Residential Design Guidelines Handbook and Residential Zoning Update Strategy Winnetka, Illinois

Traditional residential scale and character in Winnetka

Newly constructed homes are significantly larger in scale.

Services:

- Residential Design Handbook
- Residential Zoning Code Analysis & Update Strategy

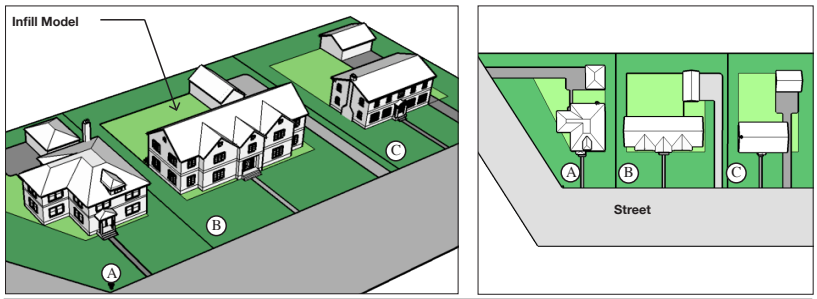
Client:
Brian Norkus
Assistant Director of Community Development
Village of Winnetka

Dates: 2007-2009

Winnetka is a village of traditional residences, tree-lined streets, handsome public buildings, neighborhood parks, forest preserves and four distinctive pedestrian-scaled commercial districts. Nestled along Lake Michigan just 17 miles from Chicago's business center, Winnetka has achieved a tradition of high quality design, which has been challenged by recent development. Some new and modified buildings are out of scale or out of character with their residential setting. Even with recent standards in place, some buildings have been erected that fall short of expectations.

The City engaged Winter & Company to produce a Residential Design Handbook, a user-friendly document that describes the basic rules of composition and design for new houses that will fit with the traditional context. The document is generously illustrated, using sketches and computer imaging. Citizens were engaged in a series of public workshops to help craft the design policies for the guidelines.

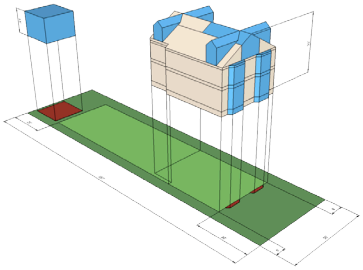
Neighborhood Context Analysis Models



R-3 District	Lot A	Lot B	Lot C
Lot area	16,231 s.f. (Appx. 120' x 130')	18,750 s.f. (125' x 130')	15,000 s.f. (100' x 130')
GFA	3,964 s.f. (5,080 s.f. allowable)	5,823 s.f. (5,823 s.f. allowable)	3,100 s.f. (4,740 s.f. allowable)
FAR		0.31	0.21
Front yard setback	40'	40'	40'
Side yard setbacks	40' (Front) / 12'	12', 25'-6"	12', 21'
Rear yard setbacks	18'	22'-6"	22'-6"
Building height	27'	33'	25'-6"
Roofed lot coverage	2,432 s.f. (4,058 s.f. allowable)	3,269 s.f. (4,688 s.f. allowable)	2,000 s.f. (3,750 s.f. allowable)
Impermeable surfaces	4,299 s.f. (8,116 s.f. allowable)	5,287 s.f. (9,375 s.f. allowable)	3,457 s.f. (7,500 s.f. allowable)

Examples of each of Winnetka's primary neighborhood contexts were modeled with an example infill lot illustrating trends in new construction, including the maximum build-out allowable under existing regulations.

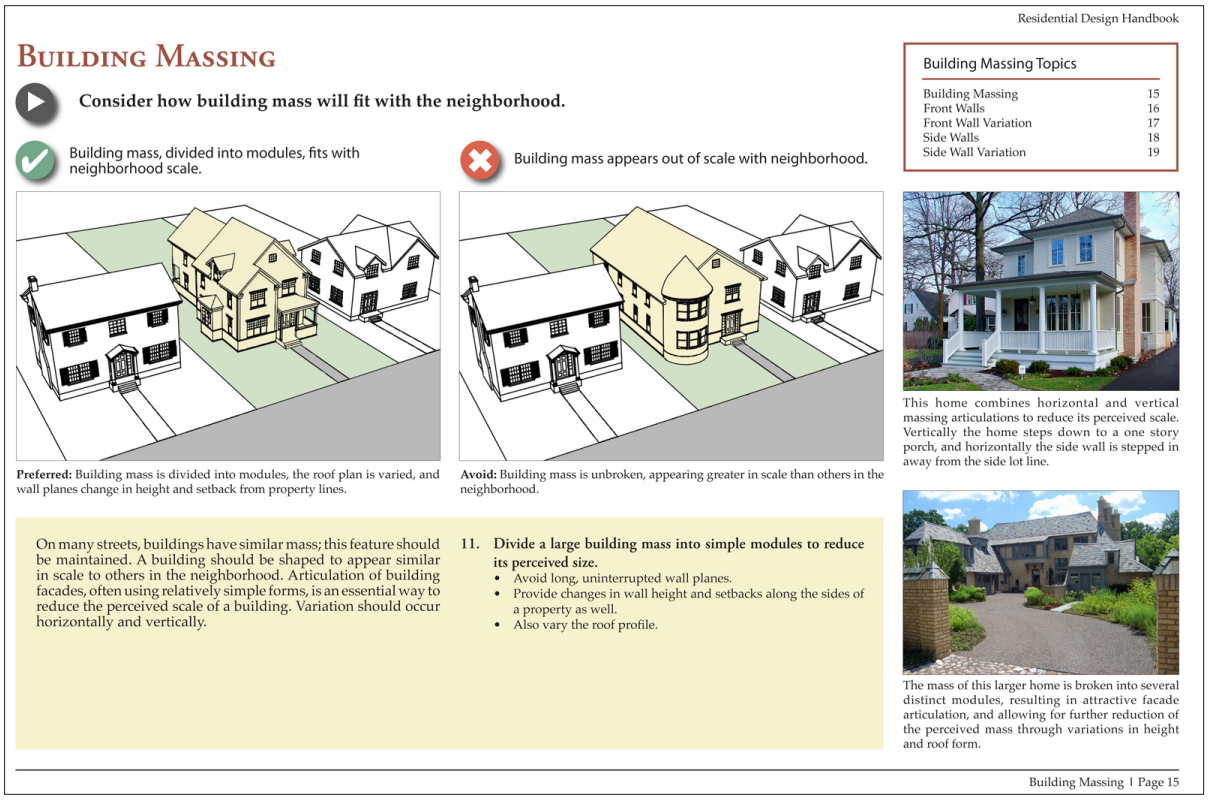
Existing Conditions Analysis Models



Three different types of computer models were developed for each zoning district in order to examine existing regulations. This example shows areas which are exempt from zoning standards calculations, such as Gross Floor Area and lot coverage.

Concurrently with the Residential Design Handbook, Winter & Company provided an analysis of the City's current zoning code regulations that relate to neighborhood character, mass and scale, and produced a strategy report on potential actions to better integrate zoning and design regulations. The code analysis included extensive modeling of existing neighborhood contexts and zoning regulations, which illustrated trends in historic development patterns, new construction, and issues in the code with respect to neighborhood character. The strategy report included computer modeling which analyzed alternative outcomes of potential changes to the standards to mitigate issues identified in the code analysis.

As these two projects ran at the same time, solutions in both documents were designed to be complementary in order to provide an inclusive strategy to address mass and scale in the city's residential neighborhood contexts.



Residential Design Handbook

Building Massing

Consider how building mass will fit with the neighborhood.

Building mass, divided into modules, fits with neighborhood scale.

Building mass appears out of scale with neighborhood.

Preferred: Building mass is divided into modules, the roof plan is varied, and wall planes change in height and setback from property lines.

Avoid: Building mass is unbroken, appearing greater in scale than others in the neighborhood.

On many streets, buildings have similar mass; this feature should be maintained. A building should be shaped to appear similar in scale to others in the neighborhood. Articulation of building facades, often using relatively simple forms, is an essential way to reduce the perceived scale of a building. Variation should occur horizontally and vertically.

11. **Divide a large building mass into simple modules to reduce its perceived size.**
    - Avoid long, uninterrupted wall planes.
    - Provide changes in wall height and setbacks along the sides of a property as well.
    - Also vary the roof profile.

Building Massing Topics

Building Massing	15
Front Walls	16
Front Wall Variation	17
Side Walls	18
Side Wall Variation	19

This home combines horizontal and vertical massing articulations to reduce its perceived scale. Vertically the home steps down to a one story porch, and horizontally the side wall is stepped in away from the side lot line.

The mass of this larger home is broken into several distinct modules, resulting in attractive facade articulation, and allowing for further reduction of the perceived mass through variations in height and roof form.

Building Massing | Page 15

The Residential Design Guidelines Handbook is user-friendly, providing many illustrations, models and photo examples of appropriate design solutions. This page of guidelines for building massing includes models of appropriate and inappropriate building massing as well as photo examples of appropriate building massing at two different scales.