8" = 1'-0"



1 FRONT ELEVATION
 1/8" = 1'-0"





1

EAST ELEVATION

1" = 10'-0"

Drawn **MD** Checked **CPD**
Issue Date **29 JAN 2016**
Project Number **1310-201603**
Sheet **A-07**

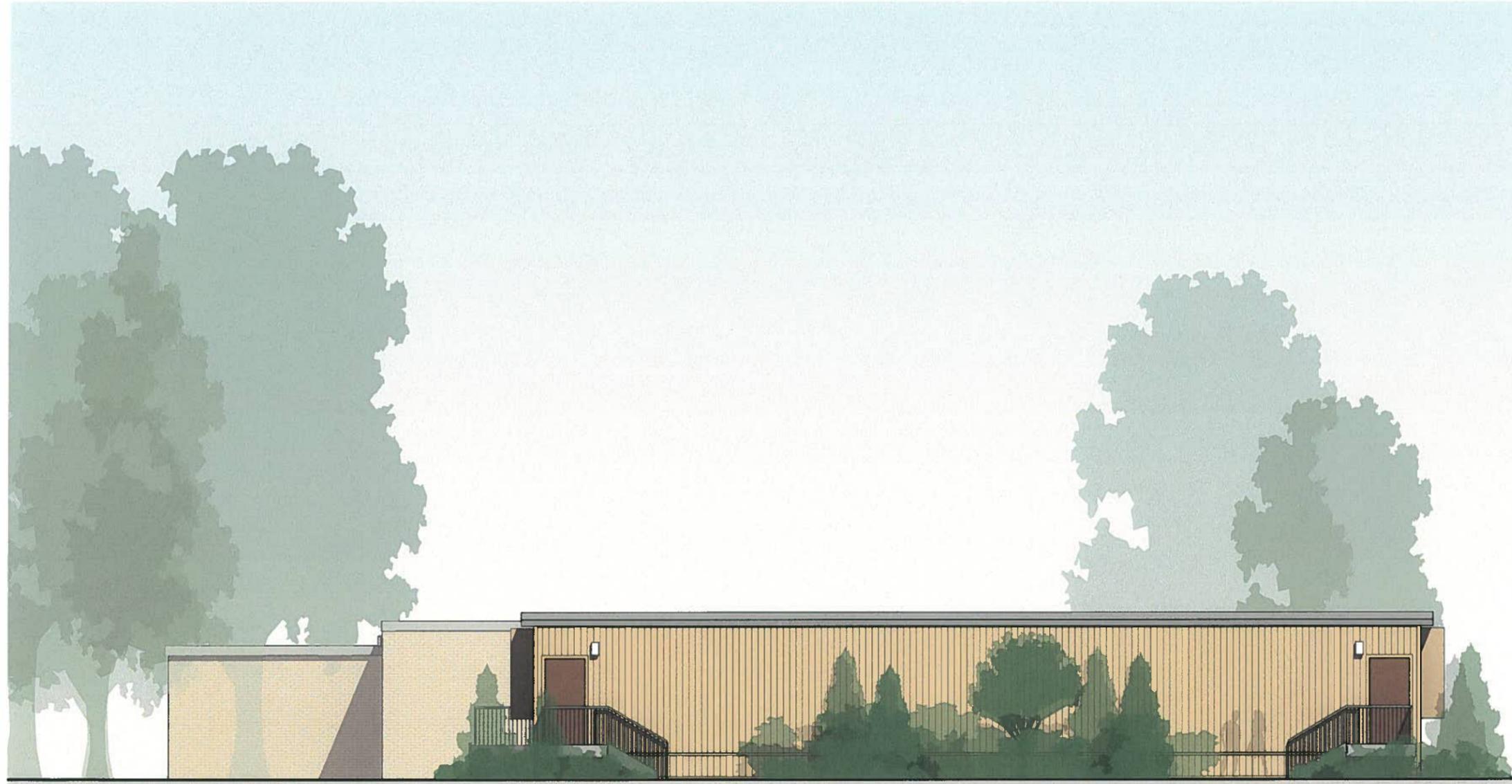
CROW ISLAND SCHOOL MODULAR CLASSROOMS

WINNETKA SD 36
1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

EAST SITE ELEVATION

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

111 Deerlake Road, Suite 135
Deerfield, Illinois 60015
Telephone 847-317-0652
Facsimile 847-317-0699



1

SOUTH ELEVATION

1" = 10'-0"

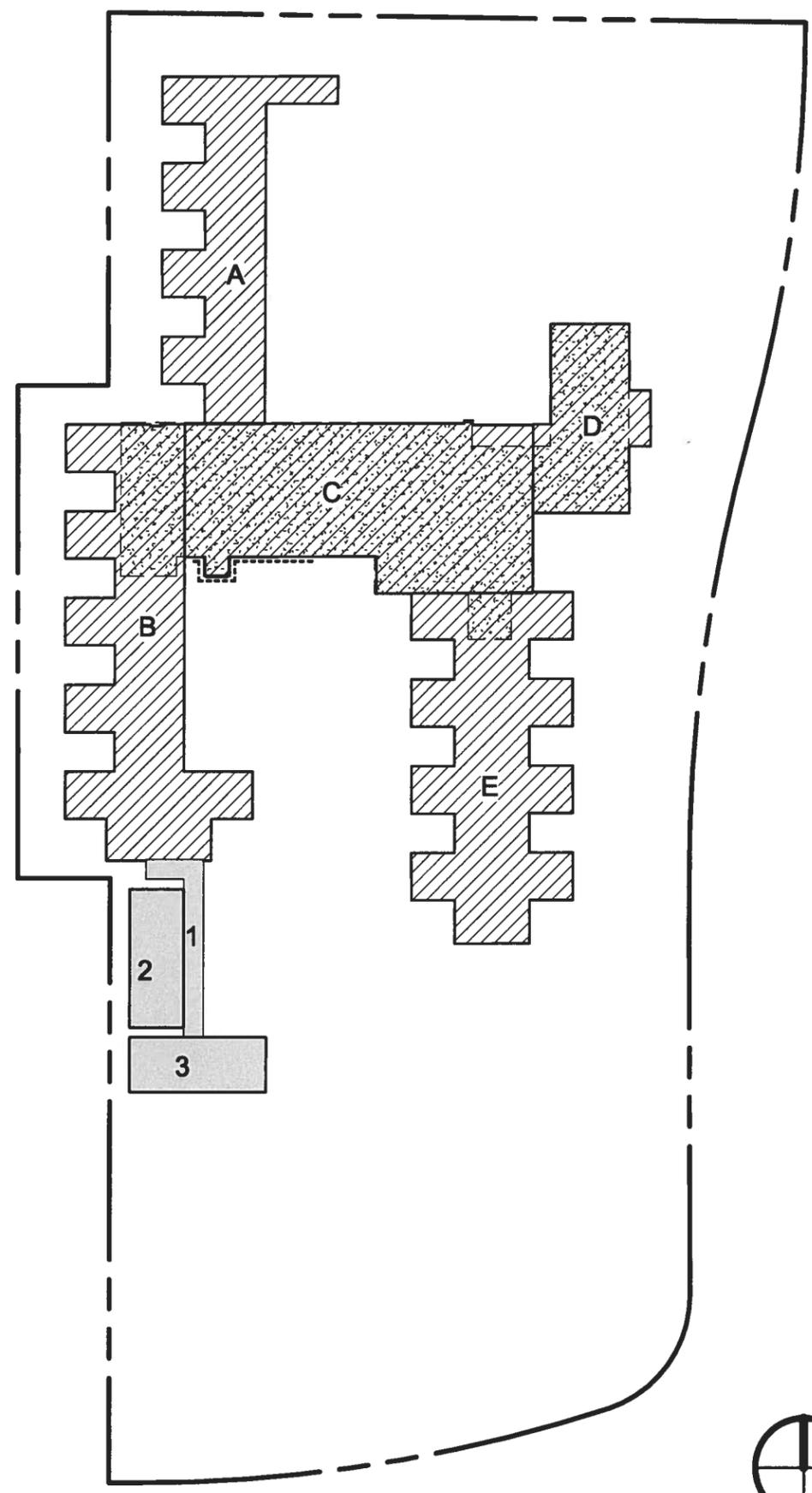
Drawn **MD** Checked **GDP**
Issue Date **29 JAN 2016**
Project Number **1310-201603**
Sheet **A-08**

CROW ISLAND SCHOOL MODULAR CLASSROOMS
WINNETKA SD 36
1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

SOUTH SITE ELEVATION

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

111 Deerlake Road, Suite 135
Deerfield, Illinois 60015
Telephone 847-317-0852
Facsimile 847-317-0889



EXISTING ROOF AREAS

MARK	AREA
A	8,084 SF
B	12,105 SF
C	13,618 SF
D	4,560 SF
E	11,017 SF
TOTAL	49,384 SF

PROPOSED ROOF AREAS

MARK	AREA
1	995 SF
2	1,931 SF
3	1,931 SF
TOTAL	4,857 SF

COMBINED ROOF AREAS

	AREA
EXISTING	49,384 SF
NEW	4,857 SF
TOTAL	54,241 SF

EXISTING GROSS FLOOR AREAS

	AREA
FIRST FLOOR	46,106 SF
LOWER LEVEL*	2,199 SF*
TOTAL	48,465 SF

*CALCULATED PER ZONING CODE:
 $\frac{66'-0''}{616'-10''} \times 20,548 \text{ SF} = 2,199 \text{ SF}$

PROPOSED GROSS FLOOR AREAS

MARK	AREA
1	N/A
2	1,931 SF
3	1,931 SF
TOTAL	3,862 SF

COMBINED GROSS FLOOR AREAS

	AREA
EXISTING	48,465 SF
NEW	3,862 SF
TOTAL	52,327 SF

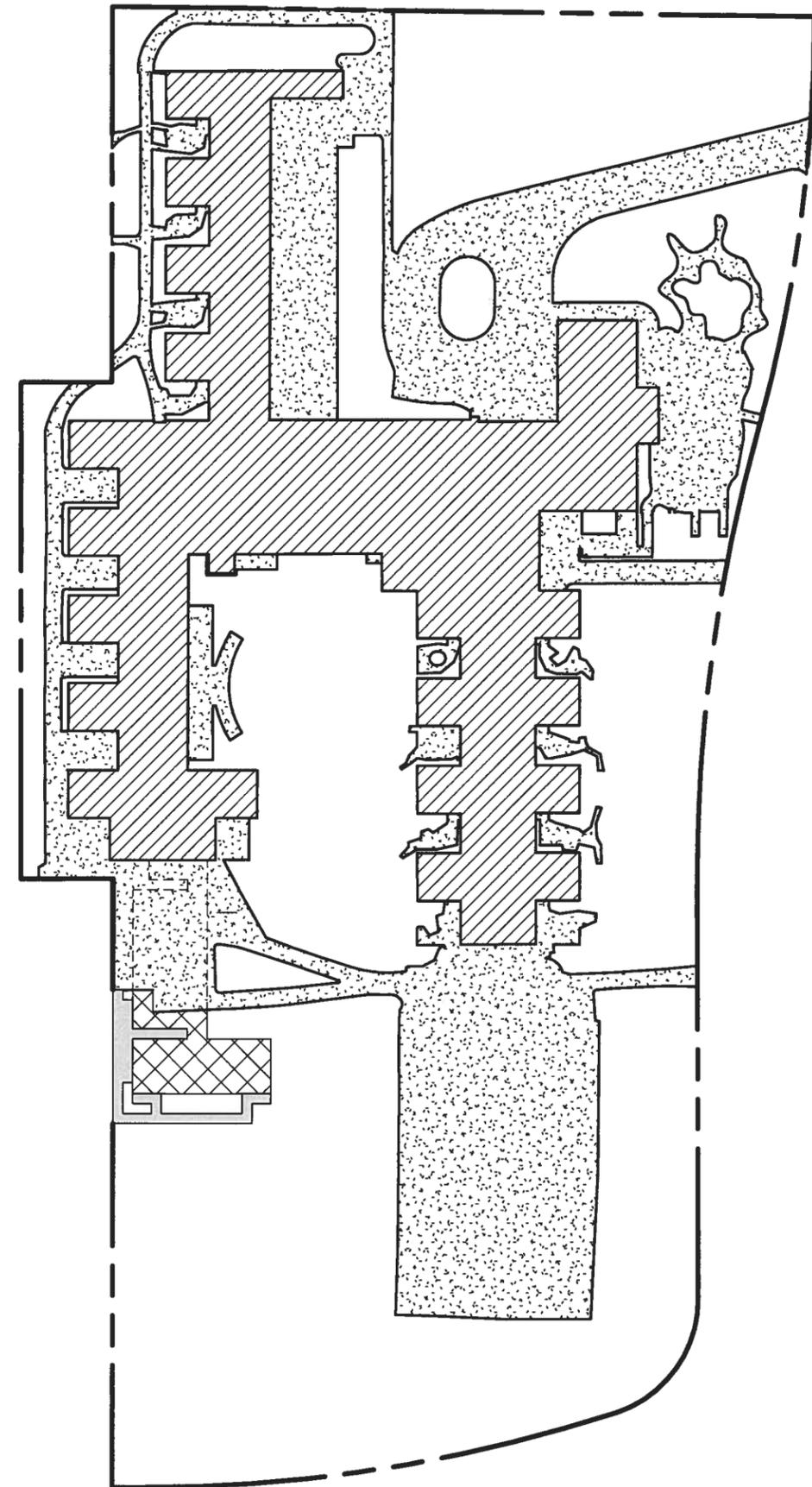
LEGEND

- EXPOSED BASEMENT PERIMETER
- [Stippled Box] EXISTING BASEMENT AREA
- [Hatched Box] EXISTING ROOF AREA
- [Solid Grey Box] NEW ROOF AREA



ROOF AND FLOOR AREA PLAN

1" = 80'-0" 0' 40' 80' 160'



EXISTING IMPERMEABLE AREAS

	AREA
BUILDINGS	49,384 SF
PAVING	63,395 SF

TOTAL 112,779 SF

PROPOSED IMPERMEABLE AREAS

	AREA
BUILDINGS	4,857 SF
PAVING	1,205 SF
OVERLAP*	-(2,431 SF)

TOTAL 3,631 SF

* AREA OF NEW CONSTRUCTION THAT OVERLAPS WITH EXISTING IMPERMEABLE PAVING AREAS

TOTAL IMPERMEABLE AREAS

	AREA
EXISTING	112,779 SF
PROPOSED	3,631 SF

TOTAL 116,410 SF

LEGEND

--- OUTLINE OF OVERLAP



EXISTING PAVING



PROPOSED BUILDING



EXISTING BUILDING



PROPOSED PAVING



IMPERMEABLE SURFACES PLAN

1" = 80'-0"

0' 40' 80' 160'

CROW ISLAND SCHOOL MODULAR CLASSROOMS
 WINNETKA SD 36
 1112 WILLOW ROAD
 WINNETKA, ILLINOIS 60093

IMPERMEABLE SURFACE AREAS

GREEN ASSOCIATES
 ARCHITECTURE
 CONSTRUCTION SERVICES

111 Deerfield Road, Suite 135
 Deerfield, Illinois 60015
 Telephone 847-317-0852
 Facsimile 847-317-0899