



1200 Wilmette Avenue  
Wilmette, IL 60091

COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
Fax (847) 853-7701  
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**NOTICE OF MEETING  
of the  
APPEARANCE REVIEW COMMISSION  
OF THE VILLAGE OF WILMETTE**

**Monday, May 1, 2017 at 7:30 P.M.  
Second Floor Training Room**

**AGENDA**

**I. Call to Order**

**II. Approval of Minutes**

Minutes of the Appearance Review Commission of March 6, 2017

**III. Consent Agenda**

- 2017-AR-07, 723 Ridge Road, Peterson Orthodontics, Ground Sign, Revised Appearance Review Certificate
- 2017-AR-12, 114 Skokie Boulevard, ATI Physical Therapy, Wall Sign, Appearance Review Certificate

**IV. Case**

- 2017-AR-11, 732 11<sup>th</sup> Street, Julie Shelton, Appearance Review Certificate
- 2017-AR-10, 808 Linden Avenue, St. Francis Xavier, Preliminary Review

**V. Public Comment**

**VI. Adjournment**

**William Bradford, Chair**

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IN AND/OR ATTEND A VILLAGE OF WILMETTE PUBLIC MEETING, PLEASE NOTIFY THE VILLAGE  
MANAGER'S OFFICE AT (847) 853-7509 OR TDD (847) 853-7634 AS SOON AS POSSIBLE.

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# **VILLAGE OF WILMETTE**

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## **MEETING MINUTES**

### **APPEARANCE REVIEW COMMISSION**

**MONDAY, MARCH 6, 2017**

**7:30 P.M.**

**SECOND FLOOR TRAINING ROOM**

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Members Present: William Bradford, Chairman  
Nada Andric  
Daniel Elkins  
Mason Miller  
Craig Phillips  
Carrie Woleben-Meade

Members Absent: None

Guests: Omar Bailey, 35 E. Wacker Drive, Chicago, IL  
Damen Wilson, 35 E. Wacker Drive, Chicago, IL  
Tim Ryan, 254 N. Babcock, Palatine, IL  
Phil Mesi, 1741 N. Winnebago, Chicago, IL  
Walter Wysocki, 544 214<sup>th</sup> Street, Dyer, IN  
Jill Sickie, 2145 N. Sedgwick, Chicago, IL  
Hollie Savitt, 2145 N. Sedgwick, Chicago, IL  
Eli Miller, 2706 Park Place, Evanston, IL  
Tom Shafer, 939 Chicago Avenue, Evanston, IL  
David Lawrie, 1315 Sherman Place, Evanston, IL

Staff Present: Lucas Sivertsen, Business Development Coordinator

## **I. CALL TO ORDER**

Chairman Bradford called the meeting to order at 7:30 p.m.

## **II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF FEBRUARY 6, 2017.**

Mr. Phillips moved to approve the February 6, 2017 meeting minutes as submitted. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

## **III. CONSENT AGENDA**

Mr. Elkins asked for Case 2017-AR-06 to be removed from the consent agenda. He asked if the two illuminated Subway signs in the north window would be removed.

Mr. Sivertsen said the signs would be removed.

Mr. Bradford said that should be a stipulation of the permit.

Mr. Phillips asked for clarification on the color of the proposed sign cabinet.

Mr. Wysocki said the sign would be dark bronze to match the storefront. The materials will be different, but the color will be the same. The sign cabinet and sign faces will be painted. The blade sign will be black.

Ms. Woleben-Meade asked why the projecting sign was going to be black instead of the dark bronze.

Mr. Wysocki said the blade sign was specific to Subway and the black will match the halo around their wall sign.

Mr. Elkins ask for the color of the returns on the Subway wall sign.

Mr. Wysocki said the channel letter returns are black.

Mr. Elkins moved to approve an Appearance Review Certificate for Case 2017-AR-06, 165 Green Bay Road with the stipulations that 1) the multi-tenant sign match the window frames, and 2) that the two neon Subway signs in the window facing north be removed. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

#### IV. CASES

##### **2017-AR-05 Baker Demonstration School**

##### **201 Sheridan Road Appearance Review Certificate**

Mr. Sivertsen called Case 2017-AR-05, 201 Sheridan Road, Baker Demonstration School, for an Appearance Review Certificate to remodel the vestibule on the north elevation of the building.

Mr. Omar Bailey presented the responses to the questions posed at the previous ARC hearing. He stated the canopy was studied further to determine if the canopy could be constructed as drawn in the rendering. They met with a fabricator and confirmed the construction of the canopy. A detail has been prepared showing how the canopy will be constructed and attached to the building. They confirmed three tension rods will be needed for the canopy. The canopy will be a 1/8 inch metal plate welded to the 2 inch framing. The vestibule framing will be slightly thicker than originally drawn. Mullions along the side and top will be needed to carry the load of the doors. The west facing exterior wall of the vestibule has been modified from stucco to brick for durability purposes.

Mr. Bradford asked for the dimension of the bottom mullion on the two sidelights.

Mr. Damon Wilson said the mullion dimension is 2 inches.

Mr. Bradford said they may wish to increase the thickness to improve the durability from a maintenance standpoint.

Mr. Phillips asked if the canopy will be going the entire width between the two columns.

Mr. Bailey said there will be a slight separation between the edge of the canopy and the brick pilasters.

Ms. Andric asked if they were sealing between the canopy and the back wall.

Mr. Bailey said some of the brick will be removed and replaced to allow for flashing to be installed.

Mr. Phillips asked how the canopy would drain stormwater.

Mr. Bailey said the stormwater will sheet off the sides of the canopy. The canopy is approximately 3.5 feet in depth and shouldn't shed that much water. The intent of the canopy is more visual than functional so it won't be that large where high amounts of water will sheet off.

Mr. Elkins said he noticed the coursing of the west wall of the canopy did not line up with the coursing of the existing north elevation.



Mr. Wilson said that was an oversight and that the coursing should line up with one another.

Ms. Andric asked how the canopy would be finished.

Mr. Bailey said the finish would be a high performance Kynar paint in the Secure Blue color.

Mr. Elkins moved to approve Case 2017-AR-05 for an Appearance Review Certificate to remodel the vestibule on the north elevation with the condition that the coursing on the exterior of the west wall of the vestibule be revised so that the brick coursing aligns with the existing brick coursing at either end, and that the paint finish on the canopy be a high performance Kynar coating and that the counter flashing shown on the section drawing shall be extended to cover the connection angles at the back of the canopy and will be continuous from end to end following the arch of the canopy. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**2017-AR-08  
WWP HHI, LLC**

**3115-3119 Lake Avenue  
Appearance Review Certificate**

Mr. Sivertsen called Case 2017-AR-08, 3115-3119 Lake Avenue, for an Appearance Review Certificate to remodel the exterior of the existing townhomes including new entry awnings, landscaping, fencing and lighting.

Ms. Jill Sickel said they were refreshing the townhome development including some painting, new canopies, and landscaping.

Mr. Thomas Shafer presented the materials found in the case report. They are proposing to build new canopies to help highlight the front doors to each unit. The brick will be painted with exterior paint made specifically to be applied to brick. They have selected three fairly neutral shades of blue to paint the door.

Mr. Bradford asked how the flashing will be installed above the new canopies.

Mr. Shafer explained the flashing will be tucked up behind the siding. They will need to cut portions of the existing siding to allow for the canopies to be installed flush to the building.

Mr. Bradford asked what would be used underneath the new canopies where the vinyl siding has been removed.

Mr. Shafer said they would use a piece of Extira or exterior medium-density fiberboard. They would then paint the board white.

Mr. Bradford asked how the new canopies will be supported.

Mr. Shafer said the canopies will sit on wood brackets which are lag bolted into the wall.

Mr. Elkins said there are existing light fixtures on either side of the entrance to each unit. He asked how the junction boxes for those removed fixtures will be covered.

Mr. Shafer said they intend to fill it in with brick and then paint over it.

Mr. Elkins said the exiting windows in the drawing are shown as round, but the existing windows are octagonal. He asked if they were proposing to replace the windows.

Mr. Shafer said that was just a drafting oversight and that they were not proposed to change.

Mr. Elkins said there is a significant amount of electrical conduit on the outside of the building. He asked if they were going to hide any of the existing conduit.

Mr. Shafer said he thought they would try and reuse as much of the conduit as possible.

Mr. Elkins said the existing siding was vinyl. He wanted to make sure they weren't proposing to paint the siding.

Mr. Shafer said they will not be painting the existing siding.

Mr. Miller asked if the size of the unit numbers was a Fire Department requirement. He thought they seemed out of proportion. He wondered if the paint on the doors would be high gloss.

Mr. Shafer said he didn't know about the Fire Department requirement. The paint will be a satin finish.

Ms. Andric asked what motivated them to use a different color for each door. They are very lovely colors, but together they look a little busy.

Mr. Shafer said their thought was to give each unit its own identity while still making it subtle.

Mr. David Lawrie presented the landscaping found in the case report. They wanted to give a better presence from the street and a clearer space for people living within the development. There was a lot of old and overgrown landscaping that needed to be removed, but they would like to save and/or transplant as much as possible.

Mr. Bradford asked if they were planning on staining any of the new fencing.

Mr. Lawrie said they were not proposing a stain. He thought it was better they weather so eventually they will all have the same color.

Ms. Woleben-Meade said the Chanticleer Pear is a species they were trying to phase out. She asked if they could substitute a Regal Prince Oak.

Mr. Lawrie said he will see what is out there when they go to purchase landscaping. They're looking for a nice upright species, but agrees that Chanticleer is becoming very common.

Ms. Woleben-Meade said she understands they want to clean up the landscaping, but said some screening of the parked cars is a good idea.

Mr. Lawrie said there are some existing yew in front of the parking which will remain. The arborvitae that are being removed are screening more of the building than the parking. He thinks between the hydrangeas and yews that they will be able to screen the parked cars.

Ms. Woleben-Meade moved to approved Case 2017-AR-08, 3115-3119 Lake Avenue, for an Appearance Review Certificate to remodel the exterior of the existing townhomes including, new entry awnings, landscaping, fencing and lighting with the conditions that the shingles are Timberline in pewter gray color, and that the Chanticleer Pear be replaced with a Regal Prince Oak species. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

## **V. PUBLIC COMMENT**

There were no additional public comments.

## **VI. NEW BUSINESS**

Mr. Sivertsen said the Women's Club is still working on their outstanding items for review by the Appearance Review Commission.

Ms. Andric asked about the Commission's charge and mission.

Mr. Sivertsen explained the purpose of the Commission and that most of their work involves reviewing requests rather than requesting and requiring improvements to existing properties. The Village's power or authority to request a property owner or tenant to make improvements to their property are limited. When applications for improvements to properties are made the Commission then has the ability to make sure those improvements are meeting the standards of review. The Commission can also make suggestions on how a project can be improved, but their decision on whether or not to approve something should be dependent on how the proposal is meeting the standards of review.

Mr. Bradford said the Village Center Master Plan includes more specific guidelines that can be used to control design in the downtown.

## **VII. ADJOURNMENT**

At 8:33 p.m., Mr. Elkins moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**



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April 27, 2017

**To:** Chairman Bradford and the Appearance Review Commission

**From:** Lucas Sivertsen, AICP  
Business Development Coordinator

**Re:** Consent Agenda for May 1, 2017

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Attached are two conforming proposals. The Commission should determine whether these proposals meet the Standards of Review for an Appearance Review Certificate. If you would like to remove an item from the Consent Agenda, please bring it to my attention on Monday, May 1, 2017 and I will notify the petitioner to be present at the meeting to discuss the proposal.

**2017-AR-07**

**Peterson Orthodontics**

**723 Ridge Road**

The petitioner wishes to revise their approved proposal to replace an existing ground sign.

<b>Sign Ordinance</b>	<b>Proposed Sign</b>
Businesses may display one primary sign along their street frontage.	The ground sign is proposed along the Ridge Road frontage.
A ground sign is allowed up to 30 square feet in area in commercial zoning districts.	The proposed ground sign is 24.8 square feet in area.
A ground sign is allowed up to 10 feet in height if oriented to Ridge Road.	The proposed ground sign is 5 feet in height.

The petitioner wishes to replace the existing ground sign. The new ground sign would be internally illuminated with led bulbs. The aluminum sign cabinet would be cut to allow push thru acrylic letters that would illuminate from the internal bulbs. The business logo has been added below the business name.

Applicable Sections of the Wilmette Zoning Ordinance:  
**16-10.D states the regulations for ground signs**

The petitioner wishes install a new wall sign for the new business.

Sign Ordinance	Proposed Sign
A business use may display one primary sign per street frontage.	A wall sign is proposed for the Skokie Boulevard frontage.
Wall signs are allowed up to 30% wall coverage.	The proposed wall sign has 28.5% wall coverage.
The maximum amount of information displayed on a sign is seven items of information.	The proposed wall sign has two items of information.

The petitioner wishes to install a flush mounted wall sign to the face of the building. The sign letters will be made of white acrylic and have a red vinyl coating on the logo. All sign letters and logo will have a black metal backer.

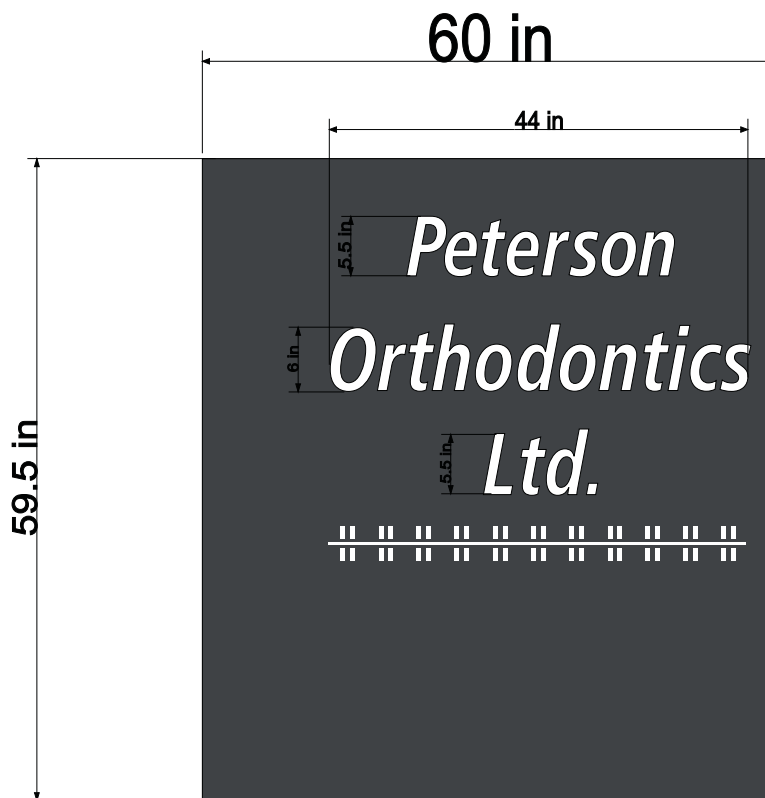
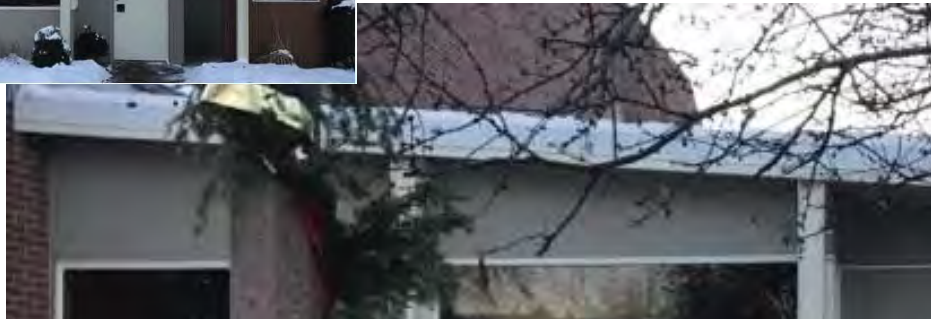
Applicable Sections of the Wilmette Zoning Ordinance:

**16-10.J states the regulations for wall signs**

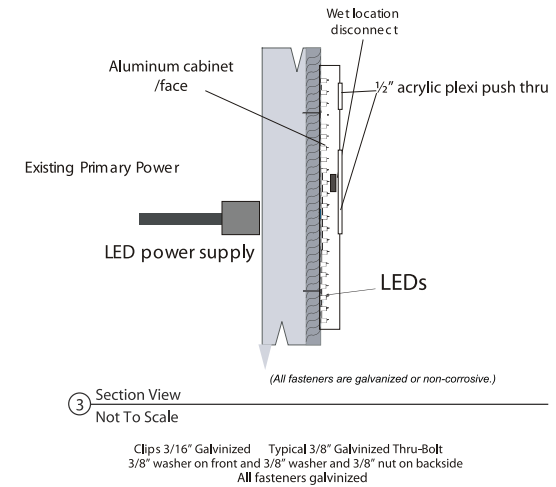
723 Ridge Ave.  
 Reface Existing Sign



Existing  
 sign



Typical Single Face Sign Cabinet with Push-Thru Letters and LED's



1/4" scale

UL Listed Sign attached to face of existing wall and will cover the entire structure.  
 2" deep routed aluminum panel with push-thru plexi graphics

LED Internal Illumination-Text "Halo" Lit  
 Background Opaque

**PMS 446 C**

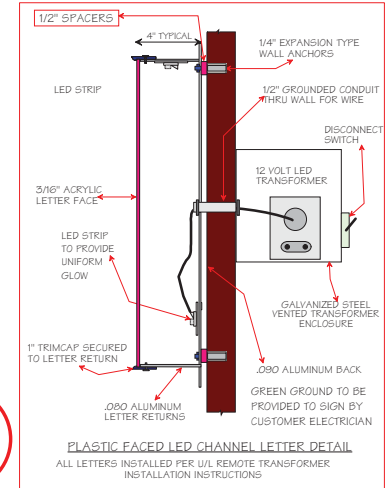
White Graphics  
 Deep Onyx Background



INDIVIDUAL ILLUMINATED LETTERS WITH BACKER

FABRICATE AND INSTALL LETTERS OF ALUMINUM AND ACRYLIC.  
FACES TO BE WHITE ACRYLIC. LOGO TO HAVE COPY APPLIED FIRST SURFACE.  
TRIMCAP TO BE BLACK. RETURNS TO BE BLACK..  
BACKER TO BE BLACK.  
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.  
INTERNAL ILLUMINATION TO BE WHITE LEDS.  
SCALE - 3/8" = 1'

SIGN TO  
BE UL  
LISTED



COLORS: WHITE  
BLACK  
RED PMS 7621C



INSTALLATION INSTRUCTIONS

CENTER SIGN ON FACADE AS SHOWN.  
CONNECT TO ELECTRICAL SERVICE  
TO BE PROVIDED BY OTHERS  
PRIOR TO INSTALL.



1100 Route 34  
Aurora, Illinois 60503  
630 898 5900 office  
630 898 6091 fax

Prepared For: ATI PHYSICAL THERAPY

Location Name:

Address: 114 SKOKIE BLVD

City/State: WILMETTE, IL

Drwg: 217043 Sheet: 1 Design Date: 2/2/17

Rev 1:

Rev 2:

LANDLORD APPROVAL SIGNATURE

PRINT

TITLE:

DATE:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.



**Report to the Appearance Review Commission  
from the  
Department of Community Development**

**Case Number:** 2017-AR-11

**Property:** 732 11<sup>th</sup> Street

**Zoning District:** R2, Attached Residence

**Petitioner:** Julie Shelton

**Request:** The petitioner requests an Appearance Review Certificate to construct an attached pergola and terrace at the rear of the existing townhome unit.

**Applicable Provisions of Ordinances:** 20-3.5, Appearance Review Commission Powers  
20-5.7, Appearance Review Certificate

**Meeting Date:** May 1, 2017

**Date of Application:** April 5, 2017

**Notices:** Legal Notice published, April 11, 2017  
Certificate of Posting dated, April 13, 2017  
Personal Notice sent, April 6, 2017

**Report Prepared By:** Lucas Sivertsen, AICP  
Business Development Coordinator

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## **Description of the Property**

The subject property is located in the R2, Attached Residence Zoning District and is part of a five unit townhome development. A similar five unit townhome development was built immediately to the south of the subject property. The surrounding uses include single family homes to the north and east, townhomes to the south, and multifamily housing to the west across 11<sup>th</sup> Street.

## **Description of Request**

The petitioner requests an Appearance Review Certificate to construct an attached pergola and terrace at the rear of the existing townhome unit.

The proposed pergola is located on the northeaster most unit of a five unit townhome development. It will be constructed with a stained cedar frame and brick column base. A standing seam metal roof is proposed that will be slightly pitched towards the rear of the property. The terrace will be bluestone set in mortar. A brick seatwall will extend across the edge of the terrace between the pergola columns. The brick of the seatwall and pergola base is intended to match the existing building.

## **Action Required**

The Appearance Review Commission can grant an Appearance Review Certificate provided the applicant meets the following standards of review:

### **Appearance Review Certificate Standards of Review**

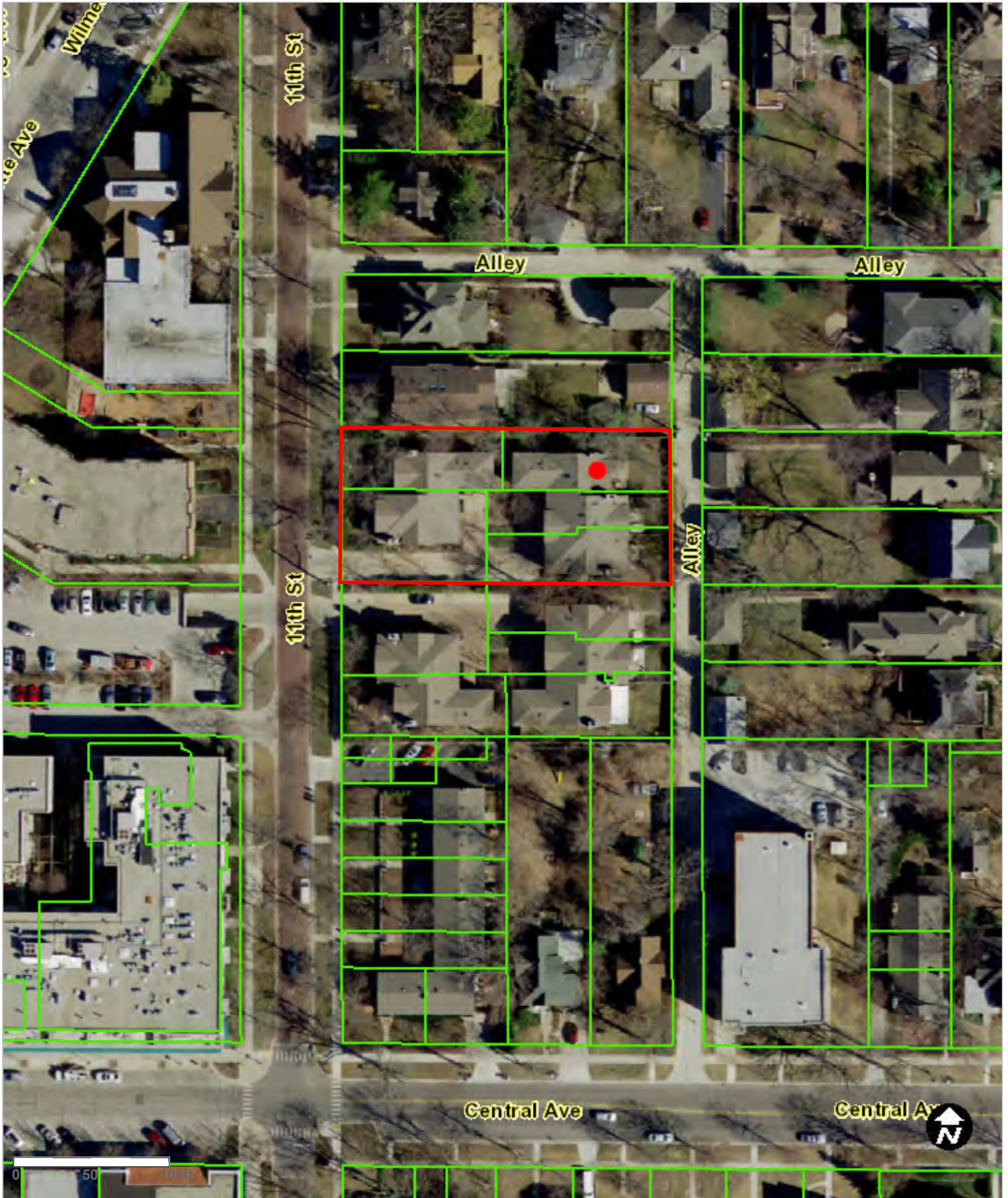
1. All sides of a structure receive design consideration.
2. If the side or rear of the structure faces a street, a residential use, or a property located in a residential zoning district, the exterior materials used on the side or rear are comparable in character and quality to the exterior materials used on the facade of the structure.
3. Materials used in the construction and design of the structure are of durable quality.
4. Mechanical equipment is located or screened so as not to be visible from surrounding streets and properties.
5. The scale and placement of the structure on the site is appropriate to the proportion of the site covered by the structure and the location of the structure in relation to its lot lines.
6. Building design and placement must take into consideration natural grade conditions, existing vegetation, and other natural features.
7. Excessive similarity or dissimilarity in design in relation to surrounding or adjoining structures is discouraged, including but not limited to building height, exterior materials, building mass, roof line, and architectural features.
8. Design takes into consideration the relationship to the street and the pedestrian environment.

9. Parking, storage, and refuse areas are located and screened so as not to negatively affect neighboring properties.
10. Landscape is designed to maintain existing mature trees and shrubs to the maximum extent possible.
11. Landscape provides an aesthetically pleasing design and, where applicable, provides for the screening of parking, storage, refuse, and utility areas from the street and adjacent residential properties.
12. Selected plant materials shall be suitable to Wilmette's climate and to their location on the site. The use of invasive species is prohibited. Invasive species shall be those included in the "Chicago Botanic Garden" list of "Invasive Plants in the Chicago Region."
13. Parking areas are designed to achieve efficient traffic flow and minimize dangerous traffic movements.
14. Signs are of the appropriate design, color and placement to the structure, site and adjoining properties, in terms of materials, height, setback from the street, and proportion.
15. Accessory structures, exterior lighting and fences, complement the overall structure and site design, in terms of materials, size, and architectural character.
16. For new two-unit dwellings, review is limited to whether or not the proposed structure maintains the external appearance of a single-family dwelling.

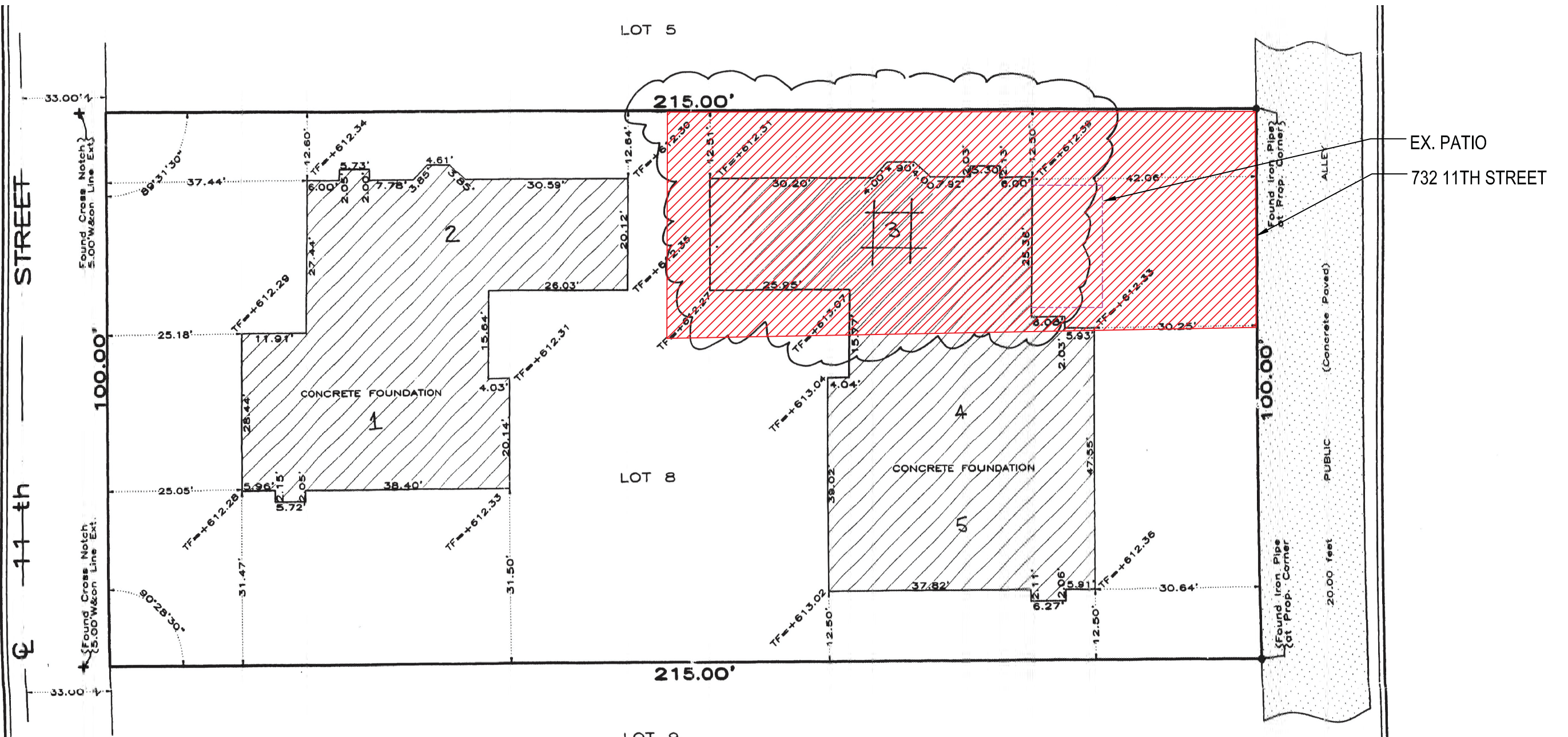
## **Case File Documents**

### **Location Maps and Plans**

- 2.1 Aerial Map
- 2.2 Plat of Survey
- 2.3 Site Plan
- 2.4 Front Elevation
- 2.5 Side Elevation
- 2.6 Rendering

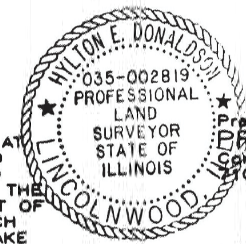




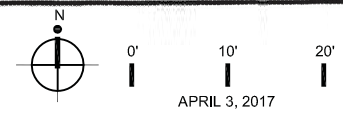


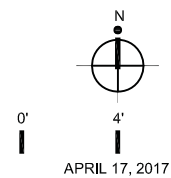
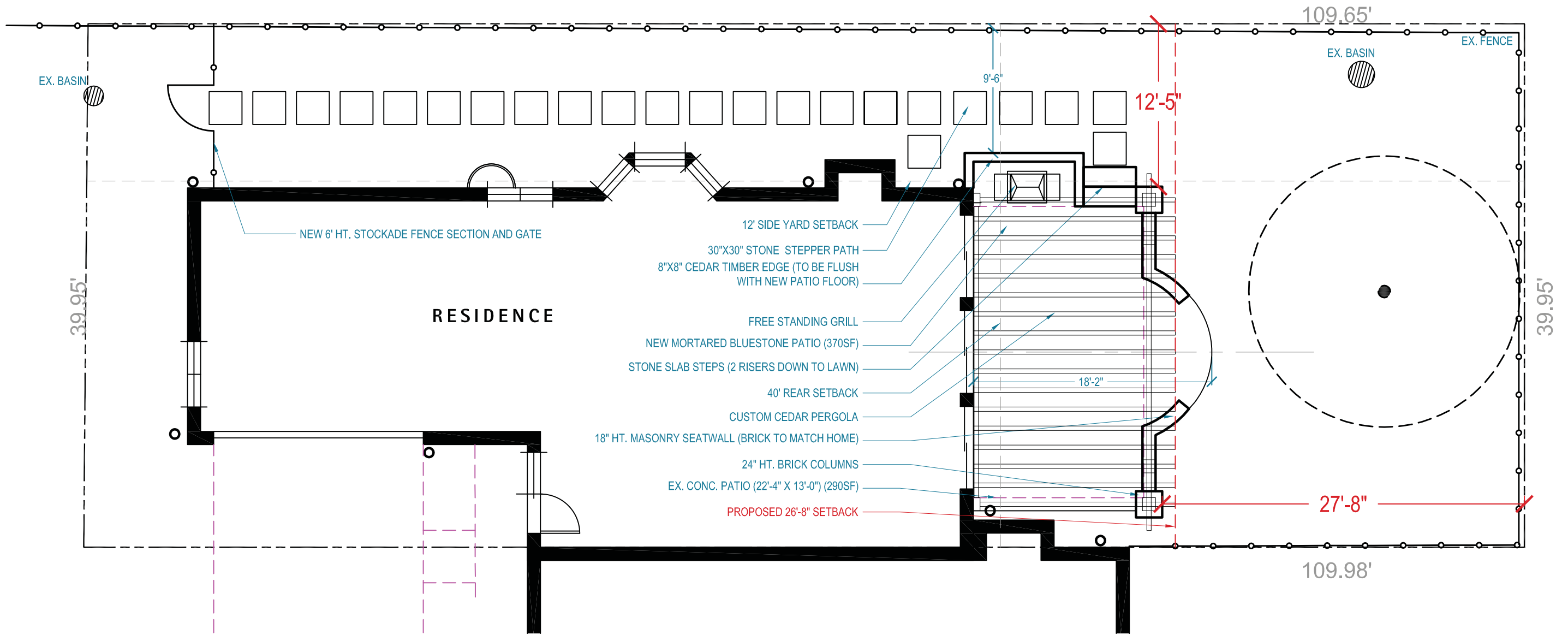
REVISED: September 20, 1997.  
ORDER NO.: 96-36731  
SCALE: 1 INCH = 15 FEET  
DATE: August 28, 1997  
ORDERED BY: ALFA DEVELOPMENT ASSOCIATES INC.

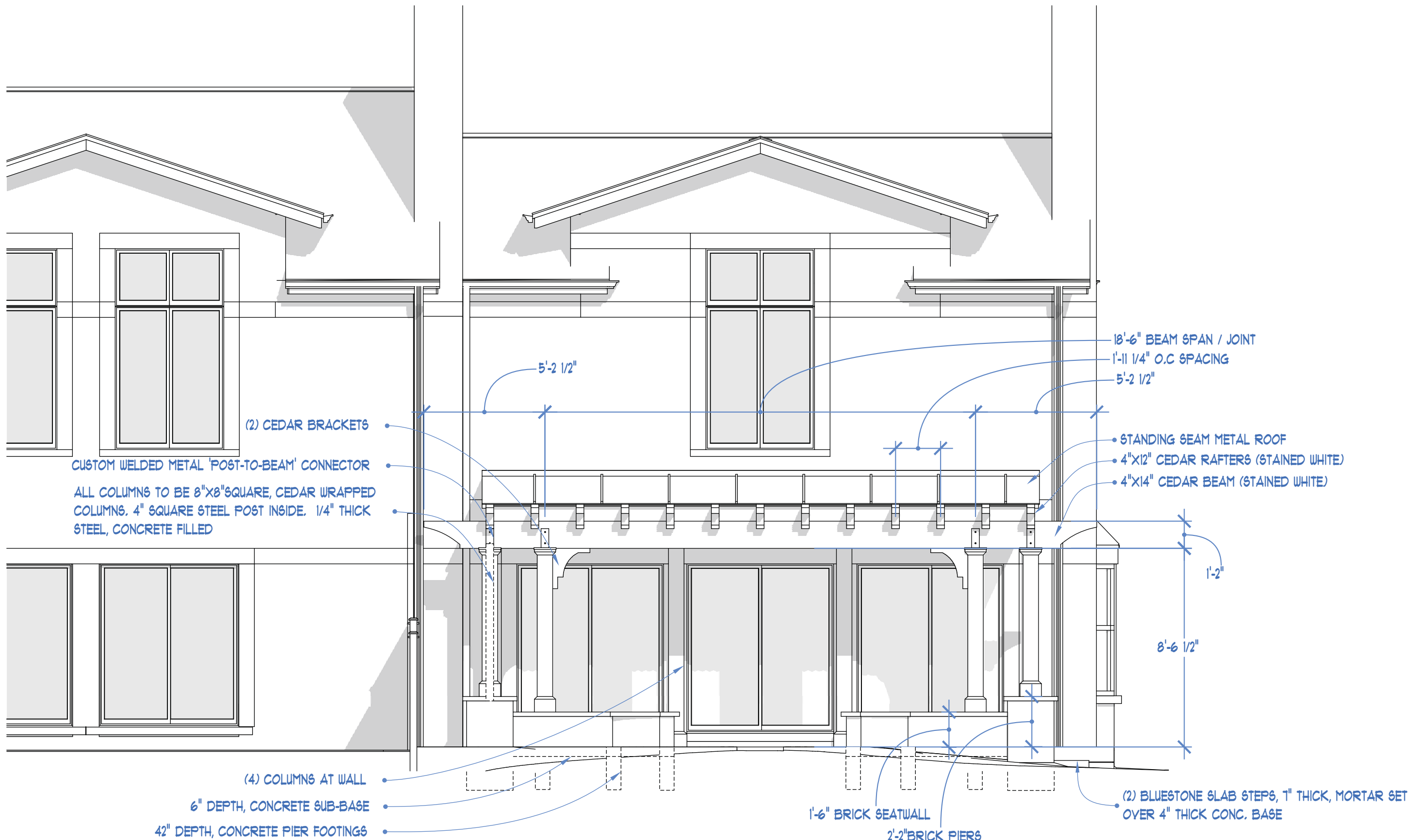
**NOTE:**  
ALL ELEVATIONS SHOWN HEREON REFERENCE TO U.S.G.S. BENCH MARK No. 053301, ELEVATION +633.997, LOCATED AT THE JUNCTION OF LAKE AVENUE AND RIDGE ROAD, A CCHD BRONZE DISK SET IN THE TOP OF A CONCRETE POST 6.00 FEET DEEP, AND ABOUT LEVEL WITH THE GROUND LINE, IN THE SOUTHEAST QUAD OF THE INTERSECTION, 103.40 FEET EAST OF THE CENTER LINE OF RIDGE ROAD IN ST. JOSEPH'S CHURCH PROPERTY, 44.60 FEET SOUTH OF THE CENTER LINE OF LAKE AVENUE.



Prepared By:  
**PROFESSIONALS ASSOCIATED**  
Construction Layout & Survey Co., Ltd.  
1700 N. Tripp Ave., Lincolnwood, ILL 60466  
Tel. (847) 775-3000  
*Milton E. Donaldson*  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2819





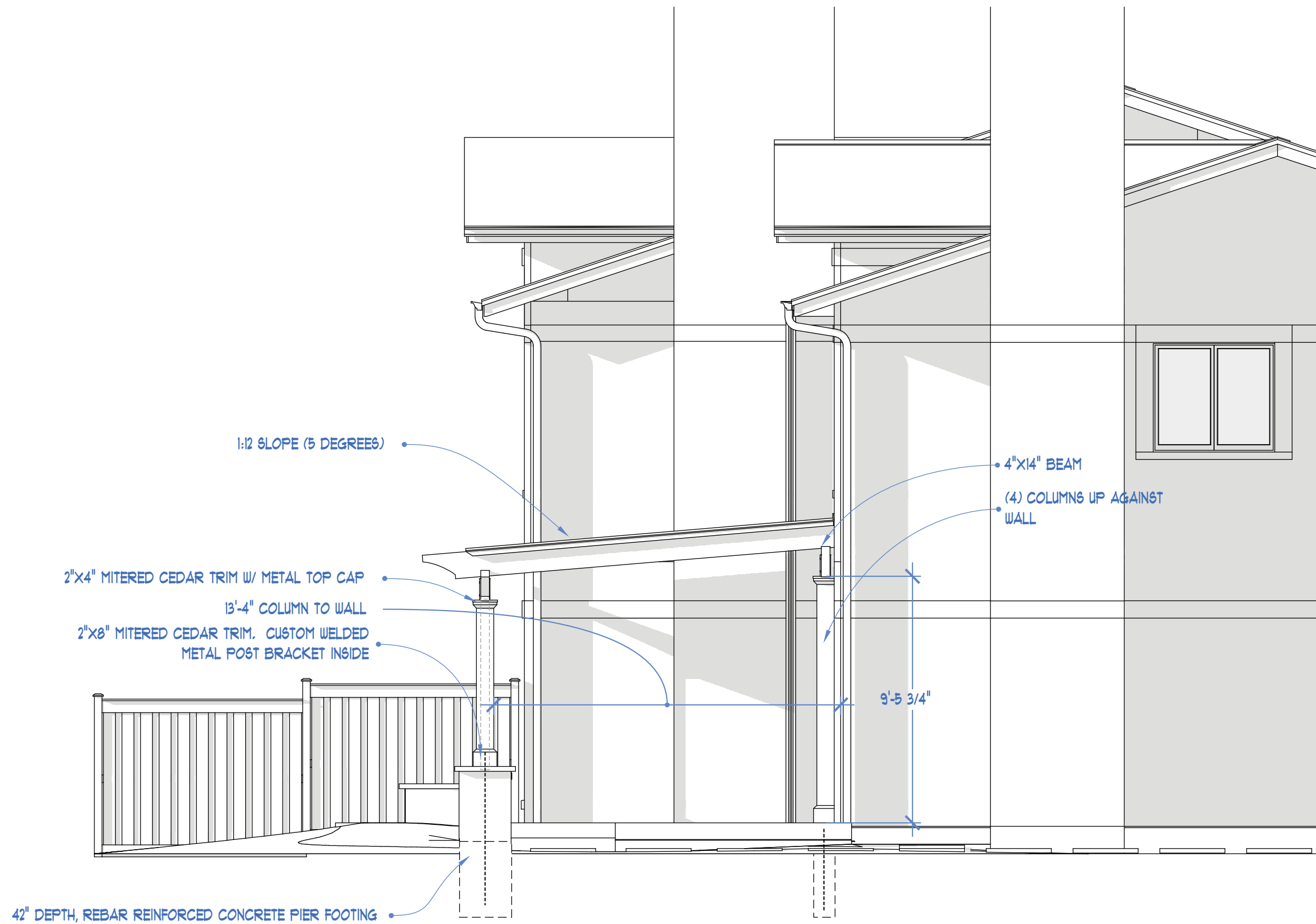


○ TERRACE AND PERGOLA - FRONT ELEVATION  
SCALE: 1" = 4'-0" DATE: 4.4.2017



SHELTON RESIDENCE

732 11TH STREET  
ARROW • 50 LAKEVIEW PARKWAY SUITE 107 VERNON HILLS, IL 60061



○ TERRACE AND PERGOLA - SIDE ELEVATION  
 SCALE: 1" = 4'-0"    DATE: 4.4.2017



**SHELTON RESIDENCE**

732 11TH STREET  
 ARROW • 50 LAKEVIEW PARKWAY SUITE 107 VERNON HILLS, IL 60061









1200 WILMETTE AVENUE  
WILMETTE, ILLINOIS 60091-0040

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April 27, 2017

**To:** Chairman Bradford and the Appearance Review Commission

**From:** Lucas Sivertsen, Business Development Coordinator

**Subject:** 808 Linden Avenue, St. Francis Xavier, Preliminary Review

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St. Francis Xavier School is proposing a building addition and campus reconstruction project at 808 Linden Avenue. They wish to demolish a 10,000 square foot building and construct a 25,000 square foot addition.

The request will require review by the Zoning Board of Appeals and possibly the Plan Commission. The applicant is considering a request to vacate a portion of the alley in between the school building and playfield. Until a decision is made as to whether or not to request the alley vacation the case will not be able to be heard by the Zoning Board. If requested, the alley vacation would be considered by the Plan Commission.

The applicant has requested a preliminary review by the Appearance Review Commission. The architect will be at the May 1 ARC meeting to present their request.





# ST. FRANCIS XAVIER PARISH EDUCATION AND COMMUNITY ADDITION AND RENOVATIONS





AERIAL PLAN





LEGEND

- These standard symbols will be found in the drawing.
- Storm CB
  - Storm Inlet
  - San MH
  - San Clean Out
  - Water MH
  - Water Buffalo Box
  - Utility Pole
  - Electric Manhole
  - Electric Light Pole
  - Electric Mounted Wall Light
  - Sign Post
  - Bumper Post
  - Bike Rack
  - Auto Sprinkler
  - Flag Pole
- A=ASPHALT ELEVATION  
GR=GRAVEL ELEVATION  
FFE=FINISHED FLOOR ELEVATION  
W=WALK ELEVATION  
X=CONCRETE ELEVATION  
TOE=TOP OF SLOPE ELEVATION  
TOB=TOP OF BANK ELEVATION  
C=CURB ELEVATION  
G=GUTTER ELEVATION  
EL=ELEVATION  
B=BRICK ELEVATION

GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

LOTS 10 TO 16 BOTH INCLUSIVE, IN MC DANIEL'S AND COMPANY'S SUBDIVISION  
OF BLOCK 14 IN THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS.  
CONTAINING 70,194 SQUARE FEET OR 1.61 ACRES MORE OR LESS.

GRAPHIC SCALE



VICINITY MAP  
(NOT TO SCALE)

SURVEY NOTES

Surveyor's license expires November 30, 2016.  
Note R. & M. denotes Record and Measured distances respectively.  
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
NO dimensions shall be assumed by scale measurement upon this plat.  
Unless otherwise noted herein the Bearing Basis, and Coordinate Datum if used is ASSUMED.  
(Elevation Datum is NAVD 88)  
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REVISED PARKING & VAULTS NOVEMBER 2, 2016  
AS PER ORDER NUMBER 2016-23243  
REVISED ELEVATION DATUM OCTOBER 6, 2016  
REVISED BASEMENT ENTRANCE OCTOBER 3, 2016  
CONTOURS ADDED JUNE 17, 2016

ORDERED BY: ST FRANCIS XAVIER CATHOLIC CHURCH	CHECKED: [Signature]
ADDRESS: 524 1/2 STREET	
GREMLEY & BIEDERMANN	
PLCS Corporation	
LICENSE NO. 184-003332 Expires 4-30-2017	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO.	DATE
2016-22482-001	JUNE 1, 2016
SCALE:	PAGE NO.
1 inch = 20 FEET	1 OF 1

C:\CAD\2016\2016-22482\2016-22482-001.dwg

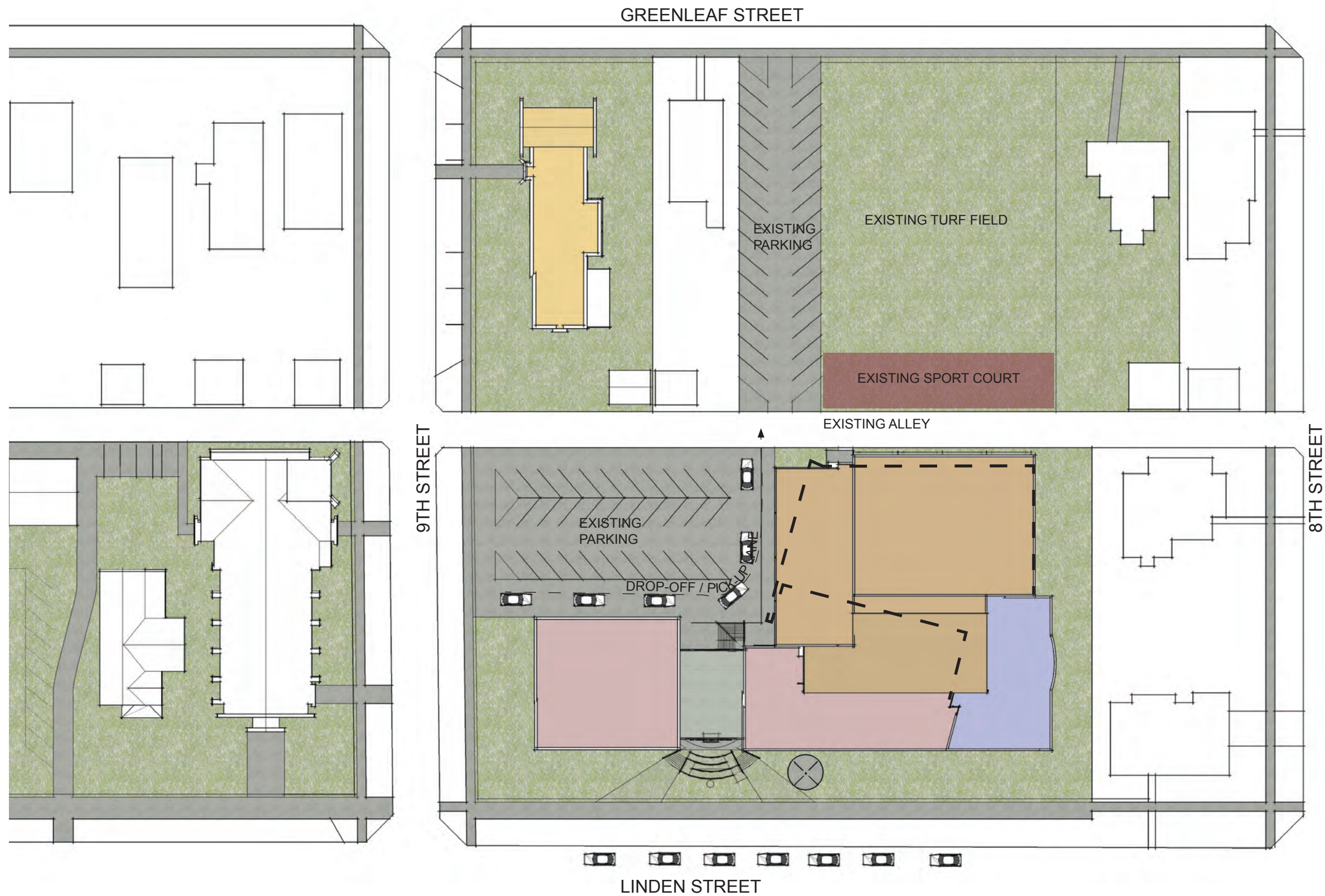
SURVEY



262.652.2800  
Kenosha, WI

847.940.0300  
Riverwoods, IL





### PARISH COMMUNITY CENTER RENOVATIONS

- 4,739 sf of remodeled space
- Creation of 2,422 sf of new community space
- Wheelchair accessibility of first floor

### CORE EDUCATION / COMMUNITY SPACE ADDITIONS / RENOVATIONS

- Core Education / Community Space Addition
  - Demolition of 9,182 sf
  - New space total of 22,300 sf
  - Accessibility for East Building
- Xavier Room Renovations
  - Renovate 2,500 sf for Early Childhood Center

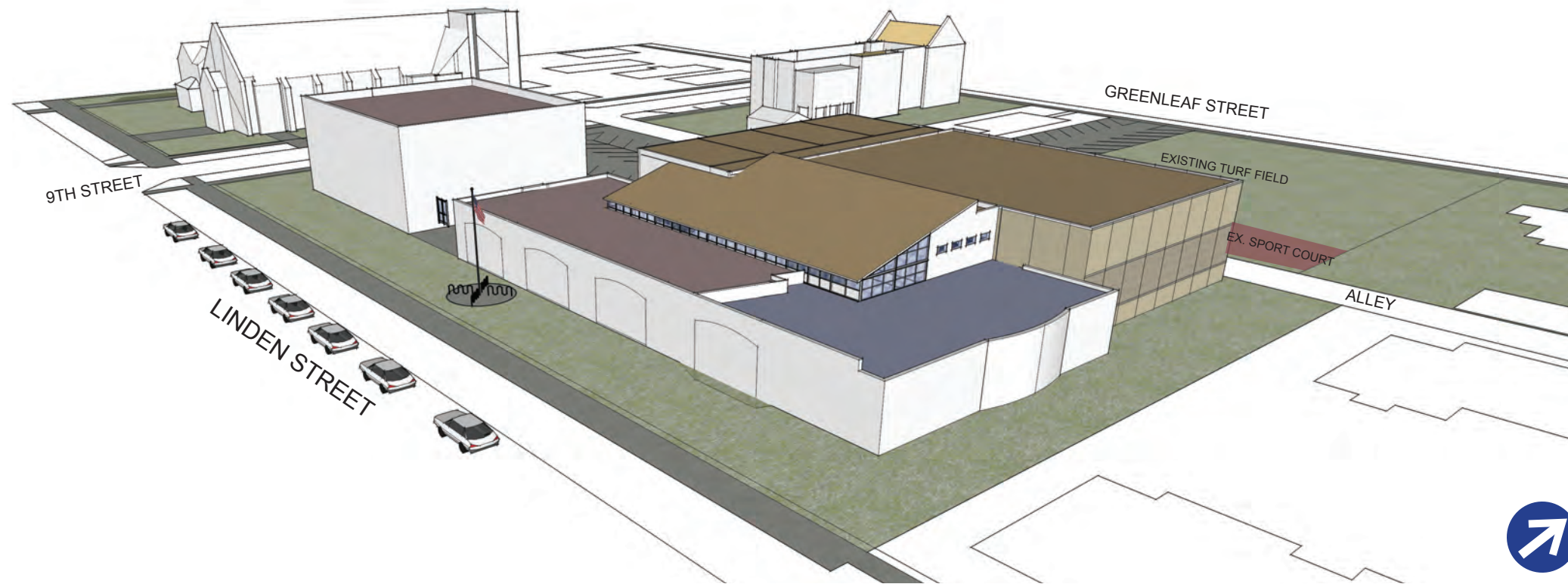
### FUTURE CONSIDERATIONS

- Entrance / Office / Link Addition
  - 1,780 sf
  - Accessible entrance
  - Connects East and West buildings at first and second floors
- Existing classroom updates
- Additional parking at Rectory

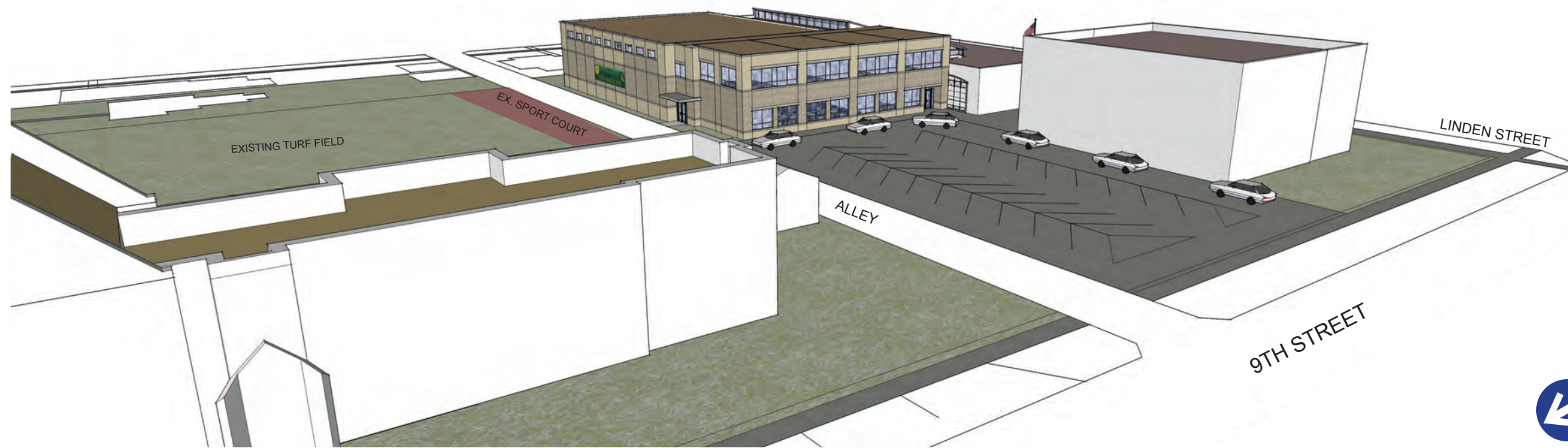
## SITE MASTER PLAN







VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST

## MASTER PLAN AERIAL PERSPECTIVE

### PARISH COMMUNITY CENTER RENOVATIONS

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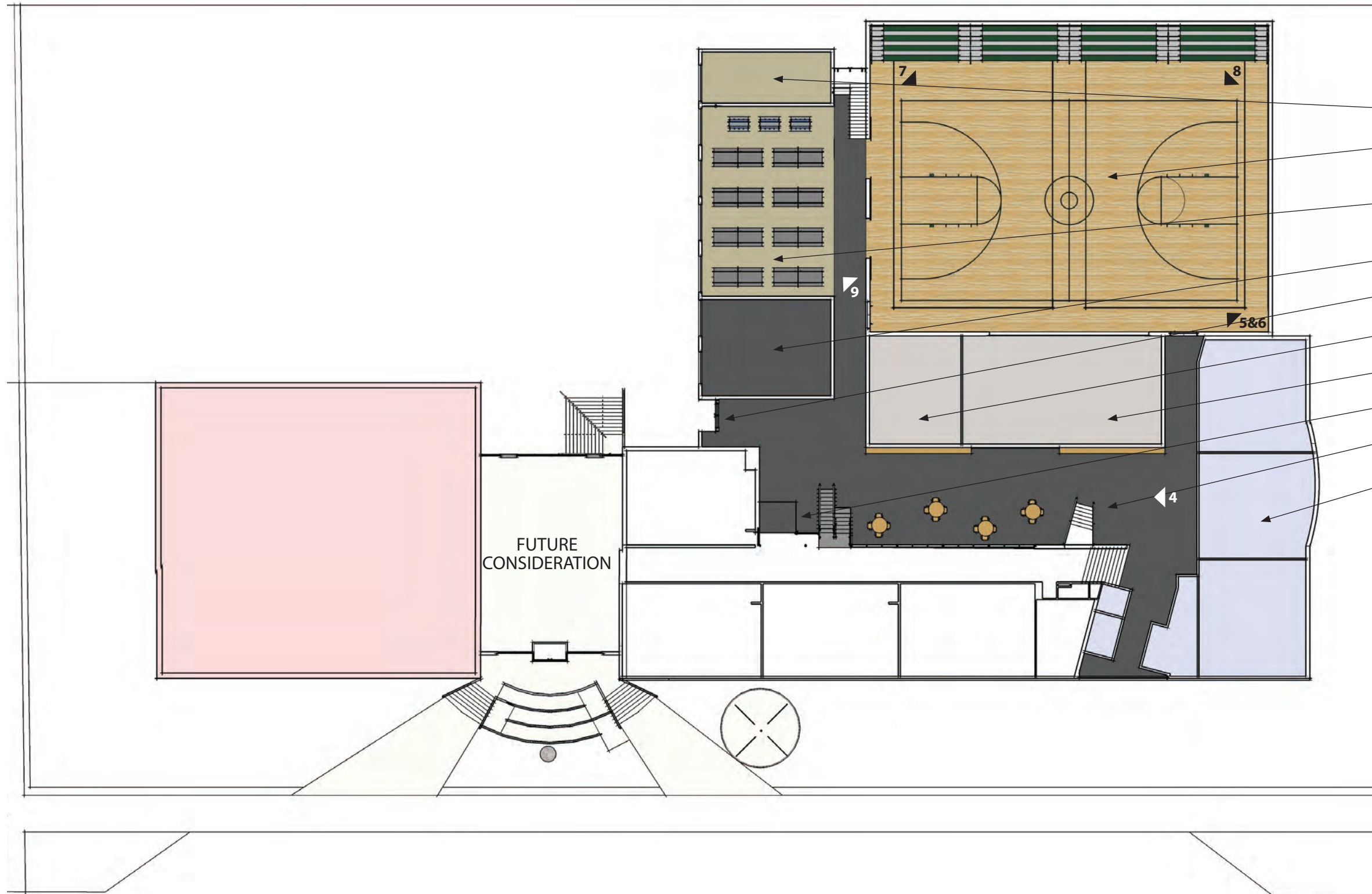
#### Entrance / Office / Link Addition

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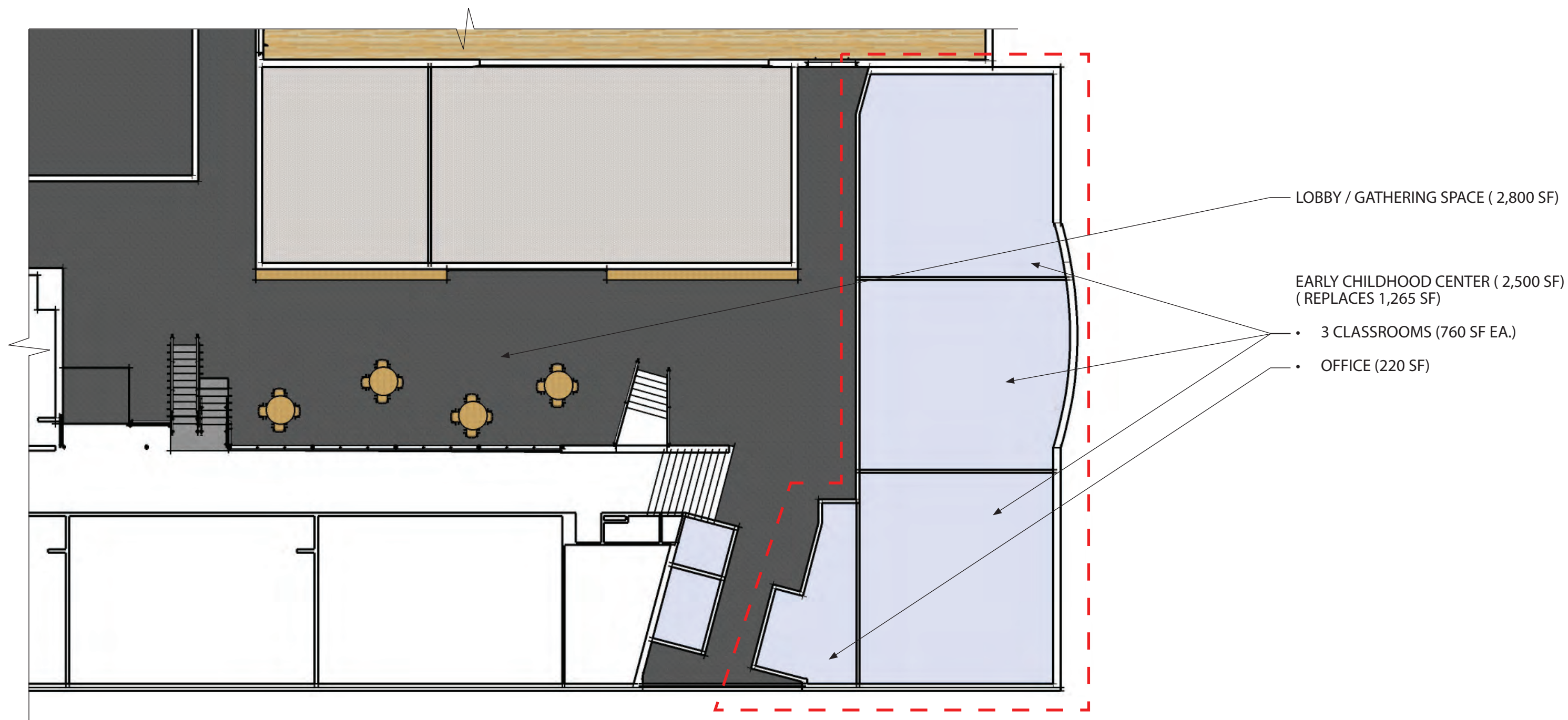


- KITCHEN ( 416 SF)
- GYMNASIUM ( 7,700 SF)  
( REPLACES 5,436 SF)
- EDUCATION LUNCHROOM / COMMUNITY SPACE ( 1,584 SF)
- MUSIC ROOM ( 780 SF)
- ENTRANCE
- TOILET ROOMS
- STORAGE / MECHANICAL
- NEW STAIRS AND ELEVATOR
- LOBBY / GATHERING SPACE ( 2,800 SF)
- EARLY CHILDHOOD CENTER ( 2,500 SF)  
( REPLACES 1,265 SF)

## CORE EDUCATION / COMMUNITY SPACE - FIRST FLOOR PLAN

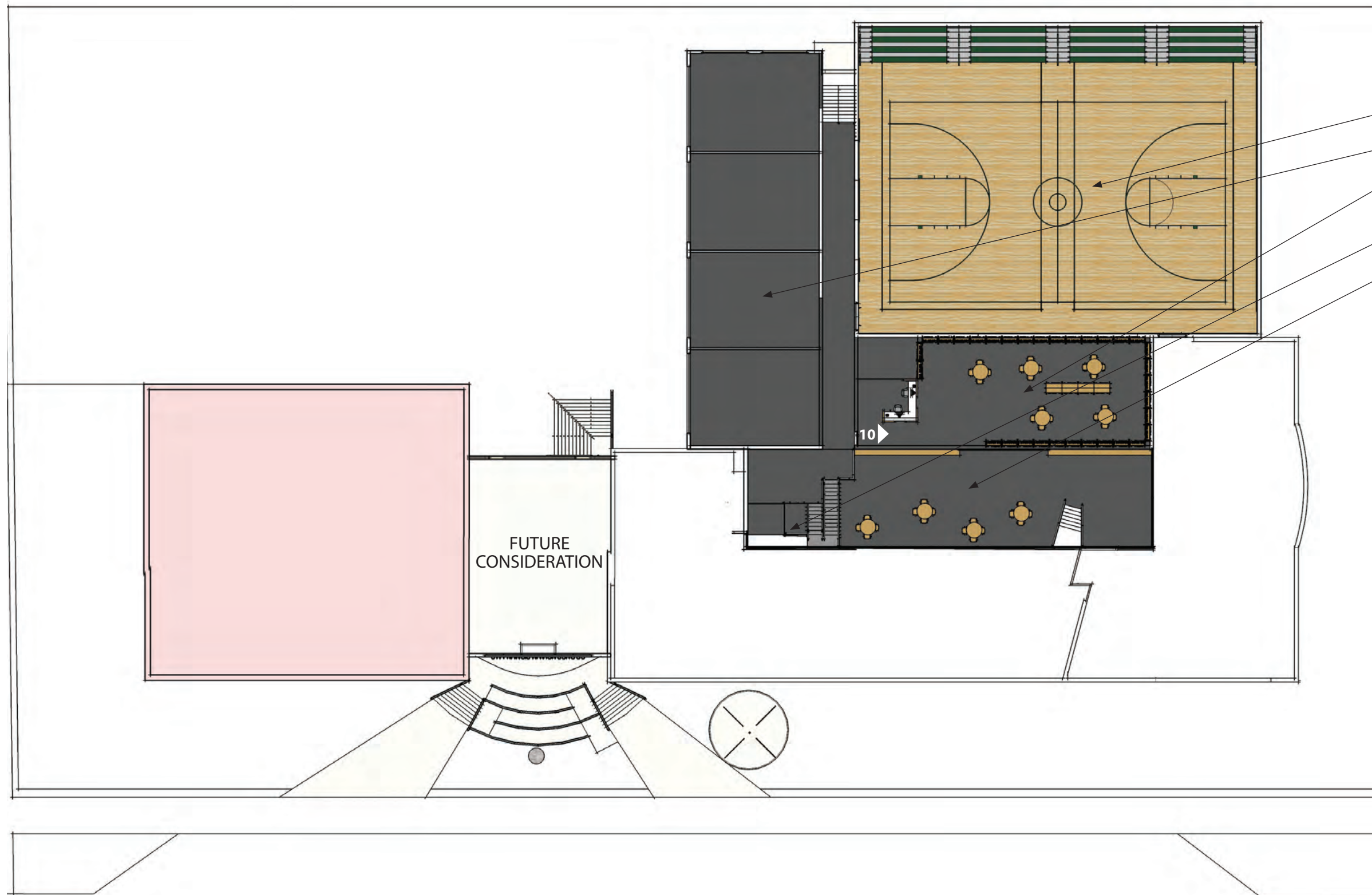






## CORE EDUCATION / COMMUNITY SPACE - FIRST FLOOR PLAN - EARLY CHILDHOOD CENTER

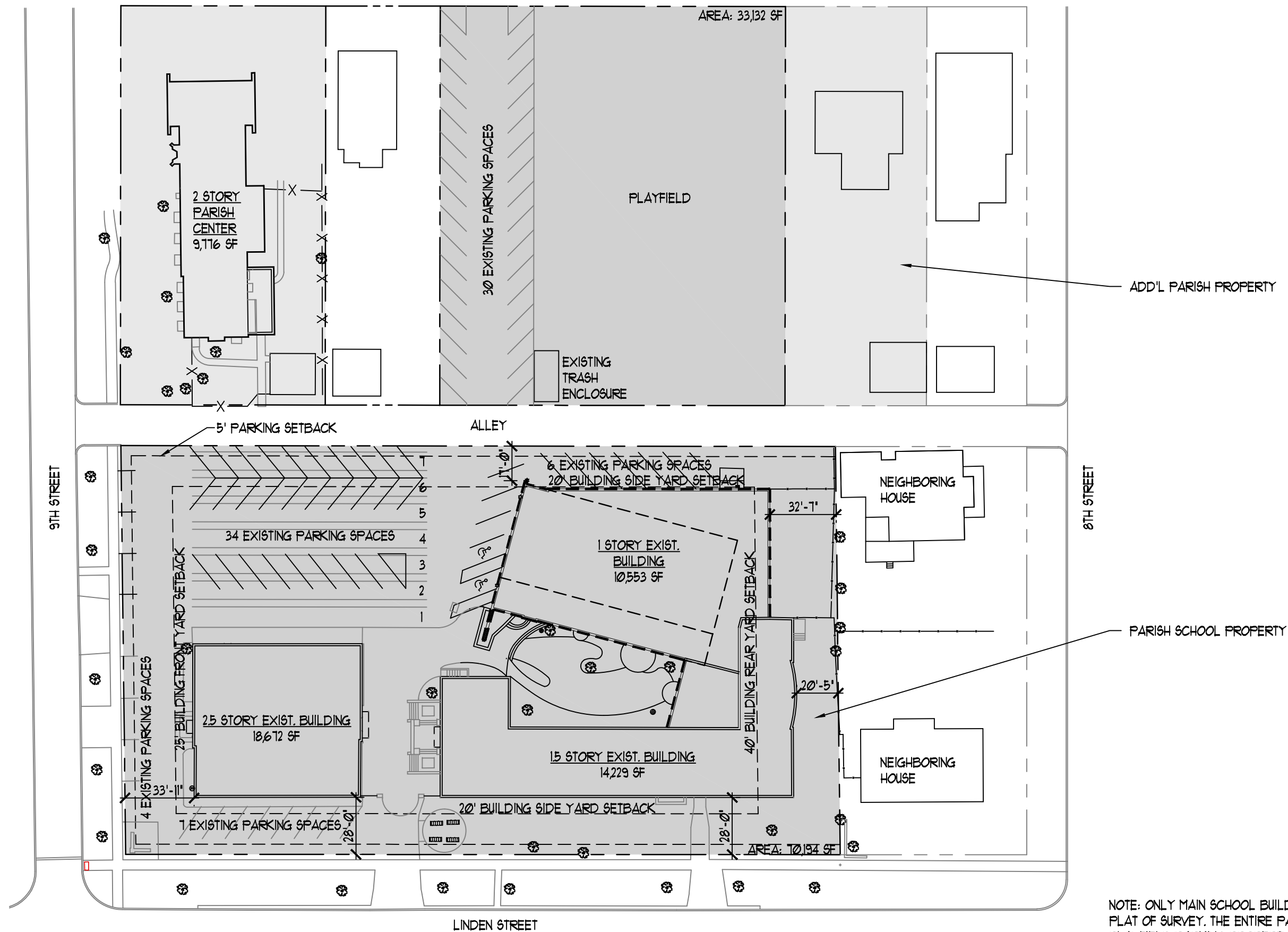




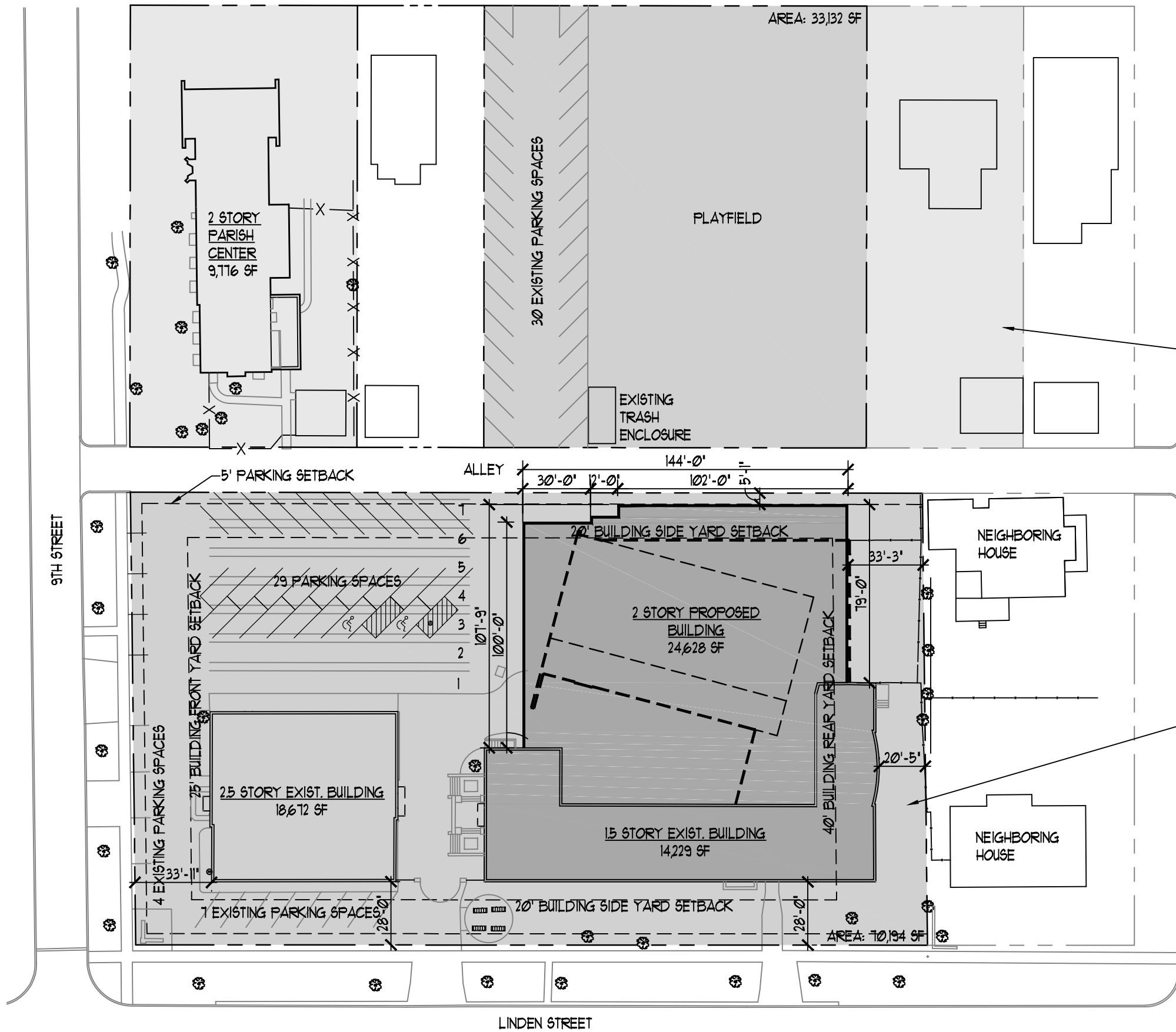
- OPEN TO GYMNASIUM BELOW
- 4 CLASSROOMS ( 780 SF EA)
- MEDIA / LIBRARY LEARNING CENTER ( 1,985 SF) ( REPLACES 775 SF)
- NEW STAIRS AND ELEVATOR
- OPEN TO LOBBY / GATHERING SPACE BELOW

## CORE EDUCATION / COMMUNITY SPACE - SECOND FLOOR PLAN









#### PROJECT REQUIREMENTS:

ZONING DISTRICT:	RI-H
FAR SCHOOL CAMPUS: (REQUIRED: MAX 0.1)	0.56
LOT COVERAGE SCHOOL CAMPUS:	0.66
HEIGHT (REQUIRED: 35 FT. MAX)	30 FT.-35 FT.
PARKING (REQUIRED: 31 SPACES, 1/CLASSROOM)	40 SPACES

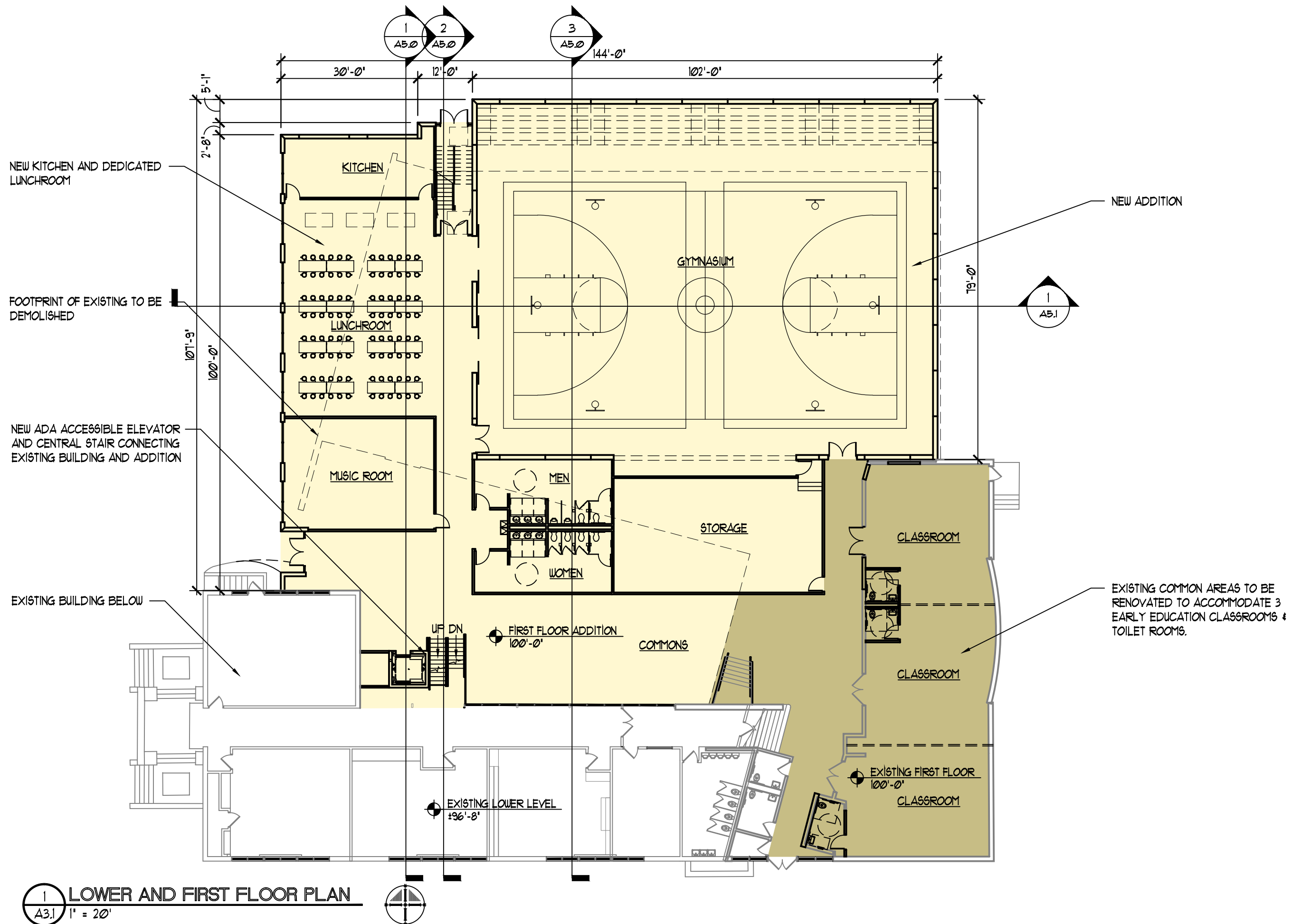
ADD'L PARISH PROPERTY

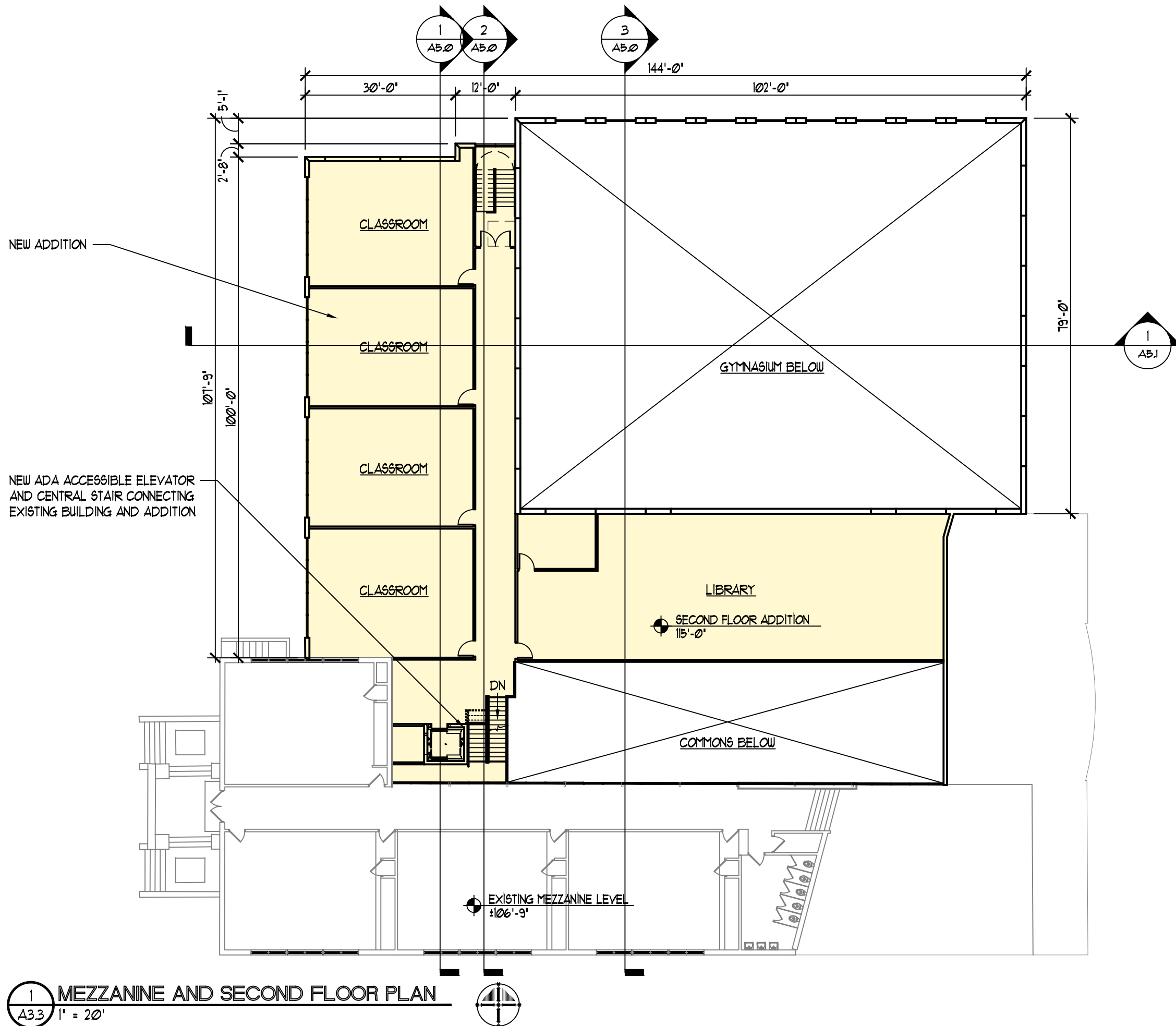
PARISH SCHOOL PROPERTY

NOTE: ONLY MAIN SCHOOL BUILDING LOT HAS BEEN VERIFIED VIA PLAT OF SURVEY. THE ENTIRE PARISH PROPERTY AND PLAYFIELD/PARKING PROPERTY HAVE NOT BEEN VERIFIED.

1 PROPOSED SITE PLAN  
A1.1 1" = 50'







1 MEZZANINE AND SECOND FLOOR PLAN  
A3.3 1" = 20'

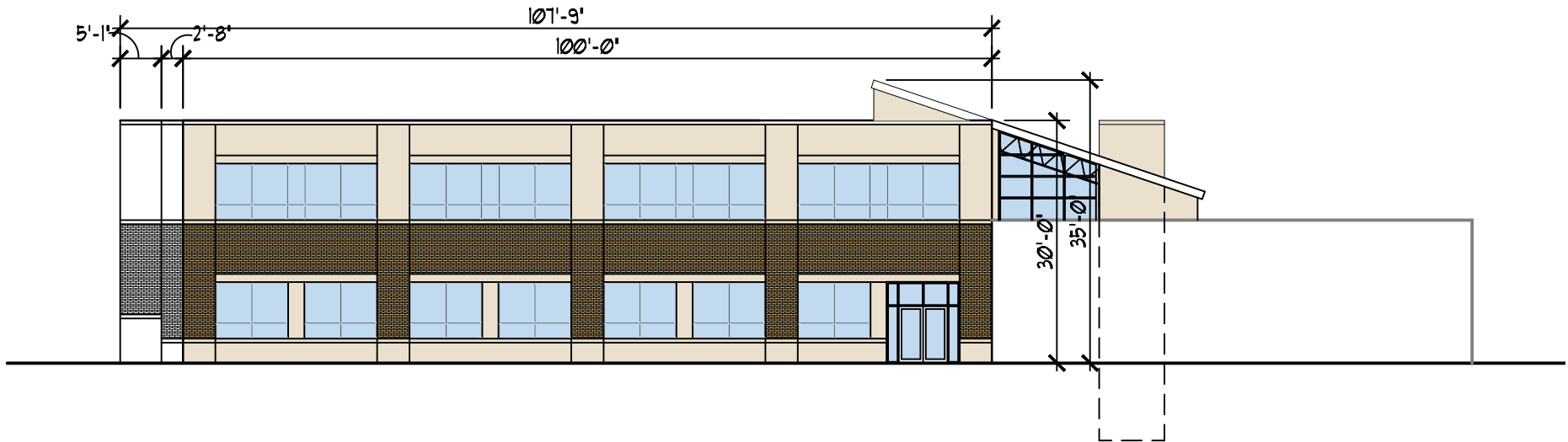
SFX SCHOOL ADDITION & RENOVATIONS  
808 Linden Avenue, Wilmette, IL  
MEZZANINE AND SECOND FLOOR PLAN

2610 Lake Cook Road  
Suite 280  
Riverwoods, Illinois 60015  
Ph.: (847) 940-0300  
Fax: (847) 940-1045

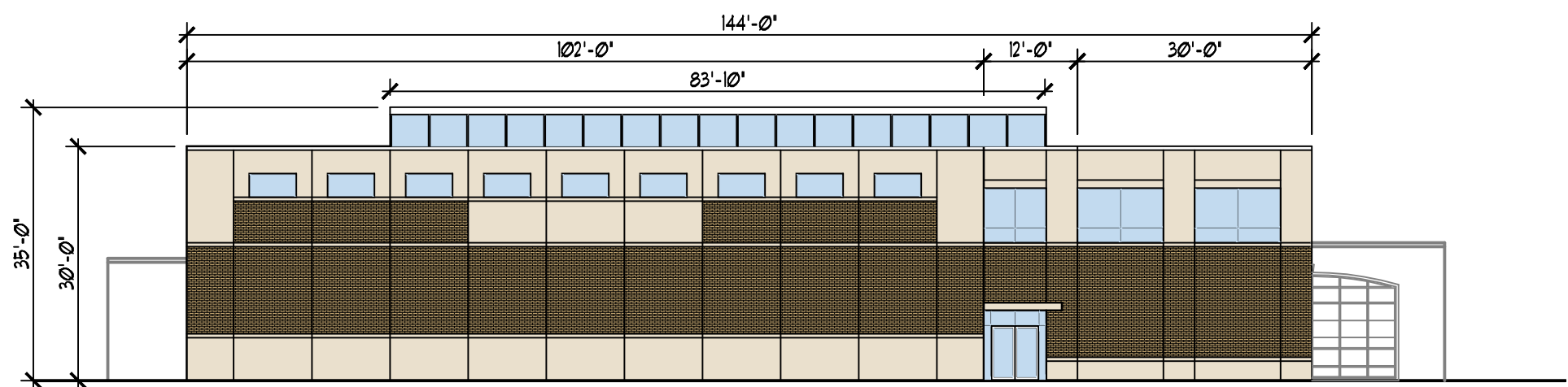
Partners in Design  
ARCHITECTS

PROJECT NO.: 769.16.0115  
DRAWN BY: MDS CHECKED BY: WHB  
DATE: 01.17.17  
SHEET NO.:

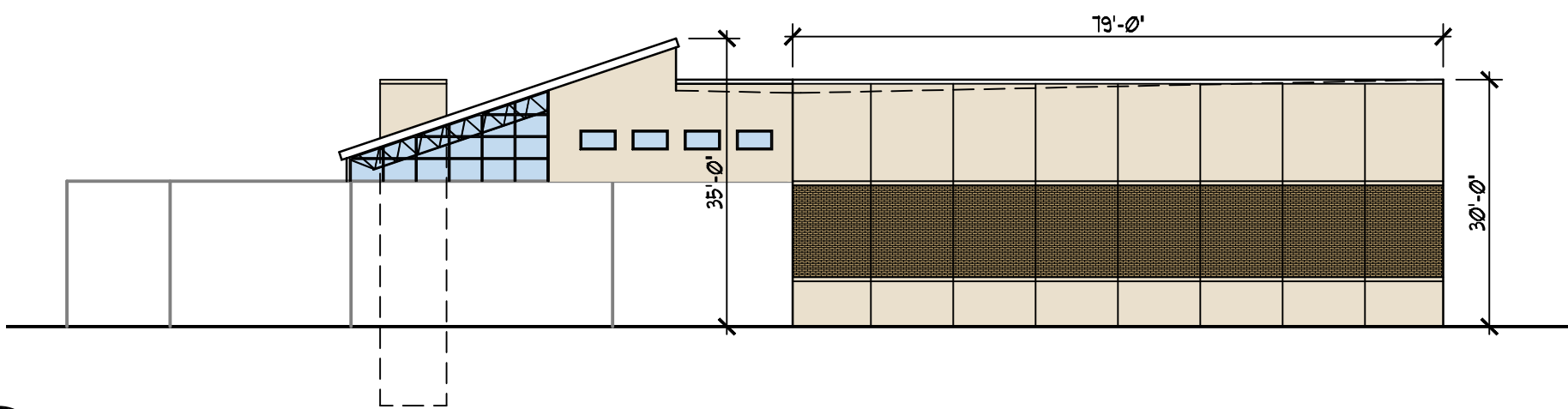
A3.3



1 WEST ELEVATION  
A4.0 1" = 20'



2 NORTH ELEVATION  
A4.0 1" = 20'

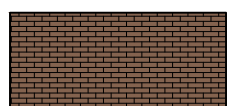


3 EAST ELEVATION  
A4.0 1" = 20'

## ELEVATION LEGEND



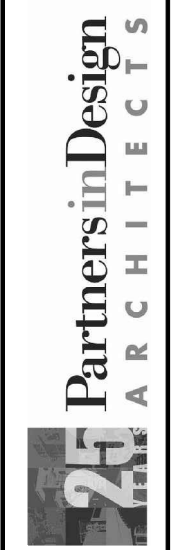
PRECAST CONCRETE PANEL - ACID ETCHED FINISH



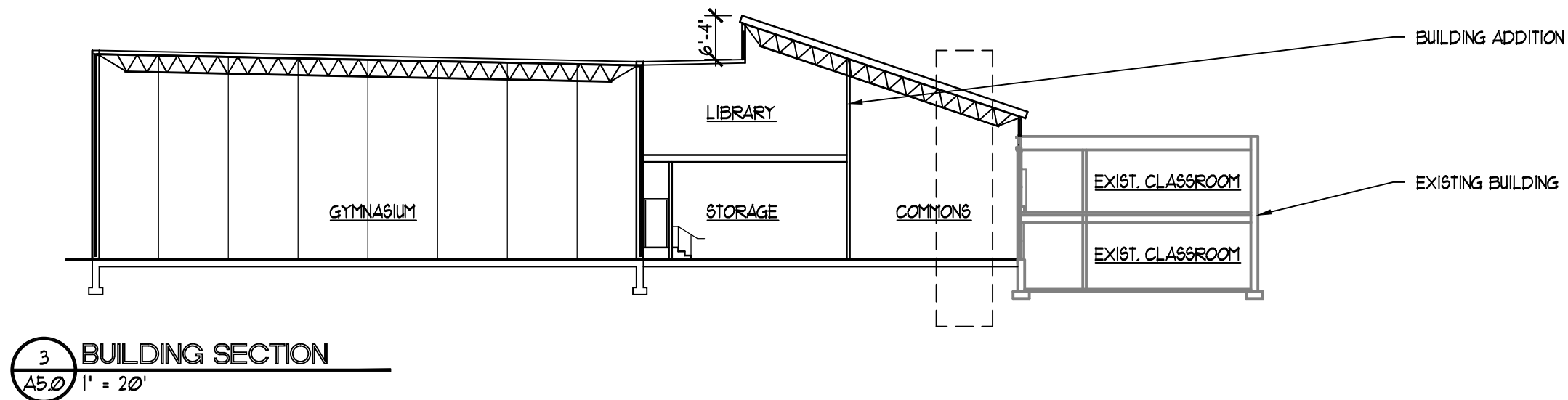
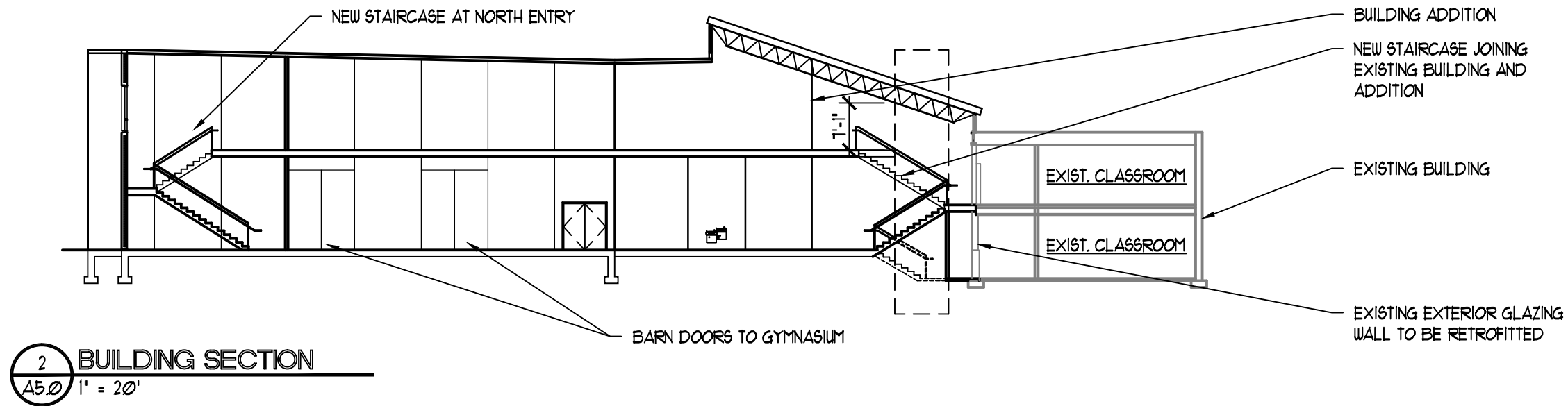
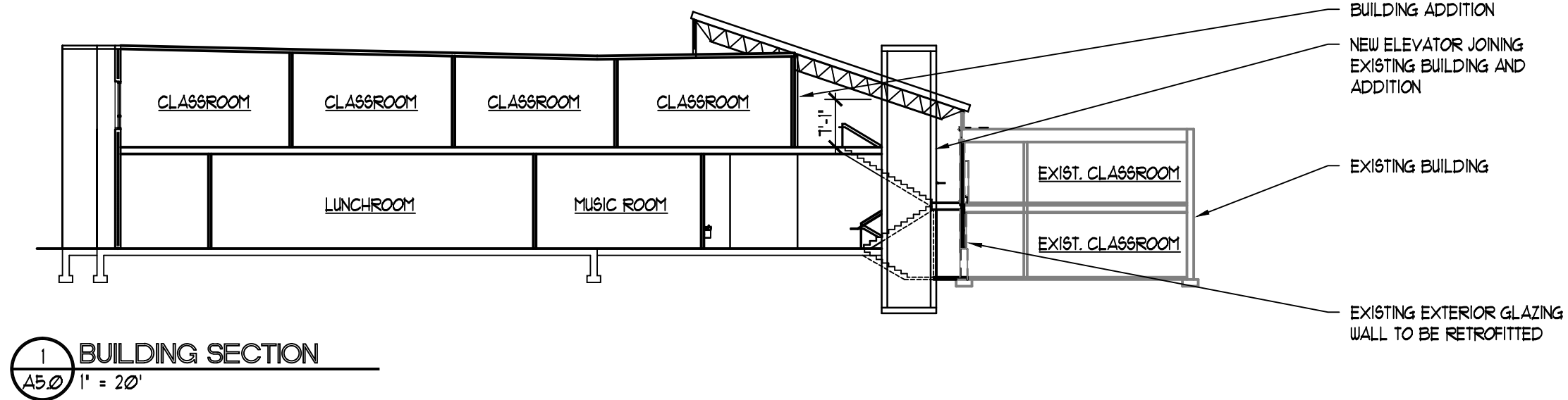
PRECAST CONCRETE PANEL W/ INLAID BRICK

SFX SCHOOL ADDITION & RENOVATIONS  
808 Linden Avenue, Wilmette, IL  
EXTERIOR ELEVATIONS

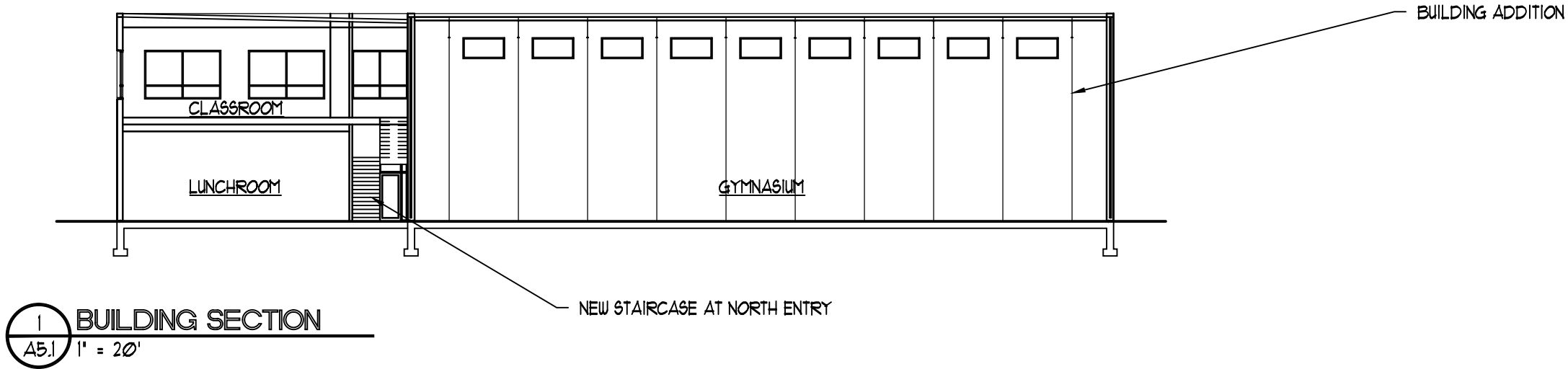
2610 Lake Cook Road  
Suite 280  
Riverwoods, Illinois 60015  
Ph.: (847) 940-0300  
Fax: (847) 940-1045



PROJECT NO.: 169.16.0115  
DRAWN BY: MDS CHECKED BY: WHB  
DATE: 01.17.17  
SHEET NO.: A4.0







SFX SCHOOL ADDITION & RENOVATIONS  
808 Linden Avenue, Wilmette, IL  
BUILDING SECTIONS

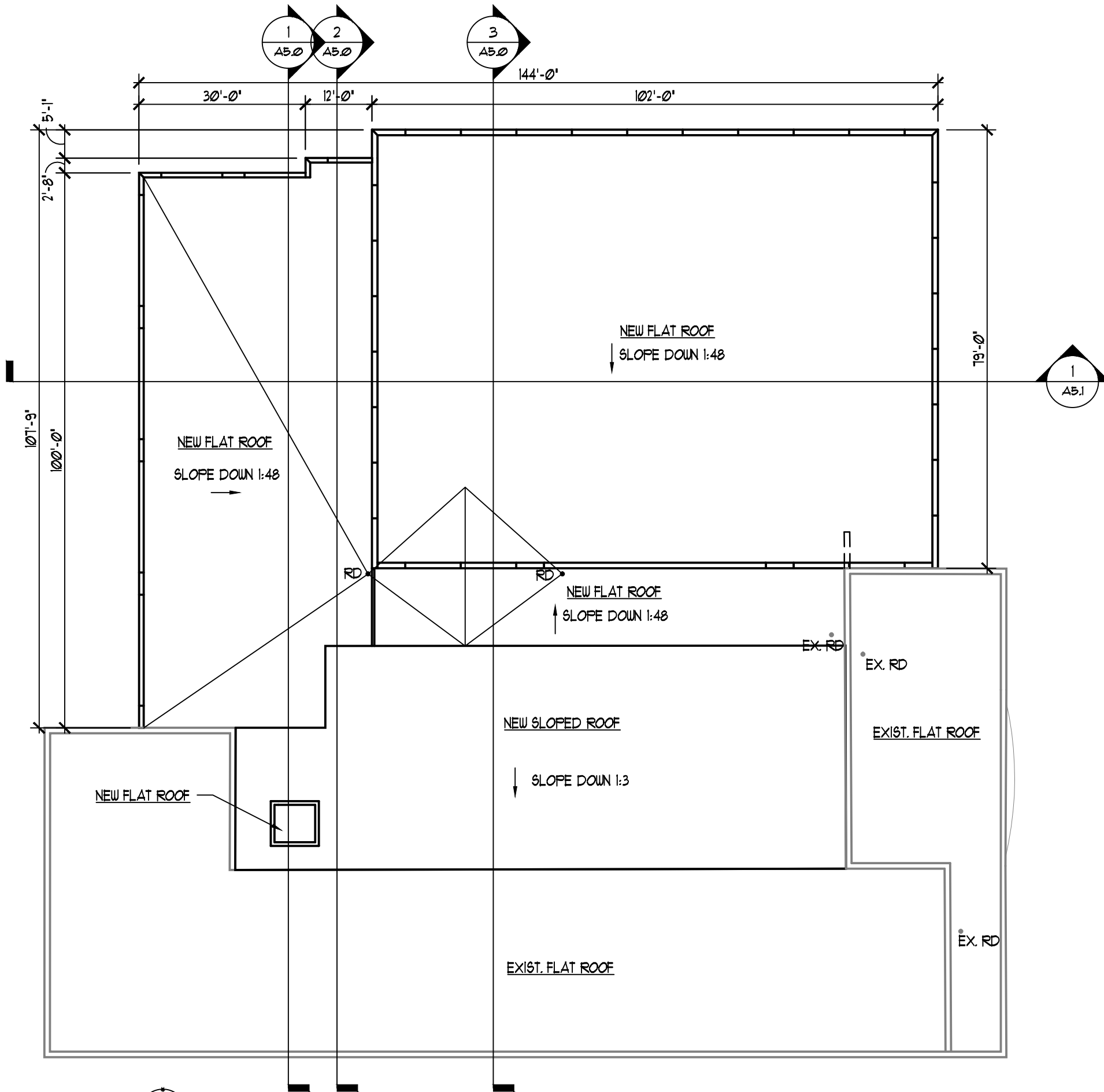
2610 Lake Cook Road  
Suite 280  
Riverwoods, Illinois 60015  
Ph.: (847) 940-0300  
Fax: (847) 940-1045



PROJECT NO.:	
769.16.0115	
DRAWN BY:	CHECKED BY:
MDS	WHB
DATE:	
01.17.17	
SHEET NO.:	

A5.1

1 ROOF PLAN  
A9.0 1" = 20'





- EXISTING SPORT COURT AND TURF FIELD TO REMAIN

## VIEW FROM PLAY FIELD







**VIEW FROM 9TH STREET / ALLEY**







- 2,800 SF
- PRE / POST GAME ACTIVITIES
- STUDENT COMMONS
- GENERAL GATHERING SPACE
- CLERESTORY WINDOWS FOR NATURAL LIGHT

**VIEW #4: GATHERING SPACE / LOBBY**







- 7,700 SF ( REPLACES 5,436 SF)
- 24' CLEAR HEIGHT ( REPLACES 17'-5")
- ROLL UP DIVIDER CURTAIN
- 6 RETRACTABLE BASKETBALL HOOPS
- TELESCOPING BLEACHER SEATING
- RETRACTABLE STAGE
- LARGE WALL OPENINGS TO LUNCHROOM / COMMUNITY GATHERING SPACE
- CLERESTORY WINDOWS FOR NATURAL LIGHT

**VIEW #5: FULL COURT GYMNASIUM**







- 7,700 SF ( REPLACES 5,436 SF)
- 24' CLEAR HEIGHT ( REPLACES 17'-5")
- ROLL UP DIVIDER CURTAIN
- 6 RETRACTABLE BASKETBALL HOOPS
- TELESCOPING BLEACHER SEATING
- RETRACTABLE STAGE
- LARGE WALL OPENINGS TO LUNCHROOM / COMMUNITY GATHERING SPACE
- CLERESTORY WINDOWS FOR NATURAL LIGHT

**VIEW #6: SPLIT GYMNASIUM FOR P.E. CLASSES**







- 7,700 SF ( REPLACES 5,436 SF)
- 24' CLEAR HEIGHT ( REPLACES 17'-5")
- ROLL UP DIVIDER CURTAIN
- 6 RETRACTABLE BASKETBALL HOOPS
- TELESCOPING BLEACHER SEATING
- RETRACTABLE STAGE
- LARGE WALL OPENINGS TO LUNCHROOM / COMMUNITY GATHERING SPACE
- CLERESTORY WINDOWS FOR NATURAL LIGHT

**VIEW #7: GYMNASIUM WITH RETRACTABLE STAGE**







- 7,700 SF ( REPLACES 5,436 SF)
- 24' CLEAR HEIGHT ( REPLACES 17'-5")
- ROLL UP DIVIDER CURTAIN
- 6 RETRACTABLE BASKETBALL HOOPS
- TELESCOPING BLEACHER SEATING
- RETRACTABLE STAGE
- LARGE WALL OPENINGS TO LUNCHROOM / COMMUNITY GATHERING SPACE
- CLERESTORY WINDOWS FOR NATURAL LIGHT

**VIEW #8: GYMNASIUM AT FAMILY MASS**







- KITCHEN ( 416 SF)
- LUNCHROOM / GATHERING SPACE ( 1,574 SF)
- SEATING CAPACITY OF APPROX. 128
- LARGE WALL OPENINGS TO GYMNASIUM FOR PARISH EVENTS

**VIEW #9: EDUCATION LUNCHROOM / COMMUNITY DINING / GATHERING SPACE**







- 1,985 SF ( REPLACES 775 SF)
- CLERESTORY WINDOWS FOR NATURAL LIGHT
- FREES UP SPACE FOR A CLASSROOM IN WEST BUILDING
- FLEXIBLE MEETING SPACE EQUIPED FOR TECHNOLOGY / PRESENTATION NEEDS

**VIEW #10: MEDIA / LIBRARY LEARNING CENTER**



