



DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS SPECIAL VIRTUAL MEETING AGENDA THURSDAY, JANUARY 20, 2022 - **6:00 PM**

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2022-01 and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Design Review Board/Sign Board of Appeals meeting on Thursday, January 20, 2022 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. At least one representative from the Village will be present at Village Hall, in compliance with Section 7(e) of the Illinois Open Meetings Act, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Due to the need to maintain social distancing, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.

The public has two options for observing and participating this this virtual Design Review Board/Sign Board of Appeals meeting. Persons wishing to participate during the virtual meeting are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 862 5569 3815 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 862 5569 3815; Webinar Password: DRB012022

To facilitate an efficient meeting, public comments submitted in advance are encouraged. If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending an email to planning@winnetka.org;
- 2) By sending a letter to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving a voice mail message at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

Public comments should contain the following information:

- In the subject line – "Design Review Board Meeting Public Comment"
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or comment on topic of specific agenda item number

All comments received after the agenda packet has been posted and received by 5:00 PM the day of the meeting will be read at the meeting by staff, at the appropriate time during the meeting. General comments for matters not on the agenda will be read under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

**DESIGN REVIEW BOARD/SIGN BOARD OF APPEALS SPECIAL VIRTUAL MEETING AGENDA
THURSDAY, JANUARY 20, 2022 - 6:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of December 16, 2021 meeting minutes.
4. **Case No. 22-01: 1054 Gage Street – Mathnasium:** Sign Permit to allow installation of a wall sign at 1054 Gage Street.
5. **Case No. 22-02: 466 Linden Street:** Certificate of Appropriateness to allow exterior alterations to an existing bay window on the south façade of 466 Linden Street. *At the request of the Applicant, this item will not be considered at this meeting. Notices will be sent when the item is ready for consideration by the Design Review Board at a future meeting.*
6. Other Business.
 - a. February 17, 2022, Meeting - Quorum check.
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

NOTICE

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). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

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**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
December 16, 2021**

Members Present:

Kirk Albinson, Chairman
Michael Klaskin
Maggie Meiners
Michael Ritter

Members Absent:

Paul Konstant
Katie Moor
Heather Niehoff

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Albinson called the meeting to order at 7:01 p.m. Mr. Marx took roll call of the Board Members present.

Approval of Minutes – November 18, 2021 Meeting Minutes.

Chairman Albinson asked if there were any comments to be made on the November 28, 2021 meeting minutes or a motion to approve. Ms. Meiners moved to approve the November 18, 2021 meeting minutes. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Klaskin, Meiners, Ritter

NAYS: None

Case No. 21-31: 546 Lincoln Avenue – Delos Strength: Sign permit to allow installation of a wall sign on the street façade of the building at 546 Lincoln Avenue.

Mr. Marx stated the sign request is for a new business and referred to several other sign permit applications for the building. He identified the proposed signage's location and Attachment B which is the sign code application evidencing the sign's compliance. Mr. Marx referred to the design guidelines' preferred sign location and described the proposed sign's materials and coloring. He then asked if there were any questions.

Chairman Albinson also asked if there were any questions from the Board or the audience. No comments were made at this time. Chairman Albinson then asked for a motion. Mr. Klaskin moved to approve the application as presented. Mr. Ritter seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Albinson, Klaskin, Meiners, Ritter

NAYS: None

Case No. 21-30: 813 Oak Street – 501 Local Restaurant: Certificate of Appropriateness to allow replacement of a rooftop air conditioning unit and alterations to the exterior street façade of the building at 813 Oak Street.

Mr. Marx identified the property's location which is currently a vacant building. He informed the Board the restaurant in the neighboring property is planning to take over and use that space for restaurant space and have applied for façade changes and equipment on the building. Mr. Marx then referred to Attachment A which contained renderings and stated on the front façade, the windows would be replaced with accordion style windows and further described other façade changes. He noted the black awnings would remain along with brick masonry minor repairs and described the new door installation, light sconces, black tile outlining the doorway and stone planters to bookend the window openings. Mr. Marx noted the roof's air conditioning unit would be replaced and stated since the design guidelines called for mechanical equipment to be screened, the proposal includes metal screening and identified material samples and color in the agenda packet. He also referred to Figure Nos. 1, 2 and 3 showing the right-of-way and minimal visibility in connection with the proposed screening. Mr. Marx also stated the applicant is not applying for signage at this time and then asked if there were any questions.

1 Ms. Meiners asked if there is currently screening on the roof and Mr. Marx confirmed there is not and indicated the
2 existing AC unit may predate the design guidelines. Chairman Albinson asked if there were any other questions. No
3 additional questions were raised at this time. Chairman Albinson noted there are no members of the public present.
4

5 Mr. Klaskin described the request as straight forward and similar to what was done to the Hadley School. Chairman
6 Albinson then asked for a motion. Mr. Ritter moved to issue a Certificate of Appropriateness to approve the request
7 as presented. Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

8 AYES: Albinson, Klaskin, Meiners, Ritter

9 NAYS: None

10
11 **Other Business.**

12 a. January 20, 2022 Meeting - Quorum Check.

13 The Board Members discussed their availability. Chairman Albinson noted he would not be present and asked
14 whether the matter relating to the Board's oversight on single family residence construction would be on the agenda.
15 Mr. Marx indicated he is not sure if that item would be on the January 2022 agenda and that he would discuss it with
16 Mr. Schoon indicating Chairman Albinson's preference to be in attendance for that agenda item.
17

18 Mr. Klaskin questioned the status of the One Winnetka application. Mr. Marx stated he is not aware of a Certificate
19 of Appropriateness application being submitted. He also informed the Board the Village Council reviewed the
20 Existing Conditions Report submitted by the consultants with the next phase occurring in January 2022.
21

22 **Public Comment.**

23 No members of the public were present to comment.
24

25 **Adjournment:**

26 A motion to adjourn was made by Mr. Klaskin and seconded by Mr. Ritter. A vote was taken and the motion
27 unanimously passed, 4 to 0:

28 AYES: Albinson, Klaskin, Meiners, Ritter

29 NAYS: None

30
31 The meeting was adjourned at 7:15 p.m.
32

33 Respectfully submitted,

34
35 Antionette Johnson
36 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 13, 2022
SUBJECT: 1054 GAGE STREET - MATHNASIUM - SIGN PERMIT (CASE NO. 22-01-DR)

INTRODUCTION

On January 20, 2022, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by Mathnasium (the "Applicant"), as the lessee of the commercial space located at 1054 Gage Street (the "Subject Property"), to allow the installation of a wall sign on the street frontage of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is one of the first-floor commercial spaces located in the multi-use building at 1054-1062 Gage Street, located on the south side of Gage Street between Green Bay Road and Tower Court, 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 contains the Applicant's existing business in a two-story building with a traditional brick façade on the first floor and white stucco exterior on the second floor, in addition to other Tudor architectural elements. The Applicant has recently expanded its original space, which is located immediately west of the Subject Property, to include the neighboring space that was previously occupied by *The Laundry Mutt Too*, a dog grooming business. Figure 1 below identifies the Subject Property.



Figure 1 – Subject Property – Store frontage of business along Gage Street

PREVIOUS APPROVALS

In April of 2017, the DRB approved a wall sign for *The Laundry Mutt Too* that was the same size and placement of the proposed sign. The DRB approved a wall sign for *Mathnasium's* existing wall sign and right storefront space in July of 2018. The existing sign for the current space seen in Figure 1 is nearly identical in appearance to the proposed sign.

In December 2021, the Village Council approved a special use permit to allow the Applicant to operate an expanded tutoring center at the Subject Property. The Village Council previously approved a special use permit to allow the Applicant to operate in the neighboring commercial space at 1060 Gage Street in April of 2018.

CURRENT REQUEST

The Applicant is seeking approval of a wall sign that would provide identification and promotion for their expanded math tutoring business. The wall sign would be 15 square feet and replace the previous business' sign above the left building storefront. It would have a clearance of approximately 10.17 feet above grade and be located under the existing exterior gooseneck lighting and along the storefront's traditional sign band. The sign would contain the business name *Mathnasium* in a white and contemporary text that features a red capitalized "A+" to resemble an academic grade. The other text would say "The Math Learning Center" in a slightly smaller white text with "Math" also being red. The proposed and existing signs are designed to be in exact similarity in size, placement, and appearance. The Applicant has provided an elevation rendering and illustration of the proposed sign that are available in the application materials included in Attachment A.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall signs in the commercial districts. Wall signs may not exceed 70 square feet in area and may only contain the name of the business with a logo or trademark. The proposed wall sign would be 15 square feet and only contain the business name with a short tagline descriptor of three words. The sign code also states that the combined area of any wall signs, window signs, and awning signs on the building may not exceed 15% of the total area of street exposure for which both the proposed and existing signs would comply. A staff analysis of sign area with calculations is included as Attachment B.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on the design and appropriate placement of wall signs. The Guidelines state that signs should harmonize with the building and reflect the character of the building style. Sign materials are limited to painted wood, canvas, architectural glass, and metal. The sign color must harmonize with the building upon which it is mounted and adjacent structures. Additionally, wall signs should be located a minimum of 8 feet above grade, but no more than 15 feet above grade, with a height measurement of no more than 14 inches. The Guidelines recommend that signs be externally illuminated or highlighted where possible. The proposed sign would be made of black aluminum while placed along the storefront's sign band at approximately 10.17 feet above grade with a sign height of 18 inches. It would also be lit from the exterior with existing gooseneck lighting. An excerpt of the Design Guidelines pertaining to signs is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the proposed sign as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed signage as

appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installation.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Staff Sign Code Analysis

Attachment C: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Tenant/Lessee

Name of Business Mathnasium		Primary contact name Javier Steve Santacruz		Phone No. (847) 220-7552
Street Address 1054 Gage St				
City Winnetka	State IL	Zip Code 60096	Email [REDACTED]	

Sign Company

Name of Sign Company South Water Signs		Primary contact name Frank Lambert		Phone No. (630) 841-7071
Street Address 934 N Church Rd				
City Elmhurst	State IL	Zip Code 60126	Email flambert@southwatersigns.com	

Property Owner

Name of Company		Primary contact name Robert Dini		Phone No. [REDACTED]
Street Address: 1054 Gage St				
City Winnetka	State IL	Zip Code 60096	Email	

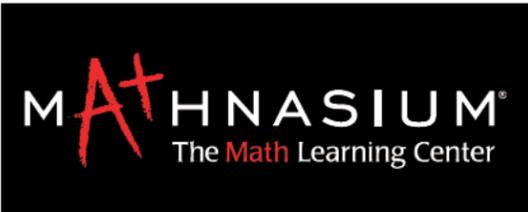
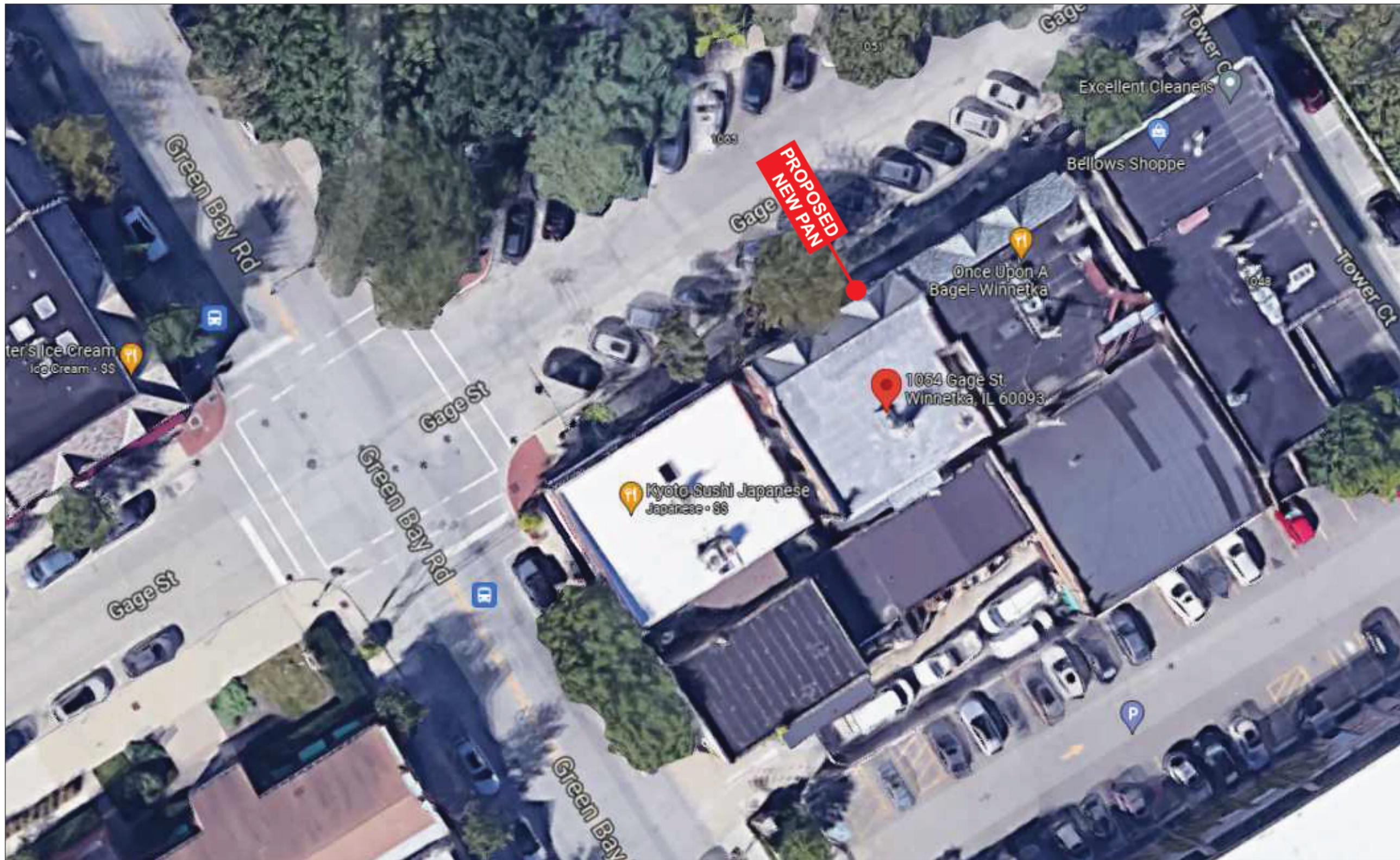
Sign type(s):
(check all that apply)

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

Additional description of sign type and materials 2" aluminum pan depth; non-illuminated. Dimensional sign elements consist of acrylic painted white and red. A+ logo will be red cut vinyl to match PMS 032C.

*Samples are the same as was submitted in 2018 for 1060 Gage St.

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



Location
1054 Gage St., Winnetka, IL

Date
12.09.21

Revision Dates:

SWS Job Number
8002491

File Name
8002491 - Mathnasium
- Winnetka Part2.cdr

Drawn By
NKR



934 N CHURCH RD.
ELMHURST, IL 60126

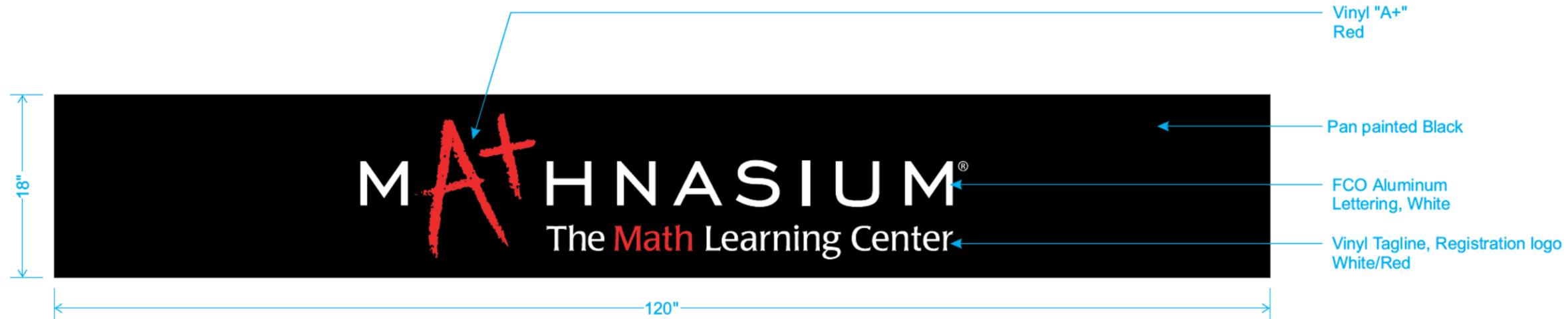
TEL: 630.333.4900

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DRB - 1054 Gage - Page 5

Business ID | SF Non-Illuminated Wall Sign

15 SqFt



SF Non-Illuminated Wall Sign - Qty: (1)

1" = 1'

- 2"D Fabricated Aluminum Pan w/ 1/8" Aluminum Face and welded returns, unit painted as specified
- "M THNASIUM": 1/4" FCO Aluminum Copy mounted flush to pan face, painted as specified
- "A+" to be cut red vinyl A+ graphic applied 1st surface to face of pan
- "The Math Learning Center" Tagline: 1st surface applied cut vinyl copy, colors as specified
- Pan mounted to sign band centered above storefront transom windows w/ Aluminum H-Bracket and secured through returns w/ countersunk hardware

Black



White



Red
PMS 032C



Location
1054 Gage St., Winnetka, IL

Date
12.09.21

Revision Dates:

SWS Job Number
8002491

File Name
8002491 - Mathnaism
- Winnetka Part2.cdr

Drawn By
NKR



934 N CHURCH RD.
ELMHURST, IL 60126

TEL: 630.333.4900

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EXISTING



PROPOSED



Location 1054 Gage St., Winnetka, IL	
SWS Job Number 8002491	File Name 8002491 - Mathnasium - Winnetka Part2.cdr

Date 12.09.21
Drawn By NKR

Revision Dates:



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ELMHURST, IL 60126
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EXISTING



PROPOSED

MATHNASIUM
The Math Learning Center

Location
1054 Gage St., Winnetka, IL

SWS Job Number
8002491

File Name
8002491 - Mathnasium
- Winnetka Part2.cdr

Date
12.09.21

Drawn By
NKR

Revision Dates



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ELMHURST, IL 60128

TEL: 630.333.4900

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Attachment B – Staff Analysis of Sign Area



Area of Wall: 14 feet x 20.33 feet = 284.62 square feet
Area of Proposed Wall Sign: 1.5 feet x 10 feet = 15 square feet
Maximum Permitted Sign Area Coverage of Wall: **42.69 square feet (15%)**
Proposed Sign Area Coverage of Wall: **15 square feet (5.27%)**

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 13, 2022
SUBJECT: 466 LINDEN STREET - LINDEN PLACE CONDOMINIUMS - CERTIFICATE OF APPROPRIATENESS (CASE NO. 22-02-DR)

INTRODUCTION

On January 20, 2022, the Design Review Board (DRB) is scheduled to consider an application for a Certificate of Appropriateness submitted by Valerie Groglio (the "Applicant") as the owner of the townhome located at 466 Linden Street (the "Subject Property"), to allow exterior alterations to an existing bay window on the rear exterior façade of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is a townhome in the southeast corner of a multifamily property located on the west side of Linden Street between Oak and Cherry Streets. The Subject Property is one in a series of two-story townhomes that make up the complex known as *Linden Place Townhomes* and is zoned B-1 Multi-Family Residential. Figure 1 below and Figures 2 through 4 at the end of this report identify the Subject Property.



Figure 1 – Subject Property – Street frontage along Linden Street, facing west

CURRENT REQUEST

The Applicant is seeking approval of exterior alterations to an existing bay window on the rear façade of the townhome. The bay window, which is being changed as part of a kitchen renovation, would receive a new masonry brick sill that would match the existing brown brick type but provide a higher sill than the existing window. The bay would also receive new Pella Architect Series windows of casement and double-hung varieties made of wood and aluminum with divisions intended to match the existing glazing arrangement. The roof would remain in place and the overall footprint of the bay and building face would remain the same. The Applicant has provided elevation renderings, architectural drawings, and design specifications that are available in the application materials included in Attachment A.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on the design and appearance of windows and bay windows on multifamily buildings. The proposed alterations touch upon several areas of the Guidelines:

- The Guidelines suggest that a multifamily building maintain vertical and horizontal rhythms on its building façade where appropriate. The proposed alteration would be maintaining the bay window projection of the rear façade that is consistent with the Guidelines and existing façade patterns of the building.
- The Guidelines also state that the first-floor of multifamily buildings maintain between 35-60% of windows and doors over the façade. The proposed window alterations would be slightly reducing the number of windows and transparency along the first-floor façade because of the increased height of the sill.
- Regarding the form of windows, the Guidelines encourage window divisions with muntins and divided light. The Guidelines also recommend that window materials be made of wood or aluminum and colors that are sympathetic with the overall building color palette. The proposed windows would be made of white colored wood and aluminum framing while providing an almost identical amount of light division as the existing windows.
- For the exterior façade material, the Guidelines encourage natural stone or brick materials. For the rebuilt window sill, the Applicant intends to use a masonry brick that matches the existing façade in color and texture.

An excerpt of the applicable Design Guidelines segments pertaining to the proposed alterations is included as Attachment C.

SUMMARY

The Applicant requests that the DRB find the alterations as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed alterations as appropriate, the Applicant would first need to receive an approved Building Permit from the Community Development Department prior to construction.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt



Figure 2 – Subject Property – Bay windows and front entrance on north façade of unit, facing north



Figure 3 – Subject Property – South façade and bay window proposed for alterations



Figure 4 – Subject Property – Rear building face and south façade, facing west from Linden Street

RECEIVED
DEC 21 2021

ATTACHMENT A

Village of Winnetka

CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 466 Linden St. Winnetka, IL 60093

Name of Business(es): _____

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

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

Please provide a detailed description of the proposed work (attach additional information, such as material specifications, photographs, etc.): RAISE BAY WINDOW SILL 30" FILL IN WITH MATCHING FACE BRICK AND MOTOR. NEW WINDOW WITH GRILLS TO MATCH EXISTING

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 466 Linden St. Winnetka, IL (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED



PRINTED NAME(S)

Valerie Groglio

ADDRESS

PHONE NO.

EMAIL

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM

CMS CONSOLIDATED

CONTACT NAME

JR GRAVES

ADDRESS

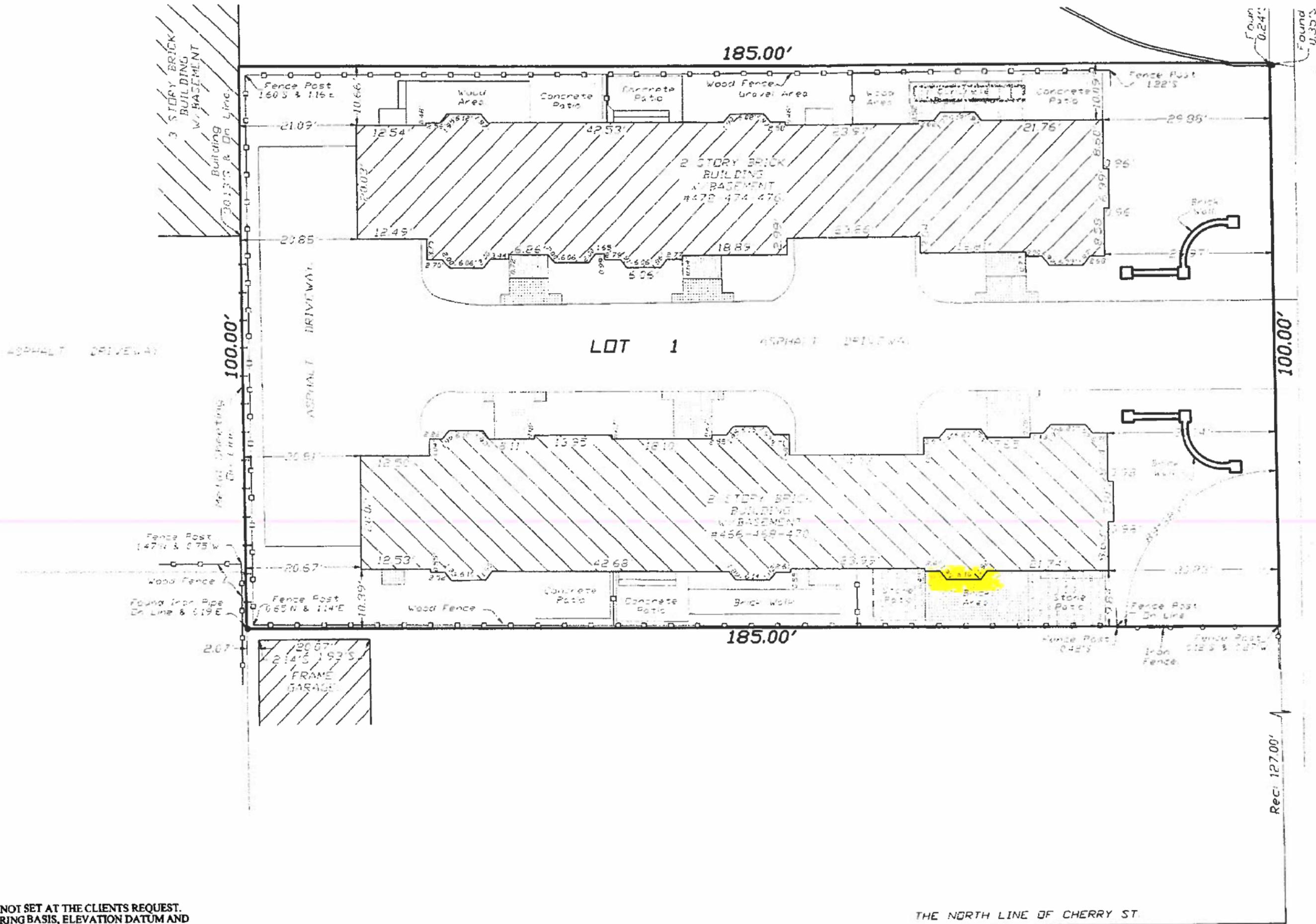
12790 ~~6055~~ WINDOW
Huntley IL, 60142

PHONE NO.

EMAIL



COA2021-1358



ASPHALT DRIVEWAY

LOT 1

ASPHALT DRIVEWAY

100.00'

100.00'

185.00'

THE NORTH LINE OF CHERRY ST.

Rec: 127.00'

3 WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND (IF USED IS ASSUMED. INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND WHICH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE







existing window

RECEIVED
DEC 30 2021
By: _____

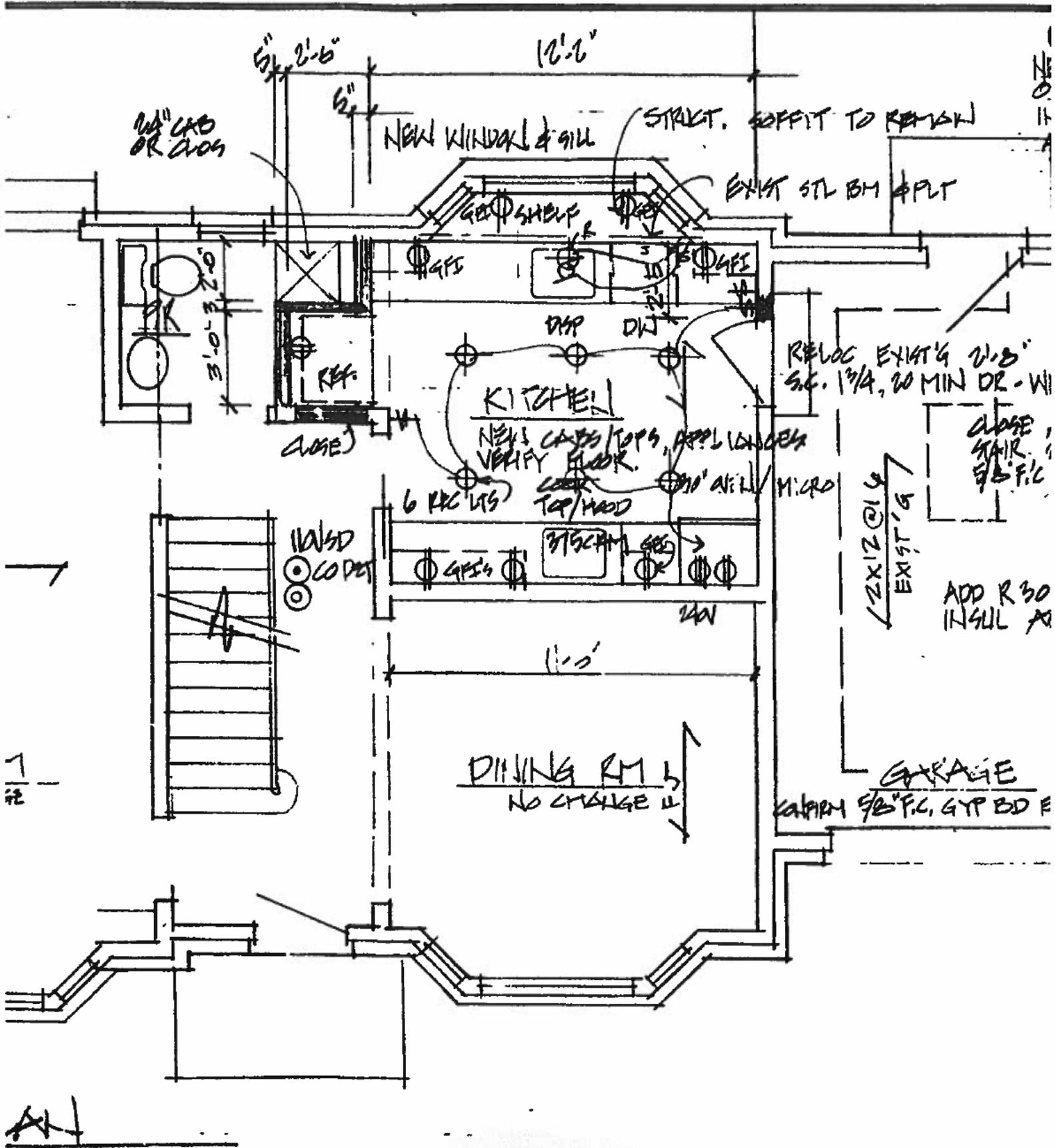


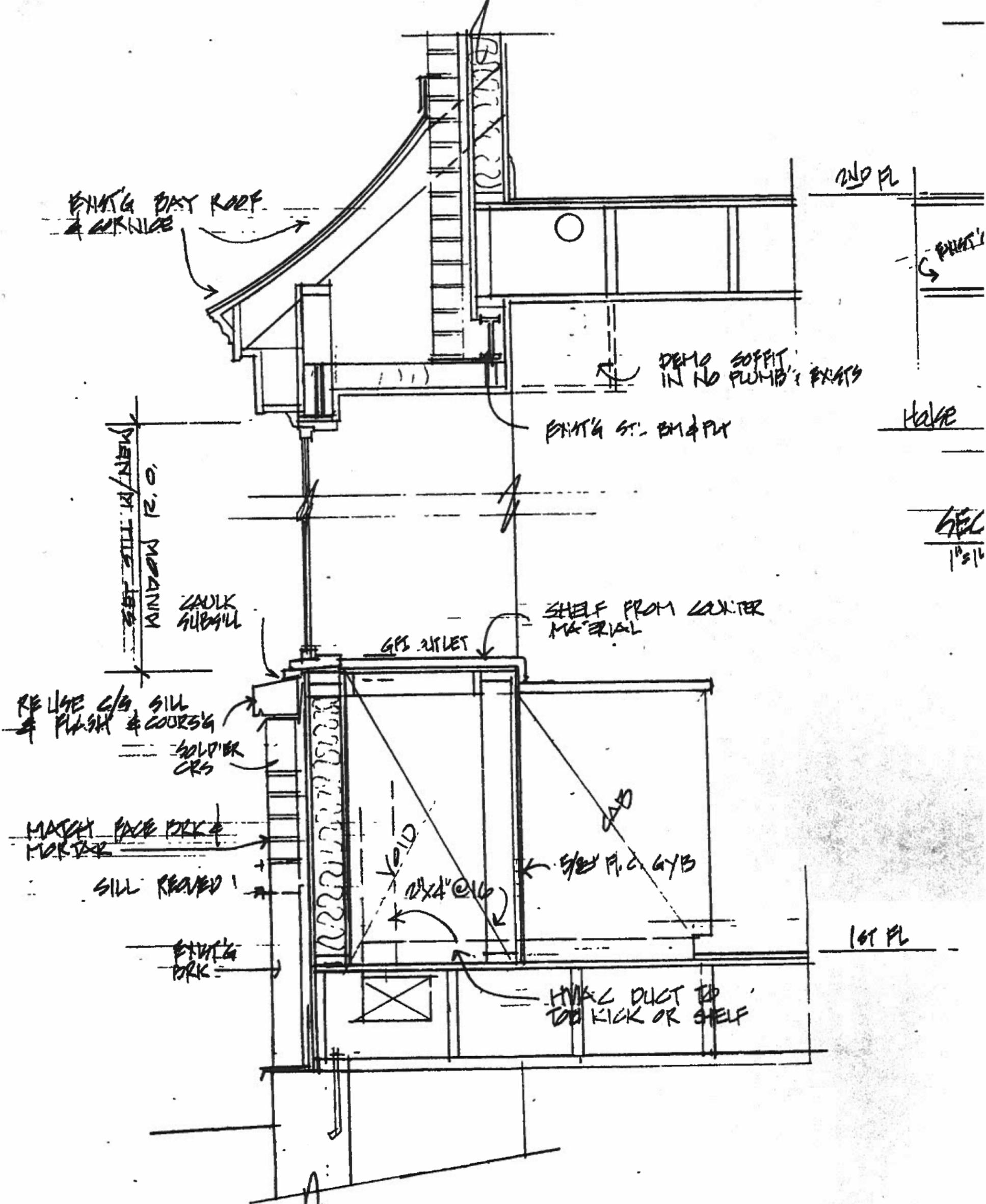
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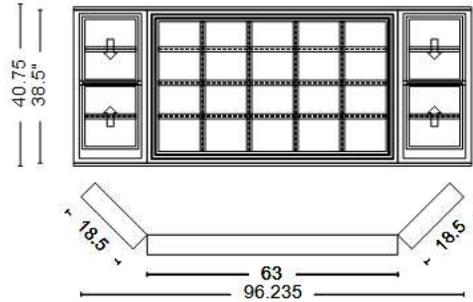


SECTION @ KITCHEN BAY A-A

11/2/60

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 14992344

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, Traditional, 3-Wide Double Hung, Square Bay 45 Degree, 96.235 X 40, White

Rough Opening: 97" X 40.75"

Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-00256-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Not Applicable

Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.44, CPD PEL-N-1-54327-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11

Performance Information: U-Factor 0.30, SHGC 0.23, VLT 0.41, CPD PEL-N-232-00256-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Not Applicable

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Winnetka Bay

Project Name: Winnetka Bay

Jobsite Location: NORTHBROOK, IL

Room Location: None Assigned

Sales Branch Location: 09600 Pella Windows & Doors LLC

INSTALLATION DETAILS

Casement Bay / Square Jamb

Aluminum-Clad Wood

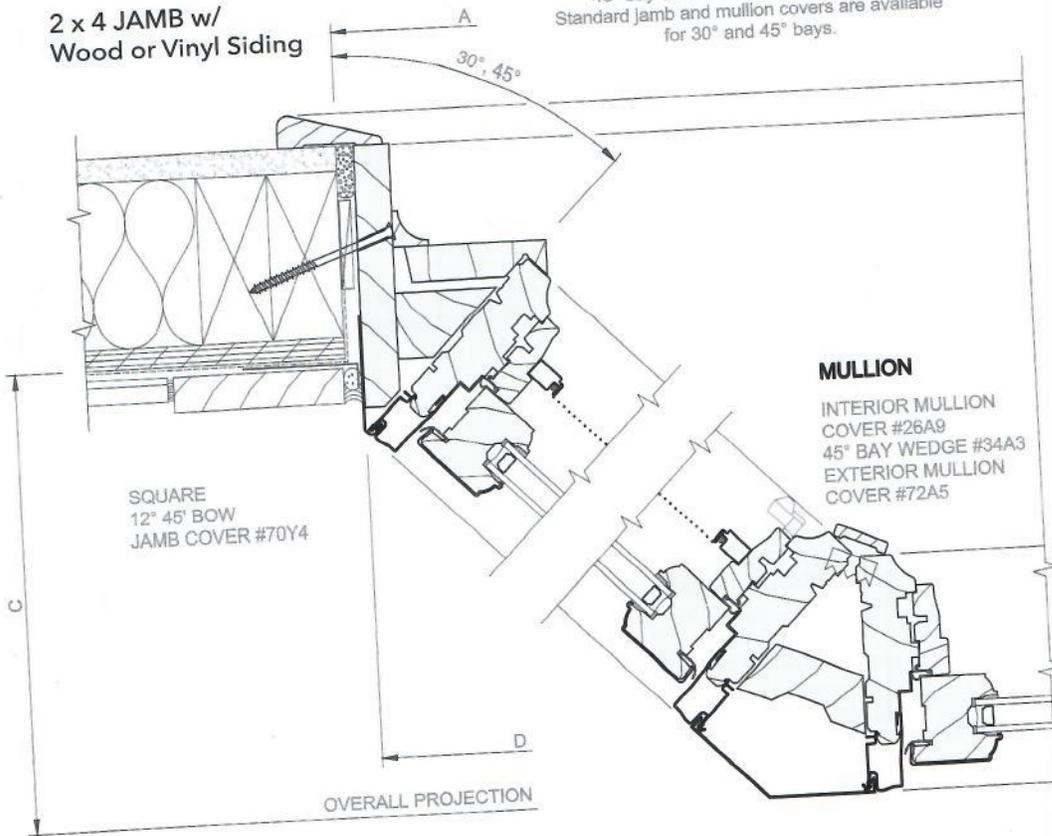


BAY/BOW

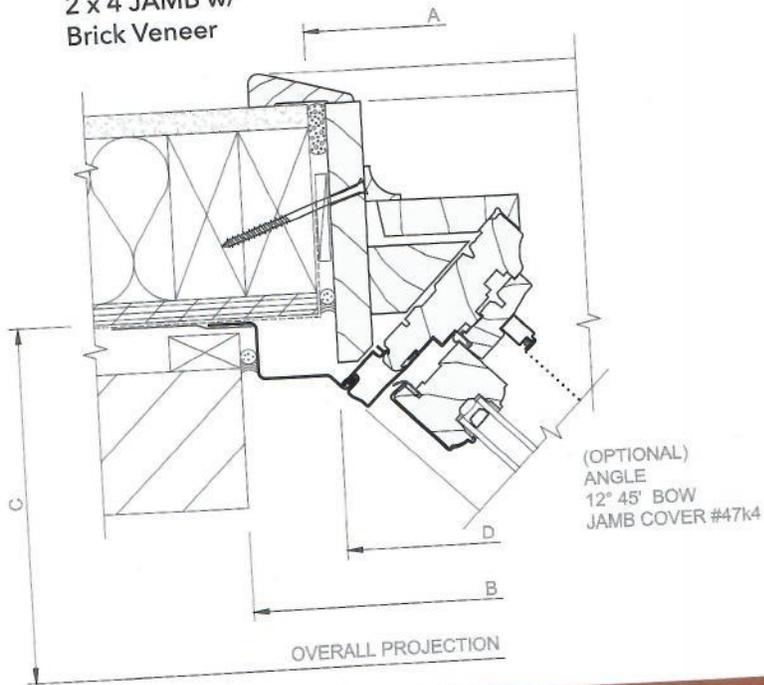


2 x 4 JAMB w/
Wood or Vinyl Siding

45° bay details shown; 30° are similar.
Standard jamb and mullion covers are available
for 30° and 45° bays.



2 x 4 JAMB w/
Brick Veneer



Scale 3" = 1' 0"

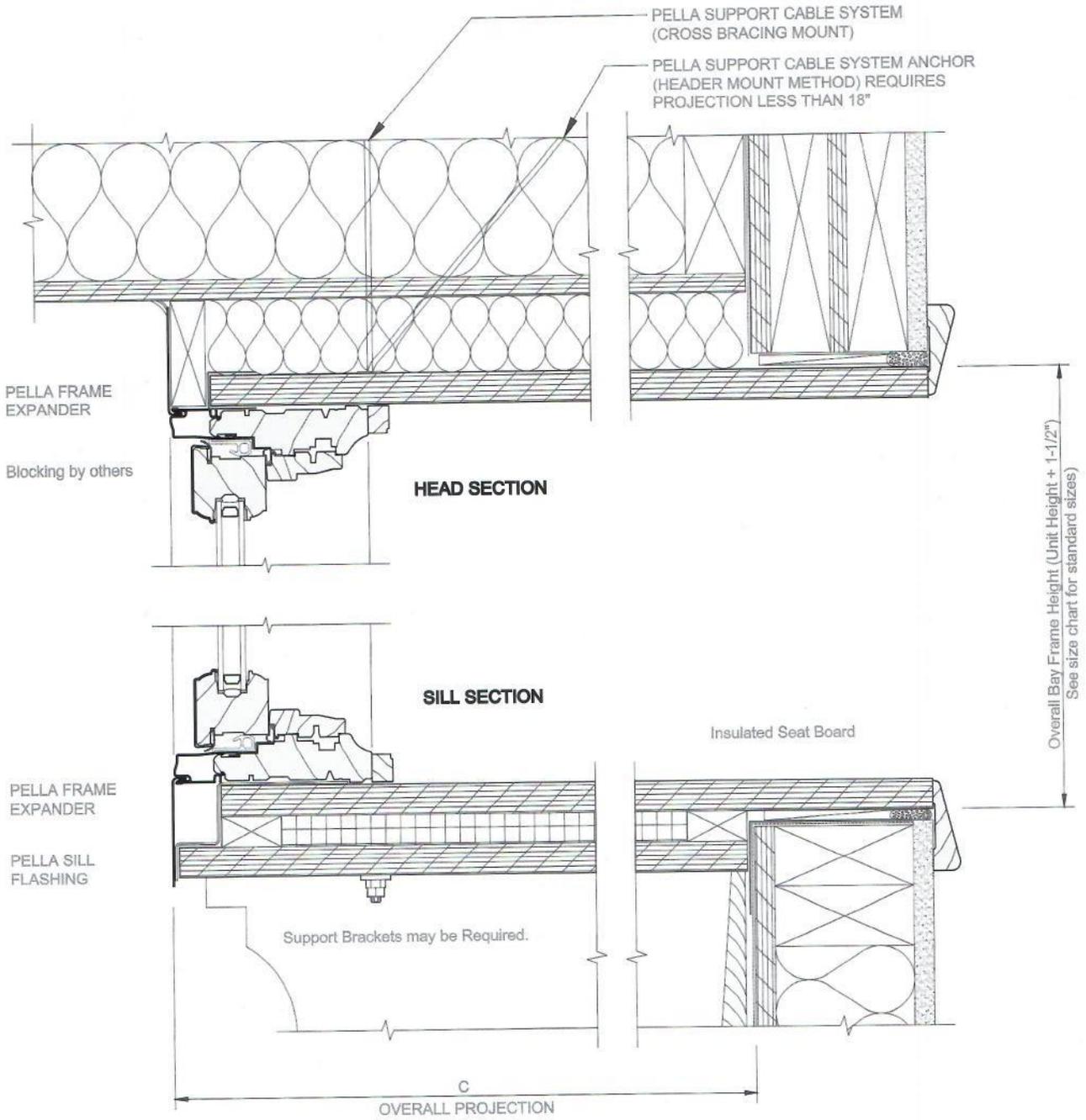


For additional product information, visit PELLAADM.com

- Downloadable CAD files.



INSTALLATION DETAILS
 Casement Bay / Square Jamb
 Aluminum-Clad Wood



(1) The Bay/Bow support cables must be attached to structural members capable of supporting 1,300 lbs. Knee braces are required in addition to the support cables if the structural members are not capable of supporting 1,300 lbs. Bay/Bow units are not designed to support roof structure.

Scale 3" = 1' 0"



For additional product information, visit PELLAADM.com

- Downloadable CAD files.



Figure 26

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

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

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

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

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

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

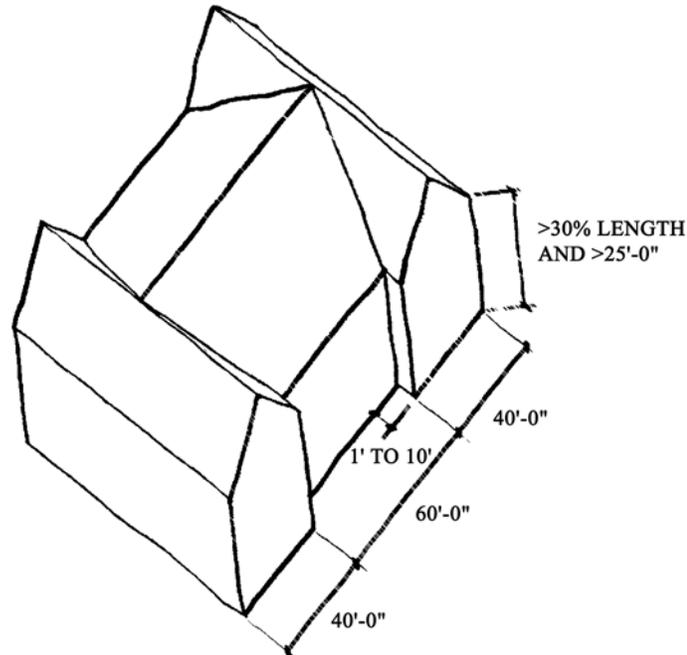


Figure 27

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

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

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

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

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



Figure 31

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

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

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

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

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

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.

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 33



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