



**DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS REGULAR MEETING
THURSDAY, JANUARY 16, 2020 - 7:00 p.m.
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

AGENDA

1. Call to Order.
2. Approval of November 21, 2019 meeting minutes.
3. Public Comment.
4. **Case No. 19-36-DR: 966 Green Bay Road – New Construction:** Certificate of Appropriateness application to allow construction of a new one-story infill commercial building.
5. **Case No. 20-01-DR: 874 Green Bay Road – Ciao Bella Sewing – Window Signs:** Sign Permit application to allow the installation of two window signs.
6. **Case No. 20-02-DR: 560 Green Bay Road – Raymond James – Wall and Window Signs:** Sign Permit and Sign Code Variation applications to allow the installation of a window sign and a wall sign.
7. **Case No. 20-03-DR: 64 Green Bay Road – Aboyer – Freestanding Sign:** Sign Permit and Sign Code Variation applications to allow the installation of a freestanding sign.
8. Other Business.
 - a. Comprehensive Plan Status Update.
9. Next meeting – February 20, 2020 – Quorum check.
10. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > 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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
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Public Works (847) 716-3568 Water and Electric (847) 716-3558

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**Winnetka Design Review Board/Sign Board of Appeals
November 21, 2019**

Members Present:

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

Members Absent:

Paul Konstant
Maggie Meiners

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairman Albinson called the meeting to order at 7:02 p.m.

Chairman Albinson proposed to the Board to alter the agenda and proceed in reverse order. Mr. McLane moved to reverse the Board's agenda and the motion was seconded by Ms. Kelly. A vote was taken and the motion unanimously passed.

Public Comment

Chairman Albinson asked if there were any comments from the audience. No comments were made at this time.

Case No. 19-21-DR: 915 Green Bay Road – Boutique Bites: Amendment to a previously approved Certificate of Appropriateness for proposed exterior façade changes.

Chairman Albinson asked the Village staff to present the request on behalf of the applicant.

Mr. Marx stated the applicant previously had approved in June a Certificate of Appropriateness to change the outer façade for the window improvements, placements and door placement. Carlos Vazquez introduced himself to the Board as legal counsel and general counsel for Boutique Bites and stated there is a slight change in the façade. He stated one of the doors was on the right hand side and they decided to leave it centered the way it is now. Mr. Boscas stated the entrance to the café is through the façade center and to the left, there is a door leading to the vending area where there was previously a double door. He then stated the glass would be simple clear glass and the same type of the glass as across the street and is similar in terms of its façade.

Chairman Albinson stated there are two renderings of the front elevation, one of which is the exterior rendering and the other indicating revised elevation. He asked if the changes are shown on the revised exterior rendering and Mr. Boscas confirmed that is correct. Mr. Marx noted the revised rendering is marked as Attachment B.

Chairman Albinson asked if there were any other changes being proposed other than what was previously proposed. Mr. Boscas responded the only change is to keep the café door in the same location as it is currently and to have a single door to the left as opposed to a double door. Mr. Marx

1 stated the service doors are on the side of the façade. Mr. Boscas also stated the color would match the
2 façade.

3
4 Chairman Albinson asked if there were comments or questions. Mr. McLane stated it is consistent,
5 appropriate and subtle. No additional comments were made at this time. Chairman Albinson then asked
6 for a motion. Mr. McLane moved to issue a Certificate of Appropriateness to approve the request as
7 presented. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed.

8
9 AYES: Albinson, Kelly, Klaskin, McLane, Ritter

10 NAYS: None

11
12 **Case No. 19-34-DR: 972 Green Bay Road: Certificate of Appropriateness for proposed exterior façade**
13 **changes and addition.**

14 Jeff Shapack introduced himself to the Board as part of the ownership of the 972 Green Bay Road. He
15 then stated 972 Green Bay Road is an existing one story structure located at the northwest corner of
16 Merrill Road and Green Bay Road and it is their intention to work with the Board to approve a plan to
17 skin the building and add new storefronts facing Green Bay Road and Merrill. Mr. Shapack then stated
18 the building is not in the best shape and they requested permission from the Village to do interior
19 demolition to make sure the building was in sound condition as well as to expose the interior. He
20 described the building as an old bow truss building covered by many tenants and lower ceiling heights.
21 Mr. Shapack stated they demolished the entire interior of the space and they plan to re-skin it and
22 prepare it for a restaurant tenant.

23
24 Mr. Shapack then identified the building on the corner and stated they would respect the 10 foot
25 setback to the west. He stated it is approximately 50 feet wide and 134 feet long with their intention to
26 have a garden in the back of the building. He stated the top elevation to the north would include the
27 addition of a storefront on that side and masonry replacing what is on the building. Mr. Shapack stated
28 on the north elevation, that brick would change to the sample he provided to the Board. He also
29 identified the stone they planned to use along with the metal storefront and metal details. Mr. Shapack
30 stated with regard to the walled garden on the north elevation, they planned to use Chicago Common
31 brick with the plan to bring the authenticity of the inside of the building outside. He noted they planned
32 to set it off the north lot line approximately 12 inches in order to grow ivy up the wall.

33
34 Mr. Shapack then stated the southern elevation is blank, the west elevation is to the alley and the east
35 elevation is the elevation fronting Green Bay Road facing the park and the train station. He stated they
36 chose to have a corner entry and one entry on the south side of the façade. Mr. Shapack stated they
37 determined it made sense to have a recessed corner entry to allow protection from the elements. He
38 then referred to the updated proposed site plan which showed the corner entry and 125 square feet for
39 dining and circulation point to the rear of the building as well as the garden on the upper portion. Mr.
40 Shapack stated the reason the wall is tall is for the ivy to grow as well as to be respectful of the
41 neighbors across the alley. Mr. Shapack then identified the sketch rendering of the garden and to the
42 south, there is a covered area for the bathroom and means of egress and a circulation exit. He identified
43 the rear elevation toward the alley and the view toward Green Bay Road. Mr. Shapack then referred to
44 the proposed brick with gray limestone and dark bronze anodized aluminum storefront, metal details
45 and the Chicago Common brick. He stated they also planned to use SDL spacers for the windows which
46 would have the appearance of SDL in terms of authenticity. Mr. Shapack asked if there were any
47 questions.

48

1 Mr. McLane thanked them for taking that location which has been empty for 15 years. He stated he
2 loved the façade and opening the north façade on Merrill. Mr. McLane stated for the blank wall to be
3 extended, he had concerns about the garden from the Merrill side facing the blank wall. He stated
4 although the request would be compliant, he asked there is a way to create some visual appeal for the
5 wall and the streetscape. Mr. McLane stated the concern has been raised with regard to the rooftop and
6 screening rooftop equipment because of the neighbors as was done with the Hadley school. Chairman
7 Albinson asked if the existing mechanicals would remain on the roof. Mr. Shapack responded it is a
8 complicated barrel roof and after reviewing it with engineering, they would have to locate the
9 mechanical equipment accordingly.

10
11 Mr. Ritter asked if they anticipated having ivy on the rear wall as well as the Merrill street wall. Mr.
12 Shapack responded the idea was due to the amount of storefront on the Merrill side, the goal of setting
13 the wall back was to cover it in ivy and they ended up putting fenestration there. Ms. Kelly asked how
14 long the wall is. Mr. Shapack stated the wall is 20 feet and is not as tall as the main building. He also
15 stated he is happy to consider alternatives for that wall. Mr. McLane then stated the ivy would present a
16 partial season solution with the wall being blank the rest of the year.

17
18 Chairman Albinson asked if they could do something creative with the lighting for instance to improve
19 the wall. He also stated there is no room for landscaping since the sidewalk comes up to the property
20 line. Mr. Shapack stated it would be set 12 inches back in order to grow ivy and they can set it back
21 further to do landscaping. Mr. McLane commented the sheer wall would be bleak and look like an alley.
22 Chairman Albinson suggested they offset it another 12 inches to get additional landscaping there. Ms.
23 Kelly stated she had no problem with the request and the brick would create enough texture and
24 interest. She also stated with the vines and lighting, it could be interesting and the rendering did not
25 show that. Ms. Kelly stated there is a lot of glazing on that elevation and asked how high the wall is. Mr.
26 Shapack estimated it to be 10 feet tall. Mr. Marx stated the wall is 12 feet 4 inches and the total building
27 height is 18 feet 9 inches.

28
29 Chairman Albinson commented it may end up feeling like or looking like the backside of the Laundry
30 Mall. Mr. Klaskin commented this looks like a containment. Mr. Ritter stated it would be better if the
31 wall was only 9 feet tall. Mr. Klaskin suggested it be shorter. Ms. Kelly suggested it be lowered to
32 the transom height. Mr. McLane stated there is so much articulation in the façade, fenestration and
33 building façade.

34
35 Chairman Albinson commented it is fine as presented in terms of height. He then referred to an email
36 sent today from the neighbor across the street which submitted concerns with the amount of noise
37 generated and seeing the rooftop equipment. Chairman Albinson stated with the wall being at the
38 height it is, it would help create an additional buffer for the residents to the north. Mr. Shapack stated
39 there will be a tree with canopy in the garden. Ms. Kelly stated the height of the wall compared to the
40 tree would make it appear different than shown in the rendering. Mr. McLane stated the building would
41 be beautifully articulated as described and it appeared they are throwing on a shed in the rear.

42
43 Chairman Albinson asked if there were any other questions. Mr. Ritter commented it is great looking.
44 Chairman Albinson asked if there were any other questions or a motion. Mr. McLane moved to issue a
45 Certificate of Appropriateness to approve the request as presented with consideration of the
46 articulation. Chairman Albinson noted there is a recommendation for the additional evaluation of the
47 rear wall. The motion was seconded. A vote was taken and the motion unanimously passed.

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1 AYES: Albinson, Kelly, Klaskin, McLane, Ritter
2 NAYS: None
3

4 **Case No. 19-32-SU: 1255 Willow Road – Winnetka Presbyterian Church: Consideration of Certificate of**
5 **Appropriateness for proposed outdoor plaza and exterior doorway.**

6 Robert Lewis introduced himself to the Board as a church member for 40 years and a church elder
7 in charge of buildings and grounds. He stated he has been working on this project for two years and is
8 partly due to the interim pastor in place and is part of their action committee working with the architect
9 and team to evaluate the project.

10
11 Mr. Lewis stated the project started with the simple premise of wanting a door to get to the
12 columbarium. He then stated when the columbarium is filled and a special use was permitted in 2000
13 for the building expansion, the columbarium created then consisted of a space 10x23 feet connected
14 directly to the wall of the existing church with no interior access to the opening of the columbarium. Mr.
15 Lewis then referred to an aerial view of the existing church with the yellow outlines representing the
16 additions done in 2000 and the large rectangular area is the school room and offices. He also stated the
17 large square figure at the east end is the Christian Life Center which is 45 feet high noting the 60x60 foot
18 large space was a large part of the addition done in 2000. Mr. Lewis stated it also serves as the voting
19 precinct and described the number of things the church is now able to do since the addition of the
20 space.

21
22 Mr. Lewis then identified the columbarium in the yellow bracket with the vertical white strip next to the
23 columbarium as the overhang roof to provide shelter and which covers the columbarium partly and was
24 part of the original design. He stated the black squares are the openings for protection over the
25 sanctuary and windows to prevent snow gathering there. Mr. Lewis stated the columbarium involves
26 creating an entrance to get to it efficiently and safely and because of the location openings which exist,
27 they would have skylight covers.

28
29 Mr. Lewis stated there are three components, all of which relate to the columbarium. He then identified
30 Ash Street to the north in an illustration and referred to the community comments on the project with
31 the concern of the Ash Street neighbors being related to water control and the proposal to add
32 permeable surface. He informed the Board they addressed the ZBA and neighbors' concerns to scale
33 back the original request to make sure the neighbors are accommodated and confirming they will deal
34 with water management on their space.

35
36 Mr. Lewis then referred to an illustration of Willow Road, the original front entrance and sidewalk to the
37 right. He stated you would walk on the sidewalk to the Willow Road sidewalk to Hibbard and north on
38 Hibbard to where there is a berm and fir tree. Mr. Lewis noted blue stones were installed in 2000 to get
39 access to the columbarium. He stated the issues lead toward the discussion of wheelchair access being
40 nearly impossible. He described a November 17, 2019 internment service which was difficult for those
41 with accessibility issues and the unsafe condition now. Mr. Lewis stated they studied for 18 months the
42 best place for a door and hired an architect to determine what is possible and who specializes in church
43 design.

44
45 Mr. Lewis referred to an illustration of the view approaching the columbarium and stated the solution
46 has been there all along. He stated the original stone wall of the church faces the interior space which is
47 the south end of the sanctuary and which provided them with the best solution to get inside door to

1 access directly to the columbarium which still lacked a hard surface. Mr. Lewis described the solution as
2 three-fold: what kind of door to put in, the hard surface and the skylights.

3
4 Mr. Lewis then referred to a rendering of the proposal. He confirmed the asbestos floor would
5 be replaced and the interior is being managed at the same time they are dealing with the door
6 and exterior. Mr. Lewis noted the door would be framed in fiberglass wood and it would have clear
7 glass. He then identified the roof overhang which is part of the plaza noting they chose to put three
8 skylights in the first 3 of the 7 openings. Mr. Lewis referred to an illustration of the plaza and
9 columbarium fully paved with Unilock pavers which would have permeability and no blue stones. He
10 added there would be two colors for the pavers in the plaza.

11
12 Mr. Lewis identified a rendering of the door which would be a light grayish color with a white frame. He
13 stated for the door, they would cut through the stone wall and keep fragments of the stone to piece
14 back together the wall in order for it to have symmetry and look like the original stone. Mr. Lewis stated
15 the maximum height is 12 inches of skylight above the roofline which you would not notice from the
16 street or be out of proportion which he described as de minimus. He also stated the sanctuary height is
17 very high and the high steep roof is the backdrop of the view of the church from Hibbard. Mr. Lewis
18 stated the door framing will be in a color complementary of the door and interior wood colors of the
19 church. He informed the Board with regard to landscaping, he stated there is a large fir tree at the entry
20 corner of the columbarium. Mr. Lewis also stated it would be safe with no influence to the neighbors. He
21 then asked the Board if they had any questions.

22
23 Chairman Albinson informed Mr. Lewis there is no need to go to that level of detail.

24
25 Mr. Lewis then referred to the stone path shown in the illustration and the periphery of the plaza to the
26 driveway which was eliminated due to the ZBA's reaction which reduces the amount of impervious
27 surface. He stated the dark circles identify the intention to put small shrubs or yews around the berm
28 and help shield street noise. Mr. Lewis stated the stone path which would have been crushed stone and
29 deemed impermeable was eliminated in order to be more compliant with the direction to scale back the
30 project. He stated the driveway to the north would provide access. Mr. Lewis then stated for those with
31 accessibility issues, it would be difficult to access when the church is not open and they decided to make
32 adjustments to handle the occasions for those needing that kind of access. Mr. Lewis also stated they
33 accommodated the request for impermeable surface to address the water concerns. He then stated
34 they reduced the sidewalk down to 8 feet in width to save them 176 square feet.

35
36 Mr. Lewis then provided a brick sample to the Board for their review which would be two Unilock brick
37 colors which mandates a crevice for the water to penetrate from the inner part of the columbarium and
38 the outer ring. He stated they would be gold and a contrast color similar to the existing limestone color
39 of the church.

40
41 Chairman Albinson asked if there were any comments. Mr. McLane informed the Board he lived around
42 there for decades and never knew there was a columbarium or what that was. He stated you cannot see
43 if when driving by. Mr. McLane then stated what is being done would be an improvement for them and
44 he is in support. He noted storm water management is not part of the Board's purview and that it would
45 be a lovely addition which was thoughtful proposed.

46
47 Chairman Albinson agreed it is not part of the Board's purview to consider storm water. He stated he
48 saw a person in a walker going across the grass and encouraged them to figure out a solution to have a

1 shove-able path instead of people crossing through wet grass or snow. Ms. Kelly stated they would go
2 through the church and people do not go that way often when the church is closed. Mr. Lewis stated
3 there are reasons people want to be there when the church is closed and it is up to them to figure out
4 how to accommodate that.

5
6 Mr. Ritter commented it looks very nice. Mr. Lewis responded they started out with the project
7 considering whether they want 543 square feet of impermeable surface which they thought was minor
8 or a .7% allowance. He stated the neighbors say their basements and backyards floods and are not
9 pointing at them. Mr. Lewis stated they can see where water coming from but they are concerned with
10 what is a Village problem in terms of flood water management and the issue of water is not new but has
11 been more prevalent recently. Mr. Klaskin asked if there is a plan to increase the permeability at Duke
12 Childs' Field. Mr. McLane commented the issues of flooding are getting better.

13
14 Chairman Albinson asked if there were any other questions. Mr. McLane moved to issue a Certificate of
15 Appropriateness to approve the request as submitted. Ms. Kelly seconded the motion. A vote was taken
16 and the motion unanimously passed.

17
18 AYES: Albinson, Kelly, Klaskin, McLane, Ritter
19 NAYS: None

20
21 **Other Business**

22 No other business was discussed by the Board at this time.

23
24 **Comprehensive Plan status update**

25 Mr. Schoon stated the Village Council entered into an agreement with The Lakota Group to assist with
26 preparing the Comprehensive Plan. He stated the Village staff is working with them and the kick-off
27 meeting would be the first week in December. Mr. Schoon stated they would be working with them on
28 gathering data and putting together an analysis of the community. He noted the first meeting with the
29 PC would be at the end of January which is the lead body in terms of preparing the plan with the
30 consultant. Mr. Schoon then stated over the next year, they would have a variety of ways for the public,
31 Boards and the Commission to participate with the plan development and share that with them as they
32 go along while keeping the Board informed as to what is going on.

33
34 Mr. Schoon then stated last night, a business owner attended the Village Council meeting and asked
35 them to explore the possibility of allowing internally illuminated signs which are currently not
36 allowed. He stated that owner recently received letters from the Village saying her sign had not been
37 allowed by the code and received complaints on her sign and four other internally illuminated signs. Mr.
38 Schoon referred to Beat Street on Lincoln and the small sign which says "Open" and is an LED sign
39 and looks neon-ish. He stated after she asked the Village Council to consider allowing
40 internally illuminated signs, the Village Council is asking for the Board to give their initial thoughts at the
41 next meeting and have information for them. Mr. Schoon also stated the owner is not supposed to still
42 have the sign still lit. He also stated four other businesses reached out to move their signs away from the
43 window. He stated back in December or January, they were to talk about getting initial Board input and
44 noted the signs range from lottery signs to neon hangers in dry cleaners.

45
46 Chairman Albinson then asked for a quorum check for December. Everyone confirmed they would
47 attend.

48

1 Mr. Schoon asked Mr. McLane to mention the email received. Mr. McLane informed the Board he
2 and Ms. Meiners received an email from Liz Kunkle who is an advocate for Go Green Winnetka. He
3 stated she commented the wording seemed archaic and suggested wording which seemed clear. Mr.
4 Schoon stated the language says "waste containers" and Ms. Kunkle suggested alternative wording of
5 "waste and recycling." He added she attended the PC meeting last night.

6
7 Chairman Albinson asked if there were any other comments. No additional comments were made at this
8 time.

9
10 **Adjournment:**

11 The meeting adjourned at 8:01 p.m.

12
13 Respectfully submitted,

14
15 Antionette Johnson
16 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 10, 2020
SUBJECT: CASE NO. 19-36-DR: 966 GREEN BAY ROAD - CONSIDERATION OF
CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

On January 16, 2020, the Design Review Board will conduct a public hearing on an application filed by 972 Green Bay LLC (the "Applicant") as the owner of the property at 966 Green Bay Road (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness to permit construction for a new building on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Merrill Street and Gage Street in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is located in the Commercial Overlay District. The Subject Property has been a vacant lot since approximately 2011.

CURRENT REQUEST

The Applicant intends to construct a new one-story infill commercial building on the Subject Property that would be the site of a full-service restaurant. The Applicant is seeking a Certificate of Appropriateness that would permit the following aspects of a new building:

1. The street façade would contain a pattern of long and narrow clay bricks called *Corso Terra* that would be gray in color. Towards the right, a recessed doorway would serve as a public entrance with a deep-colored wood door and transom connected by a subtle brass frame. Towards the left would be three recessed bays with each bay featuring a set of aluminum-framed, divided-light French doors and a full glass transom. The French doors would be operable, providing the potential for sidewalk seating during the warm seasons. The top of the façade would have a thin band of masonry coping. The pin-mounted sign depicted in the renderings is only for illustrative purposes. The Applicant would apply for a sign permit at a later time.
2. The rear façade, along the public alley, would contain a pattern of more traditionally shaped structural bricks called *Harvard Brik* that are a charcoal-gray color known as *Providence*. There would be an opaque door on each end of the façade that would serve as egress or service entrances.

The Applicant has provided a site plan, elevation renderings, material samples, and design specifications for the proposed construction which are included in the submitted application materials in Attachment A. The material samples will be available at the DRB meeting.

DESIGN GUIDELINES ANALYSIS

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

- The Guidelines state that the building should provide a continuous "streetwall" with minimal setbacks that are similar to the surrounding area. The proposed building would be located up to the front property line with the exception of the recessed front entrance and three bays that would feature French doors. The building would also extend across the entire width of the lot to create a continuous building line along Green Bay Road.
- The Guidelines state that a façade should have a series of changes in plane with no continuous flat walls. The proposed building would have several recessed points for doors or windows, providing articulation along the façade.
- The Guidelines state that the façade material should be a traditional-looking modular brick, natural limestone, or cast stone. The proposed brick layer on the front facade would have a warm brown grey tone with minimal texture. The coping, upper band, and sill would be a stone-like material in a color to match the brick façade. The proposed brick layer on the rear façade would have a more functional masonry brick appearance in a charcoal-gray hue.
- The Guidelines state that storefront facades should have generous spreads of windows that are made with wood, steel or aluminum frames and in a color that is sympathetic to the overall building character. The Guidelines also state that the windows should have framing that provides an appearance of divisions or muntins. The proposed French door bays would have aluminum metal framing with traditional-looking window divisions. The French door bays would also be recessed from the building face, as desired by the Guidelines. The French doors would be transparent with no film or tint, as required by the Design Guidelines. The proposed front entrance would be a pair of stained wood doors with metal detailing.
- The Guidelines state that the entrance or doorway should be evident and prominent along the public right-of-way. The doorway would be at the front facade while the private entrances would be in the rear of the building.

The proposed building is intended to provide a modern and minimalist building design from traditional materials for a future restaurant tenant. Excerpts of the Design Guidelines referred to above are included as Attachment B.

SUMMARY

The Applicant requests that the DRB find the proposed building as appropriate and compatible with the Design Guidelines and approve the Certificate of Appropriateness as proposed. Should the DRB approve the Certificate of Appropriateness, the Applicant would first need to receive a building permit from the Community Development Department prior to commencing construction. Any signage for a future tenant would also require a Sign Permit application to be approved by the DRB at a future meeting. Any exterior changes to the proposed building, deviating from any approved Certificate of Appropriateness would be required to be approved by the DRB. Any business encroachment into the public right-of-way, such as a sidewalk café, would require Village approval.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property – Vacant Lot (January - 2020)



Figure 2 – Subject Property from adjacent sidewalk, looking west (January - 2020)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 966 GREEN BAY ROAD

Name of Business(es): 972 Green Bay LLC

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

- Sign Sign Permit Application attached?
- Awning Awning Permit Application attached?
- Other (general description) Building - new construction

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): new construction of single story core and shell building

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 966 Green Bay Rd (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED *Jeff Shapack*
 PRINTED NAME(S) Jeff Shapack
 ADDRESS [REDACTED]
 PHONE NO. [REDACTED]
 EMAIL [REDACTED]

FOR OFFICE USE ONLY
 COA applied for (date): 11.26.19
 COA Case Number: 19-36-02
 COA Issued (date): _____

PRIMARY DESIGN FIRM Bureau | AD
 CONTACT NAME Tom Nahabedian
 ADDRESS [REDACTED]
 PHONE NO. [REDACTED]
 EMAIL [REDACTED]



966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



November 26, 2019

The Village of Winnetka
Architectural Review Board
510 Green Bay Road
Winnetka, Illinois 60093

966 Green Bay Road Commercial Development Design Statement

To Whom It May Concern:

The following design narrative is in reference to the proposed construction of a new, single story infill masonry building to be located at 966 Green Bay Road in the Hubbard Woods Business District. The building is to become a full-service restaurant.

The new structure, just over twenty feet in height, will be built from lot line to lot line on the long empty 50'x134' lot; filling a significant void in the Green Bay Road street wall. The simply structured building, at just over twenty feet in height, will be slightly lower than its neighbor to the south and slightly taller than its neighbor to the north. It shall step down in height from front to rear, from just over twenty feet at the front to eighteen feet at the rear setback from the alley at the west end of the property.

The design of the main, street facing façade aims to positively contribute to the existing pedestrian-friendly streetscape in scale, materiality and detailing with a modern, almost minimal approach to traditional masonry detailing with brick massing and bond patterning. This design addresses the Village of Winnetka's Design Guidelines while being respectful of Hubbard Woods' rich and diverse architectural character.

The main façade utilizes a molded, long format clay brick in a varied, warm brown gray tone with minimal texture. This elongated size, 19.69" long x 1.58" tall x 3.94" deep, allows for the great expression of the beauty of the brick itself and the ability to create a wonderful ribbon-like, weaving bond patterning. It is a very relatable scale to the human eye with a strong horizontal emphasis that will tastefully interact with the neighboring masonry buildings.

The brick massing of the façade will be punched at the street level with four equal, deeply recessed bays, 38" deep x 80' wide. The three south bays will feature storefront aluminum French doors with a transom above, all in an antiqued brass tone finish. These bays will be separated from the main entry bay by a horizontal brick mass that becomes a beautiful canvas for future restaurant signage. The entry is to be via a pair of stained wood doors with metal detailing with an antiqued brass tone finish, adding warmth, texture and variety. These recessed bays provide depth and shadow to the façade, above which the horizontal weaving of the brick is allowed to play out; all capped by a masonry coping.

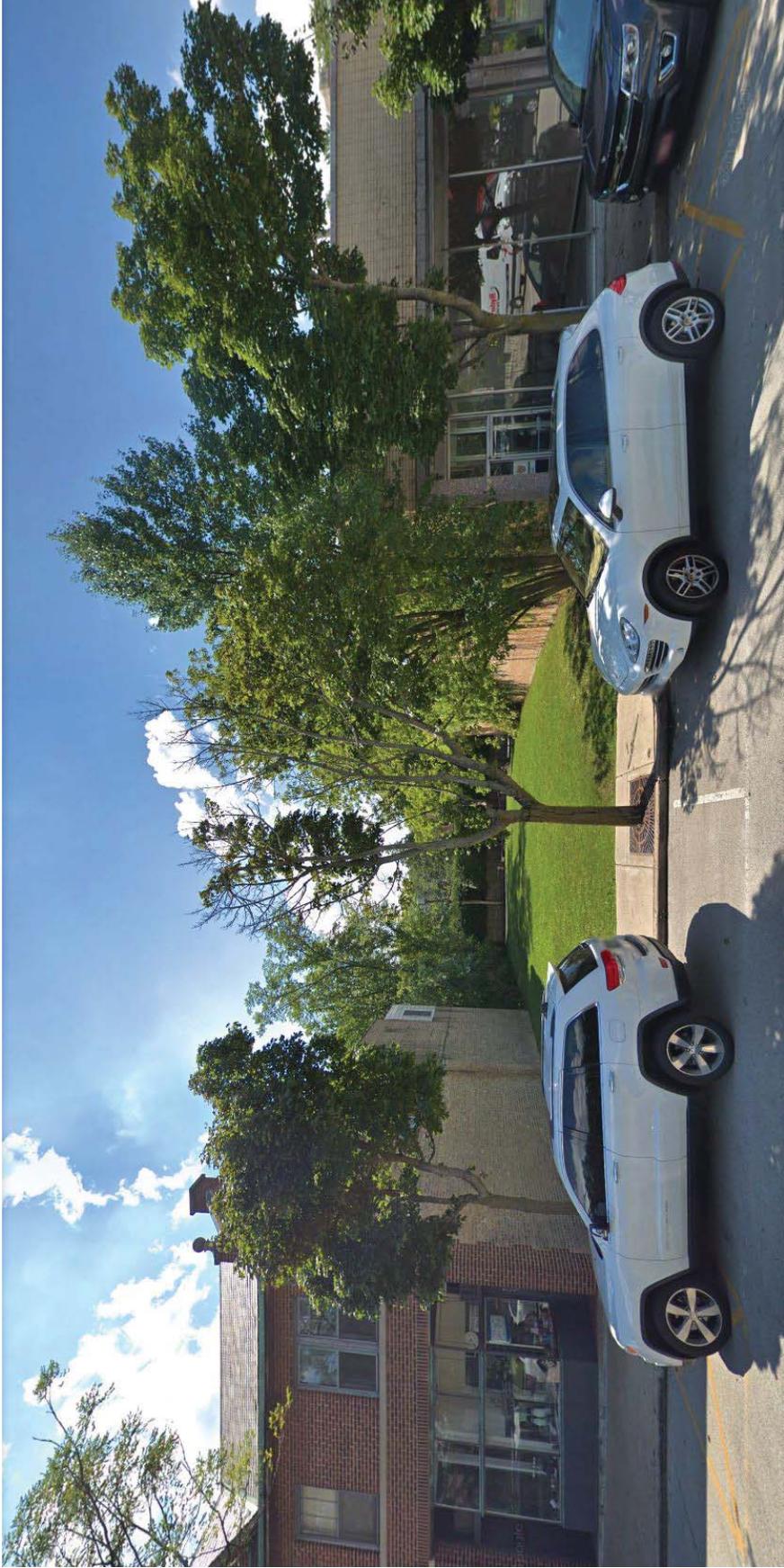
Upon completion, the new building at 966 Green Bay Road will be a fresh addition to the wonderful architectural character of Hubbard Woods and Winnetka.

Respectfully submitted,



Tom Nahabedian
Principal

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



EXISTING CONDITIONS

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT

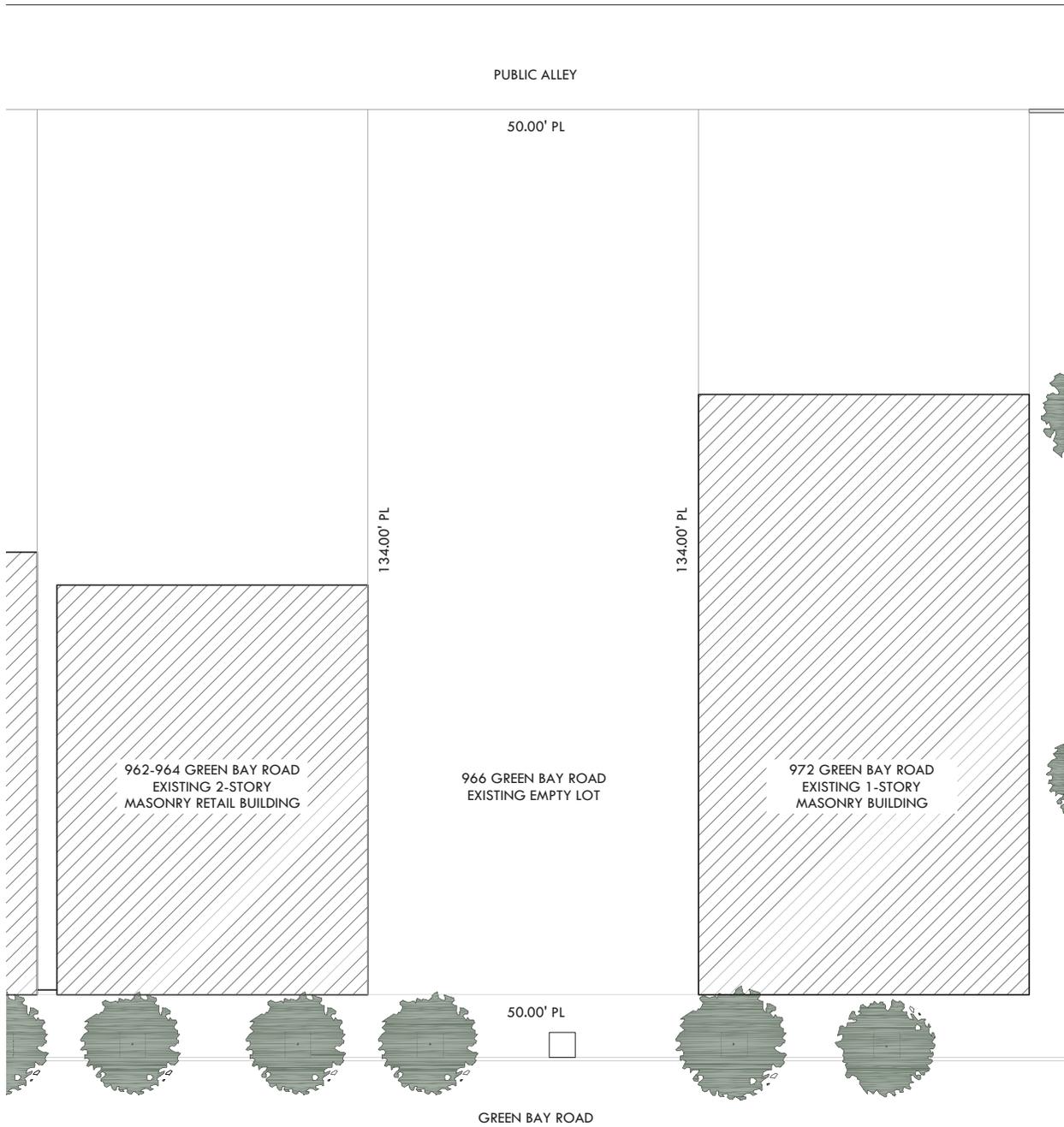


GREEN BAY ROAD EAST VIEW



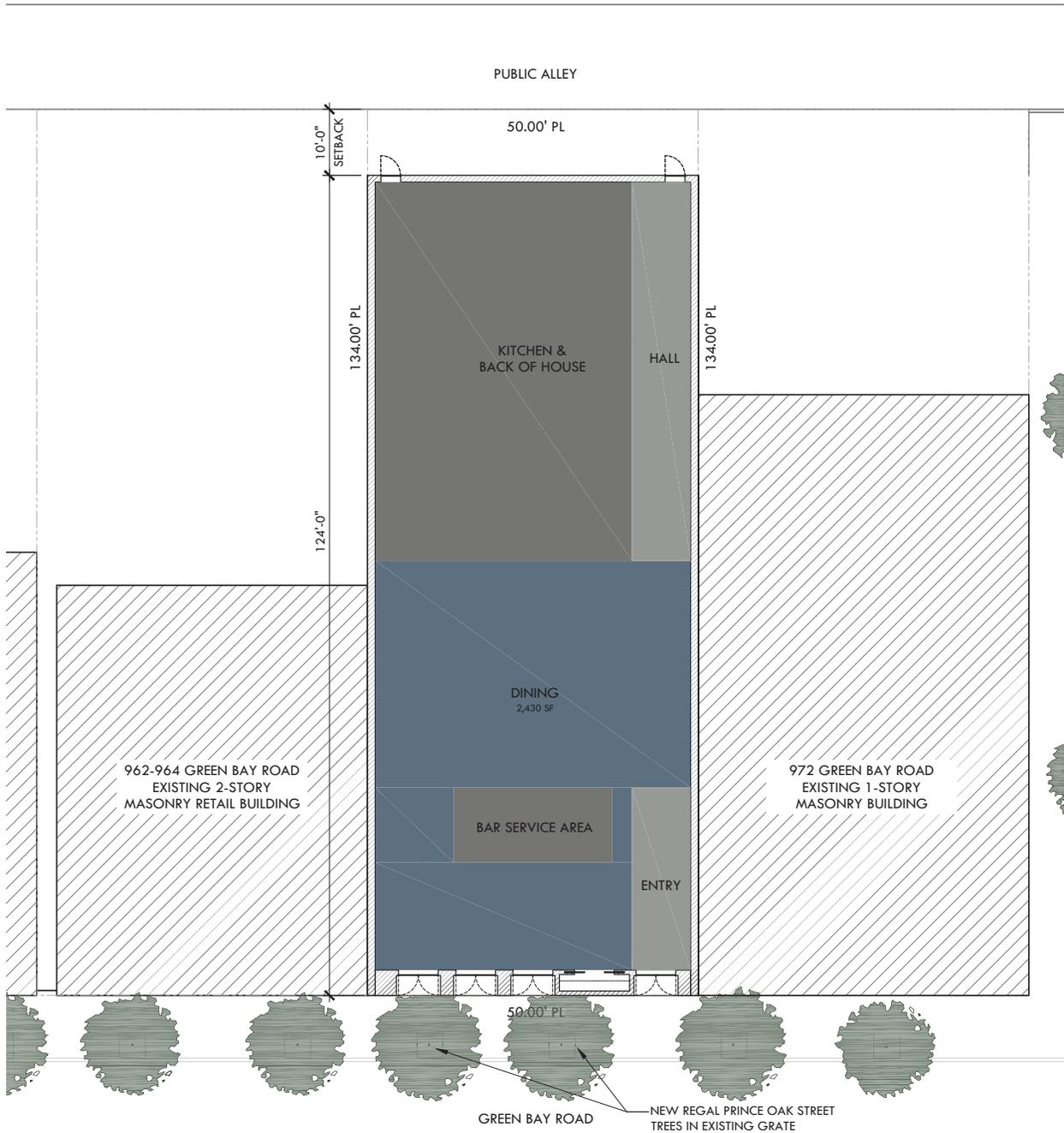
GREEN BAY ROAD WEST VIEW

NEIGHBORHOOD BUILDING CONTEXT



SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN



SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN

NOVEMBER 26, 2019

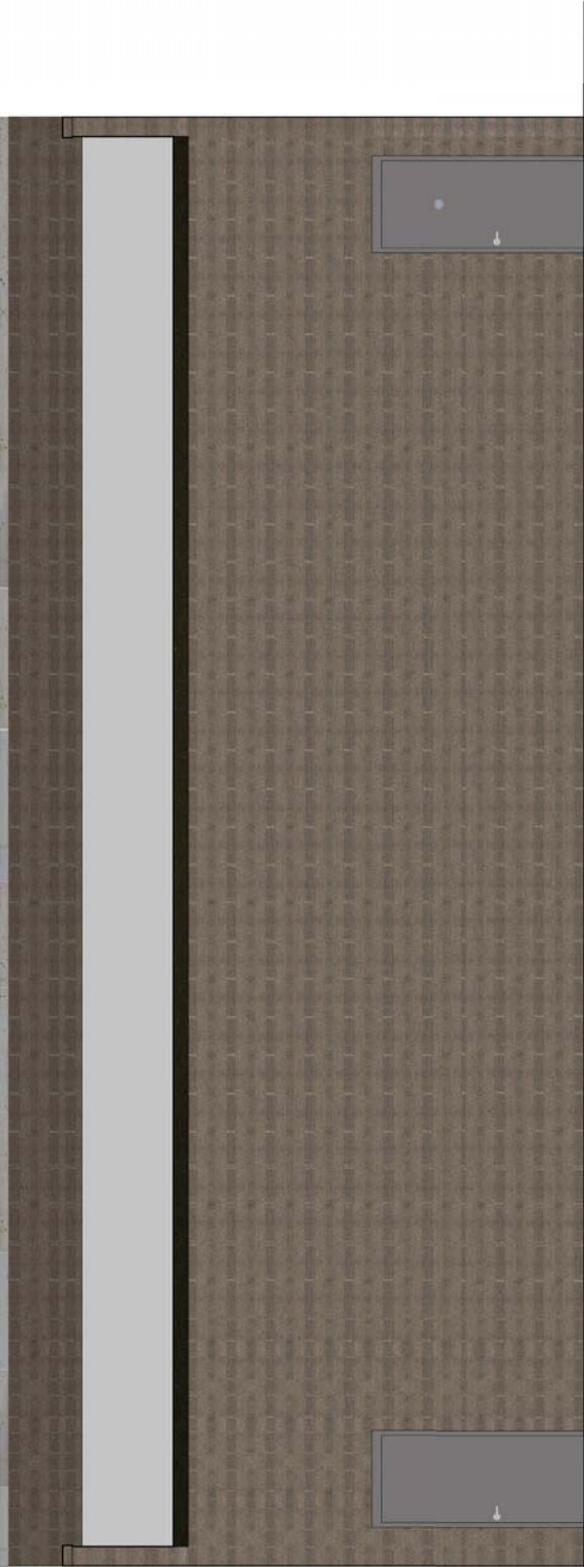
966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



EAST ELEVATION (GREEN BAY ROAD)

EXTERIOR ELEVATIONS

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



WEST ELEVATION (ALLEY)

EXTERIOR ELEVATIONS

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



VIEW FROM EAST

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



VIEW FROM NORTHEAST

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



VIEW FROM NORTHEAST

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



VIEW FROM SOUTH

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



VIEW FROM SOUTHEAST

966 GREEN BAY ROAD, WINNETKA | COMMERCIAL DEVELOPMENT



METAL FRAME
POWDER-COATED ALUMINUM WITH
ANTIQUÉ BRASS FINISH



S. ANSELMO FACE BRICK
CORSE TERRA, CT001VT



ECHELON MASONRY STRUCTURAL BRICK
HARVARD BRIK, SLATE



WOOD DOOR

MATERIAL BOARD

MATTONE CORSO

LA GAMMA PRODOTTI / THE PRODUCT RANGE

CA001 AQUA

Elemento realizzato con sistema Water struck, ovvero con superficie a effetto acqua. L'irregolarità e le colorazioni sono derivate dalla fase di stampaggio.

The clay long format bricks "CORSO AQUA" are produced using a waterstruck technology, in other words the texture has a water effect. The colours and the imperfections are obtained during the moulding process.



CLO01 STANDARD

Elemento pastamolle realizzabile nella versione STANDARD (liscio) e nella versione SELMO (rustico). Ripete l'esperienza ampia e dinamica della classica collezione pastamolle.

Clay element produced using a soft mud technology. With this type of "CORSO", there are 2 possible aesthetical looks for the bricks: Standard with smooth texture and Selmo with rustic texture. The range of "CORSO STANDARD" and "CORSO SELMO" repeat the wide selection of colors of the classic S. Anselmo bricks collection.



CRO01 SELMO



CT001 TERRA DRAGWIRE

Il "TERRA DRAGWIRE" mostra una superficie lavorata a taglio nella fase di formatura. La composizione materica viene messa in primo piano e la tecnica di produzione dona alle facce del mattone un effetto dato dal trascinamento ma più liscio.

The product "TERRA DRAGWIRE" has a special surface and texture created by a drag wire cut. The clay material is put into the foreground and the method of production leaves the faces of the brick with a dragged but more even effect.



CT002 TERRA ROLLED

Nella versione "TERRA ROLLED" le facce a vista vengono finite con dei rulli gommosi che lasciano sul mattone un effetto leggermente bugnato ma non grezzo.

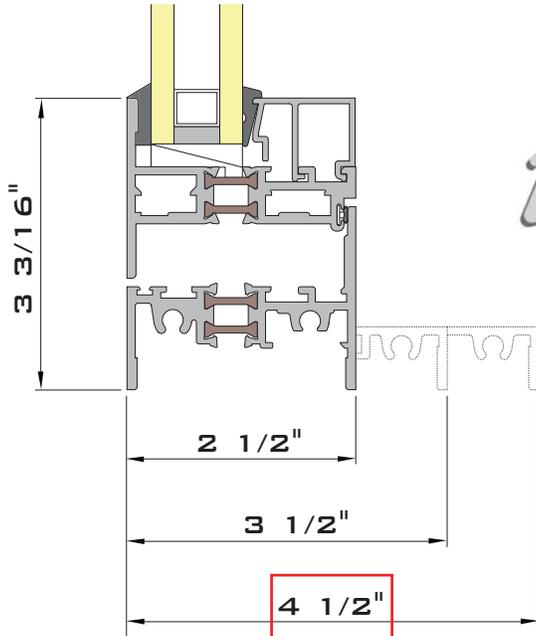
In the "TERRA ROLLED" version, the faces are finished with rubber rollers leaving a slight uneven, but not rough, effect.



Tipo di elemento Element type	Elemento ad alta massa volumica apparente (HD) HD clay masonry unit		
Dimensioni* Dimensions*	Lunghezza / Length Larghezza / Width Altezza / Height	500 / 250 mm 100 mm 40 mm	
Categoria di tolleranza dimensionale sul valore medio Tolerance means value	Tm (10/4/3 mm)	UNI EN 771-1	
Categoria di resistenza al gelo Resistance freeze-thaw	F2		
Resistenza di attacco salino Salt attack resistance	Exposure / General Purpose	AS/NZS 4456.10:2003 Method B	
Resistenza alla compressione, valore dichiarato Compressive strength declared value	≥ 40	N/mm2	UNI EN 772-1
Assorbimento d'acqua Water absorption	Variabile a seconda della Serie Variable depending on each Series		UNI EN 771-1 APPENDICE C
N° Pezzi/mq N° Pieces/smq	da 35 a 40 pezzi from 35 to 40 pieces per sqm		
Peso elemento Weight	da cm 50 = da kg 4 a kg 5 50 cm = from 4 kg to 5 kg per piece		

* Any sizes and shapes available on demand / taylor made





Features

- ✓ 2½", 3½" and 4½" frame depth with polyamide thermal barrier
- ✓ AAMA AW-100 Performance Class
- ✓ **Fixed** project-out awning, project-in hopper, or casement
- ✓ Flush vent construction reduces collection of dust and debris
- ✓ 4250i simulated double hung option
- ✓ Dual or triple glazed option with hinged or lift-out access panels
- ✓ 5/8" or 1" between-glass Venetian blinds available
- ✓ Slide-in heavy duty steel anchors
- ✓ 1/8" principal wall thickness
- ✓ Multi-lock hardware option for improved accessibility
- ✓ Head, sill and jamb receptors available
- ✓ Broad selection of renovation panning
- ✓ Offered through Advantage by Wausau
- ✓ NFRC labeled
- ✓ High recycled content aluminum framing
- ✓ BHM option for UFC or ISC blast hazard mitigation

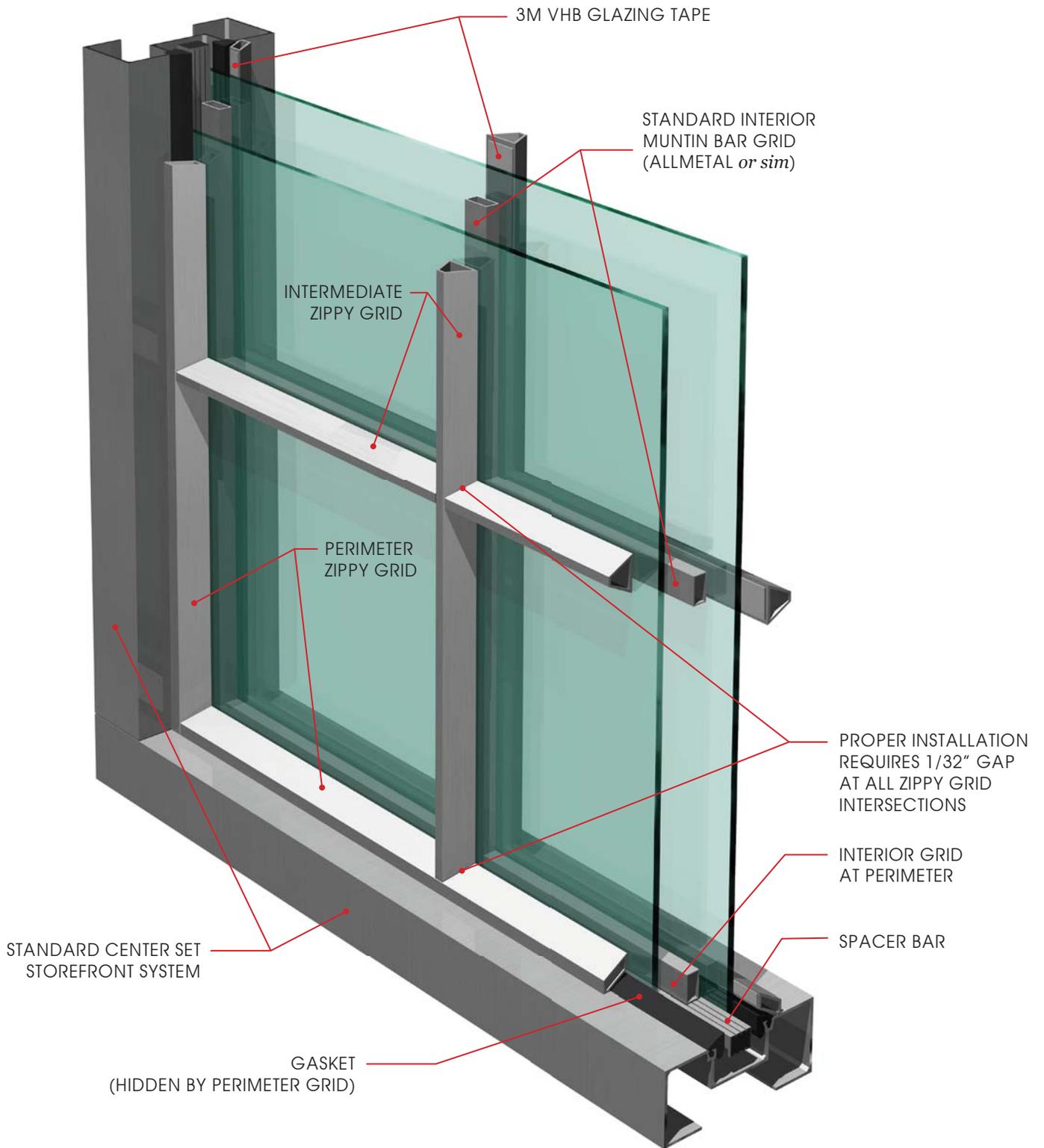
See the INvent™ –XLT
Technical Guide for superior
energy efficiency and
hurricane impact options.



Performance

Allowable Air
0.10 cfm/sqft at 6.24 psf
Water
15 psf
NFRC U-Factor
0.34 to 0.64 BTU/hr.sqft.°F
CRF_f
46 to 65
STC
31 to 42

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ZIPPY GRID INSTALLATION CUTAWAY VIEW

ZIPPY GRID™
STOREFRONT GRID SYSTEM

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

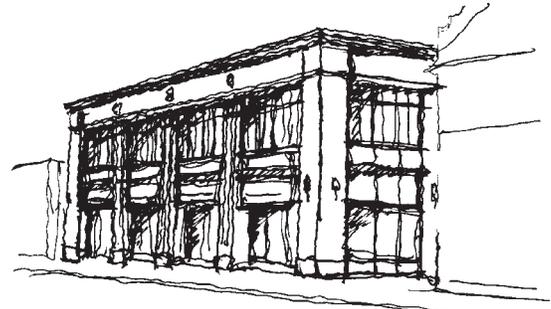


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

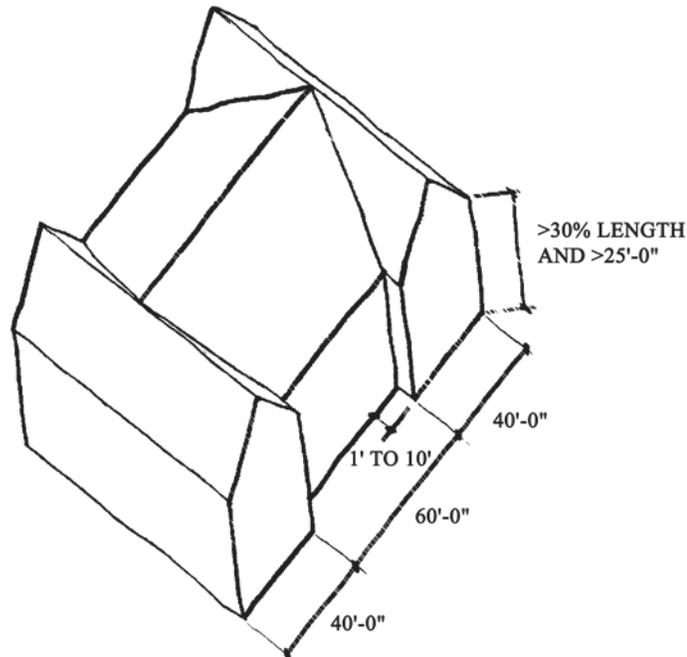


Figure 27

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

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

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

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

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

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

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

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

Strip windows are not allowed.

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

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



Figure 28



Figure 29



Figure 30

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

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

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



Figure 32

VII. Articulation

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

1. Hierarchy

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

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

2. Location

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

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

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

3. Detail

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

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

b. Window and Door Fenestration:

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

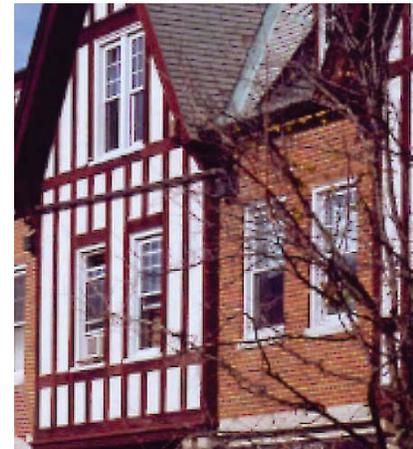


Figure 33

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



Figure 34

2. Screening

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

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

VIII. Materials

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

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

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

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

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

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)

Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)

Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)

Exterior grade stucco with wood trim (See figure 45)

Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)

Modular common brick

Dressed limestone (Limited to first floor only) (See figure 44)

Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)

Exterior grade Stucco with wood trim (See figure 45)

EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

Clay Tiles (See figure 47)

Cement Tiles and Shingles

Ceramic Tiles that simulate natural materials.



Figure 45

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



Figure 46

Institutional only

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

Commercial and Multiple- Family

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



Figure 47

d. Door and Window Materials:

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

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



Figure 48



Figure 49



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 10, 2020
SUBJECT: CASE NO. 20-01-DR: 874 GREEN BAY ROAD - CIAO BELLA SEWING -
CONSIDERATION OF SIGN PERMIT FOR WINDOW SIGN

INTRODUCTION

On January 16, 2020, the Design Review Board is scheduled to consider an application submitted by *Ciao Bella Sewing* (the "Applicant") as the lessee of the property located at 874 Green Bay Road (the "Subject Property"), for a Sign Permit to allow the installation of two window signs on Applicant's storefront windows of the building on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Tower Road and Chatfield Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property contains a three-story commercial building with multiple offices on the upper floors and two businesses, including the Applicant's that occupy the storefront spaces. The other first floor commercial tenant in the building is *Adams School of Driving*. The building is a Tudor Revival style with a traditional brick façade, minor accents, sharp gables, first floor awnings, and large storefront windows. The existing building is identified in Figures 1 and 2 later in this report.

PREVIOUS APPROVALS

On October 18, 2018, the DRB approved an awning permit to allow the recovering of existing awnings on the Subject Property. The approved awnings were installed and are illustrated in Figures 1 and 2. The awning extends over the Applicant's storefront space.

CURRENT REQUEST

The Applicant is proposing to install two windows signs on the two storefront windows of her business space. The windows face Green Bay Road and provide visibility for both pedestrians and vehicular traffic. The proposed signs would each feature a pink square logo that contains a pink sewing machine with black font text that reads "Ciao Bella Sewing" and "ciaobellasewing.com," which are the name and the internet address of the business, respectively. Below the square logo, on a pink band, would be some brief descriptive language of the business in a black font. The descriptor on one window would read "custom projects · private events," while the descriptor on the other window would read "parties · workshops · camps." The area of each sign would be 4 square feet taking up 9.23% and 6.1% of each window space, respectively. The pink band would be located just below the square logo and span across the entire length of each window. The signs would be a typical window decal applied on the inside of each window. The windows currently have a minor frosted window application on the outline of each

window. The Applicant states that the window frosting was installed by a previous tenant and she intends to remove them. The Applicant has provided a rendering and design specifications for the proposed signs, which are included in the submitted application materials in Attachment A.

SIGN CODE ANALYSIS

The Sign Code describes standards for window signs as follows:

“...the total area of window signs in any single window pane or any single section of window shall not exceed ten (10) percent of the area of the single window pane or single section of window on which it is located”.

While the pink band would span across the entire width of each window, staff has interpreted the outer limits of the sign’s message portion as the pertinent measurement that applies to the maximum permitted size for window signs. The window on the left side of the storefront would contain a sign measuring 4 square feet, which would occupy 9.23% of that window. The window on the right side of the storefront would contain a sign measuring 4 square feet, which would occupy 6.1% of that window. A staff analysis of the sign area with calculations is included as Attachment B.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on appropriate window signage placement and scale.–The Guidelines recommend that window decals be placed in the lower half of the storefront window area and occupy no more than 10% of the glass area of a single pane. The Guidelines also state that the signs should be limited to 6 inches in height and should harmonize with the building and reflect the character of the building style. The proposed signs would be located in the center of their respective windows with font that measures no more than 6 inches in height. An excerpt of the Design Guidelines is included as Attachment C.

SUMMARY

The Applicant requests that the Design Review Board find the proposed window signs as appropriate and compatible with the Design Guidelines and approve the signage as proposed. Should the DRB approve the application, the Applicant would first need to receive a sign permit from the Community Development Department prior to installing the signs.

ATTACHMENTS

- Attachment A: Application Materials
- Attachment B: Staff Analysis of Sign Area
- Attachment C: Design Guidelines Excerpt



Figure 1 – Subject Property



Figure 2 – Subject Property – Storefront façade, on the left, along Green Bay Road frontage.

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



Tenant/Lessee

Name of Business Ciao Bella Sewing		Primary contact name Taylor A Ioannou		Phone No. [REDACTED]
Street Address 874 Green Bay Road, Suite 100				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Sign Company

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

Property Owner

Name of Company BJB Evanston		Primary contact name Kearby Kaiser		Phone No. [REDACTED]
Street Address: [REDACTED]				
City Evanston	State IL	Zip Code 60201	Email [REDACTED]	

- Sign type(s): (check all that apply)
- window graphics
 - wall-mounted sign
 - ground-mounted sign
 - projecting sign
 - other _____

Additional description of sign type and materials Window Decal

SBC2019-1203 *# 55 plan review*

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

Ciao Bella Sewing
874 Green Bay Road, Suite 100
Winnetka IL. 60093

Type of Signage/Material: Window Decal

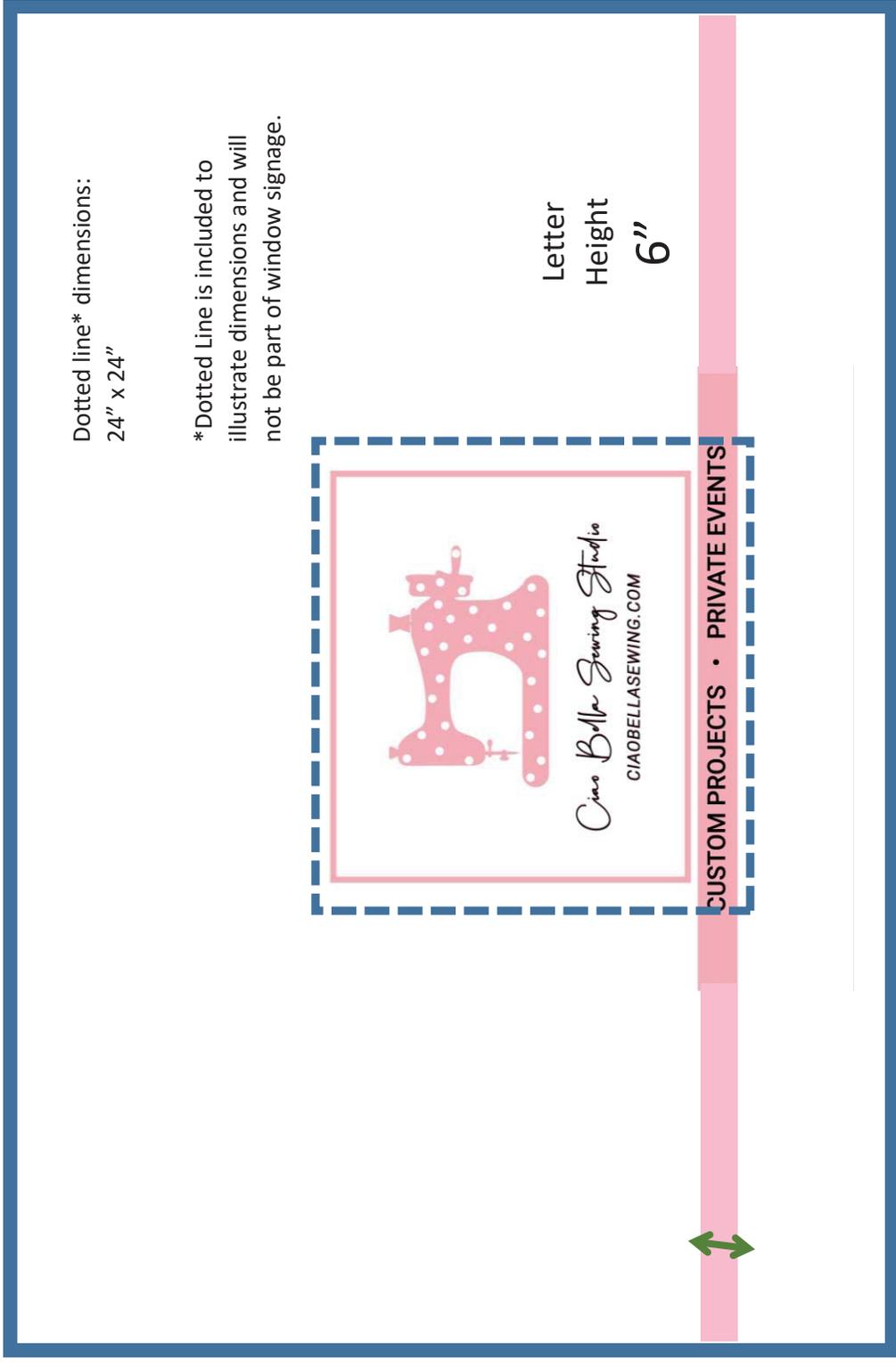
Colors: White, Black, Light Pink (#ffb6c1)

Size: Signage will not exceed 10% of Window (as shown below)

Street View:



80"



Dotted line* dimensions:
24" x 24"

*Dotted Line is included to
illustrate dimensions and will
not be part of window signage.

Letter
Height
6"

78"

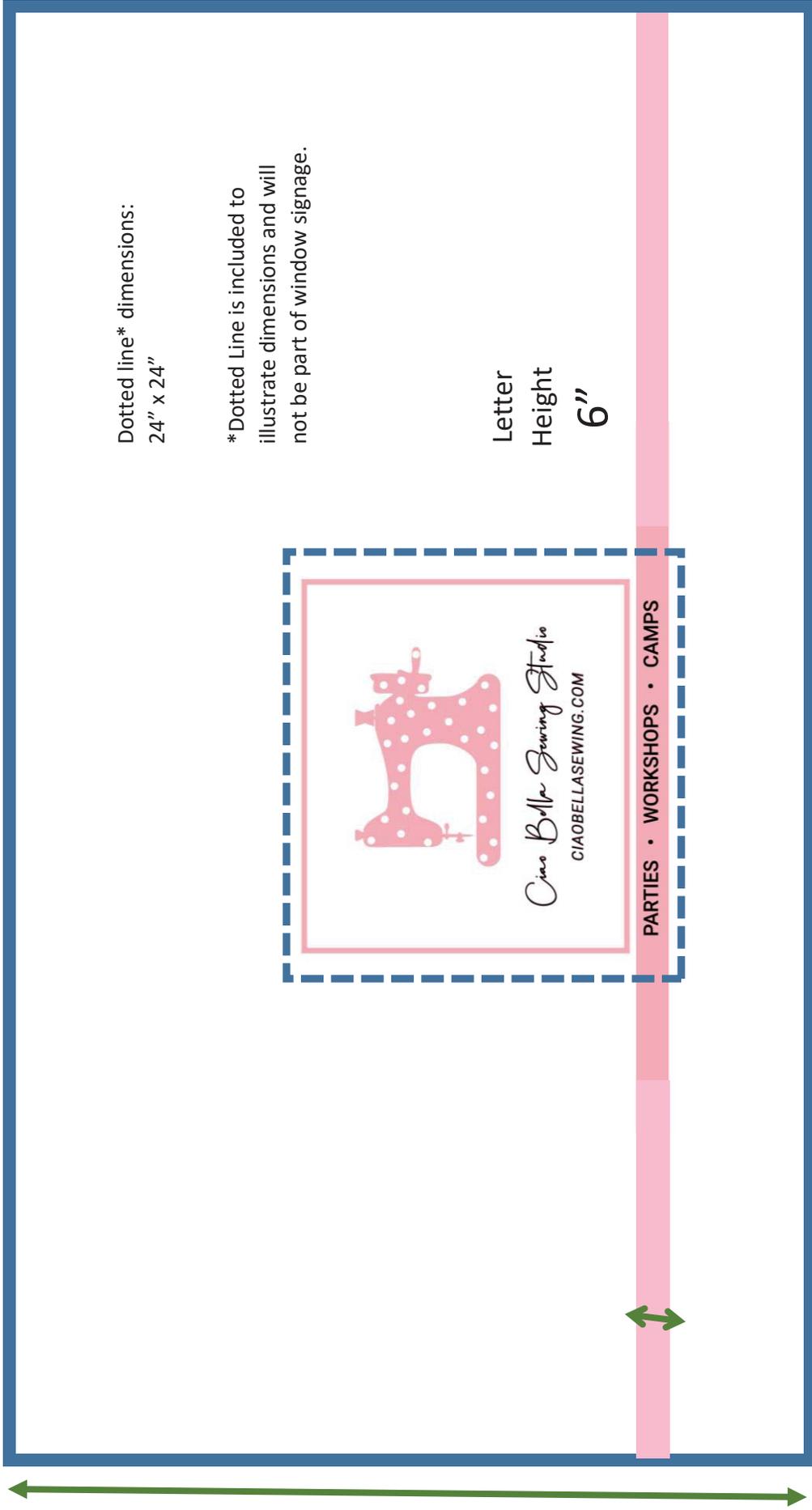


Southern Small Window

121"



78"



Dotted line* dimensions:
24" x 24"

*Dotted Line is included to illustrate dimensions and will not be part of window signage.

Letter
Height
6"



PARTIES • WORKSHOPS • CAMPS



Northern Large Window

Attachment B – Staff Analysis of Sign Area



Smaller Window (Left): $6.67' \times 6.5' = 43.35$ square feet

Window Sign: $2' \times 2' = 4$ square feet

Sign Coverage Area: 9.22%

Larger Window (Right) Area: $10.08 \times 6.5' = 65.52$ square feet

Window Sign Area: $2' \times 2' = 4$ square feet

Sign Coverage Area: 6.1%

d. Building Signage

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

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

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



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)

4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)

Figure 39



Figure 40

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



Figure 41

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 10, 2020
SUBJECT: CASE NO. 20-02-DR: 560 GREEN BAY ROAD - RAYMOND JAMES -
CONSIDERATION OF SIGN PERMIT AND SIGN CODE VARIATION FOR
WINDOW AND WALL SIGNS

INTRODUCTION

On January 16, 2020, the Design Review Board/Sign Board of Appeals is scheduled to consider an application submitted by *Raymond James & Associates* (the "Applicant") as the lessee of space on the fourth floor in the building located at 560 Green Bay Road (the "Subject Property"), to allow the installation of window and wall signage on the front façade of the Subject Property. The Applicant has submitted applications seeking the following approvals:

1. Sign Permit Application to allow one window sign and one wall sign; and
2. Sign Code Variation to allow the installation of signage on the street level exposure of the building, which exposure is not occupied by the Applicant.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Spruce Street and Elm Street in the Elm Street Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property is a four-story commercial building with the Applicant's business on an upper floor along with *Greenspire Capital LLC*, *All Nature's Way*, *Padgitt, Padgitt & Peppery Ltd.*, and several other business tenants in other spaces. The building is a modern architectural style with custom windows and a contemporary brick façade. The existing building is identified in Figures 1 and 2 later in this report.

CURRENT REQUEST

The Applicant is proposing to install a window sign and a wall sign on the Subject Property's street façade to provide identification and visibility for the business.

Window Sign - The proposed window sign would be located next to the glass doorway entrance and would read "RAYMOND JAMES" in 3.6 inch white lettering that would be 1.05 square feet in area. The sign would cover approximately 6.51% of the 16.125 square foot window pane.

Wall Sign - The wall sign would be located on the center-right portion of the street frontage that would read "RAYMOND JAMES" in 10.75 inch white lettering that would be 9.29 square feet in area. The wall sign would cover approximately 0.96% of the 966 square feet of street frontage for the Subject Property.

The Applicant has provided elevation renderings and design specifications for the proposed signs, which are included in the submitted application materials in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall and window signs in the commercial districts.

Window Sign – The Village’s Sign Code describes the standards for window signs as follows:

“Window signs may be displayed on the street exposure or nonstreet exposure windows of an occupant; provided that, the total area of window signs in any single window pane or any single section of window shall not exceed ten (10) percent of the area of a single window pane or single section of window on which it is located.”

The proposed window sign would be 1.05 square feet in area and occupy 6.51% of the single window pane it would occupy.

Wall Sign – The Sign Code also describes the standards for wall signs as follows:

1. *“No wall sign shall contain information other than the name of the occupant or business, a maximum of three words containing a generic description of the types of products or services, and the occupant’s logo or trademark.*
2. *No wall or window sign shall exceed 70 square feet in area.*
3. *Wall signs shall be substantially parallel to the surface of the wall.*
4. *For each street exposure the total area of all window signs, wall signs and awning signs other than exempt signs...shall not exceed 15 percent of the total area of street exposure.”*

The proposed wall sign would only contain the Applicant’s business name and would be 9.29 square feet. In total, the proposed window and wall signs would occupy 1.07% of the street exposure.

A staff analysis of the sign area with calculations is included as Attachment B.

SIGN CODE VARIATION REQUEST

The Applicant has also applied for a sign code variation because their business is on the fourth floor of the Subject Property while their proposed signage would be on the first floor. The Applicant has submitted an application for a sign code variation from Section 15.60.120 [Commercial Signs] to allow the following:

1. Installation of one wall sign and one window sign that are not located on the street exposure of the building occupied by the Applicant. The Applicant’s business is located on the fourth floor while the proposed signage would be located on the first floor of the street exposure.

The Design Review Board (also sitting as the Sign Board of Appeals) may grant relief from the Sign Code if it determines that the following standards set out in Section 15.60.250 [Variations] are met:

1. They are in harmony with the general purpose and intent of this chapter; and
2. The plight of the petitioner is due to unusual circumstances; and
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of this chapter; and

4. The variation will not alter the essential character of the locality.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on appropriate wall and window signage placement. The Guidelines recommend that window decals be placed in the lower half of the storefront window area and occupy no more than 10% of the glass area of a single pane. The Guidelines also state that the signs should be limited to 6 inches in height and should harmonize with the building and reflect the character of the building style. The proposed window sign would be located just above the center of its respective window pane with a letter height of no more than 6 inches in height.

For wall signs, the Guidelines state that the sign should be no more than 14 inches in height or 75% of the sign band. The proposed wall sign would be 10.75 inches in height and be located in the approximate sign band area of the first floor. An excerpt of the Design Guidelines is included as Attachment C.

SUMMARY

The Applicant requests that the DRB/Sign Board of Appeals approve the proposed window and wall signage as proposed. Should the DRB/Sign Board of Appeals approve the sign permit and grant the necessary sign code variation, the Applicant would first need to receive a Sign Permit from the Community Development Department prior to installation of the signage.

ATTACHMENTS

- Attachment A: Application Materials
- Attachment B: Staff Analysis of Sign Area
- Attachment C: Design Guidelines Excerpt



Figure 1 – Subject Property



Figure 2 – Subject Property – Location on façade of proposed wall sign

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Raymond James & Associates		Primary contact name Rick Yagelski		[REDACTED]
Street Address 560 Green Bay Rd. Suite 408				
City Winnetka	State IL	Zip Code	Email [REDACTED]	

Sign Company

Name of Sign Company Creative Sign Designs		Primary contact name Alexis Barry		[REDACTED]
Street Address [REDACTED]				
City Tampa	State FL	Zip Code 33626	Email [REDACTED]	

Property Owner

Name of Company [REDACTED]		Primary contact name c/o Wesley Realty Group (Manager)		[REDACTED]
[REDACTED]				
City Evanston	State IL	Zip Code 60202	[REDACTED]	

Sign type(s):
(check all that apply)

window graphics
 wall-mounted sign
 ground-mounted sign
 projecting sign
 other _____

Additional description of sign type and materials 1st surface white vinyl, copy "RAYMOND JAMES"
 (1) smaller window sign next to door. (1) larger sign on main window as main identification from
 the street frontage.

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR
SIGN CODE VARIATION

Project Address :	<u>560 Green Bay Rd. Ste 408 Winnetka, IL 60093</u>
Name of Business:	<u>Raymond James & Associates</u>
Real Estate Index Number:	<u>05-20-208-011-0000</u>

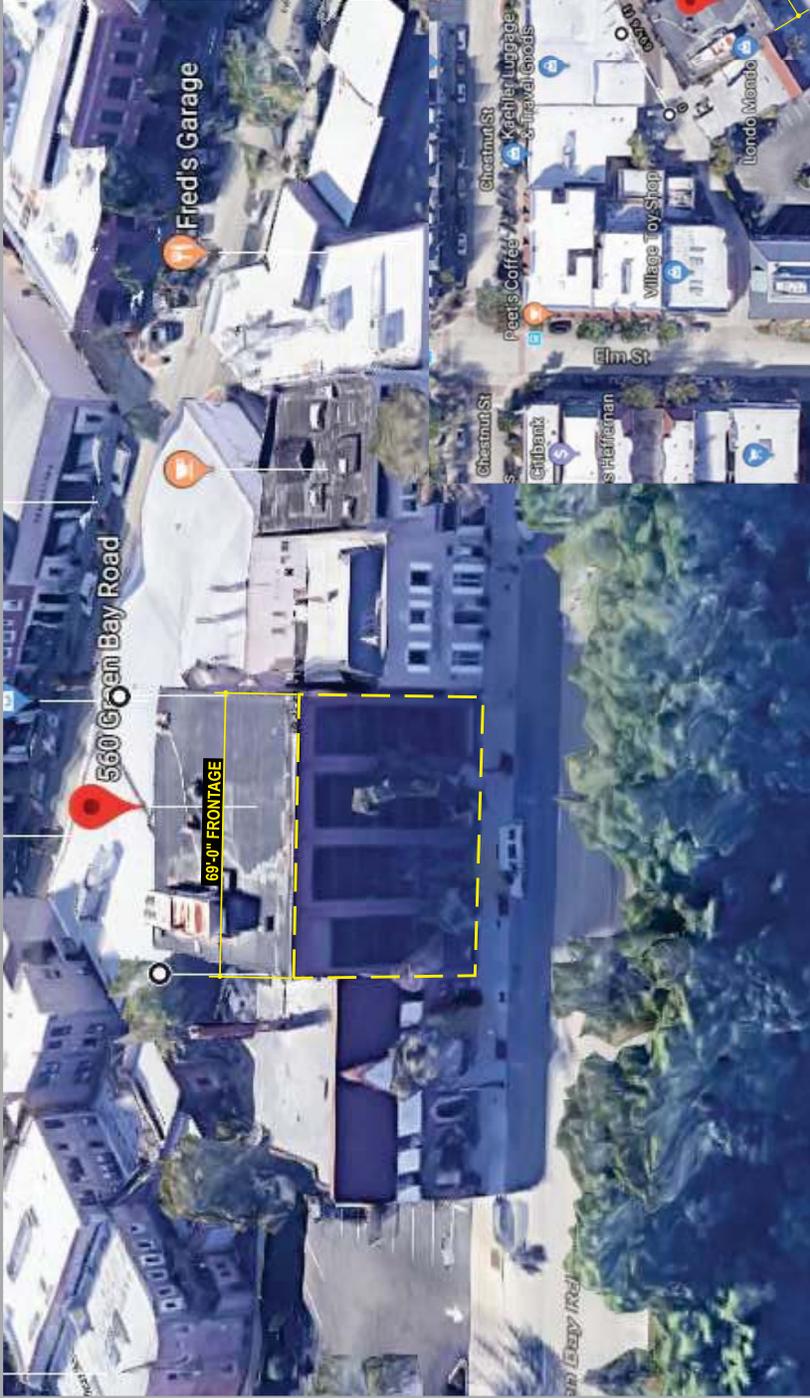
Application is hereby made to the Village of Winnetka for a variation from Section(s) 15.60.120 subsection B.1.g of Chapter 15.60 [Signs] of the Winnetka Village Code for the following work: Commercial wall signs (window vinyl graphics) shall only be displayed upon street exposure, to move vinyl to first floor street exposure for visibility.

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

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

Signed <u>560 Green Bay Road, LLC</u>
Owner of record (or authorized agent)
<u>[REDACTED]</u>
Owner Address
<u>Evanston, IL 60202</u>
<u>[REDACTED]</u>
Owner Telephone

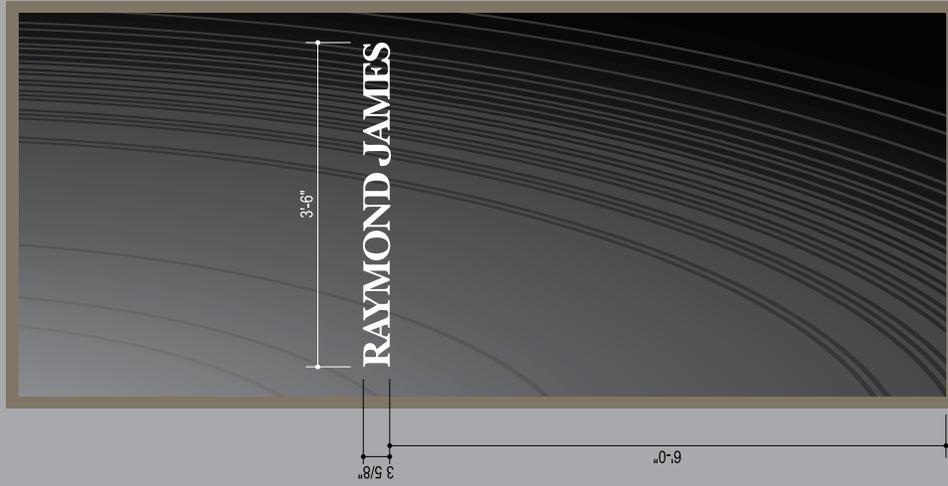
Signed <u>Creative Sign Designs</u>
Applicant
<u>[REDACTED]</u>
Applicant Address
<u>Tampa, FL 33626</u>
<u>[REDACTED]</u>
Applicant Telephone



Scale: 1"=30'-0"



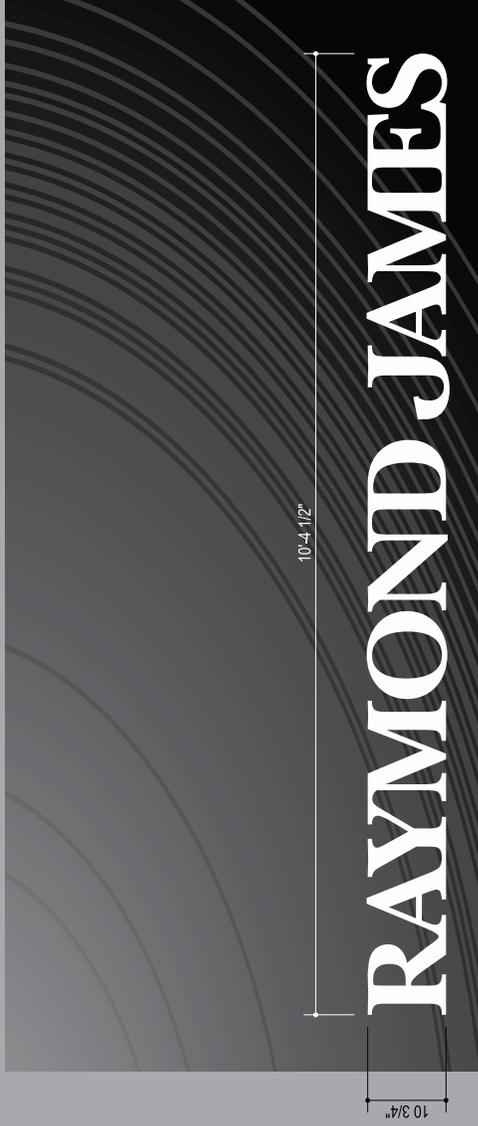
Scale: 1"=100'-0"



A Vinyl Window Graphics - 1.05 sq. ft.
Scale: 1"=1'-0"



Scale: 3/4"=1'-0"
Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image



B Vinyl Window Graphics - 9.29 sq. ft.

Scale: 3/4"=1'-0"

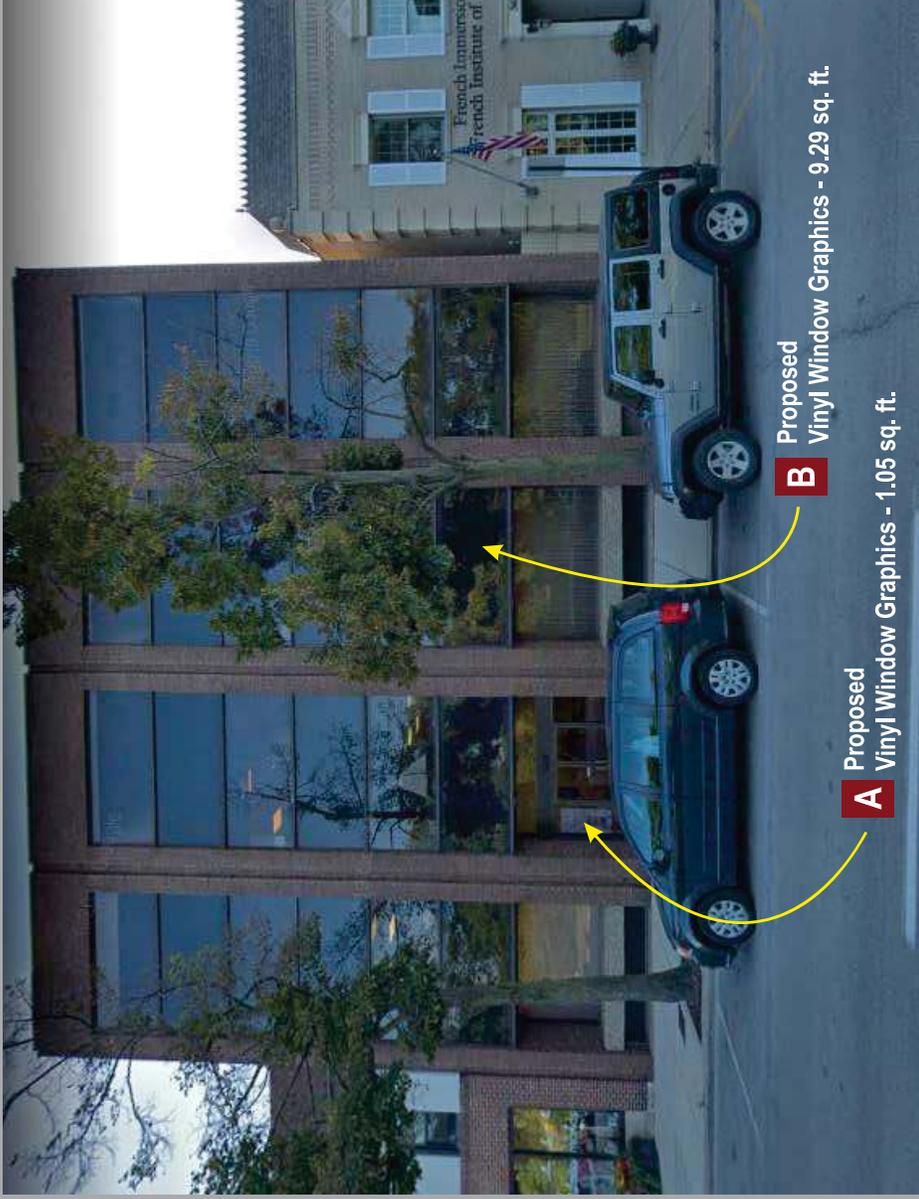


Scale: 1/4"=1'-0"

Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

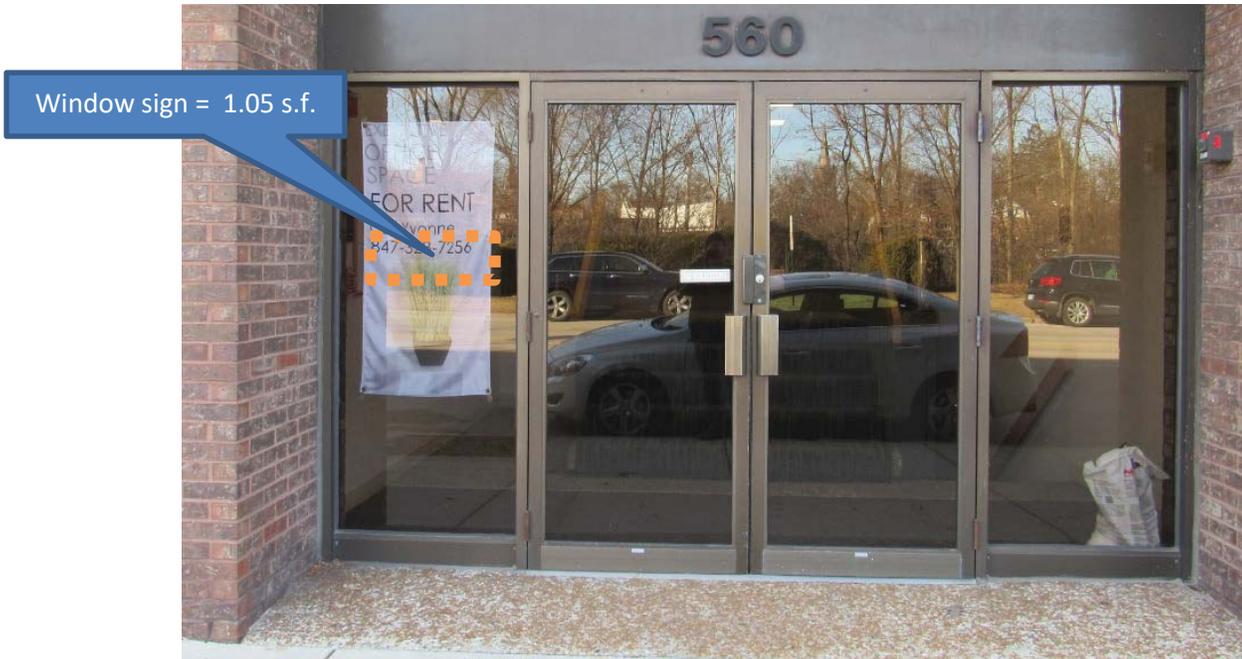


PROJECT: RAYMOND JAMES WINDOW VINYL - WINNETKA, IL
 AM: ABARRY
 DESIGNER: YIMUN
 J:\METED IN PROJECTS\R.\Raymond James & Associates\83542 - Winnetka, IL



TOTAL SQ FOOTAGE DOES NOT EXCEED 10.35 SQ FT

Attachment B – Staff Analysis of Sign Area



Area of window: 2.58 feet x 6.25 feet = 16.12 square feet
Maximum Permitted Window Sign Area: 1.61 square feet (10%)
Proposed Window Sign Area: 0.3 feet x 3.5 feet = 1.05 square feet (6.51%)



Proposed Wall Sign Area: 0.896 feet x 10.375 feet = 9.29 square feet



Area of Street Exposure: 69 feet x 14 feet = 966 square feet
Maximum Permitted Total Sign Area: 144.9 square feet

Total Proposed Sign Area: 1.05 (window) + 9.29 (wall) = 10.34 square feet (1.07%)

d. Building Signage

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

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

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.

2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)

4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6" in height unless they contain store operation hours, which are restricted to 2". (See figure 40)

Figure 39



Figure 40

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



Figure 41

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 10, 2020
SUBJECT: CASE NO. 20-03-DR: 64 GREEN BAY ROAD - ABOYER RESTAURANT -
CONSIDERATION OF SIGN PERMIT AND SIGN CODE VARIATION FOR
FREESTANDING SIGN

INTRODUCTION

On January 16, 2020, the Design Review Board/Sign Board of Appeals is scheduled to consider an application submitted by *Aboyer Restaurant* (the "Applicant") as the lessee of the building located at 64 Green Bay Road (the "Subject Property"), to allow a freestanding sign that has already been installed along the Subject Property's street frontage. The Applicant has submitted applications seeking the following approvals:

1. Sign Permit Application to allow a freestanding sign; and
2. Sign Code Variation to allow the installation of a freestanding sign when there are already wall signs on the Subject Property and the building is closer than 15 feet from the street line.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road between Winnetka Avenue and Roger Avenue in the Indian Hill Business District and contains a one-story commercial building. The Subject Property is located in the C-1 Neighborhood Commercial Zoning District and is not in the Commercial Overlay District. The Applicant is the sole tenant of the building with three restaurant establishments under the same ownership. The building is identified in Figures 1 and 2 later in this report.

PREVIOUS APPROVALS

The following improvements were approved previously:

1. On April 18, 2019, the DRB approved a sign permit to allow two wall signs on the north and south elevations of the Subject Property;
2. On March 21, 2019, the DRB approved a Certificate of Appropriateness to allow a vestibule enclosure and signage at the main entrance of the restaurant; and
3. On June 16, 2011, the DRB approved a Certificate of Appropriateness to allow an addition measuring approximately 430 square feet on the southeast corner of the building.

The improvements described above are illustrated in Figures 1 and 2.

CURRENT REQUEST

The Applicant is seeking a Sign Permit for a freestanding sign that has already been installed on the Subject Property. The sign is made of white aluminum and is 4 feet in height with a message board area of 3.75 square feet. The sign identifies the name of two restaurants on the Subject Property along with a brief descriptor that reads "ABOYER," "Silencieux," and "AMERICAN · FRENCH BRASSERIE" in a simple black font. The Applicant has provided a rendering of the freestanding sign, which is included in the submitted application materials in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code describes standards for freestanding signs in commercial districts as follows:

"3. Freestanding Signs.

a. No freestanding sign shall contain information other than the name of the occupant or business, a maximum of three words containing a generic description of the types of products or services, and the occupant's logo or trademark.

c. If a building is occupied by fewer than three occupants, one freestanding sign may be displayed on the premises on which the building is located; provided that, no commercial signs are displayed other than exempt signs, window signs and a nameplate sign not exceeding three square feet in area, that the building is setback from the street line at least fifteen (15) feet, that the total area of such sign does not exceed forty (40) square feet, that the total area of any one side of the sign shall not exceed twenty (20) square feet, and that the total height of the sign does not exceed twelve (12) feet above grad."

The freestanding sign only has the business' names and a three word description of the service. The sign is 3.75 feet in area and 4 feet in height. The building on the Subject Property is closer to the streetline than 15 feet and there are other permitted commercial signs on the premises.

SIGN CODE VARIATION REQUEST

The Applicant has also applied for a Sign Code Variation because a freestanding sign is not permitted for a property with one tenant that also has existing commercial signs, and when the building is closer to the street line than 15 feet. The Applicant has submitted an application for a Sign Code Variation from Section 15.60.120 [Commercial Signs] to allow the following:

1. Installation of one freestanding sign on a property that already has commercial wall signs and a building closer than 15 feet to the street line.

The Design Review Board (also sitting as the Sign Board of Appeals) may grant relief from the Sign Code if it determines that the following standards set out in Section 15.60.250 [Variations] are met:

1. They are in harmony with the general purpose and intent of this chapter; and
2. The plight of the petitioner is due to unusual circumstances; and
3. There are practical difficulties or particular hardship in the way of carrying out the strict requirements of this chapter; and
4. The variation will not alter the essential character of the locality.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide guidance on appropriate size, color, and location of signs. The freestanding sign is made of a white aluminum material with a simple and elegant black font describing the names of two of the establishments and a three-word descriptor. An excerpt of the Design Guidelines pertaining to commercial signage is included as Attachment B.

SUMMARY

The Applicant requests that the DRB/Sign Board of Appeals approve the existing freestanding sign. Should the DRB/Sign Board of Appeals approve the Sign Permit and grant the necessary Sign Code Variation, the Applicant still needs to receive a Sign Permit from the Community Development Department for the sign, which has already been installed.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 1 – Subject Property



Figure 2 – Subject Property –freestanding sign (already installed), from adjacent sidewalk facing west.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business <i>Aboyer Restaurant</i>		Primary contact name <i>Michael</i>		Phone No. [REDACTED]
Street Address <i>64 green bay Rd</i>				
City <i>Winnetka</i>	State <i>IL</i>	Zip Code <i>60093</i>	Email [REDACTED]	

Sign Company

Name of Sign Company <i>Landmark Visibility</i>		Primary contact name <i>Nick</i>		Phone No. [REDACTED]
Street Address [REDACTED]				
City <i>Palatine</i>	State <i>IL</i>	Zip Code <i>60067</i>	Email [REDACTED]	

Property Owner

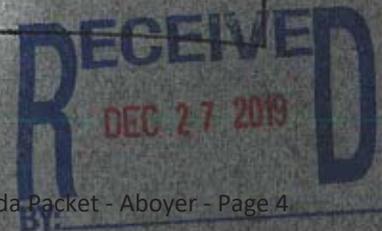
Name of Company <i>Michael</i>		Primary contact name <i>Michael</i>		Phone No. [REDACTED]
Street Address: <i>64 green bay Rd</i>				
City <i>Winnetka</i>	State <i>IL</i>	Zip Code <i>60093</i>	Email [REDACTED]	

- Sign type(s): (check all that apply)
- window graphics
 - wall-mounted sign
 - ground-mounted sign
 - projecting sign
 - other _____

Additional description of sign type and materials *double sided aluminum post and panel aluminum sign with 3" aluminum posts. See attached rendering.*

SBC 2019-1212

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



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR
SIGN CODE VARIATION

Project Address : 64 Green Bay Rd.
Name of Business: F.F.M.M. INC. / George Triv's Group
Real Estate Index Number: _____

Application is hereby made to the Village of Winnetka for a variation from Section(s) _____ of Chapter 15.60 [Signs] of the Winnetka Village Code for the following work:

Requesting variation for a free standing sign for a building that is closer than 15 ft. from the property line and has existing wall signage.

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

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

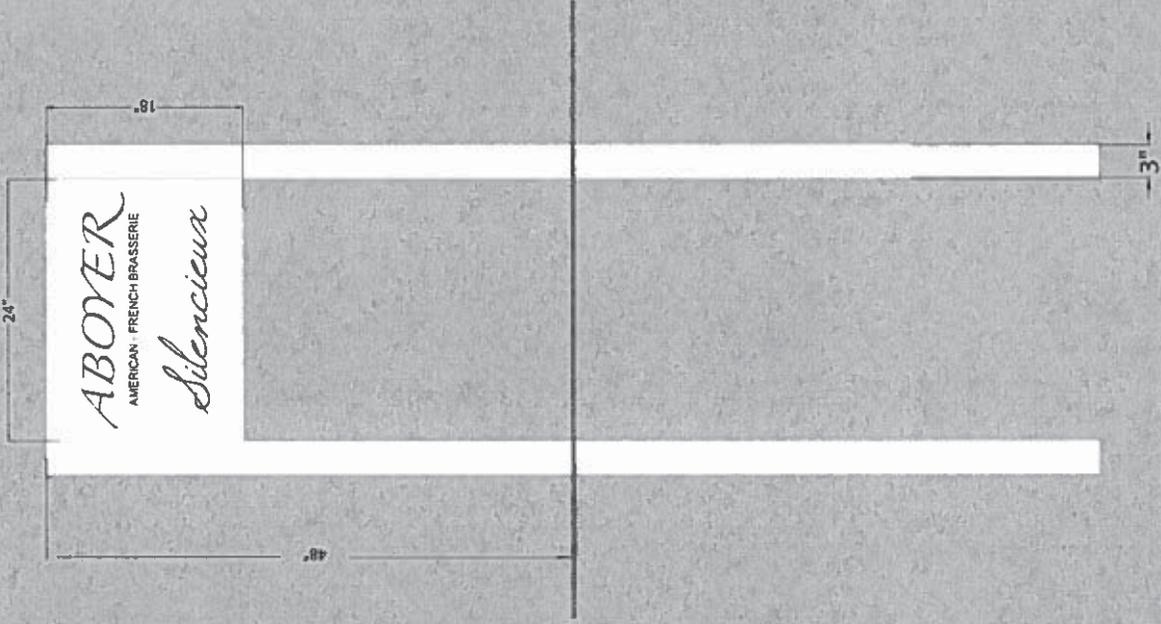
Signed Nick Mandel's
Owner of record (or authorized agent)

Owner Address
Springfield IL. 62712

Owner Telephone

Signed _____
Applicant
64 Green Bay Rd.
Applicant Address
Winnetka, IL. 60093

Applicant Telephone



d. Building Signage

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

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

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



Figure 38

3. Interior signs floating independently are set behind the glass either at the transom or at the sill of the storefront and are lit from a separate source. This sign must adhere to the size limitations of the decal signs. (See figure 39)

4. Decal Signs are defined as painted or vinyl transfer letters and numbers. Decal signs can be mounted within the transom and at the lower section of the storefront window area so as not to interfere with the merchandising. The decal sign area at the lower section of the window can occupy up to 10% of the glass area of a single pane. Decals mounted at the transom are restricted to 50% of the area of the transom. Decals located at the lower section of the main display area are to be limited to 6” in height unless they contain store operation hours, which are restricted to 2”. (See figure 40)

Figure 39



Figure 40

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



Figure 41

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