



COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
FAX (847) 853-7701  
TDD (847) 853-7634  
EMAIL [comdev@wilmette.com](mailto:comdev@wilmette.com)

**Date:** January 3, 2020  
**To:** Chairman Smith and the Appearance Review Commission  
**From:** Lucas Sivertsen, Business Development Coordinator  
**Subject:** Design Review of 1210 Central Avenue

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Optima, Inc will be attending the January 6, 2020 Appearance Review Commission meeting for a non-binding design review of their development proposal for 1210 Central Avenue.

The Village received a Planned Unit Development application from Optima to construct a seven story mixed-use building. Unlike traditional applications reviewed by the Commission, planned unit development applications only require review by the Plan Commission and Village Board and not the Appearance Review Commission or Zoning Board. While no formal review is required, staff encouraged the applicant to seek a non-binding review of their proposal prior to attending the Plan Commission. Optima has agreed and will be present at Monday's meeting to discuss their project.

Because no formal review by the Appearance Review Commission is required there are no specific review criteria which the Commission needs to address. However, in order to provide a productive review of the proposal I recommend the Commission concentrate their efforts on three main topics including:

- Appearance Review Certificate Standards of Review
- Village Center Zoning District Building Design and Location Regulations
- Identification of design elements needing further clarification or detail so the Plan Commission and Village Board can make informed decisions

The Appearance Review Certificate Standards of Review are provided below for your reference. As part of the Planned Unit Development application, Optima is seeking relief from sections of the Village's Zoning Ordinance including some design standards

contained in the Village Center zoning regulations. Below are the sections of the design regulations for which they are seeking relief.

### **Design Regulations – Seeking Relief From**

**10.7.A.1:** All Buildings over one story must evidence a design that illustrates a bottom, middle, and top.

**10.7.A.4:** Facades of buildings that face the public right of way including side and rear facades must be visually broken into bays to avoid the appearance of large, blank walls. For every twenty-five (25) linear feet of building length, roof lines must either be varied with a change in height or within the incorporation of a major focal point feature such as a dormer, gable or projected wall feature. Two (2) rooflines on the east elevation and three (3) rooflines on the south elevation do not meet this standard.

**10.7.A.4.b:** Ground floor of commercial buildings must be designed with a minimum ground floor height of fourteen (14) feet, as measured from the finished floor of the ground floor to the finished floor of the second story. The proposed building shows a ground floor height of thirteen (13) feet.

**10.7.B.5:** For commercial and mixed-use projects, a designated pedestrian access path from rear parking areas to the public sidewalk shall be provided. For parcels 150 feet or more in width, two dedicated pedestrian access paths are required. One access path is provided from the public sidewalk to the public parking area by way of an elevator near the Green Bay Road sidewalk. A second path is not provided.

**10.7.C:** Ground floor facades for single-story commercial and mixed use projects shall include a minimum of forty (40%) clear glass (no tinting) that allows full view into the facility. The applicant is proposing to provide 34% transparency along the south elevation.

### **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.

### **Attachments**

- Application for Planned Unit Development with Respect to 1210 Central Avenue, Volume II, Dated November 22, 2019.