



Village of Winnetka

Village Council Regular Meeting

October 21, 2025 at 7:00 PM

Village Hall
510 Green Bay Road

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Quorum**
 - a. October 30, 2025 All Day Budget Review Meeting
 - b. November 4, 2025 Regular Meeting
 - c. November 11, 2025 Study Session - Cancelled
 - d. November 18, 2025 Regular Meeting
- 4. Public Comments**
- 5. Reports**
- 6. Establishment of Consent Agenda**
- 7. Approval of Consent Agenda**
 - a. Approval of Warrant List Dated October 3, 2025 - October 16, 2025
 - b. Ordinance No. M-14-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction/Adoption)
 - c. Resolution No. R-74-2025: Approving Change Order No. 1 to the Contract with Di Meo Brothers, Inc. for Construction Services for the Elder Storm Sewer Outfall Replacement Project (Adoption)
 - d. Resolution No. R-79-2025: Waiving Bidding Requirements and Authorizing the Purchase of Three Village Vehicles for 2025 (Adoption)
 - e. Resolution No. R-80-2025: Approving an Agreement with GSG Consultants Inc. for Retaining Wall Design & Construction Services (Adoption)
- 8. Ordinances and Resolutions**
- 9. Discussion**
 - a. Tower Court Condos Concept Review
- 10. Old Business**

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). 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, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

11. New Business

- a. Environmental, Forestry, and Sustainability Commission Solar Panels Regulations Presentation
- b. Adoption of Lakefront Policy Guidelines

12. Appointments

13. Closed Session

14. Adjournment



Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated October 3, 2025 - October 16, 2025

PRESENTER: Kristin Kazenas

AGENDA DATE: October 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated October 3, 2025 - October 16, 2025.

RECOMMENDATION:

Consider Approving the Warrant List Dated October 3, 2025 - October 16, 2025.

ATTACHMENTS:

None



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-14-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction/Adoption)

PRESENTER: Kristin Kazenas

AGENDA DATE: October 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

During the calendar year, the Village of Winnetka's operating departments have material and equipment that have reached the end of their useful lives, are not capable of re-use, or no longer useful to the Village. The Village departments routinely monitor the condition of its equipment and retires equipment as it becomes obsolete or too costly to repair, or when it becomes unsuitable for further use due to factors such as its size, short length, mechanical damage or electrical failure. A detailed listing of these items and the associated VIN/serial number, when applicable, is listed on Exhibit A of the Ordinance.

Ordinance No. M-14-2025, prepared by the Village Attorney, authorizes the Village Manager, or her designee, to dispose of such items of Surplus Property deemed to be no longer necessary or useful to the Village during the 2025 calendar year in a manner to be determined by the Village Manager, at her discretion. The ordinance also authorizes the Village Manager and Village Clerk to execute and attest all documents necessary to complete the disposition of the Surplus Property.

RECOMMENDATION:

Consider introduction and adoption of Ordinance No. M-14-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka.

ATTACHMENTS:

1. Ordinance No. M-14-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka

**AN ORDINANCE
AUTHORIZING THE DISPOSITION OF
SURPLUS PERSONAL PROPERTY
OWNED BY THE VILLAGE OF WINNETKA**

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has identified (i) equipment and materials owned by the Village and used by the Village Water and Electric, Public Works, Village Manager's Office, and Police Departments that have reached the end of their useful lives, are not capable of re-use by the Village, and are no longer necessary or useful to, or for the best interests of, the Village; and (ii) items of abandoned, lost, stolen, or illegally-posessed personal property in the custody of the Village pursuant to Section 3 of the Illinois Law Enforcement Disposition of Property Act, 765 ILCS 1030/3, which items of personal property have reached the end of their useful lives, are not capable of re-use by the Village, and are no longer necessary or useful to, or for the best interests of, the Village (collectively, "***Surplus Property***"); and

WHEREAS, the Village Council desires to authorize the Village Manager to dispose of the Surplus Property; and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to authorize the Village Manager to dispose of the Surplus Property as set forth in this Ordinance;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The recitals in this Ordinance are incorporated as the findings of the Village Council as if fully set forth in this Section.

SECTION 2: AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY. Pursuant to the Village's home rule authority, the Village Council authorizes the Village Manager, or the Manager's designee, to (i) dispose of the Surplus Property listed in **Exhibit A** attached to this Ordinance in a manner determined by the Village Manager, in the Manager's discretion; and (ii) deem any item owned by the Village as Surplus Property provided that it meets the definition of Surplus Property set forth in this Ordinance that the Village may possess during the 2024 calendar year, in a manner to be determined by the Village Manager, in the Manager's discretion.

SECTION 3: EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are authorized to execute and attest, on behalf of the Village, all documents necessary to complete the disposition of the Surplus Property authorized pursuant to Section 2 of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 21st day of October, 2025, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 21st day of October, 2024.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees of
the Village of Winnetka, Illinois,
this 21st day of October, 2024.

Introduced: October 21, 2025

Passed and Approved: _____

EXHIBIT A

SURPLUS PROPERTY

Description	VIN # or Serial #	Department (Vehicle #)
1997 Ford F350 4x4 SERVICE TRUCK	3FEKF38F1VMS22859	Public Works #88
HOLDER YELLOW TILTING PLOW	N/A	Public Works
2007 4x6 TRAILER STREET DEPT	4YMUL06157M061063	Public Works #126
2017 RAM PD VAN, SIDE DAMAGE	ZFBERFBB3H6G85011	Public Works #438
HOLDER ORANGE DUMP BOX	8DB021023	Public Works
2012 DODGE AVENGER CD VEHICLE	1C3CDZAG0CN314244	Community Development #92
2014 FORD F150 METER READER VEH	1FTMF1EM9EFC18539	Finance #85
1996 VON ARX CONCRETE GRINDER	665136	Public Works #138
1993 GRACO STRIPING MACHINE	PROMARK5500	Public Works #110
5 Office Chairs	N/A	Village Managers Office
Round Office Table	N/A	Village Managers Office
Office Furniture – U Shaped Desk	N/A	Village Managers Office
File Cabinet	N/A	Village Managers Office
Toshiba 13 inch TV	N/A	Village Managers Office
Tripod with case	property #00336	Police
Narcotics ID System	property #00880	Police
Vivitar Wide-angle film camera	property #00301	Police
Canon digital camera -	property #00686	Police
Minolta digital camera -	property #00799	Police
Olympus digital camera	property #01082	Police
Sony DVD player	property #01107	Police
Yamaha receiver	property #00738	Police
Grommes amplifier	property #00556	Police
Black metal AV cart on casters	property #00552	Police
Avanti microwave	model #M01450TW; S/N: A33913145081233000315	Police
Audiovox TV, Radio & DVD	model VE720	Police
(2) gray metal overhead cabinets	N/A	Police
Silver metal table (ET lab)	N/A	Police
Gray round table with shelves (from dispatch)	N/A	Police
Wood bookcase with file drawers (Chief's office)	N/A	Police

October 21, 2025

M-14-2025

Wood accent table (Chief's office)	N/A	Police
Black metal desk with 4 drawers and faux wood top (ET lab)	N/A	Police



Agenda Item Executive Summary

TITLE: Resolution No. R-74-2025: Approving Change Order No. 1 to the Contract with Di Meo Brothers, Inc. for Construction Services for the Elder Storm Sewer Outfall Replacement Project (Adoption)

PRESENTER: James Bernahl

AGENDA DATE: October 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

On June 17, 2025, the Village Council approved Resolution R-49-2025, awarding a contract to DiMeo Brothers, Inc. to remove and repair the damaged sections of storm sewer pipe under the Elder Park Pier for an amount not to exceed \$119,000.

EXECUTIVE SUMMARY:

Background:

The Village currently owns and operates a 54-inch diameter storm sewer outfall located beneath the concrete pier at Elder Beach. This sewer was installed for the Village by the Park District when the pier was constructed in 1946 and has since deteriorated, requiring sections of the sewer to be replaced.

The Village was made aware of this deterioration by the Winnetka Park District as they advanced plans to rehabilitate Elder Park. On June 17, 2025, the Village Council approved Resolution R-49-2025, awarding a contract to DiMeo Brothers, Inc. to remove and repair the damaged sections of storm sewer pipe under the Elder Park Pier for an amount not to exceed \$119,000.

To ensure that this critical infrastructure repair was properly coordinated with the Park District's lakefront restoration project, the Village entered into a Memorandum of Understanding (MOU) with the Park District on July 21, 2025. The Engineering Department maintained direct communication with Park District staff throughout the work to monitor field conditions and coordinate progress.

Discussion:

As work progressed, the Contractor and Village staff encountered unexpected and challenging field conditions, including increased wave activity and significant sand accumulation under the pier and around the pipe. These conditions required modifications to the original installation plan to ensure worker safety and timely completion.

After evaluating alternatives, the Village and Contractor determined that a non-destructive hydro-jetting system was the safest and most effective method to remove sand and debris. This specialized system, provided by Northern Divers, allowed work to proceed without the need for heavy equipment in the water, improving safety, minimizing environmental impact, and accelerating progress.

With the hydro-jetting system in place, DiMeo Brothers successfully removed the damaged pipe sections and exposed the pier's cross members, enabling proper installation of the new pipe. Due to limited workspace beneath the pier and the need to work during periods of favorable lake conditions, the Contractor's team worked extended hours, including the Labor Day weekend, to maintain project momentum and avoid additional delays or costs.

Further field discoveries revealed that the existing anchors securing the pipe to the pier had severely deteriorated and could not be reused. This required the design and installation of a new anchoring system suitable for submerged conditions—an unanticipated but essential improvement to ensure the long-term stability of the storm sewer.

Additional Unanticipated Project (AUP) Costs:

AUP No.	Description	Contractor	Amount
1	Hydraulic Jetting Services	Northern Divers	\$95,000
2	Pipe Anchoring Modification	DiMeo Brothers	\$21,250
3	Additional Days and Equipment	DiMeo Brothers	\$81,000

Total Change Order
No. 1

\$197,250

Funding:

This unbudgeted expense is proposed to be paid from the Stormwater Sewers account (580.75.01-675). The Finance Department has confirmed that this account has sufficient capacity to cover both the original contract amount and the additional change order costs.

Conclusion:

Under extremely difficult and changing field conditions, the Contractor successfully completed the emergency storm sewer repair beneath the Elder Beach Pier to the Village's satisfaction. The Engineering Department has reviewed the proposed change order and determined that the additional costs are reasonable and necessary to complete the project safely and effectively.

RECOMMENDATION:

The Village Council consider approving Resolution R-74-2025, authorizing Change Order No. 1 with DiMeo Brothers, Inc. in an amount not to exceed \$197,250 for the Elder Beach Storm Sewer Repair Project.

ATTACHMENTS:

1. Resolution No. R-74-2025: Approving Change Order No. 1 to the Contract with Di Meo Brothers Inc. for the Elder Storm Sewer Outfall Replacement Project
2. Change Orders 1-3

RESOLUTION NO. R-74-2025

**A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH
DI MEO BROTHERS, INC. FOR CONSTRUCTION SERVICES FOR
THE ELDER STORM SEWER OUTFALL REPLACEMENT PROJECT**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("**Village**") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on June 17, 2025, the Village approved adoption of Resolution R-49-2025, which awarded a contract ("**Contract**") to Di Meo Brothers, Inc. ("**Contractor**") for the Contractor to replace approximately 65 feet of the storm sewer pipe that is located beneath the concrete pier at Elder Beach ("**Project**") in the amount not to exceed \$119,000; and

WHEREAS, various unexpected issues arose as the Contractor attempted to complete the Project, including unexpected and challenging field conditions that required the use of a specialized hydro-jetting system, and the design and installation of a new anchoring system to secure the storm sewer pipe to the pier ("**Additional Work**"); and

WHEREAS, the Contractor offered to perform the Additional Work to complete the Project for an additional amount not to exceed \$197,250 pursuant to a change order to the Contract ("**Change Order No. 1**"); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into Change Order No. 1 with the Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CHANGE ORDER NO. 1. The Village Council approves Change Order No. 1 in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, Change Order No. 1, after receipt by the Village Manager of two executed copies of Change Order No. 1 from Contractor; provided, however, that if the Village Manager does not receive two executed copies of Change Order No. 1 from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal Change Order No. 1 will, at the option of the Village Council, be null and void.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

October 21, 2025

R-74-2025

ADOPTED this 21st day of October, 2025, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

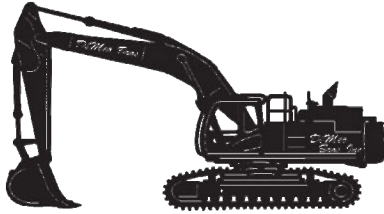
ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk



AUP

CONTRACTOR:

DiMeo Bros., Inc.
800 Nicholas Blvd.
Elk Grove, IL 60007

AUP # 1

DATE 9/29/2025

PROJECT: Elder Storm Sewer Replacement

RE: Sand removal from outfall to remove and install 54" CMP

DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
Removal of sand inside the existing 54" pipe using high powered pumps	LS	1	\$ 95,000.00	\$ 95,000.00
This work includes set up 2 - 18" high head pumps, clean the existing 54" pipe and dredge the level of the sandbar to have accessibility to remove the existing 54" CMP				

Note: Once approved, this AUP will be recognized as a Change Order, which then becomes part of and in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified
above at this price \$ 95,000.00



Your Name

9/29/2025

Date

Accepted - The above prices and specifications of this AUP are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Signature

Date of Acceptance



AUP # 2

DATE 9/29/2025

RE: Materials purchased to secure 54" CMP to crossmembers

Note: Once approved, this AUP will be recognized as a Change Order, which then becomes part of and in conformance with the existing contract.

Accepted - The above prices and specifications of this AUP are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Page 14 of 112



AUP # 3

DATE 9/25/2025

RE: Additional equipment and labor due to change of existing co

Note: Once approved, this AUP will be recognized as a Change Order, which then becomes part of and in conformance with the existing contract.

Your Name
9/25/2025

Signature _____

Date of Acceptance _____



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-79-2025: Waiving Bidding Requirements and Authorizing the Purchase of Three Village Vehicles for 2025 (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: October 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Village proposes to replace two vehicles and add one additional vehicle to the fleet. The replacement Finance vehicle #85 is a 2014 pickup truck that is in poor condition. Vehicle #85 original purchase price was \$18,000 and the lifetime repair costs are \$15,000. The replacement Community Development #92 vehicle is a 2012 with over 118,000 miles. The Community Development vehicle previously served as a Police vehicle logging many hours. Vehicle #92 original purchase price was \$21,500 and the lifetime repair costs are \$15,800. These vehicles have met the end of their useful life. Each vehicle required over \$4,000 in repairs last year, and future repairs result in a negative return on investment if kept in service.

The Engineering Department is seeking an additional Engineering vehicle to supplement additional staff. The Engineering Department currently has one designated vehicle that is used for inspections, project management activities, and summer interns (Engineering & Forestry). When multiple staff require the use of a Village vehicle the Engineering Department staff and summer interns are required to use their personal vehicles or limited floater vehicles. To ensure that the Department has access to an appropriate vehicle to complete work functions the Engineering Department has requested to purchase one additional SUV/Hybrid vehicle using available funding from Engineering Departments approved FY2025 Budget.

The Village Fleet Management Team has made a commitment to improving fuel efficiency through the use of hybrid vehicles. Previously, pool vehicles would often be handed down from the Police Department, but as the hybrid fleet is just beginning to grow, this means there are not hybrid vehicles available to hand down.

As we look at our annual budget expenditures, each department indicated they have budget capacity to purchase the hybrid vehicles this fiscal year (account numbers - 100.22.01-645, 100.35.01-650, 100.35.23-650). Doing so now, will decrease the gross budget request for FY26. Since it is late in the model year, the Village's only option is to purchase vehicles directly from dealerships. The intention is to negotiate a package deal to obtain the best price. This could bring the total purchase amount to over \$50,000 at a single dealership.

We are requesting the bid waiver and purchase authority so we have the flexibility and ability to secure the vehicles when the best quote is negotiated. Without this authority, we risk any dealer selling a negotiated vehicle prior to staff being able to obtain board approval for the purchase of a specific vehicle. We also believe there is a high probability of having vehicles sold out from under us as the options for hybrid vehicles are limited this late in the model year, so the authority to act promptly on a purchase is important.

As of 10/15/25 staff has negotiated a competitive price of \$117,219.15 for the three vehicles. However, there is no guarantee the same three vehicles, with the same options, trim, and incentives will be available at the time of purchase on 10/22/25 or later. While we will attempt to continue to negotiate lowest possible competitive package purchase, for the aforementioned reasons, staff is requesting approval to purchase three vehicles at a not to exceed price of \$125,000 in case there are unexpected changes in the available inventory.

RECOMMENDATION:

Staff recommends that the board consider waiving bidding requirements and authorizing the purchase of three Village vehicles for 2025 (Adoption)

ATTACHMENTS:

1. Resolution No. R-79-2025: Waiving Bidding Requirements and Authorizing the Purchase of Three Village Vehicles for 2025
2. Quote

RESOLUTION NO. R-79-2025

**A RESOLUTION WAIVING BIDDING REQUIREMENTS AND
AUTHORIZING THE PURCHASE OF THREE VILLAGE VEHICLES FOR 2025**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, due to supply chain issues and a shortage of vehicle inventories at car dealers, it has become difficult for the Village to find and purchase vehicles, and when a vehicle becomes available, it is necessary to take immediate action to secure and purchase said vehicle; and

WHEREAS, the Village has identified the need to purchase three new vehicles for the Finance Department, the Engineering Department, and the Department of Community Development for 2025 ("***Vehicles***"); and

WHEREAS, to allow the Village to procure the Vehicles in this competitive market, the Village Council desires to give the Village Manager the authority to approve the purchase of the Vehicles within budgeted amounts without the need to obtain additional Village Council approval; and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to (i) waive competitive bidding pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority; and (ii) grant the Village Manager the authority to approve the purchase of the Vehicles, provided that the cost for the purchase of the Vehicles is within the budgeted amounts previously budgeted by the individual departments of Finance, Engineering and Community Development;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Vehicles.

SECTION 3. AUTHORIZATION TO APPROVE PURCHASE. Pursuant to its home rule authority and notwithstanding any requirement of Section 4.12.010 of the Village Code or the Village's Purchasing Manual, the Village Council hereby authorizes the Village Manager to approve the purchase of the Vehicles, provided that the cost for the purchase of the Vehicles is within the budgeted amounts previously budgeted by individual departments of Finance, Engineering and Community Development.

SECTION 4. AUTHORIZATION TO EXECUTE PURCHASE ORDER. The Village Council hereby authorizes the Village Manager to execute and attest, on behalf of the Village, the purchase orders and any other necessary documents related to the purchase of the Vehicles authorized pursuant to Section 3 of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21st day of October, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

INVOICE

Date
10-15-25

FOR:
2 ESCAPES
1 F-150

DESCRIPTION		VIN	AMOUNT
2025 Ford Escape ST Select AWD	GRAY	SUB41274	33,231.45
2025 Ford Escape ST Select AWD	SPACE SILVER	SUB62225	34,088.70
2025 Ford F-150 XL HYBRID	OXFORD WHITE	SFB43175	49,999.00
TOTAL			\$117,319.15

THANK YOU FOR YOUR BUSINESS!



18834 W Grand Ave
Gurnee, IL 60031
(847) 244-9500
www.fordgillespie.com

Date 09/25/2025
Salesperson _____
Drivers License # _____
Social Security # _____
Date of Birth 11 _____
License Plate # _____
Sticker # _____
Expiration Date _____

PURCHASER'S NAME _____
PURCHASER'S ADDRESS _____ City _____ State _____ Zip _____
PHONE: RES _____ BUS _____ STK. # _____
ENTER MY ORDER FOR ONE _____ ☐ NEW ☐ USED ☐ DEMO MAKE Ford MODEL F150
BODY STYLE XL SERIAL # _____ MILES _____ COLOR/TRIM white

Disclaimer of Warranty: Unless a service contract or warranty is provided by Gillespie Ford, this vehicle is sold "AS IS" and Gillespie Ford hereby expressly disclaims all warranties either express or implied including any implied warranty of, merchantability or fitness for a particular purpose.

Purchaser shall not be entitled to receive from Gillespie Ford any consequential and incidental damages, including but not limited to damages to property, damages for loss of use, loss of profits or income or any other consequential or incidental damages whether liability is based on breach of warranty contract or tort, strict liability or any other statutory or common law theory of liability.

Limited Duration of Implied Warranties - Where the Disclaimer of Implied Warranties is prohibited by law such as when a service contract or written warranty is provided by Gillespie Ford with the transaction, the maximum duration of Implied warranties is limited to the duration of the service contract or written warranties.

If purchaser has requested that Gillespie Ford obtain financing, this order is not binding on either party until a retail installment contract is fully executed. If a retail installment contract is not executed by the parties, customer agrees to return the purchased vehicle within twenty-four hours of request by Gillespie Ford and Gillespie Ford will return any down payment money and/or trade-in. By signing below and taking possession of the purchased vehicle customer agrees to the above and agrees that he/she will be liable for any damage to the purchased vehicle beyond ordinary wear and tear and will be liable for false credit statements. Customer also agrees that Gillespie Ford may repossess the vehicle without legal process if customer refuses to return it and customer will be liable for Gillespie Ford's costs and expenses including attorney's fees.

Once the retail installment contract is signed, this contract is non-cancelable by purchaser. However, Gillespie Ford is not obligated to sell until a third party finance source approves this order and purchaser's credit application and agrees to purchase the retail installment contract executed by purchaser and Gillespie Ford based on this transaction.

USED CAR TRADE-IN

MAKE OF TRADE-IN _____ YEAR _____

MODEL _____ BODY _____

COLOR _____ MILEAGE _____

SERIAL # _____

BALANCE OWED TO _____

The information you see on the window form (Buyer's guide) for this vehicle is part of the contract. Information on the window form overrides any contrary provisions in the contract.

Purchaser certifies that the above information about my trade-in is correct and that I will pay the difference in cash within three days of demand if the payoff information is incorrect. _____ Cust. Initials.

NOTES:

TOTAL SELLING PRICE	49,280	30
TRADE-IN ALLOWANCE		
CASH DIFFERENCE	49,280	30
DOCUMENTARY FEE	367	70
STATE CVR FEE	35	00
SALES TAX		
ADDITIONAL TAX		
ADDED DEALER INSTALLED OPTIONS:		
Not necessarily Ford Products. Warranted only by manufacturer in each case.		
TITLE/LICENSE FEE ☐ Transfer ☐ New Purchase	316	00
PAYOFF		
TOTAL x	49,999	00
CASH PAYMENT/DEPOSIT REC'T #		
REBATE		
UNPAID BALANCE	49,999	00

Thank You For Your Business

This Buyers Order does not become binding until accepted by dealer or his/her authorized representatives. Purchaser by his/her execution of this order acknowledges that he/she has read its terms and conditions and has received a true copy of this order. I certify that I am eighteen (18) years of age or older and I have read the printed matter and I agree to the terms of this contract by signing my name below. This statement is to verify that all identifying numbers contained in this bill of sale agree with this in the certificate of title.

A document service fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents and performing services related to closing of a sale. The base documentary fee beginning January 1, 2014, was \$166.27 the maximum amount that may be charged for a documentary fee is the base documentary fee of \$166.27 which shall be subject to an annual adjustment equal to the percentage of change in the bureau of labor statistics consumer price index. This notice is required by law.

ACCEPTED BY X _____

X _____
NO PUBLIC LIABILITY INSURANCE ISSUED WITH THIS TRANSACTION



18834 W Grand Ave
Gurnee, IL 60031
(847) 244-9500
www.fordgillespie.com

Date 10/09/2025
Salesperson _____
Drivers License # _____
Social Security # _____
Date of Birth 11 _____
License Plate # _____
Sticker # _____
Expiration Date _____

PURCHASER'S
NAME _____

PURCHASER'S
ADDRESS _____

PHONE: RES _____ BUS _____ STK. # _____

ENTER MY ORDER FOR ☐ NEW ☐ USED ☐ DEMO
ONE _____ MAKE _____

BODY STYLE _____ SERIAL # _____ MILES _____ COLOR/TRIM _____

Disclaimer of Warranty: Unless a service contract or warranty is provided by Gillespie Ford, this vehicle is sold "AS IS" and Gillespie Ford hereby expressly disclaims all warranties either express or implied including any implied warranty of, merchantability or fitness for a particular purpose.

Purchaser shall not be entitled to receive from Gillespie Ford any consequential and incidental damages, including but not limited to damages to property, damages for loss of use, loss of profits or income or any other consequential or incidental damages whether liability is based on breach of warranty, contract or tort, strict liability or any other statutory or common law theory of liability.

Limited Duration of Implied Warranties - Where the Disclaimer of Implied Warranties is prohibited by law such as when a service contract or written warranty is provided by Gillespie Ford with the transaction, the maximum duration of Implied warranties is limited to the duration of the service contract or written warranties.

If purchaser has requested that Gillespie Ford obtain financing, this order is not binding on either party until a retail installment contract is fully executed. If a retail installment contract is not executed by the parties, customer agrees to return the purchased vehicle within twenty-four hours of request by Gillespie Ford and Gillespie Ford will return any down payment money and/or trade-in. By signing below and taking possession of the purchased vehicle customer agrees to the above and agrees that he/she will be liable for any damage to the purchased vehicle beyond ordinary wear and tear and will be liable for false credit statements. Customer also agrees that Gillespie Ford may repossess the vehicle without legal process if customer refuses to return it and customer will be liable for Gillespie Ford's costs and expenses including attorney's fees.

Once the retail installment contract is signed, this contract is non-cancelable by purchaser. However, Gillespie Ford is not obligated to sell until a third party finance source approves this order and purchaser's credit application and agrees to purchase the retail installment contract executed by purchaser and Gillespie Ford based on this transaction.

USED CAR TRADE-IN

MAKE OF TRADE-IN _____ YEAR _____

MODEL _____ BODY _____

COLOR _____ MILEAGE _____

SERIAL # _____

BALANCE OWED TO _____

The information you see on the window form (Buyer's guide) for this vehicle is part of the contract. Information on the window form overrides any contrary provisions in the contract.

Purchaser certifies that the above information about my trade-in is correct and that I will pay the difference in cash within three days of demand if the payoff information is incorrect. _____ Cust. initials.

NOTES:

TOTAL SELLING PRICE	33,370	00
TRADE-IN ALLOWANCE		
CASH DIFFERENCE	33,370	00
DOCUMENTARY FEE	367	70
STATE CVR FEE	35	00
SALES TAX		
ADDITIONAL TAX		
ADDED DEALER INSTALLED OPTIONS:		
Not necessarily Ford Products. Warranted only by manufacturer in each case.		
TITLE/LICENSE FEE ☐ Transfer ☐ New Purchase	316	00
PAYOFF		
TOTAL x	34,088	70
CASH PAYMENT/DEPOSIT REC'T #		
REBATE	4,000	00
UNPAID BALANCE	34,088	70

Thank You For Your Business

This Buyers Order does not become binding until accepted by dealer or his/her authorized representatives. Purchaser by his/her execution of this order acknowledges that he/she has read its terms and conditions and has received a true copy of this order. I certify that I am eighteen (18) years of age or older and I have read the printed matter and I agree to the terms of this contract by signing my name below. This statement is to verify that all identifying numbers contained in this bill of sale agree with this in the certificate of title.

A document service fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents and performing services related to closing of a sale. The base documentary fee beginning January 1, 2014, was \$166.27 the maximum amount that may be charged for a documentary fee is the base documentary fee of \$166.27 which shall be subject to an annual adjustment equal to the percentage of change in the bureau of labor statistics consumer price index. This notice is required by law.

ACCEPTED BY X _____

X _____

NO PUBLIC LIABILITY INSURANCE ISSUED WITH THIS TRANSACTION



18834 W Grand Ave
Gurnee, IL 60031
(847) 244-9500
www.fordgillespie.com

Date 10/09/2025
Salesperson _____
Drivers License # _____
Social Security # _____
Date of Birth 11 / / _____
License Plate # _____
Sticker # _____
Expiration Date _____

Escape

PURCHASER'S NAME _____
PURCHASER'S ADDRESS _____ City _____ State _____ Zip _____
PHONE: RES _____ BUS _____ STK. # _____
ENTER MY ORDER FOR ☐ NEW ☐ USED ☐ DEMO
ONE _____ MAKE _____ MODEL _____
BODY STYLE _____ SERIAL # _____ MILES _____ COLOR/TRIM _____

Disclaimer of Warranty: Unless a service contract or warranty is provided by Gillespie Ford, this vehicle is sold "AS IS" and Gillespie Ford hereby expressly disclaims all warranties either express or implied including any implied warranty of, merchantability or fitness for a particular purpose.

Purchaser shall not be entitled to receive from Gillespie Ford any consequential and incidental damages, including but not limited to damages to property, damages for loss of use, loss of profits or income or any other consequential or incidental damages whether liability is based on breach of warranty, contract or tort, strict liability or any other statutory or common law theory of liability.

Limited Duration of Implied Warranties - Where the Disclaimer of Implied Warranties is prohibited by law such as when a service contract or written warranty is provided by Gillespie Ford with the transaction, the maximum duration of Implied warranties is limited to the duration of the service contract or written warranties.

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USED CAR TRADE-IN

MAKE OF TRADE-IN _____ YEAR _____

MODEL _____ BODY _____

COLOR _____ MILEAGE _____

SERIAL # _____

BALANCE OWED TO _____

The information you see on the window form (Buyer's guide) for this vehicle is part of the contract. Information on the window form overrides any contrary provisions in the contract.

Purchaser certifies that the above information about my trade-in is correct and that I will pay the difference in cash within three days of demand if the payoff information is incorrect. _____ Cust. Initials. _____

NOTES:

TOTAL SELLING PRICE	32,512	75
TRADE-IN ALLOWANCE		
CASH DIFFERENCE	32,512	75
DOCUMENTARY FEE	367	70
STATE CVR FEE	35	00
SALES TAX		
ADDITIONAL TAX		
ADDED DEALER INSTALLED OPTIONS:		
Not necessarily Ford Products. Warranted only by manufacturer in each case.		
TITLE/LICENSE FEE ☐ Transfer ☐ New Purchase	316	00
PAYOFF		
TOTAL x	33,231	45
CASH PAYMENT/DEPOSIT REC'T #		
REBATE	4,000	00
UNPAID BALANCE	33,231	45

Thank You For Your Business

This Buyers Order does not become binding until accepted by dealer or his/her authorized representatives. Purchaser by his/her execution of this order acknowledges that he/she has read its terms and conditions and has received a true copy of this order. I certify that I am eighteen (18) years of age or older and I have read the printed matter and I agree to the terms of this contract by signing my name below. This statement is to verify that all identifying numbers contained in this bill of sale agree with this in the certificate of title.

A document service fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents and performing services related to closing of a sale. The base documentary fee beginning January 1, 2014, was \$166.27 the maximum amount that may be charged for a documentary fee is the base documentary fee of \$166.27 which shall be subject to an annual adjustment equal to the percentage of change in the bureau of labor statistics consumer price index. This notice is required by law.

ACCEPTED BY X _____

X _____

NO PUBLIC LIABILITY INSURANCE ISSUED WITH THIS TRANSACTION



Agenda Item Executive Summary

TITLE: Resolution No. R-80-2025: Approving an Agreement with GSG Consultants Inc. for Retaining Wall Design & Construction Services (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: October 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

The FY2025 Water & Electric Funds (500.40.01-551 & 520.60.01-551) contain funding for design services and construction of a retaining wall along the western property line of the Water & Electric Plants. Design is anticipated to begin in Q4 of 2025 and dollars for construction and project management will be carried over into FY2026 as a part of the 5-Year Capital Improvement Plan.

EXECUTIVE SUMMARY:

The FY2025 Water & Electric Budgets (500.40.01-551 & 520.60.01-551) contain funding for design services and installation of a retaining wall along the western edge of the driveway down to the Plant. The bluff is in worsening condition and recent rains have led to localized flooding at the plant. The FY25 budgets contain a combined \$90,000 for engineering services and \$750,000 for the retaining wall construction.

Request for Proposal (RFP) #025-004 was issued for the professional services required for the work. On August 26, 2025, a bid notice (RFP #025-004) was advertised and posted to the online bidding service Demand Star. On September 5, 2025, Village Staff hosted a pre-proposal site walk and three (3) firms attended. Proposals were opened on September 24, 2025, with one company submitting a proposal.

The results are summarized as follows;

GSG Consultants INC	\$107,100
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Village staff evaluated the proposal from GSG and the firm was determined to have good project comprehension and relevant past project experience. Water & Electric has previously used GSG for geotechnical engineering at one of our electrical substations. Based on this evaluation, staff is recommending the award of the work to GSG Consultants.

Though there was only \$90,000 budgeted for services related to this project, the \$17,100 shortfall is

not projected to have a significant impact on the Water or Electric Funds. The Department is not projected to fully utilize their Consulting Services budgets by the end of the year, and each carry contingency funding for emergent service coverage.

Resolution No. R-80-2025, prepared by the Village Attorney, authorizes the Village President and Village Clerk to execute and attest a contract with GSG Consultants for the required design and construction services.

RECOMMENDATION:

Consider adoption of Resolution No. R-80-2025; A Resolution Approving a Contract with GSG Consultants Inc. For The Design & Construction Services of a Retaining Wall in an amount not to exceed \$107,100.

ATTACHMENTS:

1. Resolution No. R-80-2025: Approving an Agreement with GSG Consultants Inc. for Retaining Wall Design & Construction Services
2. Village of Winnetka Professional Services Agreement

**A RESOLUTION APPROVING AN AGREEMENT WITH
GSG CONSULTANTS INC. FOR RETAINING WALL DESIGN & CONSTRUCTION
SERVICES**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (“**Village**”) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village issued request for proposal No. 025-004 (“**Request for Proposals**”) seeking qualified firms to perform engineering services for Retaining Wall Design & Construction Services for the Water and Electric Plant (“**Services**”); and

WHEREAS, the Village received one proposal (“**Proposal**”) to provide the Services and opened the Proposal on September 24, 2025; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village’s purchasing manual, the Village evaluated the Proposal based on various criteria including expertise, project understanding, responsiveness, fees, reputation and past experience and has determined that GSG Consultants, Inc. (“**Consultant**”) is the lowest responsible bidder to provide the Services; and

WHEREAS, the Consultant has previously provided satisfactory engineering services to the Village; and

WHEREAS, the Village Council desires to enter into an agreement with Consultant for the provision of the Services from Consultant in an amount not to exceed \$107,100 (“**Agreement**”); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into the Agreement with Consultant;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AGREEMENT. The Village Council hereby approves the Agreement in a form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Agreement after receipt by the Village Manager of two executed copies of the final Agreement from Consultant; provided, however, that if the Village Manager does not receive two executed copies of the final Agreement from

Consultant within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Agreement will, at the option of the Village Council, be null and void.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21 day of October, 2025, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk

**VILLAGE OF WINNETKA
PROFESSIONAL SERVICES AGREEMENT**

This **PROFESSIONAL SERVICES AGREEMENT** ("**Agreement**") is dated as of the 10th day of October, 2025, and is by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation ("**Village**"), and the Consultant identified in Section 1.A of this Agreement.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to perform and to provide all necessary professional consulting services to perform the work in connection with the project identified below:

Consultant Name ("Consultant**"):** **GSG CONSULTANTS, INC.**

Address: **735 REMINGTON ROAD SCHAUMBURG, IL 60173**

Telephone No.: **__630-994-2610__**

Email: **__asassila@gsg-consultants.com__**

Project Name/Description: **Retaining Wall Design & Construction Services**

Agreement Amount: **\$107,100**

B. Project Description. **Retaining Wall Design & Construction Services**, as more fully described in the proposal attached to this Agreement as **Exhibit A ("**Proposal**")**.

C. Representations of Consultant. The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the consulting services that are set forth in the Proposal ("**Services**") in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Term. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties ("**Commencement Date**"). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services or upon termination of this Agreement by the Village, but in no event later than the date that is 365 days after the Commencement Date ("**Time of Performance**").

D. Reporting. The Consultant shall regularly report to the Village Manager, or her designee, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount paid by the Village for the Services pursuant to this Agreement shall not exceed the amount identified as the Agreement Amount in Section 1.A of this Agreement. No claim for additional compensation shall be valid unless made in accordance with Sections 3.D or 3.E of this Agreement.

B. Invoices and Payment. The Consultant shall submit invoices in an approved format to the Village for costs incurred by the Consultant in performing the Services. The amount billed in each invoice for the Services shall be based solely upon the rates set forth in the Proposal. The Village shall pay to the Consultant the amount billed within 60 days after receiving such an invoice.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit the Village to inspect and audit all data and records of the Consultant for work done pursuant to this Agreement. The records shall be made available to the Village at reasonable times during the term of this Agreement, and for one year after the termination of this Agreement.

D. Claim In Addition To Agreement Amount.

1. The Consultant shall provide written notice to the Village of any claim for additional compensation as a result of action taken by the Village, within 15 days after the occurrence of such action.

2. The Consultant acknowledges and agrees that: (a) the provision of written notice pursuant to Section 3.D.1 of this Agreement shall not be deemed or interpreted as entitling the Consultant to any additional compensation; and (b) any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Section 8.A of this Agreement.

3. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the work required to complete the Services under this Agreement, as determined by the Village, without interruption.

E. Additional Services. The Consultant acknowledges and agrees that the Village shall not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement

(***“Additional Services”***), regardless of whether such Additional Services are requested or directed by the Village, except upon the prior written consent of the Village.

F. Taxes, Benefits, and Royalties. Each payment by the Village to the Consultant includes all applicable federal, state, and Village taxes of every kind and nature applicable to the Services, as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits, and all costs, royalties, and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty, or fee are hereby waived and released by the Consultant.

G. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in the Proposal shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassignment, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved in advance by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village and consistent with commonly accepted professional practices, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement, or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term “**Confidential Information**” shall mean information in the possession or under the control of the Village relating to the technical, business, or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (1) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of such information to the Consultant pursuant to this Agreement (“**Time of Disclosure**”); (2) to have been in the public domain prior to the Time of Disclosure; (3) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (4) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access, or be directly or indirectly exposed, to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Village. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF SERVICES AND INDEMNIFICATION.

A. Representation and Certification of Services. The Consultant represents and certifies that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. Indemnification. The Consultant shall, and does hereby agree to, indemnify, save harmless, and defend the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 6.A of this Agreement.

C. Insurance. The Consultant shall provide, at its sole cost and expense, liability insurance in the aggregate amount of \$1,000,000, which insurance shall include, without limitation, protection for all activities associated with the Services. The insurance shall be for a minimum of \$1,000,000 per occurrence for bodily injury and \$1,000,000 per occurrence for property damage. The Consultant shall cause the Village to be named as an additional insured on the insurance policy described in this Section 6.C. Not later than 10 days after the Commencement Date, the Consultant shall provide the Village with either: (a) a copy of the entire insurance policy; or (b) a Certificate of Insurance along with a letter from the broker issuing the insurance policy to the effect that the Certificate accurately reflects the contents of the insurance policy. The insurance coverages and limits set forth in this Section 6.C shall be deemed to be minimum coverages and limits, and shall not be construed in any way as a limitation on the Consultant's duty to carry adequate insurance or on the Consultant's liability for losses or damages under this Agreement.

D. No Personal Liability. No elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed: (1) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (2) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no elected or appointed Village official, employee or agent has a personal financial interest in the business of the Consultant or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Consultant nor any person employed or associated with Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Consultant nor any person employed by or associated with Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue, unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed, which shall be determined on the basis of the rates set forth in the Proposal.

E. Compliance With Laws and Grants.

1. **Compliance with Laws.** The Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including, without limitation: any applicable prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* The Consultant shall also comply with all conditions of any federal, state, or local grant received by the Village or the Consultant with respect to this Agreement or the Services. Further, the Consultant shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act.

2. **Liability for Noncompliance.** The Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with the Consultant's, or any of its subcontractors, performance of, or failure to perform, the Services or any part thereof.

3. Required Provisions. Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

F. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("***Event of Default***"), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement after the effective date of termination.

3. Withholding of Payment by Village. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

G. No Additional Obligation. The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

H. Village Council Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to, vendors shall be subject to the approval of the Village Council. For purposes of this Section 7.H, "vendors" shall mean entities engaged in subcontracts for the provision of additional services directly to the Village. The Village shall not be liable to any vendor or third party for any agreements made by the Consultant without the knowledge and approval of the Village Council.

I. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance and completion of the Services and with any other consultants engaged by the Village.

J. News Releases. The Consultant shall not issue any news releases, advertisements, or other public statements regarding the Services without the prior written consent of the Village Manager.

K. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received from the Village by the Consultant in connection with any or all of the Services to be performed under this Agreement ("**Documents**") shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village.

L. GIS Data. The Village has developed digital map information through Geographic Information Systems Technology ("**GIS Data**") concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. Limited Access to GIS Data. The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

a. Trade Secrets of the Village. The GIS Data constitutes proprietary materials and trade secrets of the Village, and shall remain the property of the Village;

b. Consent of Village Required. The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village Manager;

c. Supply to Village. At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

d. No Guarantee of Accuracy. The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. Discontinuation of Use. At such time as the Services have been completed to the satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever, and remove the GIS Data from all of the Consultant's databases, files, and records; and, upon request, an authorized representative of the Village shall be afforded

sufficient access to the Consultant's premises and data processing equipment to verify compliance by the Consultant with this Section 7.L.3.e.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by the Village and the Consultant in accordance with all applicable statutory procedures.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Village, the Consultant, and their agents, successors, and assigns.

D. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered (1) personally, (2) by a reputable overnight courier, or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier, as evidenced by a receipt of deposit; or (c) four business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 8.D, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to the other party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: Village Manager

With a copy to:

Elrod Friedman LLP
325 N. LaSalle, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

GSG Consultants, Inc._____
735 Remington Road_____
Schaumburg, IL 60173_____

With a copy to:

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the Village.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

G. Time. Time is of the essence in the performance of all terms and provisions of this Agreement.

H. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

I. Governing Laws. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

J. Authority to Execute.

1. **The Village.** The Village hereby warrants and represents to the Consultant that the persons executing this Agreement on its behalf have been properly authorized to do so by its corporate authorities.

2. **The Consultant.** The Consultant hereby warrants and represents to the Village that the persons executing this Agreement on its behalf have the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties to this Agreement and supersedes all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

L. Waiver. Neither the Village nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the Village or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the Village's or the Consultant's right to enforce such rights or any other rights.

M. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

N. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

O. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

P. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

Q. Exhibits. Exhibits A through ____ attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an Exhibit and the text of this Agreement, the text of this Agreement shall control.

R. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

S. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement this tenth day of October 2025.

ATTEST:

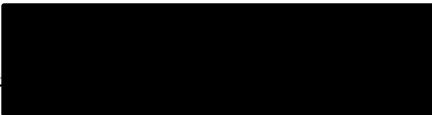
VILLAGE OF WINNETKA

By: _____
Village Clerk

By: _____
Village Manager

ATTEST:

CONSULTANT

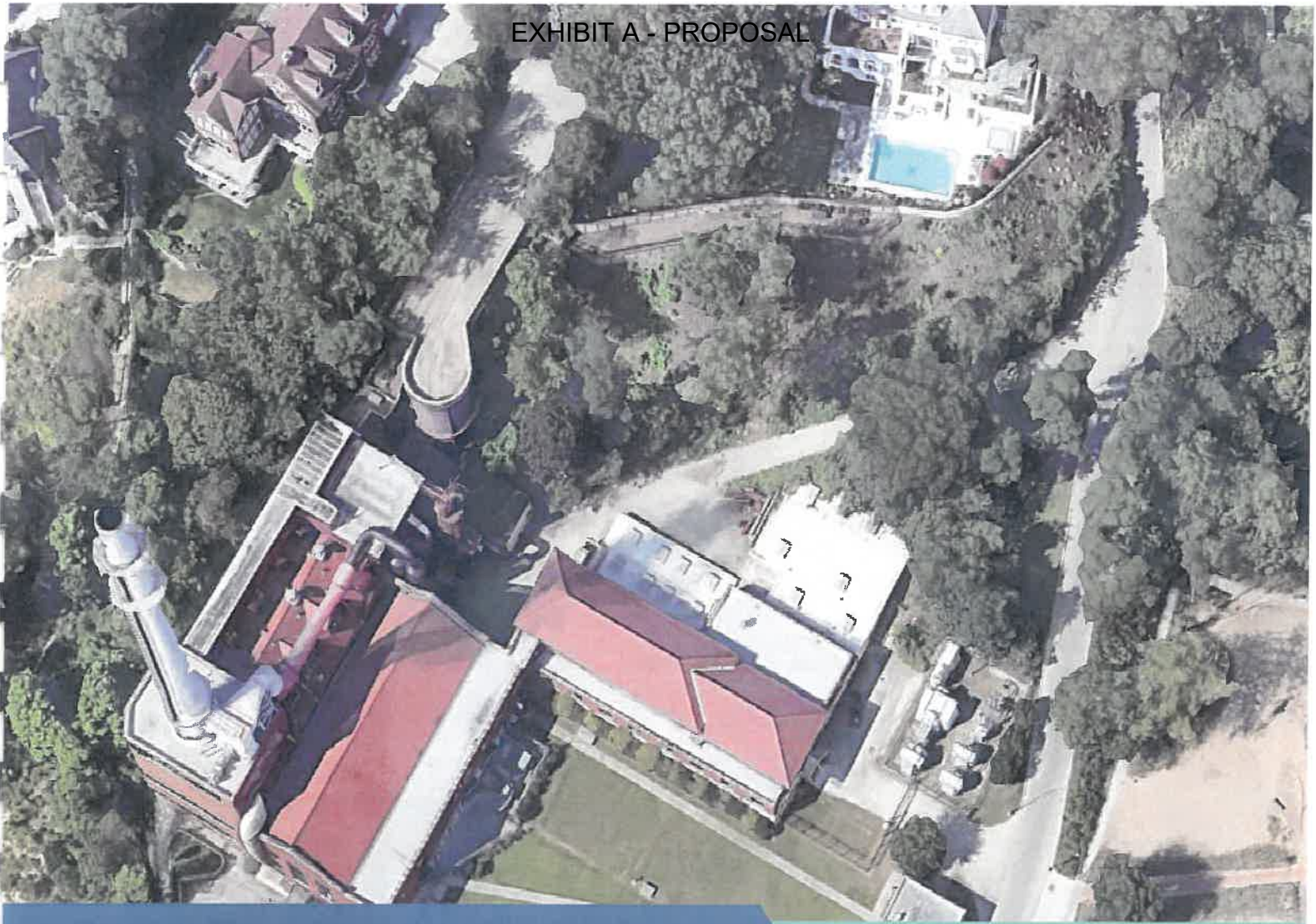
By: _____


By: _____


Title: Sr. Marketing Coordinator

Its: Principal _____

EXHIBIT A
PROPOSAL



Village of Winnetka, IL



Request for Proposal #025-004 Retaining Wall Design & Construction Services for the Water & Electric Plant



735 Remington Road
Schaumburg, IL 60173
630-994-2600 | gsg.consultants.com



1. Executive Summary



EXHIBIT A - PROPOSAL

735 Remington Road
Schaumburg, IL 60173
Tel: 630.994.2600
www.gsg-consultants.com

September 22, 2025

Village of Winnetka
Dell Duckworth
Assistant Finance Director
510 Green Bay Road
Winnetka, IL 60093

**Re: Request for Proposal – RFP #025-004
Retaining Wall Design & Construction Services for the Water &
Electric Plant**

Dear Mr. Duckworth,

GSG Consultants, Inc. (GSG) is pleased to submit our Request for Proposal to provide professional engineering services for the Village of Winnetka for the above-named RFP. We understand the focus of this project is to design and install a retaining wall and provide needed drainage improvements to mitigate the erosion that has occurred at the western edge of the driveway to the Electric Plant. Additional work for this project will include a comprehensive topographic survey, permit applications, document preparation, utility coordination, related geotechnical boring and environmental sampling in the early stages of the project, bidding assistance and weekly construction observation to document progress and address any questions from the selected contractor.



Executive Summary

GSG proposes addressing the concerns of erosion from the steep slope by designing an aesthetically pleasing and cost-efficient retaining wall along the west side of the driveway. As part of the design, we will review the existing drainage system for the driveway and the plant and provide a new design along with recommended cleaning and new drainage for the retaining wall to eliminate erosion on the west side of the drive.

GSG employs all of the technical staff for this project, therefore it will control the project schedule from start to finish. All coordination will be with staff in the Schaumburg office which will eliminate the need to work with other consultants and their obligations to other projects.

GSG intends to immediately begin working on this project and provide plans for review by the Village at the 65%, 90% completion and final bidding documents. We estimate that the project could be fully constructed by the end of July 2026.

GSG is a Hispanic-owned MBE/DBE firm with headquarters in Schaumburg, IL. Since 1992, we have served both county and municipal clients throughout Illinois and are proud of our reputation as a preferred service provider through our quality service and high standards. Our staff includes over **160 technical professionals** who collectively have centuries of experience supporting various agencies and municipalities, **32 of whom are licensed professional engineers**.

Integrity | Quality | Reliability

EXHIBIT A - PROPOSAL

GSG has completed numerous similar projects across the Chicagoland area for various clients to include IDOT, The Illinois Tollway and other Public Agencies, and are eager to bring this project from kickoff to closeout. Some of our more recent projects of a similar scope include:

- Village of Vernon Hills – Centennial Crossing Retaining Walls
- Illinois State Toll Highway Authority – Union Pacific Railroad, Three Retaining Walls Design
- Illinois State Toll Highway Authority – UPRR Bridge Over Grand Avenue Retrofitting
- Metropolitan Water Reclamation District – Addison Creek, Earth Retaining Wall Design

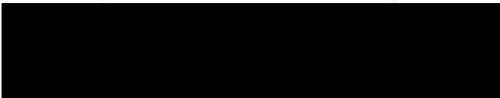
Our team of comprehensive, experienced, and diverse professionals bring the following benefits to the Village of Winnetka:

- ✓ **Project Understanding and Approach:** Our successful history of delivering these types of projects stems from continual refinement of our management and technical strategies coupled with innovative solutions. We take ownership to solve our clients' problems and ensure that our work exceeds their expectations.
- ✓ **Experience and Availability of Key Personnel:** Our team is well-versed in documenting compliance with contract documents and agency requirements and takes a proactive approach to effective communication. *The staff assigned to this project were handpicked due to their history of success, expertise, availability, and ability to deliver excellence.*
- ✓ **Capacity to Perform:** GSG has been focused on serving the public sector for over 30 years. We have served dozens of state and local municipal clients throughout Illinois. In many cases, these services have been continuous for over 20 years. This longevity attests to the high caliber of our services and our commitment to our clients.

We appreciate the opportunity to submit this Request for Proposal for your consideration and look forward to working with the Village of Winnetka. Should you have any questions or require additional information, please contact me via phone at (630) 994-2610 or via email at asassila@gsg-consultants.com.

Sincerely,

GSG Consultants, Inc.



Ala Sassila, PhD, PE
Principal

2. Content Requirement

Project Understanding

GSG Consultants, Inc. (GSG) is pleased to submit its qualifications and proposal for the Retaining Wall Design & Construction Services for the Water & Electric Plant project. The scope of work encompasses a topographic survey of the area, Geotechnical and Environmental testing of the surrounding soils, Civil and Structural plans for the design of the new wall, permitting, and Construction Administration Services. Wall will be situated at a minimum of 5' west of the existing driveway and possibly further in order to attempt to balance the earthwork to limit haul off of excess soils, and will include drainage improvements to the existing on site storm sewer system and provide drainage from the backside of the wall to eliminate future erosion issues and plugging of the storm sewers.

Project Approach

The overall project scope includes investigations and/or studies, site survey, developing engineering plans and bid documents, and obtaining all necessary permits to complete the retaining wall construction. GSG offers the following advantages:

- ✓ **Depth of Resources and Expertise:** We will complete the entire investigation and studies and develop the design plan without using any subconsultants. This will result in streamlined communications and efficiency in delivering the project.
- ✓ **Innovative Approach.** Our approach will focus on economics for determining the best course of action. Our proposed staff and team have a history of providing innovative solutions to reduce project costs, reduce construction time, and/or improve life cycle impacts.



Project Management. Managing projects is much more than just meeting budgets and schedules, although those aspects are certainly important. Effective project management is also about communicating, engaging, collaborating, and problem-solving. Our team leaders have a history of successfully delivering similar projects. Our overall project management approach includes developing a communication plan, tracking schedules and costs, preparing project reports, and providing quality control reviews.

• Data Collection (Topo Survey, Geotechnical and Environmental Soil samples)	November 2025
• Preliminary Plan and Wall Type	December 2025
• 65% PS&E Documents	January 2026
• 90% PS&E Documents	February 2026
• Bid Documents	March 2026
• Bid Award	April 2026
• Construction Start	April 2026
• Substantial Completion	June 2026
• Project Closeout	July 2026

Information to be included in final qualification documents include geotechnical and environmental reports, plans, specifications and cost estimates.

EXHIBIT A - PROPOSAL

Communication. The key factor to all successful projects is typically rooted in strong communication between the project manager and the project team. Our project manager, **William Cussen, PE**, will build a partnership with the Village project manager, focused on responsiveness, and clear, concise communications. The following are communication methods that our team will execute:

- **Monthly Project Update:** this will be a one-page project update that will include project activities, project achievements, project challenges/risks, task progress, and action items/task list of upcoming meetings.
- **Project Documentation:** we will follow-up phone conversations and project decisions by email in addition to minutes of project meetings.
- **Project Team Meetings:** we will hold an internal weekly meeting, and we will meet with the Village project manager whenever required and frequency set by the Village's project manager.

Schedule. Once the Notice to Proceed is issued, we will conduct a kick-off meeting with the project team and the project manager to establish a detailed project schedule. We have the availability, capacity, and depth of resources to meet the requirements and milestones for the project. Our project manager will mitigate specific critical path elements that could potentially impact the schedule and develop a project plan with the Village's project manager to implement these elements into the overall project schedule.

Quality Assurance/Quality Control (QA/QC) Plan. Each project at GSG, regardless of the size, begins with the creation of a customized Project Quality Plan (PQP). Each PQP includes the plan for identifying what will be checked on the project, at what milestone it will be checked, and how it will be checked (electronic, red/yellow highlights, calculation checks, etc.) GSG believes strongly in quality and believes that checking things needs to happen at the right time, with the right level of a technical person, and to the right level of detail for a given milestone. All staff are expected to check their own work on a continuous basis. Formal detail checking procedures are applied to the project plans prior to submission to our client.

The checker is an individual different from the originator with equal or greater experience. Every milestone deliverable that is released to IDOT will go through our Quality Assurance process, which is completed by senior engineers who are not part of the project team.

Data Collection.

The initial step of the project will be to collect all available data from the Village records based on the limits of the project. We will review the available data and will determine in consultation with the Village the specific requirements of the project.

Field Survey / Field Investigation.

We will undertake a comprehensive topographic survey of the project site, serving as the base for plan sheets, contract document preparation, permit applications, and construction layout. Additionally, GSG will proactively engage with utility companies operating within the vicinity, requesting their atlases to incorporate vital utility information into the field survey upon its completion.

We will also perform the geotechnical boring and environmental sampling in the early phase of the projects. GSG will provide an environmental report for the soils to be disturbed and potentially disposed of as well as a Geotechnical report to assist in the design of the new walls.

Prepare Design Plans, Contract Documents, and Cost Estimate.

We will prepare a Phase II design plan for the retaining wall. The design plan will be developed in coordination with the Village and in accordance with any agencies that have jurisdiction over the project area. We will prepare and submit 65%, 90% and final design plans, specifications, and construction cost estimates (PS&E) for the retaining wall project.

EXHIBIT A - PROPOSAL

Our experienced team is proficient in utilizing either Civil 3-D or MicroStation, adapting to the specific software requirements dictated by the Village, to ensure the precise development of the design plan in line with project expectations.

Project Permits.

We will coordinate with various permitting agencies in the early stage of the project to ensure that all required information for the permit is gathered during the investigation/data collection stage of the project. We will coordinate with the Village and any regional agencies to acquire all necessary permits and approvals. We will prepare and submit the permit set and associated document in coordination with the Village.

Bidding

We will provide the Village with both a hard copy and an electronic version of the final contract documents for the project bidding process. Throughout the bidding phase, we will promptly address any inquiries from potential contractors and, if necessary, generate and distribute addenda to ensure clarity and completeness in the bidding process.

We will assist the Village with responses to RFI's during bidding and construction, attend a preconstruction meeting with the successful construction contractor's team and develop a punch list at the end of the construction phase. We will continue to stay involved and assist the Village until all punch list items have been addressed.

As-Builts

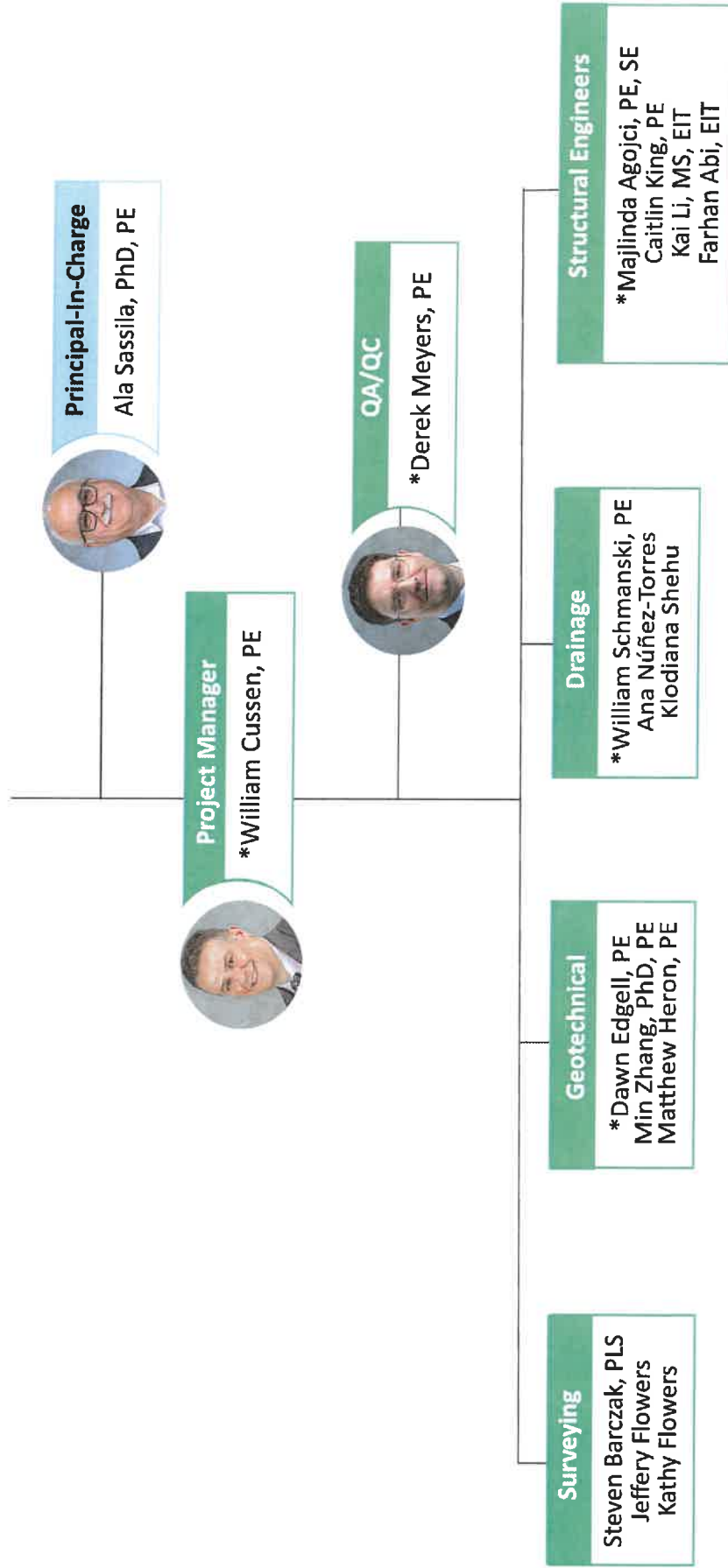
GSG will prepare an as-built survey of all of the improvements and provide both paper and electronic copies to the Village at the completion of the project.



3. Qualifications

Village of Winnetka
Request for Proposal #025-004
Retaining Wall Design & Construction
Services for the Water & Electric Plant

**Key Personnel Resumes Included*





Village of Vernon Hills – Centennial Crossing Retaining Walls



Project Description

The Village of Vernon Hills wanted to reconstruct several retaining walls at the Centennial Crossing Pond. The existing walls were in poor condition due to water flow overtopping the existing wall. Rehabilitation of the site included evaluation of the existing walls, regrading of the site, and design of new walls. The walls were relocated to the top of the slope and drainage solutions were provided to remediate the overtopping flow.

Scope of Services

GSG's Engineering Services included:

- Survey of existing topography utilizing LiDAR, drones, and traditional survey methods
- GSG's scope included evaluating whether rehabilitation or new walls would best accomplish the village's project goals. New walls were designed with a comprehensive site grading plan, ensuring flow would be directed around the sides of the walls
- Included in this project was design of the landscaping on site including varied plantings based on the expected water levels and slopes

PROJECT OWNER

Village of Vernon Hills

CLIENT

Village of Vernon Hills
Christopher Venatta
Phone: (847) 918-3544
Christopherv@vhills.org

PROJECT LOCATION

Centennial Crossing Pond

SERVICES

Topographic Survey
Geotechnical Engineering
Erosion Control and Landscaping
Structural Design
Site Design

KEY STAFF

Ala Sassila, Ph.D., PE
Project Director
Steven Barczak, PLS
Survey Manager
William Cussen
Project Manager
Derek Meyers
Project Engineer
Rachel Miller
Geotechnical Engineer

PROJECT DURATION

December 2023 – November 2024

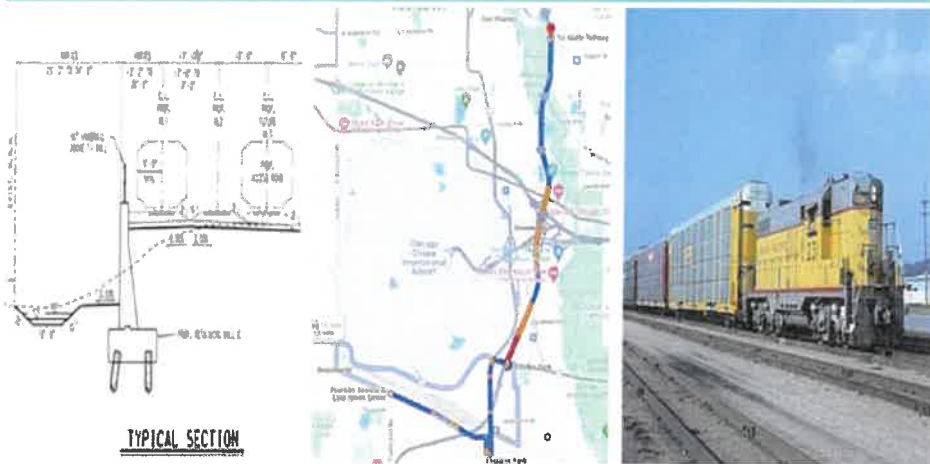
CONTRACT VALUE

\$78,000





Illinois State Toll Highway Authority — Union Pacific Railroad Three Retaining Walls Design — Contract UP01-B



Project Description

The project involves widening and reconstructing the Tri-State Tollway Interstate 294 [I-294] from south of North Avenue to Wolf Road Station, as part of the Elgin O'Hare Western Access (EOWA) Project, Contract I-15-4656. This project involves constructing a new roadway from I-490, extending north from I-294 along the southern and western sides of O'Hare Airport, and making various ramp and secondary road improvements. Along with these EOWA program enhancements, a portion of the Union Pacific Railroad (UPRR) main line is scheduled to be relocated.

Scope of Services

GSG completed the Phase II engineering work, which included the following:

- Conduct the assessment according to the requirements of the Tollway's Design Section Engineer's Manual, AREMA, and Union Pacific Railroad-BNSF Railway: Guidelines for Railroad Grade Separation Projects.
- Prepare contract plans, calculations, and specifications for the proposed retaining wall.
- Design the semi-gravity reinforced concrete wall supported by driven piles as a retaining wall according to geotechnical recommendations.
- Design three earth retaining walls with a total length of 950 feet.
- Design the exposed wall height ranging from 5 feet to 32 feet.
- Design the three walls with a maximum exposed height of 32 feet.
- Design the proposed retaining walls to withstand the live load surcharge and Cooper E-80 railroad live load according to the AREMA manual for railway engineering.

PROJECT OWNER

Illinois State Toll Highway
Authority/Union Pacific Railroad

CLIENT

Primera Engineers
Mr. Rob Deming, PE
Transportation Department Manager
550 W Jackson Blvd #600
Chicago, IL 60661
312.242.6414
rdeming@primeraeng.com

PROJECT LOCATION

Union Pacific Railroad
I-294 to I-90
Tri-State Tollway & Franklin/Green St.
Franklin Park, IL

SERVICES

Phase II Design Services

KEY STAFF

Ala Sassila, PhD, PE
Principal

PROJECT DURATION

October 2020–May 2021

CONTRACT VALUE

\$175,000



Civil Engineering

Illinois State Toll Highway Authority UPRR Bridge Over Grand Avenue Retrofitting



Project Description

The project included the new parking facility on the west side of Kilbourn Ave., in Chicago, Illinois. The western part of the property would stay as a gravel storage area. IFI wanted to pave that area with asphalt. GSG prepared plans for the entire site, including heavy-duty truck pavement for the area west of the car park.

Scope of Services

The work under this contract included, but was not limited to, the following:

- Provided Phase II engineering services in accordance with the Tollway's Design Section Engineer's Manual, AREMA, and Union Pacific Railroad-BNSF Railway: Guidelines for Railroad Grade Separation Projects.
- Prepared contract plans, design calculations, and specifications for retrofitting the existing UPRR Bridge over Grand Ave. The existing tracks were raised by approximately 9 inches as part of the project. To retain additional ballast, the existing walls were extended by 4 feet, retainer steel plates were installed on the existing girders, and new concrete stairs were added to meet ADA requirements.
- Constructed the UPRR Bridge over Grand Avenue and extended the Addison Creek Culvert in the UPRR North Proviso Yard.
- Constructed associated retaining walls.

PROJECT OWNER

Illinois State Toll Highway Authority /
Union Pacific Railroad

CLIENT

WSP USA/Formerly Knight E/A
Mr. John Trotta, VP
30 N. LaSalle Street, Suite 4200
Chicago, IL 60602
312.803.6536
John.trotta@wsp.com

PROJECT LOCATION

Franklin Park, IL

SERVICES

Civil Design Engineering
Structural Design
• Retrofitting the Existing Grand Avenue Bridge

KEY STAFF

Ala Sassila, PhD, PE
Principal
William J. Cussen, PE, LEED AP
Civil Design Manager
William L. Schmanski, PE
Senior Project Manager

PROJECT DURATION

March 2022–2023

CONTRACT VALUE

\$16,000



MWRD – 3,970 LF of Retaining Walls (12 locations) Addison Creek: The Earth Retaining Wall Design



Project Description

The earth-retaining wall was necessary along the stream bank of Addison Creek. The project aimed to address the issue of stream bank erosion and its negative impact on the flow of Addison Creek.

Scope of Services

GSG's civil engineering services consisted of the following:

- Designed the earth-retaining walls.
- Designed a soldier pile wall based on geotechnical recommendations for the retaining wall design.
- Designed 12 retaining walls with a total length of 3,969 linear feet. Some walls were designed to accommodate parking loads immediately adjacent to them. Several walls included utility penetrations and storm sewers discharging into the creek.
- Prepared cost estimates and specifications for the project, along with the design plans and calculations.

PROJECT OWNER

**Metropolitan Water Reclamation
District of Greater Chicago**

CLIENT

Hey and Associates, Inc.
Mr. Patrick M. Lach, PE, CFH
Senior Civil Engineer
8755 W. Higgins Road, Suite 835
Chicago, IL 60631
773.692.9200
plach@heyassoc.com

PROJECT LOCATION

Addison Creek, Cook
County, IL

SERVICES

Retaining Wall Design

KEY STAFF

Ala Sassila, PhD, PE
Principal
Angel Nieves
CAD Designer

PROJECT DURATION

October 2019-October 2020

CONTRACT VALUE

\$121,579.58





4. Resource Requirements



Owner's Resource Requirements

GSG's Project Manager will work with the assigned Project Manager and meet bi-weekly or less frequently with Village's Project Manager to update the Village on the progress of the project.

GSG will request all available existing data from the Village's Project Manager and coordinate any site access for surveys, geotechnical borings, environmental borings and site review by the design staff.



5. Project Schedule

Village of Winnetka Retaining Wall Design & Construction Services for the Water & Electric Plant												
	2025				2026							
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
Notice to Proceed												
Kick-off Meeting												
Assessment												
Survey & Geotech												
65% Plan												
Village Review												
90% Plan												
Village Review												
100% Plans												
Bidding												
Construction Support												
As-Builts												

*Data Collection Includes: Topographic Survey and Review of Village GIS data.



6. Cost Proposal

EXHIBIT A - PROPOSAL

RETAINING WALL DESIGN & CONSTRUCTION SERVICES FOR THE WATER & ELECTRIC PLANT					
SUMMARY OF FEES BY TASK					
ITEM		HOURS	LABOR	DIRECT COSTS	TOTAL
TASK 1	ASSESSMENT	20	\$2,900		\$2,900
TASK 2	TOPOGRAPHIC SURVEY	64	\$8,280		\$8,280
TASK 3	GEOTECHNICAL INVESTIGATION	64	\$9,400	\$5,000	\$14,400
TASK 4	ENVIRONMENTAL	64	\$8,380	\$4,800	\$13,180
TASK 5	PLANS, SPECIFICATIONS AND ESTIMATE	304	\$45,800		\$45,800
TASK 6	BIDDING	40	\$5,800		\$5,800
TASK 7	CONSTRUCTION	100	\$12,300		\$12,300
TASK 8	AS-BUILTS	32	\$4,440		\$4,440
	TOTAL PROPOSAL COST	688	\$97,300	\$9,800	\$107,100



Agenda Item Executive Summary

TITLE: Tower Court Condos Concept Review

PRESENTER: Ann Klaassen

AGENDA DATE: October 21, 2025

CONSENT: No

ITEM TYPE: Presentation

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

On October 21, 2025, the Village Council is scheduled to consider a **planned development concept plan application** filed by OKW Architects (the "Applicant"), as the designee of the property owner, Tower Court Winnetka LLC (the "Owner"), who owns 901-905 Green Bay Road and 1007-1011 Tower Court. The Owner also has under contract 907-909 Green Bay Road and 911-913 Green Bay Road, which together with the other properties make up the Subject Property. The Applicant is also the designated architect for the project.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed-use planned development** for the Subject Property, which consists of the following elements:

1. Ground floor level of approximately 15,400 square feet of commercial space;
2. Approximately 15 residential condominium units on the three upper levels; and
3. A total of 36 parking spaces consisting of 7 spaces at street level and 29 spaces on the lower (underground) level.

Attached is a separate staff report providing further details regarding the Applicant's request. Included in the staff report and attachments is additional information regarding the Applicant.

RECOMMENDATION:

At the October 21, 2025, Village Council meeting, staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed mixed-use development.

ATTACHMENTS:

1. Memorandum: Tower Court Condos Concept Plan
2. Applicant's Concept Plan Application Materials
3. Existing Photos of Subject Property



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: OCTOBER 15, 2025
SUBJECT: 901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT
TOWER COURT CONDOMINIUMS - PLANNED DEVELOPMENT
CONCEPT PLAN REVIEW (CASE NO. 25-19-PD)

INTRODUCTION

On October 21, 2025, the Village Council is scheduled to consider a **planned development concept plan application** filed by OKW Architects (the “Applicant”), as the designee of the property owner, Tower Court Winnetka LLC (the “Owner”), who owns 901-905 Green Bay Road and 1007-1011 Tower Court. The Owner also has under contract 907-909 Green Bay Road and 911-913 Green Bay Road, which together with the other properties make up the Subject Property. The Applicant is also the designated architect for the project.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed-use planned development** for the Subject Property, which consists of the following elements:

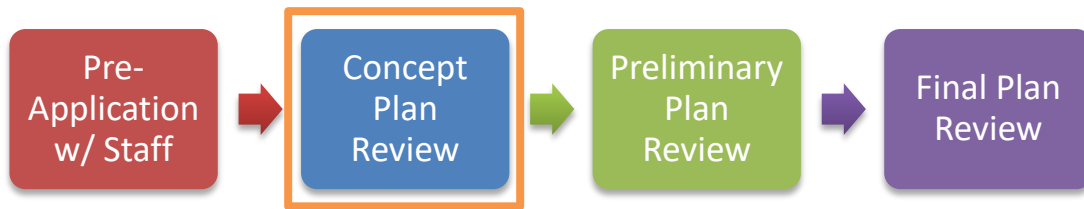
- a) Ground floor level of approximately 15,400 square feet of commercial space;
- b) Approximately 15 residential condominium units on the three upper levels; and
- c) A total of 36 parking spaces consisting of 7 spaces at street level and 29 spaces on the lower (underground) level.

A Planned Development is required to construct a new building on parcels that have a combined area of at least 10,000 square feet and are located in either of the multifamily residential zoning districts or the commercial zoning districts. The Applicant’s concept plan application materials are included in **Attachment 2**.



Figure 1
Proposed Concept Plan – Conceptual Green Bay Road Elevation

The purpose of the Village Council’s review of the concept plan application is to broadly acquaint the Council with the Applicant’s proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application.



After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a notice would be published in the local newspaper, and a sign would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies’ findings and recommendations on the preliminary plan and vote to grant, deny, or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan must then be submitted for the Village Council’s consideration. If the Council finds the final plan substantially conforms to the approved preliminary plan, the Council will approve the final plan.

PROPERTY DESCRIPTION

The Subject Property, which consists of four parcels, is approximately 0.69 acres in size, and is generally located on the east side of Green Bay Road, between Tower Road and Gage Street (Figure 2). Tower Court runs along the rear (east) property line. The existing buildings on the site are a mix of commercial, mixed use, and residential buildings. Current commercial tenants of the various buildings include Rebel House Design, Red Spade Environments, Bella Bleu Bridal, Alexandra Kaehler Design, Munder Skiles Exterior Furniture, and Europa Motors. Photos of the Subject Property are provided in **Attachment 3**.



Figure 2 – Aerial Map

The 1007-1011 Tower Court parcel is zoned D – Light Industrial, the 907-911 and 911-913 Green Bay Road parcels are zoned C-2 General Retail Commercial, with a portion located in the C-2 Overlay District as shown in Figure 3. Finally, the remaining 901-905 Green Bay Road parcel is split between C-2 General Retail Commercial, with a portion located in the C-2 Overlay District, and D – Light Industrial at the rear of that property.

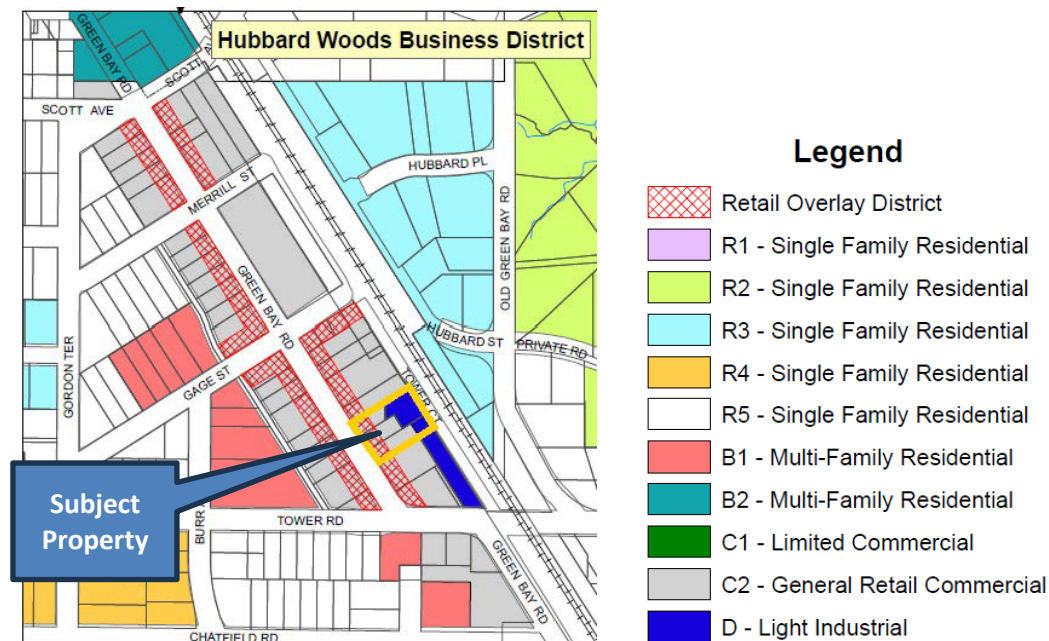


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown in Figure 4.

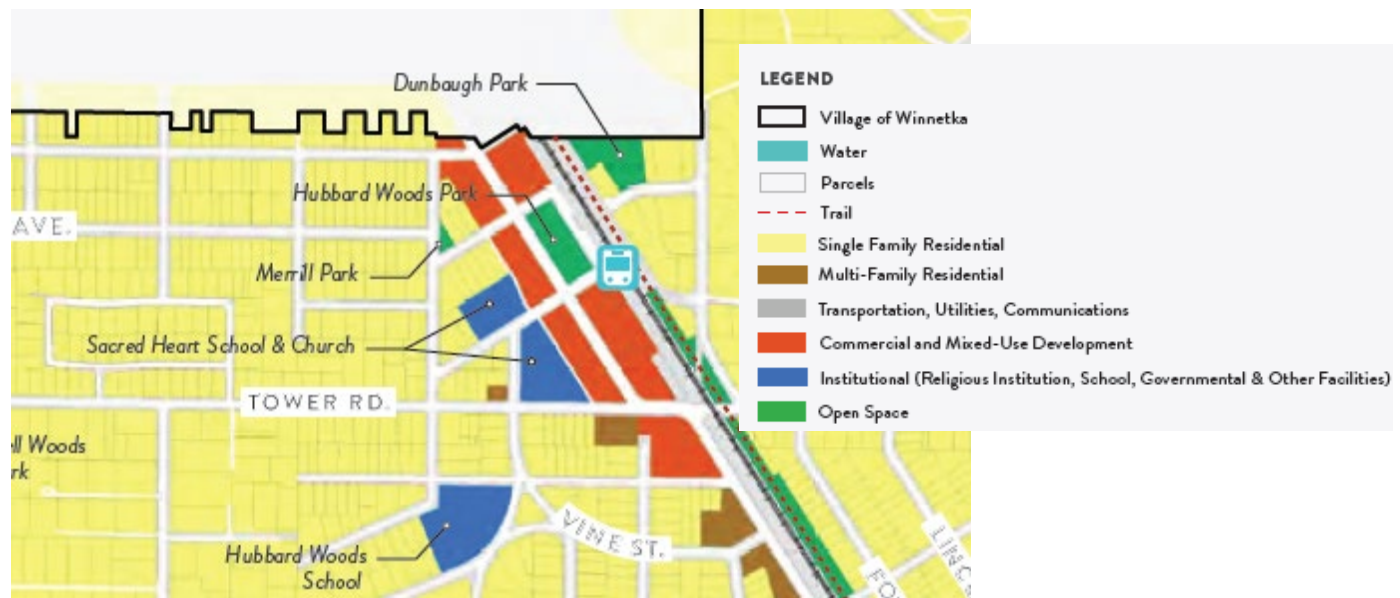


Figure 4 - Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

PROPOSED PLAN

The Applicant is proposing the consolidation of four parcels to develop a new four-story mixed-use building and has submitted a concept plan for consideration by the Village Council. The proposed redevelopment calls for the following:

- 15,410 square feet of ground level commercial space;
- 15 residential units on levels 2-4; and
- 36 parking spaces; 7 at street-level and 29 on the lower-level (underground).

The residential units would be accessed by a lobby off of a drive-aisle along the south side of the building. There would also be pedestrian access along this drive-aisle between Green Bay Road and Tower Court. The lower-level parking for the residential tenants would also be accessed from this drive-aisle. The proposed drive-aisle would be one-way eastbound; vehicles would enter from Green Bay Road and exit onto Tower Court. The Applicant anticipates residential units measuring 2,500 square feet to 5,000 square feet, with the possibility of larger units. All residential units would have outdoor living spaces. The fourth-floor units would also have private access to the penthouse level with private rooftop terraces.

The commercial space would front on Green Bay Road and along the drive-aisle. The Applicant has identified Rebel House as a tenant along Green Bay Road, in the northwest corner of the commercial space. The plan also calls for a covered arcade, or outdoor seating area, for use by commercial tenants, on the south side of the building along the pedestrian access and drive-aisle. There is a loading and trash area identified in the northeast corner of the building that would be accessed from Tower Court.

The 7 street-level parking spaces would be parallel spaces along the drive aisle. The Applicant intends for these spaces to be used by commercial tenants and guests of the residential units. The lower-level parking would accommodate parking for 29 vehicles, with the possibility of an additional 27 tandem-style parking spaces if residential condominium owners choose extra parking over optional storage space.

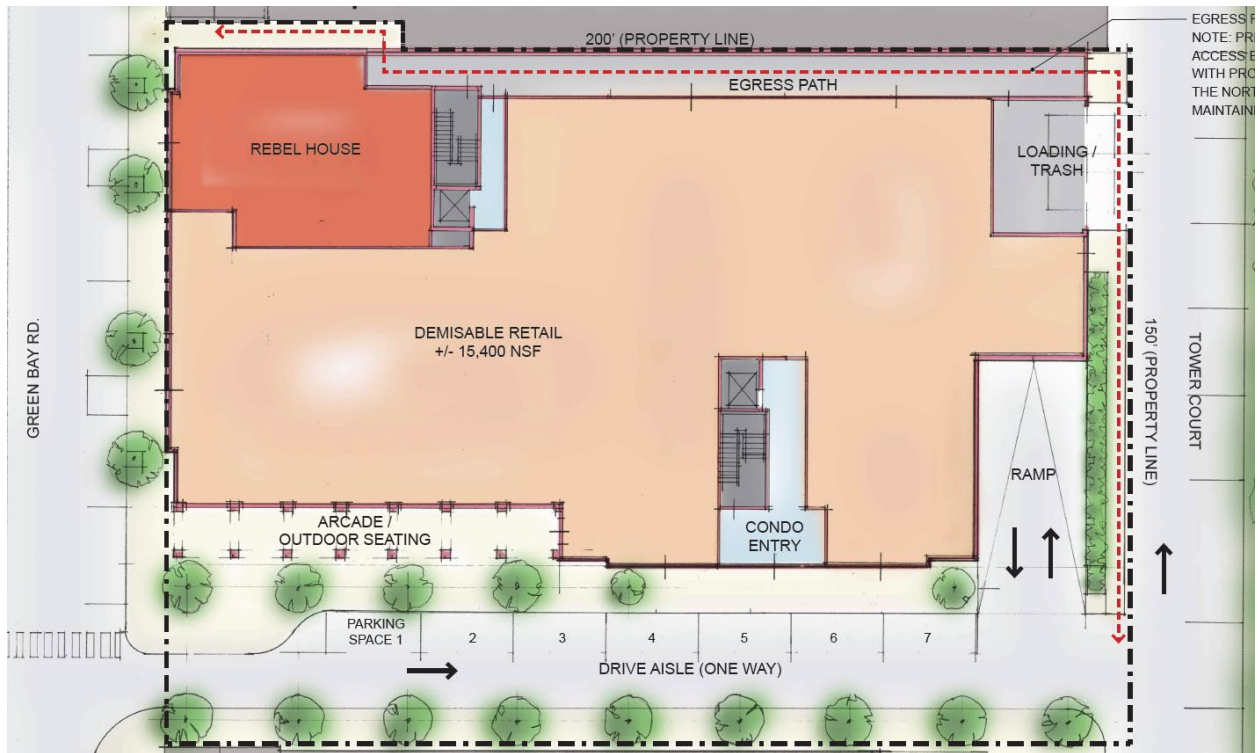


Figure 5 – Concept Plan – Ground Floor Plan

Development of the architecture of the project is still preliminary. The Applicant notes that the style will *“speak to the eclectic context of Hubbard Woods and compliment, not dominate the streetscape.”* The proposed building materials include brick and stone on all four sides. During the preliminary plan review process, the Applicant will need to provide further details regarding the design of all building facades.



Figure 6 – Concept Plan – Green Bay Road Elevation



Figure 7 – Concept Plan – Drive Aisle Elevation (South)

REQUIRED ZONING RELIEF

Based upon staff's initial review of the concept plan submitted to date, the following zoning and subdivision relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

- A. Approval of a Plat of Consolidation to create one Lot of Record;
- B. Map Amendment to rezone the 1007-1011 Tower Court parcel and a portion of the 901-905 Green Bay Road parcel from D-Light Industrial to C-2 General Retail Commercial;
- C. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following **special uses and exceptions** from the requirements of the Zoning Ordinance:
 - a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a four-story building with a penthouse that is 62'-0" to the top of the penthouse.
 - b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet from portions of the property line along Green Bay Road.
 - c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes a portion of the building to be setback less than three feet from a portion of the north property line.
 - d. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Green Bay Road property line.
 - e. The minimum required number of on-site parking spaces is 61; 30 spaces for the residential units and 31 for the commercial uses. The Applicant proposes a total of 36 spaces; 29 below-grade spaces for the residential units and 7 ground-level spaces for guest parking and commercial tenant use.
 - f. The proposed parking located on the ground-level requires special use approval.
 - g. The interior design office (Rebel House Design) on the ground level requires special use approval as a portion of the use would be located within Commercial Overlay District.

Given the development would consist of commercial space greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of gross floor area for the commercial space. For calculating the number of required parking spaces, gross floor area is "...measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off street-parking and loading..." A calculation of the commercial

gross floor area will be completed upon submittal of more detailed plans. Based on the concept plans submitted, the total square footage of first floor commercial space requires 31 on-site parking spaces. The Applicant is proposing 7 commercial spaces that would also be used as guest parking for the residential units; therefore, an exception is required.

With respect to the residential units, the Zoning Ordinance requires 1.25 spaces per 1-bedroom unit, 1.5 spaces per 2-bedroom unit, and 2 spaces per 3-bedroom unit. The Applicant is estimating 15 residential units and is proposing 29 parking spaces dedicated to the residential units. The size of the proposed units has not been specified. However, if all 15 units contain 3-bedrooms, 30 on-site parking spaces will be required. This shortage also contributes to the exception from the on-site parking requirements.

For reference, on October 6, 2020, the Village Council adopted Ordinance M-14-2020 granting a Special Use Permit to allow Rebel House, LLC to operate an interior design office at 901-905 Green Bay Road. This Special Use Permit is not transferable. To occupy commercial space within the first 50 feet of lot depth from the front property line along Green Bay, Rebel House will need to receive approval of a Special Use Permit.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 14 of the attached concept plan application materials the following:

- 1. The construction of a new and relevant structure replacing the existing collection of buildings, all in various stages of aging obsolescence, which currently occupy the site. Their purposes are fragmented, and the condition of the buildings require profound investment simply to bring them to current standards.*
- 2. The village has a need for the for-sale, single-level housing typology proposed for the property. These residents offer additional foot-traffic that does not currently exist, for the existing retail, restaurants, and services found in the neighborhood.*
- 3. The project offers modern, ground floor commercial environments to satisfy the current marketplace. This commercial amenity includes higher ceilings, less structural impediments, and the opportunity for indoor/outdoor integration of the spaces.*
- 4. The housing allows Winnetka residents to stay in the community as they downsize from their larger homes. It offers our friends and neighbors the chance to remain connected to their friends, clubs, faith communities, and the fabric of the village.*
- 5. The project will serve as a catalyst for streetscape improvements anticipated for the Hubbard Woods district and will contribute in those improvements as outlined in Teska's planning.*
- 6. The site will include a single lane, one way connection to the Tower Court alley to the east of the Green Bay Road properties. This cut-through serves as an opportunity to get traffic off Green Bay Road for the proposed valet drop-off for an anticipated restaurant tenant, a direct path to the front door of the condominiums above, and guest parking for visitors of the residents. This connection and activation of the west, south, and east sides of the building will contribute to a more pedestrian friendly experience, connecting this site and others to both Green Bay Road and the train station and park to the north.*

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at

this concept plan review step. Any views expressed during the Village Council's review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

Staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions, or recommendations on the proposed mixed-use development.

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials

Attachment 3: Existing Photos of Subject Property

Revised Application

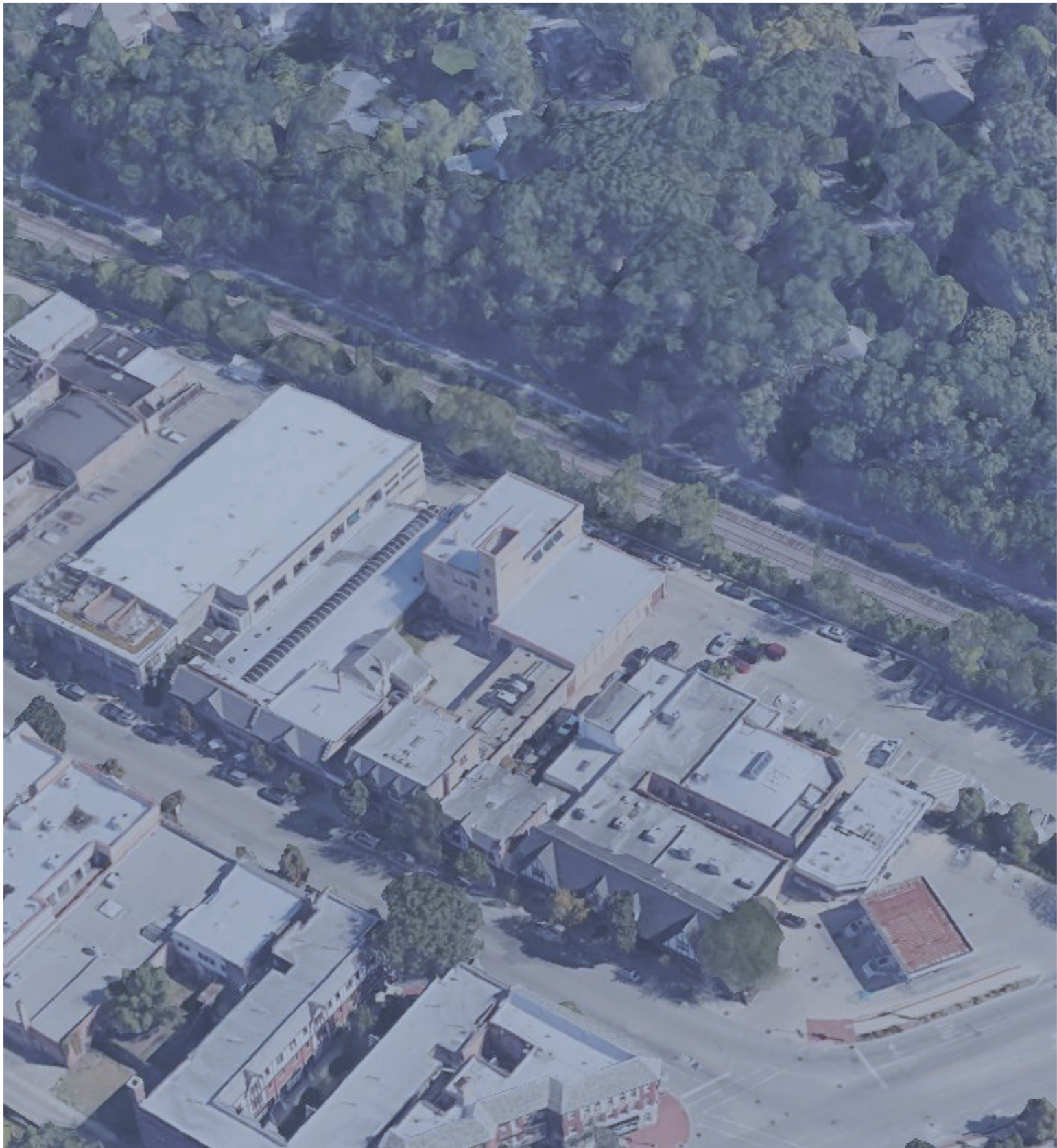
Tower Court Condominiums

CONCEPTUAL DESIGN PRESENTATION

TOWER COURT WINNETKA LLC

Green Bay Road
Winnetka, IL
October 14, 2025 UPDATED





TOWER COURT WINNETKA LLC

July 30, 2025

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Letter of Authorization

Dear Village Staff:

As the current property owner of parcels 0517123013, 0517123019, 0517123022, 0517123023 in Winnetka, IL, I authorize the firm of OKW Architects to apply for Planned Development review.

Sincerely,



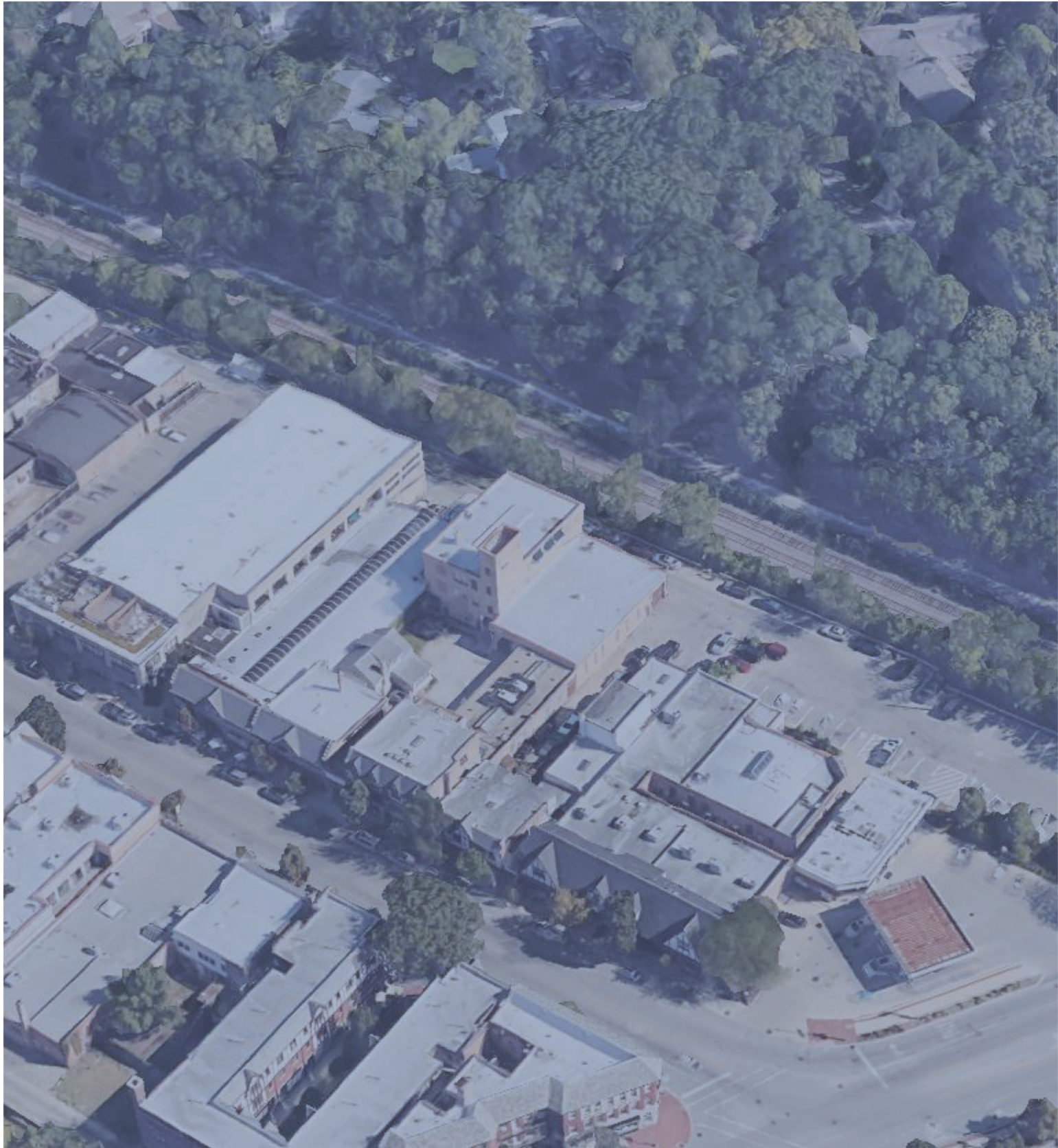
Peter Witmer
Member
Tower Court Winnetka LLC



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS
LETTER OF AUTHORIZATION
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



SCHERMERHORN & CO.

INCORPORATED
REALTORS
2737 CENTRAL STREET
EVANSTON, IL 60201
www.SCHERMERHORN-REALESTATE.com
(847) 869-4200 • FAX: (847) 869-0140



October 13, 2025

Ann Klassan, Asst. Director
Village of Winnetka
Community Development Dept.
510 Green Bay Road
Winnetka, IL. 60093

Re: Tower Court Condominiums

Dear Ms. Klassen:

As managing agents for 907-909 Green Bay Road, Winnetka, IL. 60093, we are sending this letter to confirm that owner of 907-909 Green Bay Road has signed a contract to sell the property to Tower Court Winnetka, LLC, who we understand, are the developers of Tower Court Condominiums.

The owner of 907-909 Green Bay Road hereby grants their permission for Tower Court Winnetka LLC to present their development proposal to the Village of Winnetka, specifically as it relates to the property at 907-909 Green Bay Road.

The owner of 907-909 Green Bay Road does not have any interest in the proposed development, and if the sale of the property does not close by October 31, 2025, any permission to continue to present the proposed development to the Village of Winnetka as it pertains to 907-909 Green Bay Road is hereby revoked.

Sincerely,

SCHERMERHORN & CO.
Daniel T. Schermerhorn
Daniel T. Schermerhorn, CPM
President-Managing Broker

DTS:ds

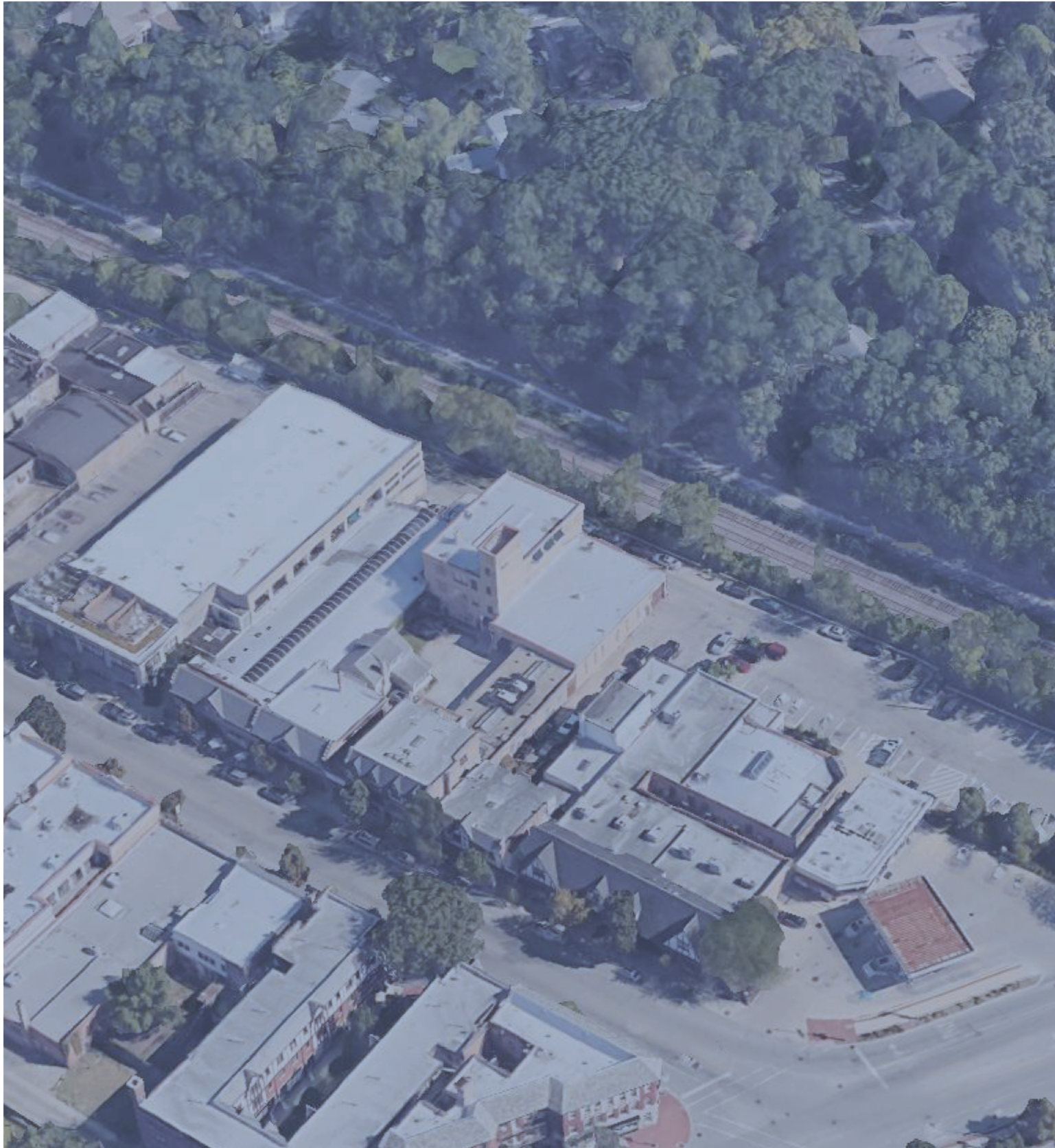


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
LETTER OF AUTHORIZATION**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

3



TOWER COURT WINNETKA LLC

October 14, 2025

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Letter of Authorization: 911-913 Green Bay Rd.

Please see below for written confirmation (via email) from the attorneys of the current property owner of 911-913 Green Bay:

From: Lee Padgitt <lpadgitt@ppp-ltd.com>
Date: October 14, 2025 at 11:05:29 AM CDT
To: "Caroline S. Smith" <csmith@lfllegal.com>
Cc: Todd Altounian <taltounian@altounian.com>, Peter Witmer <pwitmer@witmerandassoc.com>
Subject: Re: 911-913 Green Bay Road

Hi Caroline -

Yes your clients and their architect OKW are welcome to present their proposed redevelopment plans to the Village before closing. Of course, no such redevelopment can take place prior to closing.

Lee

D Lee Padgitt
Padgitt, Padgitt & Peppey, Ltd.
560 Green Bay Road, Suite 100
Winnetka, IL 60093
Phone 847.446.2900
Direct 847.840.4976

Sincerely,



Peter Witmer
Member



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS
LETTER OF AUTHORIZATION
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

PD-C



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
CONCEPT PLAN APPLICATION

This application addresses the first step of the Village’s planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka’s Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: Tower Court Winnetka LLC

Primary Contact: Peter Witmer

Address: 919 Sherwood Drive

City, State, Zip: Lake Bluff, IL 60044

Phone No. 847-234-5240

Email: pwitmer@witmerandassoc.com

Applicant Information

Legal Name: OKW Architects PLLC

Primary Contact: Jon Talty

Company: OKW Architects

Address: 600 W. Jackson, Suite 250

City, State, Zip: Chicago IL 60661

Phone No: 312.798.7702

Email: jtalty@okwarchitects.com

Property Information (if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 901,903,905,907,909,911,913 Green Bay Rd, 1007-1011 Tower Ct.

Parcel Identification Number(s) (PIN): 0517123013, 0517123019, 0517123022, 0517123023

Dimensions and Size of Parcel(s): 013= 10,000 sq. ft...019=6024.75 sq. ft...022= 8345.25 sq. ft...023=5030 sq. ft. Total combined area = 29,400 sq. ft. (.675 acres) [see attached for dimensions]

Current Zoning: C2 - Commercial Overlay District , D - Light Industrial

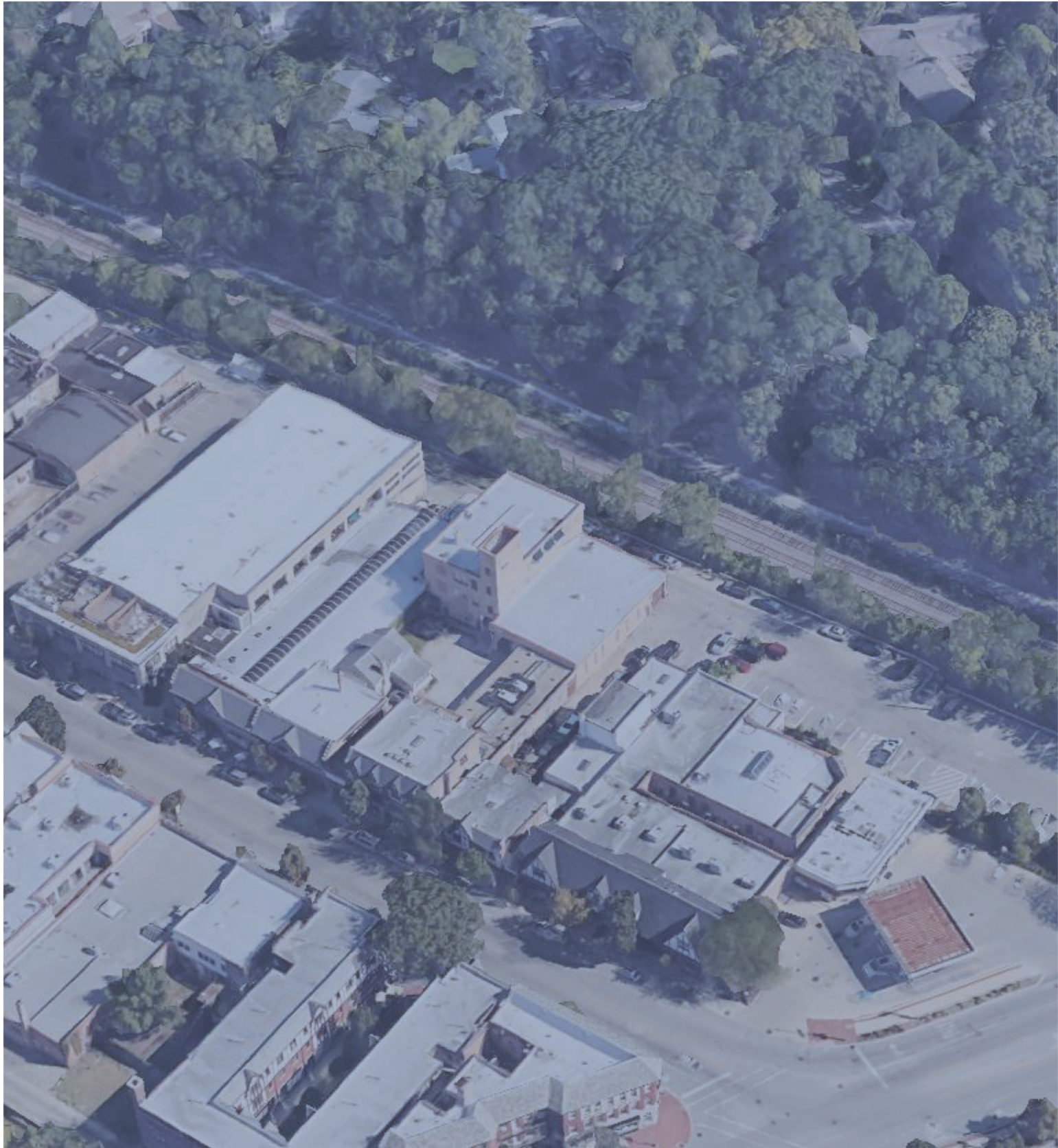
Current Use of the Property: Mixed Use - retail, office, residential

Applicant’s Current Interest in Property: Architect on behalf of property owner

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least **two weeks prior** to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- If the Applicant is **not** the owner of the subject property, the **current property owner** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda.
- A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project’s overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- A general visual description or images of the architectural style of the proposed development;
- List of zoning and subdivision exceptions that the planned development requires for approval;
- The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- Applicant’s qualifications to carry out the proposed development.



TOWER COURT WINNETKA LLC

October 13, 2025

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Applicant's Qualifications

Dear Village Staff:

Tower Court Winnetka, LLC is owned by Todd Altounian, the president of a family-owned general contracting business for over 50 years, and Peter Witmer, a licensed architect with significant experience on Chicago's North Shore for over 25 years. We have also partnered with Jon Talty of OKW Architects LLC for this development.

Todd and Peter have successfully developed other condominium projects over the last 20 years, with the three most recent projects in the Lake Forest/Lake Bluff area.

The McKinley Development in Lake Forest, IL consists of 36 units in three buildings with the final condominium scheduled for completion in November of 2025.

The 1095 Kelmscott condominium building consists of 12 units in Lake Forest. Several owners have taken occupancy recently, with the final completion targeted for December 2025.

The Scranton Road condominium building in Lake Bluff has recently started construction on the base building and is scheduled for completion in December 2026.

Financing for all projects has been provided by Libertyville Bank & Trust, a Wintrust bank.

Tower Court Winnetka LLC is scheduled to close on all properties in this development by December 31, 2025.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS
APPLICANT QUALIFICATIONS
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



Project Experience

OKW's experience with multi-family projects ranges from single family homes to townhouse developments and high-rise condominiums and apartments.

Designing spaces to live requires not only a special sensitivity toward detail, but also mandates that we stay in front of rapidly changing market trends. We work closely with our clientele to understand their demographic and strategic goals and objectives so that the optimal design solution is always achieved.

The projects in this booklet are a sample of our diverse portfolio of the multifamily spectrum.



One Winnetka

Winnetka, Illinois

Project Square Footage:
110,000 SF

Services Provided:
Architectural Design
Interior Design

This visionary, mixed-use development will bring 59 luxe residences to a prized property in downtown Winnetka.

The design is a contemporary version of the Tudor revivalist style which is commonly found in Winnetka's beautiful downtown. To further compliment the scale and detail of the existing downtown architecture, we used cast stone, masonry and large divided-light windows combined with carefully placed setbacks, deep terrace balconies, projecting bays and mansard roofs.

With groundbreaking in May of 2025, the project is expected to be completed in 2027.

APPLICANT QUALIFICATIONS



Barrington Mixed-Use

Barrington, Illinois

Project Square Footage:
233,700 SF

Services Provided:
Architectural Design
Interior Design

The affluent northwest suburban community of Barrington prides itself on its historic residential and commercial architecture and picturesque and active downtown. This triangular site, which sits along the main commercial street, a block north of downtown, is also framed by two intersecting rail lines, creating a unique challenge and opportunity for the planning of the site.

Our solution was to create a street-facing, 4-story mixed-use development with 125 luxury residential units above boutique retail. To minimize the impact of parking, it is located behind the building and below ground. In addition, the building is setback from the street to allow for meaningful hardscape and landscape to accommodate outdoor dining and public amenities.

The balance of the site will contain a private, 37-unit car condominium development with clubhouse.

APPLICANT QUALIFICATIONS



Arlington Heights Mixed-Use

Arlington Heights, Illinois

Project Square Footage:
206,000 SF

Services Provided:
Architectural Design
Interior Design

This mixed-use building is located just north of the village of Arlington Height's thriving downtown and immediately adjacent to a single-family neighborhood. The building design needed to respond thoughtfully to the scale of the adjacent neighborhood while also creating a density appropriate for its downtown location.

The resulting design uses a modern but contextual treatment with red brick, large divided light windows, and doors and building setbacks to create a thoughtful scale. Designed to appeal to young professionals who are looking for a well-amenitized building within a short walk of the commuter train and downtown restaurants, the building will contain state-of-the-art amenities and building technologies.

APPLICANT QUALIFICATIONS



Avere on Forest

Chicagoland, Illinois

Services Provided:

Land Planning
Architectural Design
Landscape Architecture

This Chicagoland multifamily development includes 73 luxury apartments and 4 townhomes. Sharing close proximity to both a popular leisure trail and a Metra commuter station, these residences would significantly improve the area's overall character and quality.

The H-shape of the building not only breaks up the long facade along the street, it provides spaces for two public courtyards, as well as additional private balconies. The townhomes include their own private entries, as well as unique bay windows and special exterior detailing. A quick-service hospitality amenity facing the walking path provides opportunities for pop-up stands, snacks, and coffee for residents and park guests alike.

The materials, a combination of white brick and dark fiber cement, are an elegant and modern take on the typical materials of the surrounding residential projects.



APPLICANT QUALIFICATIONS



Jon P. Talty AIA

CEO

- + Multifamily & mixed-use practice leader
- + Relationship-driven project executive
- + Committed to project and client success

Who is Jon?

Jon Talty is OKW's CEO and fearless leader. He is responsible for the day-to-day management of the business along with helping develop and institutionalize the company's vision and mission, and articulate and promote the company values throughout the organization. As a principal and leader in a variety of market segments, Jon helps to drive the firm's objective to be a leading practitioner of the art of building and space making.

With a background in both architecture and commercial real-estate development, Jon came to OKW in 1990 in the capacity of Marketing Director. In 1992 Jon became a partner of the firm and was elected president in 1995. In 2004, Jon assumed the role of Chairman & CEO.

Education

University of Notre Dame
Bachelor of Architecture

Licensed Architect

Alabama, Colorado, Connecticut, Georgia, Illinois, New York, Massachusetts, Nevada, Wisconsin

Professional Affiliations

American Institute of Architects
Commonwealth Club of Chicago President
Urban Land Institute Management Committee and Advisory Board
Metropolitan Planning Counsel
Village of Winnetka Chairman of the Downtown Master Planning Taskforce + Chairman of the Business and Community Development Committee

Relevant Experience

One Winnetka – Winnetka, IL

New, ground-up, mixed-use development including 49 luxe rental apartments and 20,000 SF of at-grade retail

Skylofts Marketsquare - Royal Oak, MI

55,000 SF contemporary loft development

Central Station - Evanston, IL

Mixed-use retail and residential development

Hibbard Gardens - Northfield, IL

Six unit cluster single-family residential development

Laurel Hill Condominiums - Highland Park, IL

Upscale condominium development

Lincoln Avenue Condominiums - Skokie, IL

Residential and retail development

Crescent Court Condominiums - Elmhurst, IL

Condominium development designed to match historic neighborhood

Northfield Village Center - Northfield, IL

Planning and design for a 100+ unit residential building with below grade parking and rooftop amenities

Fay's Point - Blue Island, IL

105,000 SF residential development located on restored wetlands near the Little Calumet and Calumet Sag channel.

Deerfield South Commons - Deerfield, IL

4-story condominium buildings, fromm 900 - 1,800 SF

Heatherfield - Glenview, IL

90-acre mixed-use infill development

Flats - ISU - Bloomington-Normal, IL

Three mixed-use developments of retail and totaling 400 student apartments located adjacent to the campus



Neil Sondgeroth AIA

Director of Architecture & Planning

- + From big picture to the smallest detail
- + Experience in every project type and scale
- + Skilled communicator and visualizer

Who is Neil?

Neil is a planner, designer, and communicator: with these powers combined, he serves as OKW's Director of Architecture and Planning. In this role, he lends his voice, talents, and leadership skills to bring our design standards to a new level.

He is an Architect with a capital A who exudes the craft in his work and everyday life. With a resume that includes projects of every size and scale, Neil brings nearly twenty years worth of experience and passion to the table.

Education

Yale University
Master of Architecture

The University of Illinois Urbana-Champaign
Bachelor of Science in Architectural Studies

Licensed Architect

Illinois

Professional Affiliations

American Institute of Architects
NCARB

Relevant Experience

One Winnetka – Winnetka, IL

New, ground-up, mixed-use development including 49 luxe rental apartments and 20,000 SF of at-grade retail

Condominium Development - New Buffalo, MI

Design and planning oversight for a 14 unit luxury condominium building on a marina-front property in New Buffalo

Northfield Village Center - Northfield, IL

Planning and design for a 100+ unit residential building with below grade parking and rooftop amenities

Residential Development - Clarendon Hills, IL

Design and entitlement development for a traditionally designed condominium building in the community of Clarendon Hills

200 S Washington - Sarasota, FL

Architectural design and planning lead for 200+ unit multifamily development in downtown Sarasota

640 N Lincoln St - Evanston, IL

Feasibility & conceptual design study for repurposing of a historically landmarked building on Northwestern University's campus, including accessibility analysis, MEP systems, and construction cost estimation

Residential Development - Dalian, China

Master plan and schematic housing prototype design for a new, large-scale and multiphase development

Golf Mill Mall Redevelopment - Niles, IL

Architectural design and oversight for residential, medical office building, and hotel components of major redevelopment of renowned shopping center

Neshaminy Mall - Bensalem, PA

Conceptual site planning for redevelopment of regional shopping center



TOWER COURT DESIGN NARRATIVE

OKW Architects, PLLC and Tower Court Winnetka LLC have proposed a new concept for a consolidation of parcels (4) on the east side of Green Bay Road in the Hubbard Woods Design District. The proposed development will serve as a positive catalyst for this evolving neighborhood and Green Bay Road corridor. It will also be relevant to a changing mixed-use marketplace in need of modern and “right sized” ground floor commercial space along with luxury, for-sale condominiums that address a void in the current Winnetka/North Shore fabric. Together, these program elements further promote community, walkability, and place-making, and successfully allow Winnetka to build upon its re-development strategies and further evolve its commercial districts.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement Green Bay Road, while successfully integrating large scaled, luxury condominium units on floors two through four, offering housing for local step-down buyers. The apartments will promote pedestrian activity on the street, provide support to the existing business community, and serve as an anchor for the district. With the recent success of other “like” mixed-use developments in the North Shore, Tower Court will build on that progress while offering “best in class” for-sale residences in a multi-family context. Tower Court anticipates delivering residential units in the 2,500 SF to 5,000 SF range, with the possibility of some being even larger. Each “bespoke” residence will be customized to the buyers wants and needs. It is not the number of units, but the quality and customization of the units that will be the earmark of this project’s success.

The architecture of the project is very preliminary but will speak to the eclectic context of Hubbard Woods and compliment, not dominate the streetscape. It will incorporate highly detailed brick and stone detailing on all four sides, contextual storefronts and a covered arcade on the ground floor for use by tenants, livable outdoor spaces for each of the residences on floors two through four, and a one-way vehicular and pedestrian connection from Green Bay Road to Tower Court on the east side of the parcels. The roof will have access from the fourth-floor residences and will include private terraces for those unit owners. And because each residence is custom designed, glass and outdoor space will be at a premium for the building’s exterior. Landscape and hardscape at the ground floor will further enhance the connection to the land and reinforce the welcoming nature of the development.

The scale of the building is eroded by conscientiously peeling back the residential floors, and corners of the building to reduce the overall mass. In doing so, the condominiums are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past but learn from them and present them in a more contemporary expression allowing the tenants and residents of today’s market to embrace the beauty of the style, while working and living in a building of its current time and place.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
DESIGN NARRATIVE**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



TOWER COURT COMPENSATING BENEFITS

Benefits of this redevelopment to the community at large include but are not limited to:

1. The construction of a new and relevant structure replacing the existing collection of buildings, all in various stages of aging obsolescence, which currently occupy the site. Their purposes are fragmented, and the condition of the buildings require profound investment simply to bring them to current standards.
2. The village has a need for the for-sale, single-level housing typology proposed for the property. These residents offer additional foot-traffic that does not currently exist, for the existing retail, restaurants, and services found in the neighborhood.
3. The project offers modern, ground floor commercial environments to satisfy the current marketplace. This commercial amenity includes higher ceilings, less structural impediments, and the opportunity for indoor/outdoor integration of the spaces.
4. The housing allows Winnetka residents to stay in the community as they downsize from their larger homes. It offers our friends and neighbors the chance to remain connected to their friends, clubs, faith communities, and the fabric of the village.
5. The project will serve as a catalyst for streetscape improvements anticipated for the Hubbard Woods district and will contribute in those improvements as outlined in Teska's planning.
6. The site will include a single lane, one way connection to the Tower Court alley to the east of the Green Bay Road properties. This cut-through serves as an opportunity to get traffic off Green Bay Road for the proposed valet drop-off for an anticipated restaurant tenant, a direct path to the front door of the condominiums above, and guest parking for visitors of the residents. This connection and activation of the west, south, and east sides of the building will contribute to a more pedestrian friendly experience, connecting this site and others to both Green Bay Road and the train station and park to the north.

TOWER COURT ZONING SUMMARY

The Tower Court subject parcels fall into two distinct zoning districts:

C-2 General Retail Commercial

Building Height	45’ and (4) Stories
Off-Site Parking	Commercial (2) Spaces/1,000 SF
	Residential 1-BR/1.25, 2-BR/1.5, 3-BR/2.0 per Unit
Setbacks	Front Yard 0’, Side Yard 0’ (if provided, min-3’), Rear Yard 10’

D Light Industrial

Building Height	42’ and (4) Stories with less than 10% of GFA at 47’
Off-Site Parking	Light Industrial (2) Spaces/1,000 SF GFA (Gross Floor Area)
	Residential 1-BR/1.25, 2-BR/1.5, 3-BR/2.0 per Unit
	Off-Street parking not required for non-residential at grade
Setbacks	Front Yard 0’, Side Yard 0’ (if provided, min-3’), Rear Yard 10% of Lot Depth (no more than 10’). If thru lot, this setback can be waived

PROPOSED BUIDING SITE DATA

Development Site area	150’ x 200’ – 30,000 SF (0.69 AC)
Building Gross Floor Area	93,689 GSF (includes Lower-Level Parking – No Terrace)
	Lower-Level Parking 18,770 SF
	Ground Floor 19,485 SF + 1,015 SF Ramp
	Second Floor 17,902 SF + 3,416 SF Terrace
	Third Floor 17,902 SF + 1,693 SF Terrace
	Fourth Floor 17,902 SF + 1,405 SF Terrace
	Penthouse 1,728 SF + 864 SF Roof Deck
Building Height	+/- 50’ T/Roof, +/- 62’ T/Penthouse Structure
On-Site Parking	(6) cars at grade, (30+) cars in Lower-Level Garage
Residential Units	Total number to be market driven – anticipate (12-15) units
Setbacks	Front Yard 0’, Rear Yard 10’, Side Yard N 0’, Side Yard S 40’

ZONING REQUIREMENTS			PROPOSED	
Land Use	C-2 General Retail Commercial D Light Industrial			
Development Site Size	150' x 200' = 30,000 SF (0.69 acres)			
Building Gross Floor Area				
			Lower Level Parking	18,770 SF
			Ground Floor	19,485 SF + 1,015 SF Ramp
			Second Floor	17,902 SF + 3,416 Terrace
			Third Floor	17,902 SF + 1,693 Terrace
			Fourth Floor	17,902 SF + 1,405 Terrace
			Penthouse	1,728 SF + 864 SF Roof Deck
			Total	93,689 SF*
Building Height				
Exception Required	C-2:	45' and 4 Stories		±50' T/ Roof ±62' T/ Penthouse
	D:	42' and 4 Stories w/ less than 10% of GFA at 47'		
Unit Count				15 Condo units (estimated)
On-Site Parking			Required	Provided
Exception Required	C-2:	Commercial: 2 Spaces/1,000 SF	32	7**
	C-2:	Residential: 1-BR/1.25 per unit 2-BR/1.5 per unit 3-BR/2.0 per unit Off-street not required for non-res at grade D: Light Ind: 2 spaces/1000 SF GFA Residential: 1-BR/1.25 per unit 2-BR/1.5 per unit 3-BR/2.0 per unit Off-street not required for non-res at grade	30	29*** (refer to plans)
Setbacks				
Front Yard Setbacks	C-2:	0'	0'	
	D:	0'		
Side Yard Setbacks	C-2:	0' (if provided, min 3')	North: 0'	
	D:	0' (if provided, min 3')	South: 37'	
Rear Yard Setbacks	C-2:	10'	10'	
	D:	10% of lot depth (no more than 10') waived for thru lots		
Landscaping				
Along Rear Property Line	C-2/D:	Min 5'	5'	
*Includes lower level parking, does not include terraces				
**Exemption of 25 street spaces requested				
***Possibility of up to 58 spaces if condo owners choose to forgo optional storage for extra parking				

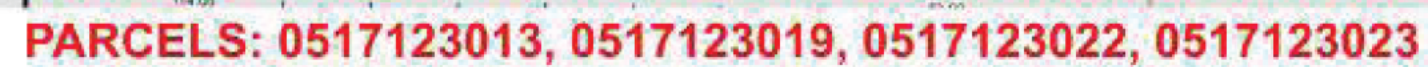


OKW ARCHITECTS
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TOWER COURT CONDOMINIUMS
ZONING SUMMARY AND ORDINANCE COMPARISON
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

"A"
LAKESIDE JARED GAGES SUB. in
Sections 17 & 8-42-13.



PLATS OF SURVEY:

901-905 GREEN BAY RD.
907-909 GREEN BAY RD.
911-913 GREEN BAY RD.
1007 TOWER COURT



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS
PLATS OF SURVEY
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

SCHEDULE B-II ITEMS

23 — EASEMENT DATED MARCH 10, 1959 AND RECORDED APRIL 29, 1959 AS DOCUMENT NUMBER 17522676, MADE BY JOHN MAYO MITCHELL AND HELEN KING MITCHELL, HIS WIFE, TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 10, 1959 AND KNOWN AS TRUST NUMBER 40955, FOR INGRESS AND EGRESS. ITEM IS SHOWN.

RECORD DESCRIPTION

SHEET 1 OF 1

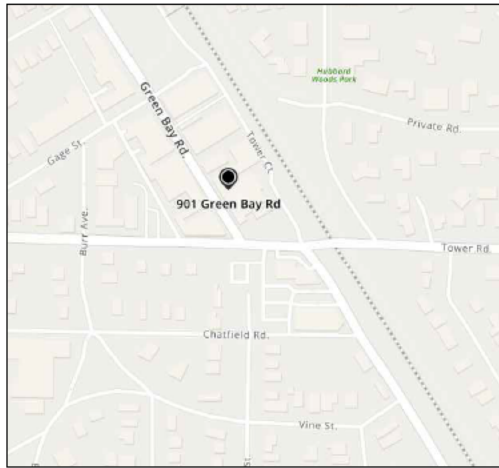
LOT 9 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITE PICTURE



VICINITY MAP

NOT TO SCALE



LAND AREA

10,000 SQUARE FEET ±
4.356 ACRES ±

PARKING SPACES

REGULAR= 0 HANDICAP= 0
TOTAL= 0

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	(C-2) AND (D)	NONE REQUIRED FOR GROUND FLOOR RETAIL USES OCCUPYING LESS THAN 2,500 SF DWELLINGS; 1.25 SPACES PER STUDIO OR 1-BED UNIT; 1.5 SPACES PER 2-BED UNIT COMMERCIAL OVER 2,500 SF; 2 SPACES PER 1,000 SF
MINIMUM LOT AREA	NONE SPECIFIED	
MINIMUM LOT WIDTH	NONE SPECIFIED	
MAX BUILDING HEIGHT	(C-2): 4 STORIES, 45 FEET (D): 4 STORIES, 42 FEET	
MAX BUILDING COVERAGE	(C-2): NOT SPECIFIED (D): 50 PERCENT	2 DWELLINGS X 1.25 = 3 SPACES RETAIL SPACES ARE LESS THAN 2,500 SF
MAX FLOOR AREA RATIO	NONE SPECIFIED	
BUILDING SETBACKS		
FRONT	(C-2): 3 FEET MAXIMUM (D): NOT SPECIFIED	
SIDE	NO MINIMUM, EXCEPT 3 FEET IF PROVIDED	CONTACT: GRS GROUP
REAR	(C-2): 10 FEET MINIMUM (D): 10% LOT DEPTH	PROJ. SITE # 24-69922.3
NOTES: (C-2) GENERAL RETAIL COMMERCIAL (D) LIGHT INDUSTRIAL		REPORT DATE: SEPTEMBER 9, 2024 PHONE: 580.372.2507

FLOOD NOTE

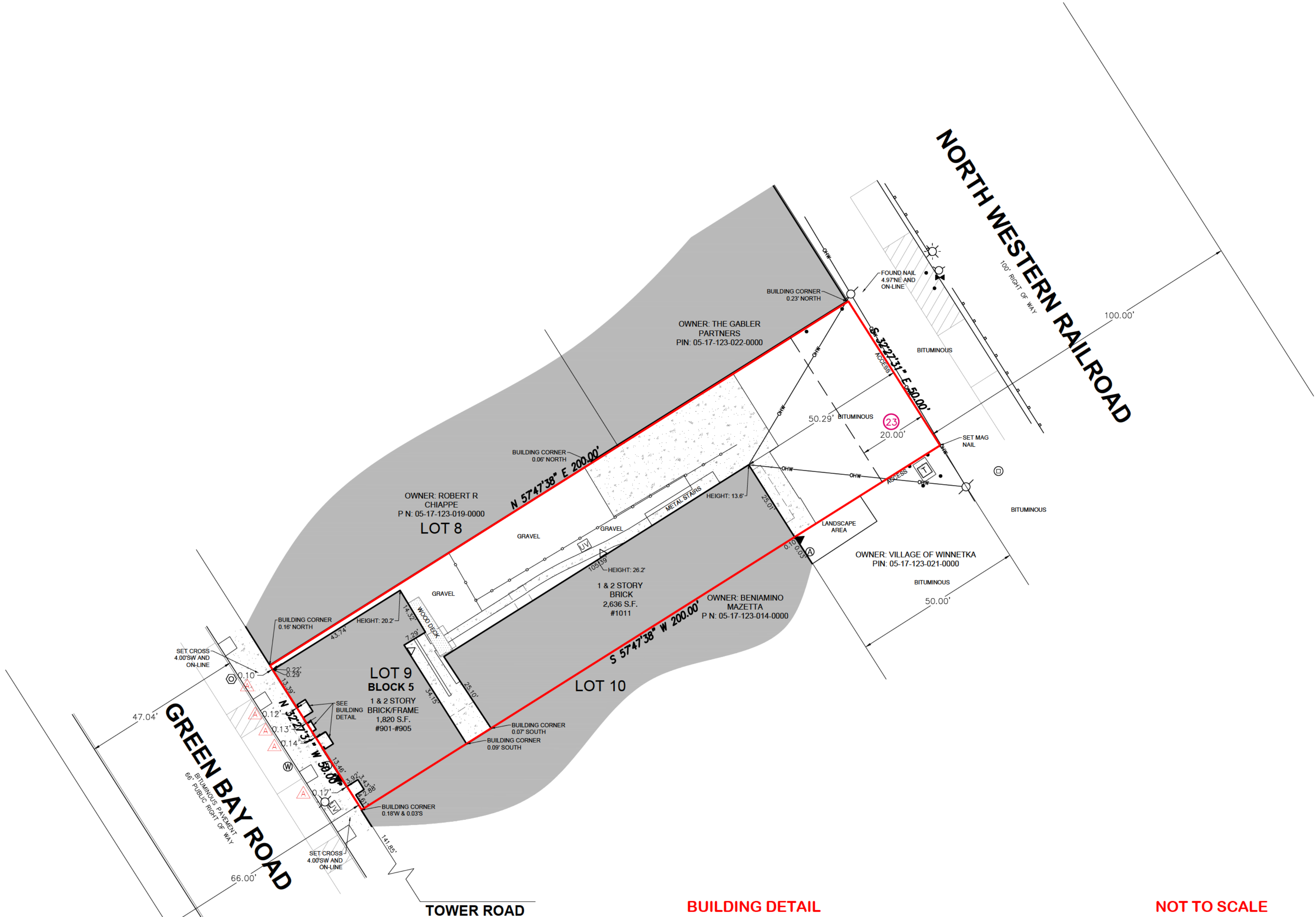
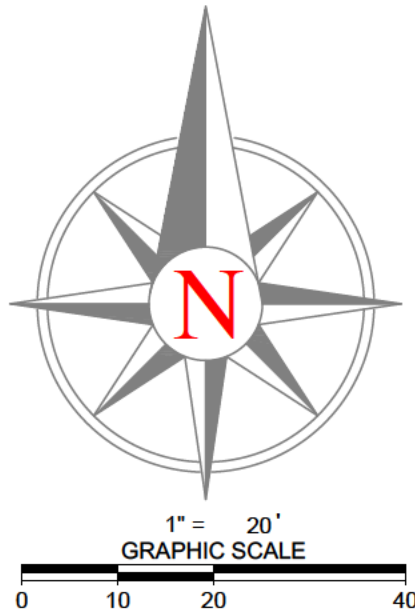
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17031C0251K, WHICH BEARS AN EFFECTIVE DATE OF 09/10/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM, WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

▲ BUILDING LIES AT MOST 0.17' OVER THE PROPERTY LINE.

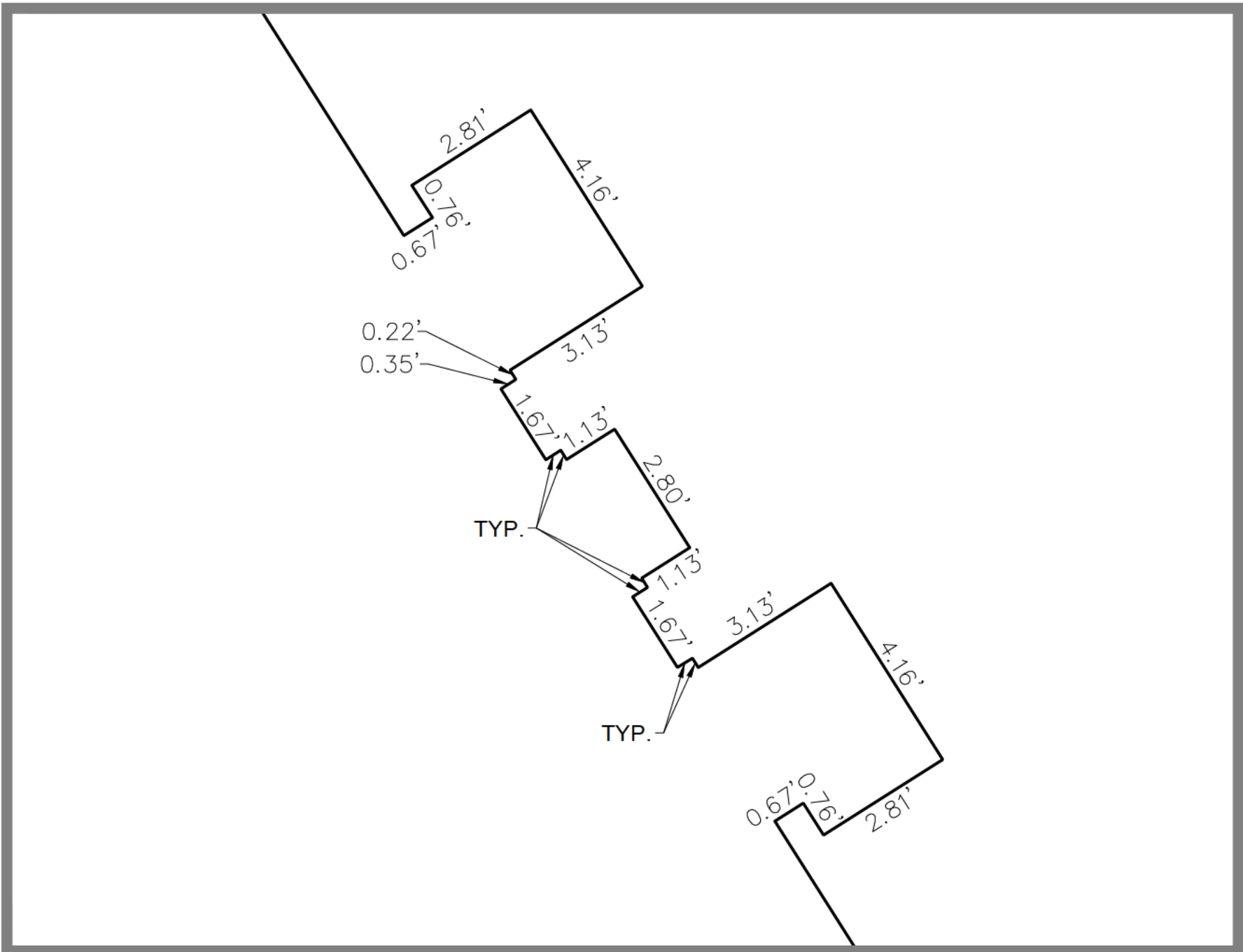
LEGEND

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL WALL	VALVE WALK	SF SQUARE FEET
UTILITY VAULT	CLEAN OUT	(REC) RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TF TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP TOP OF PIPE
GAS METER	GAS LINE	B.S.L. BUILDING SETBACK LINE
FIRE HYDRANT	ELECTRIC LINE	P.U.E. PUBLIC UTILITY EASEMENT
AUTO SPRINKLER	OVERHEAD WIRES	D.E. DRAINAGE EASEMENT
MONITORING WELL	STIM- STORM SEWER	L ARC LENGTH
GROUND LIGHT	SAN- SANITARY SEWER	R RADIUS LENGTH
BOLLARD	CHAIN LINK FENCE	C CHORD LENGTH
B-BOX	STOCKADE FENCE	CB CHORD BEARING
SIGN	GUARD RAIL	OMP CORRUGATED METAL PIPE
FLAG POLE	IRON FENCE	CONCRETE SURFACE



BUILDING DETAIL

NOT TO SCALE



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: CCH2403656LD, WITH AN EFFECTIVE DATE OF JANUARY 3, 2025.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF GREEN BAY ROAD TO BE NORTH 32 DEGREES 27 MINUTES 31 SECONDS WEST.
- AT THE TIME OF THE FIELD WORK, THE ADDRESS WAS POSTED AS 901 GREEN BAY ROAD AND 1011 TOWER COURT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- WE FIND NO GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY ONLY HAS PEDESTRIAN ACCESS TO AND FROM GREEN BAY ROAD WHICH IS A DEDICATED PUBLIC RIGHT OF WAY.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 7(B), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF TOWER ROAD.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- PERMANENT TAX NUMBER: 05-17-123-013-0000

ALTA/NSPS LAND TITLE SURVEY

WINNETKA RETAIL

901-905 GREEN BAY RD.

COOK COUNTY

WINNETKA, ILLINOIS, 60093

SURVEYOR'S CERTIFICATE

TO: TOWER COURT WINNETKA, LLC, AND ITS SUCCESSORS AND/OR ASSIGNS; LIBERTYVILLE BANK & TRUST COMPANY, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP, AN NVIS COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 12, 2024.

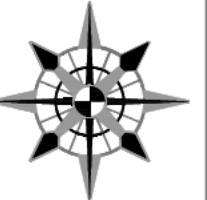
DATE OF PLAT OR MAP: 08/28/2025.

James L. Harpole



LICENSED SURVEYOR: JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO.: 035-3190
STATE OF ILLINOIS, EXPIRES 11-30-2024
ILLINOIS PROFESSIONAL DESIGN FIRM NO.: 184.007120

SURVEYED BY:
JLH LAND SURVEYING INC.



DATED 2024 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NVIS COMPANY

SURVEY COORDINATED BY:

GRS GROUP AN NVIS COMPANY

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167

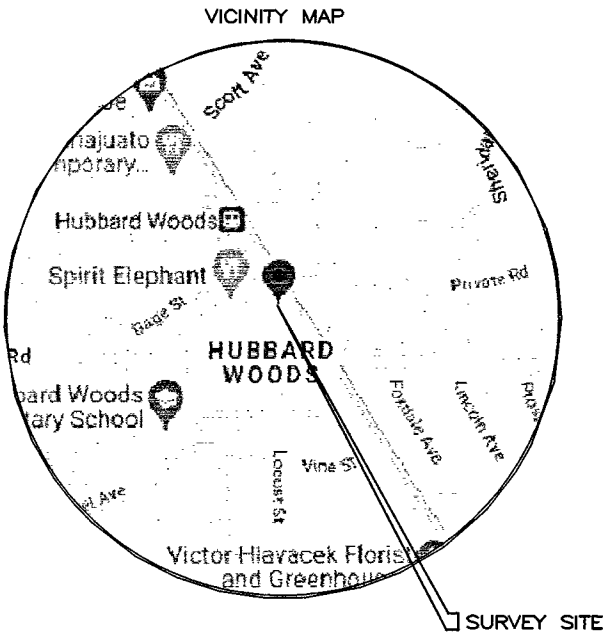
PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS, 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

ALTA/NSPS LAND TITLE SURVEY

OF



(IN FEET)
1 inch = 8 ft.



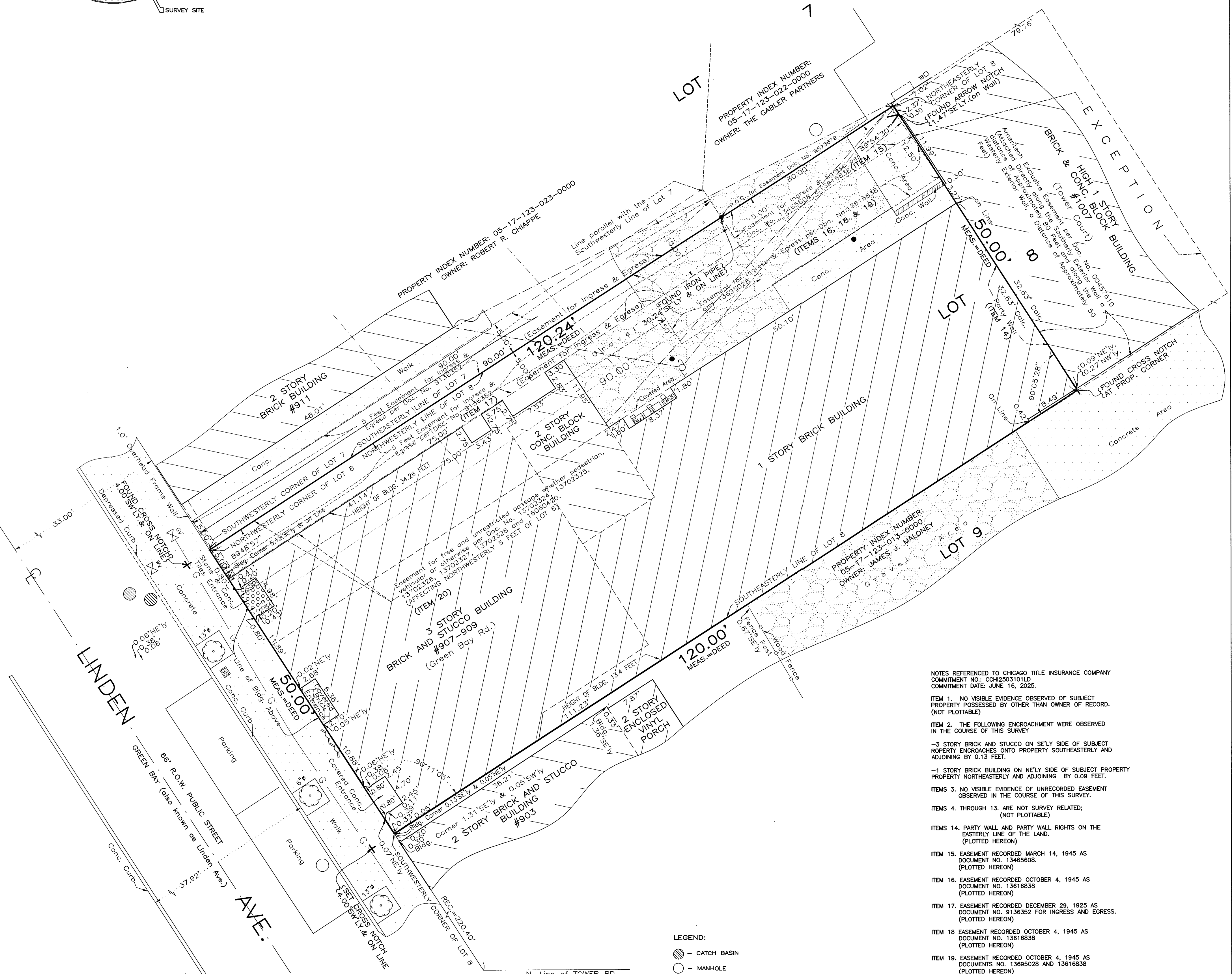
LOT 8 (EXCEPT THAT PART THEREOF LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, 120.24 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER THEREOF TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, 120 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT) IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PARTS OF SECTION 8 AND SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,006 SQ.FT. = 0.137 ACRE.

EXTERIOR FOOTPRINT AREA OF BUILDING: 4,573 SQ. FT.

COMMONLY KNOWN AS: 907-909 GREEN BAY ROAD, WINNETKA, ILLINOIS.

PERMANENT INDEX NUMBER: 05-17-123-019-0000



NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 9 - THERE ARE NO DESIGNATED OR STRIPED PARKING SPACES ON THIS PROPERTY.
- ITEM 11(b) - THERE ARE NO VISIBLE EVIDENCE OF ANY MARKINGS FROM UTILITY COMPANIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 13 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORDS AS SHOWN HEREON:
- ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
- ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.
- ITEM 18 - LOCATION OF OFFSITE EASEMENT OR SERVITUDES BENEFITTING THE PROPERTY PLOTTED HEREON.
- ITEM 19 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR.

LEGEND:

- - CATCH BASIN
- - MANHOLE
- ⊙ - DOWNSPOUT
- ⊞ - UTILITY BOX
- ⊞ - ELECTRIC BOX
- ⊞ - ELECTRIC METER
- ⊞ - UTILITY POLE
- - METAL POST
- ⚡ - FIRE HYDRANT
- ⚡ - LIGHT POLE
- ⚡ - AUTO SPRINKLER
- ⚡ - ALARM BOX
- ⚡ - MAIL BOX
- ⚡ - TELEPHONE BOX
- ⚡ - B BOX
- ⚡ - WATER VALVE
- ⚡ - GAS VALVE
- ⚡ - Gas Line

NOTES REFERENCED TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: CH2503101LD
COMMITMENT DATE: JUNE 16, 2025.

- ITEM 1. NO VISIBLE EVIDENCE OBSERVED OF SUBJECT PROPERTY POSSESSED BY OTHER THAN OWNER OF RECORD. (NOT PLOTTABLE)
- ITEM 2. THE FOLLOWING ENCROACHMENT WERE OBSERVED IN THE COURSE OF THIS SURVEY
- 3 STORY BRICK AND STUCCO ON SE'LY SIDE OF SUBJECT PROPERTY ENCROACHES ONTO PROPERTY SOUTHEASTERLY AND ADJOINING BY 0.13 FEET.
- 1 STORY BRICK BUILDING ON NE'LY SIDE OF SUBJECT PROPERTY NORTHEASTERLY AND ADJOINING BY 0.09 FEET.
- ITEMS 3. NO VISIBLE EVIDENCE OF UNRECORDED EASEMENT OBSERVED IN THE COURSE OF THIS SURVEY.
- ITEMS 4. THROUGH 13. ARE NOT SURVEY RELATED; (NOT PLOTTABLE)
- ITEMS 14. PARTY WALL AND PARTY WALL RIGHTS ON THE EASTERLY LINE OF THE LAND. (PLOTTED HEREON)
- ITEM 15. EASEMENT RECORDED MARCH 14, 1945 AS DOCUMENT NO. 13465608. (PLOTTED HEREON)
- ITEM 16. EASEMENT RECORDED OCTOBER 4, 1945 AS DOCUMENT NO. 13616838 (PLOTTED HEREON)
- ITEM 17. EASEMENT RECORDED DECEMBER 29, 1925 AS DOCUMENT NO. 9136352 FOR INGRESS AND EGRESS. (PLOTTED HEREON)
- ITEM 18. EASEMENT RECORDED OCTOBER 4, 1945 AS DOCUMENT NO. 13616838 (PLOTTED HEREON)
- ITEM 19. EASEMENT RECORDED OCTOBER 4, 1945 AS DOCUMENTS NO. 13695028 AND 13616838 (PLOTTED HEREON)
- ITEM 20. PERPETUAL EASEMENT FOR FREE AND UNRESTRICTED PASSAGE WHETHER PEDESTRIAN, VEHICULAR OR OTHERWISE, RECORDED JANUARY 22, 1946 AS DOCUMENT NUMBERS 13702324. (PLOTTED HEREON)
- ITEM 21. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES IN AND TO THE LAND BY VIRTUE OF OVERHEAD POWER & TELEPHONE LINES, ELECTRIC METER, AND MANHOLE, AS SHOWN ON THE PLAT OF SURVEY B.H. SUHR & COMPANY, INC., ORDER NO. 03-621-1 DATED MAY 22, 2003.
- ITEMS 22 THROUGH 26. ARE NOT SURVEY RELATED; (NOT PLOTTABLE)

TO: TOWER COURT WINNETKA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
LIBERTYVILLE BANK & TRUST COMPANY, N.A., ITS SUCCESSORS AND/OR ASSIGNS
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCORPORATING ITEMS 1, 2, 3, 4, 6, 9, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 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572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE OF PLAT

IL PROF. LAND SURVEYOR NUMBER 035-002819
MY LICENSE EXPIRES NOVEMBER 30, 2026.
Drawn by: A.T.

BASIS: CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER: CH2503101LD
COMMITMENT DATE: JUNE 16, 2025.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 25-104088
SCALE: 1 INCH = 8 FEET.
DATE OF FIELD WORK: July 1, 2025.
ORDERED BY: Latimer Levay Eyock LLC
Attorneys at Law

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF Village of Winnetka, ILLINOIS DATED 10/20/2021, MAP NUMBER 17031C0251K, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

ALTA/NSPS LAND TITLE SURVEY

OF
LOT 7 (EXCEPT THE EASTERLY 80 FEET AND EXCEPT ALSO THE NORTHERLY 4 FEET OF WESTERLY 70 FEET OF
EASTERLY 150 FEET OF SAID LOT) IN BLOCK 5 IN JARED GAGE'S SUBDIVISION IN SECTIONS 17 AND 8, TOWNSHIP
42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

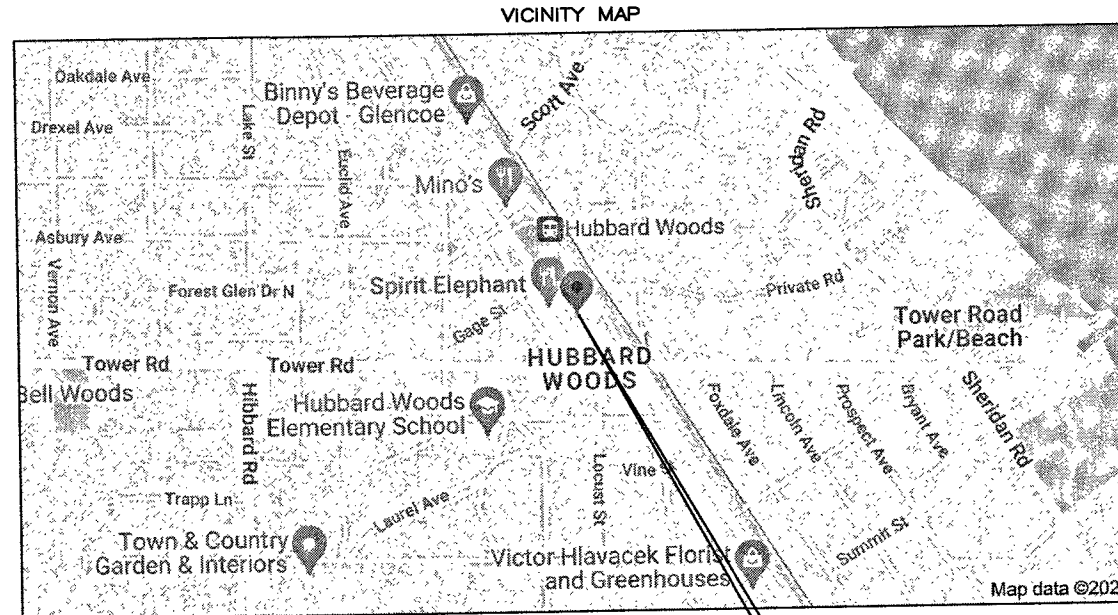
ALSO EXCEPTING

THAT PART OF LOT 7 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 90 FEET NORTHEASTERLY
OF THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE
OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE NORTHERLY 50.65 FEET TO A POINT ON THE SOUTHWESTERLY
LINE OF THE NORTHEASTERLY 80 FEET OF SAID LOT 7, SAID POINT BEING 4 FEET SOUTHEASTERLY OF THE
NORTHWESTERLY LINE OF SAID LOT 7; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID
LOT 7, A DISTANCE OF 46.01 FEET TO THE SOUTHEASTERLY LINE THEREOF; THENCE SOUTHWESTERLY ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN
COOK COUNTY, ILLINOIS.

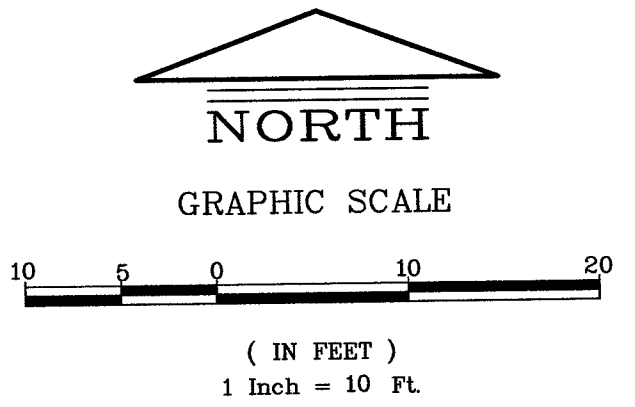
LAND TOTAL AREA: 4,955 SQ.FT. = 0.114 ACRES.

COMMONLY KNOWN AS: 911 GREEN BAY ROAD, WINNETKA, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 05-17-123-023-0000



SURVEY SITE



NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY
RESPONSIBILITIES AND SPECIFICATIONS

ITEM 6(a)

THE PROPERTY SHOWN HEREON IS ZONED D,
(LIGHT INDUSTRIAL DISTRICT)
BY VILLAGE OF WINNETKA.

BUILDING REQUIREMENTS

Front Yard Setback - No Requirement
Side Setback - None Required; except 3 feet minimum when required.
Rear Setback - 10 Feet
Street Side Setback - No Requirement
Building Separation - No Requirement

HEIGHT RESTRICTIONS

Maximum Building Height - 4 Stories and 42 Feet

AREA REQUIREMENTS

Minimum Lot Area - No Requirement
Minimum Lot Width - No Requirement
Minimum Lot Depth - No Requirement
Minimum Lot Frontage - No Requirement

DENSITY REQUIREMENTS

Maximum Floor Area Ratio - No Requirement
Maximum Building Lot Coverage - 90 Percent

PARKING REQUIREMENTS

Parking Space Formula - Commercial Use: 2 spaces per 1000 SF.
(Approx. 13,360 SF / 1,000) x 2 = 27 Spaces
Parking Setback - No Requirement

INFORMATION SHOWN IN NOTE 6(a) ABOVE TAKEN FROM
GRS GROUP AN NVS COMPANY,
DATED FEBRUARY 16, 2024,
GRS PROJECT #: 24-67195.2

ITEM 6(b)

ZONING SETBACK REQUIREMENTS SHOWN IN THE ZONING
SUMMARY PROVIDED TO THE SURVEYOR REQUIRE INTERPRETATION
AND THEREFORE NONE ARE PLOTTED HEREON IN ACCORDANCE
WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS.

ITEM 9 - THERE ARE NO DESIGNATED OR STRIPED PARKING
SPACES ON THIS PROPERTY.

ITEM 10 - NO INFORMATION PROVIDED BY CLIENT REGARDING
LOCATIONS OR RELATIONSHIPS OF ANY PARTY WALLS WITH
RESPECT TO ADJOINING PROPERTIES.

ITEM 11(b) - THERE ARE NO VISIBLE EVIDENCE OF ANY MARKINGS
FROM UTILITY COMPANIES OBSERVED IN THE PROCESS
OF CONDUCTING THE FIELDWORK.

ITEM 13 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS
ACCORDING TO PUBLIC RECORDS AS SHOWN HEREON;

ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS
OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH
MOVEMENT ON THIS PROPERTY.

ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE
NO RECENT STREET RIGHT OF WAY CHANGES OR ANY
SIDEWALK REPAIRS OR CONSTRUCTION.

ITEM 18 - LOCATION OF OFFSITE EASEMENT OR SERVITUDES
BENEFITTING THE PROPERTY PLOTTED HEREON.

ITEM 19 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN
OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

- LEGEND:
- MANHOLE
 - STORM MANHOLE
 - WATER MANHOLE
 - CATCH BASIN
 - MAIL BOX
 - TELEPHONE BOX
 - ALARM BOX
 - AUTO SPRINKLER
 - WATER VALVE
 - GAS VALVE
 - BUFFALO BOX
 - DOWNSPOUT
 - ELECTRICAL BOX
 - ELECTRIC METER
 - CABLE BOX
 - ELECTRIC CONDUIT
 - UTILITY POLE
 - TREE

NOTES REFERENCED TO CHICAGO TITLE INSURANCE
COMPANY
COMMITMENT NO.: CCH2400042LD
COMMITMENT DATE: DECEMBER 26, 2023.

ITEM 1. NO VISIBLE EVIDENCE OBSERVED OF SUBJECT
PROPERTY POSSESSED BY OTHER THAN OWNER OF
RECORD.
(NOT PLOTTABLE)

ITEM 2. THE FOLLOWING ENCROACHMENT WERE
OBSERVED
IN THE COURSE OF THIS SURVEY

SOUTHERLY FACE OF 1 STORY BRICK BUILDING
ON THE NORTHWESTERLY ADJOINING LOT TO
SUBJECT LOT ENCROACHES ONTO SUBJECT LOT
BY 0.05'SE'LY. TO 0.13'SE'LY.

ITEMS 3. NO VISIBLE EVIDENCE OF UNRECORDED
EASEMENT
OBSERVED IN THE COURSE OF THIS SURVEY.

ITEMS 4. THROUGH 13. ARE NOT SURVEY RELATED;
(NOT PLOTTABLE)

ITEM 14. EASEMENT RESERVED IN WARRANTY DEED FOR
INGRESS AND EGRESS TO AND FROM LOT 6 IN BLOCK 5
RECORDED OCTOBER 19, 1927 AS DOCUMENT 9813679.
(PLOTTED HEREON)

ITEM 15. EASEMENT RECORDED DECEMBER 29, 1925 AS
DOCUMENT NO. 9136352 FOR INGRESS AND EGRESS.
(PLOTTED HEREON)

ITEMS 16 THROUGH 22. NOT SURVEY RELATED;
(NOT PLOTTABLE)

BASIS:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CCH2400042LD
COMMITMENT DATE: DECEMBER 26, 2023

THE LEGAL DESCRIPTION SHOWN ON THE PLAT
HEREON DRAWN IS A COPY OF THE ORDER, AND
FOR ACCURACY SHOULD BE COMPARED WITH
THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALING.

ORDER NO.: 24-102250

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: January 16, 2024

ORDERED BY: BARBARA B. GOODMAN
Attorney at Law

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP OF VILLAGE OF WINNETKA, ILLINOIS DATED
SEPTEMBER 10, 2021, MAP INDEX NUMBER 17031C0251K, THIS
PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN)
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO
DETERMINE THIS ZONE.

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1: THAT PART OF LOT 8 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PARTS OF SECTIONS 8 AND 17, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, 120.24 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER THEREOF TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, 120 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 8, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTHEASTERLY 80 FEET OF LOT 7 (EXCEPT THE NORTHWESTERLY 4 FEET THEREOF) IN BLOCK 5 IN JARED GAGE'S SUBDIVISION OF PARTS OF SECTIONS 8 AND 17, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 7 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 90 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE NORTHERLY 50.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 7; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 46.01 FEET TO THE SOUTHEASTERLY LINE THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

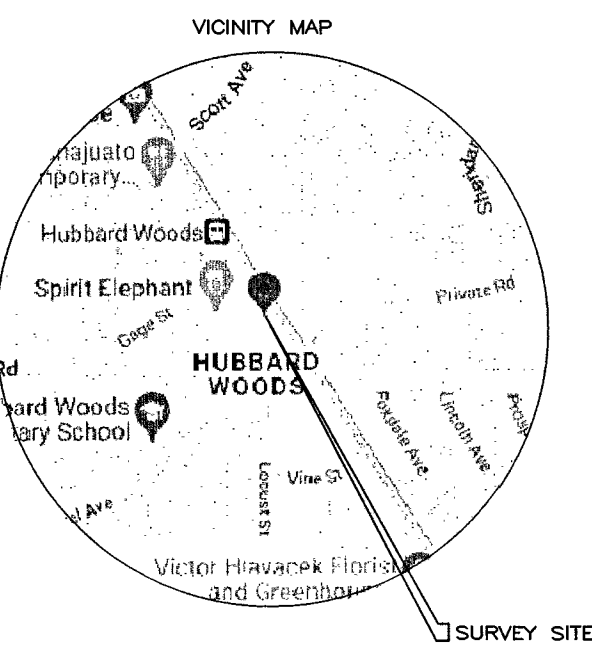
PARCEL 4: EASEMENT FOR THE BENEFITS OF PARCELS 1 AND 2 AS CREATED BY:
A. AGREEMENT RECORDED DECEMBER 29, 1925, AS DOCUMENT NUMBER 9136352 MADE BY HENRY J. KLAUKE AND MARY KLAUKE, HIS WIFE, WITH WILLIAM SALMEN AND HANNAH SALMEN, HIS WIFE.
B. DEED IN TRUST DATED AUGUST 1, 1945, AND RECORDED JANUARY 11, 1946, AS DOCUMENT NUMBER 13695028 FROM FRANCIS S. GRAHAM AND VIRGINIA DOWNING GRAHAM, HIS WIFE, TO FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 4, 1945, AND KNOWN AS TRUST NUMBER 8-500; AND
C. DEED FROM HENRY J. KLAUKE, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF MARY FELBER KLAUKE, DECEASED, TO GEORGE B. ANDERSON, DATED JUNE 14, 1945, AND RECORDED JANUARY 22, 1946, AS DOCUMENT NUMBER 13702324, FOR INGRESS AND EGRESS OVER AND ACROSS THE PREMISES DESCRIBED AS FOLLOWS:
A. THE SOUTHEASTERLY 5 FEET OF THE SOUTHWESTERLY 90 FEET OF LOT 7 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION AFORESAID.
B. THAT PART OF LOT 8 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 5.0 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT, 45.18 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 8, 120.24 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 12.5 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, 120.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS CREATED BY THE GRANT DATED MARCH 18, 1959 AND RECORDED APRIL 29, 1959 AS DOCUMENT NUMBER 17522676, MADE BY JOHN MAYO MITCHELL AND HELEN KING MITCHELL, HIS WIFE, TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1959 AND KNOWN AS TRUST NUMBER 40955, FOR INGRESS AND EGRESS OVER AND ACROSS, THAT NORTHEASTERLY 20 FEET OF LOT 9 IN BLOCK 5 IN JARED GAGE'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8,439 SQ.FT. = 0.194 ACRE.

COMMONLY KNOWN AS: 1007 TOWER COURT, WINNETKA, ILLINOIS.

PERMANENT INDEX NUMBER: 05-17-123-022-0000



GRAPHIC SCALE

10 5 0 10 20
(IN FEET)
1 Inch = 10 Ft.

NOTES REFERENCED TO CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CCH2400043LD
COMMITMENT DATE: DECEMBER 29, 2023.

ITEM 1. NO VISIBLE EVIDENCE OBSERVED OF SUBJECT
PROPERTY POSSESSED BY OTHER THAN OWNER OF RECORD.
(NOT PLOTTABLE)

ITEM 2. THE FOLLOWING ENCROACHMENT WERE OBSERVED
IN THE COURSE OF THIS SURVEY:

-3 STORY BRICK BUILDING ON NORTHWESTERLY SIDE OF SUBJECT
PROPERTY ENCROACHES ONTO PROPERTY NORTHWESTERLY AND
ADJOINING BY 0.18 FEET TO 0.23 FEET.

-1 STORY BRICK BUILDING LOCATED ON THE PROPERTY
NORTHWESTERLY AND ADJOINING ENCROACHES ONTO THE SUBJECT
PROPERTY BY 0.14 FEET.

-1 STORY BRICK BUILDING LOCATED MAINLY ON PROPERTY
SOUTHWEST AND ADJOINING ENCROACHES ONTO THE SUBJECT
PROPERTY BY 0.09 FEET.

ITEMS 3. NO VISIBLE EVIDENCE OF UNRECORDED EASEMENT
OBSERVED IN THE COURSE OF THIS SURVEY.

ITEMS 4. THROUGH 17. ARE NOT SURVEY RELATED;
(NOT PLOTTABLE)

ITEM 18. EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY
ASA AMERITECH ILLINOIS, FOR UTILITY PURPOSE, RECORDED ON JUNE
21, 2000 AS DOCUMENT NO. 00457610.
(PLOTTED HEREON)

ITEM 19. EASEMENT RECORDED DECEMBER 29, 1925 AS DOCUMENT
NO. 9136352 FOR INGRESS AND EGRESS.
(PLOTTED HEREON)

ITEM 20. EASEMENT RECORDED MARCH 14, 1945 AS DOCUMENT NO.
13465608 AND RECORDED OCTOBER 4, 1945 AS DOCUMENT NO.
13616838.
(PLOTTED HEREON)

ITEM 21. PERPETUAL EASEMENT FOR INGRESS AND EGRESS,
RECORDED DECEMBER 18, 1944 AS DOCUMENT NO. 13416520.
(PLOTTED HEREON)

ITEM 22. EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER
19, 1927 AS DOCUMENT NO. 9813679.
(PLOTTED HEREON)

ITEM 23. PERPETUAL EASEMENT FOR FREE AND UNRESTRICTED
PASSAGE WHETHER PEDESTRIAN, VEHICULAR OR OTHERWISE,
RECORDED JANUARY 22, 1946 AS DOCUMENT NUMBERS 13702324,
13702325, 13702326, 13702327, 13702328 AND RECORDED
NOVEMBER 3, 1954 AS DOCUMENT NO. 16060420.
(PLOTTED HEREON)

ITEM 24. EASEMENT FOR PUBLIC UTILITY POLES AND WIRES ALONG
THE NORTHEASTERLY LINE OF PARCEL 5.
(PLOTTED HEREON)

ITEM 25. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID
EASEMENT DESCRIBED AS PARCEL NO. 4 CONTAINED IN INSTRUMENT
CREATING SUCH EASEMENT, AND RIGHTS OF ADJOINING OWNER OR
OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(NOT PLOTTABLE)

ITEM 26. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID
EASEMENT DESCRIBED AS PARCEL NO. 5 CONTAINED IN INSTRUMENT
CREATING SUCH EASEMENT, AND RIGHTS OF ADJOINING OWNER OR
OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(NOT PLOTTABLE)

ITEMS 27 THROUGH 29. ARE NOT SURVEY RELATED;
(NOT PLOTTABLE)

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY
RESPONSIBILITIES AND SPECIFICATIONS:

ITEM 6(a)

-THE PROPERTY SHOWN HEREON IS ZONED C-2,
(GENERAL RETAIL COMMERCIAL) DISTRICT WITHIN THE
RETAIL OVERLAY DISTRICT, BY VILLAGE OF WINNETKA, ILLINOIS.

BUILDING REQUIREMENTS

-FRONT YARD SETBACK: NO MINIMUM; 3 FEET MAXIMUM
-SIDE YARD SETBACK: NONE REQUIRED,
EXCEPT 3 FEET MINIMUM WHEN PROVIDED
-REAR YARD SETBACK: 10 FEET
-STREET SIDE SETBACK: NO MINIMUM;
3 FEET MAXIMUM

HEIGHT RESTRICTIONS

-MAXIMUM BUILDING HEIGHT OR STORIES:
4 STORIES AND 45 FEET

AREA REQUIREMENTS

-MINIMUM LOT AREA: NO REQUIREMENT
-MINIMUM LOT WIDTH: NO REQUIREMENT
-MINIMUM LOT DEPTH: NO REQUIREMENT
-MINIMUM LOT FRONTAGE: NO REQUIREMENT

DENSITY REQUIREMENTS

-MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT
-MAXIMUM BUILDING LOT COVERAGE: NO REQUIREMENT

PARKING

-PARKING SPACE FORMULA: COMMERCIAL USES:
2 SPACES PER 1,000 SQ.FT.
(APPROX. 5,480 SQ.FT./1,000)X2=11 SPACES.

INFORMATION SHOWN IN NOTE 6(a) ABOVE TAKEN FROM
GRS GROUP AN NYS COMPANY,
FINAL REPORT DATE: FEBRUARY 16, 2024.
GRS PROJECT NO.: 24-67195.3

ITEM 6(b)

-ZONING SET-BACK REQUIREMENTS SHOWN IN THE
ZONING SUMMARY PROVIDED TO THE SURVEYOR REQUIRE
INTERPRETATION AND THEREFORE NONE ARE PLOTTED
HEREON IN ACCORDANCE WITH MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

ITEM 9 - THERE ARE NO DESIGNATED OR STRIPED PARKING
SPACES ON THIS PROPERTY.

ITEM 10 - NO INFORMATION PROVIDED BY CLIENT REGARDING
LOCATIONS OR RELATIONSHIPS OF ANY PARTY WALLS WITH
RESPECT TO ADJOINING PROPERTIES.

ITEM 11(b) - THERE ARE NO VISIBLE EVIDENCE OF ANY MARKINGS
FROM UTILITY COMPANIES OBSERVED IN THE PROCESS
OF CONDUCTING THE FIELDWORK.

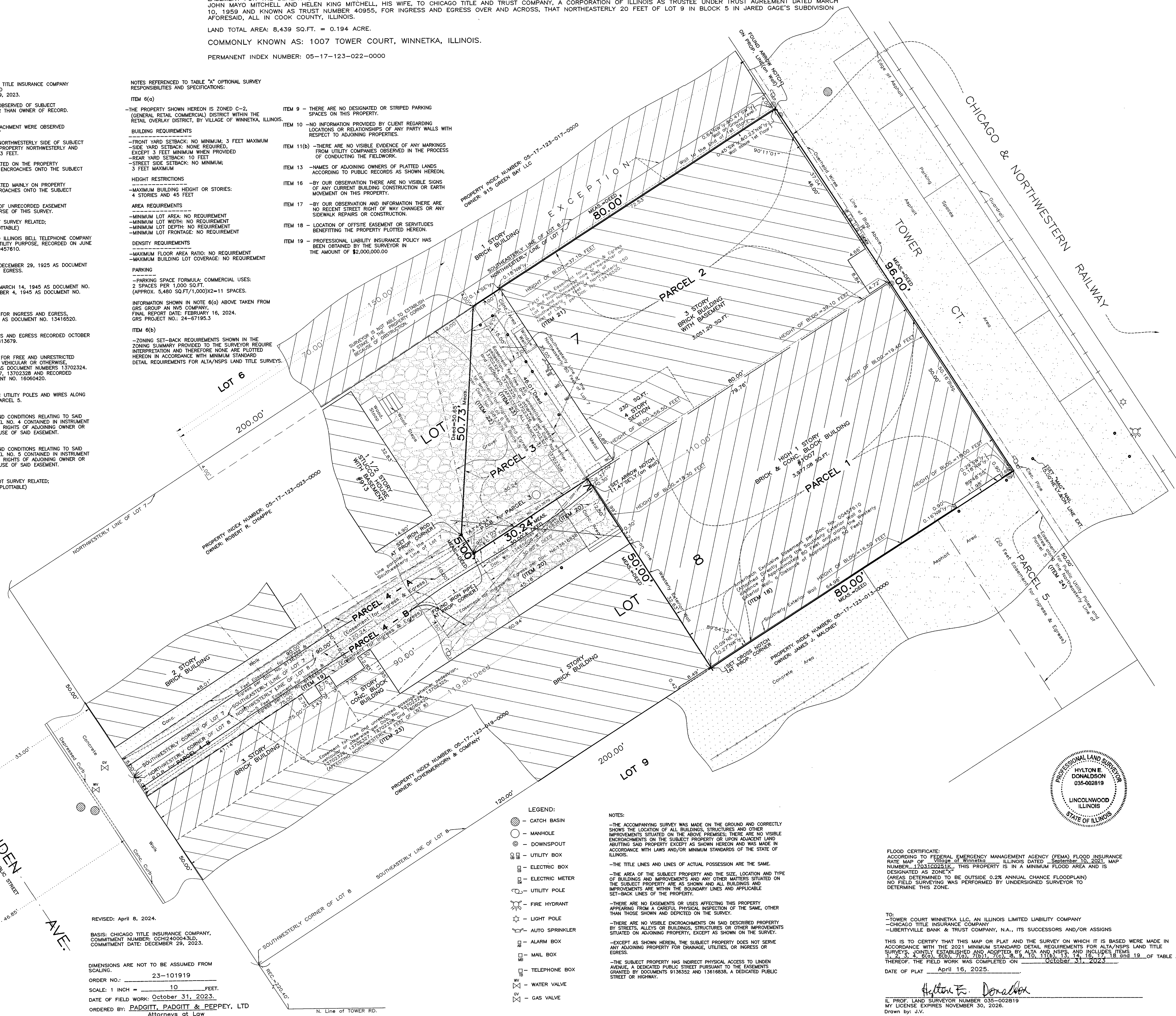
ITEM 13 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS
ACCORDING TO PUBLIC RECORDS AS SHOWN HEREON;

ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS
OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH
MOVEMENT ON THIS PROPERTY.

ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE
NO RECENT STREET RIGHT OF WAY CHANGES OR ANY
SIDEWALK REPAIRS OR CONSTRUCTION.

ITEM 18 - LOCATION OF OFFSITE EASEMENT OR SERVITUDES
BENEFITTING THE PROPERTY PLOTTED HEREON.

ITEM 19 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS
BEEN OBTAINED BY THE SURVEYOR IN
THE AMOUNT OF \$2,000,000.00



- LEGEND:
- CATCH BASIN
 - MANHOLE
 - DOWNSPOUT
 - UTILITY BOX
 - ELECTRIC BOX
 - ELECTRIC METER
 - UTILITY POLE
 - FIRE HYDRANT
 - LIGHT POLE
 - AUTO SPRINKLER
 - ALARM BOX
 - MAIL BOX
 - TELEPHONE BOX
 - WATER VALVE
 - GAS VALVE

NOTES:

-THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY
SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER
IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE
ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND
ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN
ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF
ILLINOIS.

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

-THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE
OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON
THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND
IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE
SET-BACK LINES OF THE PROPERTY.

-THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY
APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER
THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.

-THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY
BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS
SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

-EXCEPT AS SHOWN HEREON, THE SUBJECT PROPERTY DOES NOT SERVE
ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR
EGRESS.

-THE SUBJECT PROPERTY HAS INDIRECT PHYSICAL ACCESS TO LINDEN
AVENUE, A DEDICATED PUBLIC STREET PURSUANT TO THE EASEMENTS
GRANTED BY DOCUMENTS 9136352 AND 13616838, A DEDICATED PUBLIC
STREET OR HIGHWAY.

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE
RATE MAP OF Village of Winnetka, ILLINOIS DATED September 10, 2021, MAP
NUMBER 170310251K, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS
DESIGNATED AS ZONE "X".
(AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN)
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO
DETERMINE THIS ZONE.

TO:
-TOWER COURT WINNETKA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
-CHICAGO TITLE INSURANCE COMPANY
-LIBERTYVILLE BANK & TRUST COMPANY, N.A., ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS
1-4, 6-8, 10-11, 13-14, 16-17, 19 OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON October 31, 2023

DATE OF PLAT April 16, 2025.

Hilton E. Donaldson
ILL. PROF. LAND SURVEYOR NUMBER 035-002819
MY LICENSE EXPIRES NOVEMBER 30, 2026.
Drawn by J.V.

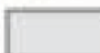




ZONING DISTRICTS LEGEND

ZONING DISTRICT	DESCRIPTION	MINIMUM LOT SIZE	
		INTERIOR LOT	CORNER LOT
R1	SINGLE - FAMILY RESIDENTIAL	48,000 Sq. Ft.	50,400 Sq. Ft.
R2	SINGLE - FAMILY RESIDENTIAL	24,000 Sq. Ft.	25,200 Sq. Ft.
R3	SINGLE - FAMILY RESIDENTIAL	16,000 Sq. Ft.	16,800 Sq. Ft.
R4	SINGLE - FAMILY RESIDENTIAL	12,600 Sq. Ft.	13,300 Sq. Ft.
R5	SINGLE - FAMILY RESIDENTIAL	8,400 Sq. Ft.	8,900 Sq. Ft.
B1	MULTI - FAMILY RESIDENTIAL	 LPO LAKESHORE PRESERVATION OVERLAY	
B2	MULTI - FAMILY RESIDENTIAL		
C1	NEIGHBORHOOD COMMERCIAL		
C2	GENERAL RETAIL COMMERCIAL		
C2	COMMERCIAL OVERLAY DISTRICT		
D	LIGHT INDUSTRIAL		

Map Legend

	Business Districts*		Village Roads		Parcel
	Village Boundary		Railroad		



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS
ZONING MAP
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

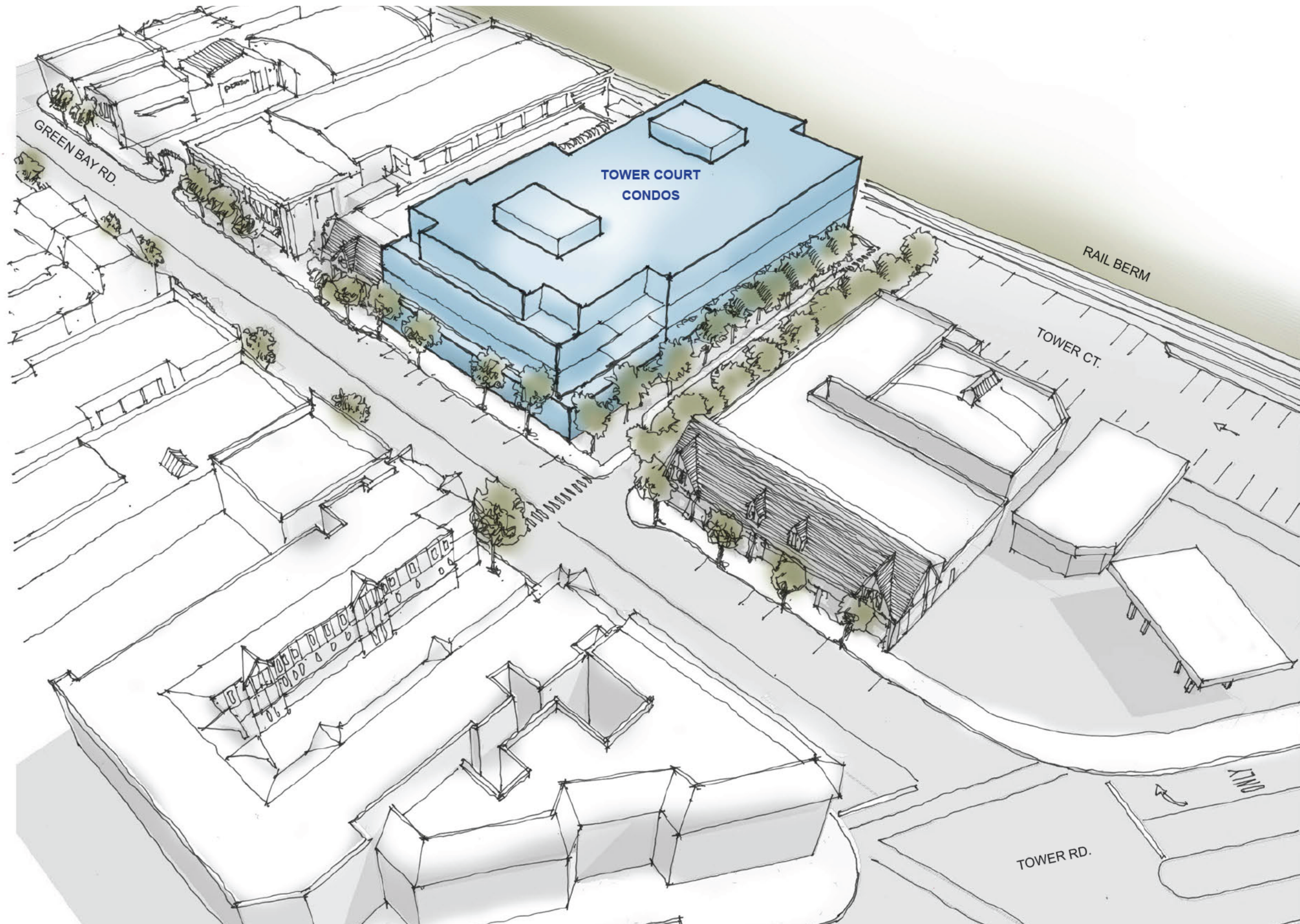


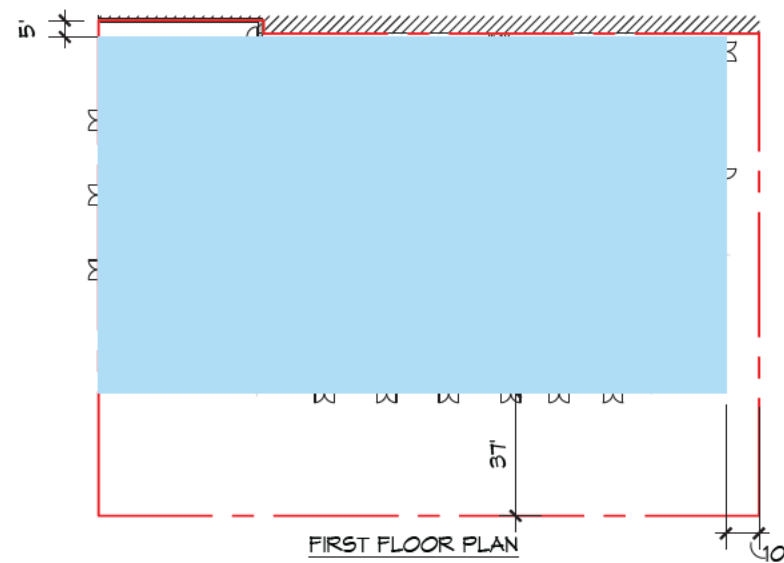
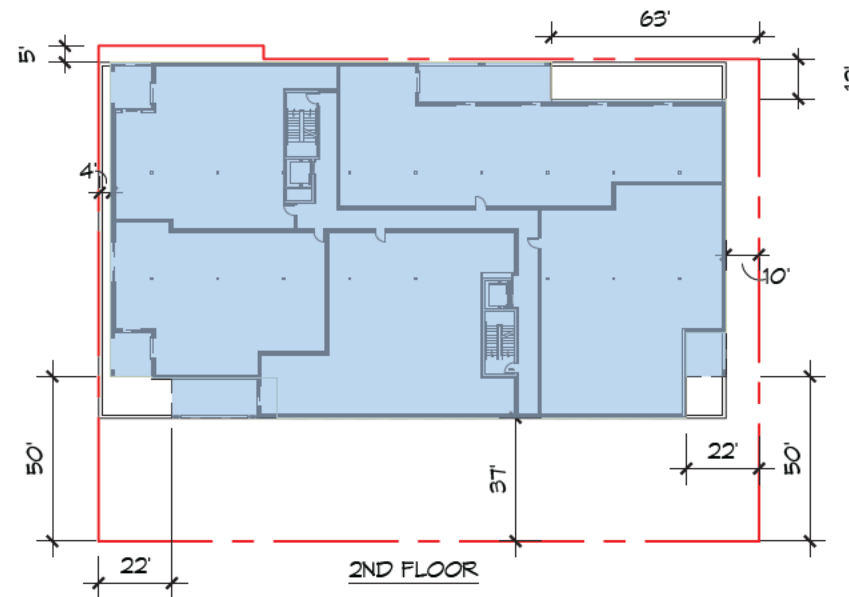
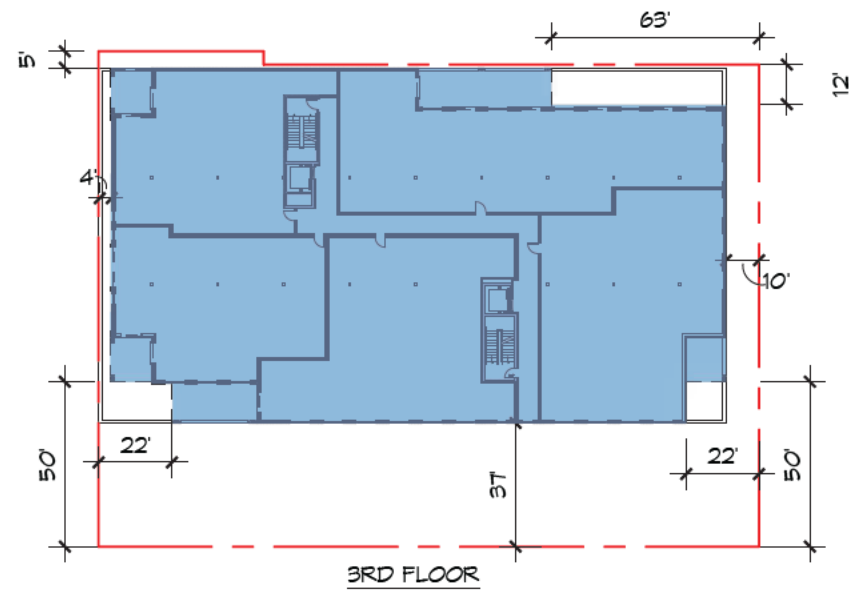
SCALE: 1" = 50'
0' 50'

**TOWER COURT
WINNETKA LLC**

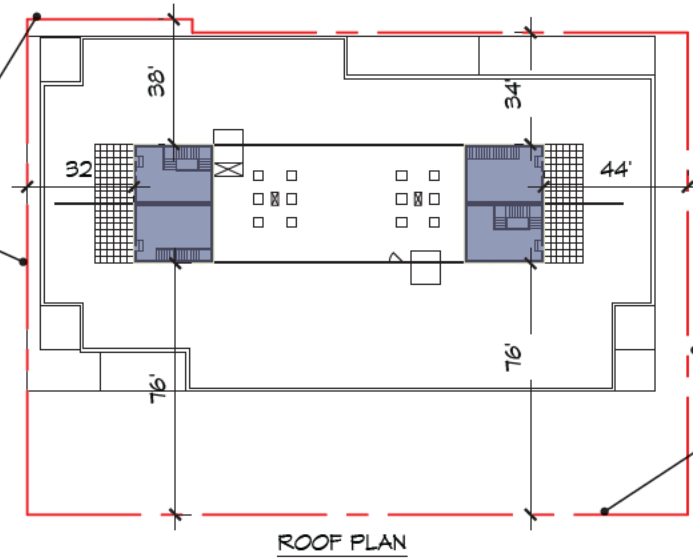
**TOWER COURT CONDOMINIUMS
CONCEPTUAL SITE PLAN**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

23

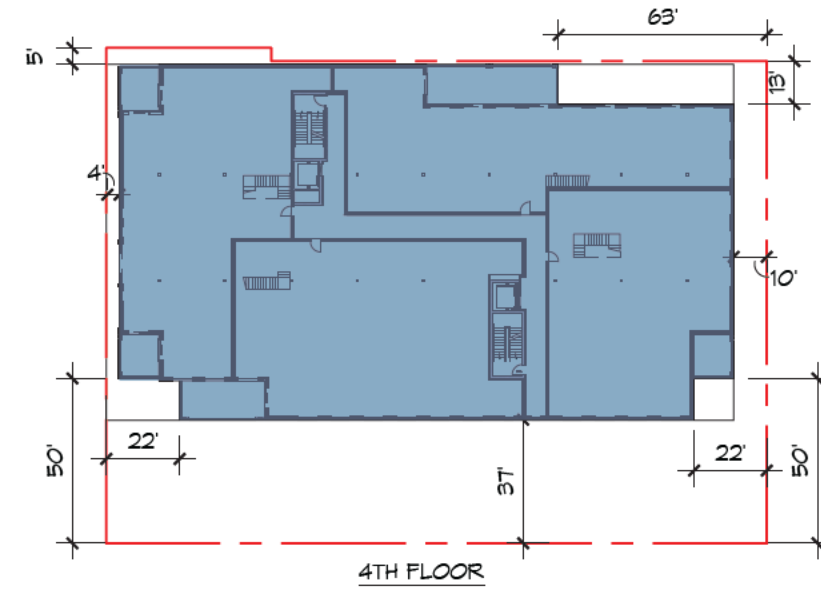




PROPERTY LINE
(TYP.)



PROPERTY LINE
(TYP.)



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Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
MASSING SETBACKS DIAGRAM**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



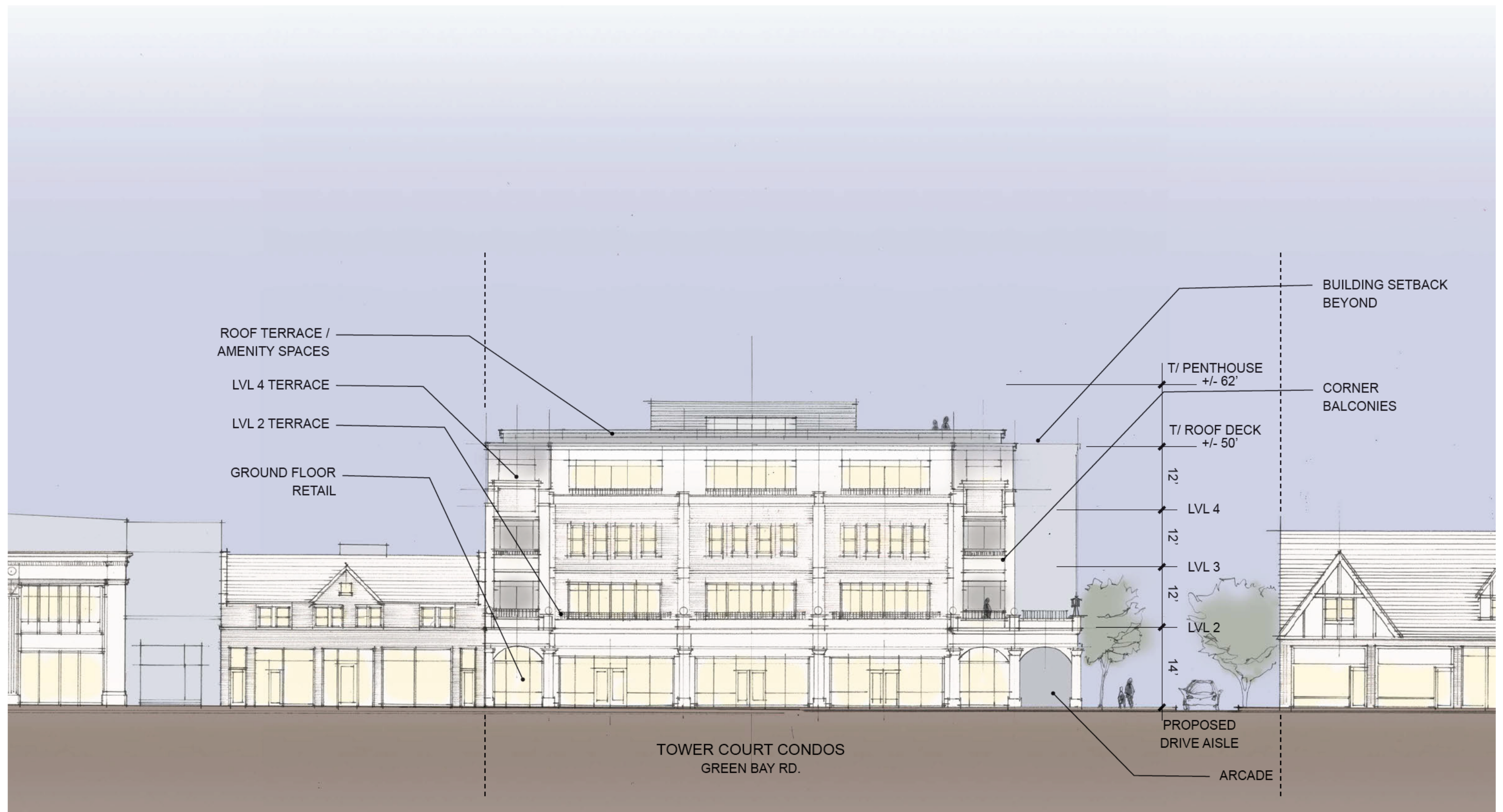
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

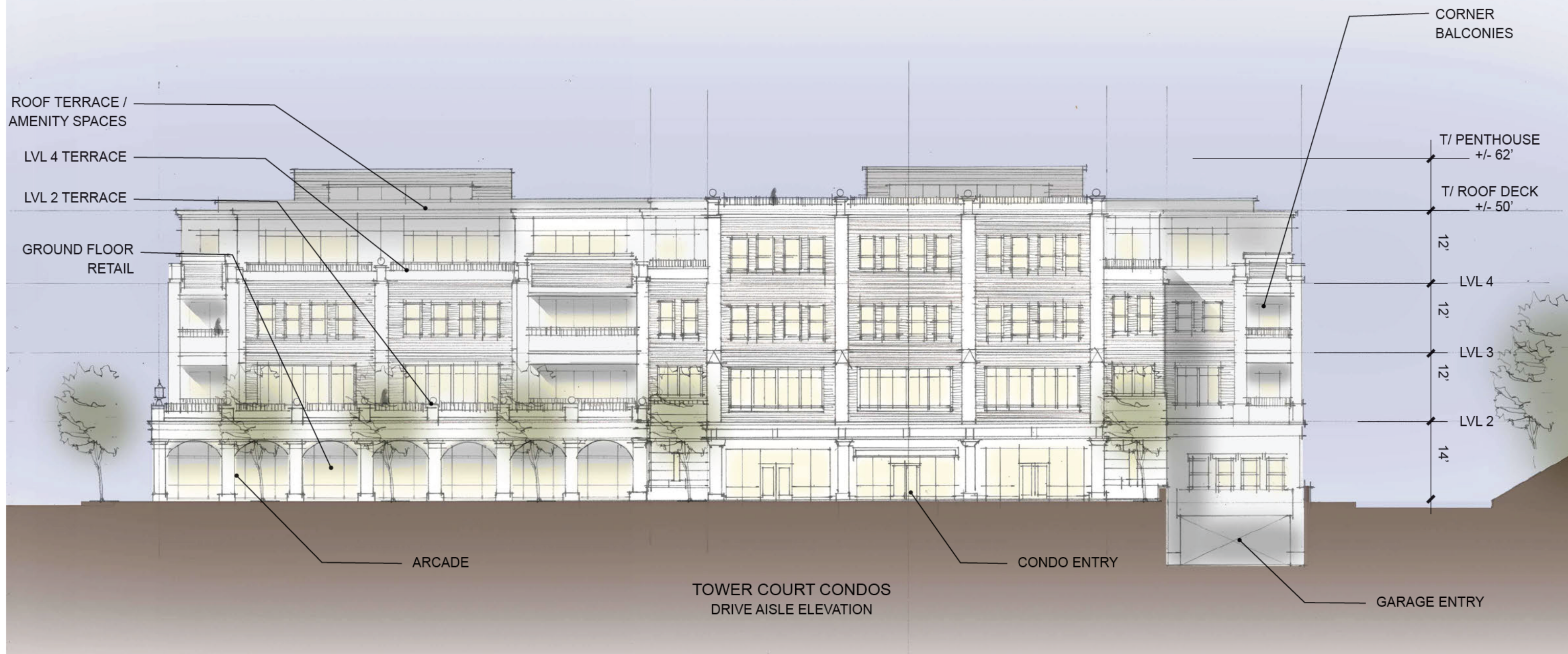
NOT TO SCALE

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
CONCEPTUAL GREEN BAY ROAD ELEVATION**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

26





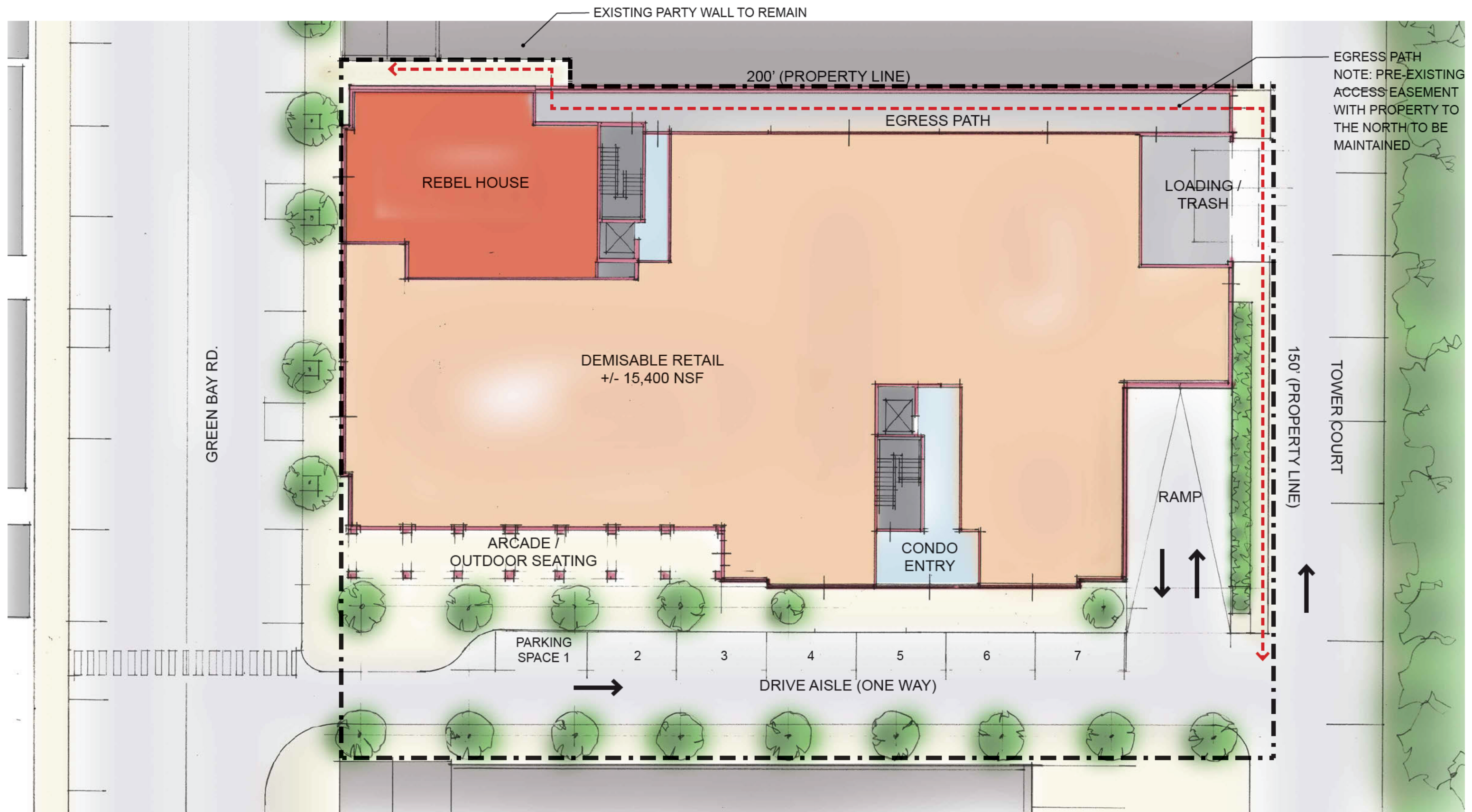
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

NOT TO SCALE

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
SOUTH ELEVATION**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

28



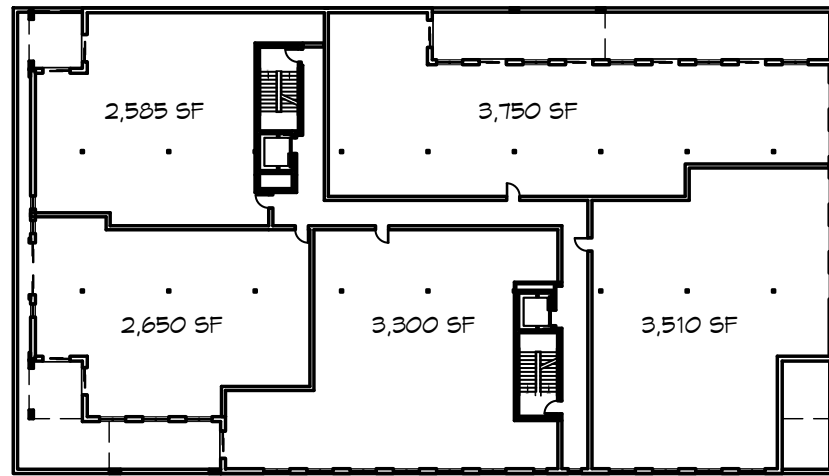
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



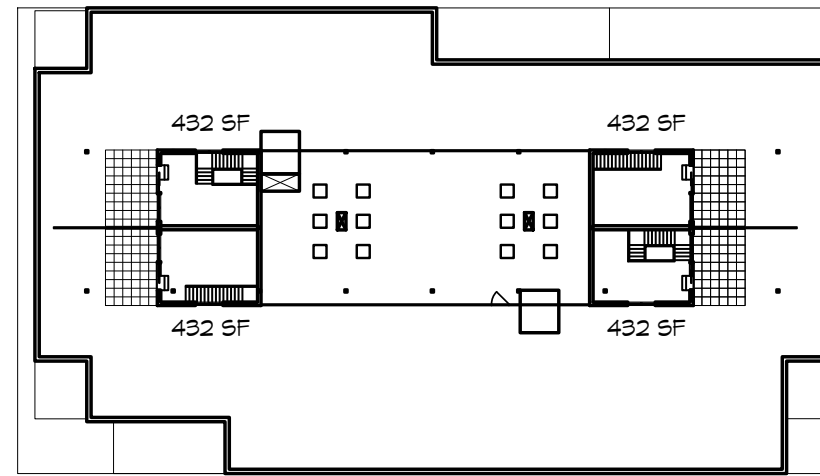
FOR REFERENCE
NOT TO SCALE

**TOWER COURT
WINNETKA LLC**

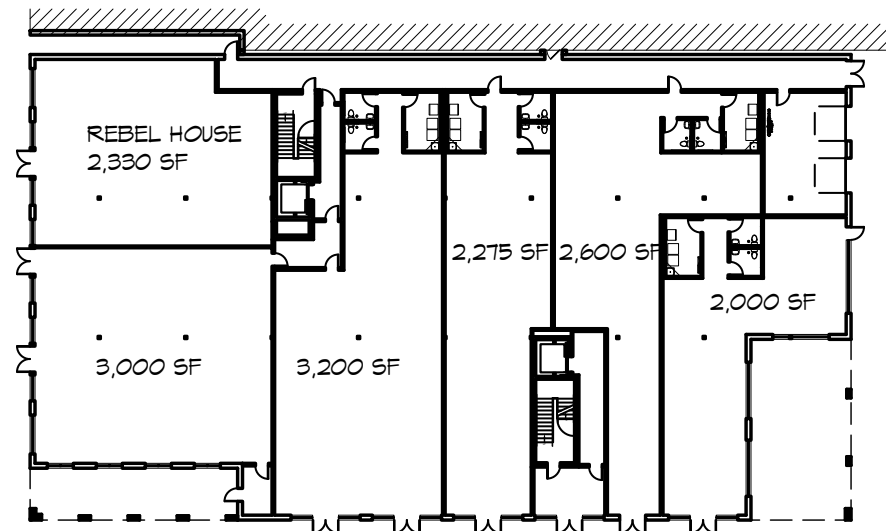
**TOWER COURT CONDOMINIUMS
CONCEPTUAL GROUND FLOOR PLAN**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



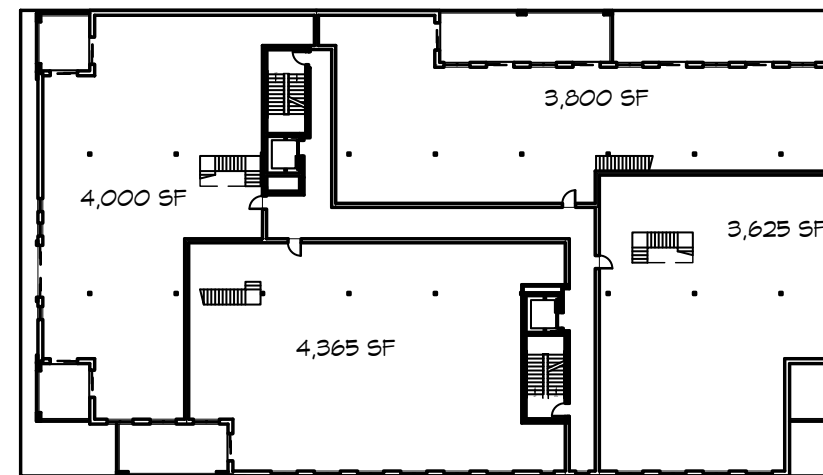
2ND FLOOR - 5 UNIT SCHEME



ROOF PLAN

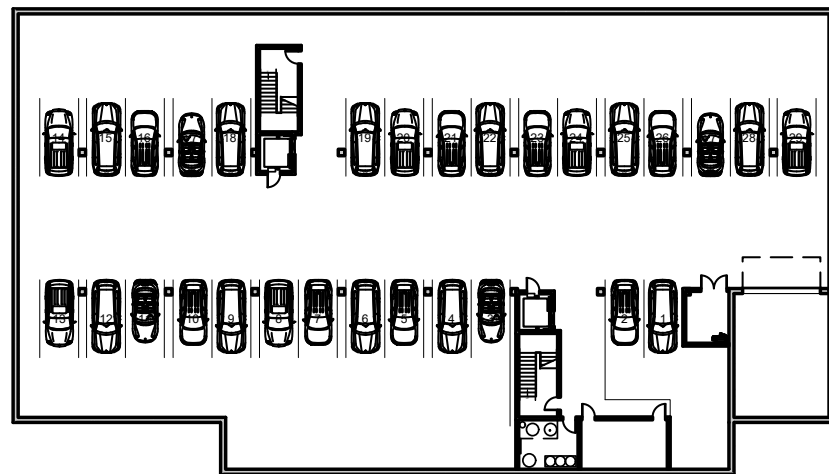


FIRST FLOOR PLAN

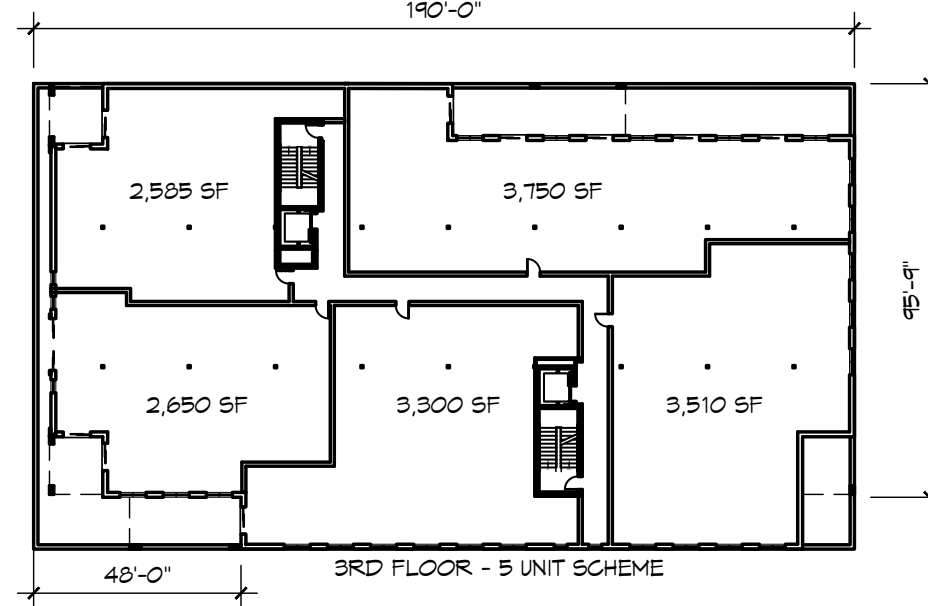


4TH FLOOR - 4 UNIT SCHEME

BASEMENT - 29 PARKING SPACES
 FIRST FLOOR - 15,410 SF COMMERCIAL
 SECOND FLOOR - 15,800 SF RESIDENTIAL
 THIRD FLOOR - 15,800 SF RESIDENTIAL
 FOURTH FLOOR - 15,800 SF RESIDENTIAL
 ROOF - 1,728 SF RESIDENTIAL
 TOTAL RESIDENTIAL - 49,128 SF



BASEMENT PLAN



3RD FLOOR - 5 UNIT SCHEME



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 600 W. Jackson, Suite 250
 Chicago, IL 60661



FOR REFERENCE
 NOT TO SCALE

**TOWER COURT
 WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
 CONCEPTUAL FLOOR PLANS**
 Green Bay Road, Winnetka, IL
 October 14, 2025 Project #: 25057

RESIDENTIAL PARKING REQUIREMENTS

ONE BEDROOM: 1 ¼ SPACE / UNIT

TWO BEDROOM: 1 ½ SPACE / UNIT

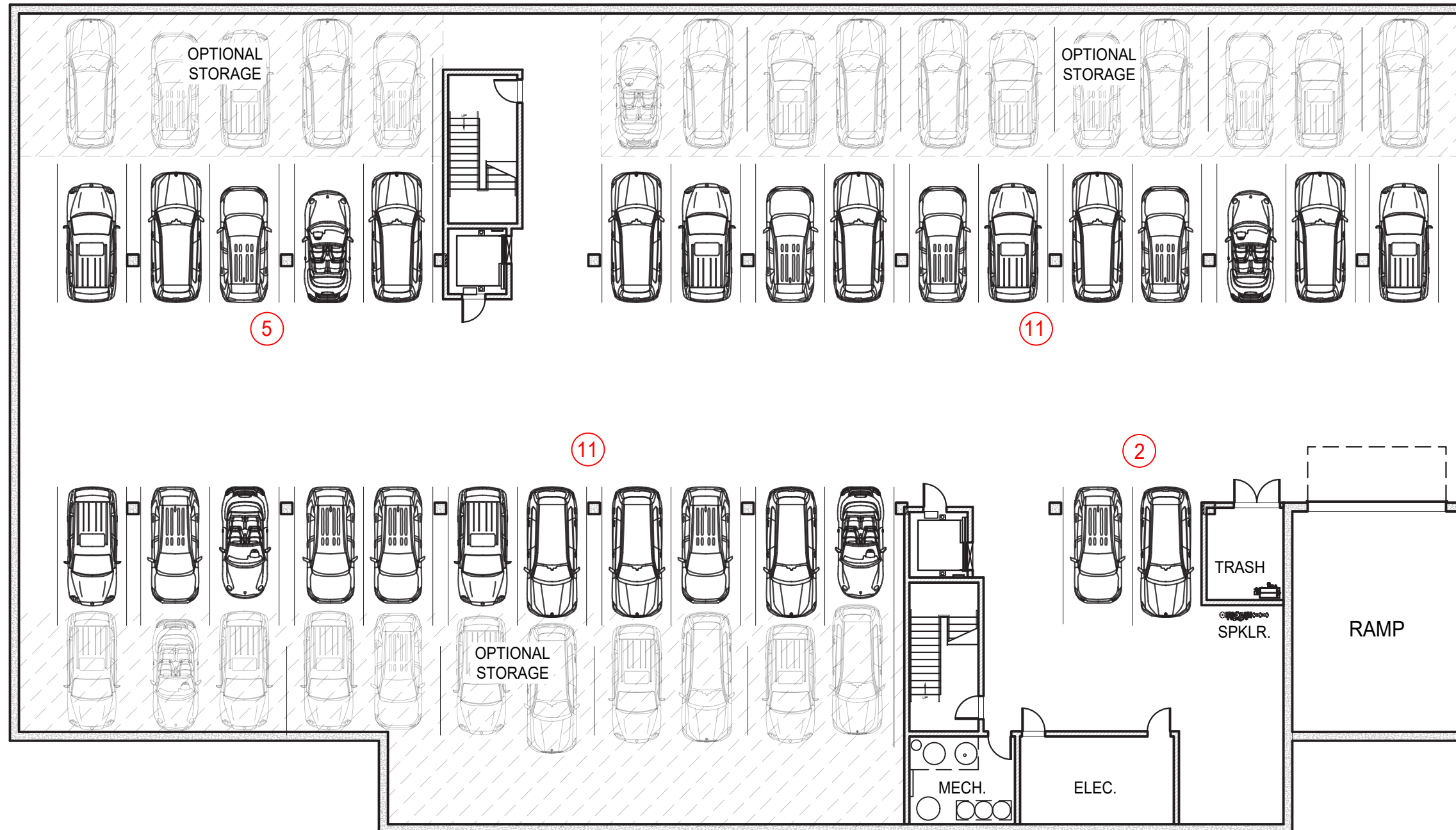
THREE BEDROOM: 2 SPACES / UNIT

ESTIMATED # CONDO UNITS: 15

PARKING SPACES REQUIRED: 30

PARKING SPACES PROVIDED: 29*

* POSSIBILITY OF UP TO 56 PARKING SPACES IF CONDO OWNERS CHOOSE TO FORGO OPTIONAL STORAGE FOR EXTRA PARKING.







VIEW LOOKING DOWN
PROPOSED DRIVE AISLE



VIEW LOOKING SOUTH
DOWN GREEN BAY RD.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
CONCEPTUAL MASSING IMAGES**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

ATTACHMENT 3

Existing Photos of Subject Property



901-905 Green Bay Road (Rebel House & Red Spade – second floor) and 907-909 Green Bay Road (Bella Bleu Bridal & Alexandra Kaehler Design – second floor)



901-905 Green Bay Road and 901-905 Green Bay Road



911-913 Green Bay Road (Munder Skiles)



Residence on 911-913 Green Bay Road Parcel (behind Munder Skiles)



1007 Tower Court – West Elevation of Europa Motors



1007 Tower Court – South Elevation of Europa Motors



911-913 Green Bay Road & 907-909 Green Bay Road



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Environmental, Forestry, and Sustainability Commission Solar Panels Regulations Presentation

PRESENTER: Elyse Steiner

AGENDA DATE: October 21, 2025

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

Winnetka has few homes with rooftop solar panels compared to some other north shore communities. President Dearborn tasked a small group to recommend zoning changes to lessen the burden for residents who are interested in adding solar panels to generate clean energy. One difference between Winnetka and many of its neighbors is that solar arrays require a special use permit, rather than being a permitted accessory use. In addition, the zoning ordinance has not been updated to address solar panel installations. We have an opportunity to make it easy and efficient for residents to invest in solar, which will reduce dependence on coal-fired energy and diversify the energy mix in the Village.

The recommended ordinance changes include the following:

- Solar panels are a permitted accessory use and can be building-mounted or ground-mounted/ free-standing. Ground-mounted panels are permitted in backyards only.
- Panels must be permitted by the Village and inspected by the utility prior to activation.
- The system must provide emergency access pathways, proper ventilation, obey setback limits, and meet other fire safety requirements as specified in the Building Code and Zoning Ordinance.
- Tree ordinances also apply if plans call for tree removal.
- A system that does not operate for 12 months shall be properly decommissioned and removed by the owner.

RECOMMENDATION:

Council is requested to provide policy feedback regarding changes to the Village Code as it relates to solar panel regulation.

ATTACHMENTS:

None



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Adoption of Lakefront Policy Guidelines

PRESENTER: Peter Friedman

AGENDA DATE: October 21, 2025

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

As the Village has continued to address important issues related to lakefront construction and access, a number of questions have been raised by members of the community. The Village Attorney drafted a Lakefront Policy Guidelines document to clearly explain the Village policy regarding several of these matters. The Village Council will review and consider adoption of the Lakefront Policy Guidelines.

RECOMMENDATION:

Consider adoption of the Village of Winnetka Lakefront Policy Guidelines.

ATTACHMENTS:

1. Village of Winnetka Lakefront Policy Guidelines

Village of Winnetka Lakefront Policy Guidelines

As the Village has continued to address important issues related to lakefront construction and access, a number of questions have been raised by members of the community. The Village is providing this document to clearly explain its policy regarding several of these matters.

What is public and what is private land along Lake Michigan?

Many of the questions regarding lakefront access depend on the location of the dividing line between public and private property along the Lake Michigan shoreline.

Under Illinois law, the property line is generally located at the normal waterline, or, in legal terms, “the line where the water usually [stands] when unaffected by storms or other disturbing causes.” A straightforward way to think about this is if your feet are wet, you are on public property, and if your feet are dry, you are on private property.

What happens when the normal waterline changes?

The answer depends on whether the change is caused by natural or artificial means. If the change is gradual and natural, then the normal waterline remains the property line.

If the change is caused by artificial means, then what matters is whether the change is caused by the adjacent riparian property owner or if the change is caused by an unrelated third party.

If the change is caused by artificial means by an unrelated third party, then the normal waterline remains the property line.

If the change is caused by artificial means by the adjacent riparian property owner, often when the property owner constructs a breakwater or other structure, then the owner will not gain ownership of any new land created as a result of that construction. Rather, the private property line will remain at the former, pre-construction, location of the normal waterline. Any new land created (or “accreted”) as a result of the construction is deemed to remain the property of the state and subject to the public trust. The Illinois Department of Natural Resources requires anyone applying for a permit for lakefront construction to acknowledge this rule as a condition of their application.

Is the line for public trust property the same as the public/private property dividing line?

Yes. In Illinois the property line and the line separating private property from public trust land is the same – it is the line represented by the normal waterline, except when impacted by construction as described above.

The Village understands and appreciates that some believe that public trust property should extend all the way to the normal high-water mark, which is farther landward of the normal waterline and is generally the line where lake water reaches its highest point – often at the base of the bluff. Illinois law does not support this position.

The Village will be installing discreet signage at strategic locations along the lakeshore to inform the public of the applicable public/private property lines.

What activities are permitted on public trust land along the shoreline?

The public trust is recognized as a very important right of the public to enjoy the resources of the lakes within our state, including Lake Michigan. The most traditional uses allowed under the public trust, specifically with regard to the waters of Lake Michigan, are navigation, fishing, and commerce. Bathing, swimming, boating, and other shore activities are also proper public trust activities.

It is important to note that the public trust is not boundless. For example, some courts have said that the public trust does not guarantee that the ability to undertake these public trust activities must be as convenient, productive, and comfortable as possible. Courts have also indicated that public trust uses when it comes to a public resource like Lake Michigan must in some way relate to or be necessary for the use of the water resource itself.

Finally, of course, the public trust does not include activities that primarily benefit a private interest.

What rights do lakefront (riparian) landowners have to the Lake?

Lake Michigan riparian landowners generally have a right to pass to and from the water abutting their property along the entire shoreline of their property. This right, along with the rights of the public under the public trust doctrine, can lead to conflicts. On the one hand, riparian property owners cannot unreasonably interfere with public trust activities and are subject to various state and federal regulations and permitting requirements for shoreline construction. At the same time, it would likely be improper for any one or more members of the public to use public trust land in a way that would deny a riparian property owner the right to pass to and from the Lake.

Are privately-built stone groins private or public structures?

The Village agrees with IDNR that stone groins privately built along Lake Michigan pursuant to permits issued by IDNR and the Army Corps are private property. This is the case even though some parts of these structures might be built on public land (at least the part of the groins that fall on State-owned land along the shore and into the Lake). This is consistent with court cases in other states and the Village is not aware of any caselaw or statutes that would lead to a contrary opinion that these stone groins somehow become publicly owned once constructed. This conclusion specifically applies to the stone groins constructed at 205 Sheridan Road.

What is the public's right to access the stone groins?

Generally, trespass law may apply whenever a member of the public climbs onto or otherwise remains on a privately-owned stone groin structure.

The Village understands that arguments can be made that, in light of the public trust doctrine, temporarily traversing a private stone groin to get from one side of the groin to the other may not constitute a trespass. The Village is not aware of any specific Illinois statute or caselaw on whether these arguments are valid.

That said, the Village wants to make clear that climbing on these stone groins is extremely dangerous (to both the climber and to our public safety personnel who may be called out for a rescue in the event of an accident). That is why IDNR required that stairs be built into the stone groins at 205 Sheridan Road to ensure that there is a safe way to get from one side of the stone

groins to the other. There is simply no reason for any member of the public to climb onto these stone groins to make try to make some theoretical argument about the public trust doctrine.

The Village has strongly suggested that the owner of the stone groins at 205 Sheridan Road place signs related to the groins not only to indicate that they are private property but more importantly to warn the public of the significant danger of climbing onto the structures.