



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

May 21, 2026 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **New Applications**
 - a. **Case No. 25-09-DR: 574 Lincoln Avenue — Spynergy:** A Sign Permit to allow two window signs, a door sign, and a wall sign at the storefront of the Subject Property.
 - b. **Case No. 26-10-DR: 985 Green Bay Road — Minos Italian Restaurant:** A Certificate of Appropriateness of Design to allow installation of the new retractable awnings, new landscaping, and expansion of the outdoor patio seating area at the Subject Property.
 - c. **Case No. 25-19-PD: 901-05, 907-09, 911-13 Green Bay Road and 1007-11 Tower Court - Tower Court Condominiums Preliminary Planned Development:** Certificate of Appropriateness to allow construction of a new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request.
4. **New Business**
 - a. June 4, 2026, Special Meeting - Quorum Check
 - b. June 18, 2026, Regular Meeting - Quorum Check
5. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MAY 14, 2026
SUBJECT: 574 LINCOLN AVENUE - SPYNERGY - WINDOW, DOOR, AND WALL SIGNS PERMIT (CASE NO. 26-09-DR)

INTRODUCTION

On May 21, 2026, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Spynergy* (the "Applicant"), as the lessee of the commercial space located at 574 Lincoln Avenue (the "Subject Property"), to allow two new window signs, a door sign, and a wall sign at the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is the commercial space located on the west side of Lincoln Avenue between Elm and Pine Streets. It is zoned C-2 General Retail Commercial Overlay District. The Applicant is leasing a commercial space, which *Mandarine* most recently occupied. **Figure 1** below shows the location of the Subject Property, and **Figure 2** on the following page identifies the storefront on the building's exterior facade.

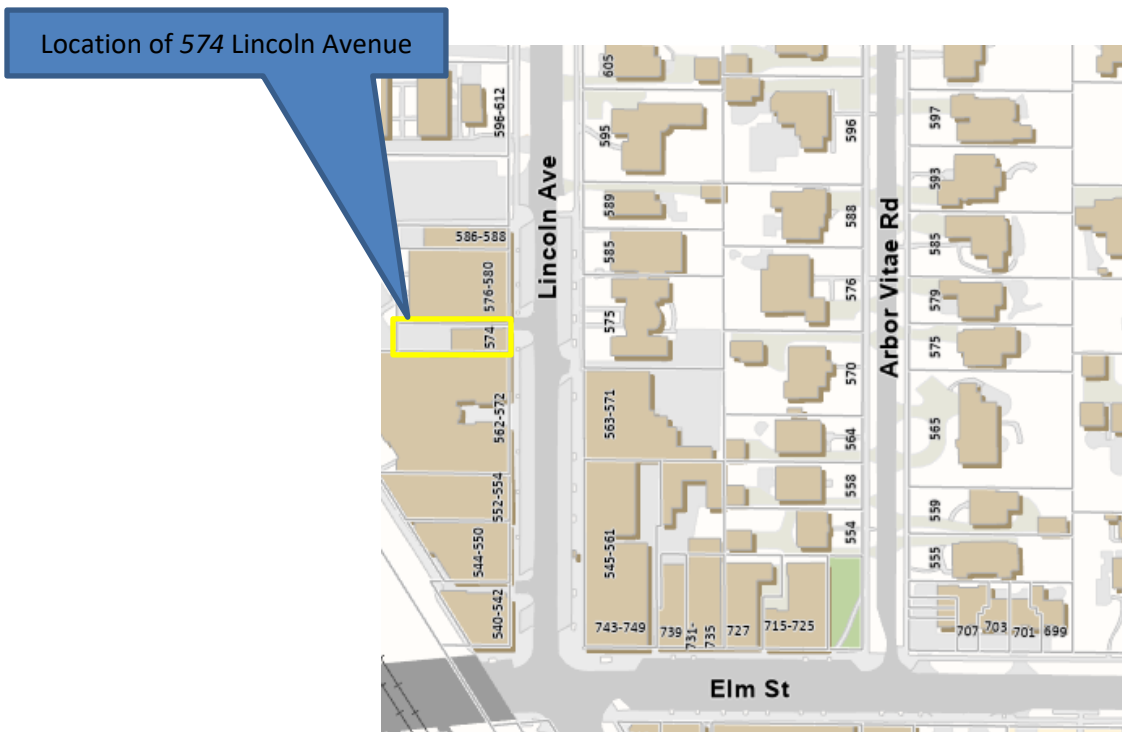


Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property – View of the entire building from Lincoln Avenue

PREVIOUS REQUEST

On June 24, 2021, DRB approved an awning and double-faced projecting sign for the previous business “Mandarine” at Subject Property.

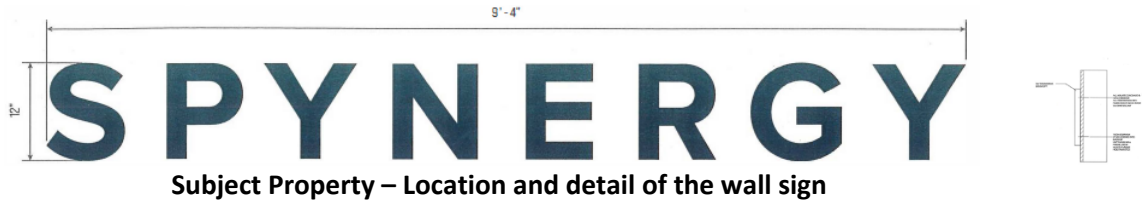
CURRENT REQUEST

The Applicant is seeking approval to install two new window signs, a door sign, and a wall sign. The proposed signs would identify and promote their business. Signs will feature the text and colors of their businesses, as shown in the illustrations below:

Wall Sign

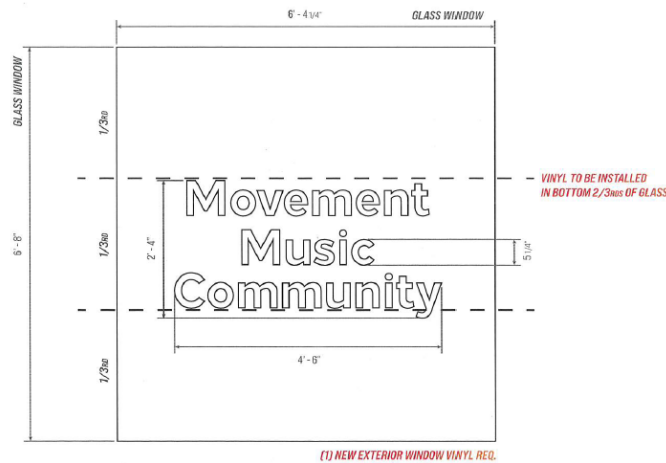
- Located on the Lincoln Avenue façade within the brick sign band above the storefront windows;
- Individual pin letters displaying the text “Spynergy” in a navy-blue color;
- Letter height of 12 inches;
- Bottom of sign located approximately 12 feet above the sidewalk;
- Non-illuminated sign; and
- Total sign area of approximately 9.33 square feet





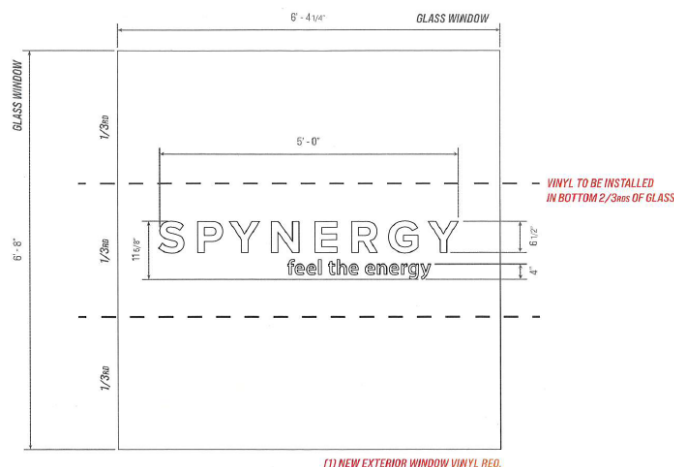
Window #1 Sign

- Individual vinyl text applied on the exterior of the glass;
- Text in white stating “*Movement Music Community*” in upper-case letters 7 inches tall and lower-case letters 5 ¼ inches tall ;
- Located in the bottom two-thirds portion of the glass height; and
- Sign area 5.38 square feet.



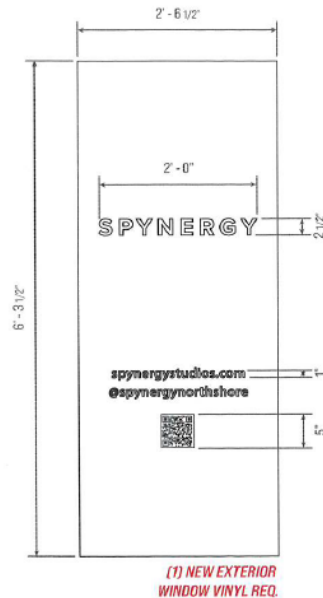
Window #2 Sign

- Individual vinyl text applied on the exterior of the glass;
- Text in white stating “*SPYNERGY*” in upper-case letters 7 inches tall;
- Text in white stating “*feel the energy*” in lower-case letters 4 inches tall;
- Located in the bottom two-thirds portion of the glass height; and
- Sign area 3.69 square feet.



Door Sign

- Individual vinyl text applied on the exterior of the glass;
- Text in white stating “SPYNERGY” in upper-case letters, 2 1/2 inches tall
- Text in white stating “spynergystudios.com” in lower-case letters, 1 inch tall
- QR code in white 5 inches tall by 5 inches wide; and
- Sign area 0.92 square feet.



A copy of the Application materials is included in **Attachment A**.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for Wall and projecting signs in commercial districts.

Wall Sign Standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant’s logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;
- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second-floor windowsill;
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure; and
- Commercial wall signs shall be displayed only upon street exposures, except that one wall sign not exceeding 20 square feet in area may be displayed by each occupant on each non-street exposure of the premises occupied by such occupant.

The proposed wall sign meets all the above standards.

Window and door window signs that meet the following standards can be administratively approved by staff:

- Window signs limited to 10% or less of the single windowpane;

- Door sign limited to 50% or less of the single door window;
- Limited letters and logos no taller than 8", except one logo, and the first letter of each word may be up to no taller than 24", and except store hours and contact information shall be limited to 2" in height;
- Window signs limited to letters and logos of no more than two colors on a solid background of another color, a total of three colors;
- Height of the sign to not exceed 1/3 of the height of the glass area and 90% of the glass width;
- Located in the lower two-thirds of the window opening;
- Shall not extend over or through architectural features/window muntin;
- Without reflective materials;
- No window sign should be illuminated, and
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure.

The proposed door and window signs meet all the above standards.

Signage Street Exposure

Area	Square Foot	Percentage
Street Exposure	285.88	-
Max Allowed per Sign Code (15% of the Street Exposure)	42.88	15%
All Proposed Signs counted toward Street Exposure	19.32	6.76%

The proposed signs comply with the maximum allowed sign area for street exposure.

The Board should also consider the Village Design Guidelines for the proposed signs. See **Attachment B**.

SUMMARY

The Applicant requests that the DRB find the proposed signs appropriate and compatible with the Sign Code and the Village Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements appropriate, the Applicant would first need to obtain the approved sign permit from the Community Development Department before installing the sign.

FINDINGS & RECOMMENDATION

At the May 21 DRB meeting, the DRB is scheduled to consider the design of the Applicant’s proposed wall, window, and door signs. After hearing from the Applicant and the public, the DRB will have the following options:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the DRB; or
- 2) Consider a motion for approval or denial of the Sign Permits. A DRB member should make a motion for approval or denial based upon the following findings of fact per Section 15.60.150(F) of the Sign Code:
 - a. The proposed projecting sign **is consistent [is not consistent]** with the following standards used for issuance of a sign permit:

1. *The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
2. *A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
3. *The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*
4. *Signs and graphics shall have a harmonious relationship with nearby signs, buildings and the neighborhood, and shall be designed so as not to adversely affect adjacent structures. In this respect the sign shall relate to its building, structure and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;*
5. *Colors shall be used with restraint and excessive brightness shall be avoided;*
6. *The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

b. [If the DRB chooses to place conditions as part of its approval, it will want to include the conditions here.]

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

**VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT**



SIGN PERMIT APPLICATION

Tenant/Lessee

SB2026-463

Name of Business Spynergy		Primary contact name Liza Ritter		Phone No. [REDACTED]
Project Address 574 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	[REDACTED]	

Sign Company

Name of Sign Company North Shore Sign		Primary contact name Matt Majewski		Phone No. [REDACTED]
Street Address 1925 Industrial Dr				
City Libertyville	State IL	Zip Code 60048	[REDACTED]	

Property Owner

Name of Company Doug Sharfstein		Primary contact name Doug Sharfstein		Phone No. [REDACTED]
Street Address: 574 Lincoln Ave				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

- Sign type(s): (check all that apply)
- window graphics
 - wall-mounted sign
 - ground-mounted sign
 - projecting sign
 - other _____

Additional description of sign type and materials: Non-illuminated flush mounted dimensional letter sign and refacing the existing blade sign.

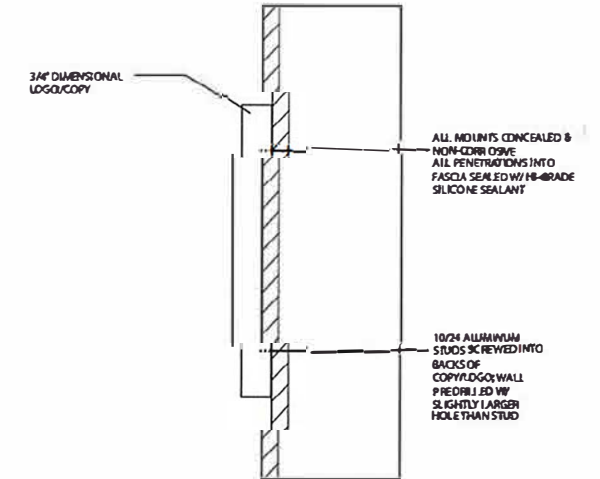
OFFICE USE ONLY

SIGN FEE: \$80 NON-ILLUMINATED PER SIGN TYPE	<i>\$80 x 2 = \$160</i>	\$ <u>160.00</u>
\$195 ILLUMINATED SIGN		\$ _____
STAFF REVIEW FEE: \$70	<input type="checkbox"/> WAIVE FEE	\$ <u>70.00</u>
TOTAL PERMIT FEE		\$ <u>230.00</u>
CONDITIONS OF APPROVAL: _____		

FRONT & SIDE VIEWS (SIGN 1 - OPTION 2)



(1) NEW SET OF DIMENSIONAL WALL LOGO/COPY REQ.



JOB SPECS

DESCRIPTION

- FURNISH & INSTALL (1) NEW SET OF DIMENSIONAL WALL COPY
- NON-ILLUMINATED
- FLUSH MOUNTED TO BUILDING FASCIA - **BRICK**

MATERIALS

- 3/4" ROUTED DIMENSIONAL LOGO/COPY W/ PIN MOUNTS & HEAVY DUTY ADHESIVE (FOR EXTERIOR FASCIA MOUNTING)

COLORS/GRAPHICS/FONTS

- PAINT:
- LOGO: ORANGE
- COPY: NAVY BLUE



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative services entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

SPYNERGY (WINNETKA)			
574 LINCOLN AVE. WINNETKA, IL 60093			
SCALE	1" : 1'	PAGE #	SPYWIN-2026-001B
		C	SALESMAN
			MATTL
DATE	1.29.21		DRAWN BY
FILE	TAPE 75		ML

IMPOSED VIEW (SIGN 1 - OPTION 2)



2'-10"


 "QUALITY SIGNAGE SINCE 1930"
NORTH SHORE SIGN
 1925 INDUSTRIAL DRIVE, LIBERTYVILLE, IL 60048 • 847-616-7020

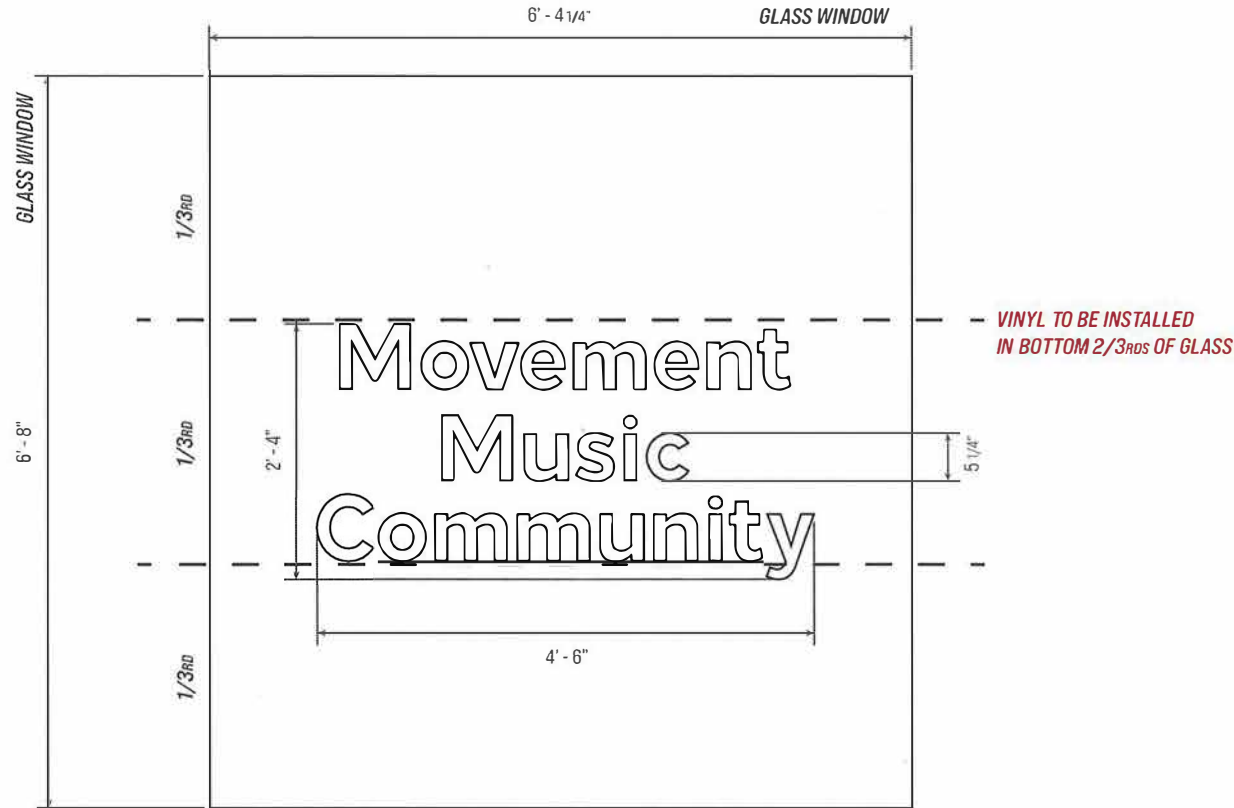



 Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service antailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

SPYNERGY (WINNETKA)			
574 LINCOLN AVE, WINNETKA, IL 60093			
SCALE	N/A	PAGE #	SPYWIN-2026-0028
DATE	4-28-26	A	SALESMAN MATT L
FILE	TAPE 75	DRAWN BY ML	

FRONT VIEW (SIGN 4 - LEFT WINDOW)



JOB SPECS

DESCRIPTION

- FURNISH & INSTALL (1) NEW SET OF EXTERIOR WINDOW VINYL
- 1ST SURFACE APPLICATION

MATERIALS

- 3M EXTERIOR WINDOW VINYL

COLORS/GRAPHICS/FONTS

- VINYL: WHITE

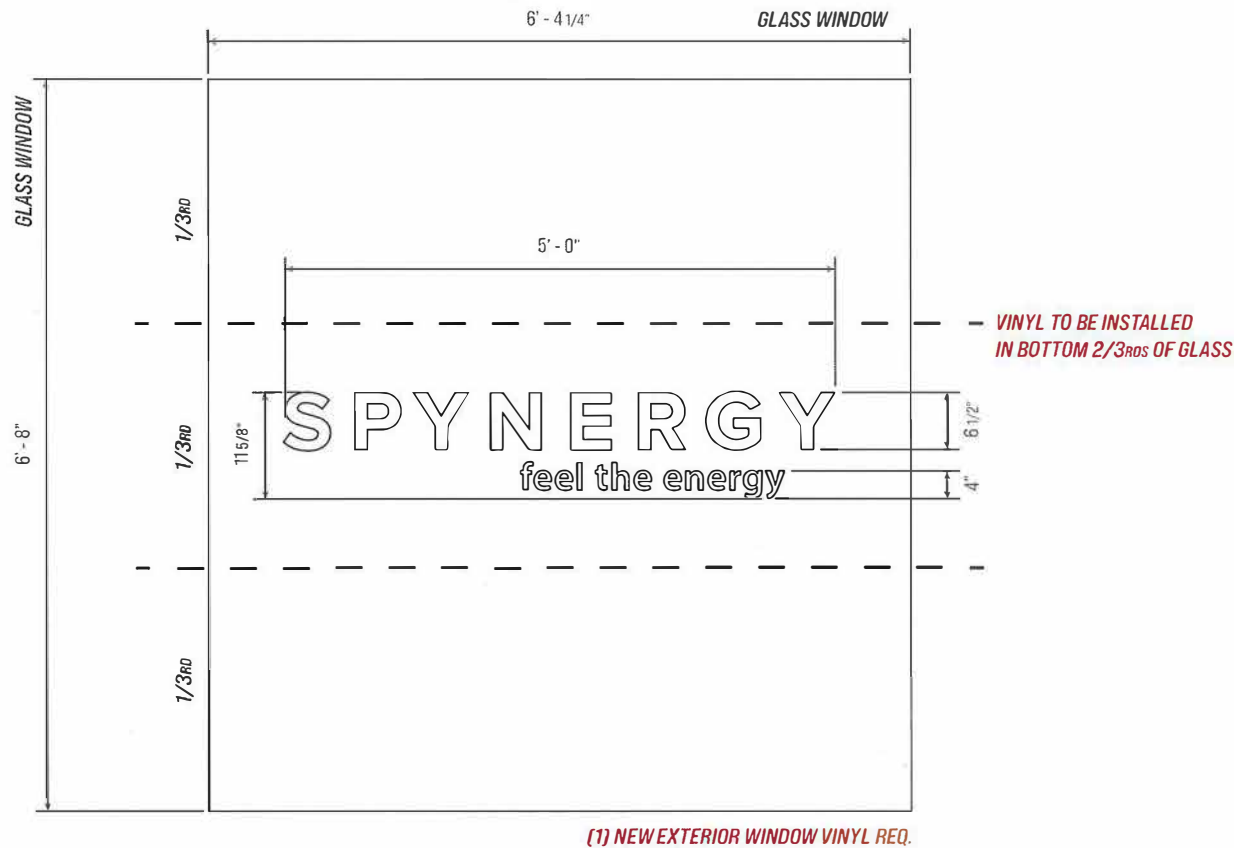


Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

SPYNERGY (WINNETKA)			
574 LINCOLN AVE, WINNETKA, IL 60093			
SCALE	3/4" : 1'	PAGE #	SPYWIN-2026-005
		B	SALESMAN
			MATT L
DATE	4-24-26	REVISED ARTWORK	
		5-14-26	
FILE	T/PE 75	DRAWN BY	ML

FRONT VIEW (SIGN 5 - RIGHT WINDOW)



JOB SPECS

DESCRIPTION

- FURNISH & INSTALL (1) NEW SET OF EXTERIOR WINDOW VINYL
- 1ST SURFACE APPLICATION

MATERIALS

- 3M EXTERIOR WINDOW VINYL

COLORS/GRAPHICS/FONTS

- VINYL: WHITE

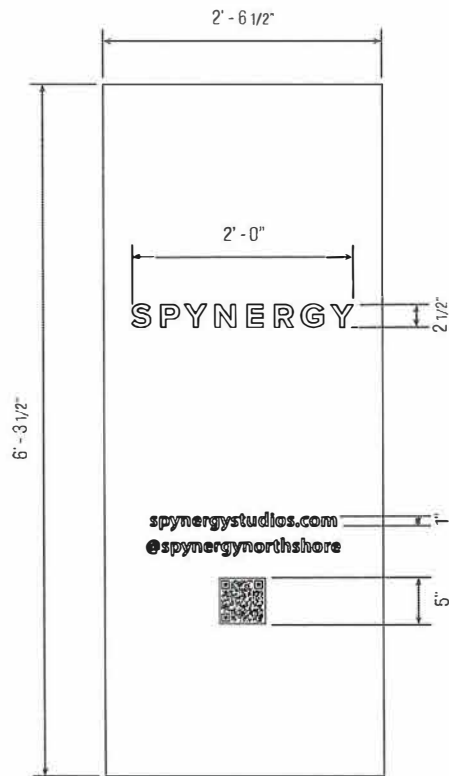


Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

SPYNERGY (WINNETKA)			
574 LINCOLN AVE. WINNETKA, IL 60093			
SCALE	3/4" : 1'	PAGE #	SPYWIN-2026-006
DATE	4-24-26	B	SALESMAN MATT L
F&E	TAPE 75	REVISED ARTWORK 5-14-26	
			DRAWN BY ML

FRONT VIEW (SIGN 6 - FRONT DOOR) & IMPOSED VIEWS (SIGNS 4-6)



(1) NEW EXTERIOR WINDOW VINYL REQ.



JOB SPECS

DESCRIPTION

- FURNISH & INSTALL (1) NEW SET OF EXTERIOR WINDOW VINYL
- 1ST SURFACE APPLICATION

MATERIALS

- 3M EXTERIOR WINDOW VINYL

COLORS/GRAPHICS/FONTS

- VINYL:
- LOGO & COPY: WHITE
- QR CODE: DIGITALLY PRINTED
- *NOTICE: NEED CUSTOMER PROVIDED QR CODE PRIOR TO PRINTING**



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

SPYNERGY (WINNETKA)			
574 LINCOLN AVE, WINNETKA, IL 60093			
SCALE	3/4" : 1'	PAGE #	SPYWIN-2026-007
		B	SALESMAN
			MATT L
DATE	4-24-26	REVISED ARTWORK	
		5-14-26	
FILE	TAPE 75	DRAWN BY	ML

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade. (MC-01-2023, amended, 01/17/2023)

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MAY 14, 2026
SUBJECT: 985 GREEN BAY ROAD - MINOS ITALIAN RESTAURANT - CERTIFICATE OF APPROPRIATENESS OF DESIGN TO ALLOW EXTERIOR PROPERTY IMPROVEMENTS AT SUBJECT PROPERTY (CASE NO. 26-10-DR)

INTRODUCTION

On May 21, 2026, the Design Review Board (DRB) is scheduled to consider an application submitted by Glen Deutch (the "Applicant"), as the lessee of the property located at 985 Green Bay Road (the "Subject Property").

The Applicant is requesting approval of a Certificate of Appropriateness of Design to allow exterior property improvements at the Subject Property. The proposed scope of work includes installing three new retractable awnings on the building, replacing existing planters, repairing the existing brick patio paving, and expanding the existing outdoor dining area along Green Bay Road. Additional hardscape and landscape enhancements are also proposed in support of these improvements. These modifications are associated with the operation of Mino's Italian Restaurant.

PROPERTY DESCRIPTION

The Subject Property is located at the northeast corner of the intersection of Green Bay Road and Merrill Street in the Hubbard Woods Business District and contains a one-story commercial building and outdoor dining area. The Subject Property is located in the C-2 General Retail Commercial Zoning District and in the Commercial Overlay District. **Figure 1 below identifies** the location of the Subject Property and **Figure 2** identifies the building's exterior facades.



Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property – View of the building /Intersection of Green Bay Road & Merrill Street

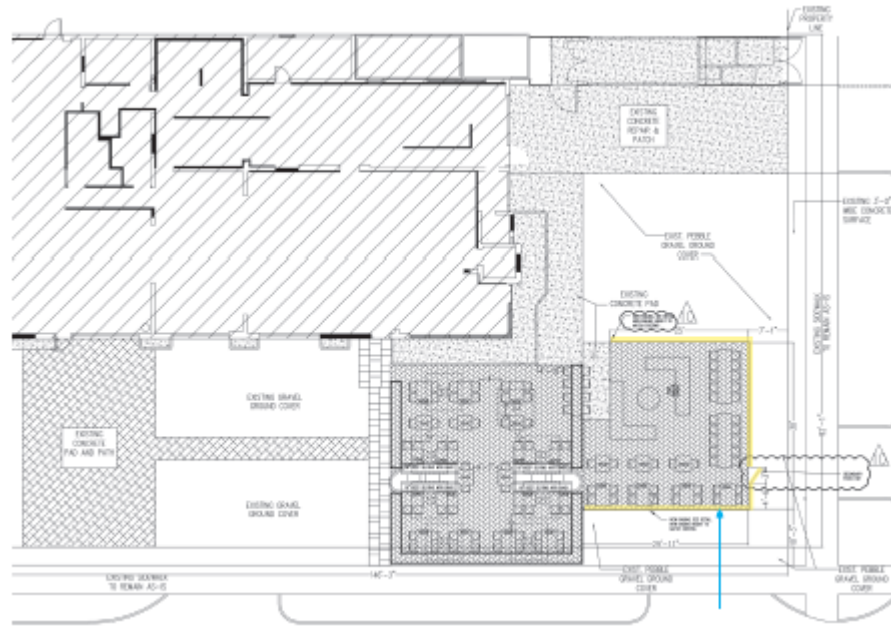
PREVIOUS APPROVALS

On April 27, 2017, the DRB approved the following: (1) exterior building alterations, which incorporated much of the original building materials and form; (2) various site improvements that included removal of a significant portion of pavement and replacement with pea gravel on September 21, 2017; and (3) an outdoor storage container and service area on February 15, 2018.

On May 17, 2018, the DRB approved a Certificate of Appropriateness for the installation of an outdoor dining area and other hardscape improvements, including wood and metal planters, metal table sets, brick pavers, and a stamped concrete patio for private events.

On May 16, 2019, the DRB approved a Certificate of Appropriateness for the expansion of the outdoor dining area and other external improvements, such as planters with “green” screening to create a more private dining and lounge area. The approved plan added approximately 1,050 square feet to the outdoor dining area, accommodating approximately 50 patrons with metal table sets and red brick pavers designed to match the existing patio. The approved plan included installing 16 black planter boxes to provide privacy and enhance aesthetics. Each planter box was to be 4 feet in length, 1.5 feet in width, and 2 feet in height. The planters were to be filled with tall grasses and climbing vines supported by a trellis that would reach 6.5 feet in height.

On July 18, 2019, DRB approved a Certificate of Appropriateness to change the approved landscaping plan to eliminate the black planter boxes and install a gridded fence/trellis with creeping vine vegetation. The proposed black fence was 3’9” inches in height, to match the existing planters around the patio.

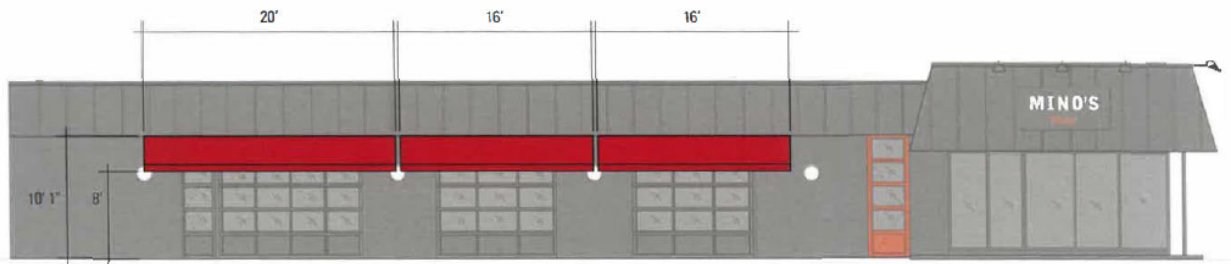


fence around approved patio addition

Subject Property – outdoor seating patio expansion area approved by DRB on May 16, 2019

CURRENT REQUEST

The Applicant is seeking to allow exterior property improvements, including installing three new retractable awnings on the building, removing a section of fencing, replacing existing planters, repairing the existing brick patio paving, and expanding the existing outdoor dining area along Green Bay Road. Ground landscaping would be installed around much of the perimeter of the site along Green Bay Road and Merrill Street. Additional hardscape and landscape enhancements are also proposed in support of these improvements, as shown in the illustrations below:



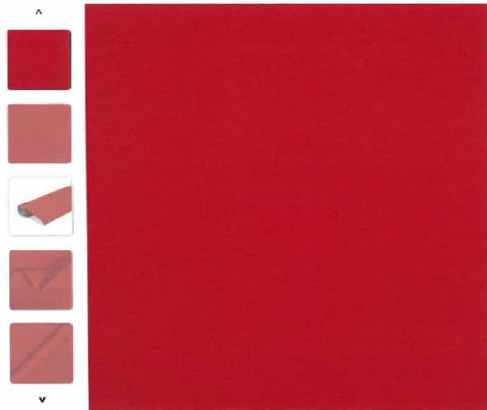
EAST ELEVATION (facing Green Bay Rd.)

Mino's Retractable Awnings

- Installation Height: 10' 1"
- Projected Height: 8'
- Projected Length From Facade: 12'



Home > Shop > Fabric > Awning Fabric > Sunbrella® Awning / Marine



Sunbrella® Awning / Marine

46" Logo Red 4666-0000

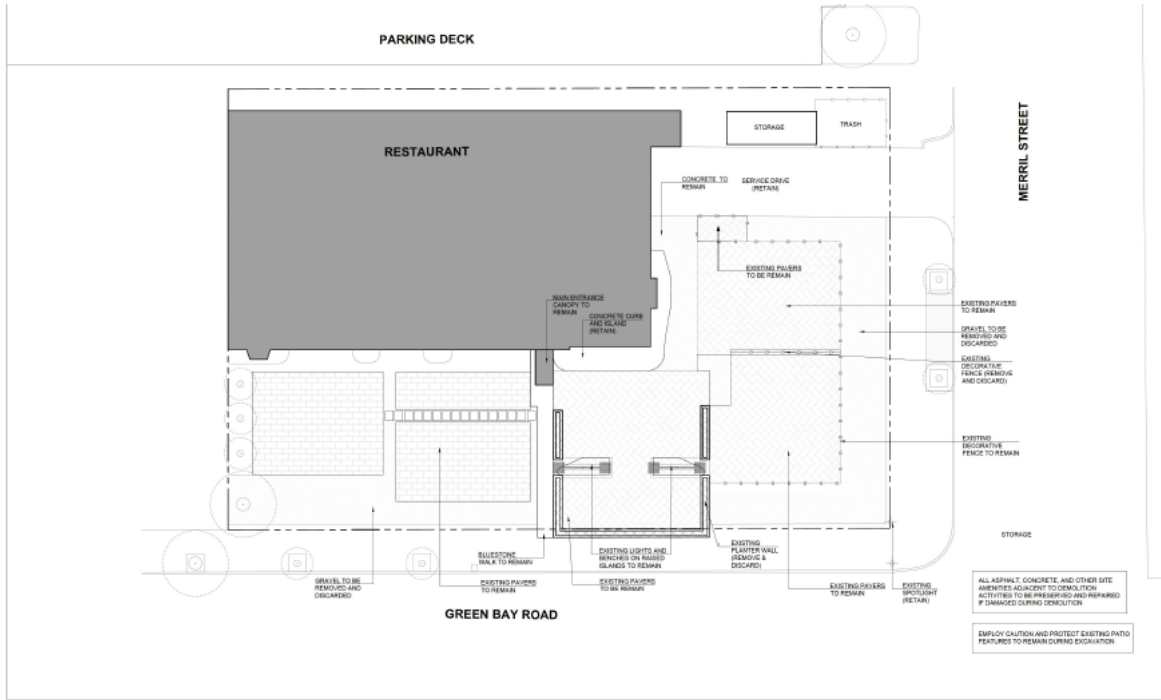
Item # 874666

**Sign in for
wholesale pricing**

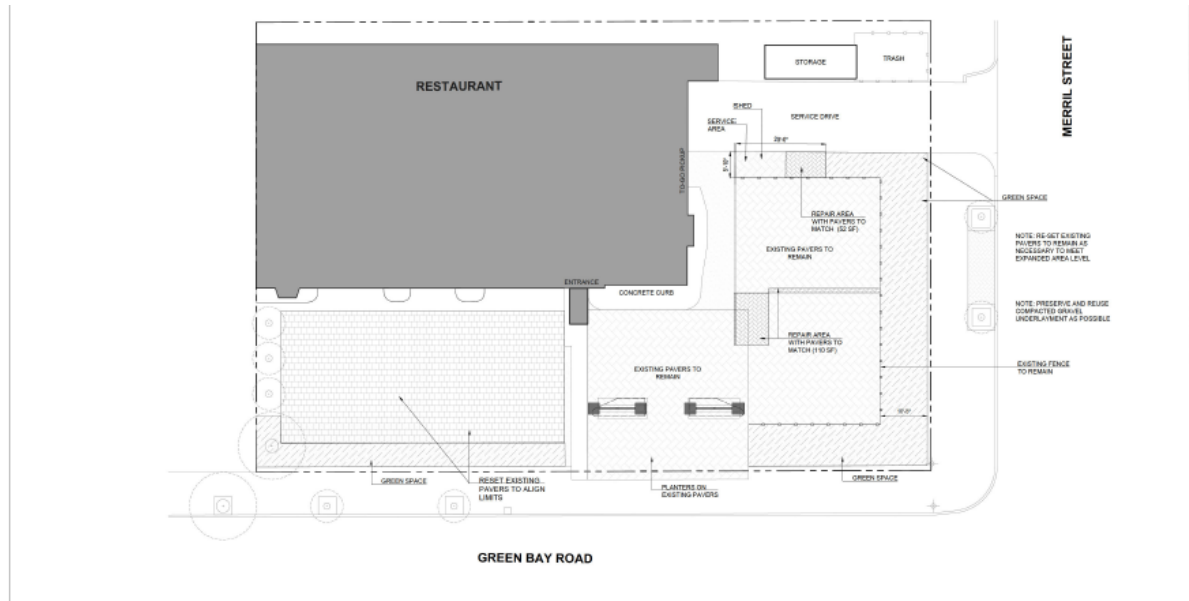
[Sign in and Shop](#)

BECOME A CUSTOMER

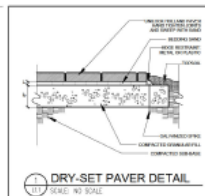
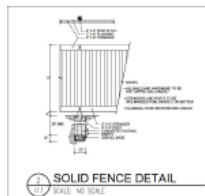
Subject Property – Proposed Awning renderings and specifications

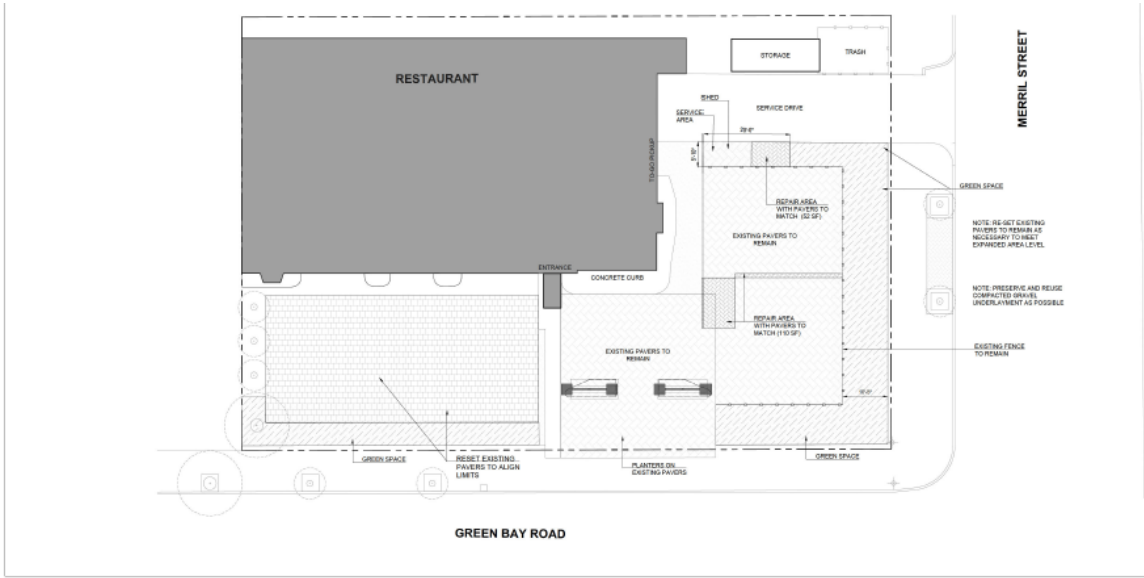


PATIO - DEMOLITION NOTES - PHASE I
SCALE: 1" = 10'-0"

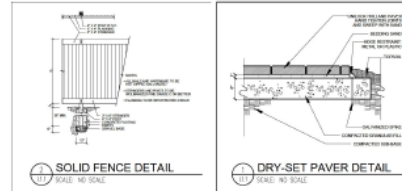


PATIO - HARDSCAPE REPAIR
SCALE: 1" = 10'-0"





PATIO - HARDSCAPE REPAIR
SCALE: 1" = 10'-0"



Mint Julep Juniper (JCM)



Dwarf Burning Bush (EA)



Tardiva Hydrangea (HP)



Groundcover Rose (RDS)



Switch Grass (pv)



Bloody Cranesbill (gs)



Periwinkle (vm)



Kathryn Talty
landscape architecture
1005 Waukegan Road | Suite 300
Glenview, Illinois 60025
© 2012/2013 | www.katintalty.com

MINO'S

OUTDOOR DINING RENOVATION

985 GREEN BAY ROAD, WINNETKA, ILLINOIS

Subject Property – Proposed outdoor seating patio expansion area and landscaping

The Applicant has provided a site plan and design specifications for the proposed exterior improvements, which are available in **Attachment A**.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide guidance on outdoor dining areas and open spaces. An excerpt of the Design Guidelines is included as **Attachment C**.

SUMMARY

The Applicant requests that the DRB find the proposed exterior property improvements appropriate and compatible with the Design Guidelines and approve the plan as proposed.

Should the DRB approve the certificate of appropriateness for the proposed exterior property improvements, the Applicant would first need to receive a building permit from the Community Development Department prior to construction.

FINDINGS & RECOMMENDATION

At the May 21 DRB meeting, the DRB is scheduled to consider the design of the Applicant's proposed exterior property improvements at Subject Property. After hearing from the Applicant and the public, the DRB will have the following options:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the DRB; or
- 2) Consider a motion for approval or denial of the Certificate of Appropriateness. A DRB member should make a motion for approval or denial based upon the following findings of fact per Village Code Section 15.40.010 F:
 - a. The proposed exterior property improvements **are consistent [are not consistent]** with the following standards used for evaluating a certificate of appropriateness:
 - (1) *the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
 - (2) *the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
 - (3) *the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
 - (4) *the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*
 - b. ***[If the DRB chooses to place conditions as part of its approval, it will want to include the conditions here.]***

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Renderings Approved at May 16, 2019 DRB Meeting

Attachment C: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 985 Green Bay W Winnetka

Name of Business(es): MEN'S IZATION

Application is hereby made for the following work (please check all that apply): CDA-2026-564

- Sign Sign Permit Application attached?
- Awning Awning Permit Application attached?

Other (general description) Existing patio work & landscaping

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Landscaping on the outside ~~side~~ perimeter of the property & add a few feet of additional tile to patio

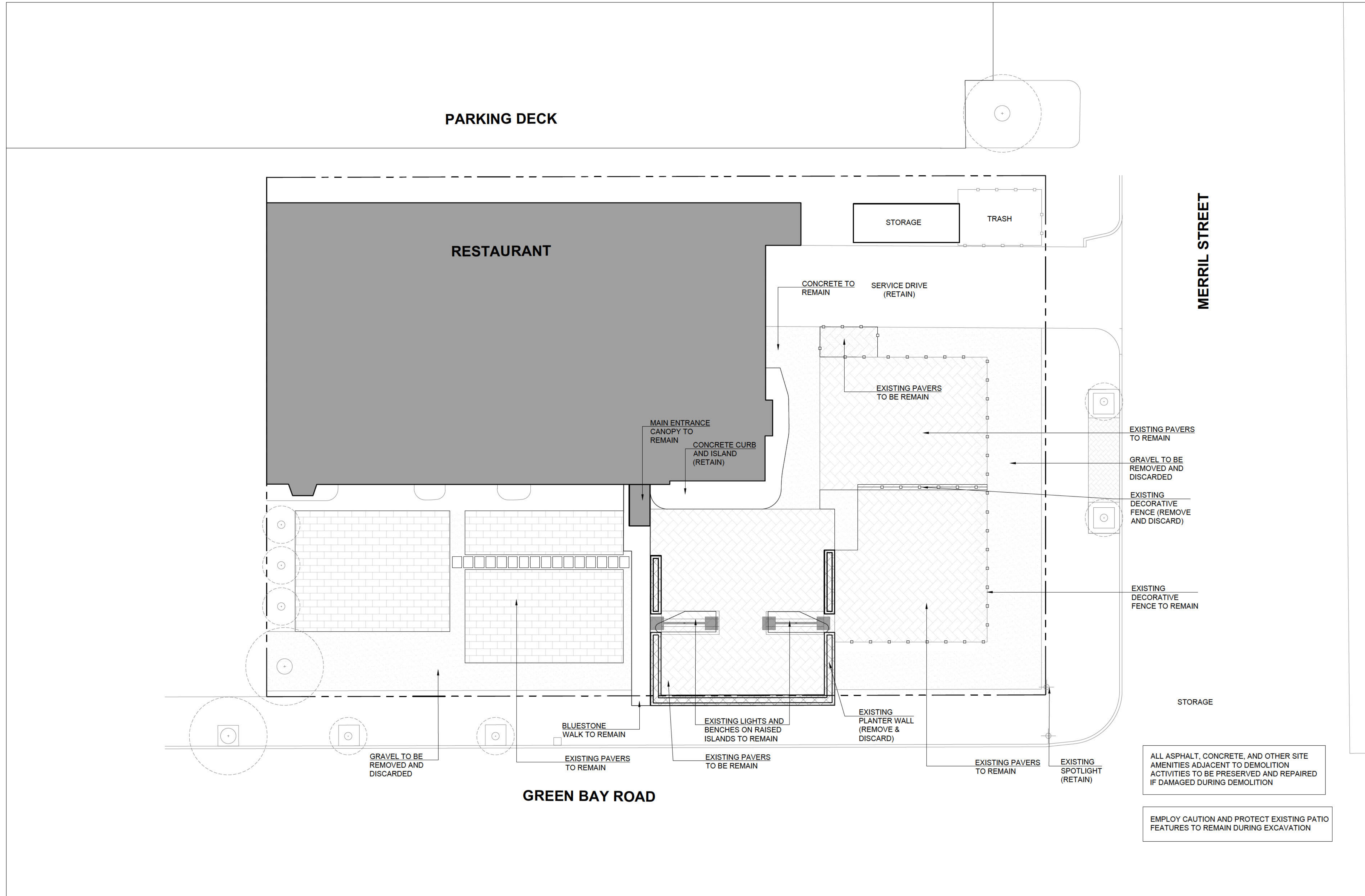
I/We hereby certify that as lessee (Lessee/Owner) of the property located at 985 Green Bay (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

SIGNED [Signature]
 PRINTED NAME(S) ERIC FOSSC
 ADDRESS 985 Green Bay
 PHONE NO. [Redacted]
 EMAIL [Redacted]

FOR OFFICE USE ONLY	
COA applied for (date):	_____
COA Case Number:	_____
COA Issued (date):	_____

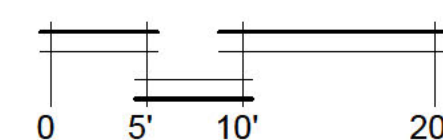
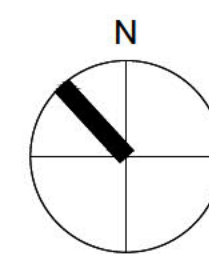
PRIMARY DESIGN FIRM	<u>KTLA</u>
CONTACT NAME	<u>Kathryn Talty</u>
ADDRESS	<u>Glenview Ill</u>
PHONE NO.	<u>[Redacted]</u>
EMAIL	<u>[Redacted]</u>





PATIO - DEMOLITION NOTES - PHASE I

SCALE: 1" = 10'-0"



DEMOLITION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. CONTRACTOR TO SECURE THE AREA OF CONSTRUCTION
3. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
5. THE REMOVAL PLAN IS TO BE USED AS A GUIDE ONLY.
6. CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN.
7. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
8. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com



initial	date
DSP	05-04-26

no.	revision	description
1	ISSUED FOR REVIEW	

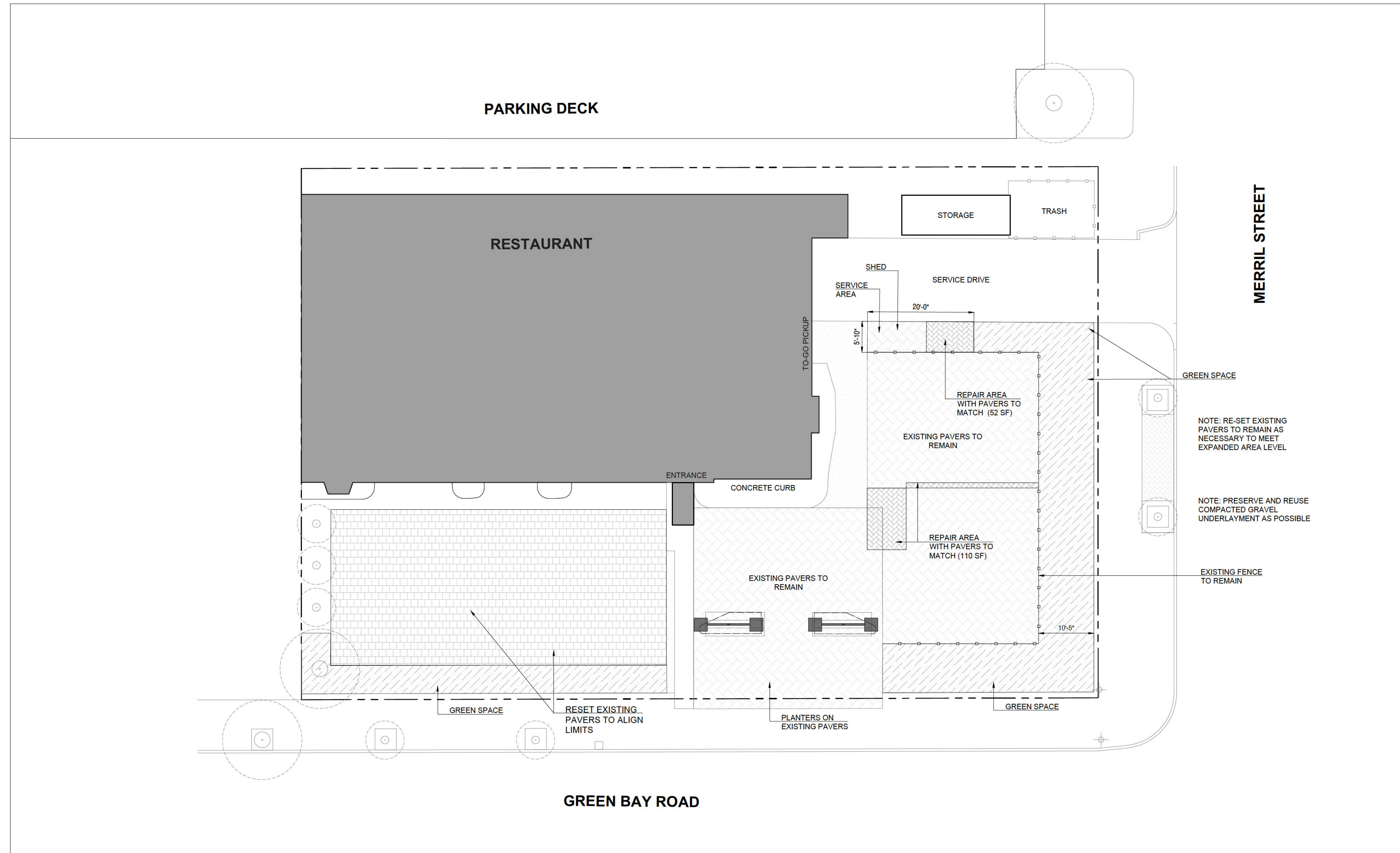
MINOS ITALIAN
WINNETKA, ILLINOIS

OVERALL DEMOLITION PLAN
DEMOLITION NOTES

date:	04-15-26	checked:	KMT
drawn:	DSP		

job no.
26140

sheet no.
L1.0



GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture
1926 Milwaukee Road | Suite 340
Glenview, Illinois 60025
c 847.672.5154 | www.ktlandarch.com



no.	revision	description	initial	date
1		ISSUED FOR REVIEW	DSP	05-04-26

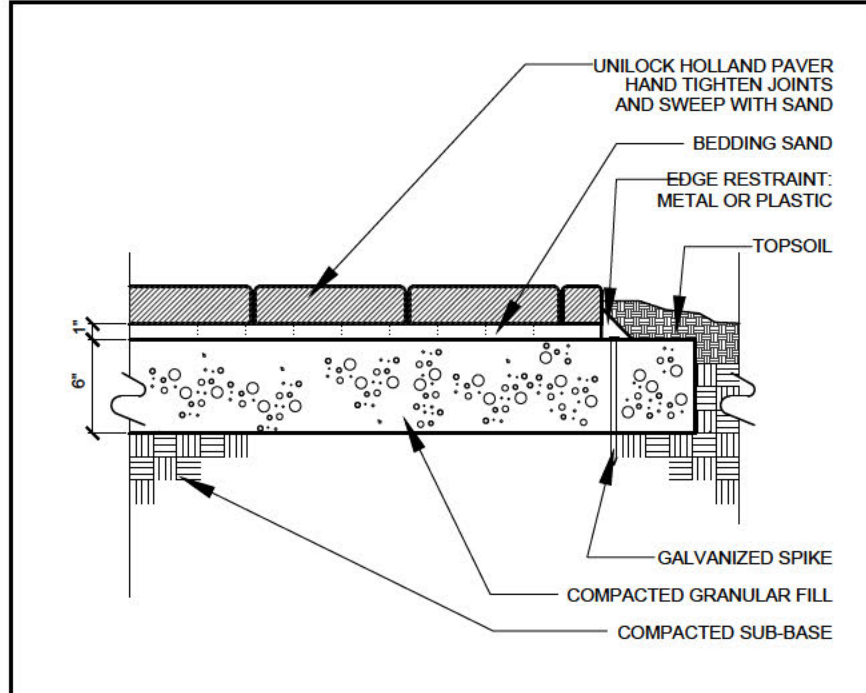
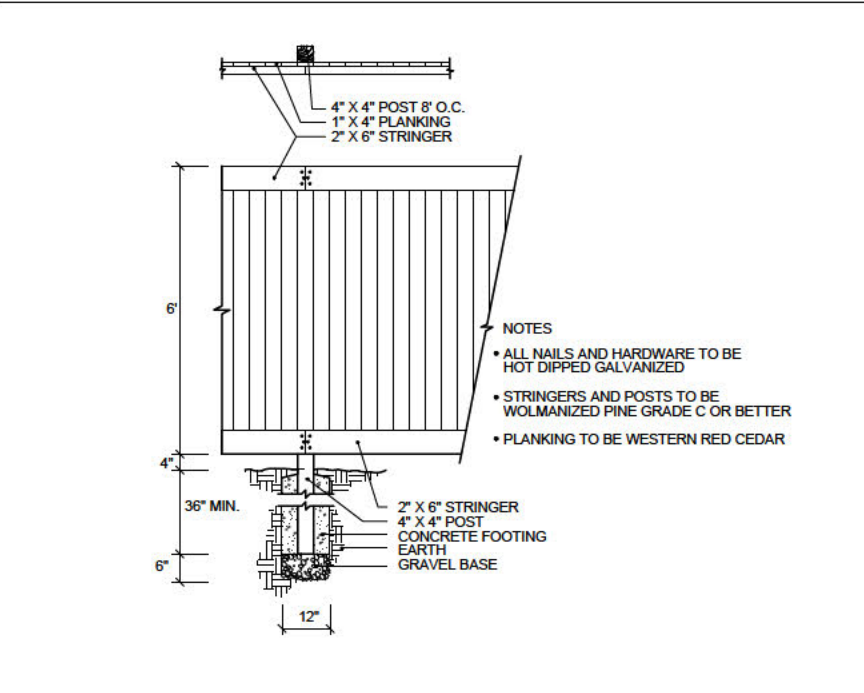
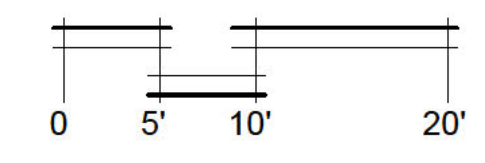
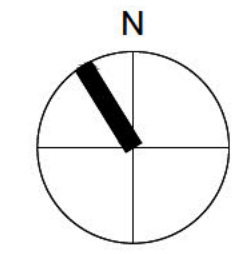
MINOS ITALIAN
WINNETKA, ILLINOIS

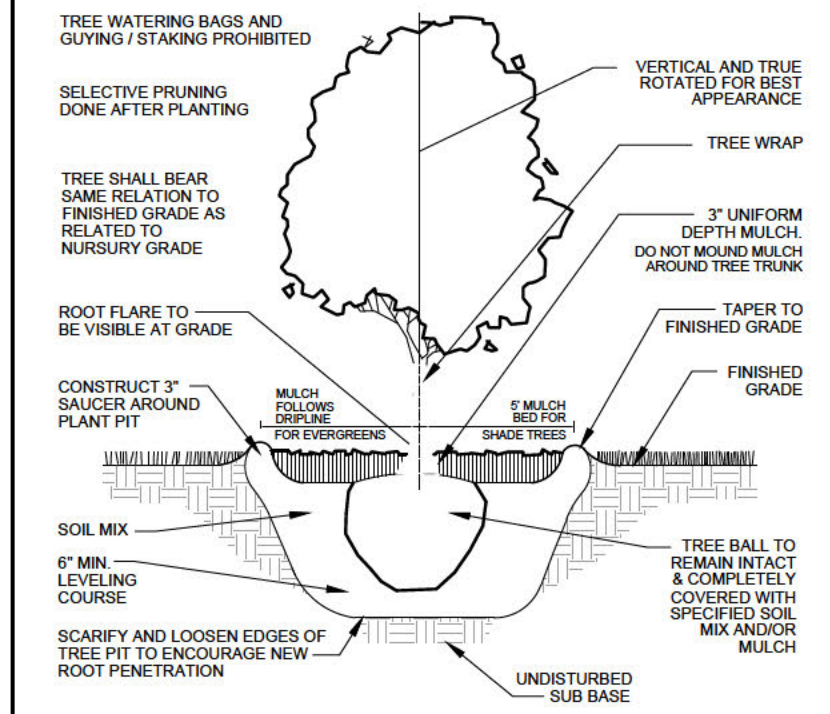
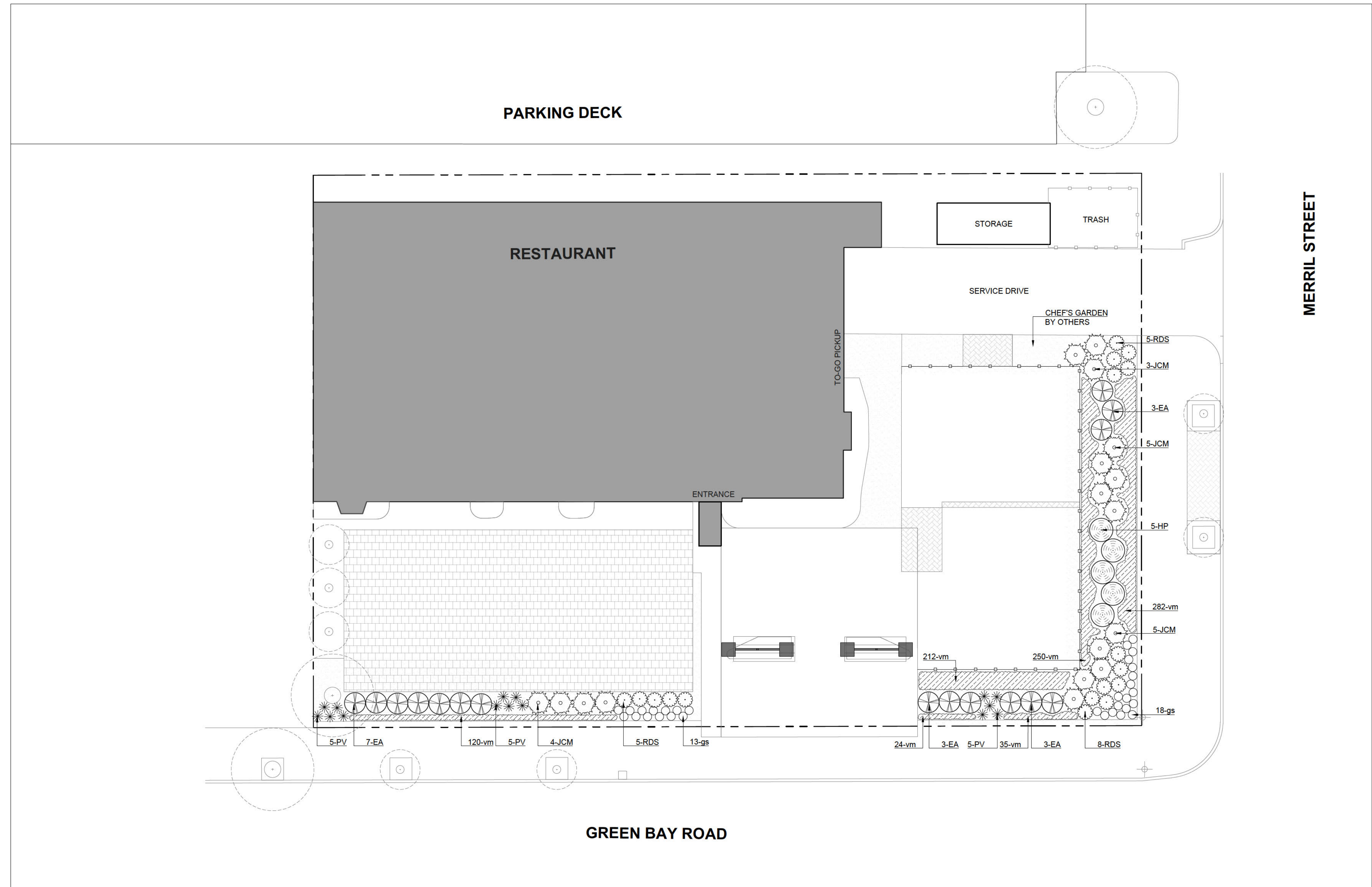
OVERALL HARDSCAPE PLAN CONSTRUCTION NOTES

date:	04-15-26	checked:	KMT
drawn:	DSP	job no.:	26140
sheet no.:	L1.1		

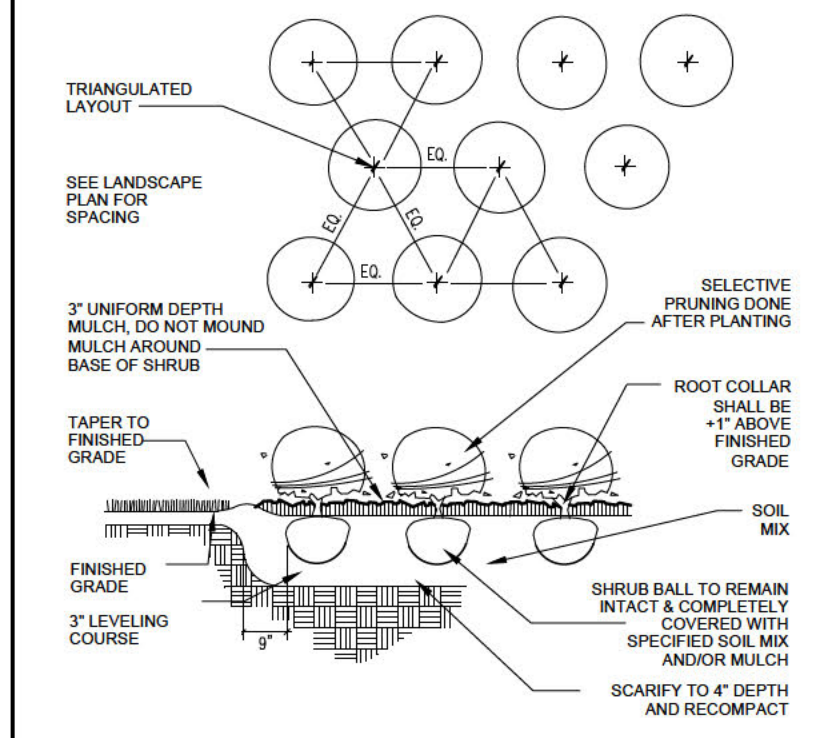
PATIO - HARDSCAPE REPAIR

SCALE: 1" = 10'-0"

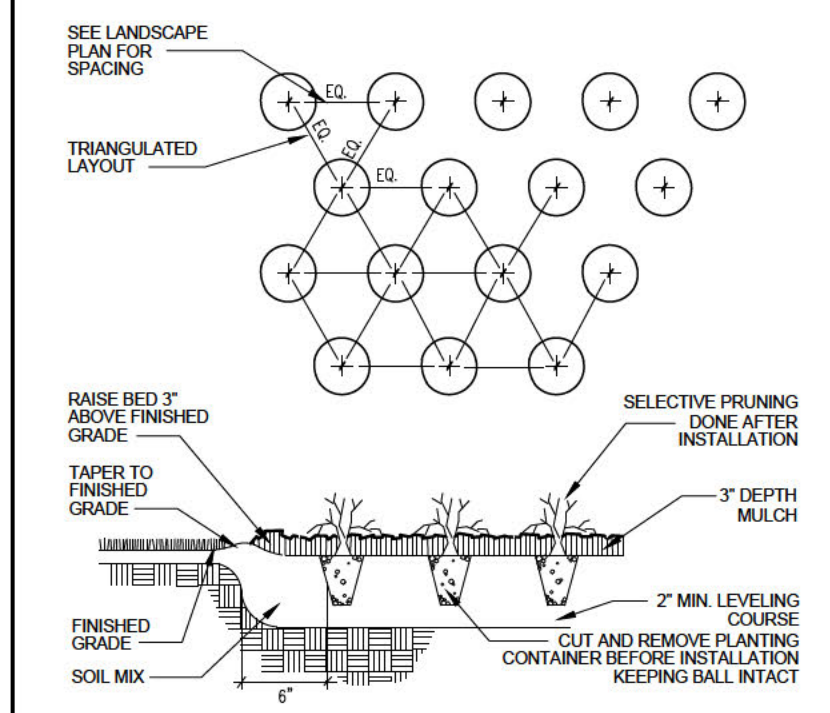




1 TREE PLANTING DETAIL
L2.0 SCALE: NO SCALE



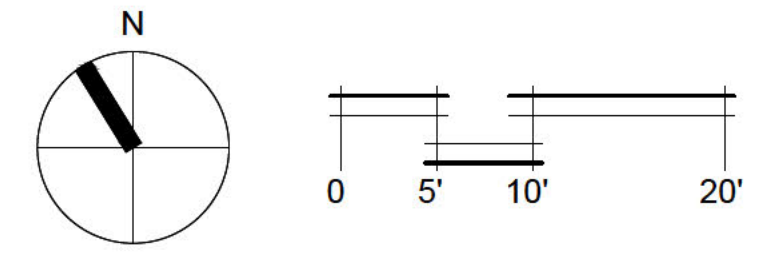
2 SHRUB PLANTING DETAIL
L2.0 SCALE: NO SCALE



3 GROUNDCOVER DETAIL
L2.0 SCALE: NO SCALE

PATIO - PLANTING PLAN

SCALE: 1" = 10'-0"



Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Evergreen Shrubs						
JCM	17	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
Deciduous Shrubs						
EA	16	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3' BB		
HP	5	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RDS	17	ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL		PINK FLOWER
Groundcover						
vm	923	VINCA MINOR	PERIWINKLE	3" POTS		
Perennials						
gs	31	GERANIUM SANGUINEUM 'MAX FREI'	BLOODY CRANESBILL	1 GAL		
Grasses						
pv	15	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.622.5154 | www.ktlandarch.com



no.	revision description	initial	date
1	ISSUED FOR REVIEW	DSP	05-04-26

MINOS ITALIAN
WINNETKA, ILLINOIS

**OVERALL HARDSCAPE PLAN
CONSTRUCTION NOTES**

date:	04-15-26	checked:	KMT
drawn:	DSP		

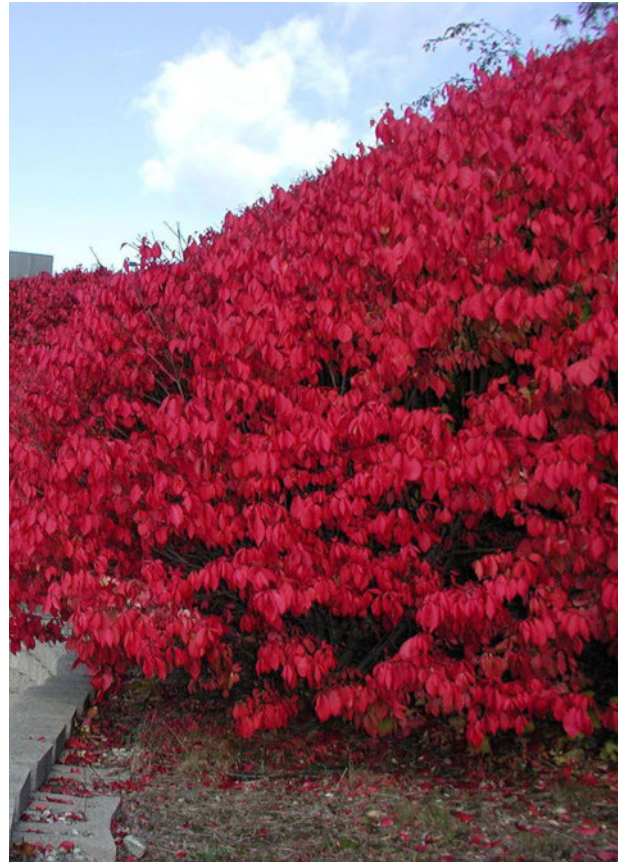
job no.
26140

sheet no.
L1.3

Mint Julep Juniper (JCM)



Dwarf Burning Bush (EA)



Tardiva Hydrangea (HP)



Groundcover Rose (RDS)



Switch Grass (pv)



Bloody Cranesbill (gs)



Periwinkle (vm)

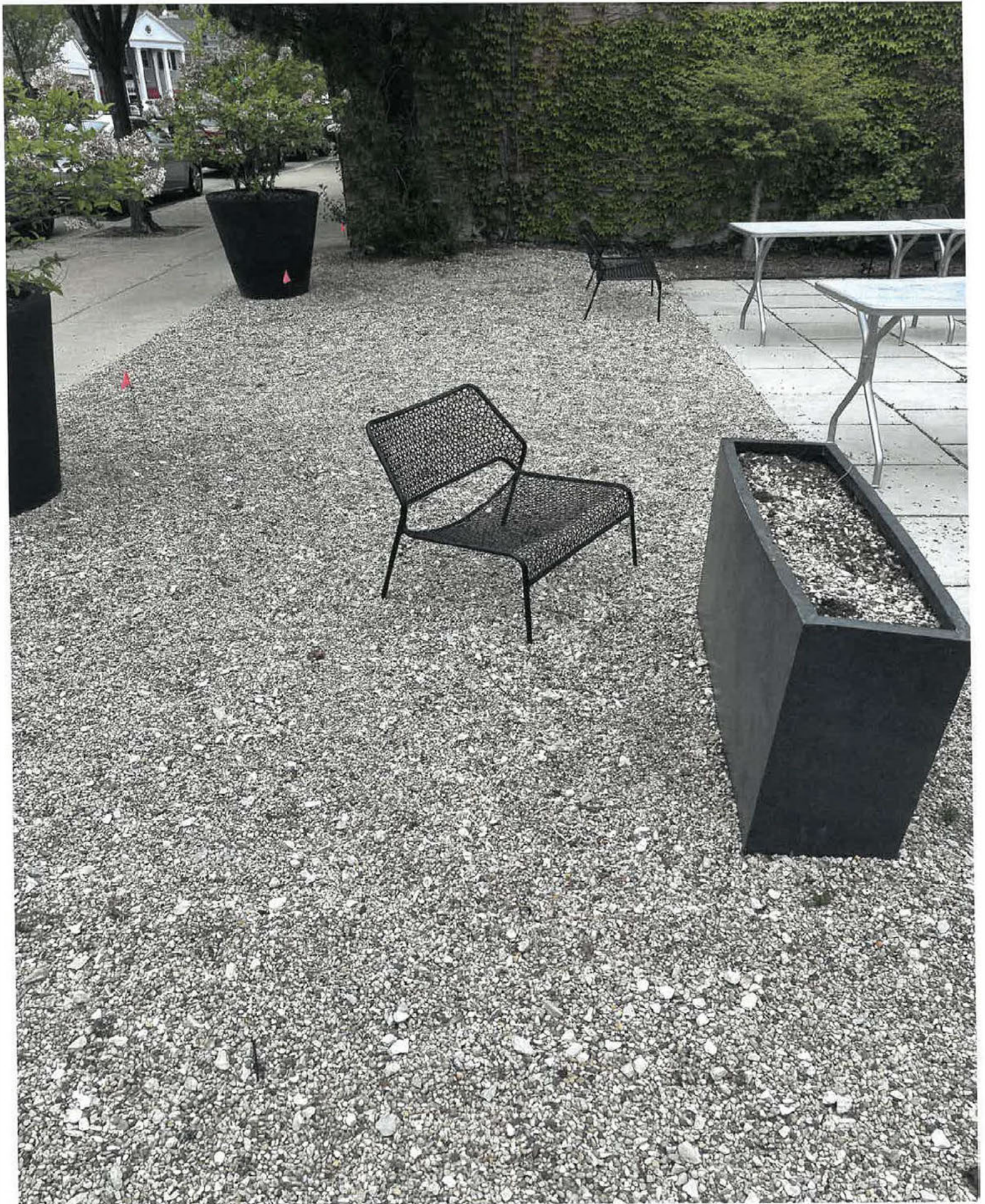


RECEIVED
MAY 12 2026
BY: _____

















AWNING PERMIT APPLICATION

ABC 2026
462



Tenant/Lessee

Name of Business Mino's Italian		Primary contact name Glenn Deutsch		Phone No. [REDACTED]
Street Address 985 Green Bay Rd.				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

Awning Company

Name of Awning Company Marygrove Awning Company		Primary contact name Ryan Chorbagan		Phone No. [REDACTED]
Street Address 12700 Merriman rd.				
City Livonia	State MI	Zip Code 48150	Email [REDACTED]	

Property Owner

Name of Company		Primary contact name Michael Finnerty		Phone No. [REDACTED]
Street Address: 470 Poplar St.				
City Winnetka	State IL	Zip Code 60093	Email [REDACTED]	

AWNING: retractable or rigid
new awning or recovering of existing frame

Fabric type and color (attach samples)

Sunbrella Logo Red _____

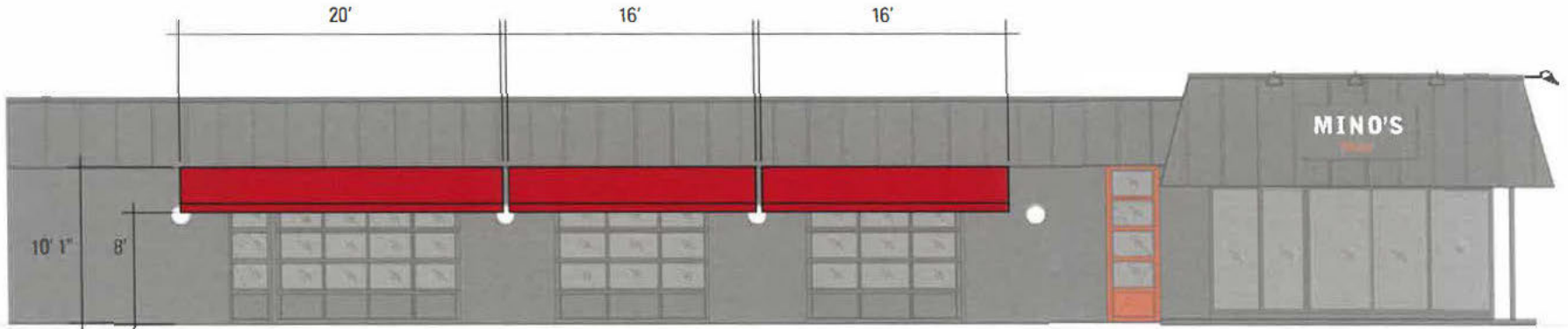
Dimensions: Length 52' _____, Height 9.5' _____, Projection from Building Face 12' _____, Clearance from sidewalk n/a _____ AWNING VALANCE SIGN COPY/LOGO: Height inches, Length n/a _____ inches

Description of sign material, method of application, and color:

n/a _____ OFFICE USE ONLY:

AWNING PERMIT FEE: \$90 EACH NUMBER OF AWNINGS 3 \$ 270 STAFF REVIEW FEE: \$70 WAIVE REVIEW FEE \$ 70 **TOTAL PERMIT FEE: \$ 340**

CONDITIONS OF APPROVAL:



EAST ELEVATION (facing Green Bay Rd.)

Mino's Retractable Awnings

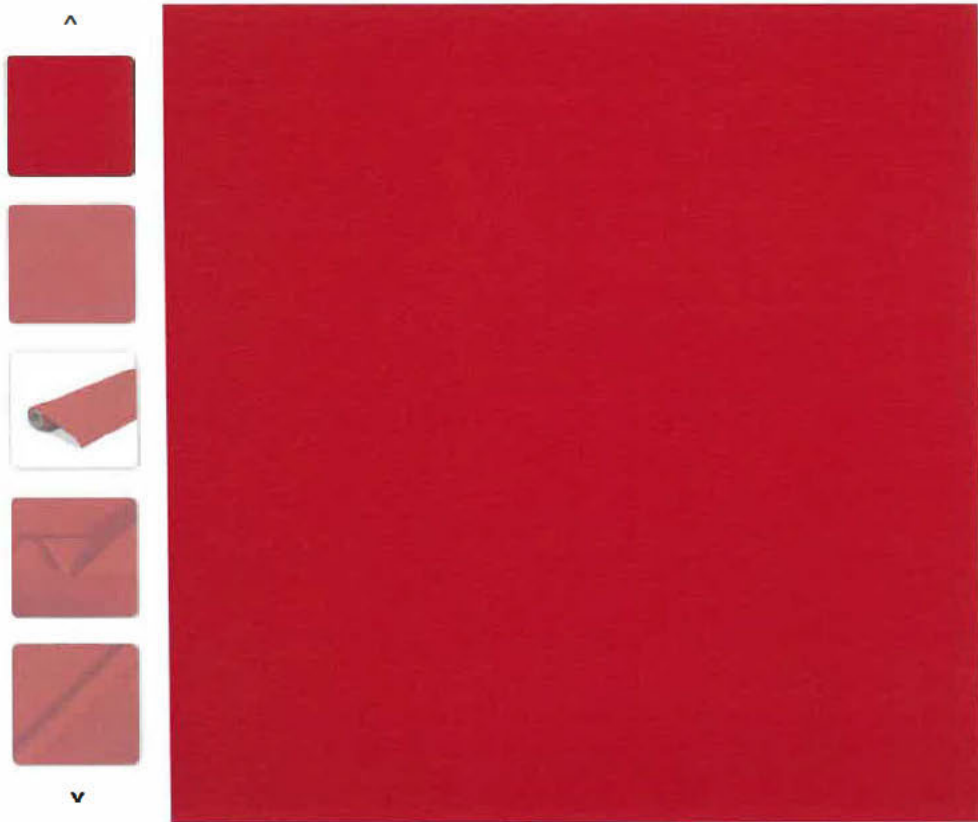
Installation Height: 10' 1"

Projected Height: 8'

Projected Length From Facade: 12'



Home > Shop > Fabric > Awning Fabric > Sunbrella® Awning / Marine



Sunbrella® Awning / Marine

46" Logo Red 4666-0000

Item # 874666

**Sign in for
wholesale pricing**

[Sign in and Shop](#)

BECOME A CUSTOMER

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Approved by DRB 5.16.2019

PROJECT ADDRESS 985 GREEN BAY RD

NAME OF BUSINESS(ES) MIND'S ITALIAN

Table with 4 columns and 2 rows for REAL ESTATE INDEX NUMBER. Row 1: 05, empty, empty, empty. Row 2: empty, empty, empty, empty.

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

- Sign permit application attached?
Awning permit application attached?
Other (general description) PATIO ADDITION

Please provide a detailed description of the proposed work (attached separate sheets, material specifications, photographs, etc.):

SEE ATTACHED PLANS

I/We hereby certify that as LESSEE (Lessee/Owner) of the property at 985 GREEN BAY RD (address) I am/we are authorized to submit plans for alteration of the subject property.

SIGNED

Signature of Glenn Deutsch

PRINT NAME(S)

GLENN DEUTSCH

ADDRESS

985 GREEN BAY RD
WINNETKA IL 60093

PHONE NUMBER

773 206 1316

FOR OFFICE USE ONLY
COA applied for (date)
COA Case Number
COA Issued (date)

PRIMARY DESIGN FIRM

KRESKA CONSULTANTS

CONTACT NAME

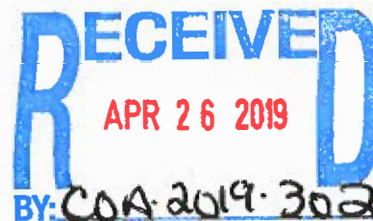
JOANNA KOLAKOWSKI

ADDRESS

PHONE NUMBER

347 962 4155

FAX NUMBER



MINO'S — ADDITION TO OUTDOOR DINING PLAN

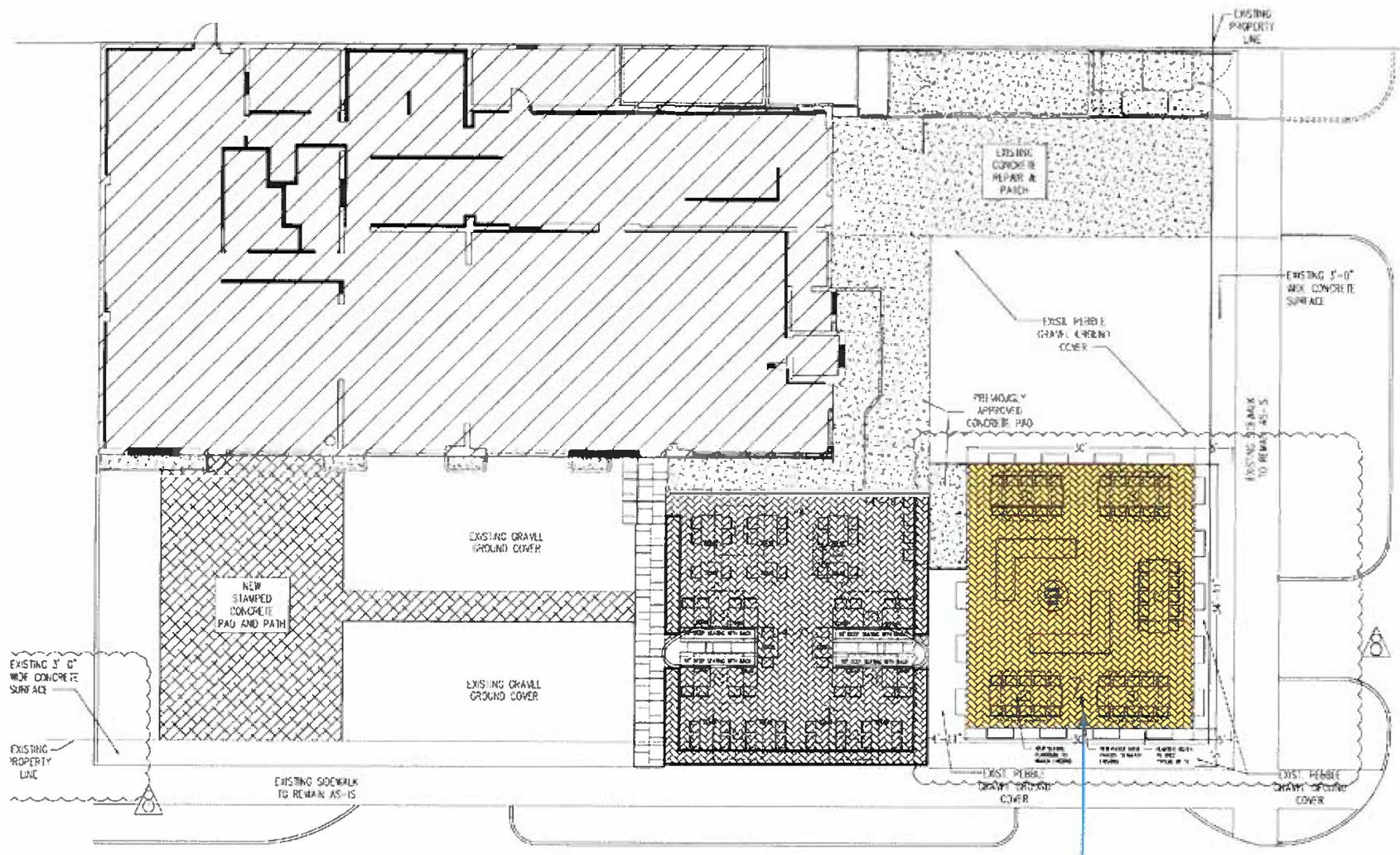
985 GREEN BAY RD., WINNETKA

Summary

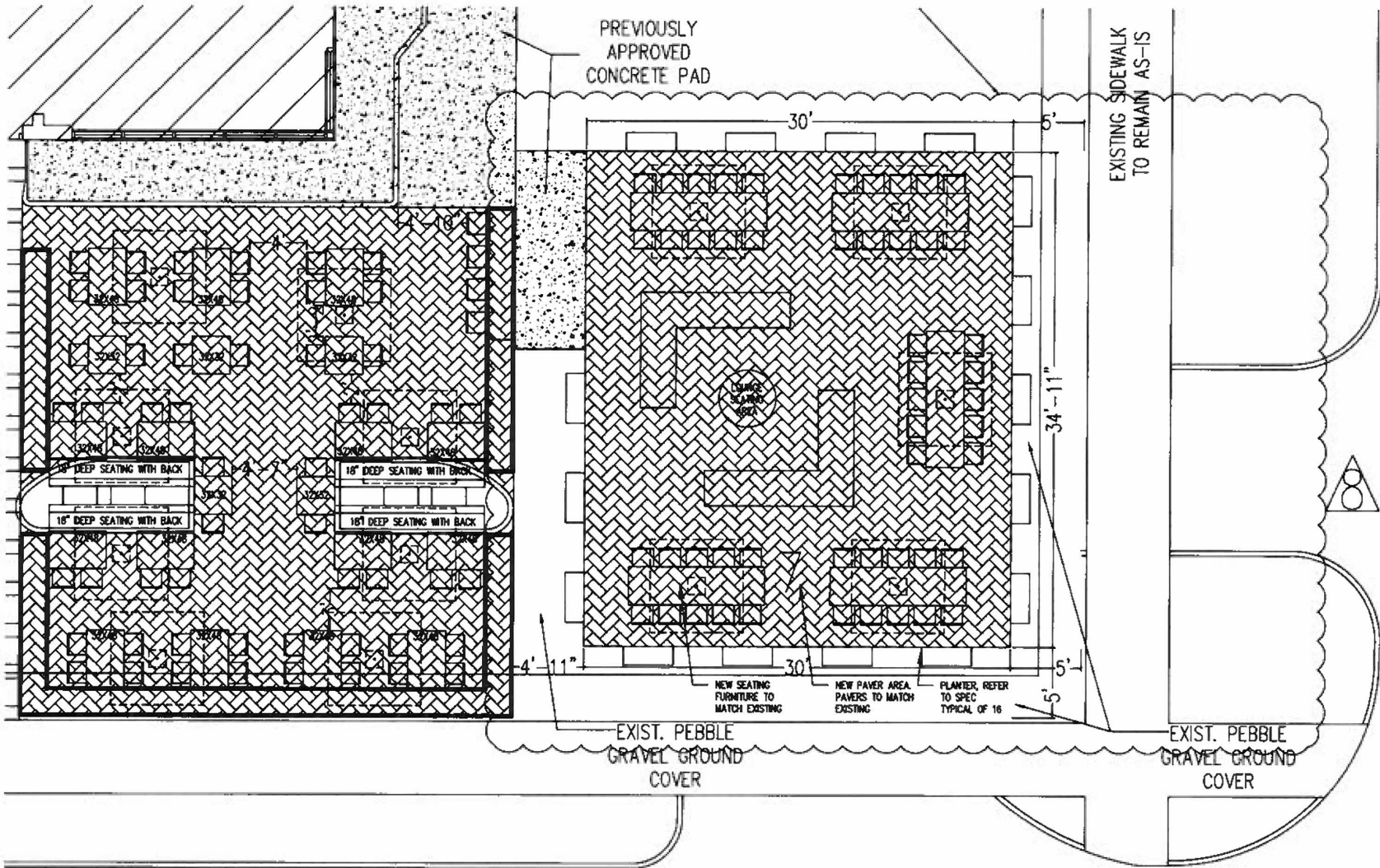
The plan is to create an additional outdoor dining and lounge area for people who are waiting for a table or simply want to enjoy a cocktail outside on a nice summer night. Brick pavers to match the existing patio will be installed to create the surface area. Planter boxes will be placed around the edge of the patio to provide a more intimate setting. These planter boxes will have gridded screens that allow plants to grow and climb, creating more “green” and enhancing the intimate atmosphere.

Approximate Timing

May Install and Plant



Proposed Addition to Patio Dining Area

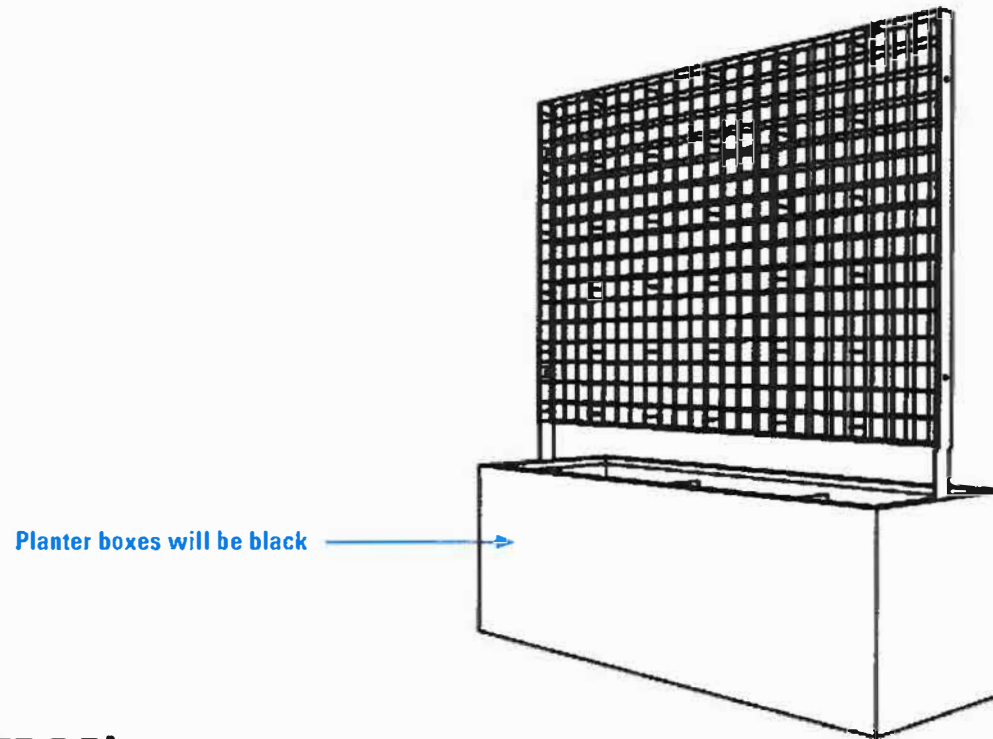




Red brick pavers in a herringbone pattern to match existing patio

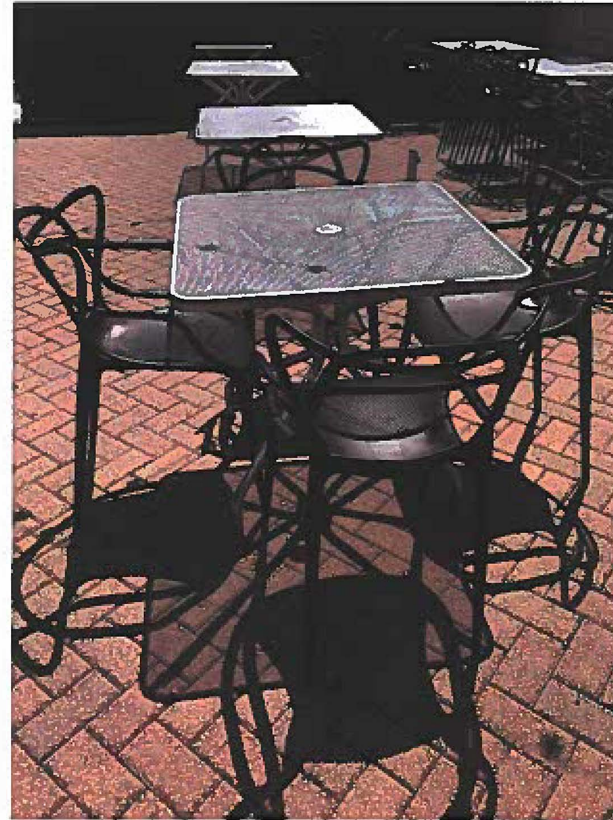
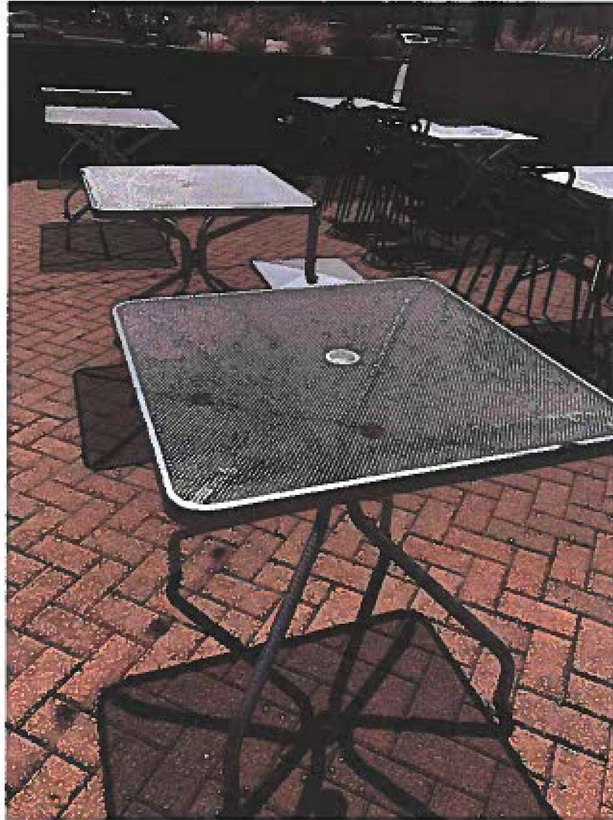


- Commercial-quality, lightweight planters available in nine sizes, dozens of colors and finishes
- VertiGreen 3D trellis supports optimal plant growth - in either 3" or 6" grid size
- Integrated brackets disappear into planter - fast, simple and attractive installation
- Available with Tournesol Siteworks' industry-leading, self-watering container irrigation



Wilshire Screen GFRC Planters

Part No.	Trellis Grid	Total Height to top of Screen	Planter Size	Weight (lbs.)	Soil Volume (cubic ft.)
WCX3-481824-78	3"	78"	48"L x 18"W x 24"H	318	10
WCX6-481824-78	6"	78"	48"L x 18"W x 24"H	321	10
WCX-481824-78	Use WXS screen	78"	48"L x 18"W x 24"H	304	10
WCX3-482424-78	3"	78"	48"L x 24"W x 24"H	353	13
WCX6-482424-78	6"	78"	48"L x 24"W x 24"H	356	13
WCX-482424-78	Use WXS screen	78"	48"L x 24"W x 24"H	339	13



Seating for approximately 50 people with lounge area.

Tables and chairs to match what's being used on existing patio.

XV. OPEN SPACE

A common element unifying Winnetka's Business Districts, Multiple Family Residential and Institutional Areas are the unique public and private open spaces they have been created over time. Many of these open spaces lend to Winnetka's sense of place, culture and history.

The Village's open spaces range in size and activity level from the large and active Hubbard Woods Park to the small and passive sculpture corner near Village Hall. The Village has expressed a desire to expand its open space system and link, where possible, these spaces together in a unified Village open space plan.

a. Purpose. To ensure that current and future open spaces contribute to Winnetka's ambiance; public and vehicular streetscapes should link open spaces to create a unified, continuous landscape system with mature plantings and seasonal interest. By working as a system, the Village's open spaces intend to:

- physically and symbolically unify and enhance the Village's natural features and character;
- preserve significant areas and encourage new tree, shrub and perennial plantings on public and private properties to the greatest extent possible;
- encourage pedestrian and bicycle circulation throughout the Village, especially among the Business Districts;
- create gathering points for Village events and activities;
- provide educational opportunities about the natural environment; and
- enhance property values.

b. Location. With this purpose in mind, new public and private developments within the Business Districts, Multiple Family Residential and Institutional areas should provide for ample, appropriately designed open space within the proposed site development plan. Recognizing the spatial limitations of each site, creative, relevant open space should strive to enhance the Village's natural character.

Public, semi-public, or private open space and landscaped buffers should be located between low and higher density areas and to serve as a transitional element between land uses.

Where new or existing developments abut adjacent planned or existing open spaces, every effort should be made to integrate open spaces and link them into a unified whole.

d. Pedestrian Zone Landscaping. Streetscapes within the Business Districts, Multiple Family Residential and Institutional areas should be designed to provide pedestrians with shade and visual interest. Providing adequate landscaping within the pedestrian zones is an essential element to maintaining and enhancing the Village's streetscape character. Irrigation and appropriate drainage are recommended for all landscaped areas, especially for raised planters. The following landscaping guidelines should serve as a continuation and supplement to the Village's on-going tree planting program in all public rights-of-way.

Existing and new developments should preserve existing trees and minimize disruptions through grade changes or installation of underground utilities and structures. Tree planting in the public way and/or on adjacent setbacks should extend and complement the existing street character or establish a character if none exists.

The existing landscape character in public parkway/streetscape varies with the Business Districts, Multiple Family Residential and Institutional areas. Overall, these characters should remain intact and be enhanced.

In general, the Business Districts' public parkway character is that of a paved streetscape pedestrian zone. Where widths of paved areas are wider than six feet, street trees are planted in either at-grade tree grates or raised curb planters. This condition should be continued in all new and existing developments within the Business Districts. The Village encourages the use of raised concrete planters with both street trees and understory plantings as outlined in these guidelines.

In general, Multiple family Residential and Institutional areas, public parkway character is that of a concrete walkway in conjunction with a planted parkway area. That parkway area width varies by location but is predominantly planted with street trees and a turf lawn area.

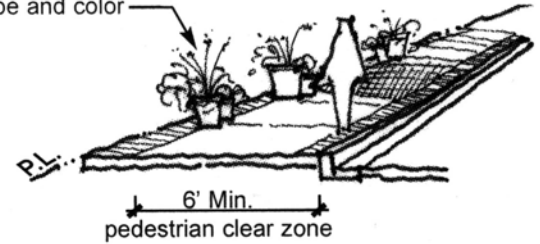
This condition should be continued with in all new Multiple family Residential and Institutional areas.

1. Plant Palette: An approved Village plant palette is included in these guidelines for reference. (See Appendix B) The Village encourages a variety of species, sizes, and types of plant materials that provide appropriate impact/coverages as well as seasonal interest. Plants selected by the Village on this list are chosen for their hardiness, disease resistance, ease of maintenance and character.

2. Parkway Widths: Within the Business Districts the sidewalk widths between the curb and building line range from five to as much as 15 feet. Multiple Family Residential and Institutional areas typically have five-foot wide sidewalks with associated green parkway areas. Along Green Bay Road, sidewalks currently range from five to six feet in width (See Appendix D).

Sidewalk areas in new developments should maintain a minimum pedestrian clear zone of 6 feet in combination with landscaping and streetscape amenities where space permits. The parkway width will determine the type of streetscape enhancements feasible in that area while maintaining the necessary six-foot wide pedestrian clear zone. (See Figure 52)

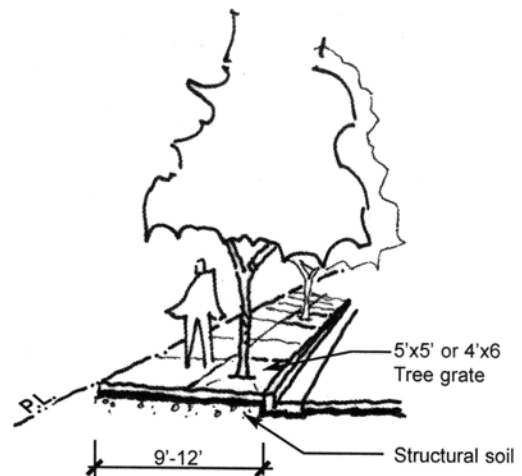
Movable planters are encouraged to provide landscape and color



6'-9' Wide

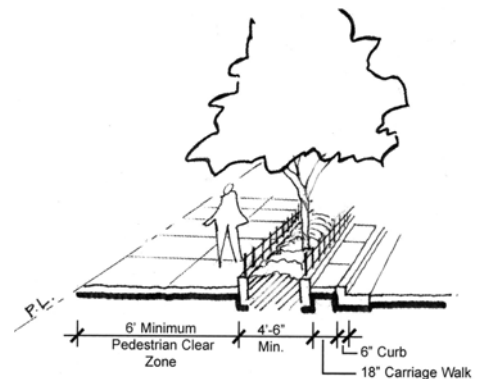
6 feet – 9 feet. Where the parkway or pedestrian clear zone is less than nine feet wide, street trees are not suggested. Movable planters, decorative paving, or basket planters on light poles are preferred alternatives.

9 feet – 12 feet. Where parkways are greater than nine feet wide in commercial or multiple family districts, street trees should be planted within tree grates that are flush with the sidewalk or planted in a raised curb planter. The six-foot clear pedestrian zone should not be obstructed by streetscape elements.



9'-12' Wide

If tree grates are required for maintaining minimum pedestrian clear zone clearances, the grate size should be five feet by five feet or four feet by six feet. The tree grates shall conform to the design standards and soil volume specifications of the Village.



12' Wide or Greater

Greater than 12 feet. All pedestrian zones greater than 12 feet in width should contain street tree plantings in designed raised concrete curb planters. Where appropriate, seating areas and sidewalk cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede on the 6-foot pedestrian clear zone.

3. Street Tree Selection and Spacing. Street trees selected for the Business District, Multiple Family Residential and Institutional area streets shall be large deciduous canopy trees tolerant of roadside conditions such as salt and air-borne pollutants. Tree varieties and locations shall coordinate with existing planting patterns. Grouped and linear plantings may be explored as part of an overall site development plan concept.

The minimum caliper size for single stem deciduous street tree plantings should be 4 inches. All shade trees shall have a minimum clear branch height of 6 feet above the root ball at time of planting. (See Figure 54) Street tree spacing should be a minimum of 20 feet and a maximum of 40 feet on center in the parkways and pedestrian zones. (See Figure 52)

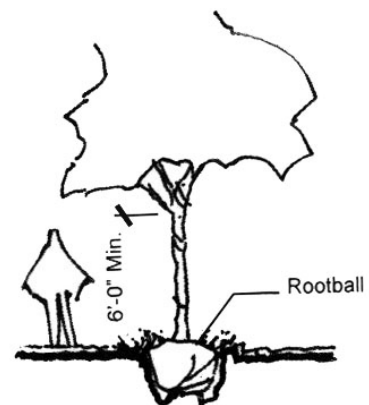
4. Street Tree Planting Standards. Street tree plantings in all new developments should be designed to meet the minimum standards as established by the Institute of Traffic Engineers (ITE) guidelines in order to ensure safe, efficient use of the pedestrian areas. These minimum standards are intended to provide ample sight triangles and clearances for motorists at intersections, alleys, commercial or multifamily residential driveways. The Village shall at its own discretion review and approve each parkway tree planting plan on a case-by-case basis.

In general, street trees should be planted in a straight row manner (on center) at the appropriate spacing and conformity with existing street trees adjacent to the development site.

Newly planted street trees should be no closer than 3 feet on center from the face of the curb. All trees should be planted in the center of raised or grade-level planter areas with tree grates.

All street trees in grassed parkway areas should be planted as true to the center of the parkway as possible due to utility, signs or other existing obstructions. No street trees should be planted in open grass/lawn parkways less than 4 feet in width as measured from the back of the curb. (See Appendix C)

5. Visual Clearance. Landscaping should not block views or pedestrian sidewalks at its mature size and should not create safety or maintenance problems. Minimum branch clearances at time of planting should be 6 feet in height. Shade trees should be an upright single stem spreading species. (See Figure 54)



*Minimum 6' branch height for visual clearance
Figure 54*

Sight triangles at driveways and at parking and loading access points should not be less than 12 feet as measured along both intersecting rights of way lines. No plant material should be installed in the triangle exceeding a maintained growth height greater than 12 inches. (See Figure 55)

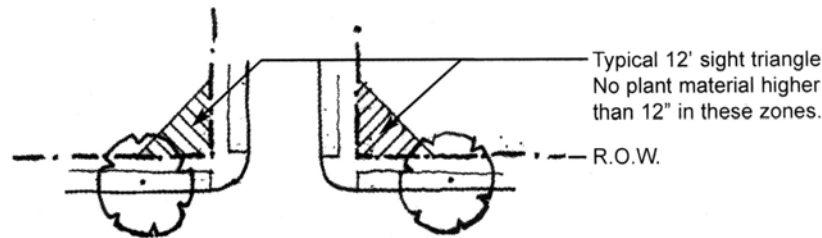
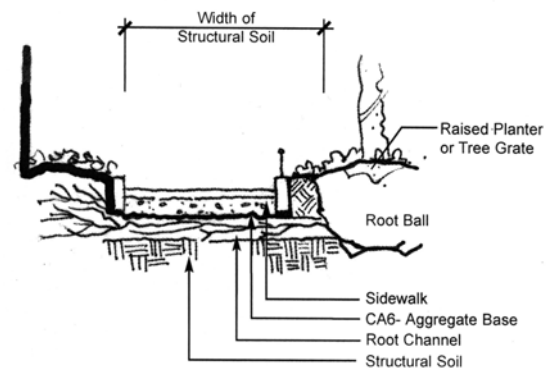


Figure 55

6. Structural Soil and Planting Soil

Depth. In instances when the parkway width is 4-5 feet, the use of structural soils and root channels should be considered in adjacent paved walks to link green areas. (See Figure 56) Structural soil at a depth of 2 ½ feet should be used under all sidewalks where landscape plantings/street trees are located as well as between planter or grates to permit root growth in the parkway.

Along with structural soil, root paths should be considered as necessary sidewalk improvements to allow street trees to reach their maximum growth potential. For at-grade plantings of shade trees, minimum soil depth should be 3 feet; for shrubs, 18 inches, and 6 inches for grass and groundcovers. A minimum soil volume for street trees in sidewalk grates should be 125 cubic feet.

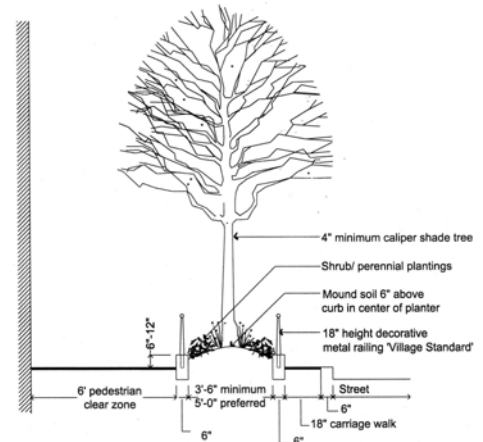


Structural Soils Detail
Figure 56

7. Raised planters. Where possible, street trees and multi-tiered planting in continuous raised planters is encouraged. Multi-tier means providing additional plant material below street trees, such as shrubs, perennials and groundcovers. These additional plantings should provide a variety of coordinated color and seasonal interest to the streetscape. Continuous raised sidewalk planters with expansive planting soil volumes are preferred. (See Figures 57, 58, and 59)

Raised curb planters should be approximately six inches in height and a minimum of 3 ½ feet wide (inside dimension); however, a 5-foot inside width dimension is preferred. The raised planters should also contain a continuous decorative 18-inch metal railing around the curb top and be of a style reflecting the Village standard or the proposed development plan (See Figure 59). The length of these planters should be designed to accommodate store entrances, signs and other streetscape elements.

Soil should be mounded to 6 inches above the top of the planter curb at the center of the planter. Mulch, groundcover, or other appropriate plantings in conjunction with the appropriate street trees should be provided. Where appropriate, adequate GFI electrical outlets should be provided for each individual street tree or combinations of trees in the Business Districts.



*Minimum Streetscape/Parkway
Cross-section with raised planter
Figure 57*



*Typical Raised Planter/Railing Treatments
Figure 58*



*Typical Raised Planter/Railing Treatments
Figure 59*

8. Movable Planters. Movable planters are encouraged for sidewalks and open spaces too narrow to accommodate raised curb planters. (See Figure 60 and Appendix A for more information).



*Various styles of Movable Planters
Figure 60*

9. Light Pole Planter Baskets. Light pole planter baskets are encouraged for sidewalks and open spaces unable to accommodate at-grade planters.

c. Special Pedestrian Zone/Streetscape Conditions

1. Outdoor Sidewalk Cafes. Dining establishments, coffeehouses or cafes are encouraged to provide adequately spaced outdoor seating. The Village encourages the use of these small outdoor spaces to help enliven the streetscape. Careful attention must be paid to maintaining a pedestrian clear zone. Tables, chairs, umbrellas, service equipment and planters should be kept out of the pedestrian clear zone. (See Figure 61)



*Appropriate outdoor sidewalk
cafespace /alley enhancement
Figure 61*

A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The business or property owner should erect a simple decorative railing, fence, planters or similar element. The height of such a barrier should be no greater than 36 inches and constructed of a solid durable material easily anchored and removed in the paved space. The design of the barrier should reflect the architectural style of the building or coordinate with the Village streetscape elements. Maintenance and upkeep of the barrier is the sole responsibility of the business proprietor or building owner.



Typical paved crosswalk
Figure 62a

2. Corner Bump Outs. The Village encourages the use of bump-outs, or widened walkways, at street corners. These bump outs serve numerous functions: they slow traffic, highlight pedestrian crossings, encourage pedestrian gathering and allow for the incorporation of streetscape elements into the streetscape design. (See Figures 62a, and 62b)



Corner bump out softens on-street parking with landscape and streetscape elements
Figure 62b

Bump-outs should only be used in the business districts at key intersections where feasible. They may also be used at corners where transitions occur from multiple family or institutional uses, such as in the Indian Hill District

Bump-outs must be designed to meet the Engineering Design Specifications of the Village and, when applicable, of IDOT to provide a safe and proper turning radius for vehicular traffic along with appropriate sight lines and compliance with ADA standards.

3. Bus Stops. Bus stops currently exist at selected PACE locations throughout the Village. Where bus stops occur in the business districts and along the Green Bay



Figure 63a



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MAY 14, 2026
SUBJECT: 901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT
TOWER COURT CONDOMINIUMS - PLANNED DEVELOPMENT
PRELIMINARY PLAN REVIEW (CASE NO. 2025-19-PD)

INTRODUCTION

On May 21, 2026, the Design Review Board (the “DRB”) is scheduled to consider a **preliminary planned development plan application** filed by Tower Court Winnetka LLC (the “Applicant”), as the owner of the properties located at 901-05 Green Bay Road, 907-09 Green Bay Road, 911-13 Green Bay Road, and 1007-1011 Tower Court (the “Subject Property”). The designated architect for the project is OKW Architects.

The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, a rezoning map amendment, a preliminary planned development plan with zoning exceptions and special uses, and demolition permits to remove the existing structures.

At the May 21 meeting, the DRB will review the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **four-story mixed-use planned development** on the Subject Property, which consists of the following elements:

- a) Approximately 15,800 square feet of commercial space on the ground level;
- b) 15 residential condominium units on the three upper levels; and
- c) A total of 55 parking spaces consisting of 9 spaces at street-level and 46 spaces on the lower (underground) level for the residential uses.



Figure 1 – Tower Court Condominiums – View from Southwest Corner

The application materials are included in **Attachment A**.

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, rezoning, preliminary planned development plan and associated zoning exceptions and special uses. The date of that meeting will be set once the DRB has completed its review.

The Historic Preservation Commission is tentatively scheduled to consider the demolition permits for the existing buildings on July 6, 2026. Once the meeting date is confirmed mail notices will be sent to property owners within 250 feet of the Subject Property.

Property owners within 250 feet of the Subject Property have been notified of the DRB meeting by mail notice. As of the date of this memo, the Village has yet to receive any written public comments regarding the proposed project.

PLANNED DEVELOPMENT PROCESS

The review process consists of the following major steps:

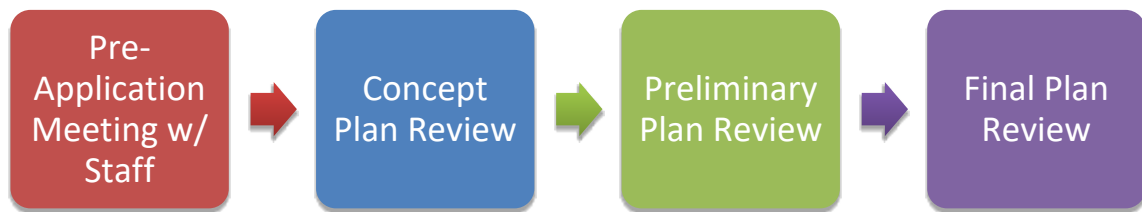


Figure 2 – Planned Development Review Process

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council’s review of the concept plan application is to broadly acquaint the Council with an applicant’s proposal. This step also provides the applicant with any preliminary 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, the applicant decides whether or not to proceed with the project. If they do proceed, the applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the DRB.

On October 21, 2025, the Village Council conducted the concept plan review of the proposed four-story mixed-use building. The current preliminary proposal is generally consistent with the site layout and building design as presented at the October 21, 2025, concept plan review. However, the previously proposed ground-level restaurant and the rooftop penthouses and amenities have been eliminated in response to comments from Council members. A few images from the October 2025 concept plan review are on the following page.

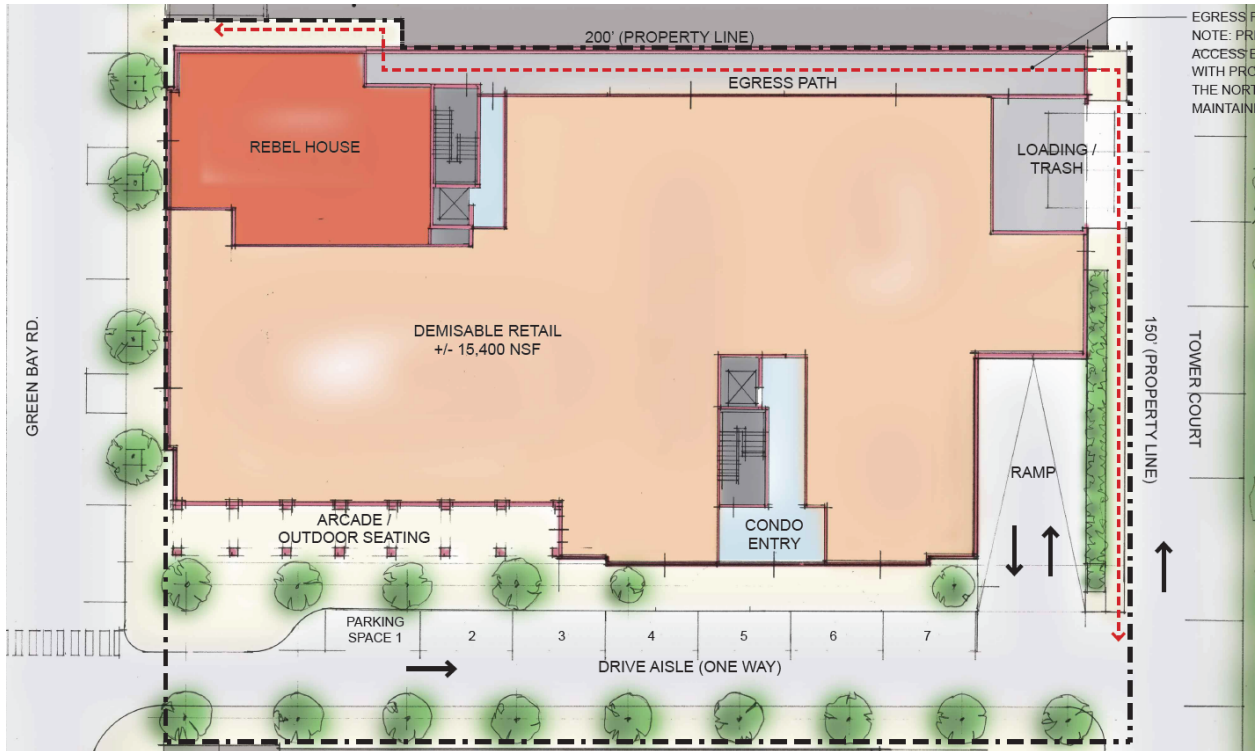


Figure 3 - Concept Plan – Ground Floor Plan Presented to Council October 21, 2025



Figure 4 - Concept Plan –Green Bay Road Elevation Presented to Council October 21, 2025

During the concept plan review, Council members expressed that they were generally open to the proposed development and the addition of housing in the area; however, **individual Council members** stated that the following issues should be carefully considered during the preliminary planned development process:

- a) Regarding building design:
 - a. Most of the trustees expressed reservations with the design and scale, and encouraged the Applicant to focus on a design that would be more contextual to the Hubbard Woods District.
 - b. Most of the trustees were concerned with the proposed building height. The Applicant was encouraged to reconsider the height and consider additional articulation to minimize the appearance of building height and mass.

- c. One trustee expressed concern with making Hubbard Woods more urban rather than continuing the intimate design of the district.
- b) Regarding the commercial space:
 - a. Most of the trustees commented on parking. One trustee expressed a strong concern with parking if a restaurant occupies space and suggested exploring an additional level of below-grade parking to accommodate the commercial uses and to expand the lower-level parking to the lot lines.
 - b. One member expressed concern with Rebel House Design requesting approval of a special use permit (SUP) to occupy space within the Commercial Overlay District and suggested that tenant be located further from the street so that a SUP is not necessary.
 - c. Another member expressed concern that the market pressure will result in non-retail tenants and encouraged the Applicant to be mindful of the objectives of the Commercial Overlay.
- c) Regarding compensating benefits:
 - a. One trustee commented that additional public benefit is needed and also encouraged the Applicant to consider sustainability.
 - b. One trustee asked if solar was being considered and another trustee asked if not solar, would the Applicant consider a green roof.

A copy of the staff report for the Council’s October 21, 2025, meeting as well as a copy of the meeting minutes are included as **Attachment B**.

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:



Figure 5 – Preliminary Plan Review

The DRB’s role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief.

The Planned Development Commission’s role is to provide a recommendation to the Village Council regarding proposed zoning relief. Though not the purview of the DRB, the additional zoning relief is summarized later in this report.

Upon the DRB forwarding a recommendation regarding the design of the proposed project, the Planned Development Commission will consider the requested zoning relief.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:

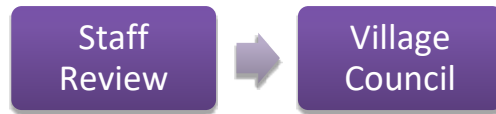


Figure 6 – Final Plan Review

During the final plan review process, the Council may return the final application to the Planned Development Commission and/or the DRB for further consideration and recommendations to the Village Council. ***Unless the Council returns the application to the DRB during the final plan review process, the DRB will only review the request during this preliminary plan review process.***

DESCRIPTION OF PROPERTY

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 7). 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.

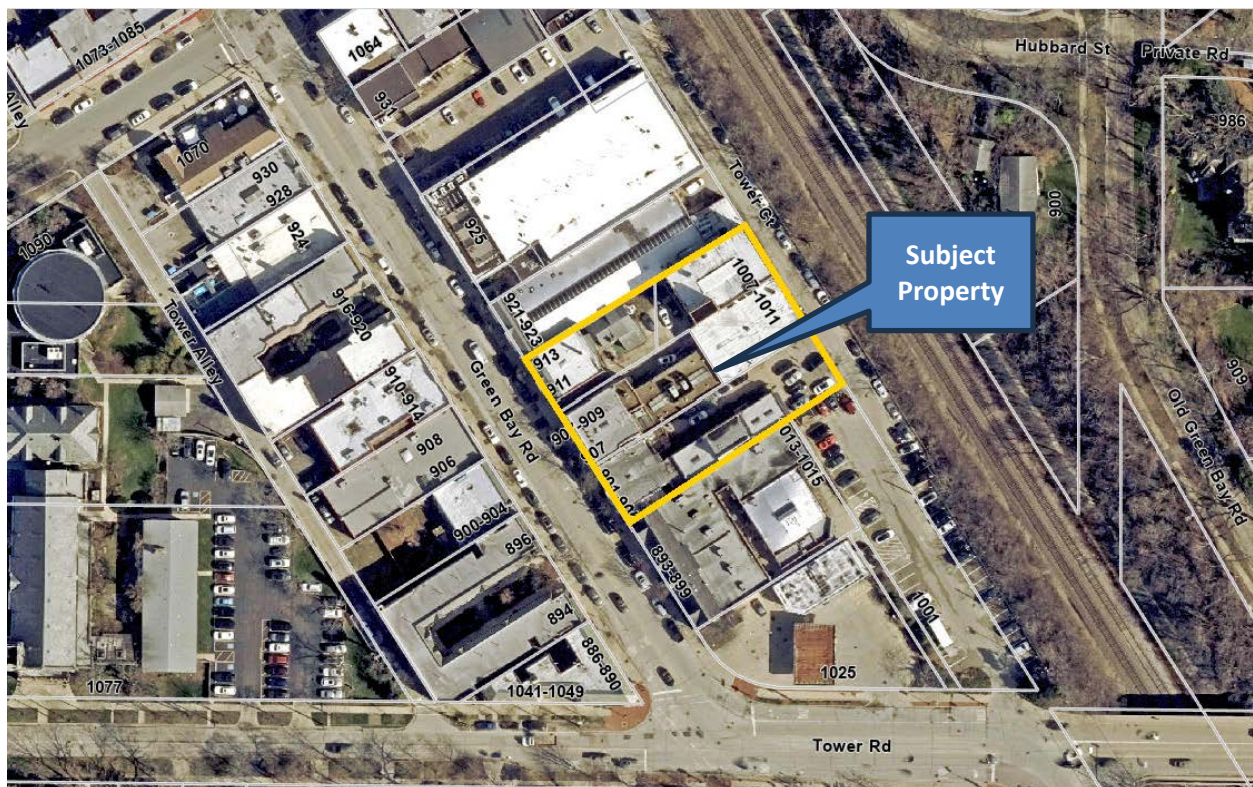


Figure 7 – Aerial Map

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 8. 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.

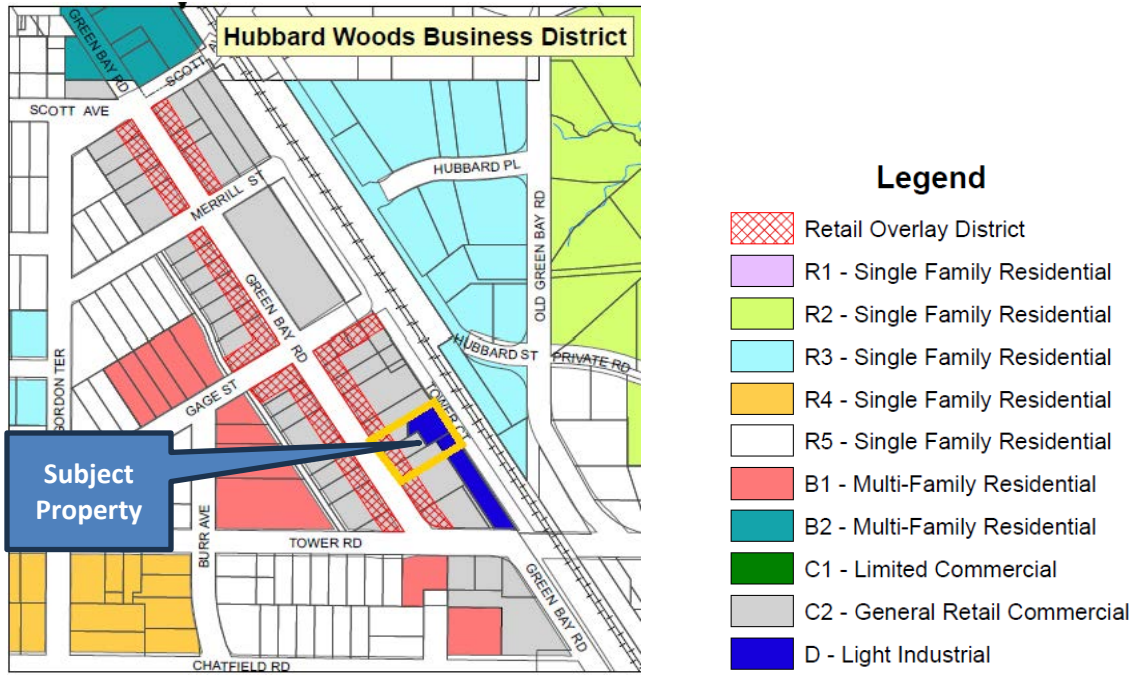


Figure 8 – Zoning Map

The Village’s Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown in Figure 9.

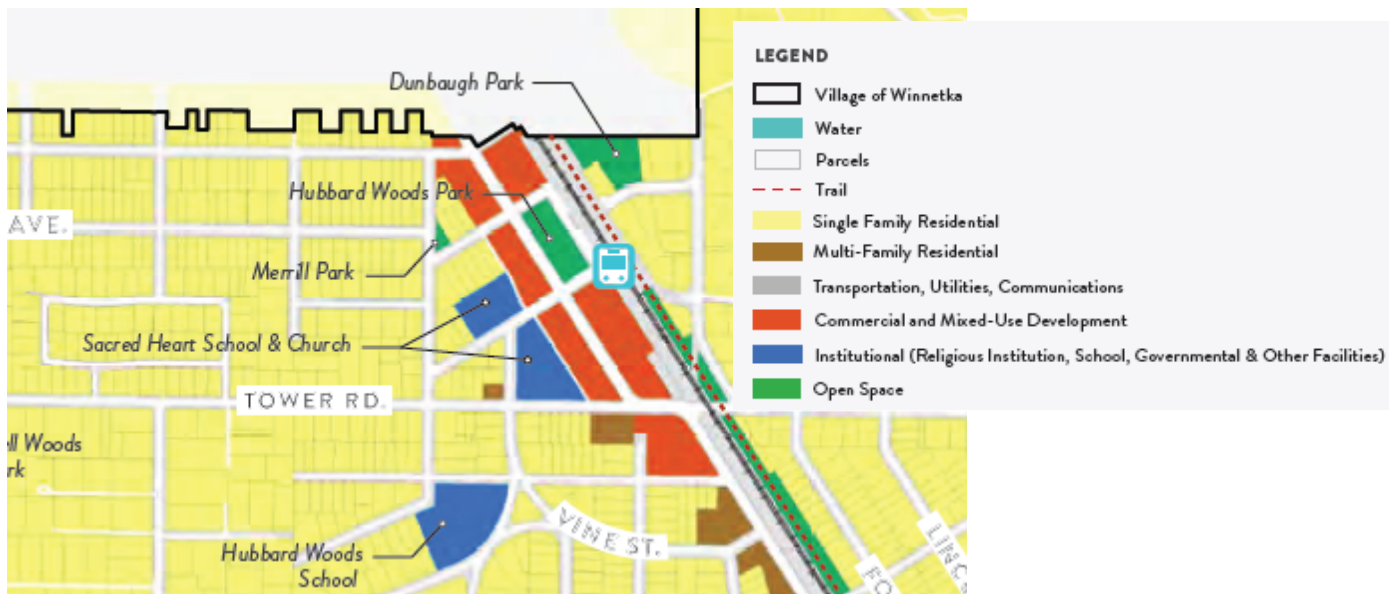


Figure 9 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

CURRENT PROPOSED PLAN

As previously stated, the Applicant has submitted a preliminary planned development plan for a four-story mixed-use building which consists of the following:

- 15,800 square feet of commercial space on the ground floor level;
- 15 residential condominium units consisting of 2 and 3 bedrooms on levels 2-4; and
- 55 parking spaces; 9 spaces at street-level and 46 spaces on the lower-level (underground).

Site & Building Design

The residential units would be accessed by a lobby off of a one-way drive-aisle along the south side of the proposed building. The lower-level parking for the residential units would also be accessed from this drive-aisle via a ramp on the south side of the building. 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 2,700 square feet to 4,200 square feet. All residential units would have outdoor living spaces.

Commercial tenant spaces 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, which would require special use approval since the use would be located within the Commercial Overlay District. According to the Applicant's narrative included in Attachment A, the commercial space is intended to accommodate a mix of retail uses and personal service uses, similar to the current tenant mix in the existing buildings on the Subject Property. 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 nine (9) street-level parking spaces would be parallel spaces along the drive-aisle and the rear of the building along Tower Court. 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 46 vehicles, four (4) of those parking spaces would be tandem-style.

Currently, there is a curb-cut on Green Bay Road for a driveway located between 907-909 Green Bay Road (Bella Bleu Bridal) and 911-913 Green Bay Road (Munder Skiles). This approximately 10-foot-wide curb-cut would be eliminated and a new approximately 15-foot-wide curb-cut for the proposed drive-aisle would be constructed on the south side of the Subject Property.

In terms of exterior light fixtures, the Applicant has provided images of the proposed fixtures, which primarily include two different sized wall sconces and landscape light fixtures.

There is an existing pad-mounted transformer located immediately south of the Subject Property that may or may not be adequate to accommodate the proposed development. The Village Water & Electric Department will confirm if the existing transformer is acceptable once the Applicant confirms its total service size and requested voltage. Based on the State electric vehicle charging requirements, it is likely the existing transformer does not have adequate voltage to accommodate the development. If that is the case, the Applicant will need to plan for a 10' x 10' accessible area for a pad-mounted transformer to service the development. The front of the transformer would have to be unobstructed, ideally facing Tower Court, with no parking in front of it.

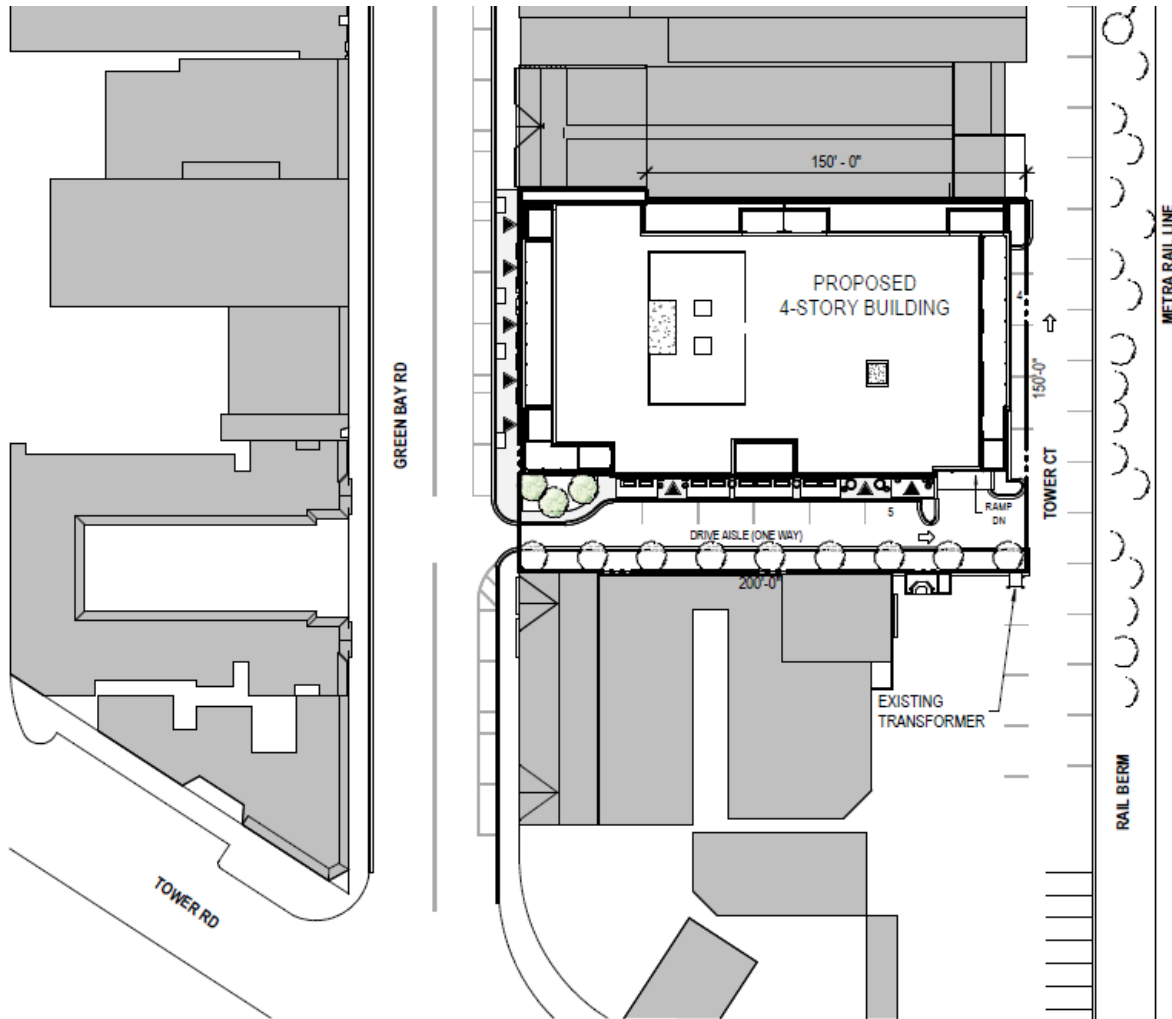


Figure 10 – Preliminary Plan – Site Plan

The proposed building materials include red brick and buff cut stone, with a grey (or similar color) granite wall base. The commercial spaces would have large aluminum framed storefronts in a bronze color. The residential windows would also be a bronze aluminum frame. The entrances into the commercial spaces, as well as the residential lobby entrance, would have fluted stone pilasters with a decorative bronze panel above each entrance. The fluted pilasters at the residential entrance would extend two stories to add definition and texture, as well as a focal point for the residential component of the development. On the front and south elevations, there would be stone pilasters on the second and third floor levels. A stone cornice would surround the building between the third and fourth levels.

The design of the building includes areas where the building walls are stepped back, which allows for private residential terraces to be incorporated into each unit. These terraces would have decorative metal railings in a bronze color. At the front of the building, the fourth story is set back 13 feet with residential terraces at the fourth floor level. An upper story setback is required by the Zoning Ordinance to reduce the perceived scale of the building at the sidewalk.

The roof would be flat with a rooftop solar array and mechanical units. A pre-finished metal screen in a silver color would be installed to screen the mechanical units.

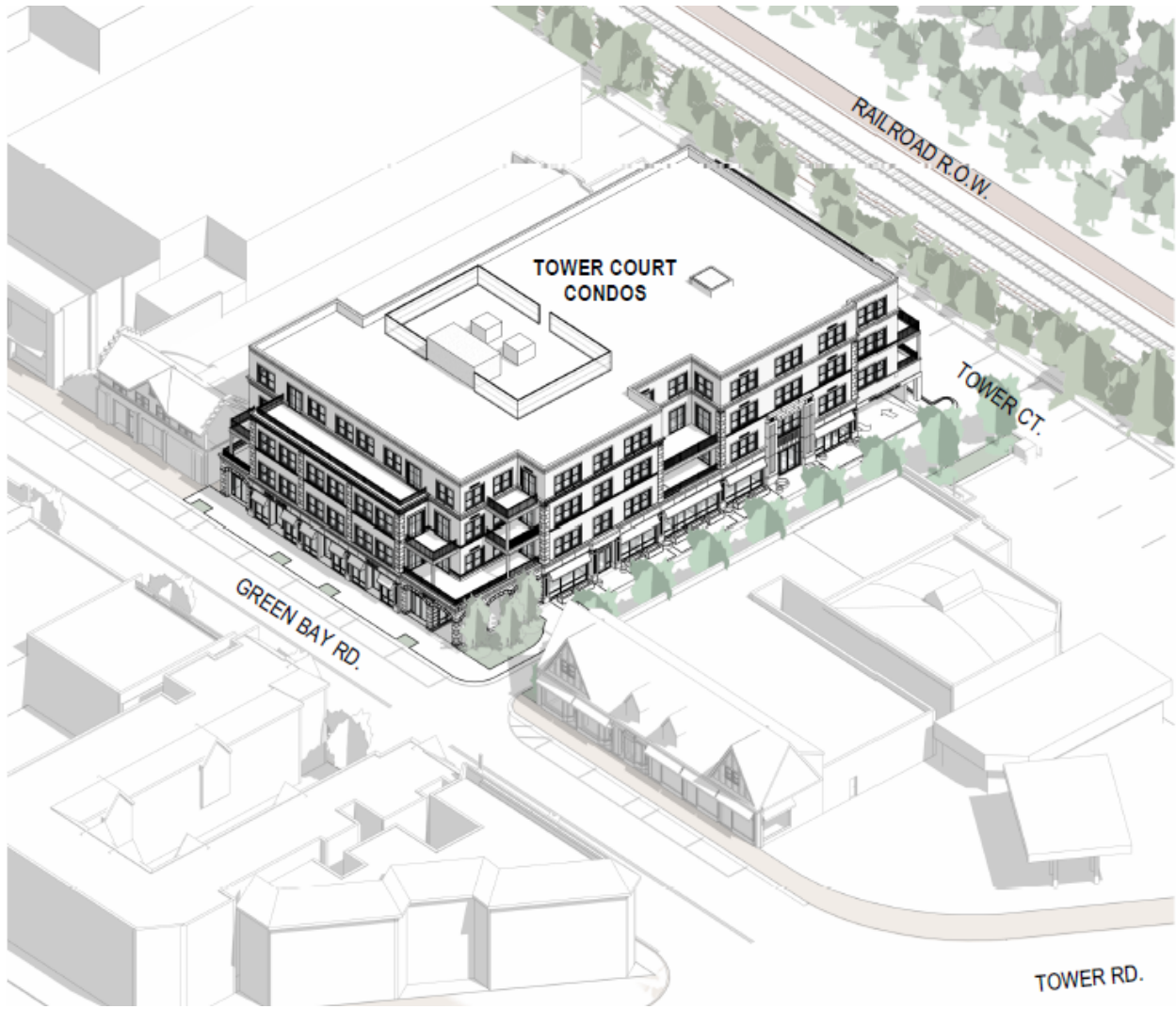


Figure 11 – Preliminary Plan

The proposed design also calls for installation of blue (“Storm”) fabric awnings above the commercial storefront windows. Signage design has not been finalized. However, the Applicant has included signage concepts in the plans to help illustrate the intent.



Figure 12 – Preliminary Plan – Green Bay Road Elevation



Figure 13 – Preliminary Plan – South Elevation (Drive-aisle)



Figure 14 – Preliminary Plan – North Elevation



Figure 15 – Preliminary Plan – East Elevation

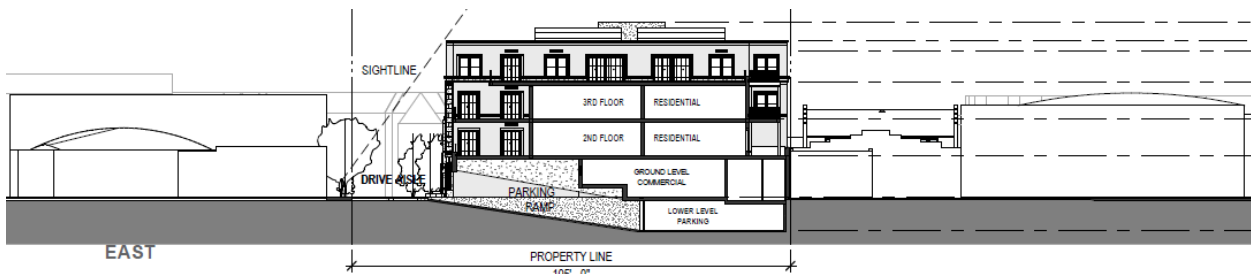


Figure 16 – Building Section (East)

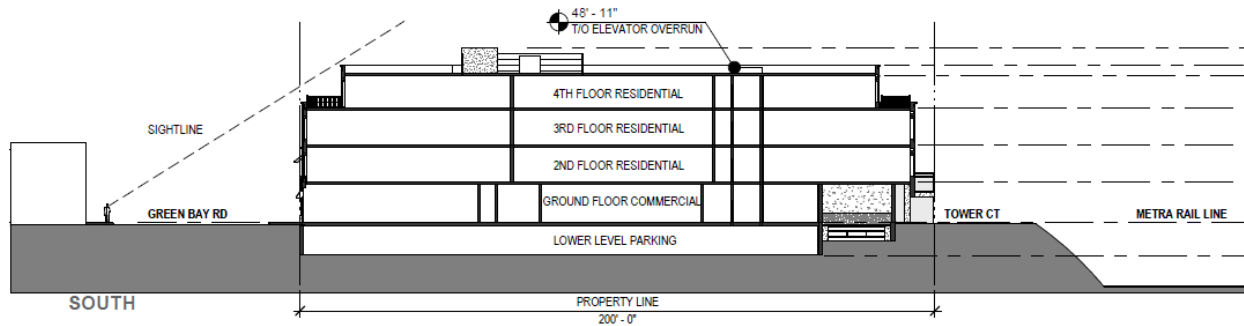


Figure 17 – Building Section (South)

Streetscape & Landscaping Design

The Village is in the midst of a streetscape planning effort for the Hubbard Woods Business District and is planning to make streetscape improvements within the public right-of-way in the business district, similar to the streetscape improvements made in the Elm Street Business District. Green Bay Road is controlled by the Illinois Department of Transportation (IDOT), which requires certain design standards. The Village is exploring a Jurisdictional Transfer in order to obtain ownership of the roadway which would provide more design flexibility. The Village anticipates it will take several years to work with IDOT to determine if the streetscape improvements will be made as an IDOT or Village-controlled right-of-way. Once that decision is made, it will take some time to prepare construction documents and begin the streetscape improvements. Currently, the streetscape project is in the Phase 1 Engineering stage, which is expected to be completed this summer.

The Applicant is aware of the streetscape design concepts and will coordinate landscaping and streetscape improvements with the Village. It is expected that due to the timing of the Hubbard Woods Streetscape project, construction of the proposed development will commence prior to construction of district-wide streetscape improvements. That being said, the Applicant is aware of the streetscape design concepts and has incorporated elements into the proposed plans to be in keeping with streetscape features in the concept plans.

In terms of landscaping, the Applicant is proposing landscaping on the south side of the drive-aisle, consisting of 7 Prairie Sentinel Hackberry trees and 54 dwarf bush honeysuckles distributed between the trees. On the north corner of the drive-aisle entrance, at Green Bay Road, there would be a landscape bed with three (3) Whitespire Birch trees and low-growing plantings. The Applicant is also proposing three different styles and sizes of planters along the north side of the drive-aisle. The planters would be concrete; the finish and color are yet to be determined. The small planters (Planter A) would flank the entrances and would contain a mix of annuals. The residential lobby entrance would also have two (2) larger circular planters (Planter B) with a mix of dwarf Korea lilacs and perennials. Two of these same planters would be evenly distributed between rectangular planters located between the commercial and residential entrances that would also receive a mix of Bobo hydrangeas and perennials.

Additionally, the Applicant is proposing removal of six (6) parkway trees within the Green Bay Road right-of-way and replacing them with four (4) trees. After the planting of parkway trees, planting on private property may be counted towards the required replacement of the parkway trees. The Applicant is working with the Village Forester on the specific planting requirements.

- B. Map Amendment to rezone 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 at the following height:
 - i. Building (Top of Roof Access) – 55’-3”
 - ii. Building (Top of Rooftop Mechanical Screening) – 53’-5”
 - iii. Building (Top of Parapet) – 49’-8”
 - b. The **minimum ground floor height** allowed is 14 feet; the Applicant proposes a ground floor height of 13 feet.
 - c. No **side yard** is required, but when a side yard is provided it must be at least three feet; the Applicant proposes the building to be setback more than zero feet, but less than three feet from portions of the north property line.
 - d. The minimum **rear yard** setback requirement is 10 feet; the Applicant proposes less than 10 feet along the east property line.
 - e. A **landscaped area** at least 5 feet deep along the rear lot line is required; the Applicant is not proposing any landscaping along the rear lot line to accommodate parking spaces.
 - f. The minimum required number of **off-street parking** spaces is 60; 28 spaces for the residential units and 32 spaces for the commercial uses. The Applicant proposes a total of 55 spaces; 46 below-grade spaces for the residential units and 9 ground-level spaces for guests and commercial tenant use. While the planned development ordinance can include these proposed spaces as a requirement, the developer will not be required to obtain approval of an exception to the existing Village requirement pursuant to the preemption provisions of the People Over Parking Act, which becomes effective June 1, 2026, for developments within a half mile radius of a rail transit station.
 - g. The proposed parking located on street-level requires special use approval; and
 - h. 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 the Commercial Overlay District.

Though the zoning relief is not the purview of the DRB, this information is provided so the DRB is aware of the relief the Planned Development Commission will be considering.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the early section “Property Description” in which the project consistency with the Comprehensive Plan is summarized).

- (3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The DRB will need to determine if the proposed mixed-use building and its associated hardscape and landscape comply with the above standards.

DESIGN GUIDELINES

The Village's Design Guidelines provide direction for the style and form of new commercial and mixed-use buildings, as well as multi-family buildings. The Subject Property is located approximately mid-block in the Hubbard Woods District. The Design Guidelines provide the following overview of the district:

The Hubbard Woods Business District is a linear business district built on both sides of a regional arterial roadway, Green Bay Road. It has a smaller building scale than the East/West Elm Street District, giving it a more intimate feel despite heavier traffic conditions. As with the Elm Street District, the Hubbard Woods District has a pedestrian-oriented, neighborhood retail character. The buildings exhibit architectural consistency, scale and storefront displays that encourage strolling and window shopping. A significant number of multiple-family residential units are located on the upper floors of the retail stores.

An excerpt of the Village Design Guidelines is included as **Attachment C**, highlighting standards **which apply to mixed-use buildings**. The standards in the Guidelines address:

- I. Contextual Design
- II. Uses
- III. Historic Buildings and Building Elements
- IV. Styles
- V. Building Mass (setbacks, height, roof forms)
- VI. Proportion/Scale (horizontal rhythm, vertical rhythms, façade articulation, fenestration, hierarchy)
- VII. Articulation (entries, window and door fenestration, building lighting, building signage, accessibility, mechanical equipment)
- VIII. Materials
- IX. Services, Secondary Facades & Parking Structures

RECOMMENDATION

At the May 21, 2026, Design Review Board meeting, the DRB is scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping. After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

1. Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the DRB.
2. Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed mixed-use building.

If the DRB wishes to adopt a motion recommending approval or denial, a DRB member may want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the***

proposed four-story mixed-use building on the Subject Property, subject to the following conditions:

- A. [If the DRB chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***

The DRB's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

Staff and the Applicant will be present at the May 21, 2026, DRB meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

- Attachment A: Applicant's Preliminary Planned Development Plan Application Materials
Attachment B: October 21, 2025, Council Review of Concept Plan for the Subject Property
Attachment C: Design Guidelines Excerpts

ATTACHMENT A

PD-P



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

**PLANNED DEVELOPMENT
PRELIMINARY PLAN APPLICATION**

Prior to submitting this formal application, the matter must first be reviewed as a concept plan application by the Village Council. If the Council has not yet reviewed your concept plan application, please contact the Community Development Department to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Winnetka's Planned Development Commission and Village Council. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Community Development Department at 847-716-3525.

The initial submittal MUST contain:

- 7 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- 1 electronic version (PDF)** of ALL application materials (**refer to application section regarding instructions**).

Applicant Information

Legal Name _____

 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

Primary Contact Person

Name _____
 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

Consultants *(as applicable)*

Attorney

Name _____
 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

Architect/Planner

Name _____
 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

Civil Engineer

Name _____
 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

Other

Name _____
 Company _____
 Address _____
 City, State, Zip _____
 Phone No. [REDACTED]
 Email [REDACTED]

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

Site Location/Address: _____

Property Index Numbers: _____

Size of Property: (square feet/acres) _____

Size of Building Space, if applicable: (square feet) _____

Current Comprehensive Plan Land Use Designation: _____

Current Zoning: _____

Current Use of the Property: _____

Is any portion of the property within the 100-year floodplain?¹ Yes: _____ No: _____

Requested Action(s) *(check all that are applicable):*

- Planned Development – Preliminary Plan
 - Amendment to Existing Planned Development
Ord. No. _____
 - Comprehensive Plan Amendment
 - Rezoning from _____ to _____
 - Special Permit for _____

 - Zoning Code Text Amendment

 - Zoning Exceptions (attach document listing and explaining exceptions)
 - Subdivision – Preliminary Plat
 - Subdivision Exceptions (attach document listing and explaining exceptions)
 - Other _____
-

Plat of Survey & Parcel Legal Description(s)

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

Conformity with Comprehensive Plan

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Comprehensive Plan Map. Where the approval being requested does not conform to the Comprehensive Plan, provide reasons justifying the requested approval.

Site Ownership and Control

Current Property Owner Information

Legal Name: _____

Primary Contact: _____
Address _____
City, State, Zip _____
Phone No. _____
Email _____

Proposed Property Owner Information

Legal Name: _____

Primary Contact: _____
Address _____
City, State, Zip _____
Phone No. _____
Email _____

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. (Check which document(s) are attached):

- Affidavit of Ownership
- Title Policy or Title Commitment
- Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property

Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property (Check which document is attached. The dollar amounts in documents may be blacked-out):

- Owner (see the previous box)
- Real Estate Contract
- Lease
- Other _____

Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.

Additional Required Attachment(s)

- Planned Development Worksheet - Preliminary Plan
- If zoning or subdivision relief in addition to planned development preliminary plan approval and preliminary plat approval is requested, submit the appropriate application forms and materials.

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted.

\$ _____ Amount of Non-Refundable Fee (\$1,200)
\$ _____ Amount of Escrow (\$2,500)
\$ _____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ Date _____
Print Name & Title: _____

Signatures of Property Owner(s):  _____ Date _____
Print Name & Title: Jana Altounian, Manager Property Address: _____

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner’s beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input type="checkbox"/> Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner’s beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If the proposed property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input type="checkbox"/> Partnership or LLC	If proposed property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If proposed property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the proposed property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If applicant is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input type="checkbox"/> Partnership or LLC	If applicant is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If the applicant is a trust, please provide the trust number _____ and name and address of the Trustee _____, _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the applicant in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Project Summary — Mixed-Use Development

Green Bay Road — Hubbard Woods Business District

This application proposes the redevelopment of properties along Green Bay Road in the Hubbard Woods business district with a contextually designed mixed-use building that will replace a collection of aging structures with a high-quality development consistent with the character and scale of the surrounding area. The project is intended to strengthen the vitality of the business district while providing housing options that meet evolving community needs.

Development Program

The proposed building will include approximately 15,500 square feet of ground-floor commercial space with three stories of residential condominiums above, totaling 14 dwelling units. The building massing and design are intended to complement the established streetscape while enhancing pedestrian activity along Green Bay Road.

Commercial Component

The ground floor is planned to accommodate a mix of retail goods and personal service uses similar in nature to those that currently operate within the existing buildings on the site. Maintaining this type of tenancy will support continuity within the business district, provide convenient neighborhood-serving amenities, and reinforce the walkable character of the corridor.

Residential Component

The upper floors will contain 14 high-end luxury condominium residences ranging in size from approximately 2,200 square feet to 4,200 square feet. The residences are designed to address a growing demand among local residents seeking to remain in the community while transitioning from larger single-family homes that require greater maintenance and upkeep.

Each unit will feature single-level living, eliminating internal stairs within the living space and allowing residents to age in place comfortably while maintaining a high level of design quality and functionality.

The residences will be delivered as “white box” units, allowing purchasers to fully customize interior layouts, finishes, and design elements to meet their individual preferences and needs. This approach provides maximum flexibility for homeowners and ensures each residence reflects a high level of personalization and quality. The white box delivery model has been successfully implemented in comparable high-end residential developments in similar markets, demonstrating strong buyer interest and positive outcomes.

Location and Accessibility

The site is located within close proximity to neighborhood restaurants, retail establishments, and commuter rail service via Metra. This location supports a highly walkable environment and provides convenient access to daily services and regional transportation, reducing reliance on automobiles and supporting the continued vibrancy of the business district.

Community Planning Benefits

The proposed development advances several key planning objectives by:

- Replacing underutilized and aging structures with a high-quality mixed-use building
- Supporting the economic vitality of the Hubbard Woods business district through active ground-floor uses
- Providing housing options that allow long-time residents to remain in the community
- Enhancing walkability and supporting transit-oriented living patterns
- Reinforcing the existing scale and character of the surrounding neighborhood

Conclusion

Overall, the proposed development represents a thoughtful reinvestment in the Hubbard Woods business district that balances economic vitality, appropriate density, and community character. By combining neighborhood-serving commercial uses with well-designed residential units, the project will contribute positively to the long-term sustainability and vibrancy of the area.

TOWER COURT WINNETKA LLC

May 06, 2026

Re: Tower Court Winnetka
1011 Tower Court, Winnetka, IL 60093

PLANNED DEVELOPMENT STANDARDS, EXCEPTION STANDARDS & COMPENSATING BENEFITS

In conjunction with the Tower Court Winnetka Planned Development application made by OKW Architects and Tower Court Winnetka LLC, the planned development shall comply with the below standards:

Planned Development Standards:

1. The proposed development and the combination of uses furthers the goals and objectives of the Comprehensive Plan. Hubbard Woods is designated a Business District with the desire for Mixed-Use occupancies. The development includes generous ground floor retail, below-grade parking, and 3-stories of residences above to support community planning goals of strengthening and promoting walkable vibrant business districts and sustainable, transit supportive, livable neighborhoods.
2. The establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village. The proposed mix of uses are aligned with the Business District of Winnetka. All businesses will operate under normal hours. The building will conform to all Village codes and ordinances and have a positive impact on the safety and general welfare of the public.
3. The planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity. The proposed development is designed to enhance the use and enjoyment of other properties in the immediate vicinity by creating vibrant and attractive storefronts within the Business District. There is no evidence that the proposed development will impair property values and is more likely to increase the values of properties in the immediate vicinity.
4. The establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern. The proposed development will not encroach or infringe on the public rights-of-way or any adjacent properties. All proposed uses will operate within the bounds of the site.
5. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways. The findings of KLOA's Traffic Impact Study indicate "The traffic that will be generated

TOWER COURT WINNETKA LLC

- by the proposed development will have a limited impact on the operations of the study area intersections and no additional roadway improvements or signal modifications will be required.” and “Given the low projected traffic volumes turning into this proposed curb cut, the proposed curb cut will not have a negative impact on the flow of traffic along Green Bay Road.”
6. Adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided. The findings of KLOA’s Traffic Impact Study indicate “The proposed number of residential parking spaces will meet/exceed the Village of Winnetka parking requirements and will accommodate the projected parking demand of the proposed development.” and “The parking demand by the retail component of the development will be accommodated via the proposed 10 off-street parking spaces and the surplus public parking available within the Hubbard Woods District.” The proposed development has been closely coordinated with Winnetka staff to ensure proper utilities, drainage, and other facilities are provided.
 7. The planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.

Exceptions to Subdivision and District Regulations

1. The proposed exceptions will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines. The development as designed proposes the highest and best use of the site and is designed to integrate thoughtfully with the surrounding context and enhance the overall quality of the Business District. The proposed exceptions are integral to achieving a design that will be vibrant, marketable, and appropriately parked.
2. The proposed exceptions will enable the development to offer environmental and pedestrian amenities available to all residents of the Village. As stated above, the proposed design and requested exceptions support community planning goals of strengthening and promoting walkable vibrant business districts and sustainable, transit supportive, livable neighborhoods.
3. The proposed exceptions will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development. The exceptions are designed to step the building back thoughtfully so it remains contextual along Green Bay Road and Tower Court.
4. The proposed exceptions contain a proposed design and combination of uses, that will complement the character of the surrounding neighborhood. As stated above, Hubbard Woods is designated a Business District with the desire for Mixed-Use occupancies. The development includes generous ground floor retail, below-grade parking, and 3-stories of residences above, with an architectural design that fits the character of the surrounding neighborhood and aligns with the comprehensive plan.
5. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of the Zoning Ordinance:

TOWER COURT WINNETKA LLC

Compensating Benefits

1. **Reinvestment in Underutilized Property**

Replacing underutilized and aging structures with a high-quality, thoughtfully designed mixed-use building that reflects the character and long-term vision of the district. Developments of this caliber and scale typically generate a substantial increase in taxable property value while placing a comparatively modest demand on municipal services.

2. **Strengthening the Local Business District**

Supporting the economic vitality of the Hubbard Woods business district through active, pedestrian-oriented ground-floor uses that contribute to a vibrant streetscape. The project also prioritizes retaining and accommodating existing tenants—particularly those contributing to the area’s design-oriented identity—thereby preserving continuity while encouraging further investment and foot traffic.

3. **Housing Continuity and Community Stability**

Providing high-quality housing options that enable long-time residents to remain within the community as their housing needs evolve. Buyers at this price point often demonstrate strong patterns of civic engagement, including philanthropic contributions, participation in local organizations, and volunteerism, reinforcing the social fabric of the neighborhood.

4. **Walkability and Transit-Oriented Living**

Enhancing walkability and supporting transit-oriented development patterns by introducing approximately 12–15 households within convenient walking distance of local restaurants, retail, and services, as well as nearby transit access. This increased residential density supports local businesses, reduces reliance on automobiles, and aligns with broader sustainability and mobility goals.

Sincerely,




Peter Witmer
Member
Tower Court Winnetka LLC



TOWER COURT CONDOMINIUMS

1011 TOWER COURT
WINNETKA, IL

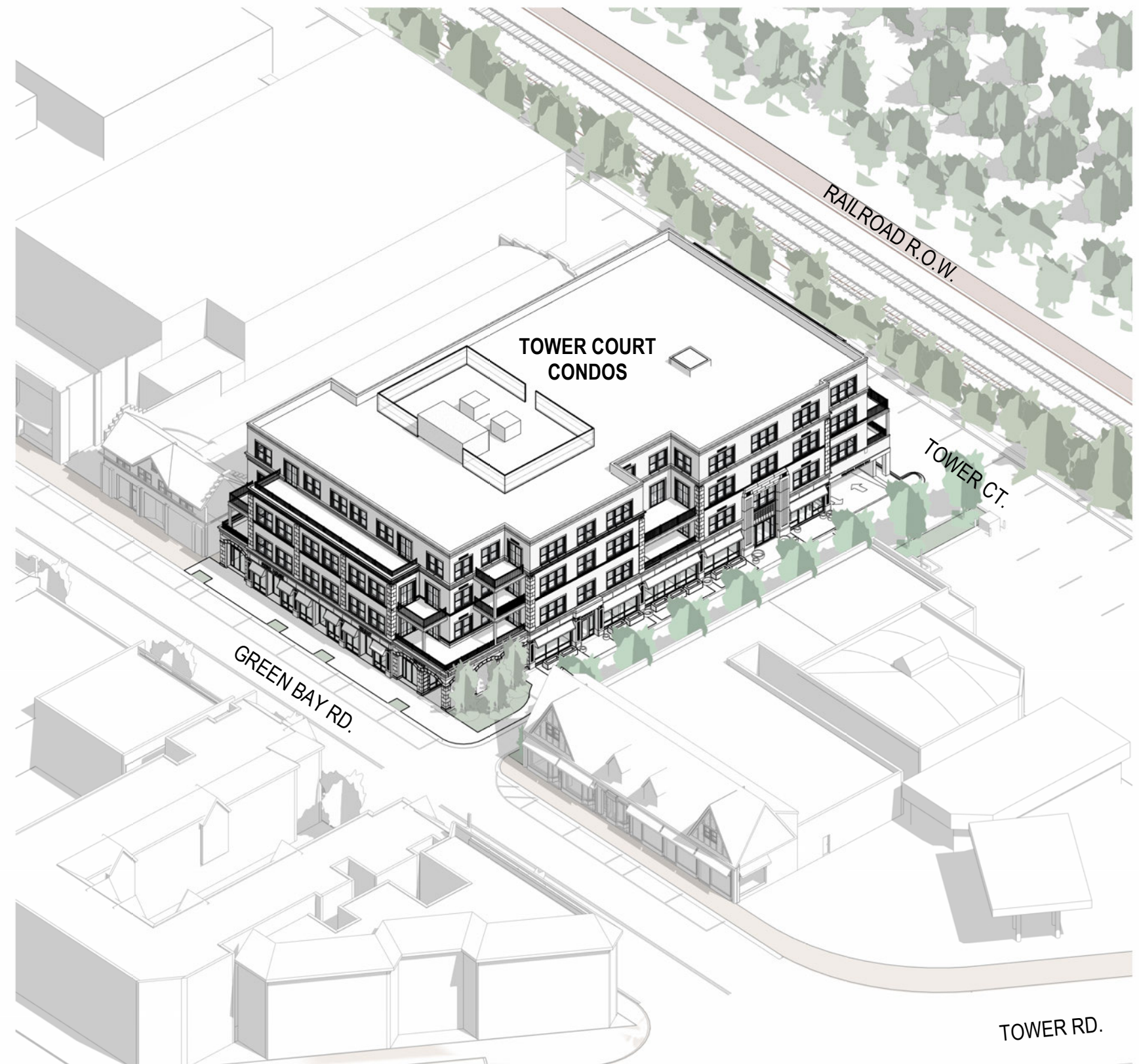
PD RESUBMISSION
MAY 07, 2026

DEVELOPMENT STANDARDS

AMENDMENT REQUIRED - Re-zone Tower Court parcel and a portion of 901-905 Green Bay from D Light Industrial to C-2 General Retail Commercial

	Current C-2 Zoning	2026 PROPOSAL	
DEVELOPMENT SITE SIZE	0.68 acres	0.68 acres	
BUILDING GROSS FLOOR AREA EXCLUDING PARKING WITH PARKING		71,086 SF 89,715 SF	
RESIDENTIAL GROSS FLOOR AREA		50,861 SF	
COMMERCIAL GROSS FLOOR AREA		GFA: 15,862 SF EXCLUDING BOH: 4,363 SF	
BUILDING HEIGHT EXCEPTION REQUIRED	45' - 0" 4-stories	4-stories 49'-8" w parapet 55'-3" at stair access	
GROUND LEVEL FLOOR TO FLOOR HEIGHT EXCEPTION REQUIRED	14' - 0" MIN.	13' - 0"	
ON-SITE PARKING Special Use Required: Parking on street level. EXCEPTION REQUIRED: 10 parking spaces for 15,749 sf of commercial space.	Commercial 2 spaces/1,000 sf Dwelling 2-BR - 1.5/unit 3-BR - 2/unit	Required	Provided
		2 x 18,593 sf= 37 spaces	9 spaces
		1.5 x 3 units= 5 spaces	46 spaces
		2 x 12 units= 24 spaces = 29 spaces	
RESIDENTIAL USE TYPE - # of UNITS CONDOMINIUM UNITS		15	
RESIDENTIAL BEDROOM SIZE - # of UNITS 2-bedroom 3-bedroom		3 12	
FRONT YARD SETBACKS (along Green Bay Rd.)	0 ft. MIN 3 ft. MAX	0 ft. MIN 1 ft. 2 in. MAX	
SIDE YARD SETBACKS (along South property line)	0 ft. (3 ft.)* MIN	23 ft. 1 in. MIN 38 ft. MAX	
(along North property line) EXCEPTION REQUIRED	0 ft. (3 ft.)* MIN	7 5/8 in. MIN 4 ft. 5 in. MAX	
REAR YARD SETBACKS (along Tower Ct.) EXCEPTION REQUIRED	10 ft. MIN	6 in. MIN 17 ft. 4 in. MAX	
4TH STORY SETBACK (along Green Bay Rd.) EXCEPTION REQUIRED	10 ft. MIN	3 3/4 in.	

* A side yard is not required, but where a side yard is provided, it must be a minimum of 3 feet.



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

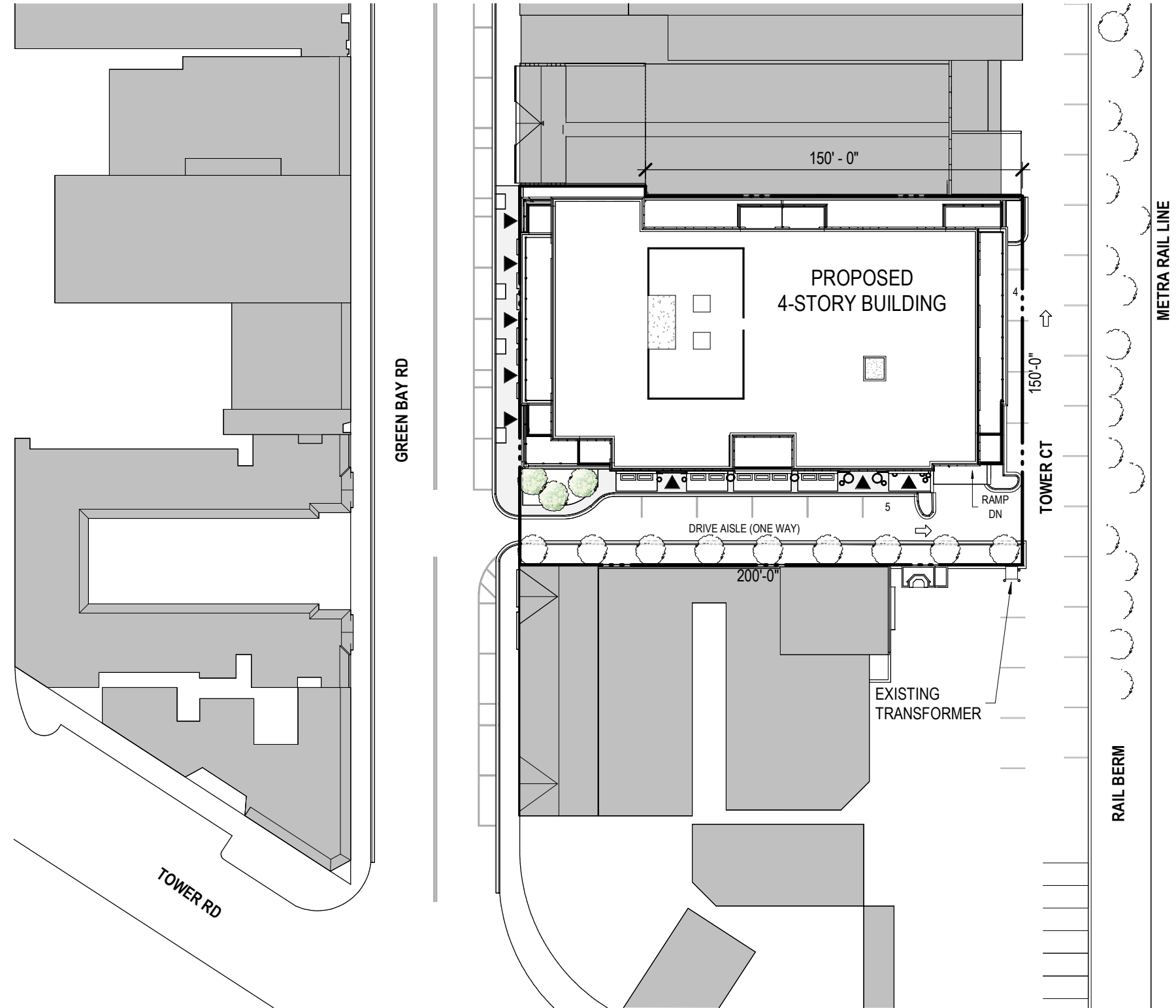


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

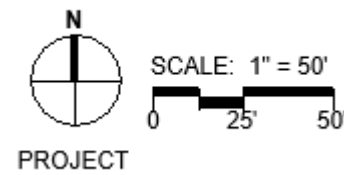
SITE PLAN



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

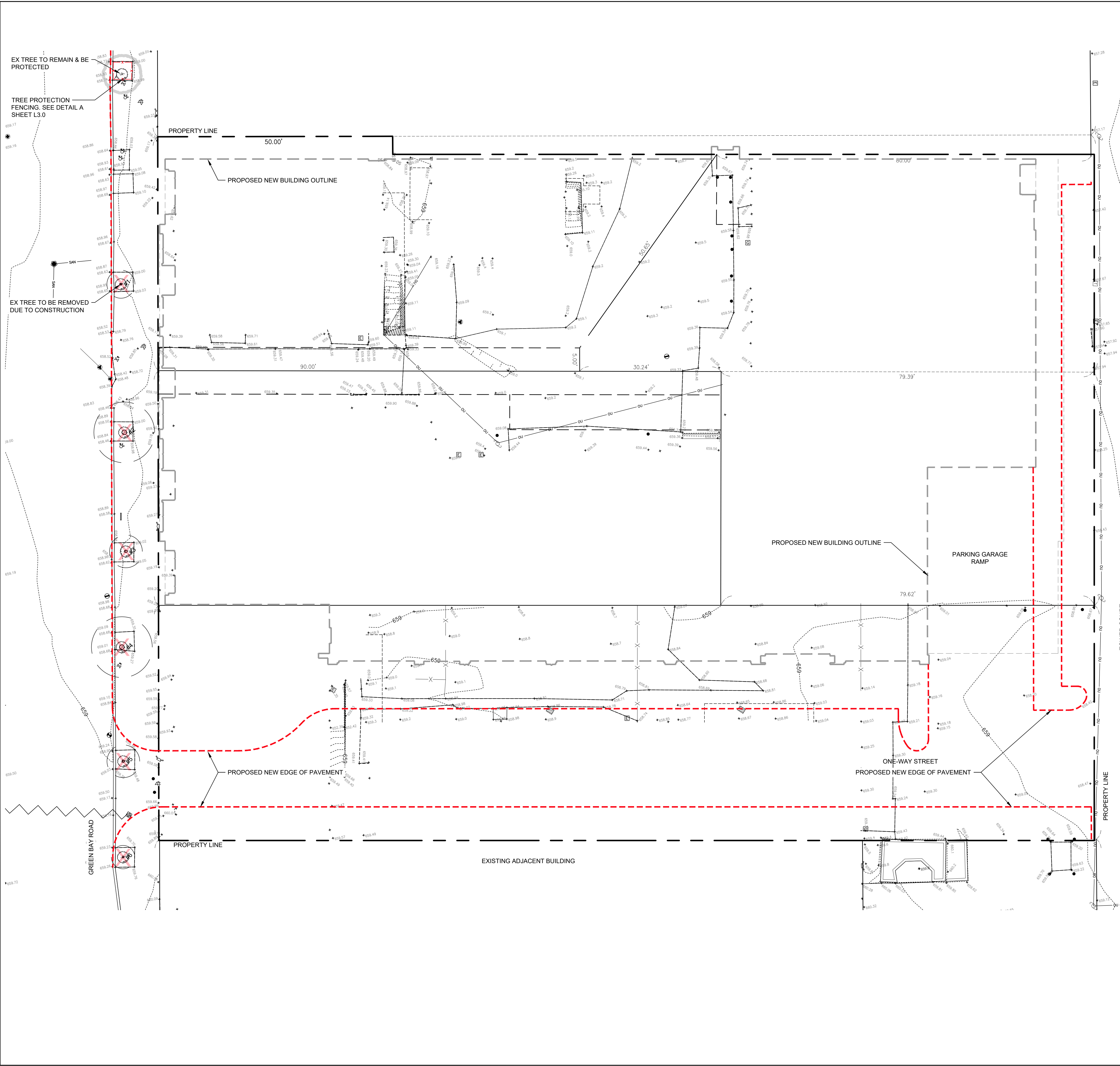


**TOWER COURT
WINNETKA LLC**



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057



TREE PROTECTION CONSTRUCTION NOTES:

1. CONTRACTORS SHALL BE REQUIRED TO HAVE ALL UTILITIES LOCATED AND MARKED AND/OR PAINTED BY A REPRESENTATIVE OF THE UTILITY COMPANY PRIOR TO THE START OF ANY WORK. TO LOCATE UTILITIES UNDERGROUND, PLEASE CALL: J.U.I.E. AT 1-800-892-0123.
2. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF ALL BURIED UTILITIES IN AREAS OF WORK BEFORE STARTING OPERATIONS. CONTRACTORS SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. SIX FOOT HEIGHT CHAIN LINK FENCE IS TO BE ERECTED AROUND THE DRIPLINE OF ALL EXISTING TREES TO REMAIN IN ACCORDANCE WITH THE WINNETKA ZONING ORDINANCE.
4. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM WINNETKA PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES 6" OF MORE DBH IN ACCORDANCE WITH WINNETKA ZONING ORDINANCE.
5. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE WINNETKA FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
6. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
7. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
8. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
9. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
10. CONTRACTORS ARE REQUIRED TO MAINTAIN A CLEAN SITE. ALL MATERIALS SHALL BE KEPT NEAT AND ORDERLY. CONTRACTORS SHALL REMOVE GARBAGE, WASTE MATERIALS, SCRAP, AND SOIL DEBRIS FROM JOB-SITE ON A DAILY BASIS. WASTE MATERIALS SHALL BE DISPOSED IN AN ENVIRONMENTALLY RESPONSIBLE MANNER. CONTRACTORS ARE RESPONSIBLE FOR PORTABLE TOILETS AND DUMPSTERS, UNLESS OTHERWISE SPECIFIED BY MARIANI LANDSCAPE.
11. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
12. TREE INVENTORY CONDUCTED BY MARIANI LANDSCAPE.
13. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.

MARIANI
 300 Rockland Road | Lake Bluff, Illinois 60045
 Phone: 847.234.2172 | Fax: 847.234.2754
 www.marianilandscapes.com

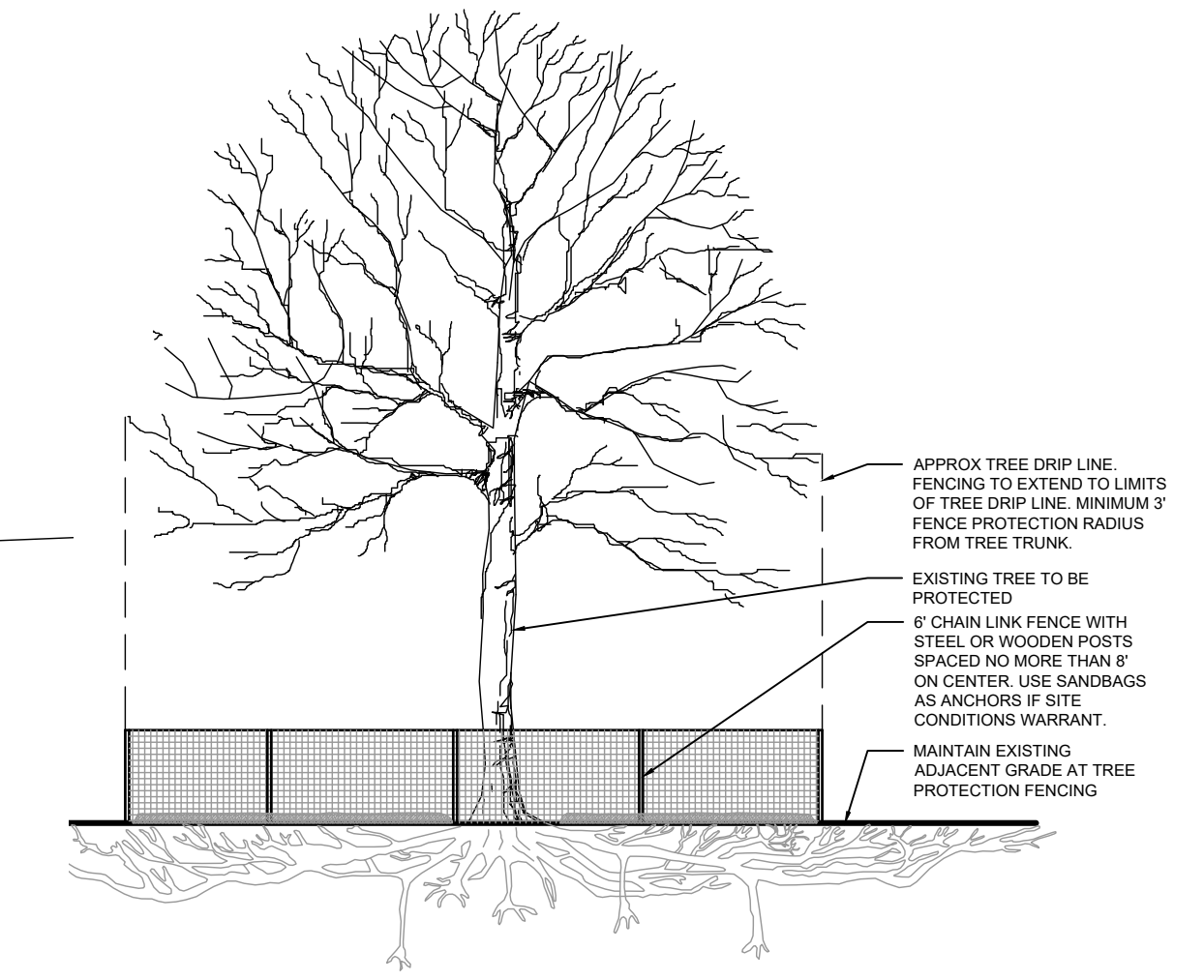
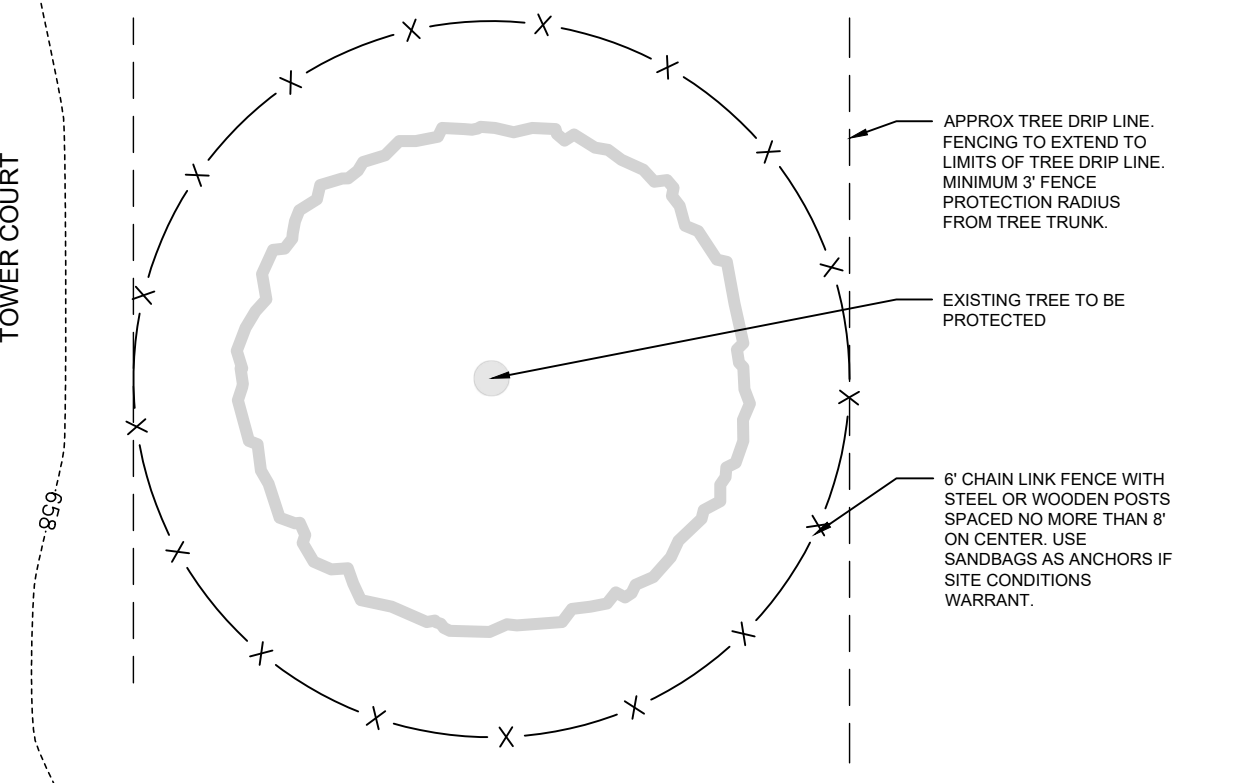
CONSULTANTS:

CLIENT:

**TOWER COURT
 CONDOMINIUMS**

901-913 GREEN BAY ROAD &
 1007-1011 TOWER COURT

#	Date:	Description:	By:
	2026.03.03	Schematic Review	EC
	2026.03.23	Winnetka PD Review	EC
	2026.05.07	PD Submission	EC



A TREE PROTECTION
 Scale: NTS

DESIGN: EC
 DRAFTED: EC
 CHECKED: CB

SCALE: 1:10

ISSUED DATE: 2026.02.24
 PROJECT NO: TC26001

**TREE
 PRESERVATION
 L3.0**

NOT FOR CONSTRUCTION

GENERAL LANDSCAPE DESIGN NOTE:

FINAL LANDSCAPE AND FUTURE CROSSWALK LOCATIONS ARE SUBJECT TO COORDINATION WITH THE VILLAGE OF WINNETKA'S COMPREHENSIVE HUBBARD WOODS STREETScape IMPROVEMENT PLANS, CURRENTLY UNDER DEVELOPMENT BY OTHERS. STREETScape ENHANCEMENTS SHOWN ARE FOR REFERENCE AND OVERALL DESIGN INTENT. CROSSWALK IMPROVEMENTS HAVE BEEN OMITTED PER SUGGESTION BY VILLAGE OF WINNETKA STAFF.

SITE AMENITY SPECIFICATIONS

AMENITY	MANUFACTURER	MODEL	MATERIAL	FINISH/COLOR	SIZE	QTY	NOTES:
STANDARD PARKWAY TREE GRATE	IRON AGE DESIGNS	MINNIONE	IRON	RAW	4x6	4	CUSTOM FEATURE 16" DIA OPENING; ELECTRIC ACCESS PANEL
STANDARD PARKWAY TREE GRATE FRAME	IRON AGE DESIGNS	"SOE" STAND-OFF EMBED	IRON	RAW	4x6	4	"SOE" STAND-OFF EMBED FRAME SET ON CIP CONCRETE CURB.
STANDARD BIKE RACK	MAGLIN	MBR200	STEEL	POWDERCOAT BLACK	53" HT	2	POST HOLE MOUNTING
PEDESTRIAN LIGHT FIXTURE	STERNBERG LIGHTING	AUGUSTA MS805ALE	ALUMINUM	PARK GREEN TEXTURED	17" DIA x 12'-2" HT	2	PT-MS805ALE-3-12L-27-T3-MDL008-SV2-PEC-FHD-FHC / 42122TFP5-C / USB-LPIUC / 2-BDBA6 / P
PEDESTRIAN SIGNALIZED CROSSING SIGNAGE	EMEDCO	PEDESTRIAN CROSSING		REFLECTIVE YELLOW	36"x36"	1	FINAL POWER SUPPLY FOR CROSSING LIGHT TO BE DETERMINED
PEDESTRIAN SIGNALIZED CROSSING SIGNAGE POLE	STERNBERG LIGHTING	AUGUSTA 4100	ALUMINUM	PARK GREEN TEXTURED	4" DIA x 10' HT	1	
LANDSCAPE LIGHT FIXTURE	DAUER	FAIRMONT	SOLID BRASS	WEATHER BRASS		3	INSTALLED ON PROVIDED STAKES
PLANTER A1	TOURNESOL	DOWNTOWN	FIBERGLASS	TBD	24" DIA x 18" HT	2	FREESTANDING
PLANTER A2	TOURNESOL	DOWNTOWN	FIBERGLASS	TBD	24" DIA x 30" HT	6	FREESTANDING
PLANTER B	TOURNESOL	DOWNTOWN	FIBERGLASS	TBD	36" DIA x 24" HT	4	FREESTANDING
PLANTER C	TOURNESOL	WILSHIRE	FIBERGLASS	TBD	30" x 72" x 24" HT	9	FREESTANDING

GENERAL CONSTRUCTION NOTES:

- CONTRACTORS SHALL BE REQUIRED TO HAVE ALL UTILITIES LOCATED AND MARKED AND/OR PAINTED BY A REPRESENTATIVE OF THE UTILITY COMPANY PRIOR TO THE START OF ANY WORK. TO LOCATE UTILITIES UNDERGROUND, PLEASE CALL: J.U.L.I.E. AT 1-800-892-0123.
- CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF ALL BURIED UTILITIES IN AREAS OF WORK BEFORE STARTING OPERATIONS. CONTRACTORS SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN STANDARD FOR NURSERY STOCK (Z-60.2) STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE. ALL TREES MUST BE SOURCED FROM A NURSERY WITHIN 100 MILES OF THE VILLAGE OF WINNETKA.
- SIX FOOT HEIGHT CHAIN LINK FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE CONSTRUCTION SITE. FENCING SHALL ALSO INCLUDE AN OPAQUE SCREENING TO OBSCURE CONSTRUCTION ACTIVITIES AND CONTROL CONSTRUCTION DUST.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- CU-STRUCTURAL SOIL® (OR APPROVED EQUIVALENT MEDIA) TO BE IN ALL STRUCTURAL SOIL AREAS: MIX OF CRUSHED LIMESTONE OR NON-LIMESTONE AGGREGATE, CLAY LOAM AND HYDRO-GEL STABILIZER THAT MEETS OR EXCEEDS COMPACTION SPECIFICATIONS FOR PAVEMENT BASE, YET ALLOWS TREE ROOTS TO DEVELOP FREELY THROUGH IT.
- ALL PLANTING BEDS TO BE PREPARED WITH MARIANI MIX BLENDED GARDEN SOIL.
- ALL FREESTANDING PLANTERS SHALL BE PREPARED WITH THE FOLLOWING: MARIANI MIX BLENDED GARDEN SOIL OR MIDWEST TRADING ALL PURPOSE POTTING SOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- CONTRACTORS SHALL PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP OF THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- CONTRACTOR TO COORDINATE WITH THE VILLAGE FORESTER ON THE FINAL SELECTION AND TAGGING OF AND PROPOSED PARKWAY TREES WITHIN THE ROW.
- FINAL PLACEMENT OF PARKWAY TREES AND STREET PEDESTRIAN STREETLIGHTS TO BE COORDINATED WITH THE ENGINEERING DEPARTMENT PRIOR TO PLACEMENT.
- ALL PARKWAY TREE LOCATIONS SHALL INCLUDE AN ELECTRICAL OUTLET FOR MAINTENANCE AND SEASONAL NEEDS.

CONSULTANTS:

CLIENT:

TOWER COURT CONDOMINIUMS

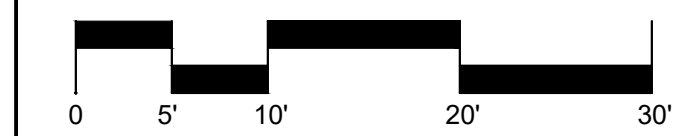
901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT

#	Date:	Description:	By:
2026.03.03	2026.03.03	Schematic Review	EC
2026.03.23	2026.03.23	Winnetka PD Review	EC
2026.05.07	2026.05.07	PD Submission	EC

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

DESIGN:	EC
DRAFTED:	EC
CHECKED:	CB

SCALE: 1:10



ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

MATERIALS PLAN

L5.0

NOT FOR CONSTRUCTION



MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs

GENERAL LANDSCAPE DESIGN NOTE:

FINAL LANDSCAPE AND FUTURE CROSSWALK LOCATIONS ARE SUBJECT TO COORDINATION WITH THE VILLAGE OF WINNETKA'S COMPREHENSIVE HUBBARD WOODS STREETSCAPE IMPROVEMENT PLANS, CURRENTLY UNDER DEVELOPMENT BY OTHERS. STREETSCAPE ENHANCEMENTS SHOWN ARE FOR REFERENCE AND OVERALL DESIGN INTENT. CROSSWALK IMPROVEMENTS HAVE BEEN OMITTED PER SUGGESTION BY VILLAGE OF WINNETKA STAFF.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO REFER TO CIVIL OR DESIGNATED GRADING PLAN FOR FINAL GRADES.
2. PROVIDE NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS. GRADES TO BE A MINIMUM OF 2% UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR TO ROUGH GRADE SITE 6" BELOW FINISHED GRADE FINISHING WITH 4" OF NON-PULVERIZED TOPSOIL. LANDSCAPE CONTRACTOR TO FURNISH AND INSTALL 6" PULVERIZED TOP SOIL AT TURF AND WOODY PLANTING AREAS AND A COMBINATION OF 2" PULVERIZED TOP SOIL UNDER 4" OF ONE STEP HERBACEOUS PLANTING SOIL MIX AT ALL HERBACEOUS PLANTING AREAS.
4. GRADES NOT INDICATED SHALL BE UNIFORM AND SMOOTH BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN AS NECESSARY BETWEEN ESTABLISHED PAVING AND CATCH BASINS.

MARIANI
 300 Rockland Road | Lake Bluff, Illinois 60045
 Phone: 847.234.2172 | Fax: 847.234.2754
 www.marianilandscapes.com

CONSULTANTS:

CLIENT:

**TOWER COURT
 CONDOMINIUMS**

901-913 GREEN BAY ROAD &
 1007-1011 TOWER COURT

#	Date:	Description:	By:
	2026.03.03	Schematic Review	EC
	2026.03.23	Winnetka PD Review	EC
	2026.05.07	PD Submission	EC

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

	DESIGN:	EC
	DRAFTED:	EC
	CHECKED:	CB

SCALE: 1:10



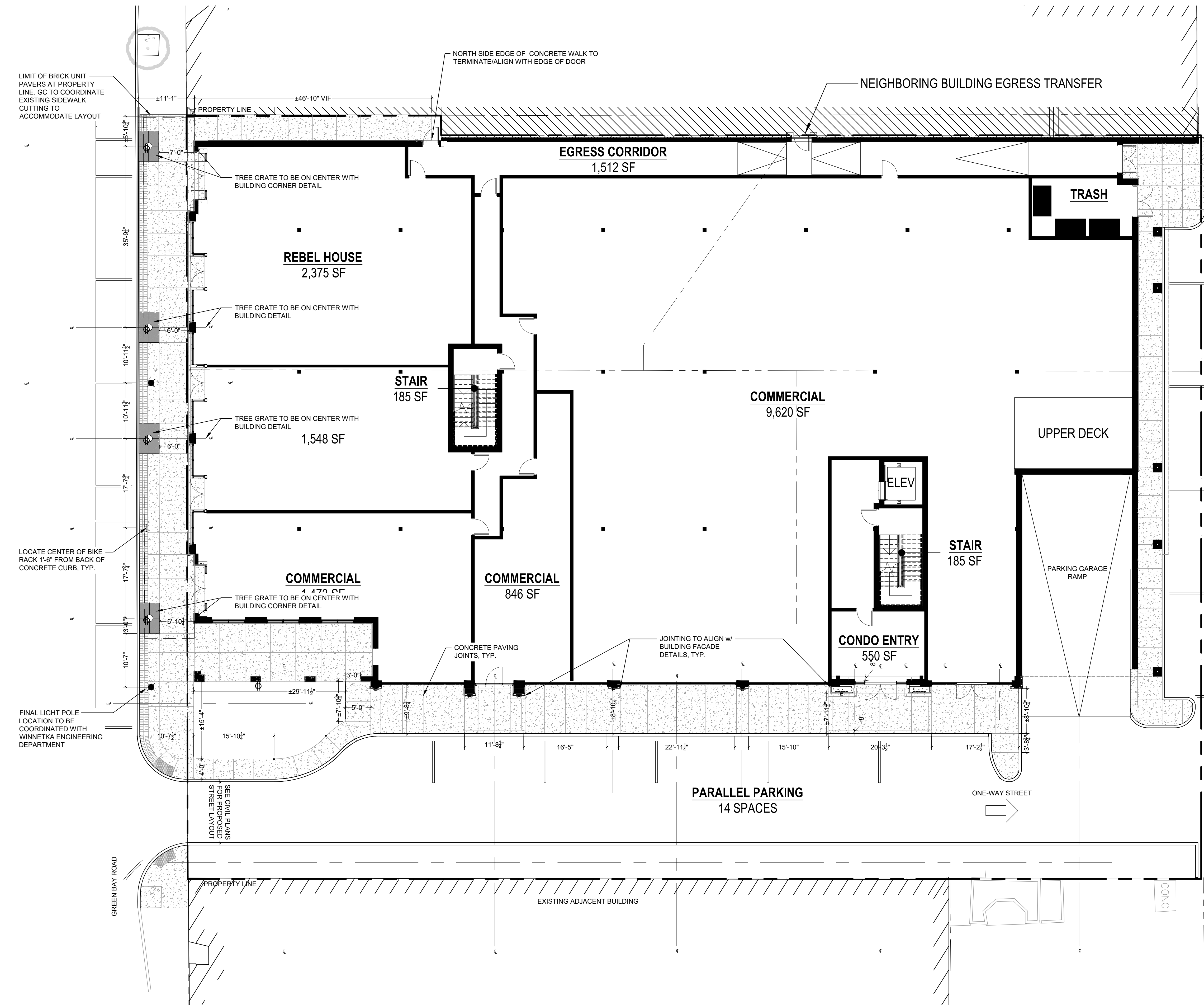
ISSUED DATE: 2026.02.24
 PROJECT NO: TC26001

**LAYOUT
 PLAN**

L6.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs



CONSULTANTS:

CLIENT:

**TOWER COURT
 CONDOMINIUMS**
 901-913 GREEN BAY ROAD &
 1007-1011 TOWER COURT

#	Date:	Description:	By:
2026.03.03	2026.03.03	Schematic Review	EC
2026.03.23	2026.03.23	Winnetka PD Review	EC
2026.05.07	2026.05.07	PD Submission	EC

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

	DESIGN:	EC
	DRAFTED:	EC
	CHECKED:	CB

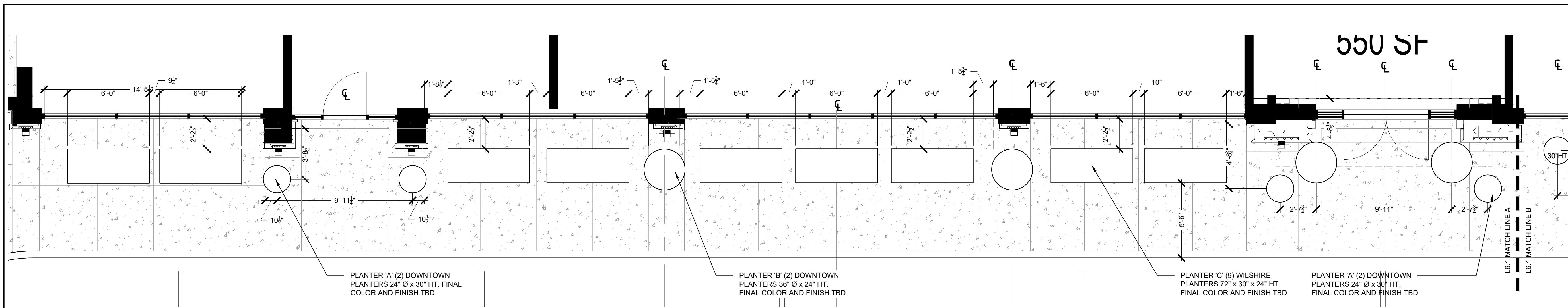
SCALE: 1:10



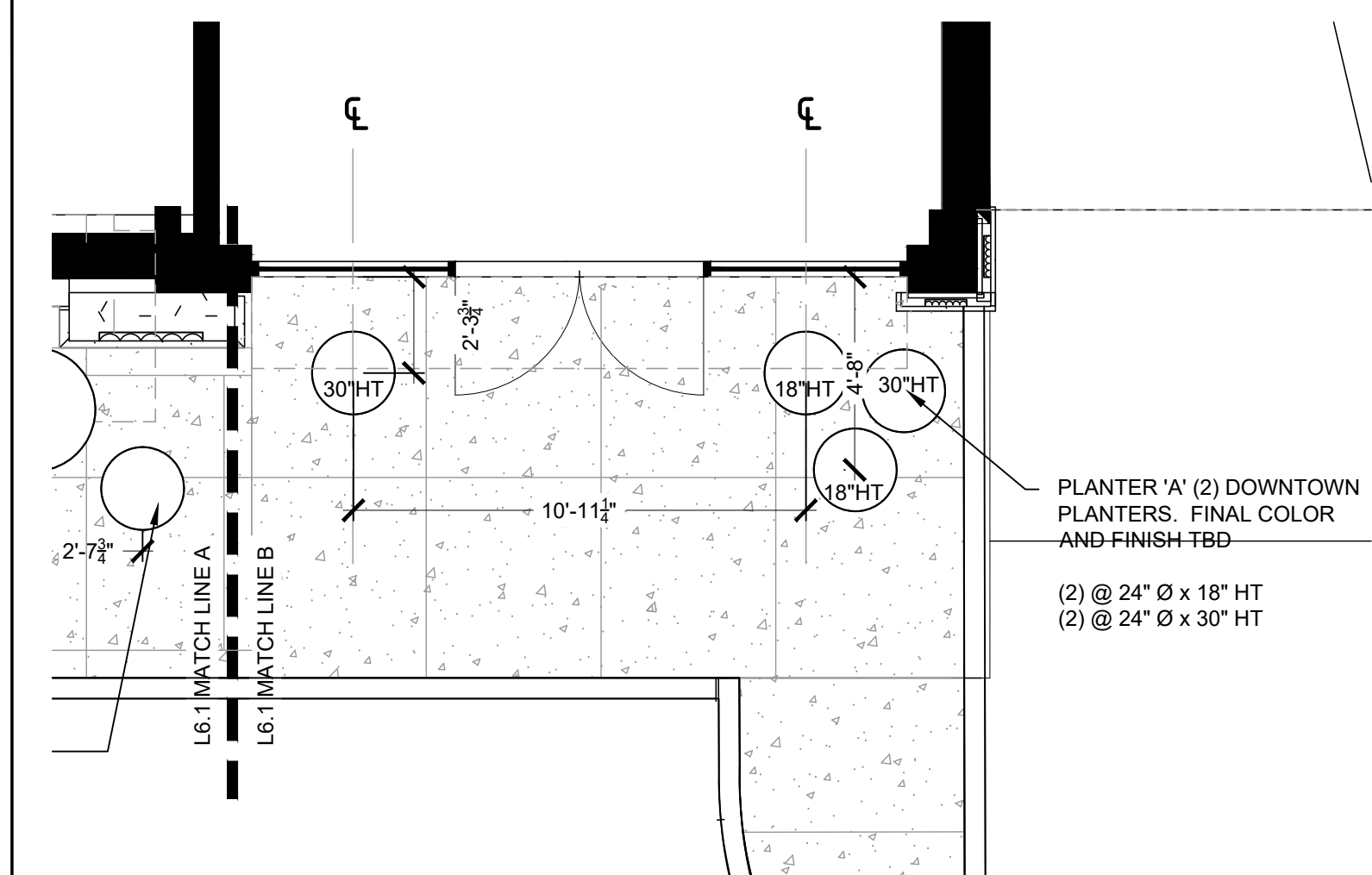
ISSUED DATE: 2026.02.24
 PROJECT NO: TC26001

**PLANTER
 LAYOUT PLAN**

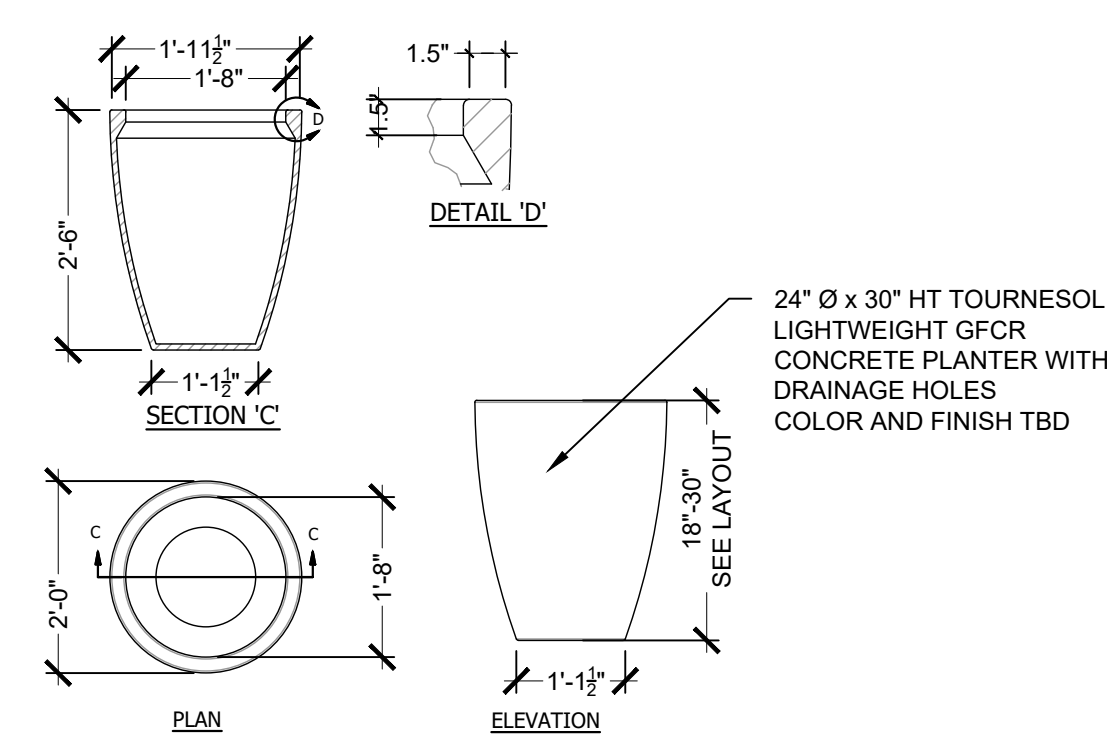
L6.1



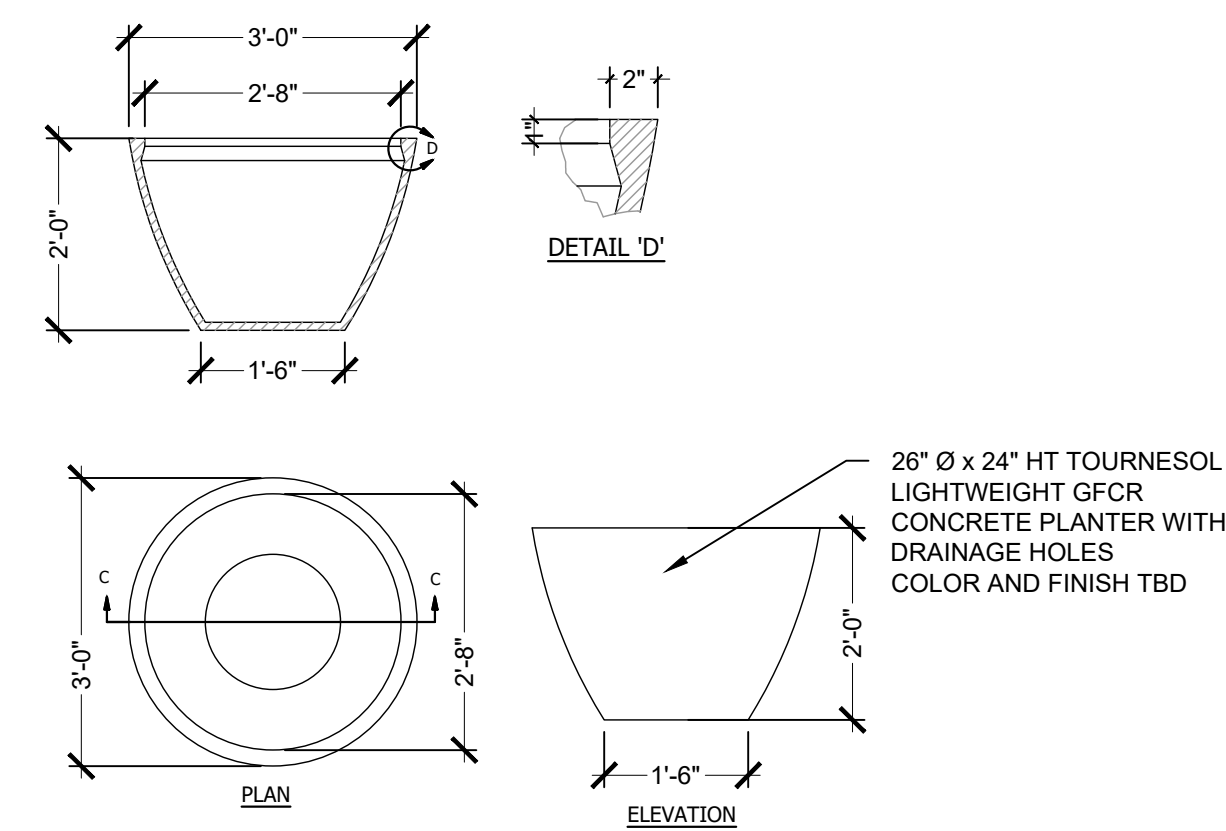
A SOUTH FACADE PLANTER LAYOUT
 1/4" = 1'-0"



PLANTER 'A' (2) DOWNTOWN
 PLANTERS 24" Ø x 30" HT. FINAL
 COLOR AND FINISH TBD
 (2) @ 24" Ø x 18" HT
 (2) @ 24" Ø x 30" HT



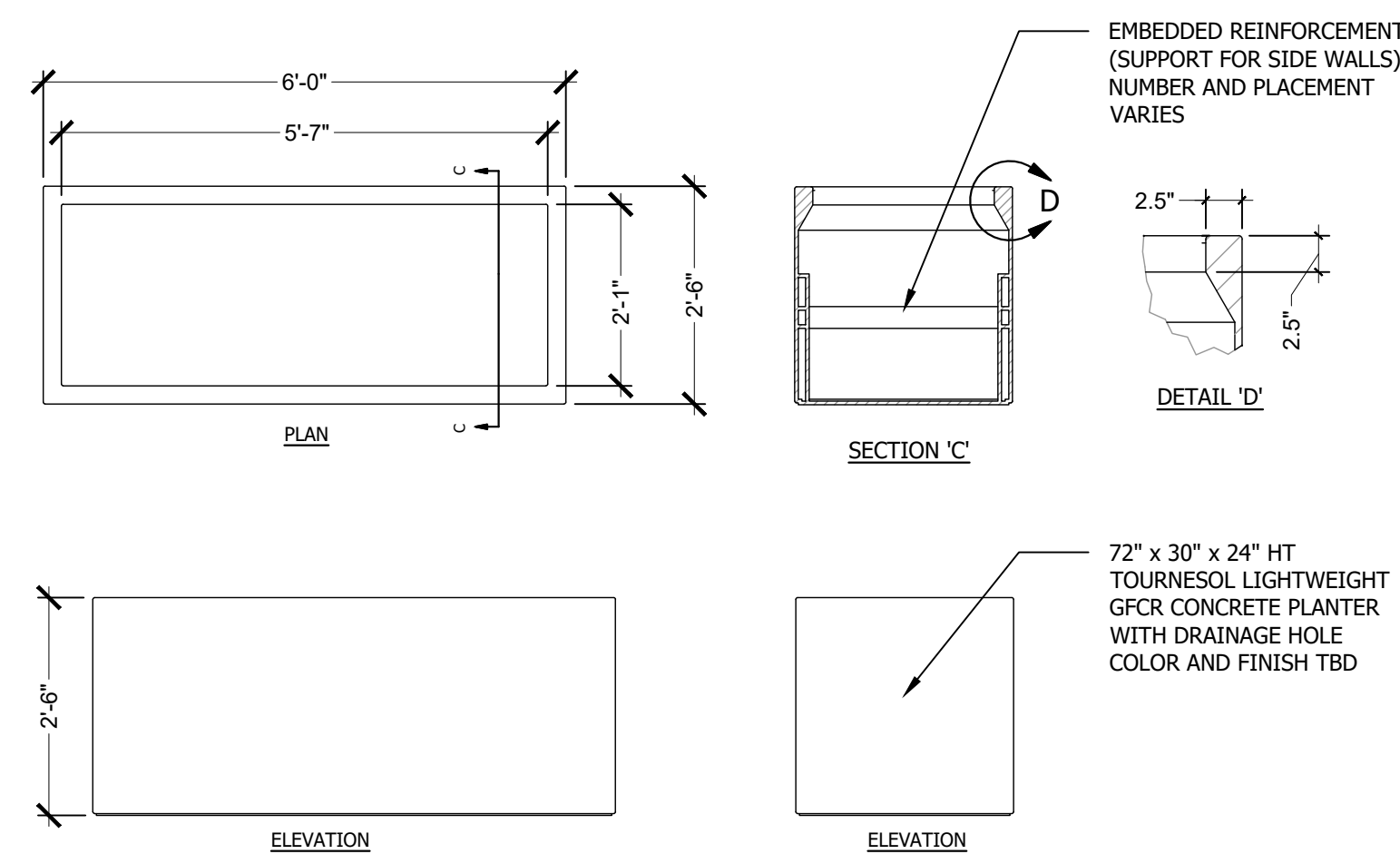
C PLANTER 'A': TOURNESOL DOWNTOWN PLANTER
 1/2" = 1'-0"



D PLANTER 'B': TOURNESOL DOWNTOWN PLANTER
 1/2" = 1'-0"



B SOUTH FACADE PLANTER LAYOUT
 1/4" = 1'-0"



EMBEDDED REINFORCEMENT
 (SUPPORT FOR SIDE WALLS)
 NUMBER AND PLACEMENT
 VARIES

72" x 30" x 24" HT
 TOURNESOL LIGHTWEIGHT
 GFCR CONCRETE PLANTER
 WITH DRAINAGE HOLE
 COLOR AND FINISH TBD

E PLANTER 'C': TOURNESOL WILSHIRE PLANTER
 1/2" = 1'-0"



MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs

NOT FOR CONSTRUCTION

PLANTING CONSTRUCTION NOTES:

- SEE L5.0 GENERAL CONSTRUCTION DETAILS FOR ADDITIONAL SPECIFICATIONS.
- VERIFY ALL UNDERGROUND UTILITIES AND GRADES PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR SHALL NOT BE RESPONSIBLE FOR 'PRIVATE UTILITIES' UNLESS ACCURATE 'AS-BUILT' DRAWINGS ARE SUPPLIED PRIOR TO THE COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE FOR THIS INFORMATION PRIOR TO ANY CONSTRUCTION EFFORTS.
- GENERAL CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT, PORTABLE TOILET, EXTRA FENCE PANELS, ETC. WITHIN PROTECTION ZONE OF EXISTING TREES AND VEGETATION ON SITE.
- GENERAL CONTRACTOR IS RESPONSIBLE TO PREVENT DAMAGE TO EXISTING PAVEMENT AND/OR STRUCTURES DURING EXCAVATION AND PLANTING. ANY SUCH DAMAGE SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT.
- GENERAL CONTRACTOR IS TO REPORT ANY SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO OBTAIN ANY NECESSARY TREE REMOVAL PERMIT.

SHADE & ORNAMENTAL TREES:

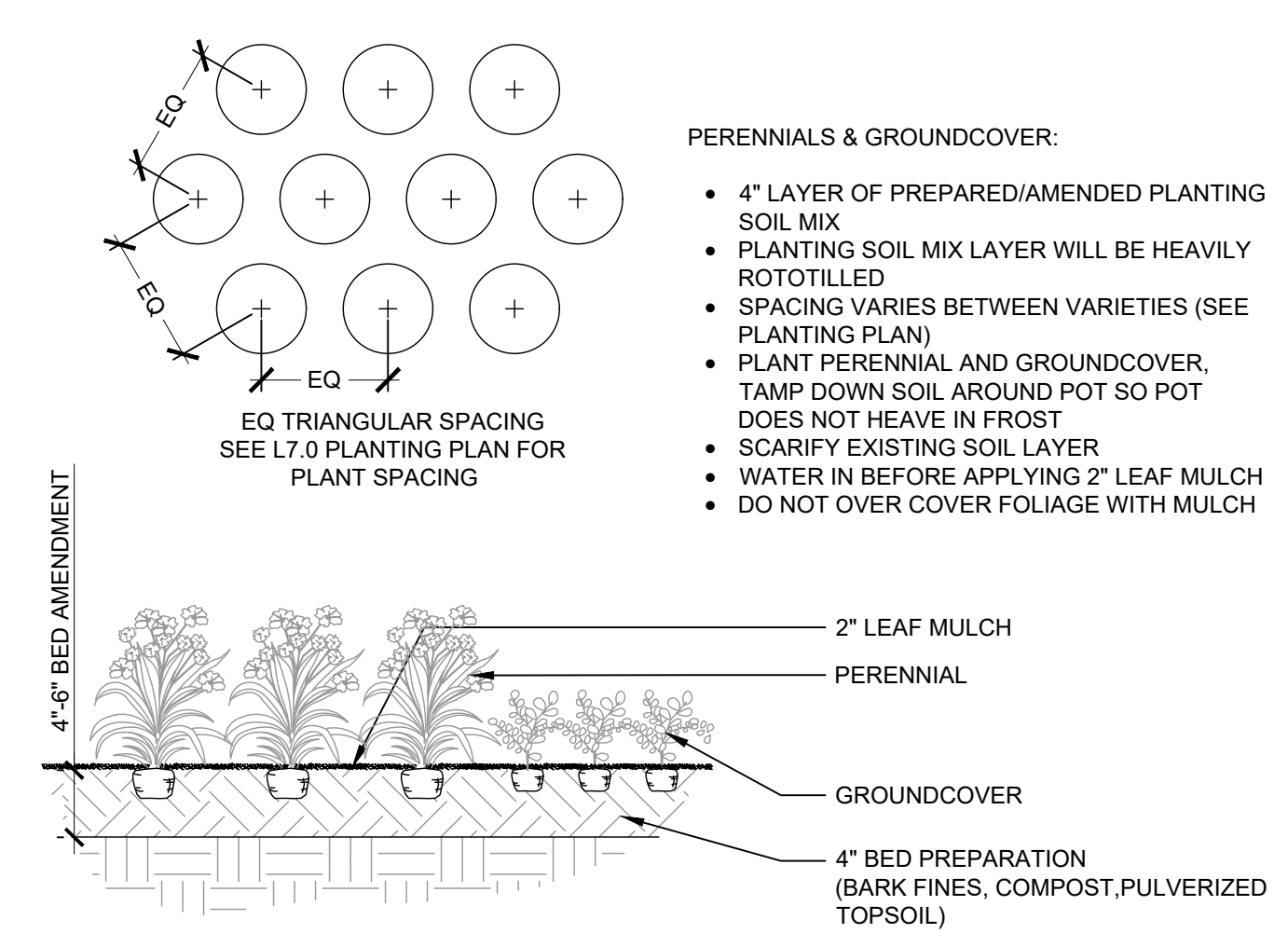
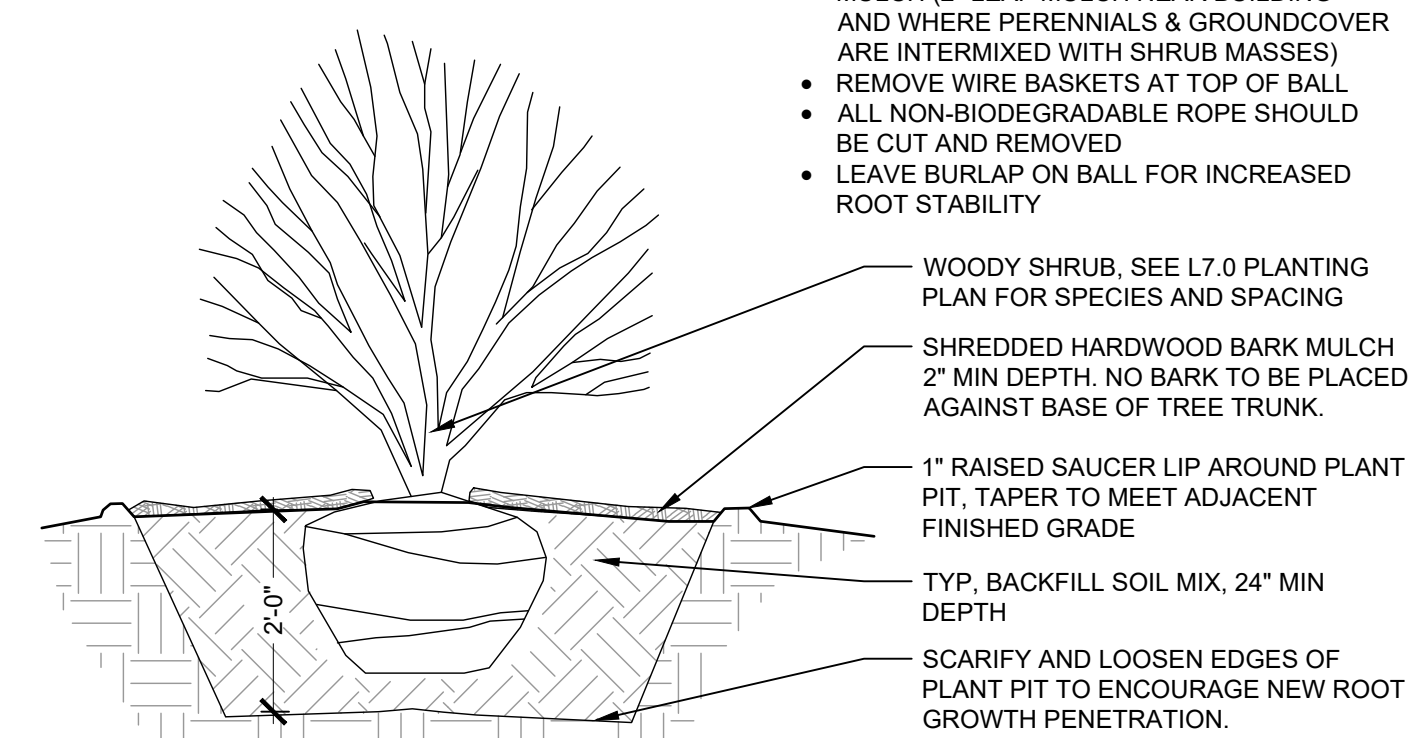
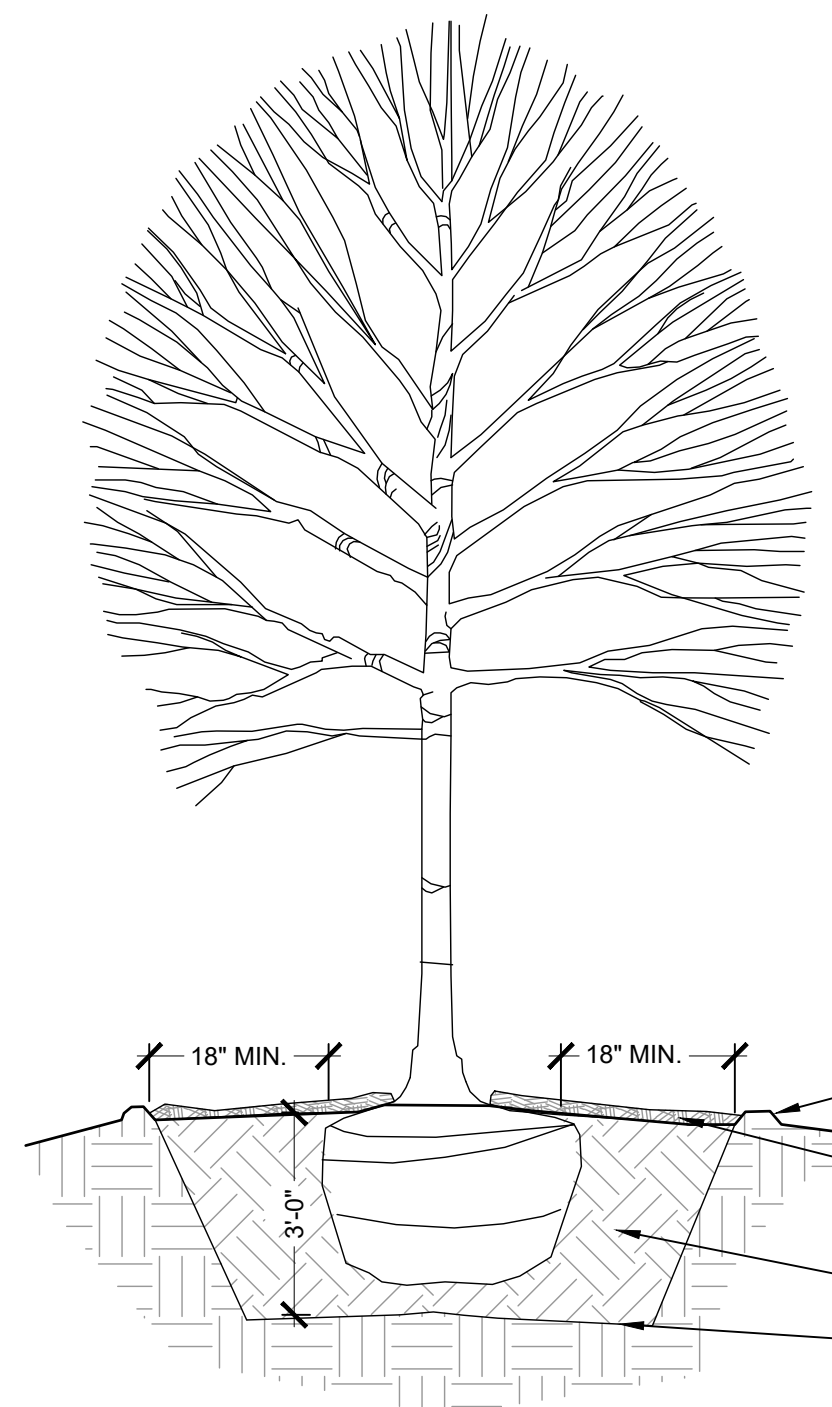
- ALL TREE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (Z-60.2) STANDARDS.
- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING/RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- WRAP TRUNK TO SECOND BRANCHES IN THE FALL
- REMOVE WIRE BASKETS AT TOP OF BALL
- ALL NON-BIODEGRADABLE ROPE SHOULD BE CUT AND REMOVED
- DEPTH OF SOIL IS TO BE APPROPRIATELY DETERMINED BY ROOTBALL SIZE, REMOVED FROM PLANT PIT AND IS TO BE AMENDED AND USED AS BACKFILL
- 2" LAYER OF FINELY SHREDDED BARK MULCH WITH RAISED 3" SAUCER LIP (2" LEAF MULCH NEAR BUILDING AND WHERE PERENNIALS & GROUNDCOVER ARE INTERMIXED WITH SHRUB MASSES)
- BURLAP TO BE REMOVED FROM THE TOP OF THE BALL TO HALF WAY DOWN
- REMOVE WIRE BASKETS AT TOP OF BALL
- ALL NON-BIODEGRADABLE ROPE SHOULD BE CUT AND REMOVED

WOODY SHRUBS:

- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO GRADE AS IN NURSERY
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- DEPTH OF SOIL IS TO BE APPROPRIATELY DETERMINED BY ROOTBALL SIZE, REMOVED FROM PLANT PIT AND IS TO BE AMENDED AND USED AS BACKFILL
- 2" LAYER OF FINELY SHREDDED BARK MULCH (2" LEAF MULCH NEAR BUILDING AND WHERE PERENNIALS & GROUNDCOVER ARE INTERMIXED WITH SHRUB MASSES)
- REMOVE WIRE BASKETS AT TOP OF BALL
- ALL NON-BIODEGRADABLE ROPE SHOULD BE CUT AND REMOVED
- LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY

PERENNIALS & GROUNDCOVER:

- 4" LAYER OF PREPARED/AMENDED PLANTING SOIL MIX
- PLANTING SOIL MIX LAYER WILL BE HEAVILY ROTOTILLED
- SPACING VARIES BETWEEN VARIETIES (SEE PLANTING PLAN)
- PLANT PERENNIAL AND GROUNDCOVER, TAMP DOWN SOIL AROUND POT SO POT DOES NOT HEAVE IN FROST
- SCARIFY EXISTING SOIL LAYER
- WATER IN BEFORE APPLYING 2" LEAF MULCH
- DO NOT OVER COVER FOLIAGE WITH MULCH

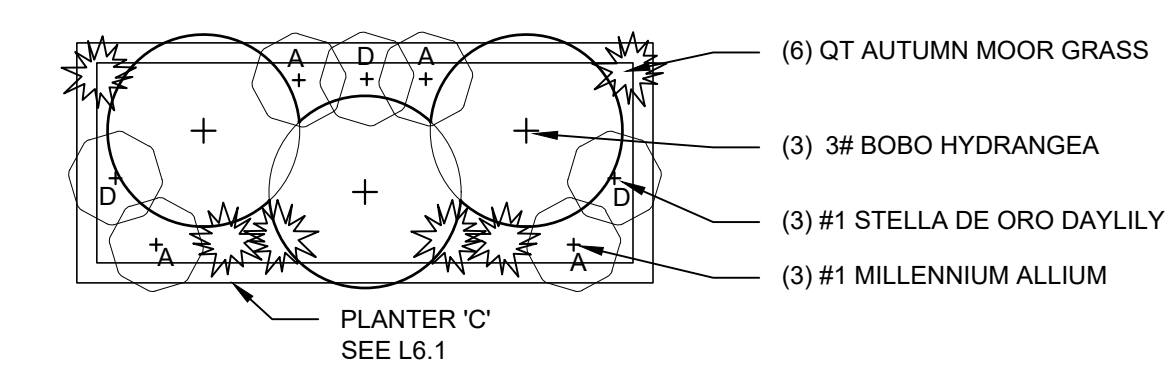
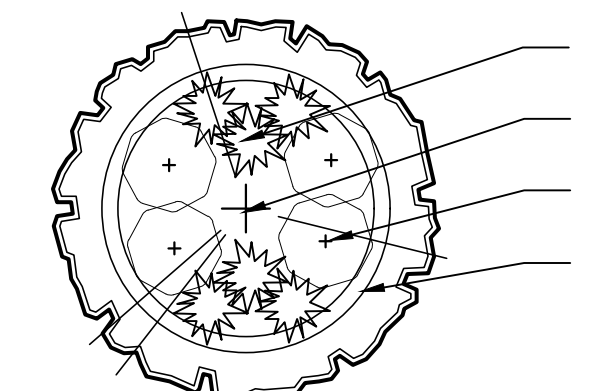
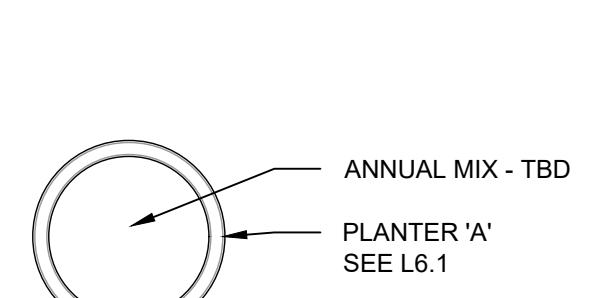


A TYP TREE PLANTING
3/4" = 1'-0"

B TYP WOODY SHRUB PLANTING
3/4" = 1'-0"

C TYP PERENNIAL AND GROUNDCOVER PLANTING
3/4" = 1'-0"

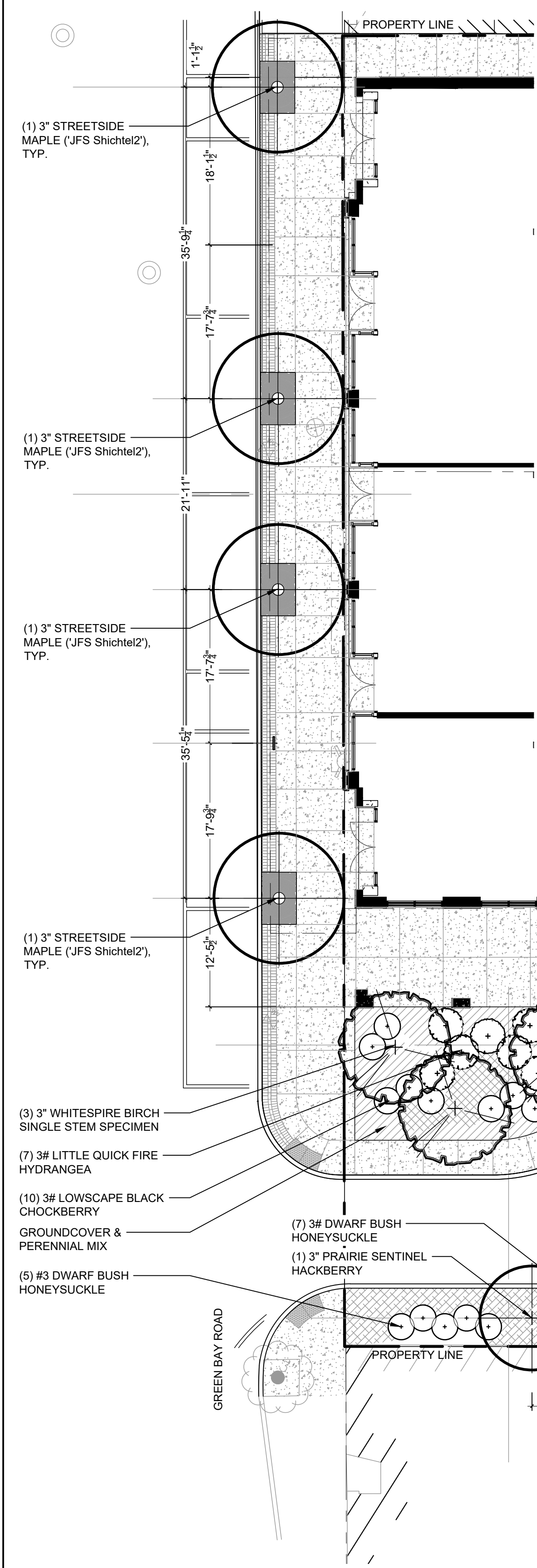
BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACER CAMPESTRE 'JFS Shichtel2'	STREETSIDE MAPLE	3"	4
BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3"	3
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL HACKBERRY	3"	7
HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	#3	7
ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE CHOCKBERRY	#3	10
DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	54
HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	#3	27
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#7	4
HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	27
ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	16
ALLIUM 'MILLENNIUM'	MILLENNIUM ALLIUM	#1	27
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	QT	78



D TYP PLANTER 'A' PLANTING
1/2" = 1'-0"

E TYP PLANTER 'B' PLANTING
1/2" = 1'-0"

F TYP PLANTER 'C' PLANTING
1/2" = 1'-0"



CONSULTANTS:

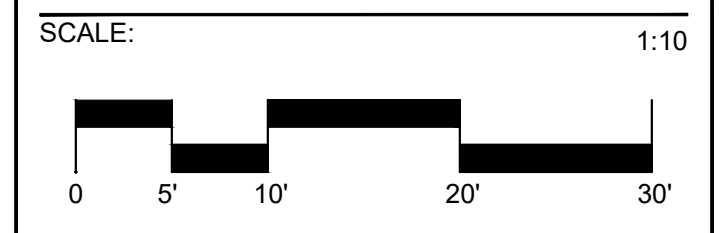
CLIENT:

TOWER COURT CONDOMINIUMS
901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT

#	Date:	Description:	By:
	2026.03.03	Schematic Review	EC
	2026.03.23	Winnetka PD Review	EC
	2026.05.07	PD Submission	EC

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

DESIGN: EC
DRAFTED: EC
CHECKED: CB



ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

PLANTING PLAN
L7.0

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs

NOT FOR CONSTRUCTION

CONSULTANTS:

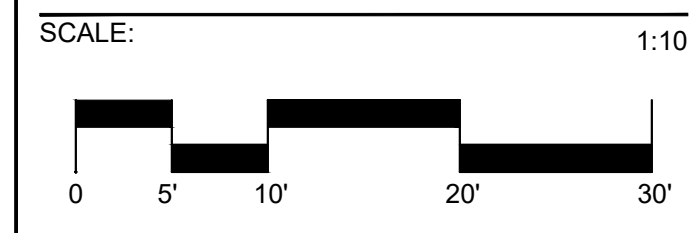
CLIENT:

**TOWER COURT
 CONDOMINIUMS**
 901-913 GREEN BAY ROAD &
 1007-1011 TOWER COURT

#	Date:	Description:	By:
	2026.03.03	Schematic Review	EC
	2026.03.23	Winnetka PD Review	EC
	2026.05.07	PD Submission	EC

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

DESIGN:	EC
DRAFTED:	EC
CHECKED:	CB

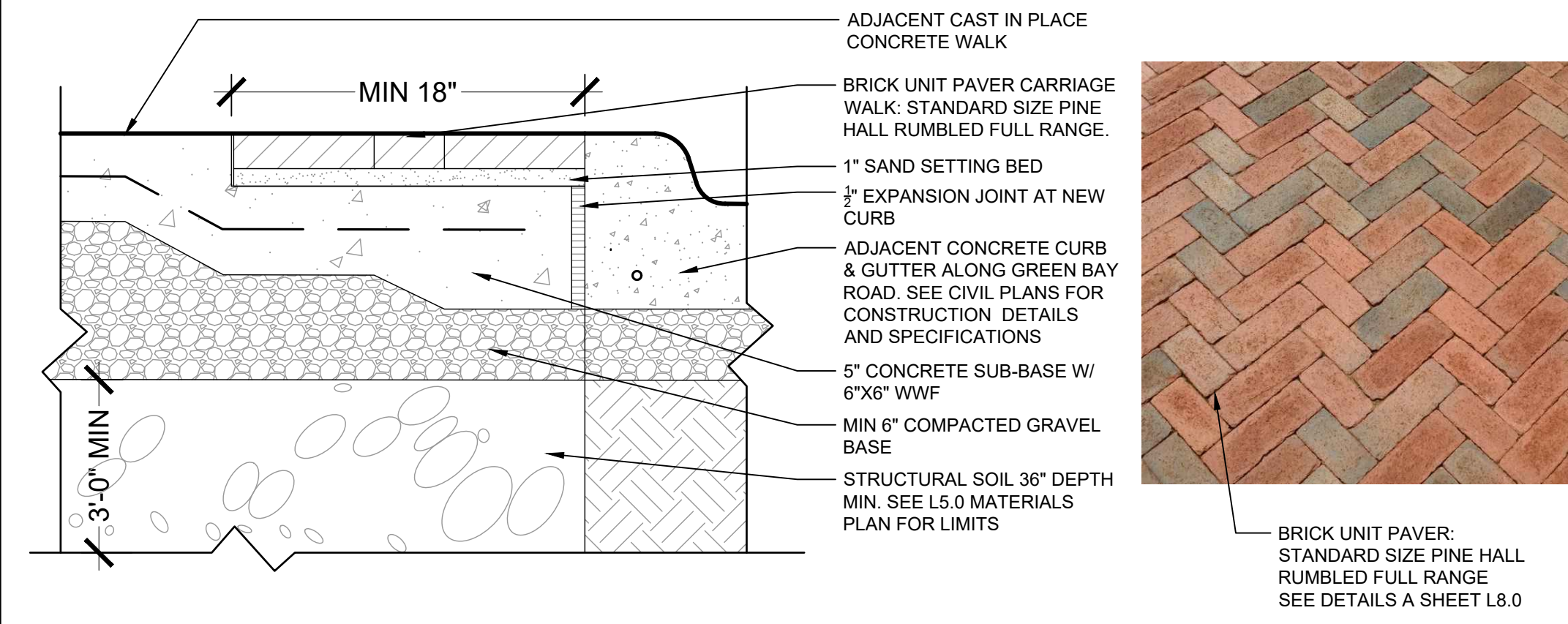


ISSUED DATE: 2026.02.24
 PROJECT NO: TC26001

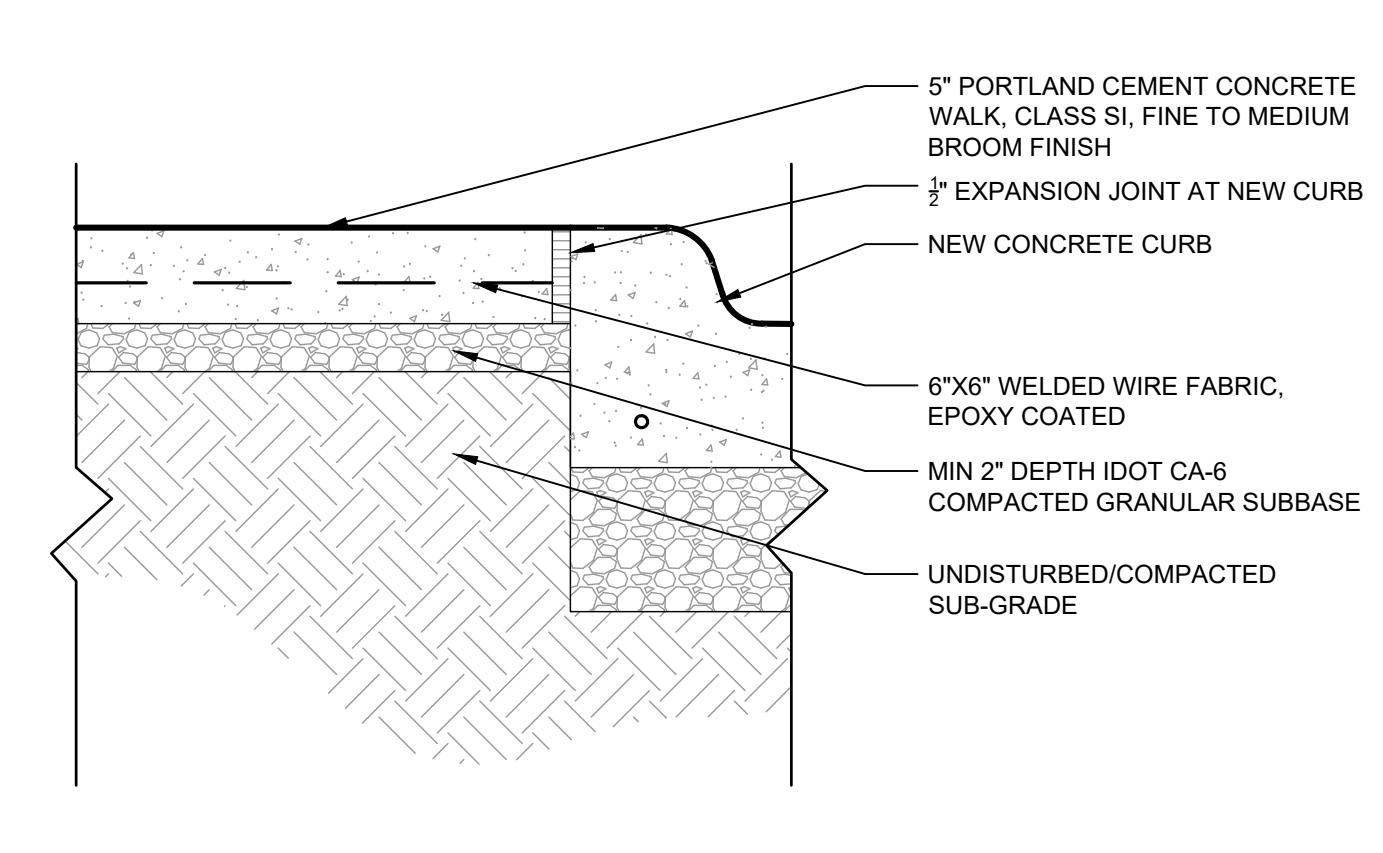
SITE DETAILS

L8.0

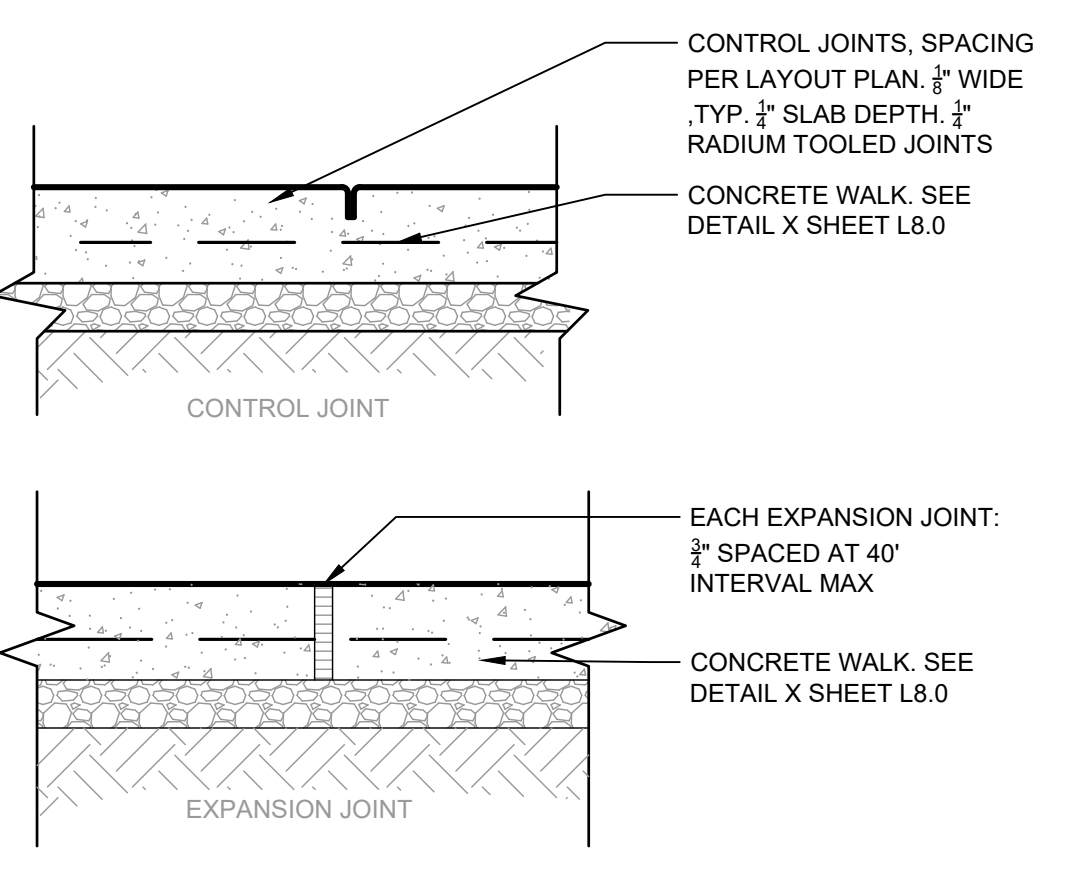
NOT FOR CONSTRUCTION



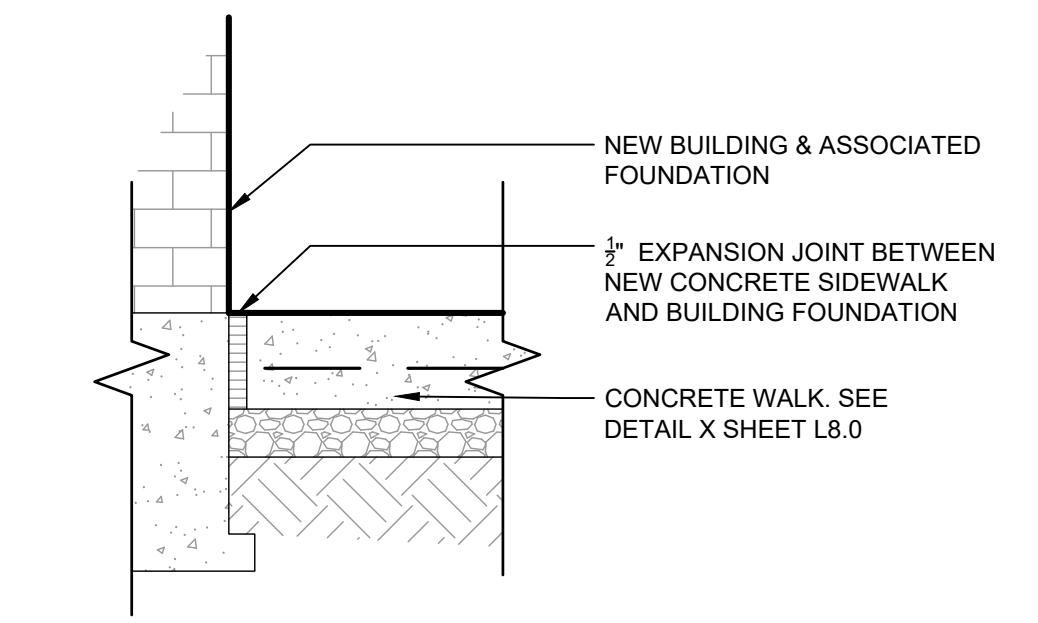
A BRICK UNIT PAVER CARRIAGE WALK
 1 1/2" = 1'-0"



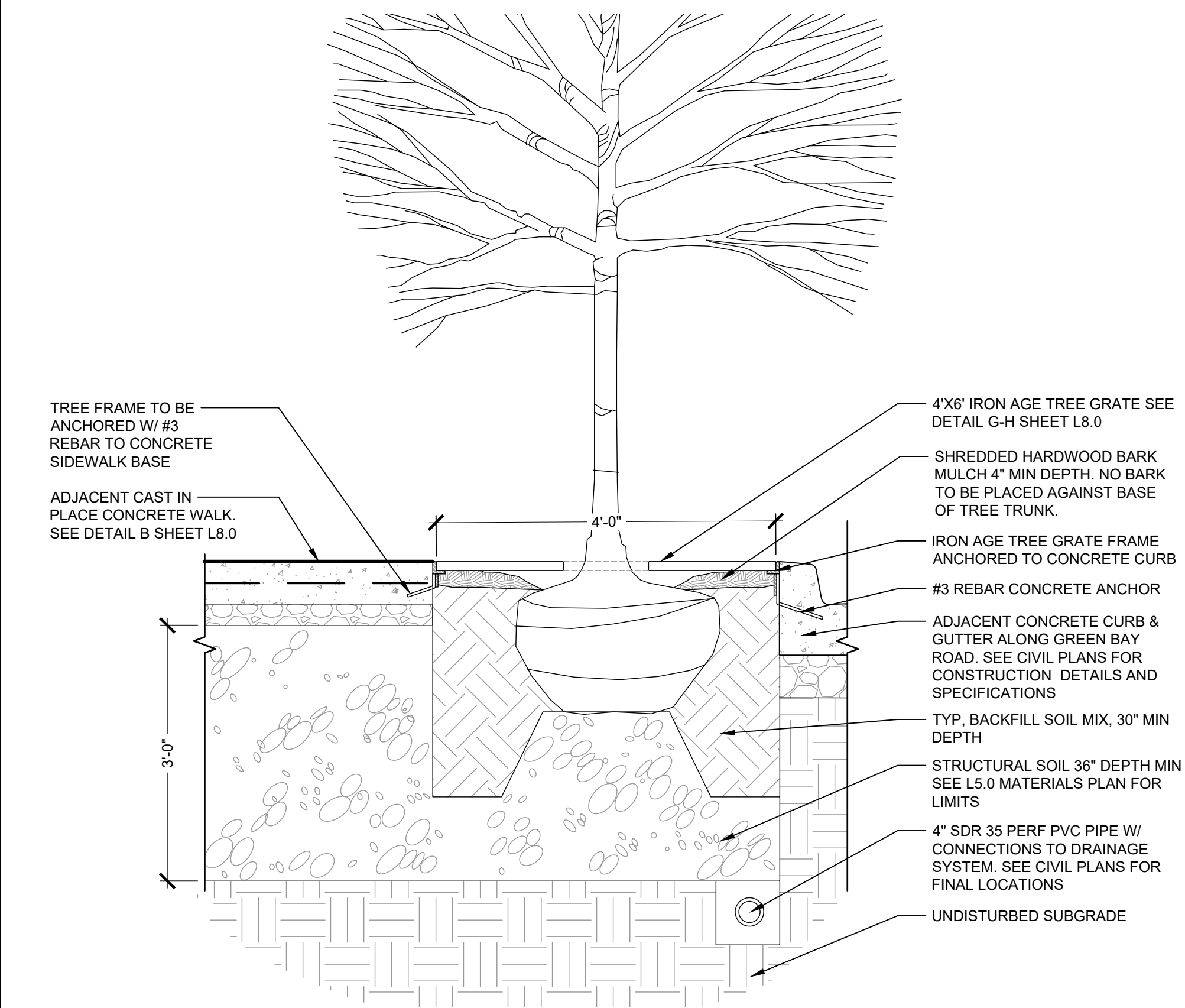
B CAST IN PLACE CONCRETE PAVING
 1 1/2" = 1'-0"



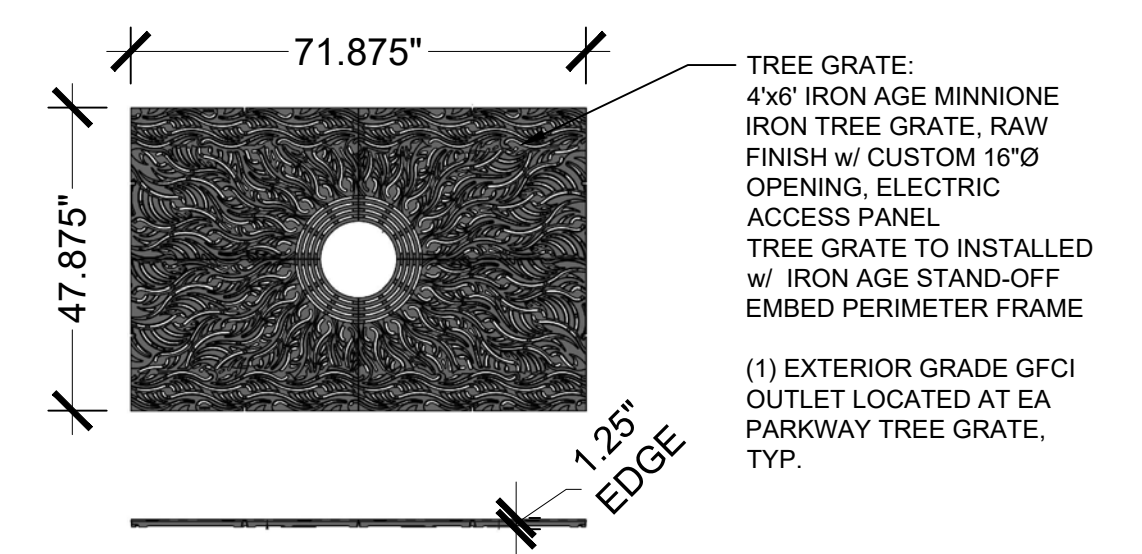
C CONCRETE JOINTS, TYP.
 1 1/2" = 1'-0"



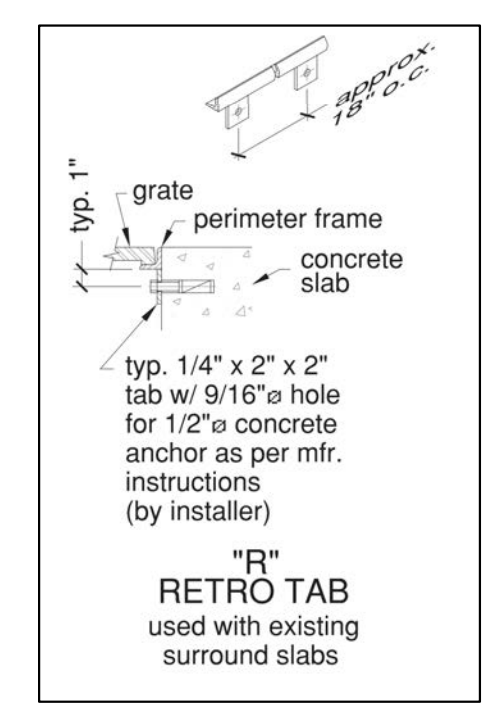
D CONCRETE JOINT AT BUILDING
 1 1/2" = 1'-0"



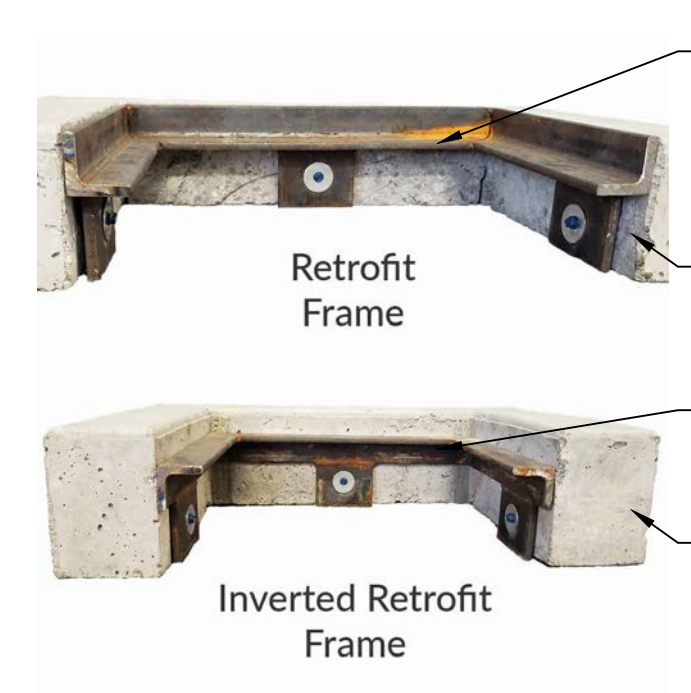
E TREE GRATE WITH STRUCTURAL SOIL
 3/4" = 1'-0"



F IRON TREE GRATE
 NTS

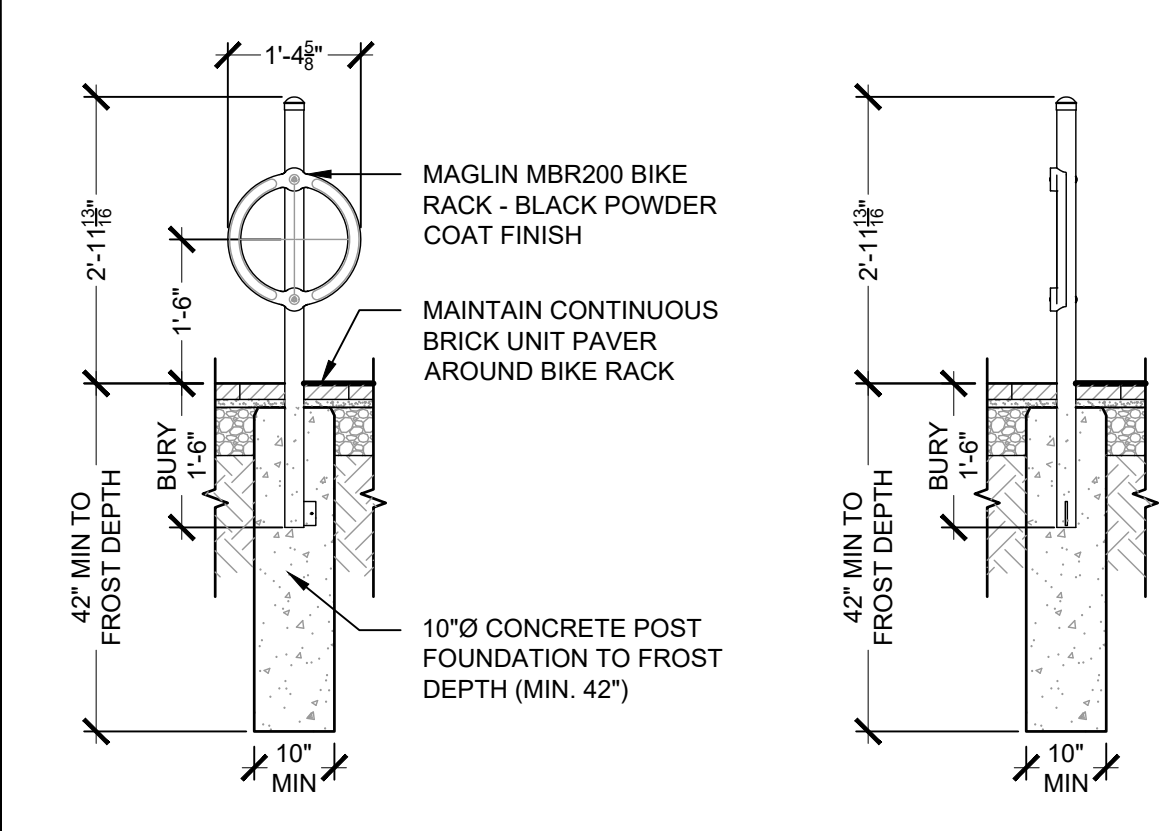
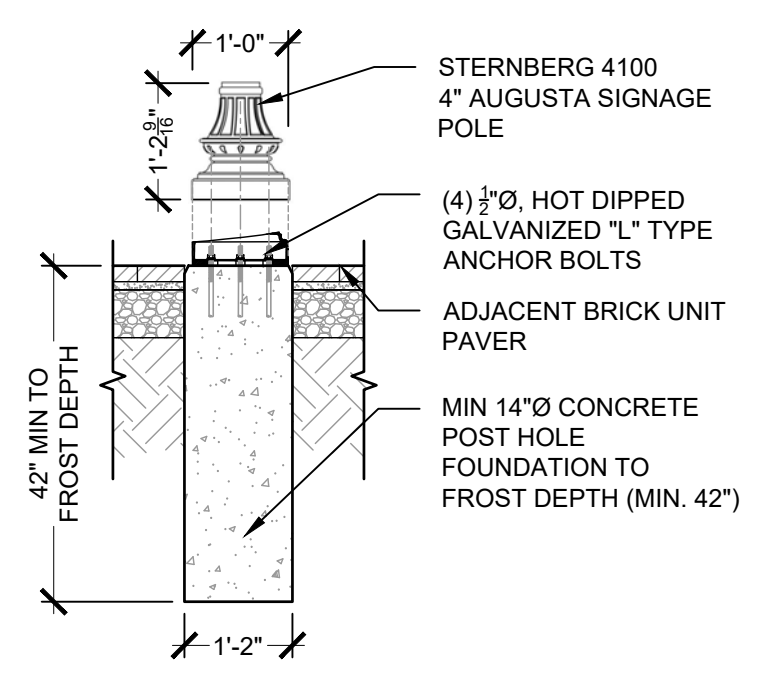


G TREE GRATE PERIMETER FRAME
 NTS

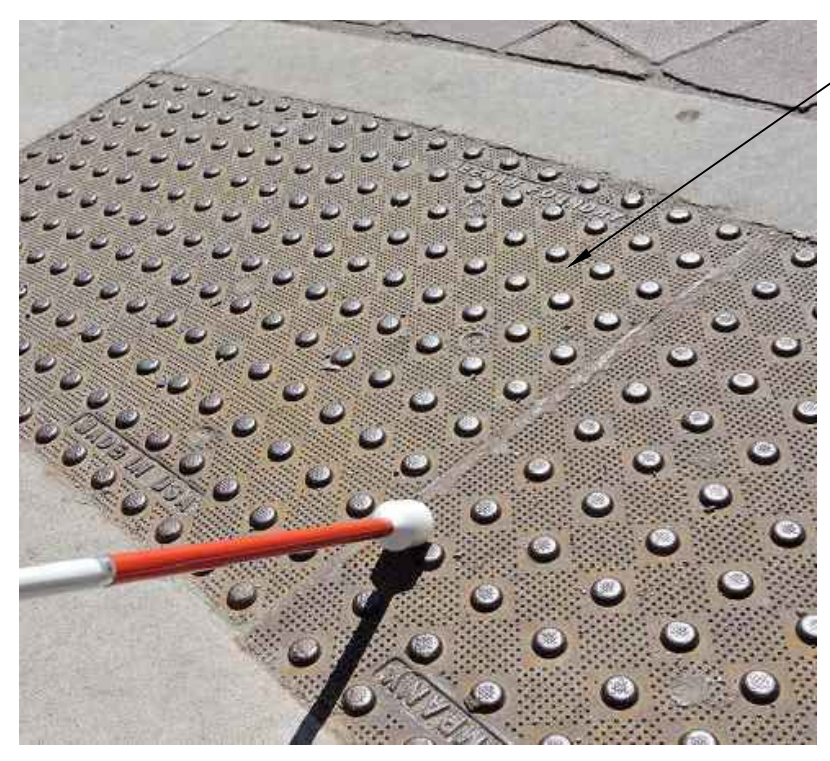


H PEDESTRIAN SIGNALIZED CROSSING
 NTS

PEDESTRIAN SIGNALIZED CROSSING SIGNAGE: EMEDCO 36"x36" PUSH BUTTON PEDESTRIAN CROSSING SIGN FINAL POWER SUPPLY SOURCE AND SIGN LOCATION TO BE COORDINATED WITH WINNETKA ENGINEERING DEPARTMENT



J STANDARD BIKE RACK
 1/2" = 1'-0"



K DETECTABLE WARNING PLATES
 NTS

DETECTABLE WARNING PLATES: NEENAH FOUNDRY UNFINISHED. FINAL LOCATION TO BE COORDINATED WITH WINNETKA ENGINEERING DEPARTMENT SEE CIVIL PLANS FOR CONSTRUCTION DETAILS AND SPECIFICATIONS

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs

LANDSCAPE LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QTY.
	SMALL BULLET UPLIGHT FIXTURE	3
	POST MOUNTED PEDESTRIAN LIGHT	2
	BUILDING WALL SCONCE	SEE EXTERIOR LIGHTING PLAN

NOTE: ALL ELECTRIC FOR LIGHTING TO BE IN CONDUIT

ELECTRIC LEGEND		
SYMBOL	DESCRIPTION	QTY.
	GFCI OUTLETS - ACCESSORY USE	5

NOTE: ALL ELECTRIC FOR OUTLETS TO BE IN CONDUIT

GENERAL LANDSCAPE DESIGN NOTE:

FINAL LANDSCAPE AND FUTURE CROSSWALK LOCATIONS ARE SUBJECT TO COORDINATION WITH THE VILLAGE OF WINNETKA'S COMPREHENSIVE HUBBARD WOODS STREETSCAPE IMPROVEMENT PLANS, CURRENTLY UNDER DEVELOPMENT BY OTHERS. STREETSCAPE ENHANCEMENTS SHOWN ARE FOR REFERENCE AND OVERALL DESIGN INTENT. CROSSWALK IMPROVEMENTS HAVE BEEN OMITTED PER SUGGESTION BY VILLAGE OF WINNETKA STAFF.

555 Lawrence Avenue | Roselle, IL 60172 | p 847.588.3400 | www.sternberglighting.com
 CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

FIXTURE: MS805ALED
 The MS805ALED luminaire is a modern replica of a popular styled octagonal fixture with spikes. The cast aluminum hinged roof is appointed with a spiked finial. The luminaire has LED light sources with roof mounted, down lighting optics. The luminaire shall be UL listed in US and Canada.
 Finish: Round 3 Inch (3)

LIGHT SOURCE: -12L-27-T3-MDL008
 The MS805ALED luminaire is a modern replica of a popular styled octagonal fixture with spikes. The cast aluminum hinged roof is appointed with a spiked finial. The luminaire has LED light sources with roof mounted, down lighting optics. The luminaire shall be UL listed in US and Canada.
 Number of LEDs: 12 LEDs, 27W for MD_008, 45W for MD_014 (12L)
 Color Temp: 2700K (27)
 Distribution: Type 3 (T3)
 Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 80mA (MDL008)

OPTIONS: -SV2-PEC-FHD-FHC
 The MS805ALED luminaire is a modern replica of a popular styled octagonal fixture with spikes. The cast aluminum hinged roof is appointed with a spiked finial. The luminaire has LED light sources with roof mounted, down lighting optics. The luminaire shall be UL listed in US and Canada.
 Lens: Flat Soft Vue Moderate Diffused Acrylic (SV2)
 Photocontrol: Electronic Photocell - 120-277V (PEC)
 Fuse: Dual Fuse & Holder (FHD)
 Frosted: Frosted Hurricane Chimney (FHC)

POLE: 4212'2"TFPS-C
 The 17" diameter cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2"
 Model: 4200 Augusta (42)
 Height: 12 FT 2 IN (TFPS-3) (12'2")
 Shaft Type: Fluted Tapered 5-3 inch 356 Aluminum Alloy (TFPS)
 Gauge: Varied Wall Thickness (Cast) (C)

ACCESSORY: USB-LPIUC/
 USB and duplex receptacle and low-profile in-use cover.
 Model: USB-LPIUC

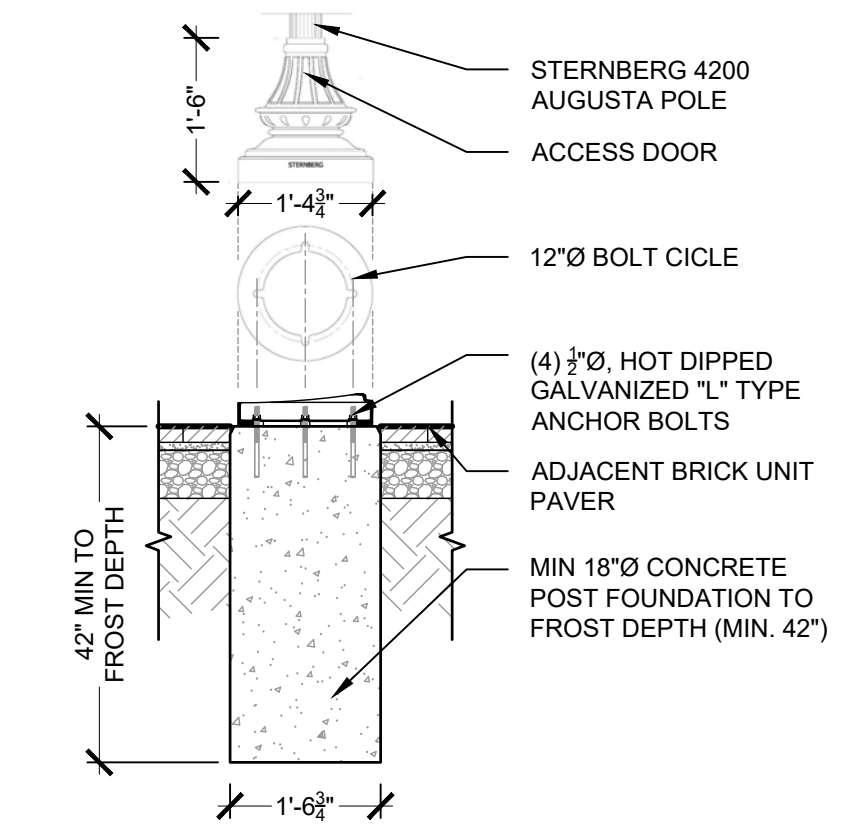
ACCESSORY: 2-BDBA6/
 Made from heavy-wall aluminum, double banner arms mount to the side of the pole and measure 36" between post centers. Banners (18"W x 36"H) by others.
 Model: 2-BDBA6 - (2) Breakaway Double Banner Arms at 180 Degrees, 60MPH (2-BDBA6)

FINISH: PG
 Assembly shall be powder coated to Park Green Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation
 This assembly, as configured, MEETS AASHTO requirements for wind loading
 Wind Speed: 90 mph
 Gust Factor: 1.14



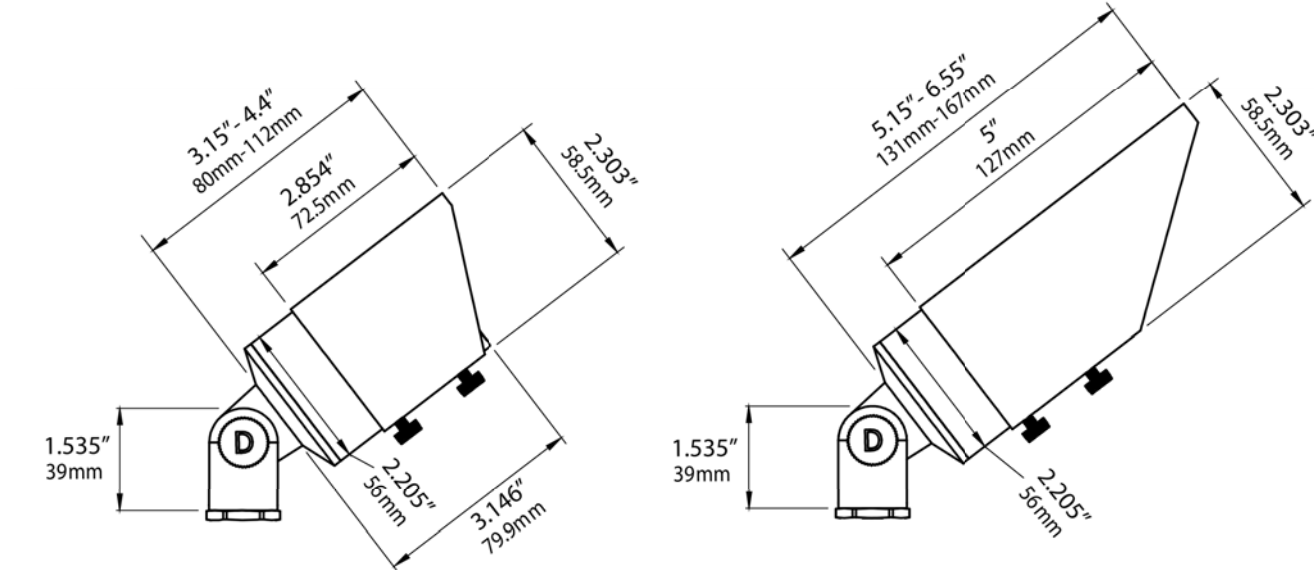
B PEDESTRIAN LIGHT POLE
NTS



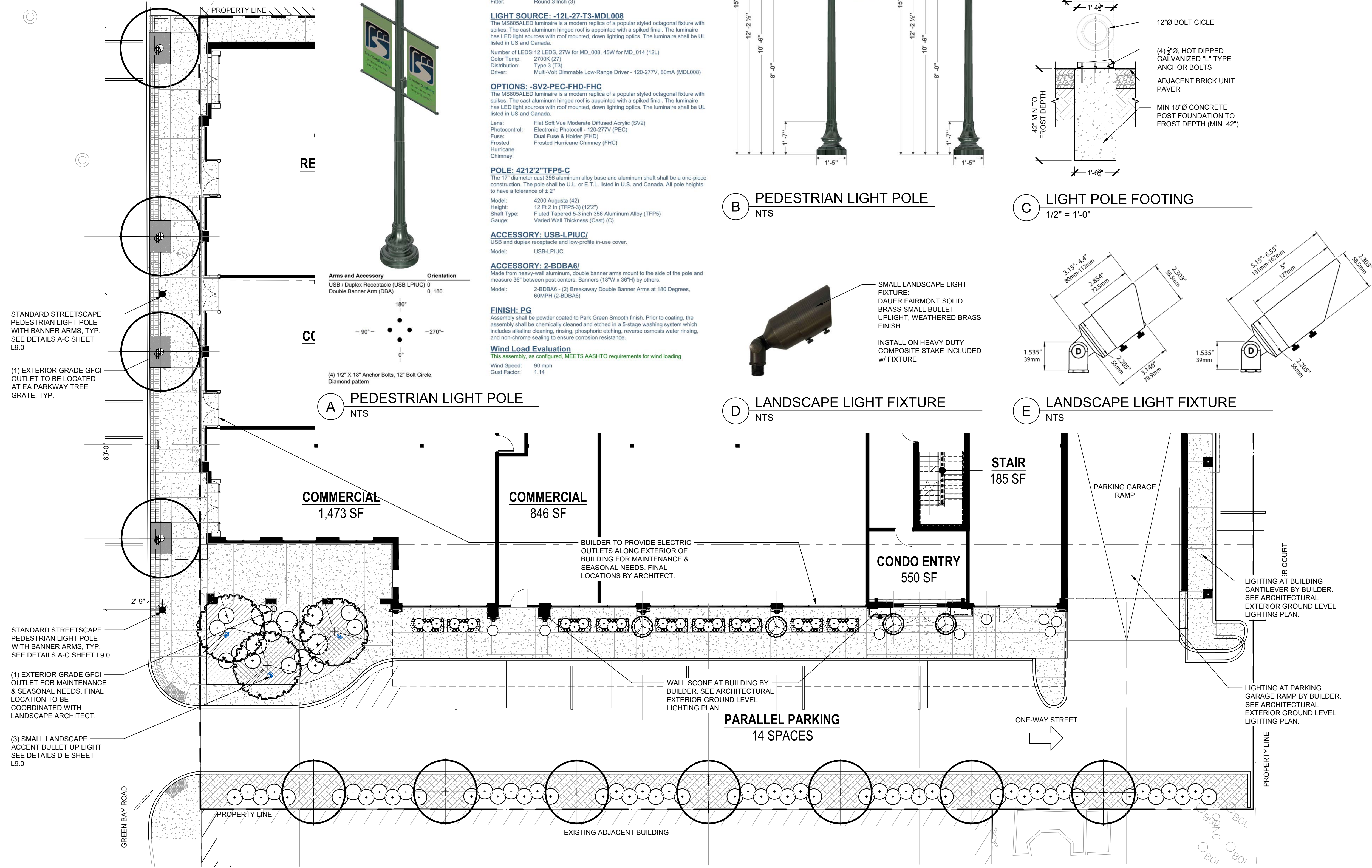
C LIGHT POLE FOOTING
1/2" = 1'-0"



D LANDSCAPE LIGHT FIXTURE
NTS



E LANDSCAPE LIGHT FIXTURE
NTS



MARIANI
 300 Rockland Road | Lake Bluff, Illinois 60045
 Phone: 847.234.2172 | Fax: 847.234.2754
 www.marianilandscapes.com

CONSULTANTS:

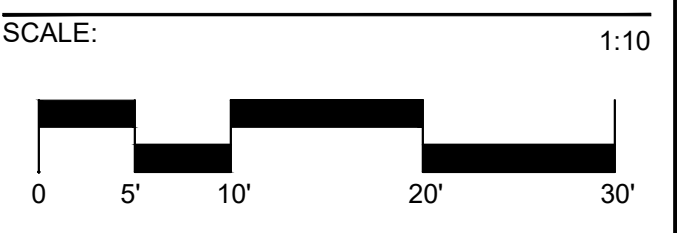
CLIENT:

TOWER COURT CONDOMINIUMS
 901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT

#	Date:	Description:	By:
2026.03.03	2026.03.03	Schematic Review	EC
2026.03.23	2026.03.23	Winnetka PD Review	EC
2026.05.07	2026.05.07	PD Submission	EC

This plan is conceptual, all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to use without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

	DESIGN:	EC
	DRAFTED:	EC
	CHECKED:	CB



ISSUED DATE: 2026.02.24
 PROJECT NO: TC26001

UTILITY & LIGHTING PLAN

L9.0

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs

NOT FOR CONSTRUCTION

ALTOUNIAN CONSTRUCTION TOWER COURT CONDOMINIUMS

901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

ARCHITECT:
Witmer & Associates
20 Wacker Dr #2416
Chicago, IL 60606
312-214-4352

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S. Jefferson St., Suite 135
Chicago, IL 60661
414-249-6108
Attn: Tim Brown

OWNER:
Altounian Construction
919 Sherwood Dr
Lake Bluff, IL
Attn: Todd Altounian



SITE LOCATION MAP (N.T.S.)

INDEX OF SHEETS

- C000 Civil Engineering Cover Sheet
- C001 Existing Conditions
- C100 Site Demolition Plan
- C200 Site Geometry Plan
- C300 Site Utility Plan
- C400 Grading and Paving Plan
- C500 Site Erosion and Sediment Control Plan
- C600 Site Details
- C601 Site Details

SURVEY PROVIDED BY:

J.U.L.I.E.

Plot of Survey and Topography Provided By Vanderstappen
Land Surveying Inc. For Tower Court Winnetka LLC on
December 15, 2025. Order Number 250973

Note: The exact location of all utilities shall be verified by
the contractor prior to construction activities. For utility
locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

Basis of Bearing: IL East Zone NAD83 (2011)

1. National Geodetic Survey Designation: "M 18"
Elev = 670.84 NAVD 88



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYS LAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

**ALTOUNIAN CONSTRUCTION
TOWER COURT CONDOS
901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093**

Reserved for Seal:



EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2026
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:
**CIVIL
ENGINEERING
COVER SHEET**

Sheet No:
C000

EAA - \\EAA-NAS\Projects\25186 - Altonian Const. - Tower Court Condos\Drawings\25186 Altonian Const. - Tower Courts_SITE_PLAN.dwg
Plotted: 5/06/26 @ 2:13pm By: kmorales



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc. As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And Adjuncts Thereof, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village of Winnetka Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement and/or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots in Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

DEMOLITION LEGEND

	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Gravel Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

SURVEY PROVIDED BY:

J.U.L.I.E.

Plot of Survey and Topography Provided By Vanderstappen Land Surveying Inc. For Tower Court Winnetka LLC on December 15, 2025. Order Number 250973

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

- Basis of Bearing: IL East Zone NAD83 (2011)
- National Geodetic Survey Designation: "M 18"
Elev = 670.84 NAVD 88

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-DD3220
EXPIRES: 04/30/2027

**ALTONIAN CONSTRUCTION
TOWER COURT CONDOS**
901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

Reserved for Seal:

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2026
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

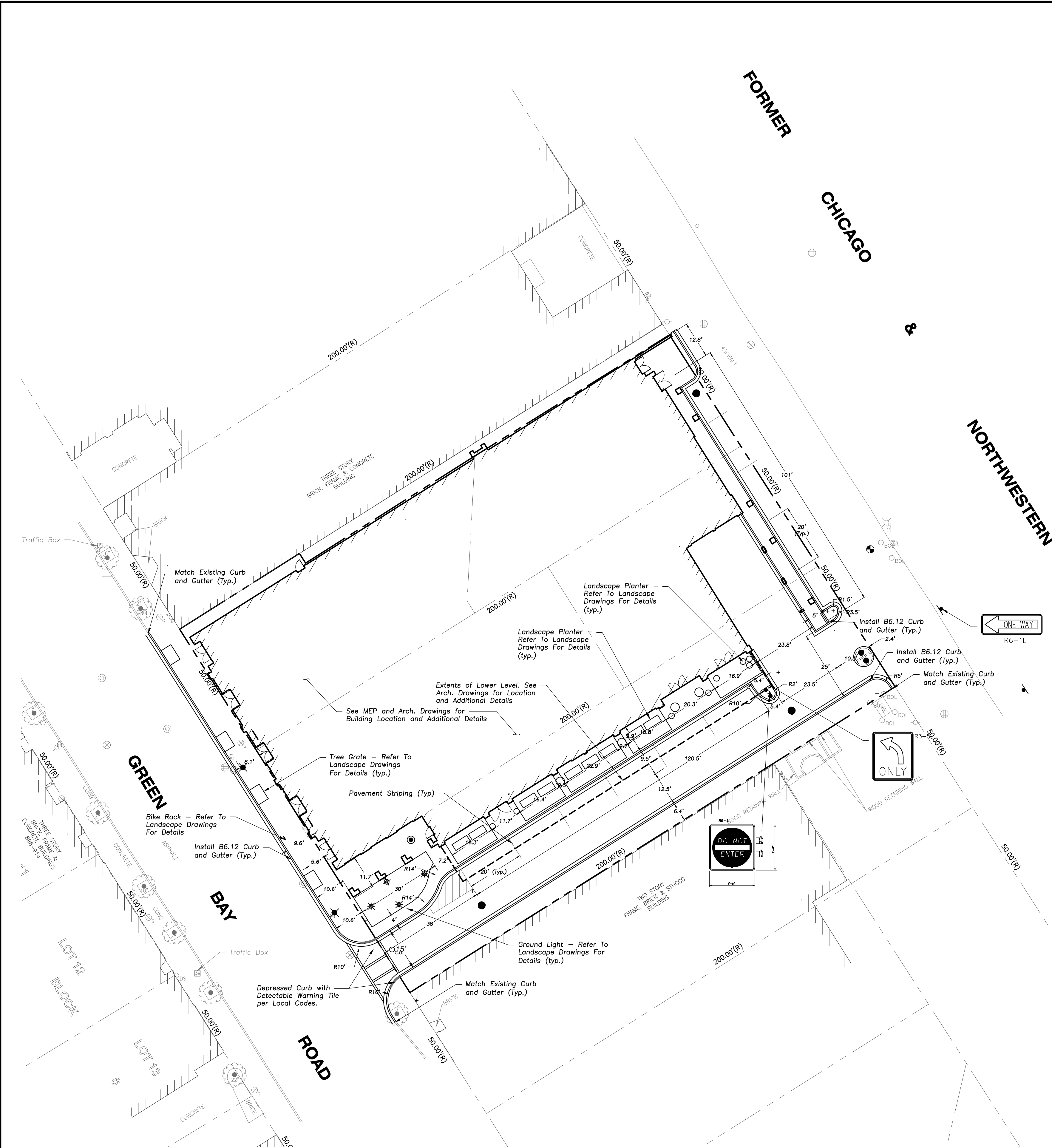
Design By: AM Approved By: TB Date: 03.24.2026

Sheet Title:
SITE DEMOLITION PLAN

Sheet No:
C100

NOT FOR CONSTRUCTION

EEA - P:\25186 - Altonian Const. - Tower Court Condos\Drawings\25186 Altonian Const. - Tower Courts_SITE_PLAN.dwg
 Plotted: 5/06/26 @ 5:30pm By: tbrown

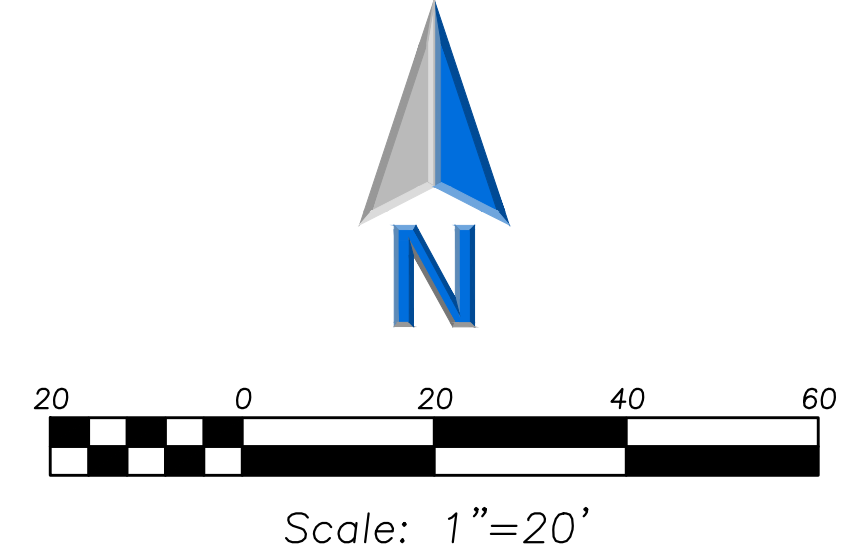


GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereof, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.



LEGEND

EXISTING	PROPOSED

SURVEY PROVIDED BY: J.U.L.I.E.

Plot of Survey and Topography Provided By Vanderstappen Land Surveying Inc. For Tower Court Winnetka LLC on December 15, 2025. Order Number 250973
 Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

- Basis of Bearing: IL East Zone NAD83 (2011)
- National Geodetic Survey Designation: "M 18"
Elev = 670.84 NAVD 88

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2027

**ALTONIAN CONSTRUCTION
 TOWER COURT CONDOS**
 901 GREEN BAY ROAD
 WINNETKA, ILLINOIS 60093

Reserved for Seal:

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

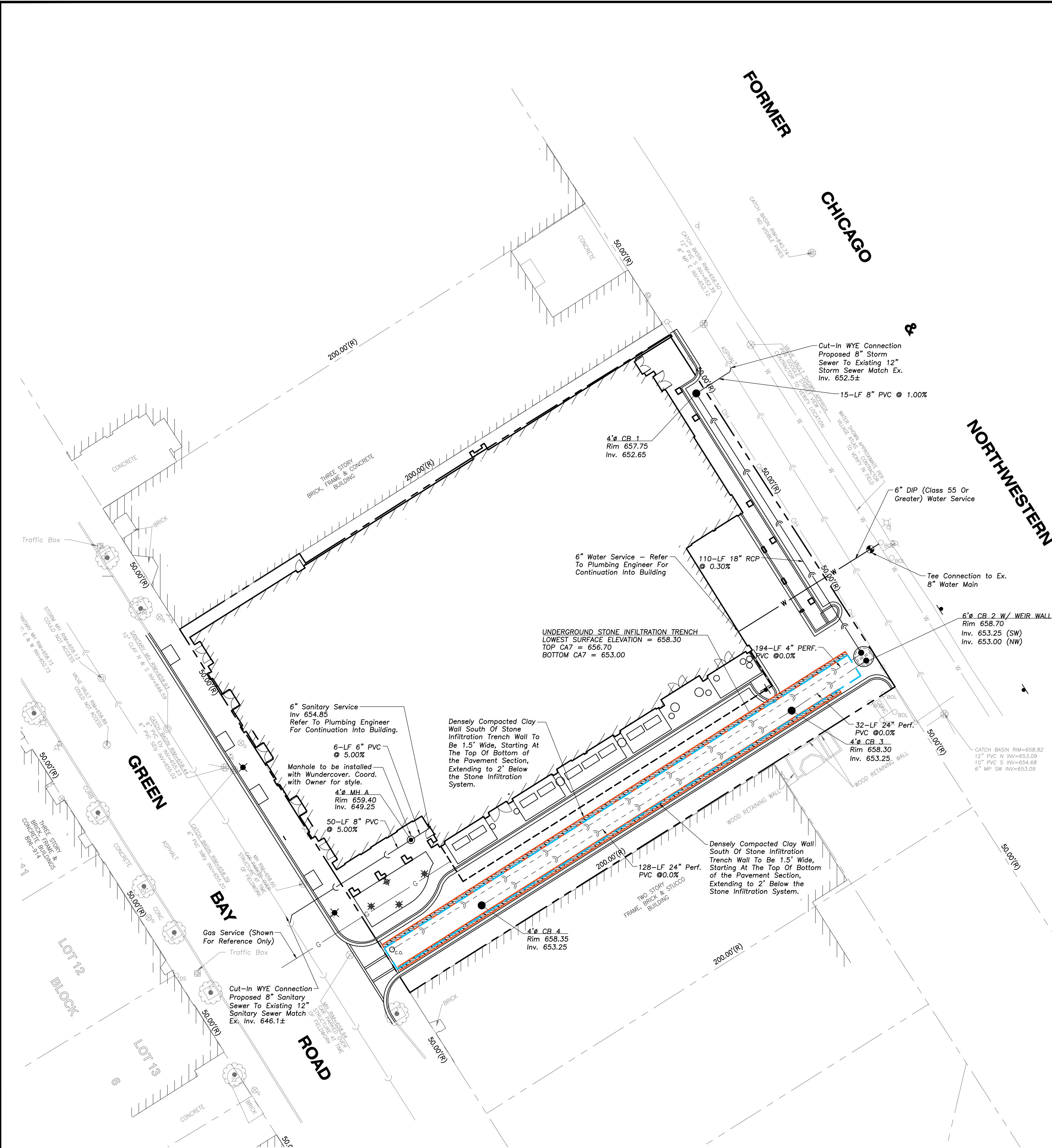
Design By: AM Approved By: TB Date: 03.24.2026

Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C200

NOT FOR CONSTRUCTION

E:\AA-NAS\Projects\25186 - Altonian Const. - Tower Court, Condos\Drawings\25186 Altonian Const. - Tower Courts_SITE_PLAN.dwg
Plotted: 5/06/26 @ 3:16pm By: kmorales



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereof, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered and Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Where Applicable.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Resprod. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

SURVEY PROVIDED BY:

J.U.L.I.E.
Plot of Survey and Topography Provided By Vanderstappen Land Surveying Inc. For Tower Court Winnetka LLC on December 15, 2025. Order Number 250973

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

- Basis of Bearing: IL East Zone NAD83 (2011)
- National Geodetic Survey Designation: "M 18"
Elev = 670.84 NAVD 88



ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

**ALTONIAN CONSTRUCTION
TOWER COURT CONDOS**
901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
03.24.26		PD Submittal
05.06.26		PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2026
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE OF ANY PART HEREOF IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

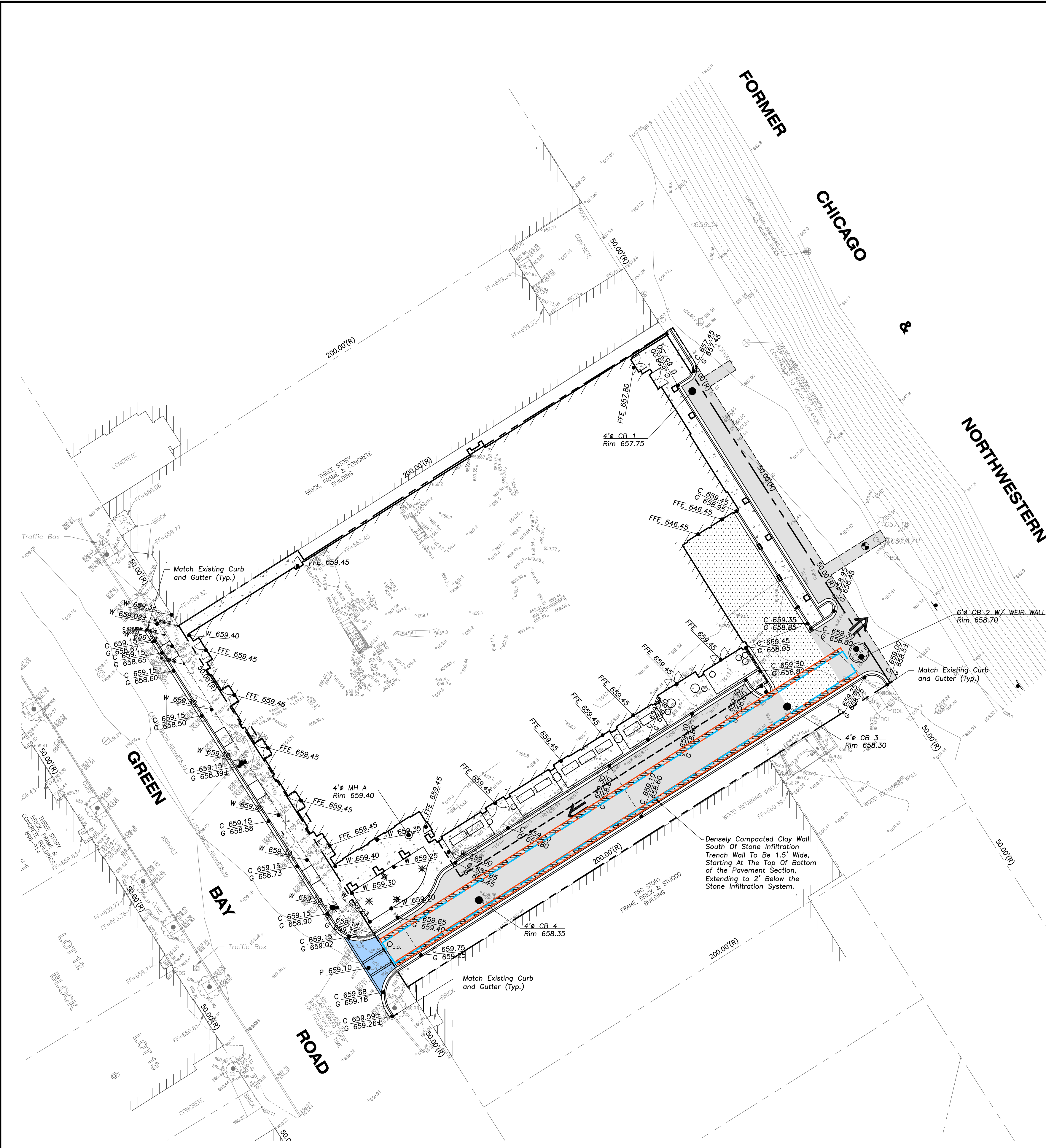
Design By: AM Approved By: TB Date: 03.24.2026

Sheet Title:
**SITE
UTILITY
PLAN**

Sheet No:
C300

NOT FOR CONSTRUCTION

EAA - \\EAA-NAS\Projects\25186 - Altounian Const. - Tower Court Condos - Tower Courts_SITE_PLAN.dwg
Plotted: 5/07/26 @ 9:28am By: kmorales



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereof, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainages, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseaped With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

PAVING & SURFACE LEGEND

	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50 3 1/2" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy
	IDOT Asphalt Pavement Section Match Existing Pavement Section
	Stamped Asphalt Section Refer To Landscape Drawings For Stamp Pattern/Detailing
	Concrete Sidewalk Section 5" Portland Cement Concrete Curing and Sealing Compound 6"x6" W1.4xW1.4 Welded Wire Fabric 4" Aggregate Base Course, Type B, Crushed
	Heavy Duty Concrete Driveway Section 8" Portland Cement Concrete Curing and Sealing Compound 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Stormwater Overland Flow Path
	Ridge Line/High Point

SURVEY PROVIDED BY: J.U.L.I.E.

Plot of Survey and Topography Provided By Vanderstappen Land Surveying Inc. For Tower Court Winnetka LLC on December 15, 2025. Order Number 250973
Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

- Basis of Bearing: IL East Zone NAD83 (2011)
- National Geodetic Survey Designation: "M 18"
Elev = 670.84 NAVD 88

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

ALTOUNIAN CONSTRUCTION
TOWER COURT CONDOS
901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

Reserved for Seal:

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

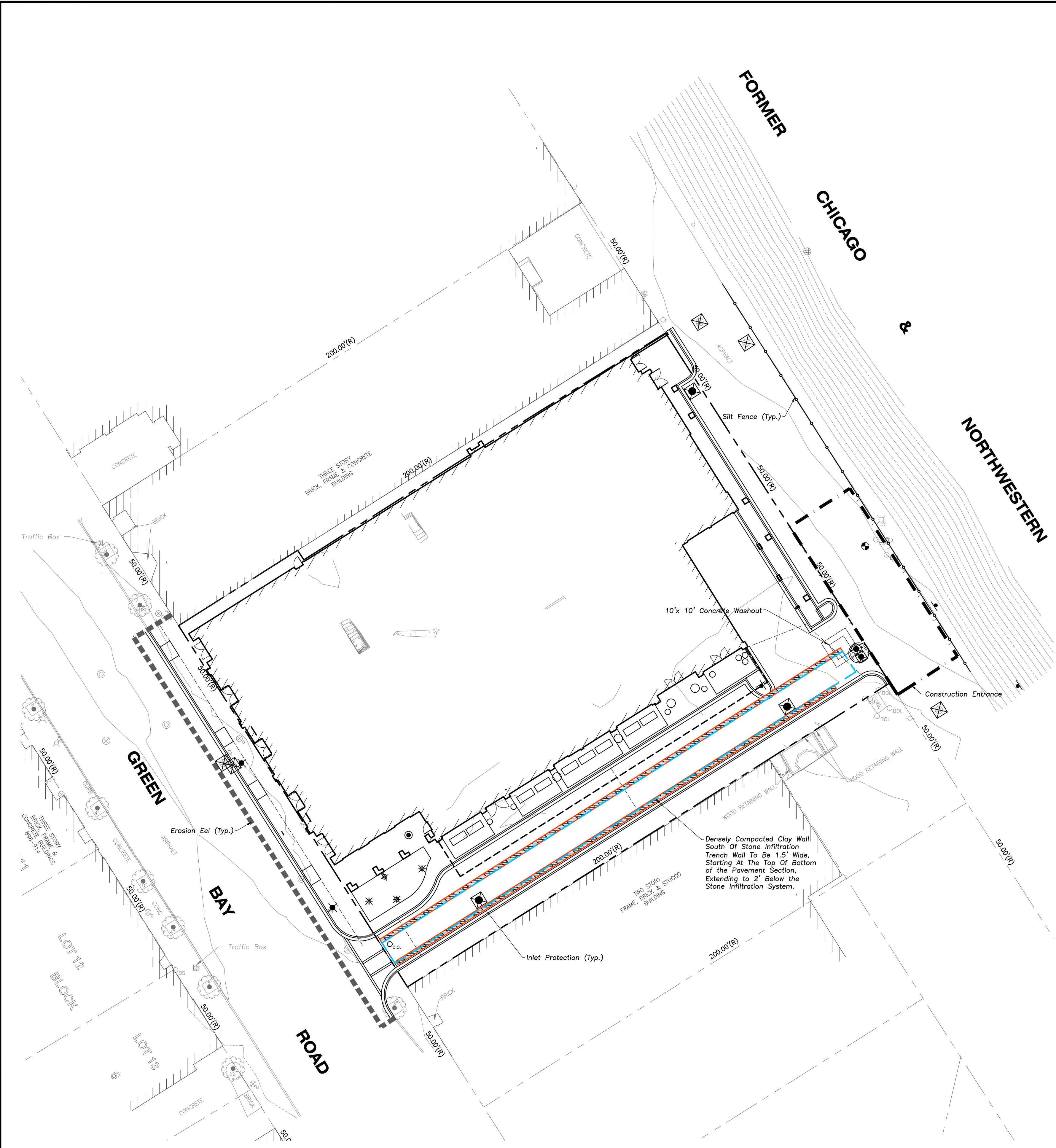
© ERIKSSON ENGINEERING ASSOCIATES, LTD. 2026
THIS PLAN & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE OF ANY PART HEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
Design By: AM Approved By: TB Date: 03.24.2026

Sheet Title:
GRADING AND PAVING PLAN

Sheet No:
C400

NOT FOR CONSTRUCTION

EEA - \\EEA-NAS\Projects\25186 - Altounian Const. - Tower Court Condos - Tower Courts_SITE_PLAN.dwg
 Plotted: 5/06/26 @ 3:37pm By: kmorales

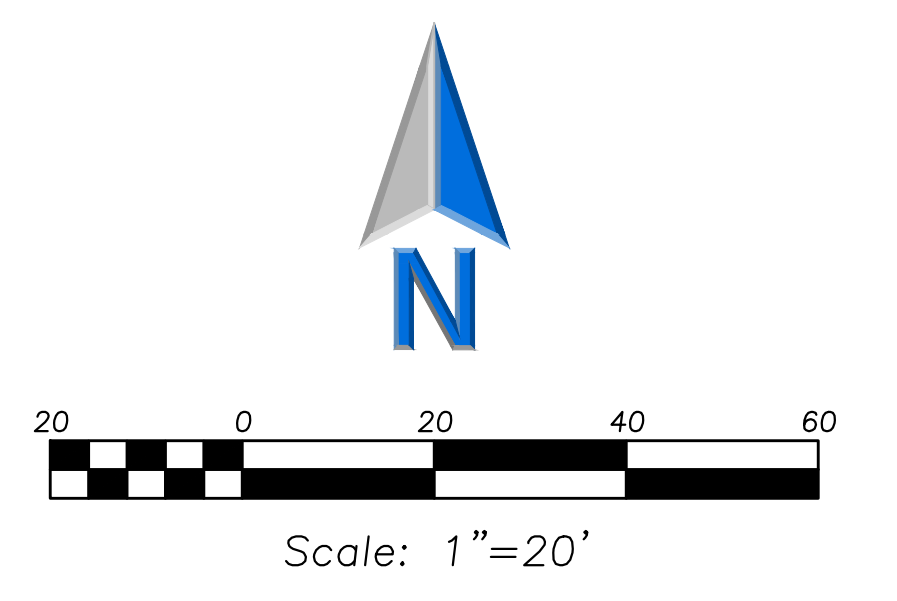


GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction And Edition, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Mattes Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
- All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II And Cook County DECI Requirements.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur In Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
- Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.



LEGEND

EXISTING	PROPOSED

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

	Silt Fence
	Catch-All, Park Chop Sediguard (or equal) Paved or Existing Stabilized Areas
	Erosion Eel (Temporary Silt Barrier) Paved Areas - Location by Contractor Dependent on Construction Sequencing/Phasing

SURVEY PROVIDED BY: J.U.L.I.E.

Plot of Survey and Topography Provided By Vanderstappen Land Surveying Inc. For Tower Court Winnetka LLC on December 15, 2025. Order Number 250973
 Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

PROJECT BENCHMARKS

- Basis of Bearing: IL East Zone NAD83 (2011)
 1. National Geodetic Survey Designation: "M 18"
 Elev = 670.84 NAVD 88

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2027

ALTOUNIAN CONSTRUCTION
TOWER COURT CONDOS
 901 GREEN BAY ROAD
 WINNETKA, ILLINOIS 60093

Reserved for Seal:

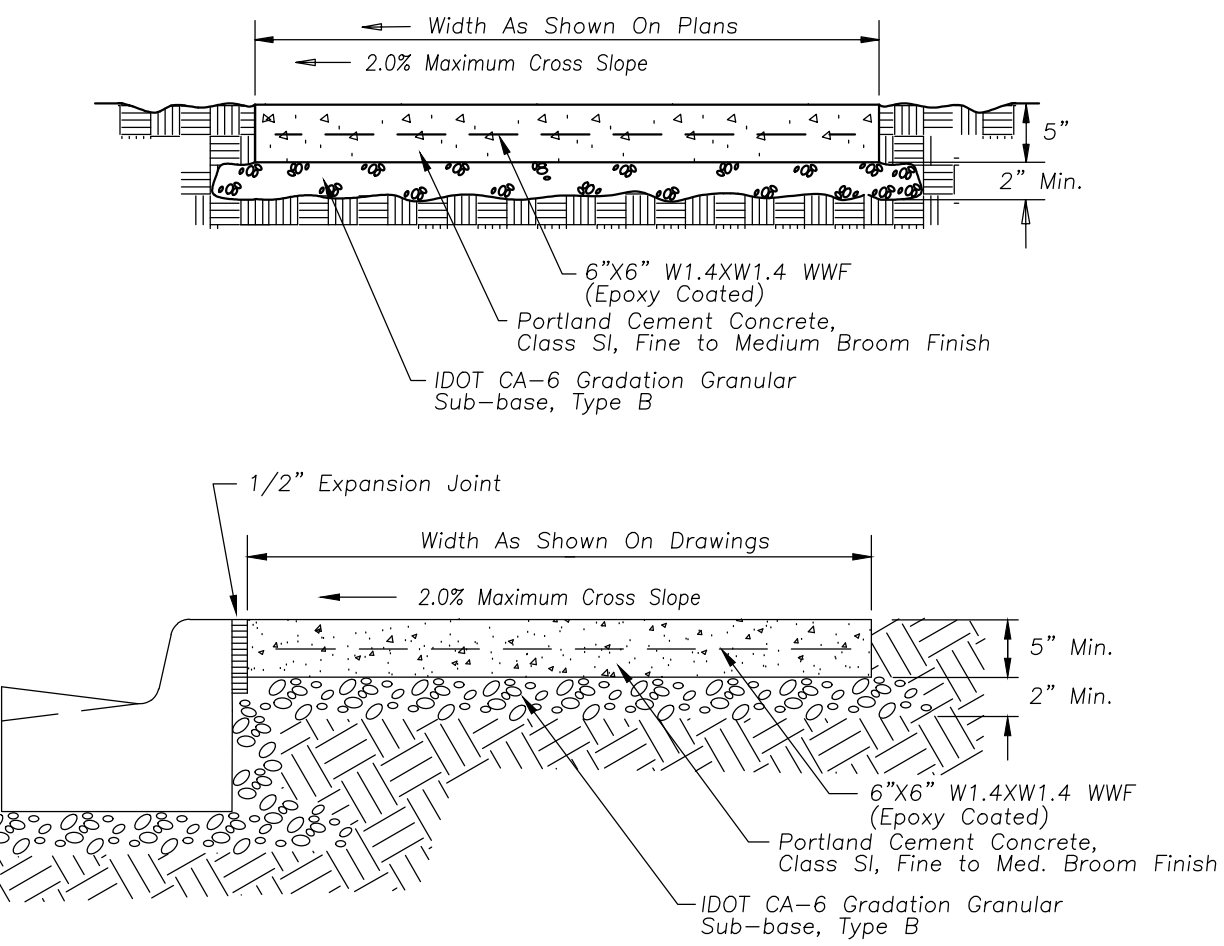
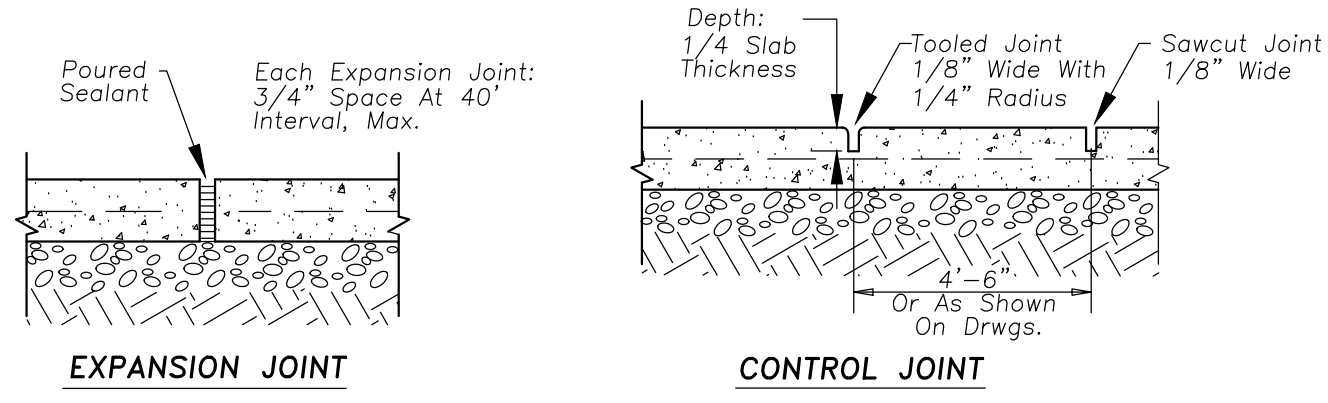
 EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

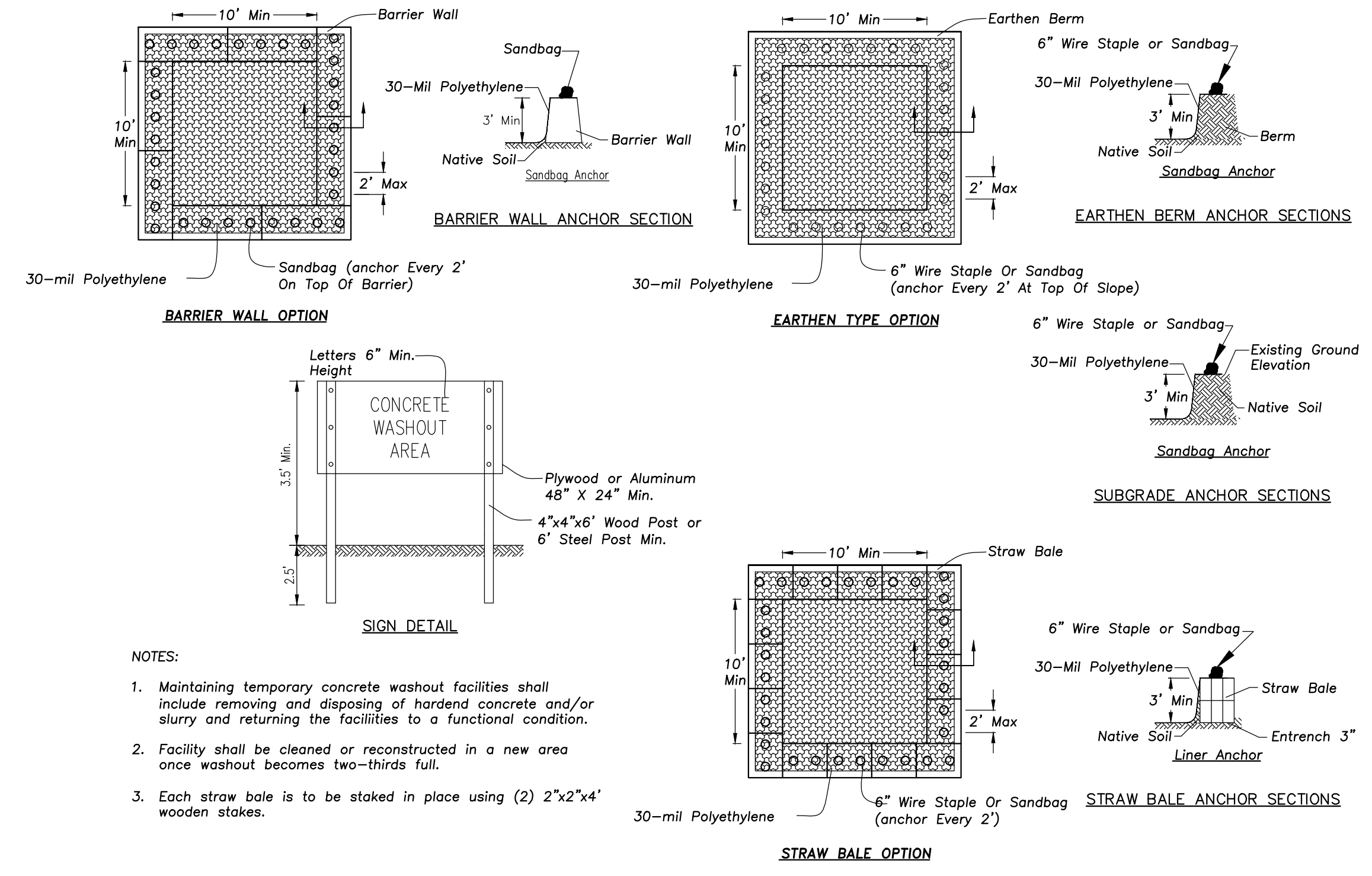
Sheet Title:
SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:
C500

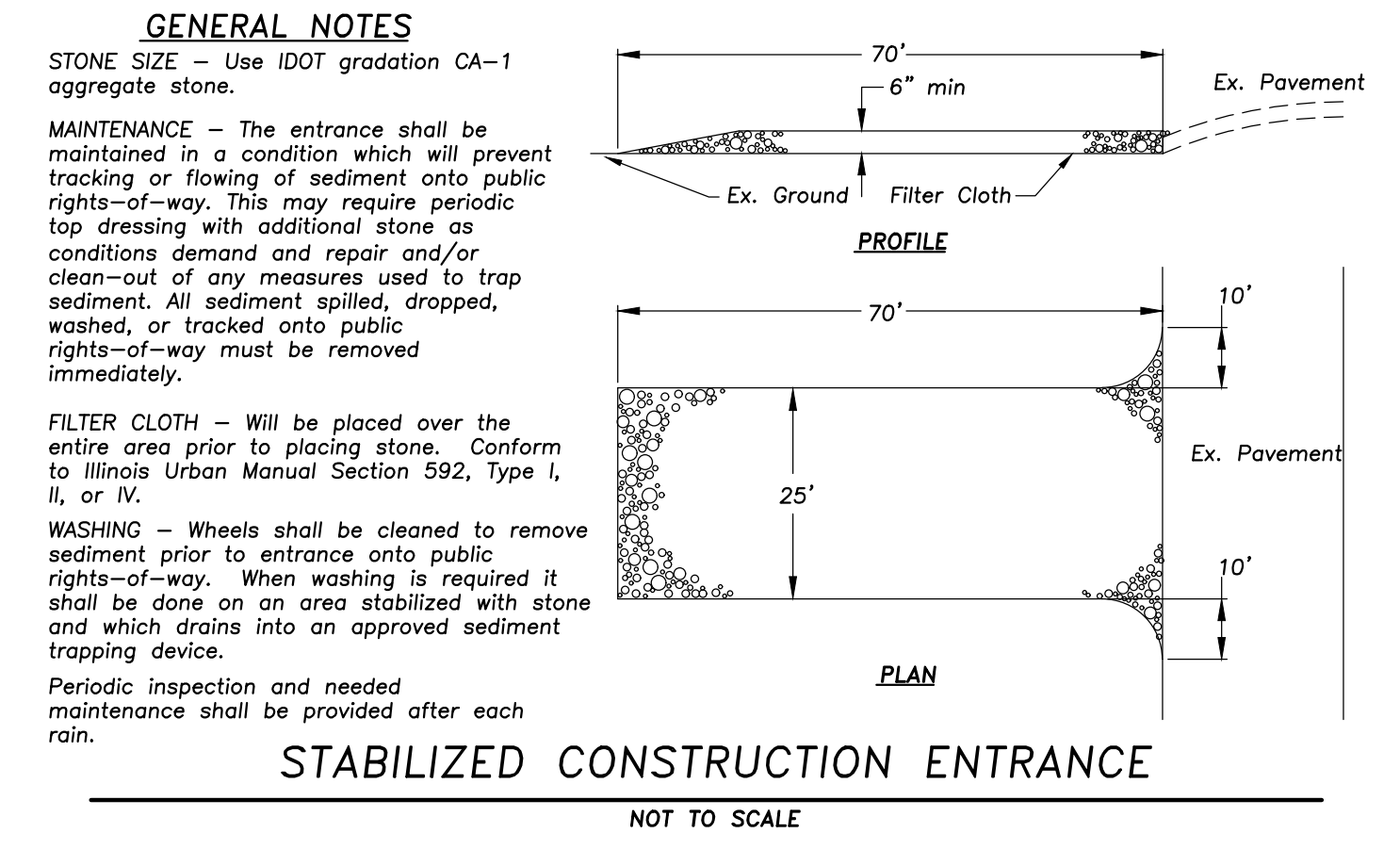
NOT FOR CONSTRUCTION



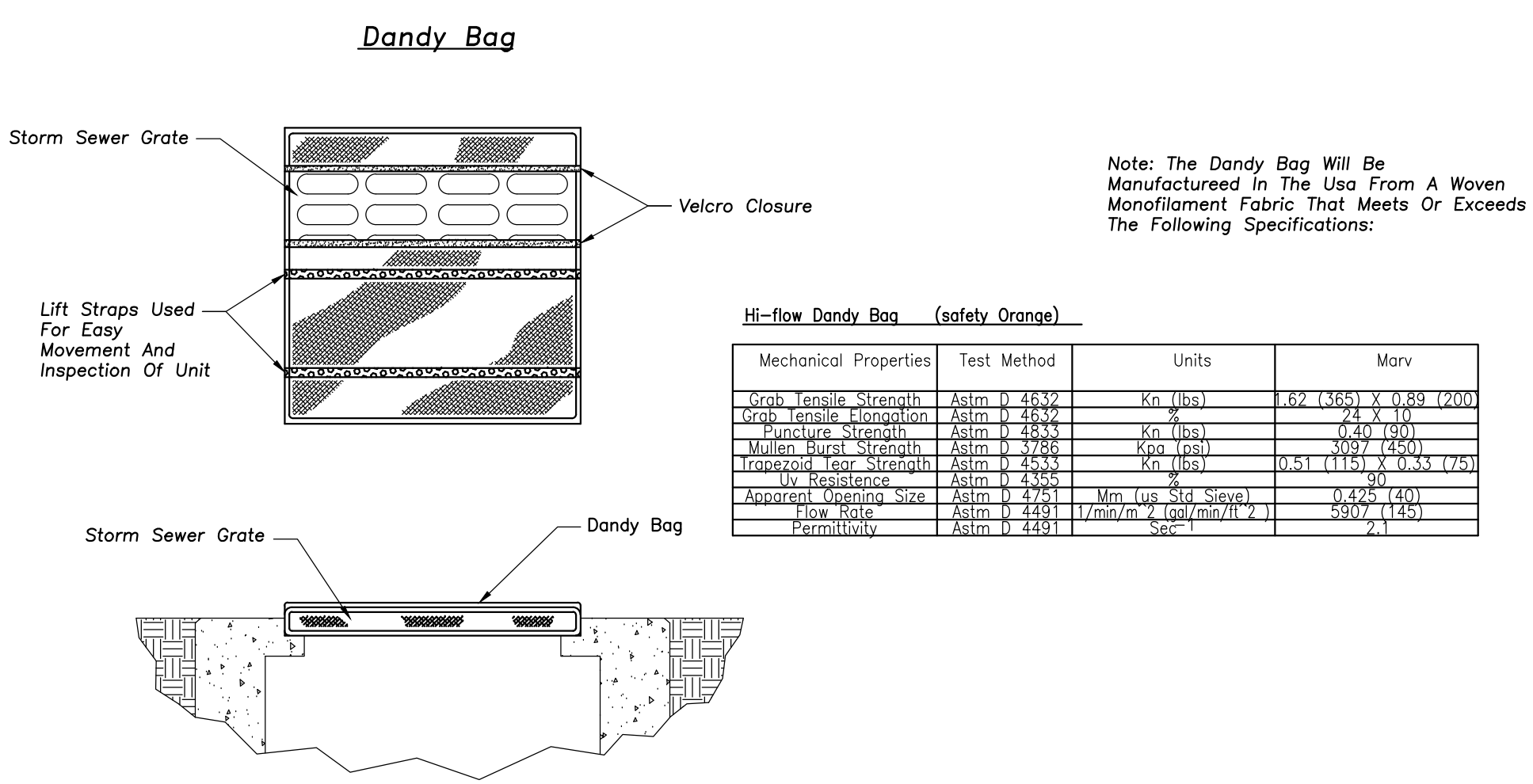
PORTLAND CEMENT CONC. SIDEWALK



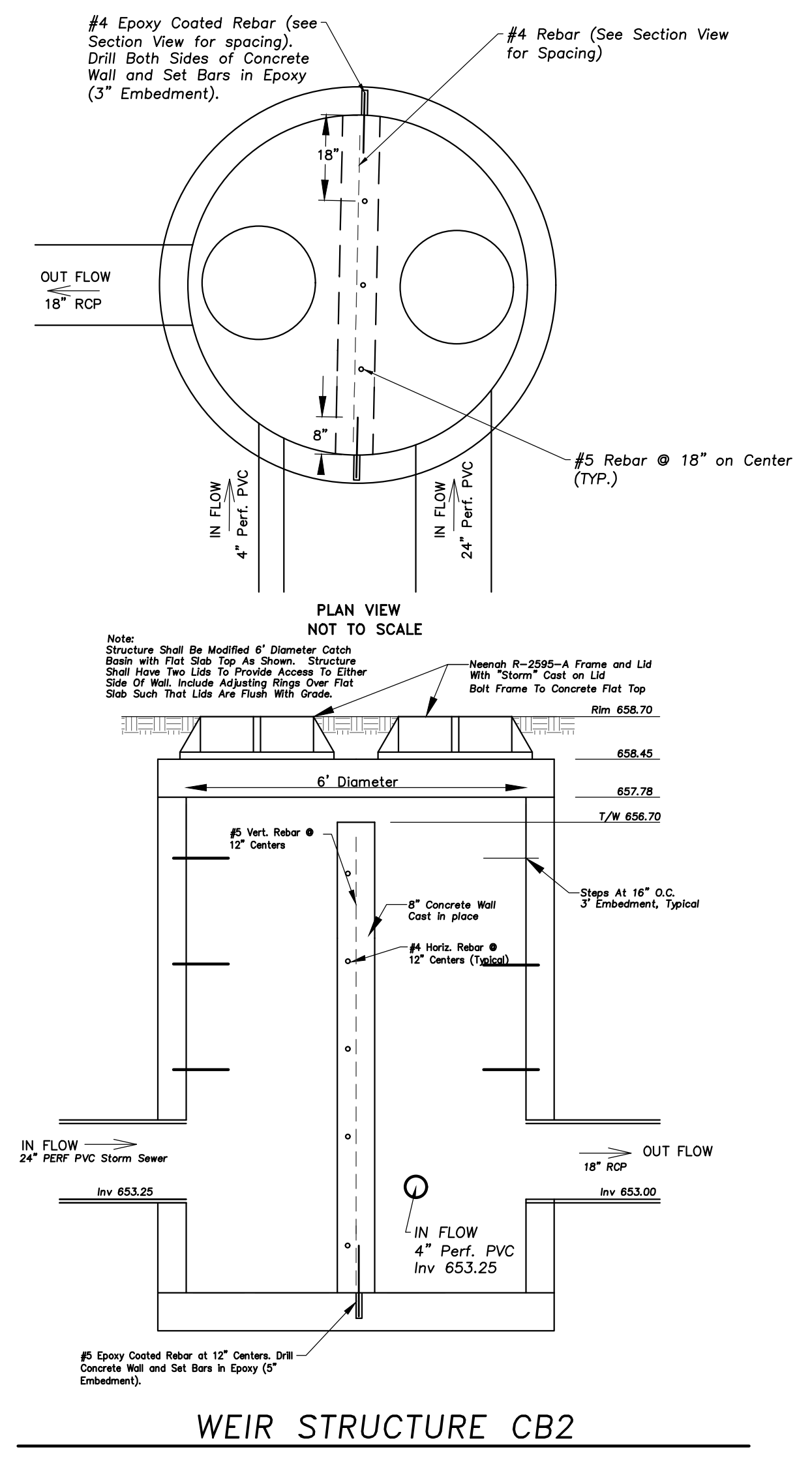
CONCRETE WASHOUT FACILITY



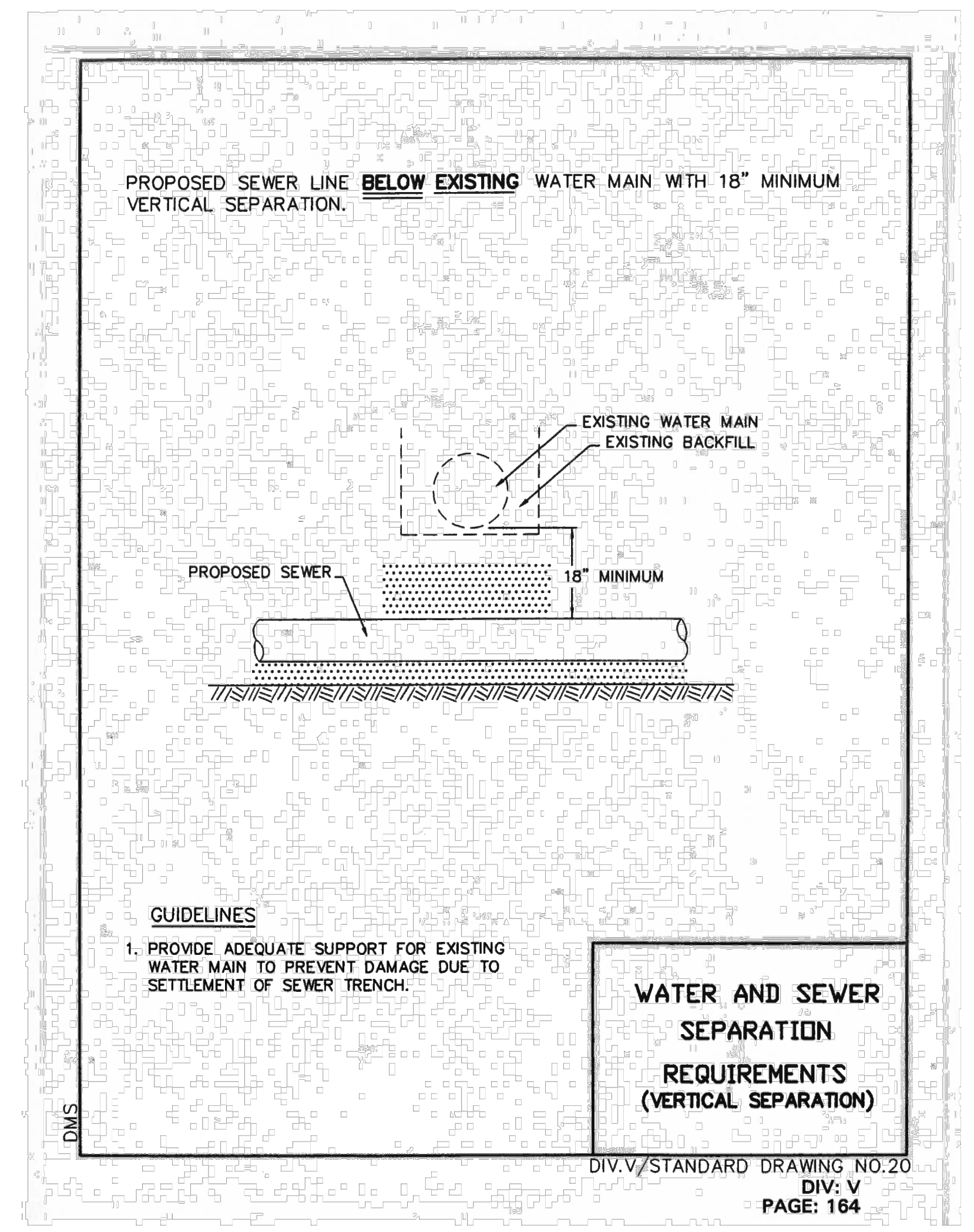
STABILIZED CONSTRUCTION ENTRANCE



DANDY BAG INLET SEDIMENT CONTROL DEVICE



WEIR STRUCTURE CB2



ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4834
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

ALTOUNIAN CONSTRUCTION
TOWER COURT CONDOS
901 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

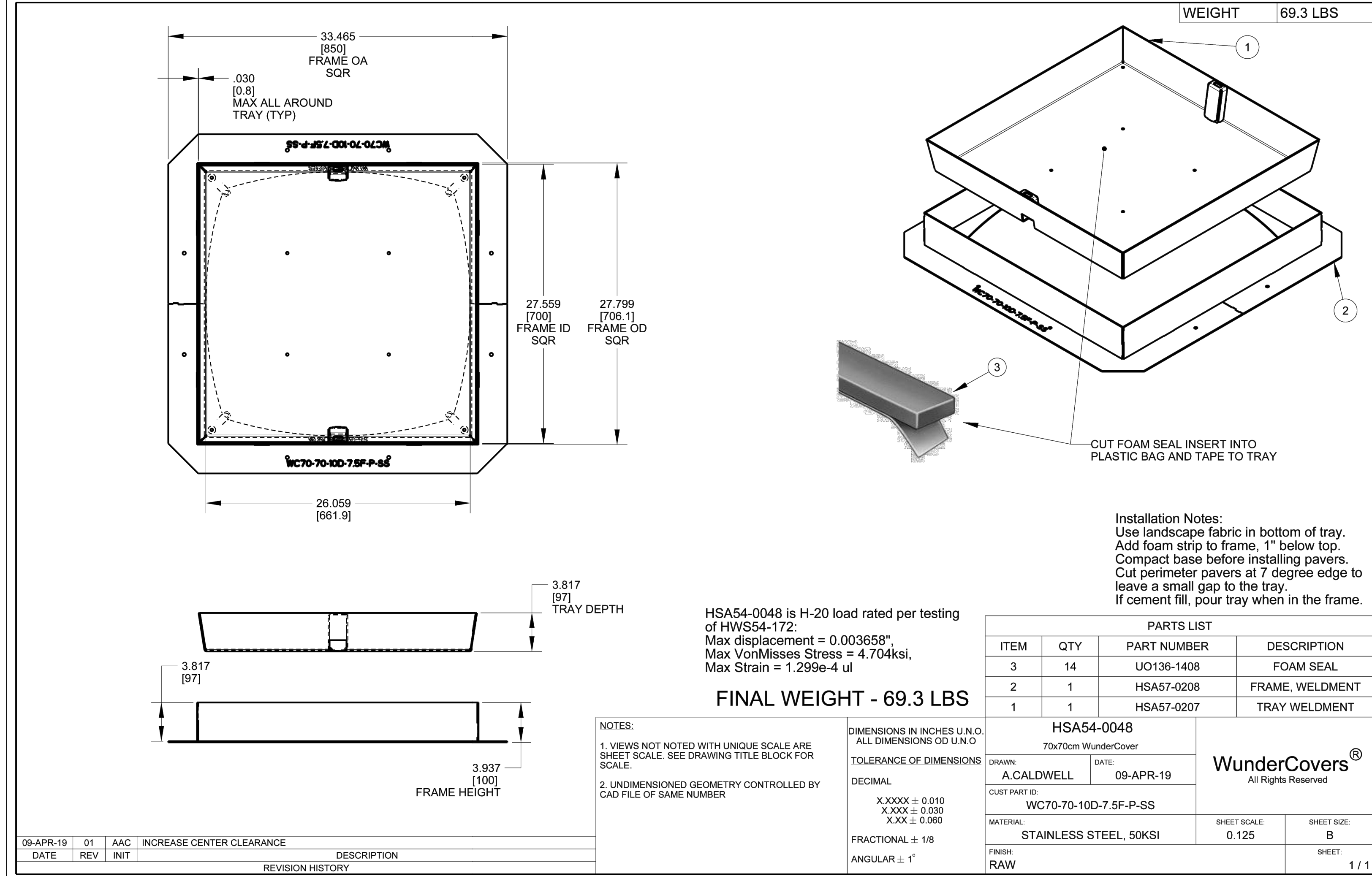
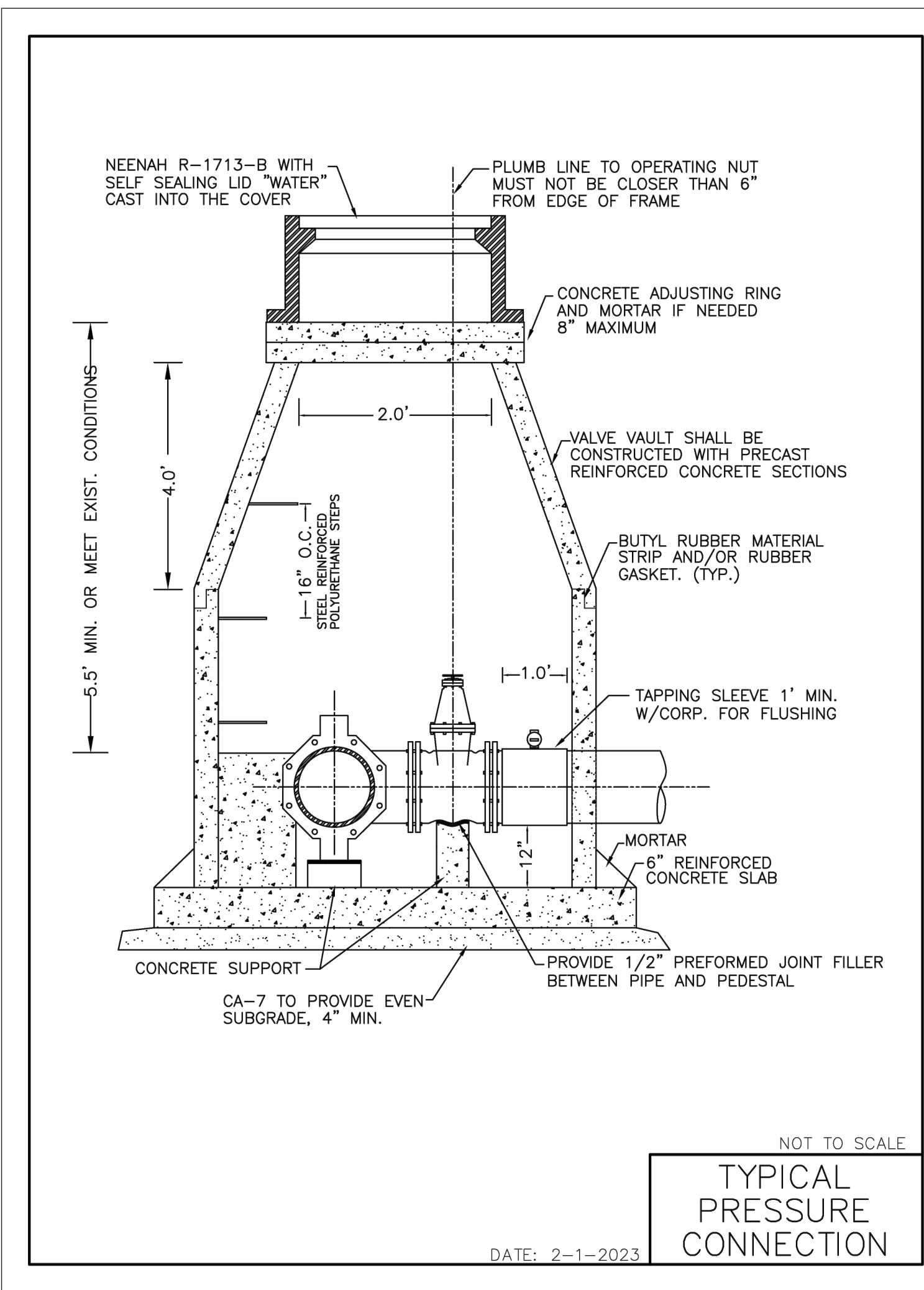
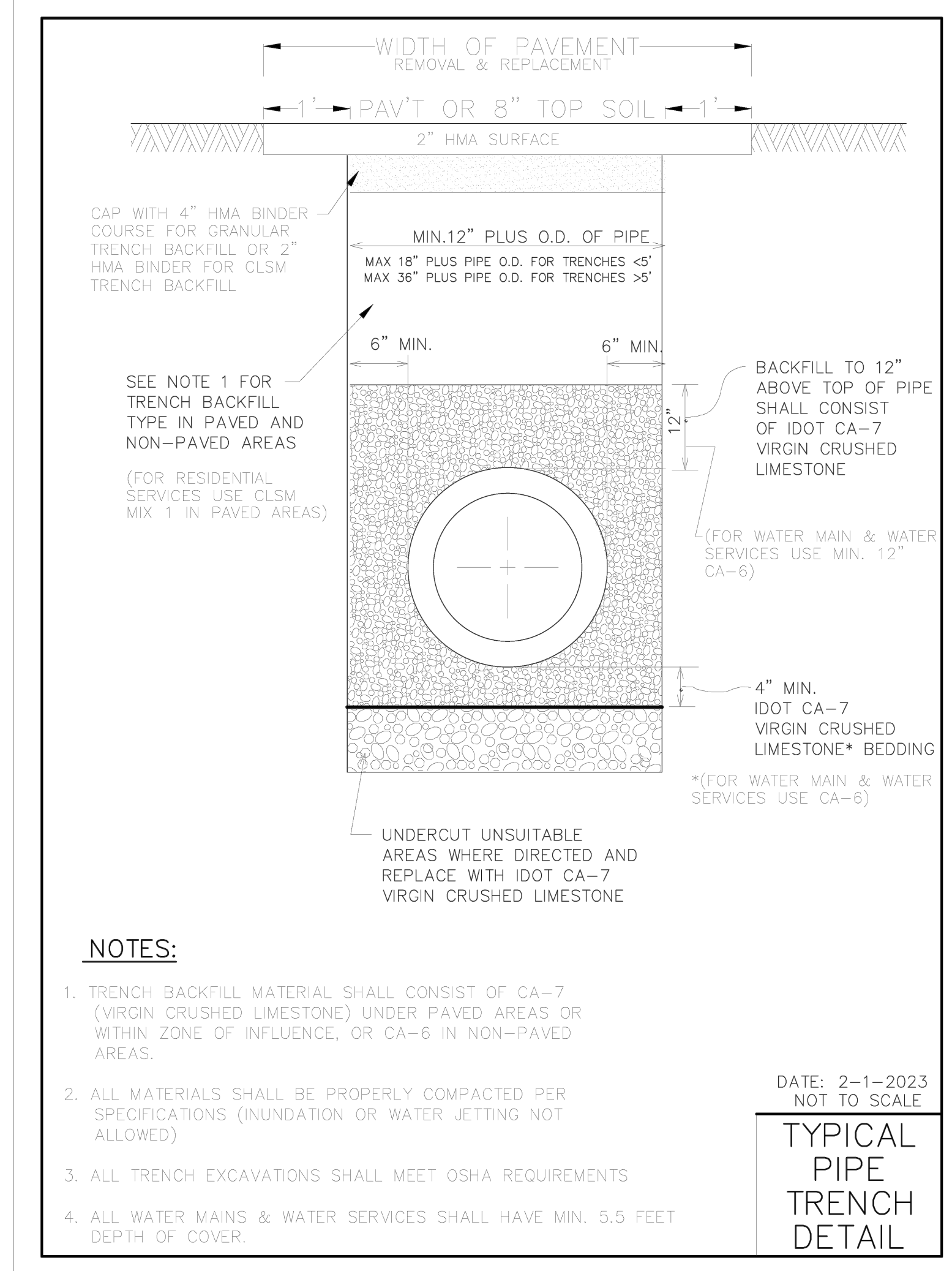
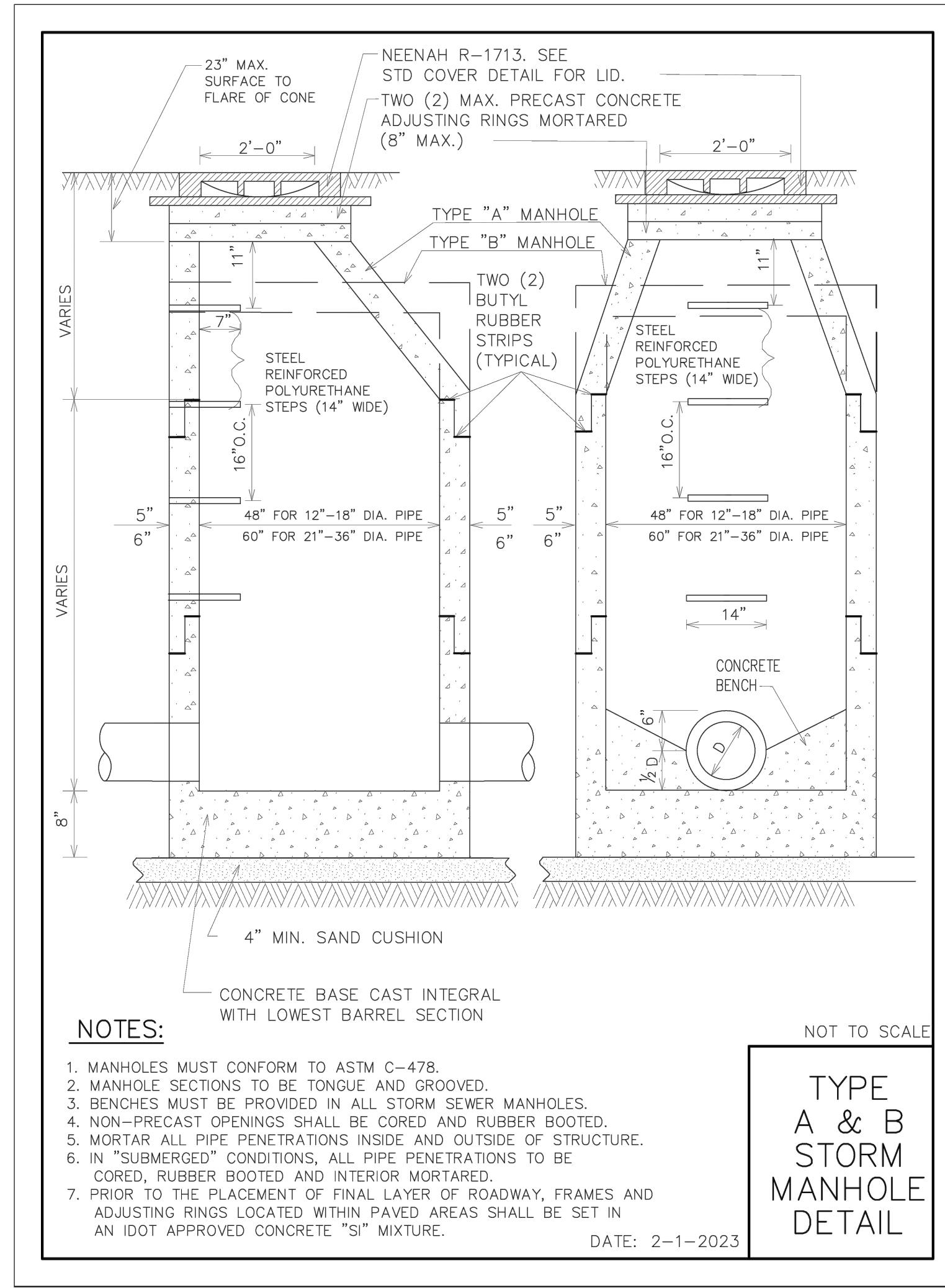
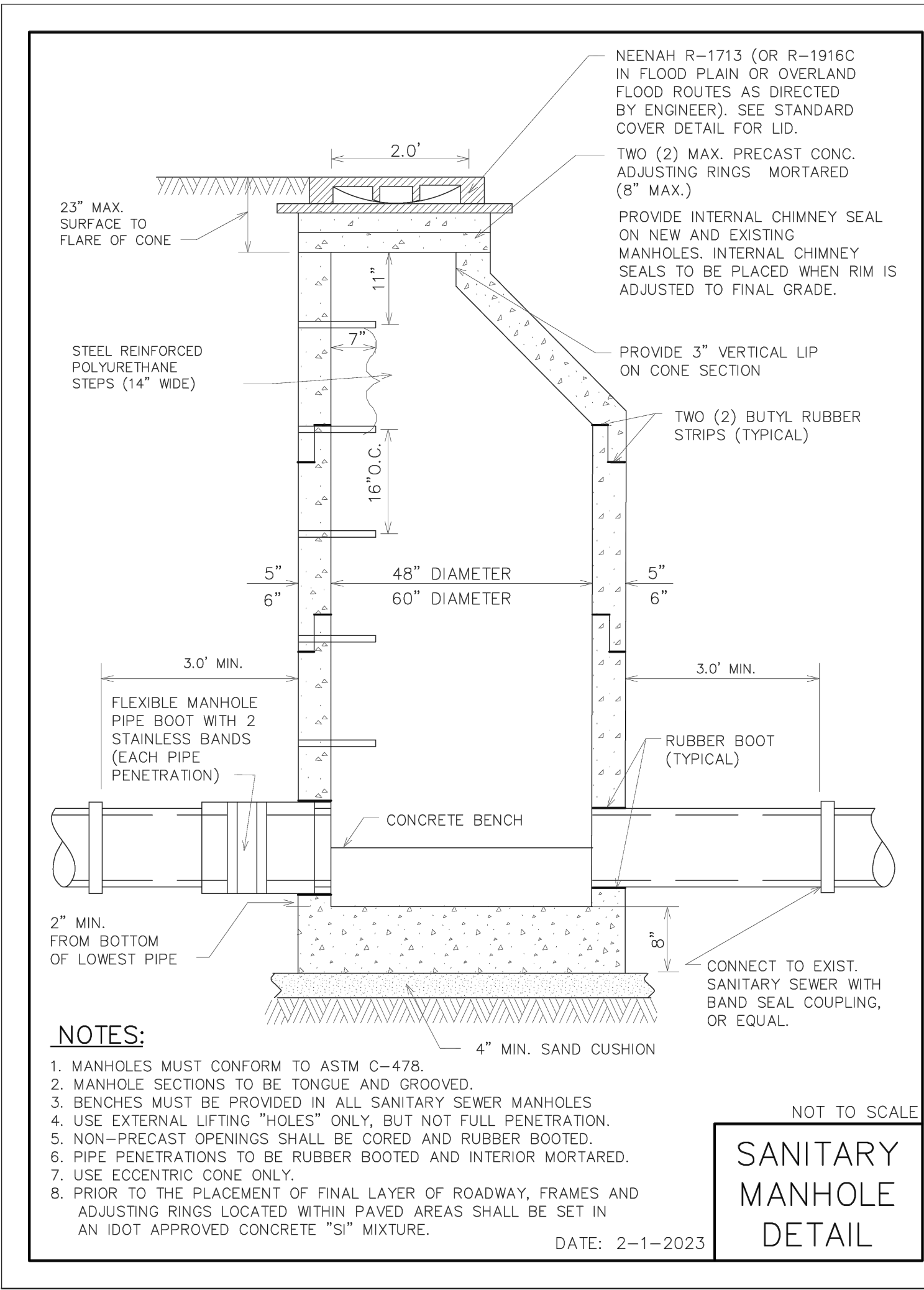
Reserved for Seal:
TIMOTHY OWEN BROWN
052-068681
03.24.2026
STATE OF ILLINOIS
EXPIRATION DATE: 11/30/27

No.	Date	Description
03.24.26		PD Submittal
05.06.26		PD Submittal

Design By: AM
Approved By: TB
Date: 03.24.2026

Sheet Title:
SITE DETAILS

Sheet No:
C600



EEA - \\EEA-NAS\Projects\25186 - Altonian Const. - Tower Court_Condos\Drawings\25186 Altonian Const. - Tower Courts_SITE_PLAN.dwg
 Plotted: 5/06/26 @ 3:46pm By: kmorales

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2027

ALTONIAN CONSTRUCTION
TOWER COURT CONDOS
 901 GREEN BAY ROAD
 WINNETKA, ILLINOIS 60093

Reserved for Seal:

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

Design By: AM Approved By: TB Date: 03.24.2026

Sheet Title: **SITE DETAILS**

Sheet No: **C601**

NOT FOR CONSTRUCTION

LIGHT FIXTURE IMAGE REFERENCE		
TYPE	IMAGE	MANUFACTURER
F1		INSIGHT SCOPE LARGE SCONCE
F2		DALS 7" Wall Sconce
F3		ALPHABET LIGHTING NU6 PRO
F4		BEACON CEILEO
F5		BEACON RWL1 RATIO
F6		BEACON RWL1 RATIO

NOTES

PG-INLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

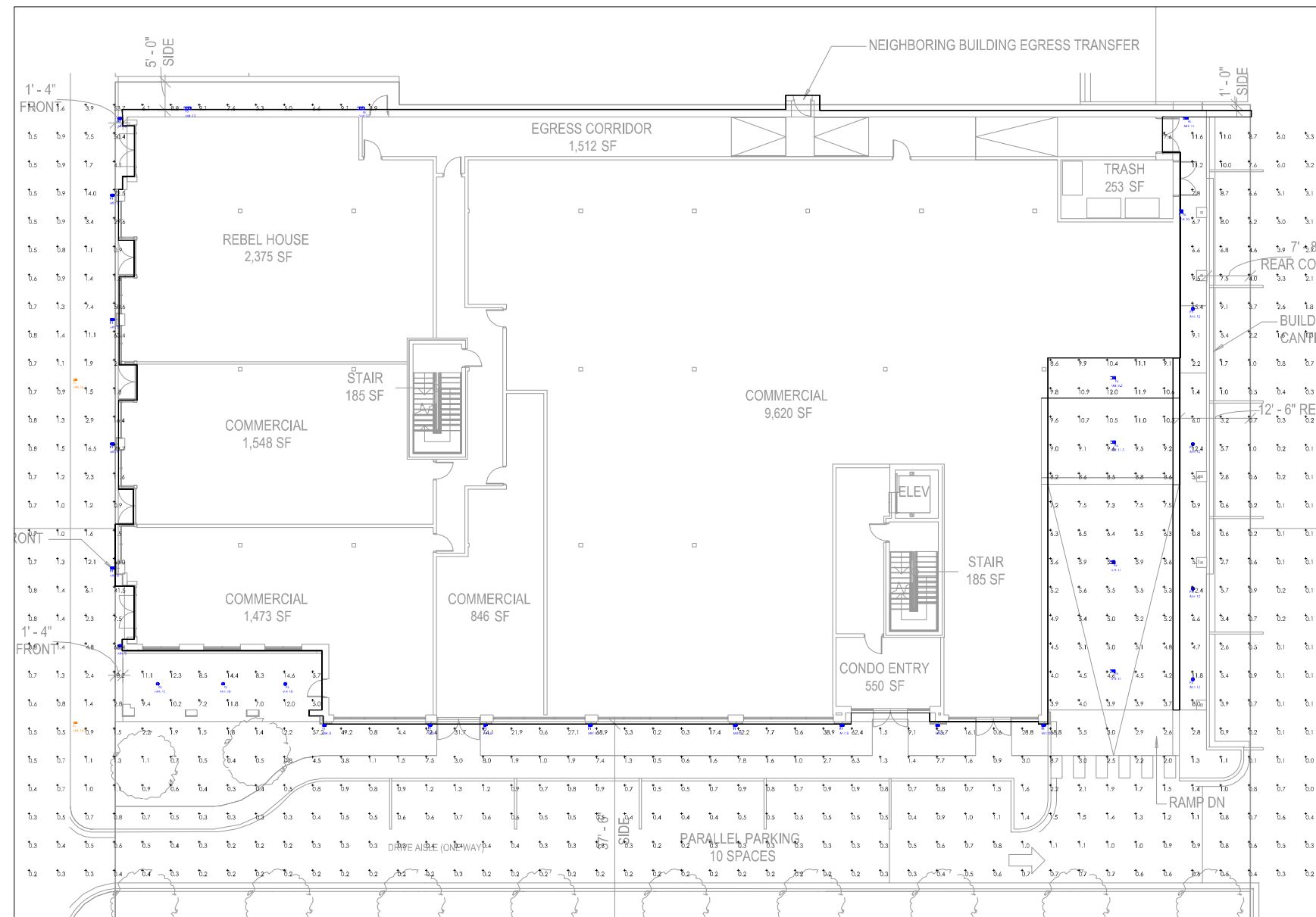
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST

Luminaire Schedule							
Symbol	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF	Description
F1	F1	Inlight Lighting	SS-LAIO_30K_55"	Single	N.A.	0.900	SS-LAIO_30K_55"
F2	F2	DALS Lighting	LEDWALL-H	Single	894.76	0.900	LEDWALL-H
F3	F3	LEDRA BRANDS	NU6-RD-SW-15LM-30K-80-50D-HEF-WH-WH	Single	N.A.	0.900	NU6-RD-SW-15LM-30K-80-50D-HEF-WH-WH
F4	F4	BEACON	CLO-80L-50-3K7-SQW	Single	N.A.	0.900	CLO-80L-50-3K7-SQW
F5	F5	BEACON PRODUCTS	RWL1-48L-35-4K7-2-UNV	Single	N.A.	0.900	_RWL1-48L-35-4K7-2-UNV
F6	F6	EKO	RWL1-48L-35-4K7-4W (1)	Single	N.A.	0.900	RWL1-48L-35-4K7-4W-U
Fx	Fx	Stemberg Lighting	MS805ALED-12L2/13-MDL008-SV2	Single	N.A.	0.900	MS805ALED-12L2/13-MDL008-SV2

Room Summary			
Label	Type	Wall Ht.	Description
201 204 Balc	Rect-Flat	10	Reflectances 80/50/20
201 Balc_L	Rect-Flat	10	Reflectances 80/50/20
202 Balc	Polygon-Flat	10	Reflectances 80/50/20
202 Balc_Floor	Rect-Flat	10	Reflectances 80/50/20
203 Balc	Rect-Flat	10	Reflectances 80/50/20
203 Balc_Floor	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_L	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_L_Floor	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_L	Rect-Flat	10	Reflectances 80/50/20
302 Balc_L	Polygon-Flat	10	Reflectances 80/50/20
303 Balc_L	Rect-Flat	10	Reflectances 80/50/20
305 Balc_L	Rect-Flat	10	Reflectances 80/50/20
401 404 Balc_L_2	Rect-Flat	10	Reflectances 80/50/20
402 401 Balc_L_1	Polygon-Flat	10	Reflectances 80/50/20
402 Balc	Rect-Flat	10	Reflectances 80/50/20
404 Balc	Rect-Flat	10	Reflectances 80/50/20

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
201 204 Balc_Floor	Illuminance	Fc	1.24	4.5	0.2	6.20	22.50			
201 Balc_L_Floor	Illuminance	Fc	2.80	5.1	0.9	3.11	5.67			
201 Balc_L_Floor	Illuminance	Fc	2.87	5.2	0.9	3.19	5.78			
202 Balc_Floor	Illuminance	Fc	1.81	5.8	0.4	4.53	14.50			
203 Balc_Floor	Illuminance	Fc	3.10	4.9	1.5	2.07	3.27			
203 Balc_Floor	Illuminance	Fc	2.44	4.9	0.4	6.10	12.25			
301 304 Balc_L_Floor	Illuminance	Fc	1.41	4.2	0.2	7.05	21.00			
301 304 Balc_L_Floor	Illuminance	Fc	1.33	4.2	0.3	4.43	14.00			
302 Balc_L_Floor	Illuminance	Fc	2.42	5.5	0.4	6.05	13.75			
303 Balc_L_Floor	Illuminance	Fc	2.85	4.8	1.4	2.04	3.43			
305 Balc_L_Floor	Illuminance	Fc	2.64	5.2	0.5	5.28	10.40			
401 402 Balc_L_Floor	Illuminance	Fc	1.02	4.2	0.1	10.20	42.00			
401 403 Balc_Floor	Illuminance	Fc	1.30	4.1	0.3	4.33	13.67			
402 Balc_Floor	Illuminance	Fc	1.72	4.0	0.5	3.44	8.00			
403 404 Balc_Floor	Illuminance	Fc	1.42	4.3	0.3	4.73	14.33			
Site A1 Grade_Planar	Illuminance	Fc	4.75	79.7	0.0	N.A.	N.A.			



LEVEL 1 - ILLUMINATION CALC: 3/32"=1'-0"



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

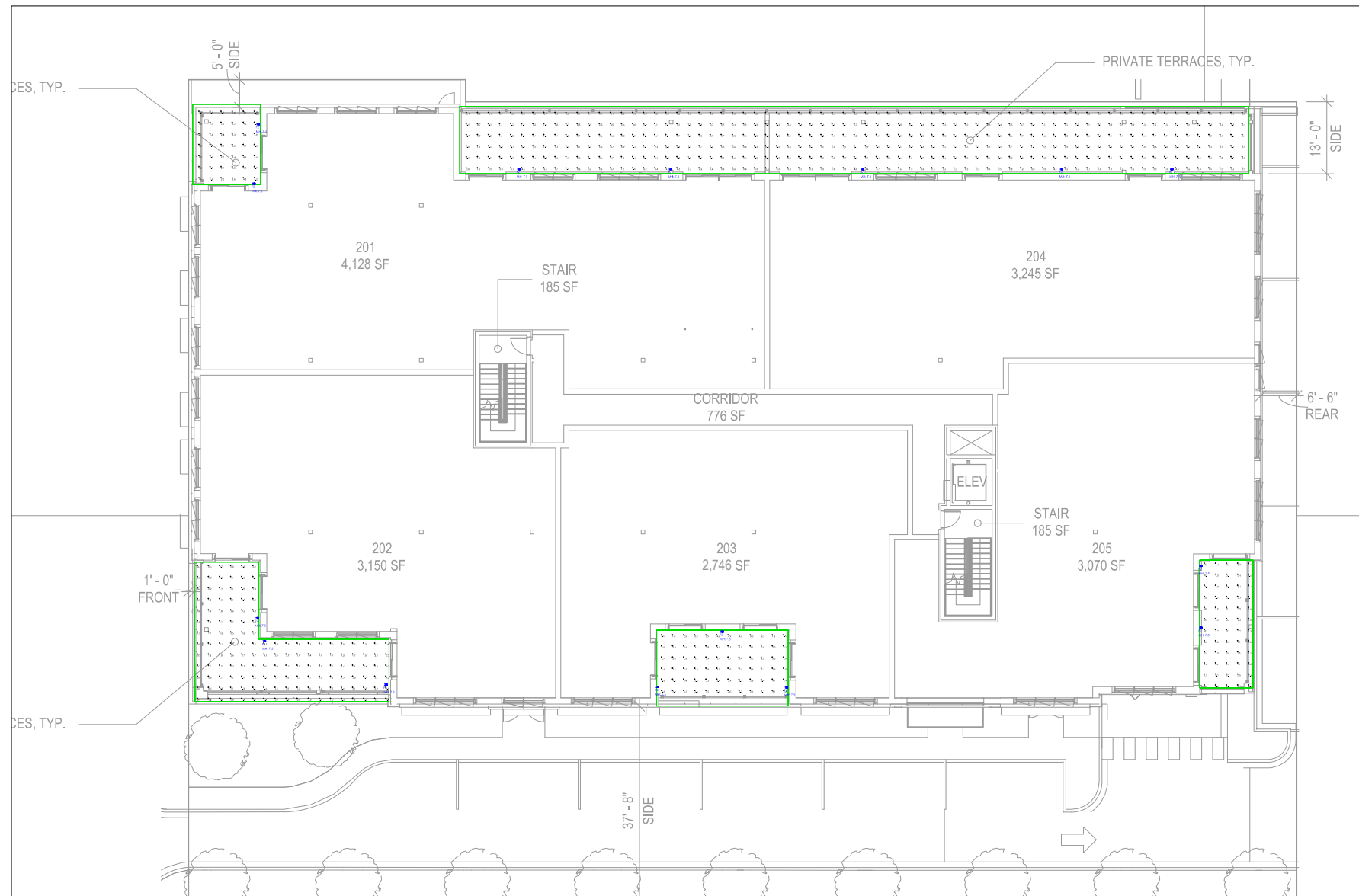


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST



LEVEL 2 - ILLUMINATION CALC: $3/32"=1'-0"$



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

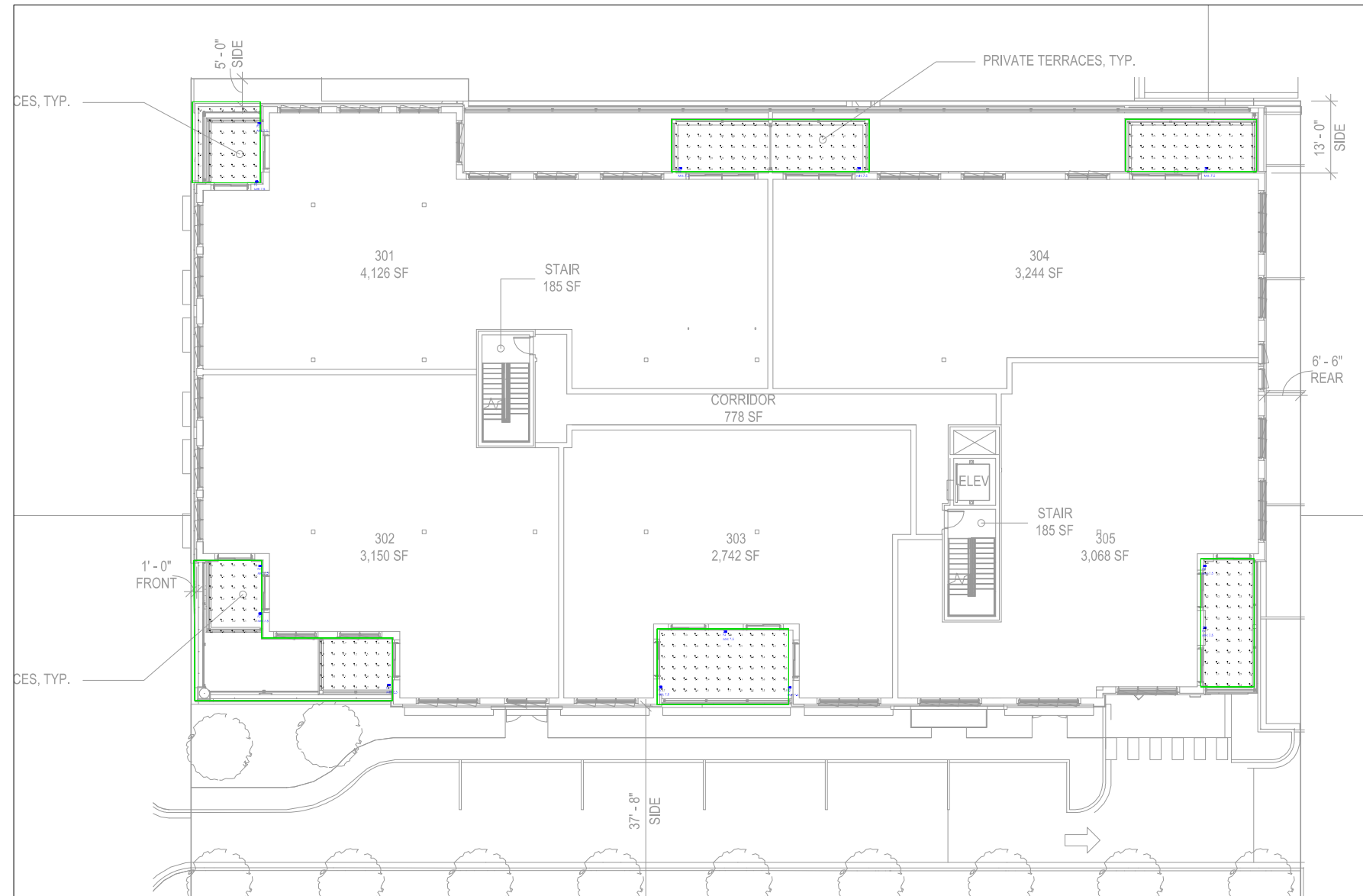


TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST



LEVEL 3 - ILLUMINATION CALC: $3/32"=1'-0"$



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

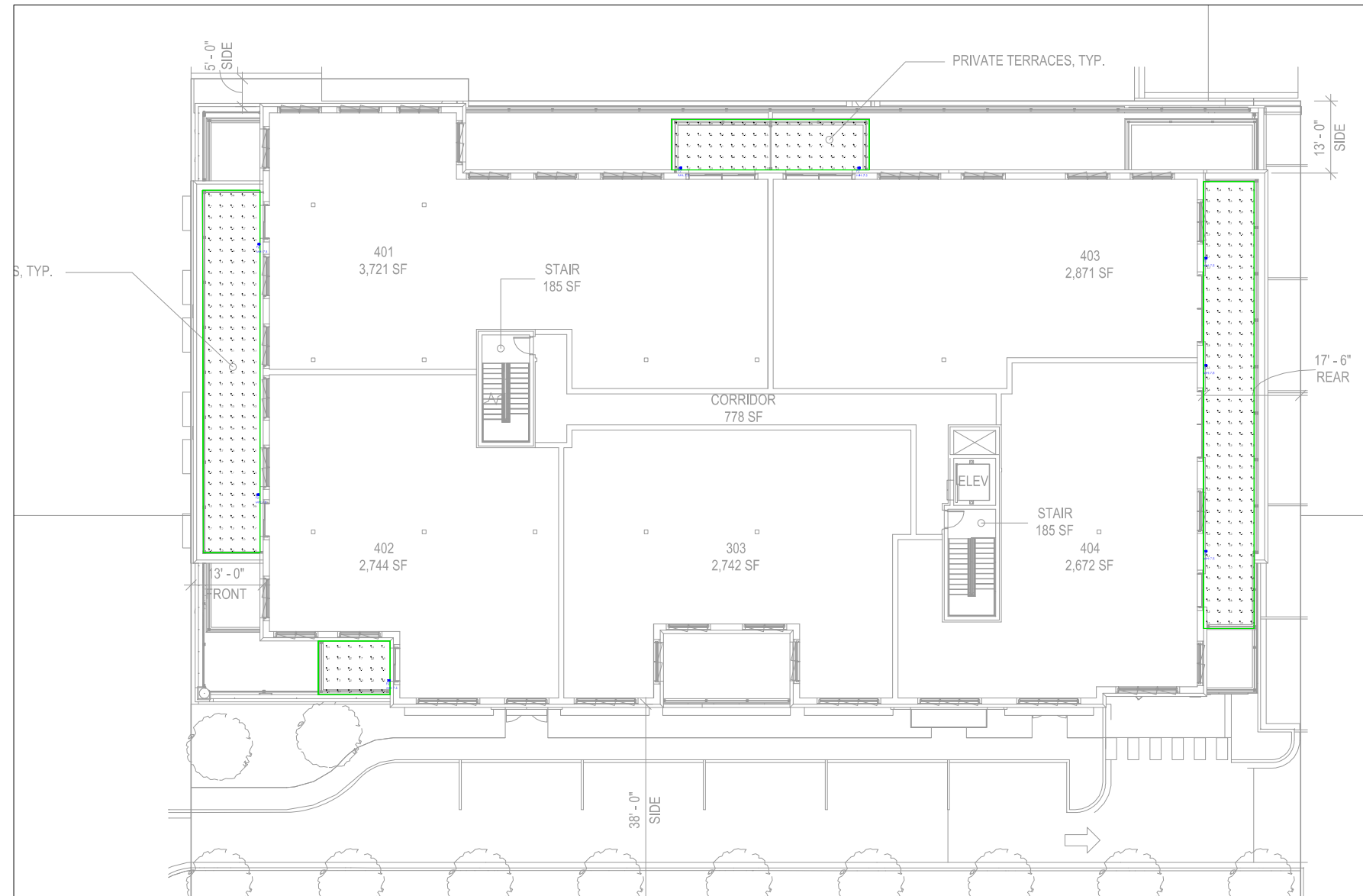


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST



LEVEL 4 - ILLUMINATION CALC: $3/32"=1'-0"$



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

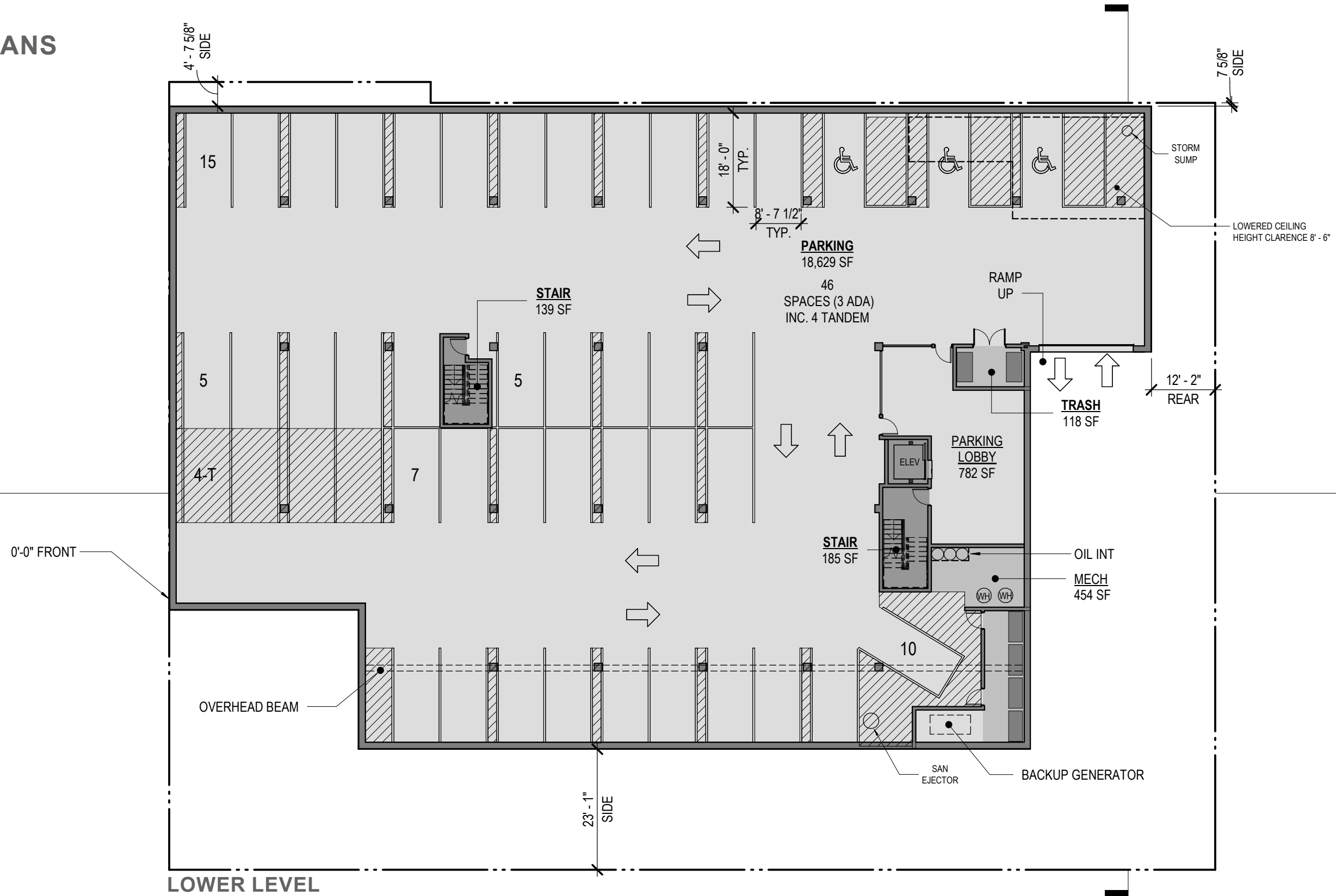


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

FLOOR PLANS



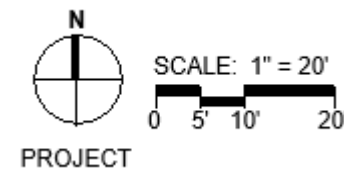
LOWER LEVEL



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



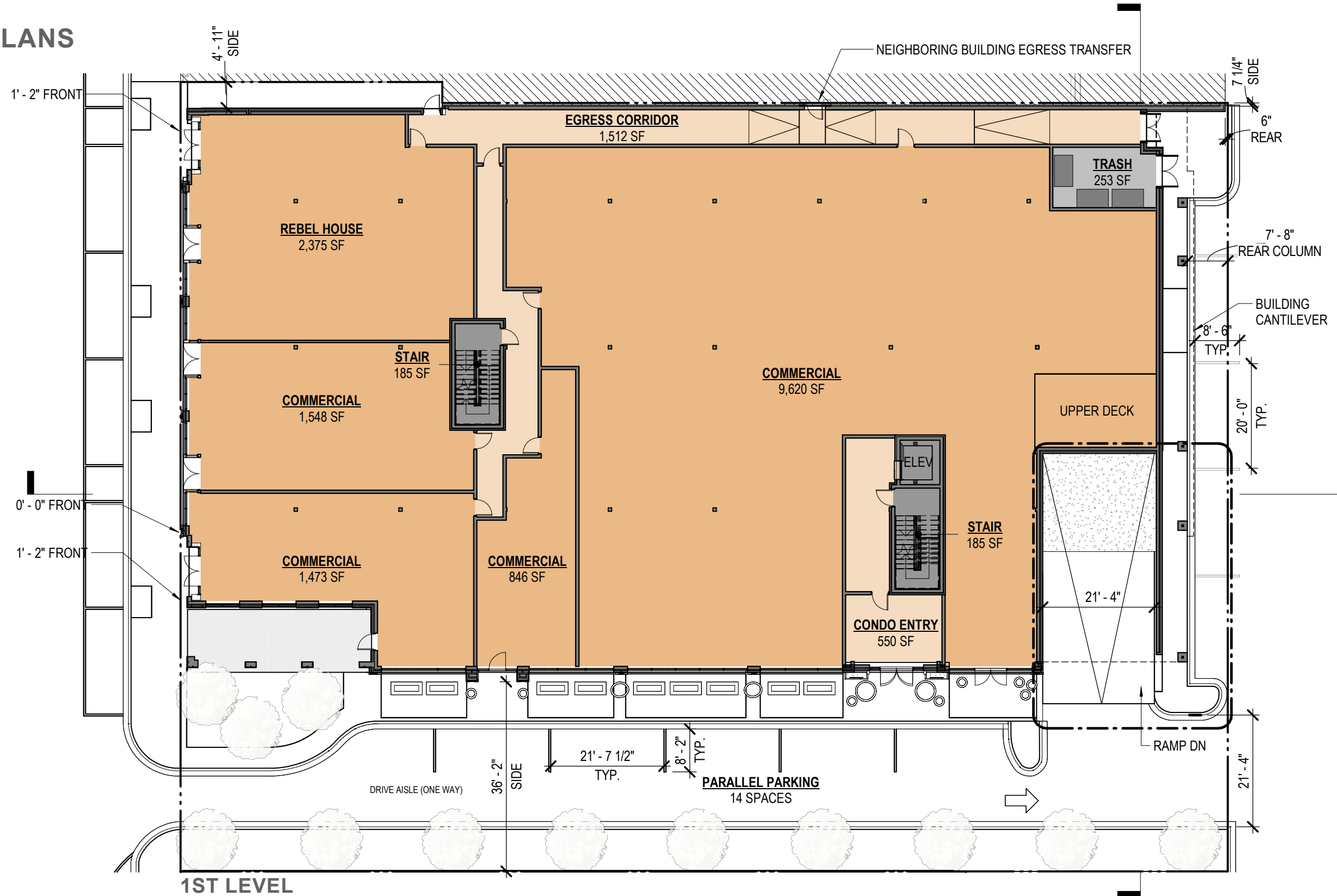
TOWER COURT
WINNETKA LLC



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

FLOOR PLANS



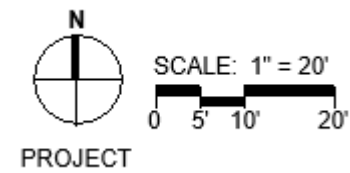
1ST LEVEL



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



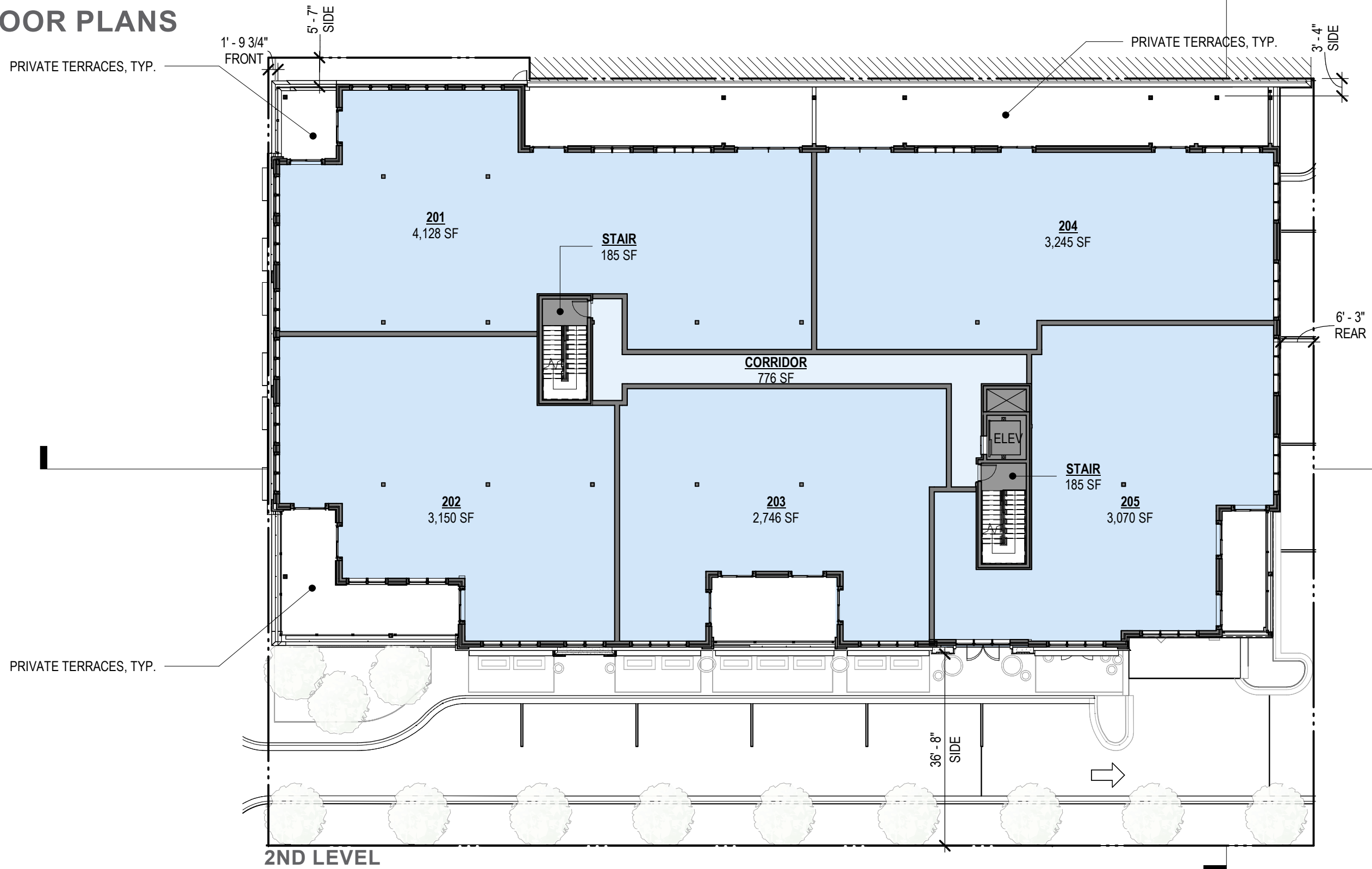
TOWER COURT
WINNETKA LLC



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

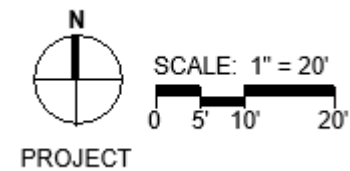
FLOOR PLANS



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



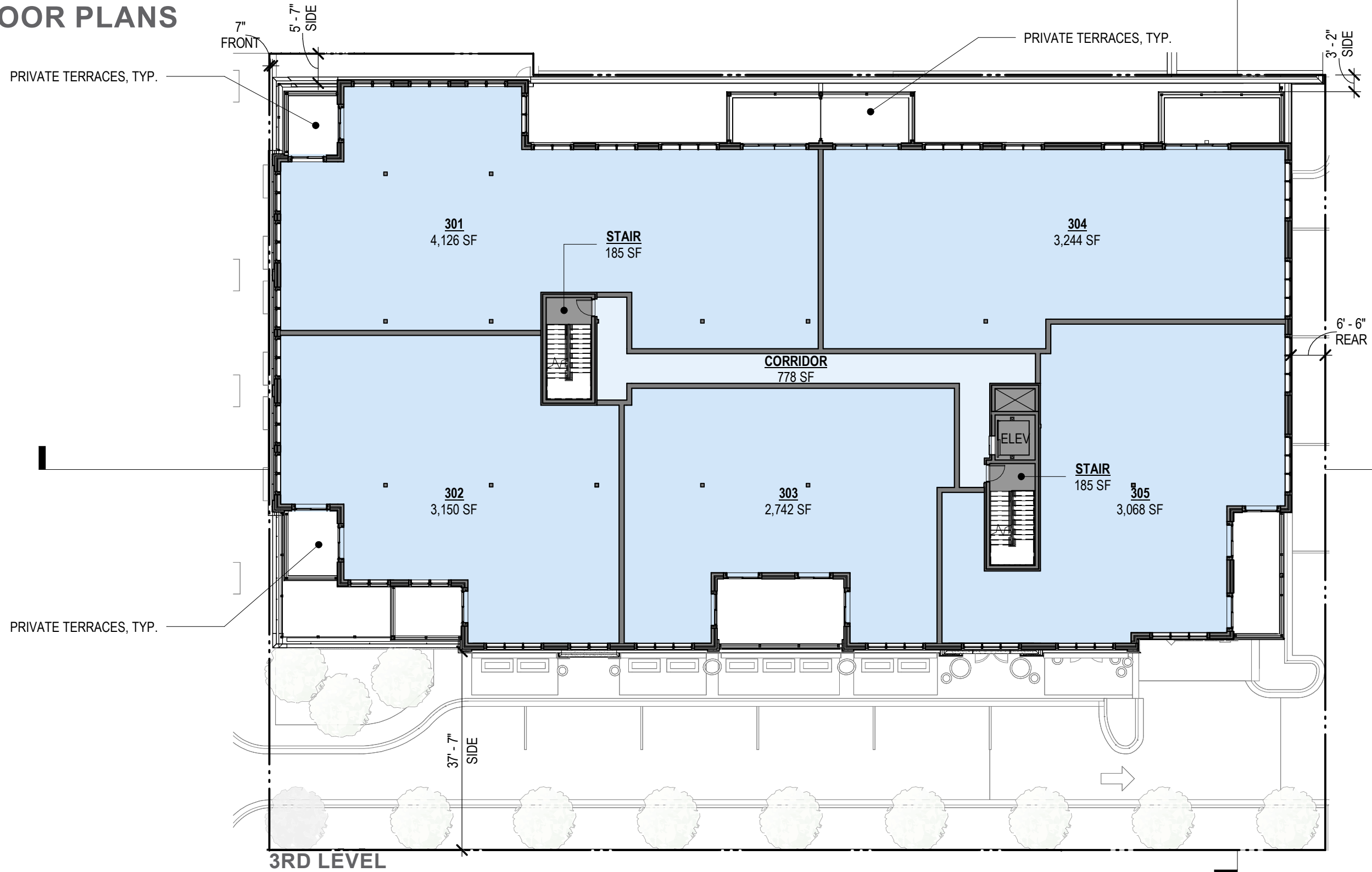
**TOWER COURT
WINNETKA LLC**



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

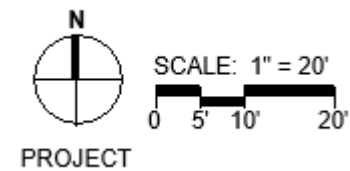
FLOOR PLANS



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



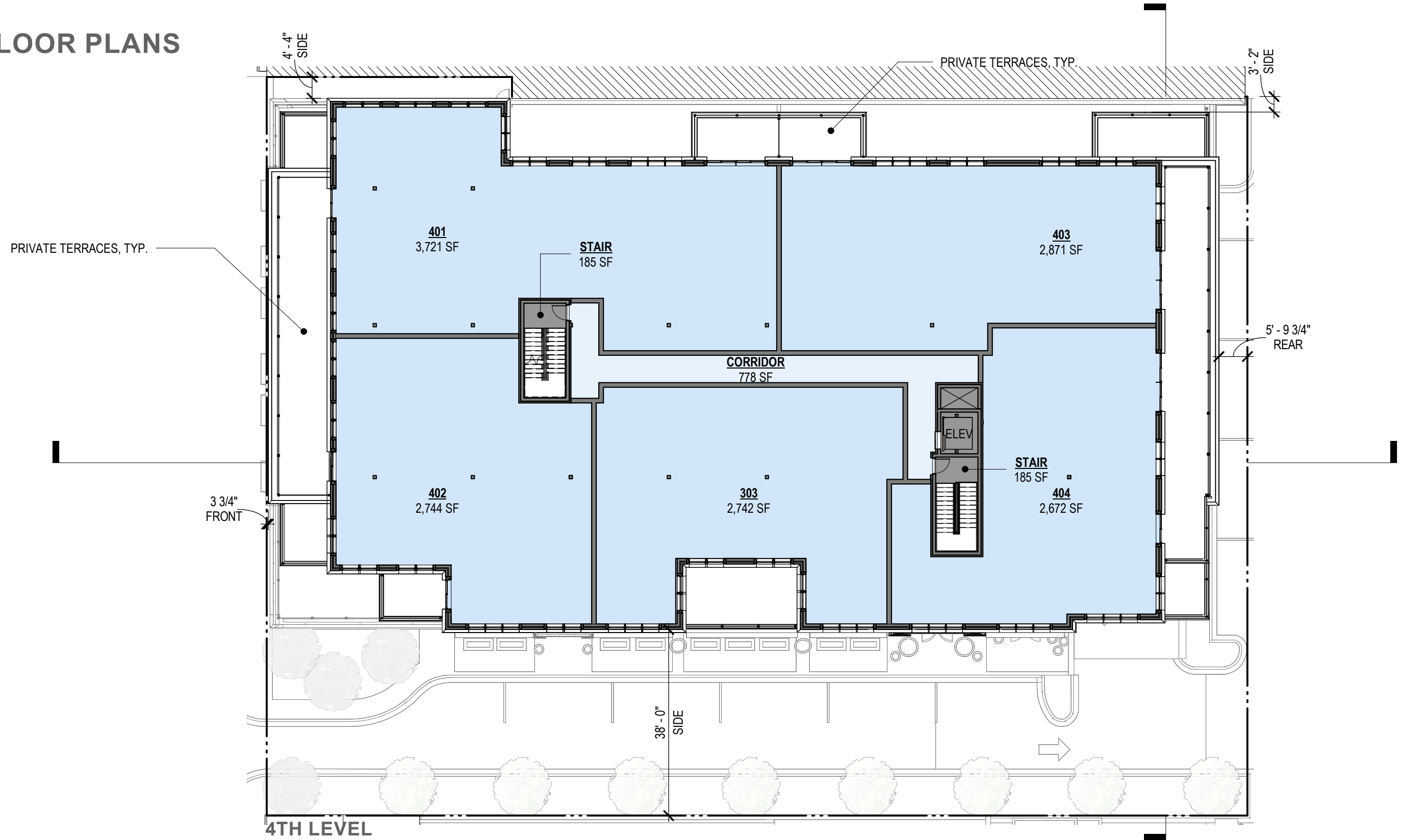
**TOWER COURT
WINNETKA LLC**



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

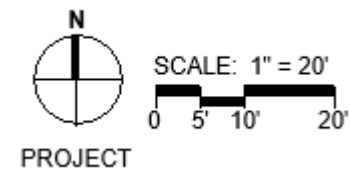
FLOOR PLANS



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



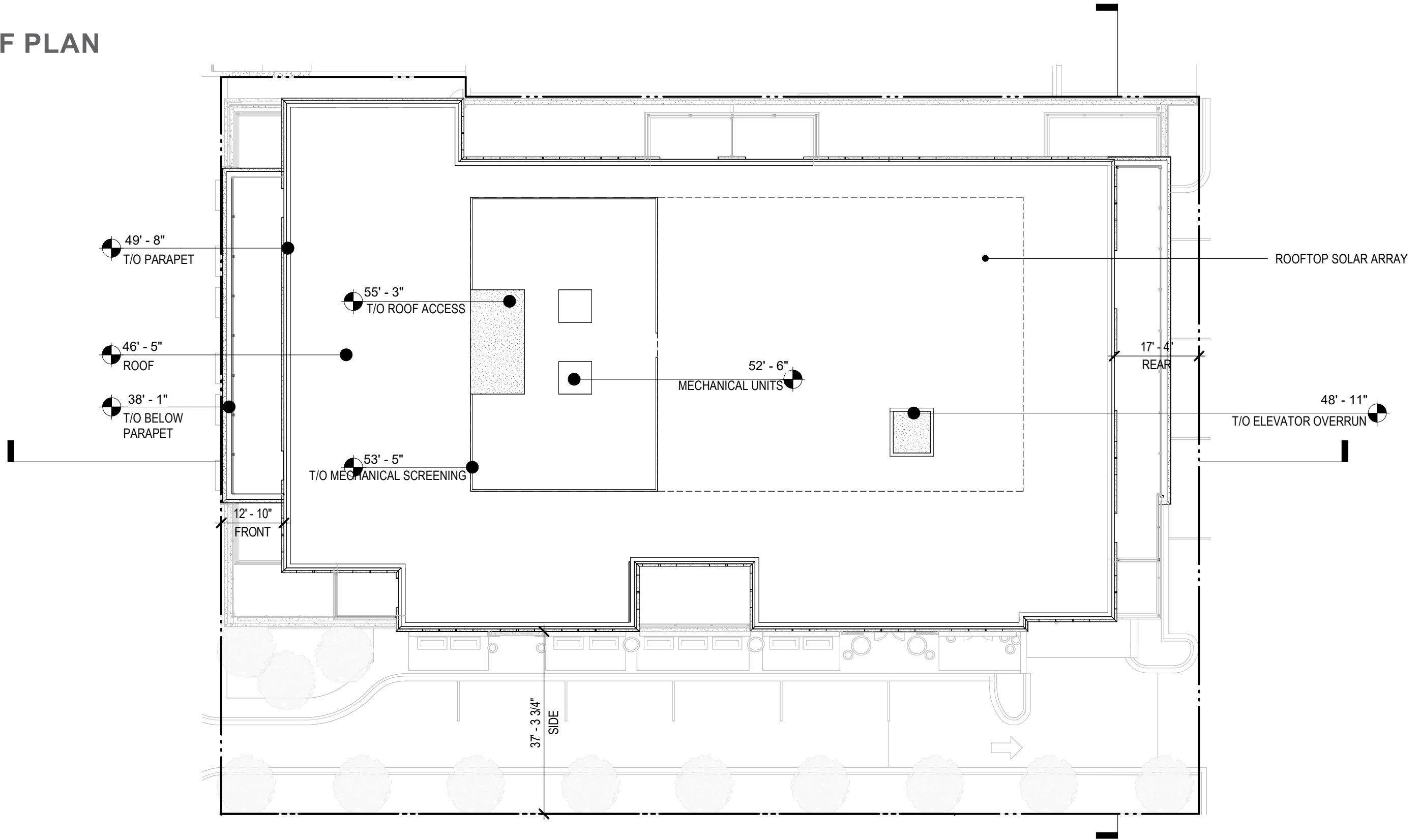
**TOWER COURT
WINNETKA LLC**



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

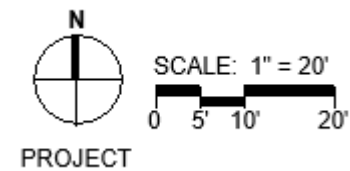
ROOF PLAN



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



**TOWER COURT
WINNETKA LLC**



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

BUILDING ELEVATIONS



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



**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

BUILDING ELEVATIONS



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

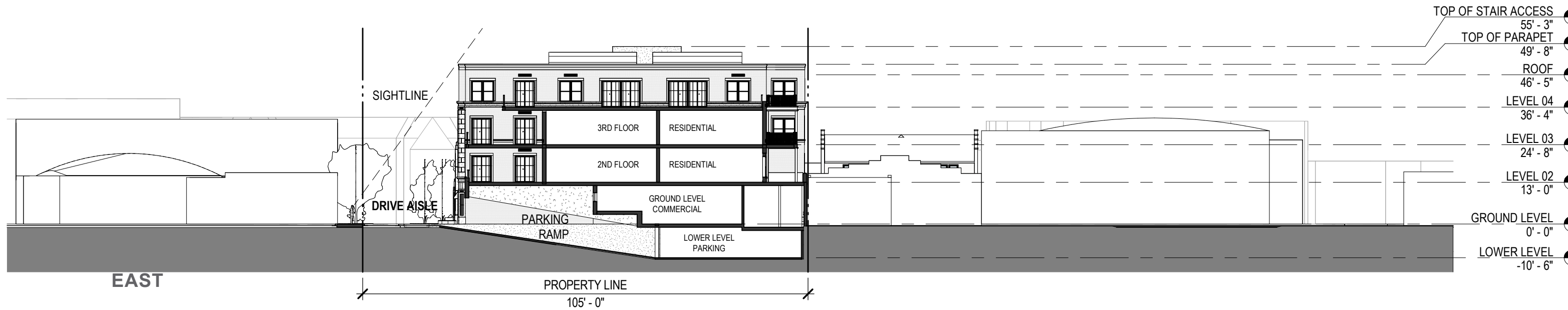
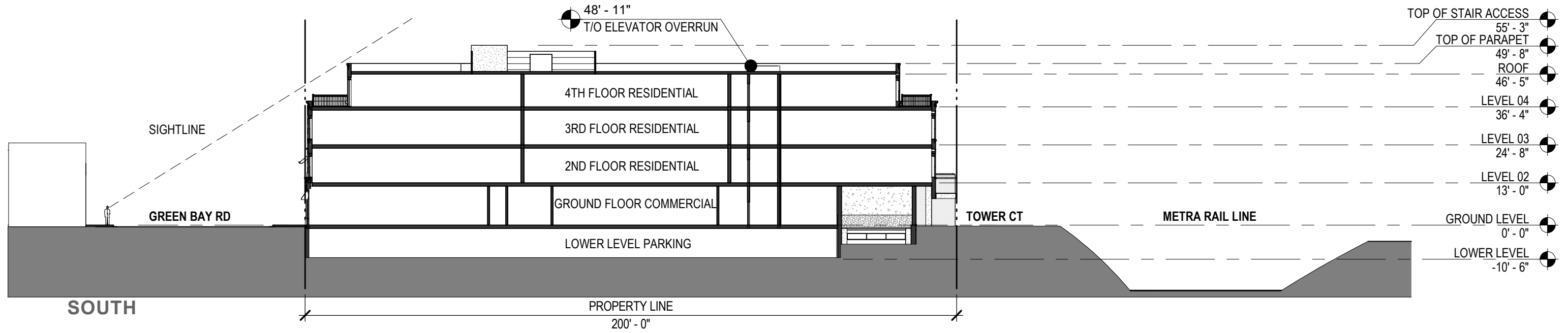


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

BUILDING SECTIONS



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

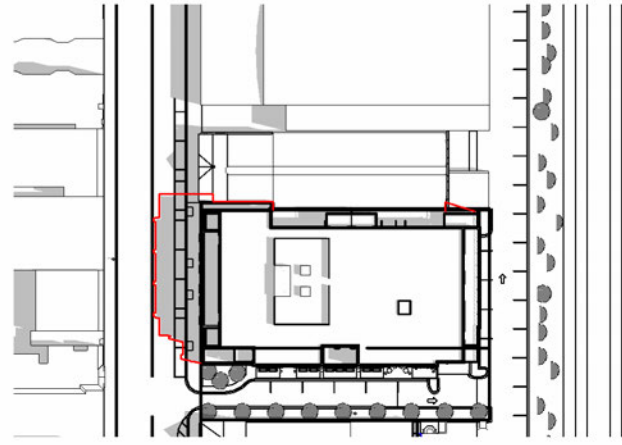


**TOWER COURT
WINNETKA LLC**

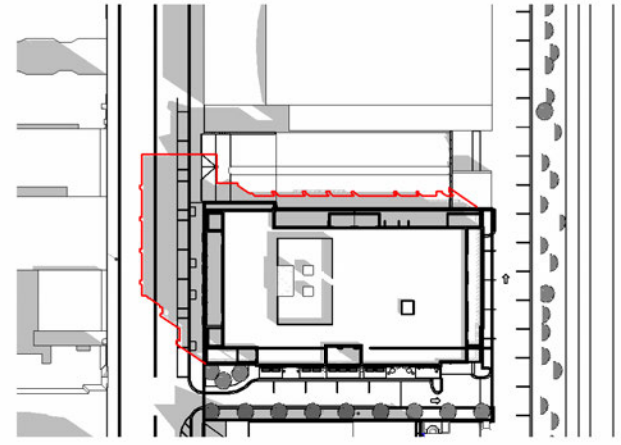


TOWER COURT CONDOMINIUMS
CONCEPTUAL SITE SECTIONS
1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

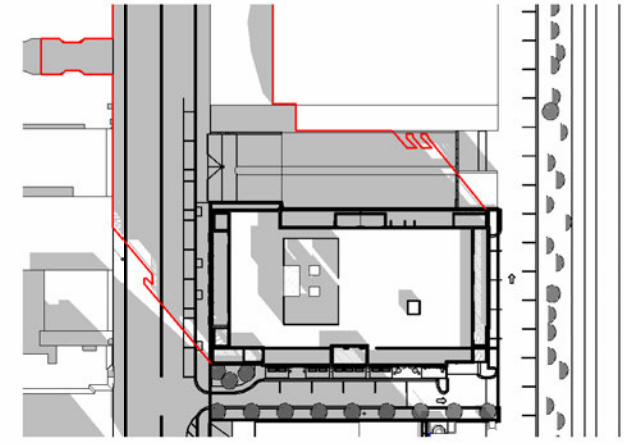
SUN STUDY



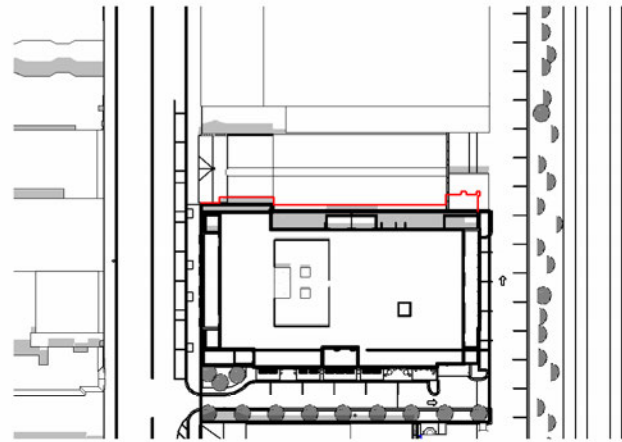
SUMMER 9AM



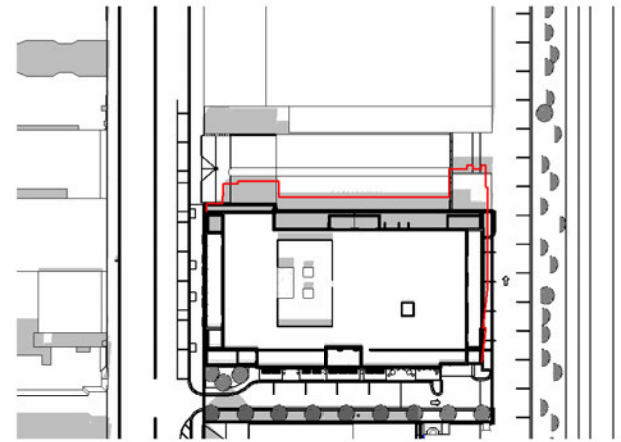
FALL 9AM



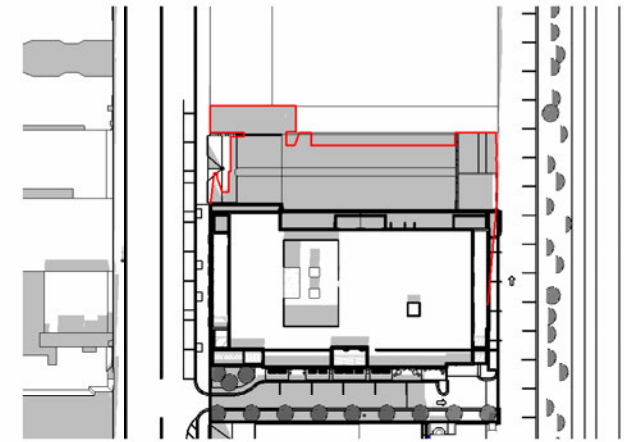
WINTER 9AM



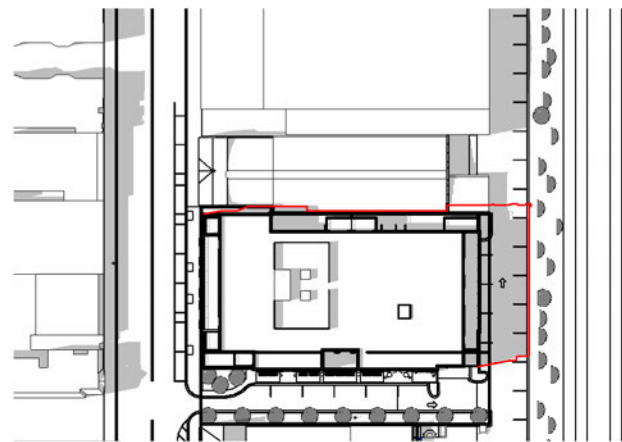
SUMMER 12PM



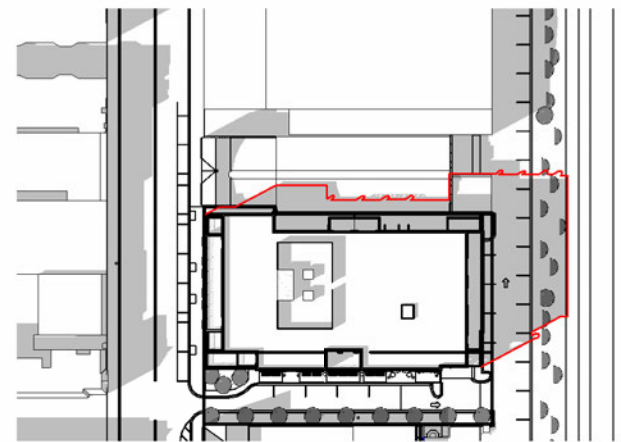
FALL 12PM



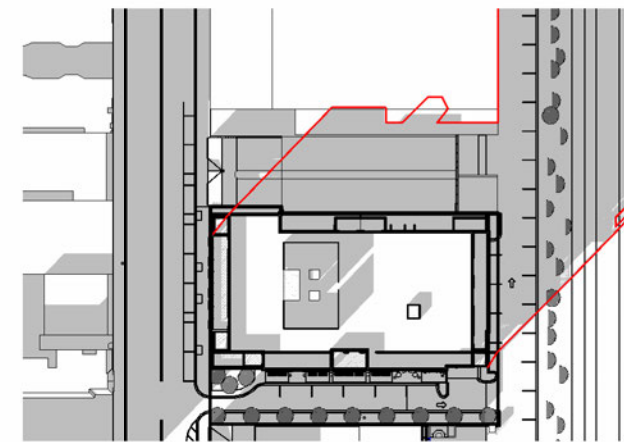
WINTER 12PM



SUMMER 3PM



FALL 3PM



WINTER 3PM



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

STREET ELEVATION



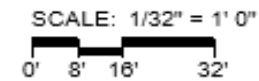
GREEN BAY ROAD ELEVATION



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



TOWER COURT
WINNETKA LLC



TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

CONTEXTUAL REFERENCES ON GREEN BAY RD.



VARIETY OF BRICK COLOR AND PATTERNS



FABRIC AWNINGS



DOUBLE HUNG WINDOWS
W/ MUNTIN PATTERN



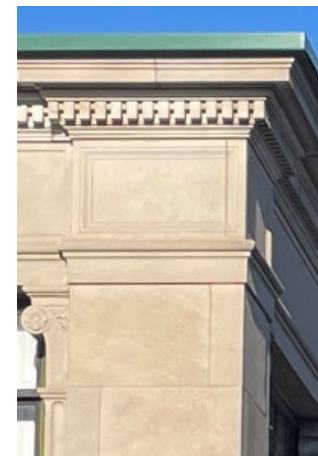
A VARIETY OF TUDOR, DECO, CLASSICAL, AND ITALIANATE STYLES



LARGE, OPEN STOREFRONTS



FLUTED STONEWORK



CORNICE DETAILS



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



**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

PRIMARY ARCHITECTURAL COMPONENTS - WEST CORNER ELEVATION



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

PRIMARY ARCHITECTURAL COMPONENTS - CONDO ENTRY



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

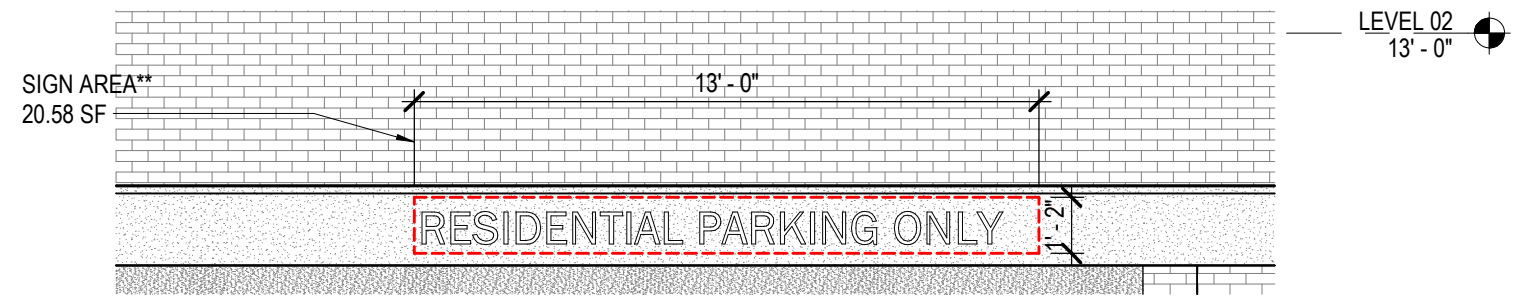
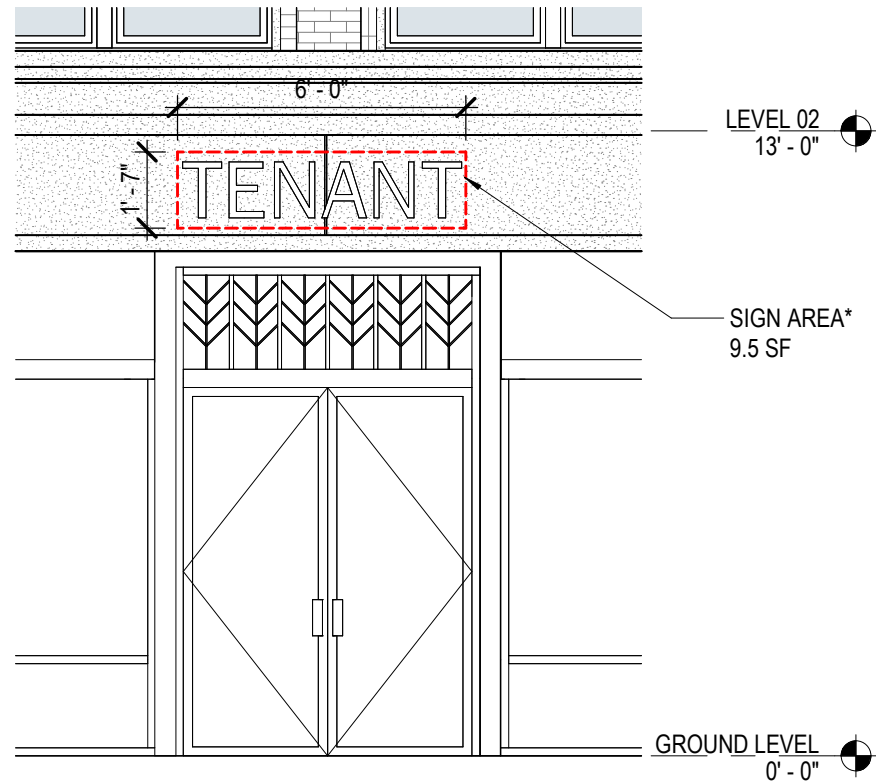
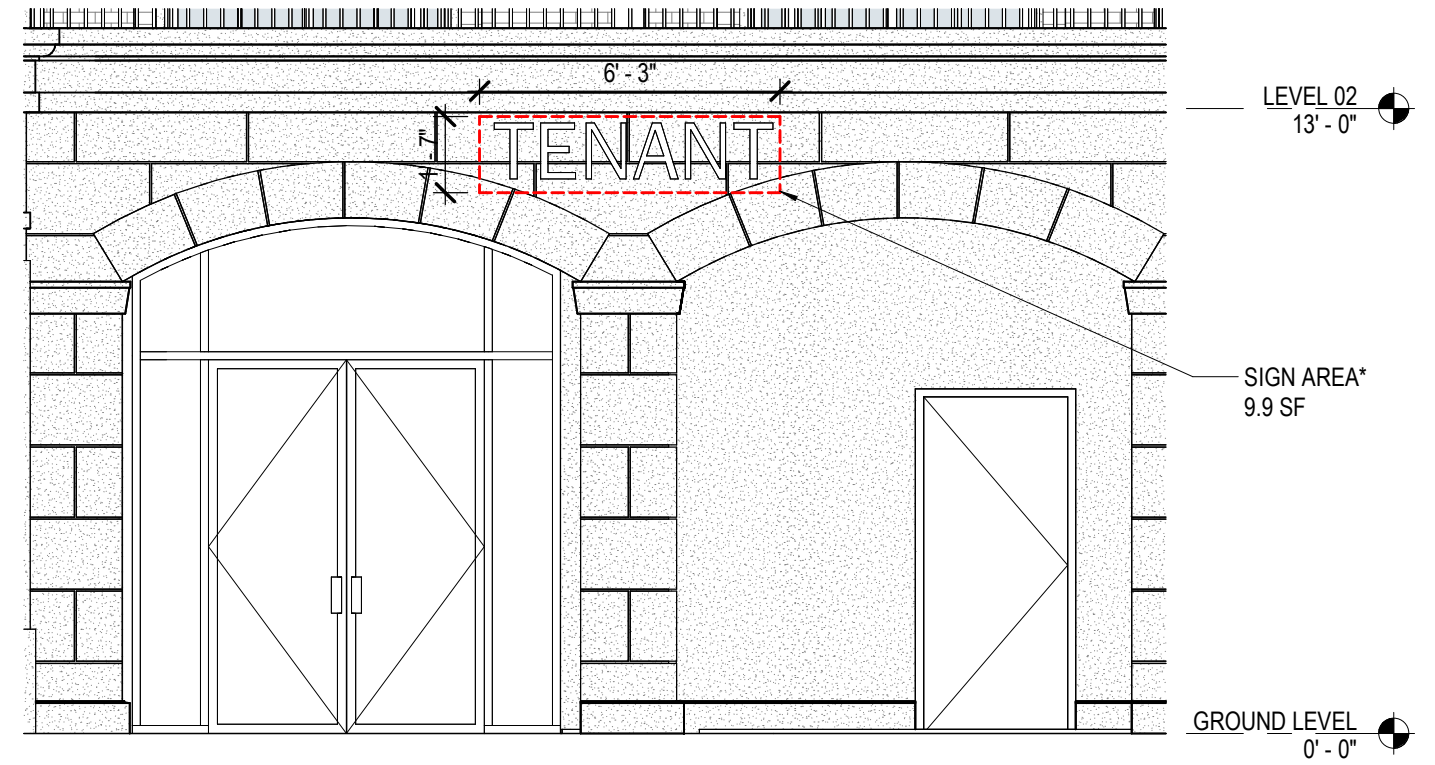
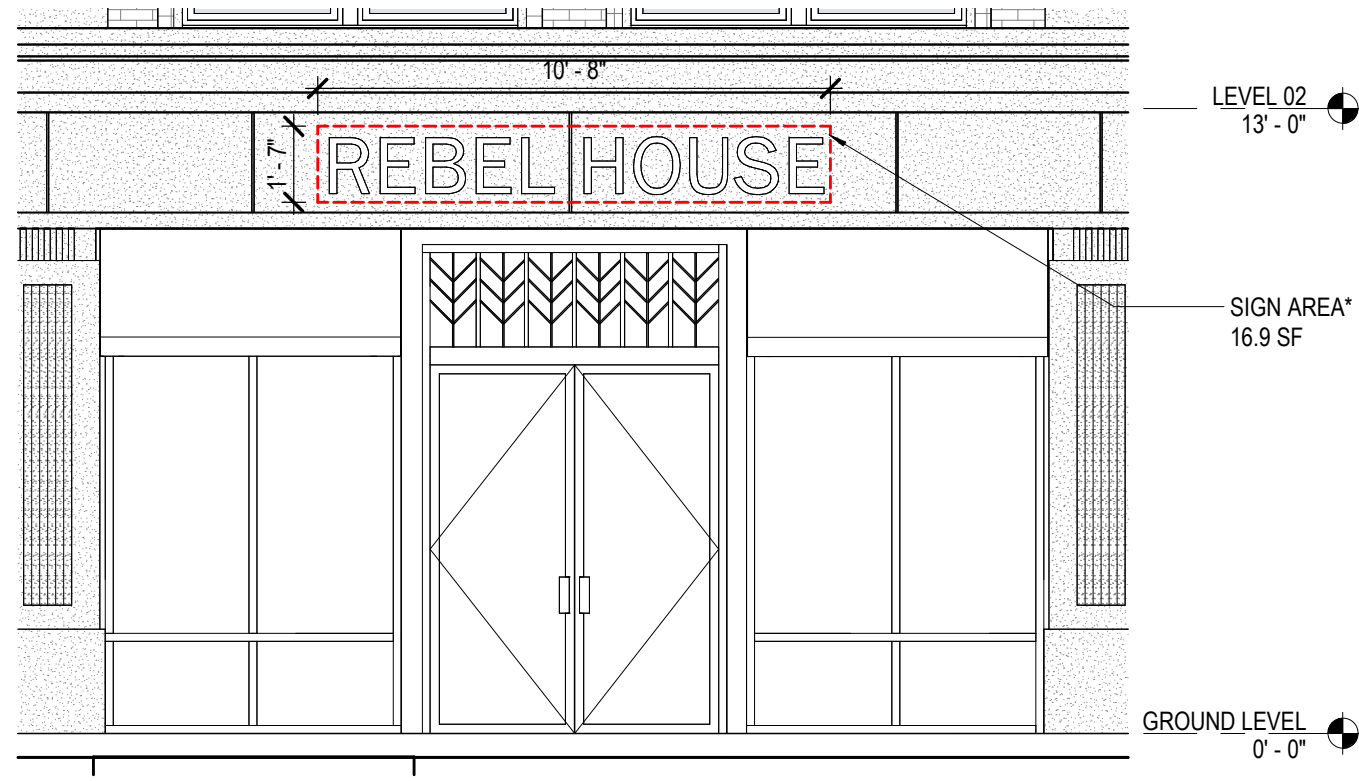


**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

SIGNAGE ELEVATION



*SIGN DESIGN BY OTHERS, FINAL DESIGN NOT TO EXCEED SIZE SHOWN

**FONT FOR REFERENCE ONLY, EXACT ADDRESS TBD



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

VIEW FROM SW CORNER



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

VIEW FROM GREEN BAY RD.



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

45

VIEW FROM NW CORNER



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

VIEW FROM SE CORNER



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



TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

47

CONTEXTUAL STUDIES



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

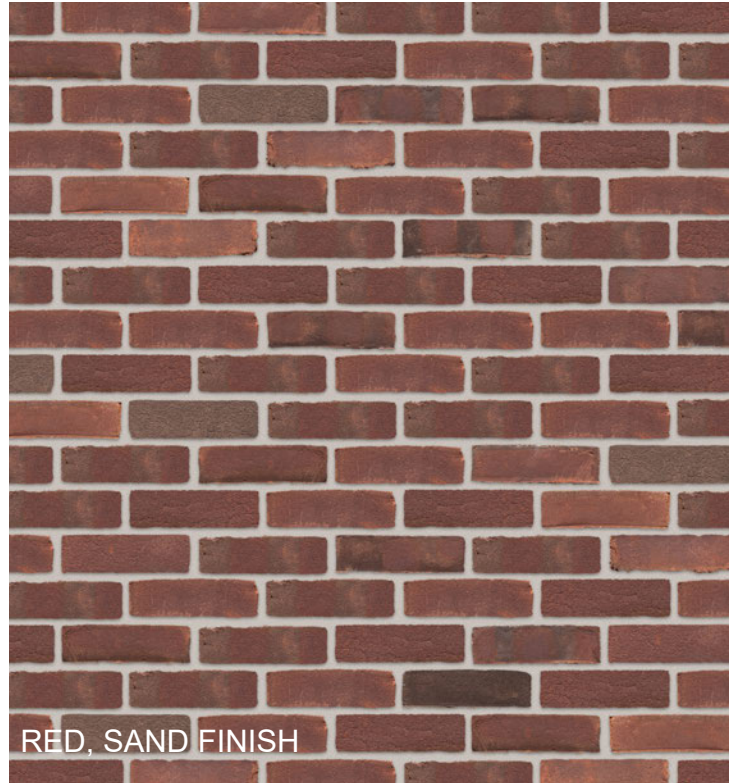


TOWER COURT
WINNETKA LLC

TOWER COURT CONDOMINIUMS

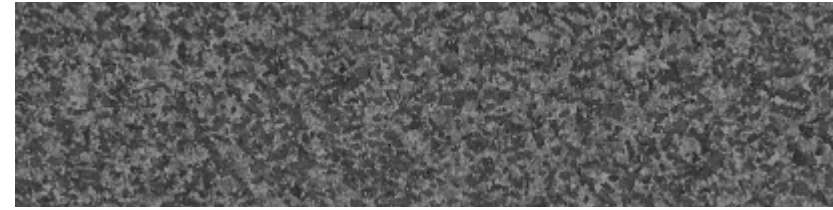
1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

BUILDING MATERIALS

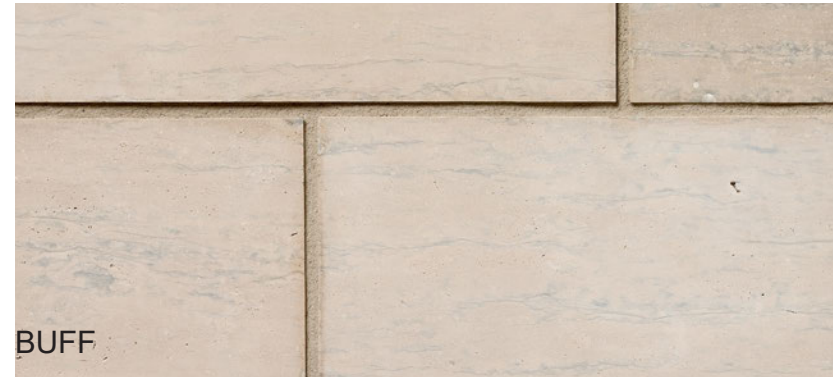


RED, SAND FINISH

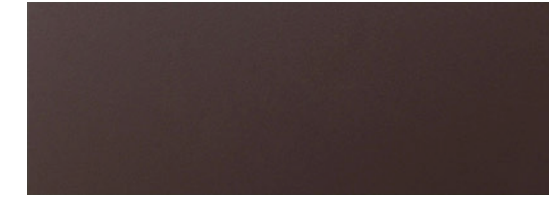
BR-01
FACE BRICK



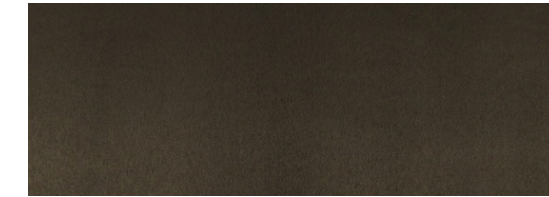
ST-02
GRANITE WALL BASE



BUFF
ST-01
CUT STONE



MTL-01,02,04,05,06
BRONZE ALUMINUM



MTL-03
SUEDE ALUMINUM



MTL-04
ANTIQUE BRASS



MTL-07
PRE-FINISHED METAL



FB-01
FABRIC CLOTH

TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-01	FACE BRICK	RED OR EQUAL	GLENN-GARY MID ATLANTIC OR EQUAL
ST-01	CUT STONE	BUFF OR EQUAL	ARRISCRAFT OR EQUAL
ST-02	STONE BASE	GREY OR EQUAL	ARCHITECTURAL CAST STONE OR EQUAL
MTL-01	ALUMINUM FRAMED STOREFRONT	BRONZE OR EQUAL	KAWNEER OR EQUAL
MTL-02	ALUMINUM FRAMED WINDOW	BRONZE OR EQUAL	MARVIN WINDOWS AND DOORS OR EQUAL
MTL-03	ALUMINUM RAILING	SUEDE OR EQUAL	CUSTOM FABRICATION
MTL-04	ALUMINUM COPING	BRONZE OR EQUAL	PAC-CLAD OR EQUAL
MTL-05	STOREFRONT DOOR PORTAL/SIGNAGE	ANTIQU BRASS OR EQUAL	PAC-CLAD OR EQUAL
MTL-06	METAL PANELING	BRONZE OR EQUAL	PAC-CLAD OR EQUAL
MTL-07	PRE-FINISHED METAL	SILVER OR EQUAL	CITYSCAPES OR EQUAL
FB-01	FABRIC AWNING	STORM OR EQUAL	SUNBRELLA OR EQUAL



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



**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

ATTACHMENT B

EXCERPT OF MINUTES WINNETKA VILLAGE COUNCIL REGULAR MEETING October 21, 2025

(Approved: December 2, 2025)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, October 21, 2025, at 7:00 PM.

1) Call to Order. President Dearborn called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Kim Handler, Scott Myers and Bridget Orsic. Absent: Trustee Tina Dalman. Also present: Village Attorney Peter Friedman, Assistant Community Development Director Ann Klaassen, Sustainability Coordinator Elyse Steiner and approximately 35 persons in the audience.

9) Discussion.

a) Tower Court Condos Concept Review

Assistant Community Development Director Ann Klaassen advises Council of a planned development concept plan application submitted by OKW Architects regarding a four-story mixed use planned development. The four-story mixed use development consists of 15,400 square feet of commercial space, approximately 15 residential condominium units on the three upper levels and a total of 36 parking spaces consisting of 7 spaces at street level and 29 spaces on the lower underground level.

Ms. Klaassen provides information regarding the planned development process; concept plan review, preliminary plan review, and final plan review, information regarding the proposed site including zoning, commercial uses, and comprehensive plan standards.

Additionally, Ms. Klaassen states the requirements regarding rezoning, demolition, plat of consolidation, zoning specifics, and special use permit requirements regarding parking and parking exceptions.

Jon Talty, CEO of OKW Architects, provides Council information regarding property specifics, collaboration of residential and commercial use, consideration of building mass, intention of project to enhance vibrancy, residential specifications, proposed footprint, matters related to parking, architectural components, and high demand for condominiums.

Council discusses residential unit specifications, building amenities, vehicular and pedestrian traffic, commercial and residential components, architectural design, building mass, and parking concerns.

Public Comment

Katie Stevens expresses concerns regarding parking and requests reconsideration of the building height.

Ted Wynnychenko suggests lower level parking to accommodate both residential and commercial parking.

Joanna Caratz requests additional information regarding access to the roof garden and outdoor space.

Council provides feedback regarding parking consideration, consideration of setback requirements, access for pedestrian, bicycle, and vehicular traffic, accommodation of emergency vehicle access, and building mass and height limitations.



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:

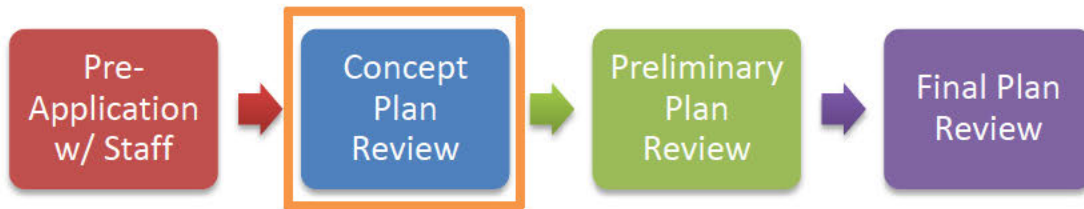
- a) Ground floor level of approximately 15,400 square feet of commercial space;
- b) Approximately 15 residential condominium units on the three upper levels; and
- c) A total of 36 parking spaces consisting of 7 spaces at street level and 29 spaces on the lower (underground) level.

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.

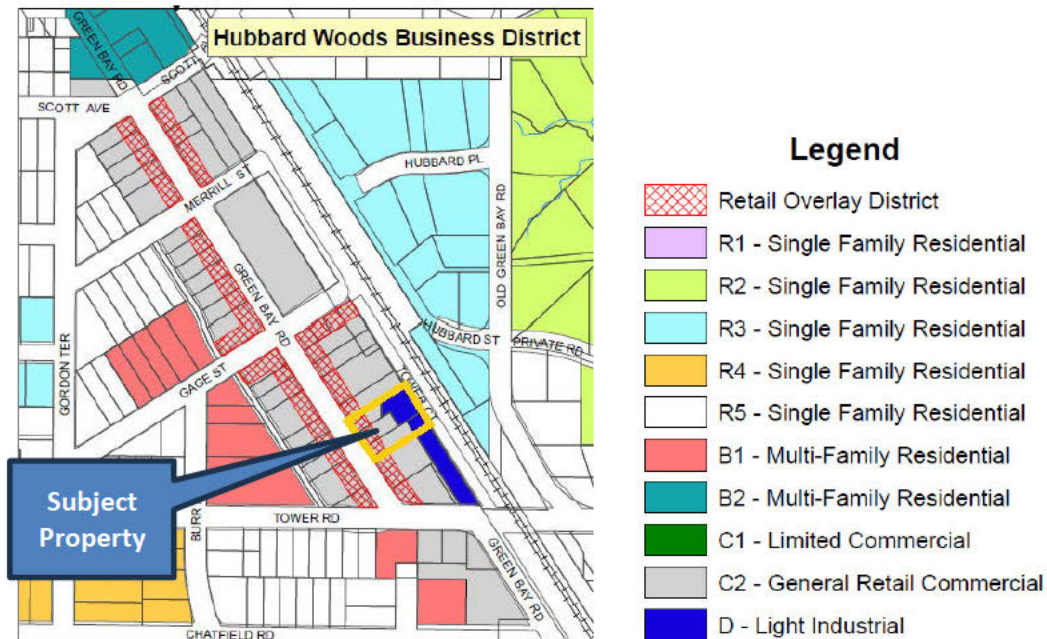


Figure 3 – Zoning Map

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

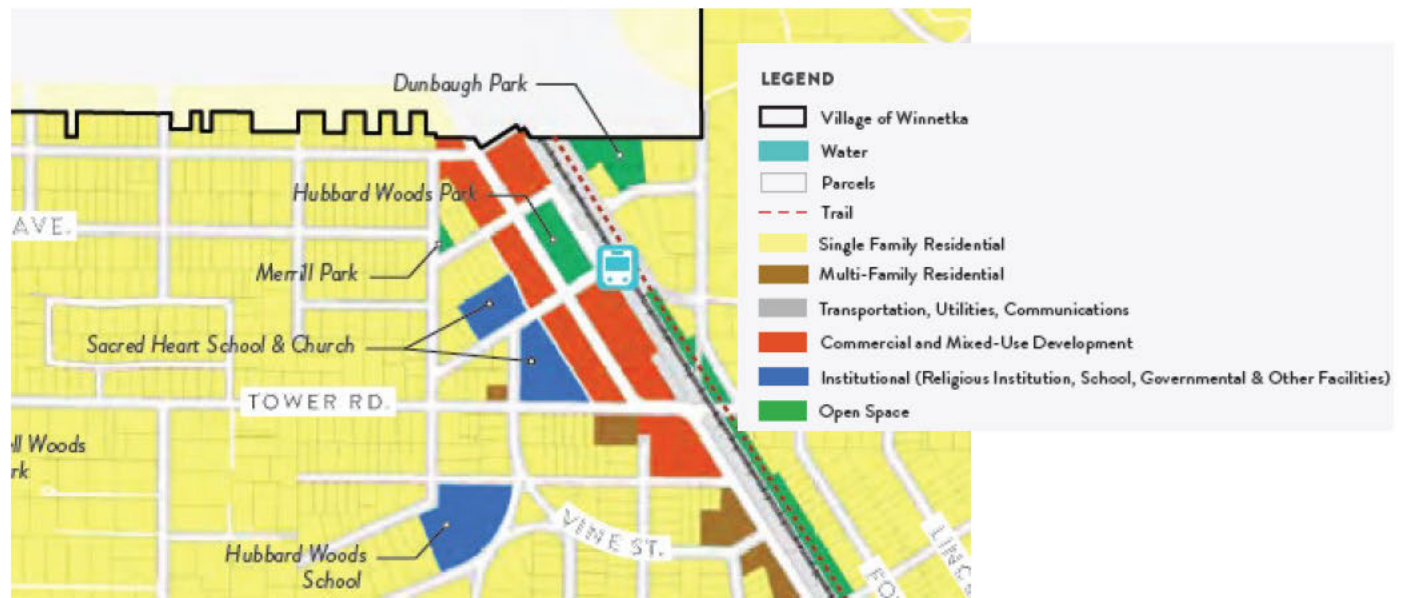


Figure 4 - Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

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.

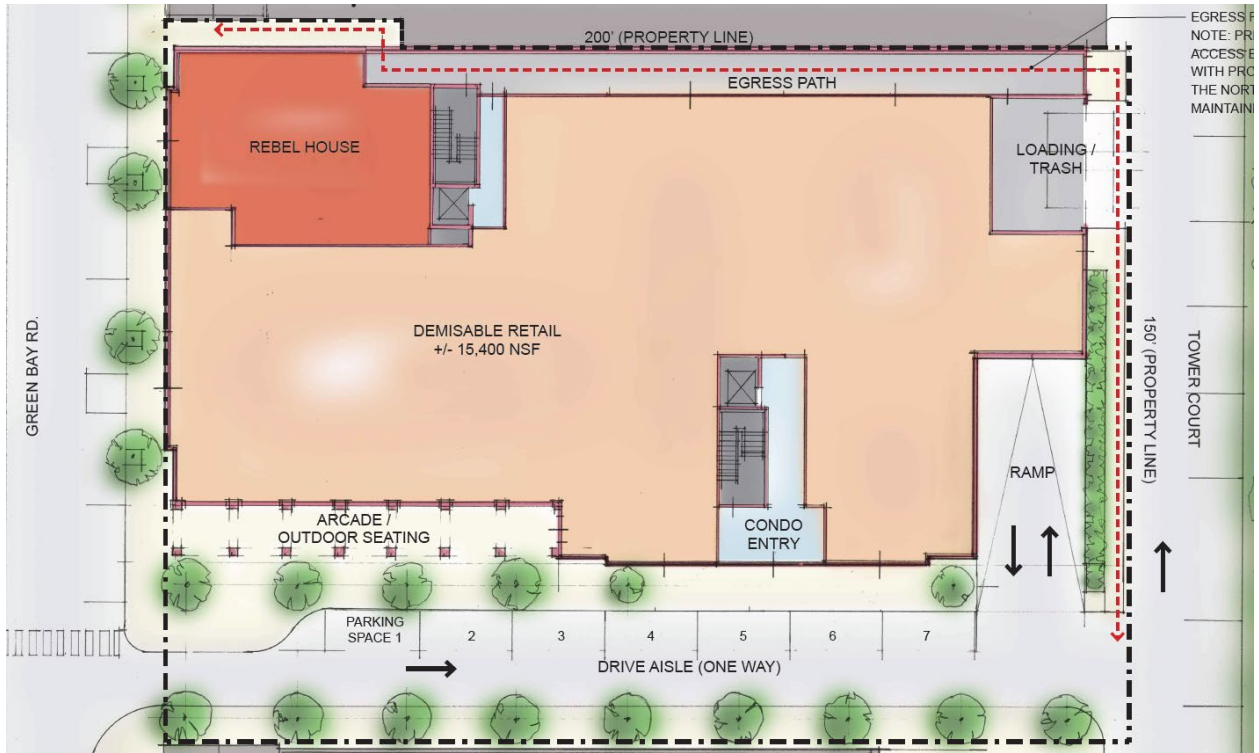


Figure 5 – Concept Plan – Ground Floor Plan

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

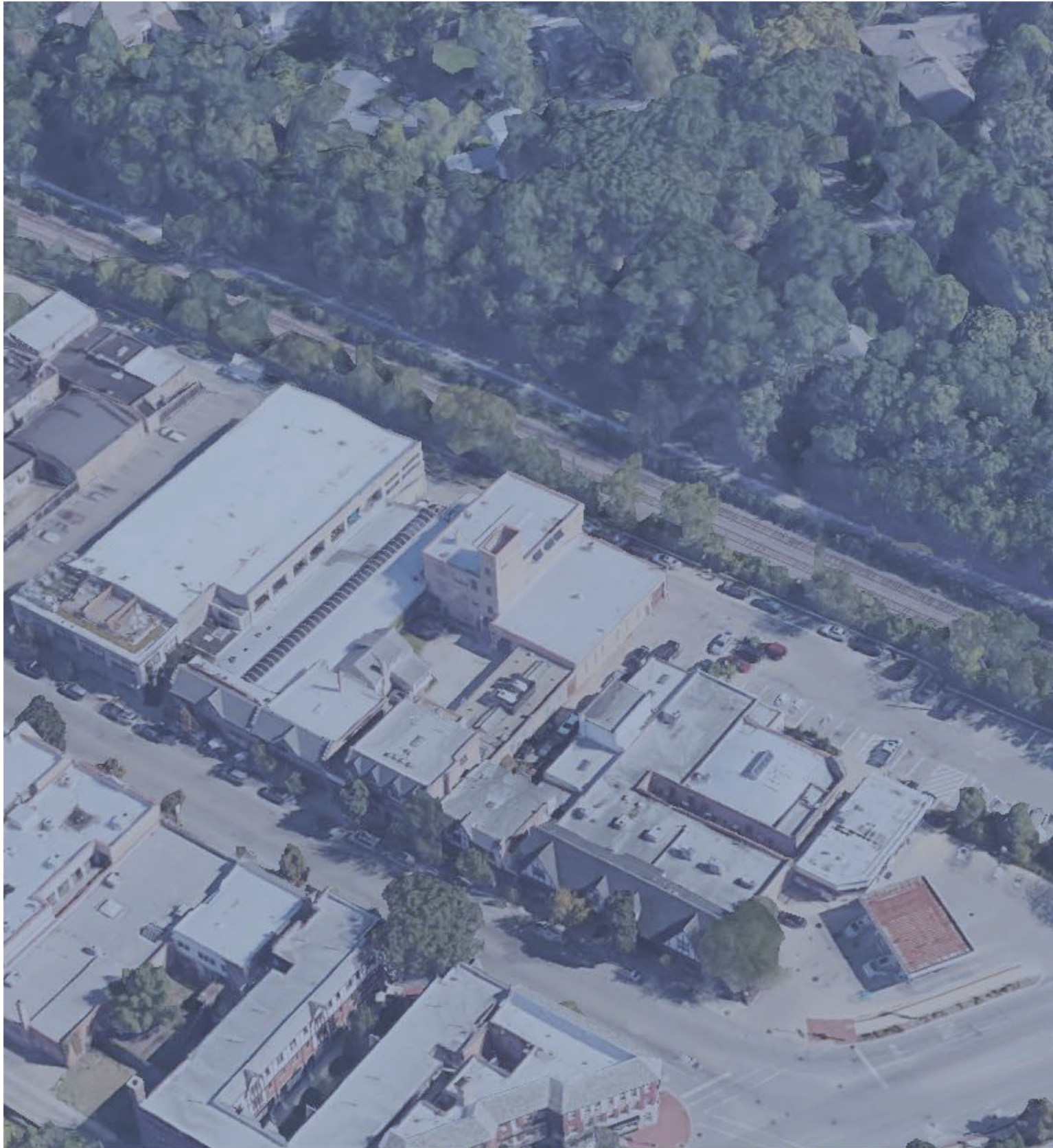
Revised Application

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,



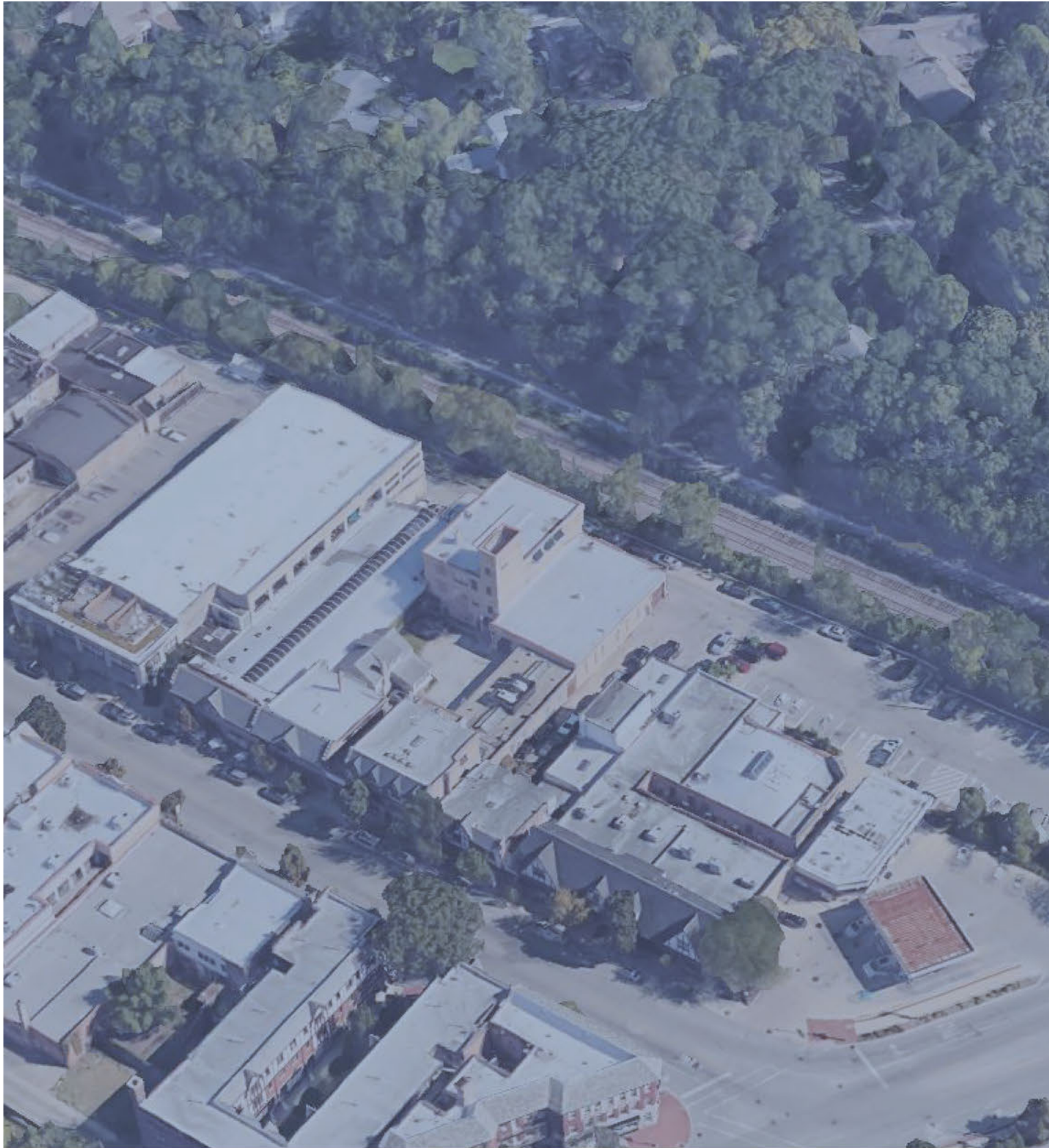
Peter Witmer
Member
Tower Court Winnetka LLC



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

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



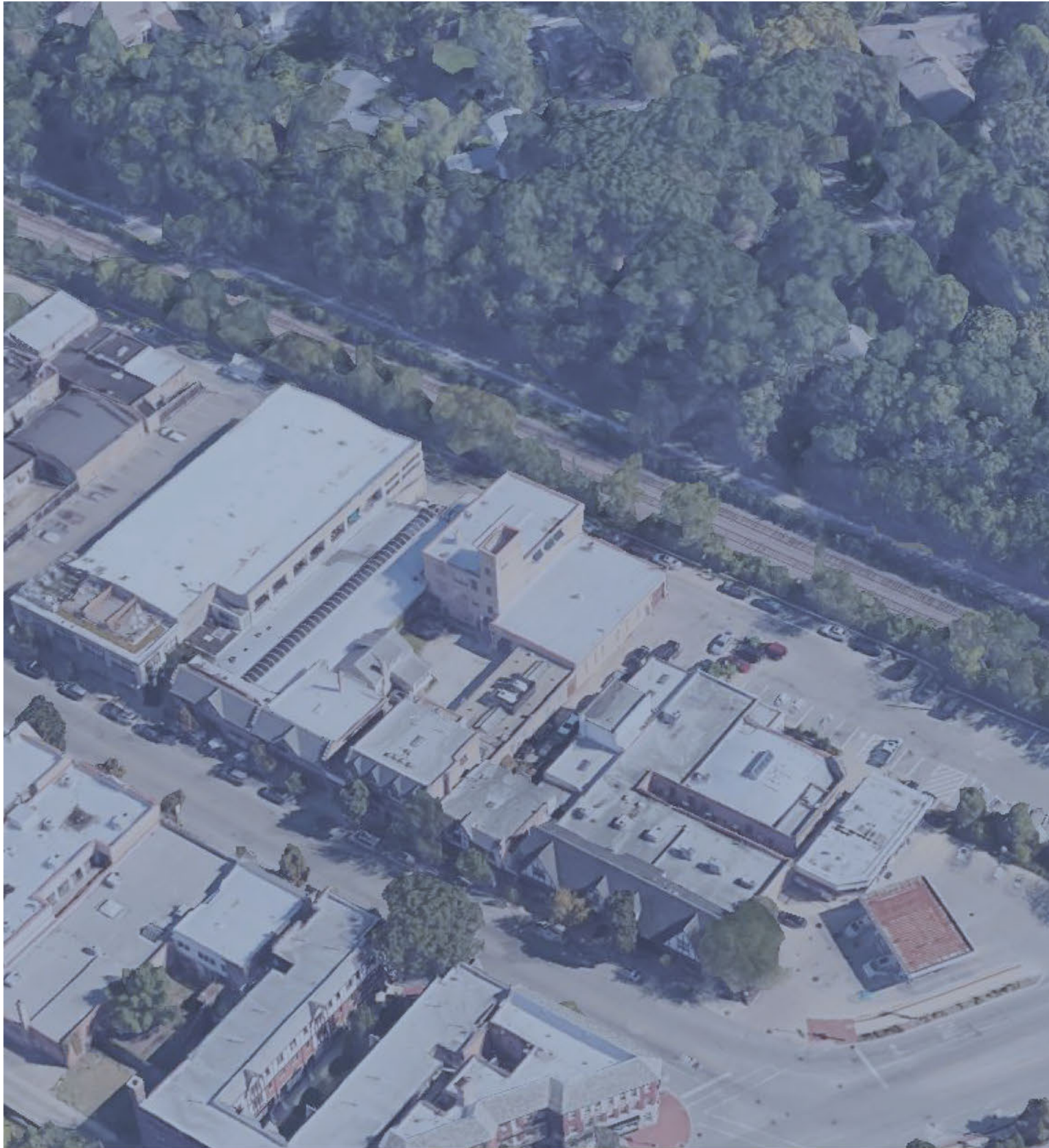
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

TOWER COURT CONDOMINIUMS

LETTER OF AUTHORIZATION

Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



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 <[REDACTED]>
Date: October 14, 2025 at 11:05:29 AM CDT
To: "Caroline S. Smith" <[REDACTED]>
Cc: Todd Altounian <[REDACTED]>, Peter Witmer <[REDACTED]>
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 [REDACTED]
Direct [REDACTED]

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



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. [REDACTED]

Email [REDACTED]

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: [REDACTED]

Email: [REDACTED]

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.

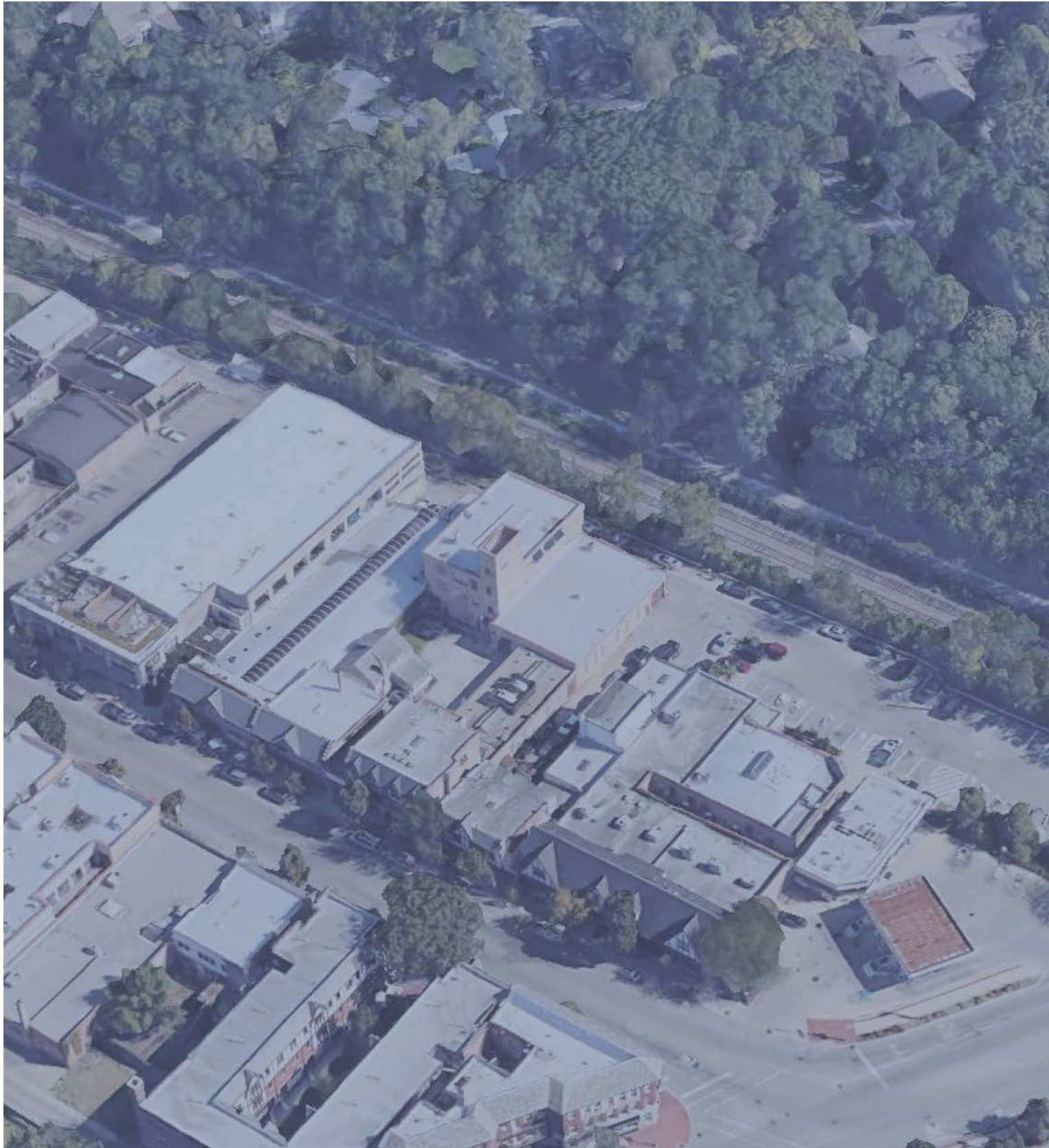
- If the Applicant is **not** the owner of the subject property, the **current property owner** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda.
- A sketch site 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.



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



TOWER COURT CONDOMINIUMS
PLANNED DEVELOPMENT APPLICATION
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



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

6



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.

APPLICANT QUALIFICATIONS



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 Heights' 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, from 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

APPLICANT QUALIFICATIONS



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

13



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)												
	<table border="0"> <tr> <td>Lower-Level Parking</td> <td>18,770 SF</td> </tr> <tr> <td>Ground Floor</td> <td>19,485 SF + 1,015 SF Ramp</td> </tr> <tr> <td>Second Floor</td> <td>17,902 SF + 3,416 SF Terrace</td> </tr> <tr> <td>Third Floor</td> <td>17,902 SF + 1,693 SF Terrace</td> </tr> <tr> <td>Fourth Floor</td> <td>17,902 SF + 1,405 SF Terrace</td> </tr> <tr> <td>Penthouse</td> <td>1,728 SF + 864 SF Roof Deck</td> </tr> </table>	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
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
	D: 42' and 4 Stories w/ less than 10% of GFA at 47'		±62' T/ Penthouse
Unit Count			15 Condo units (estimated)
On-Site Parking			
Exception Required	C-2: Commercial: 2 Spaces/1,000 SF	Required	Provided
	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	32	7**
	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' D: 0'		0'
Side Yard Setbacks	C-2: 0' (if provided, min 3') D: 0' (if provided, min 3')		North: 0' South: 37'
Rear Yard Setbacks	C-2: 10' D: 10% of lot depth (no more than 10') waived for thru lots		10'
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
600 W. Jackson, Suite 250
Chicago, IL 60661

**TOWER COURT
WINNETKA LLC**

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

E $\frac{1}{2}$ NW $\frac{1}{4}$ Section 17 - 42 - 13

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



PARCELS: 0517123013, 0517123019, 0517123022, 0517123023

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

**TOWER COURT
WINNETKA LLC**

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

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**

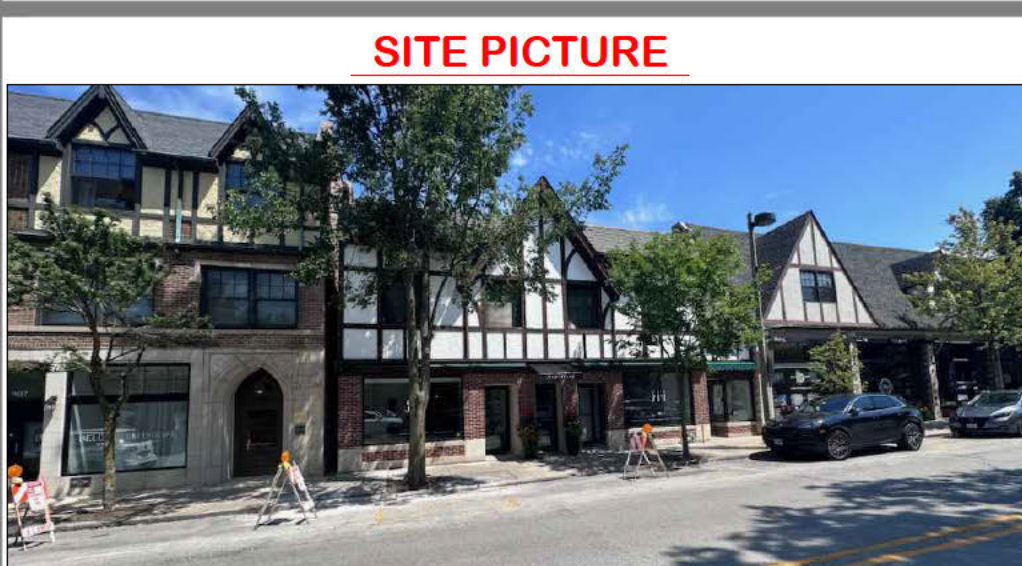
**TOWER COURT CONDOMINIUMS
PLATS OF SURVEY**
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057

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

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



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
MINIMUM LOT AREA	NONE SPECIFIED	COMMERCIAL OVER 2,500 SF: 2 SPACES PER 1,000 SF
MINIMUM LOT WIDTH	NONE SPECIFIED	2 DWELLINGS X 1.25 = 3 SPACES
MAX BUILDING HEIGHT	(C-2) 4 STORIES, 45 FEET (D) 4 STORIES, 42 FEET	RETAIL SPACES ARE LESS THAN 2,500 SF
MAX BUILDING COVERAGE	(C-2) NOT SPECIFIED (D) 50 PERCENT	
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: 560.372.2507		

FLOOD NOTE

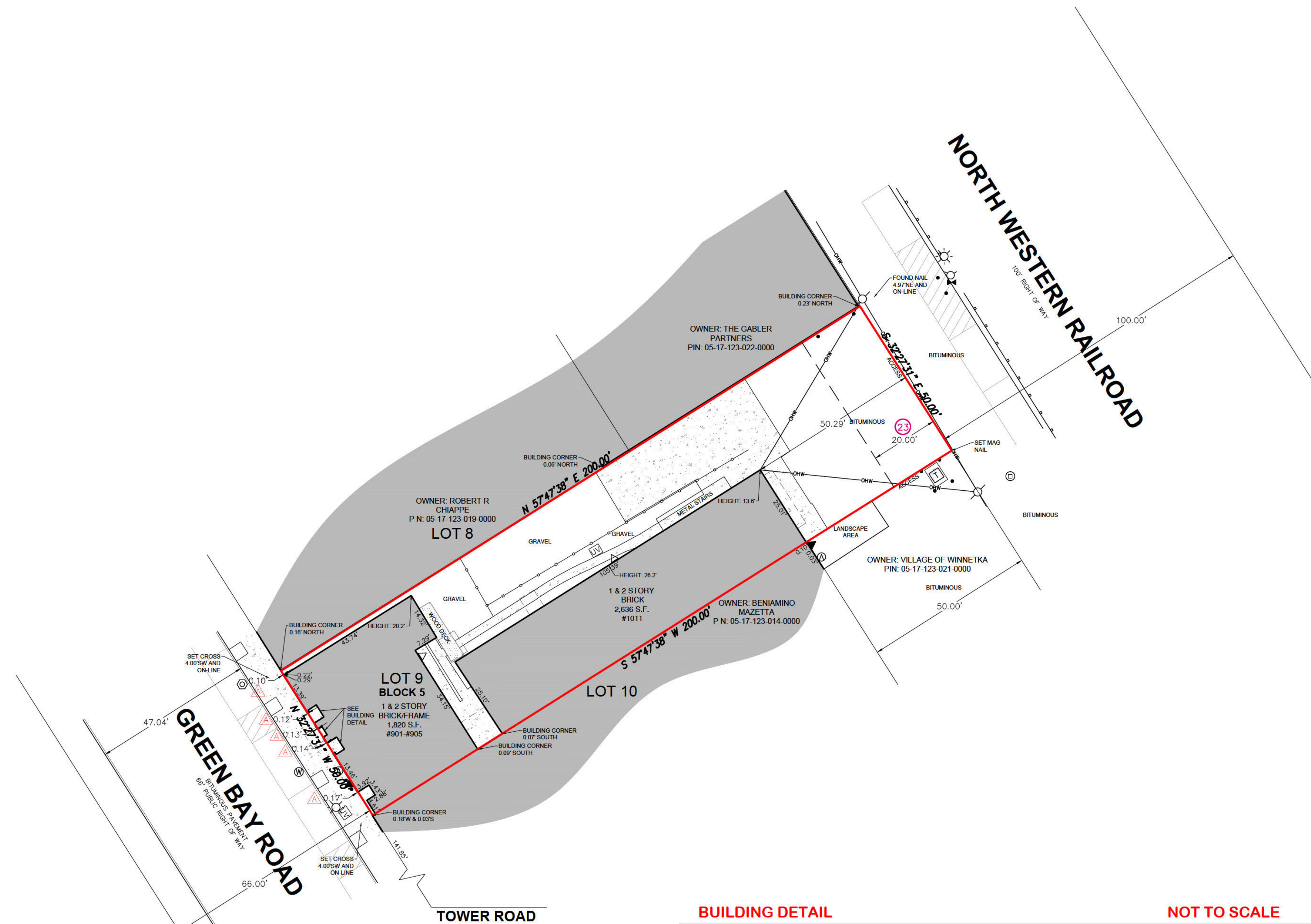
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17031C0251K, WHICH BEARS AN EFFECTIVE DATE OF 09/10/2021 AND IS NOT IN A SPECIAL 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

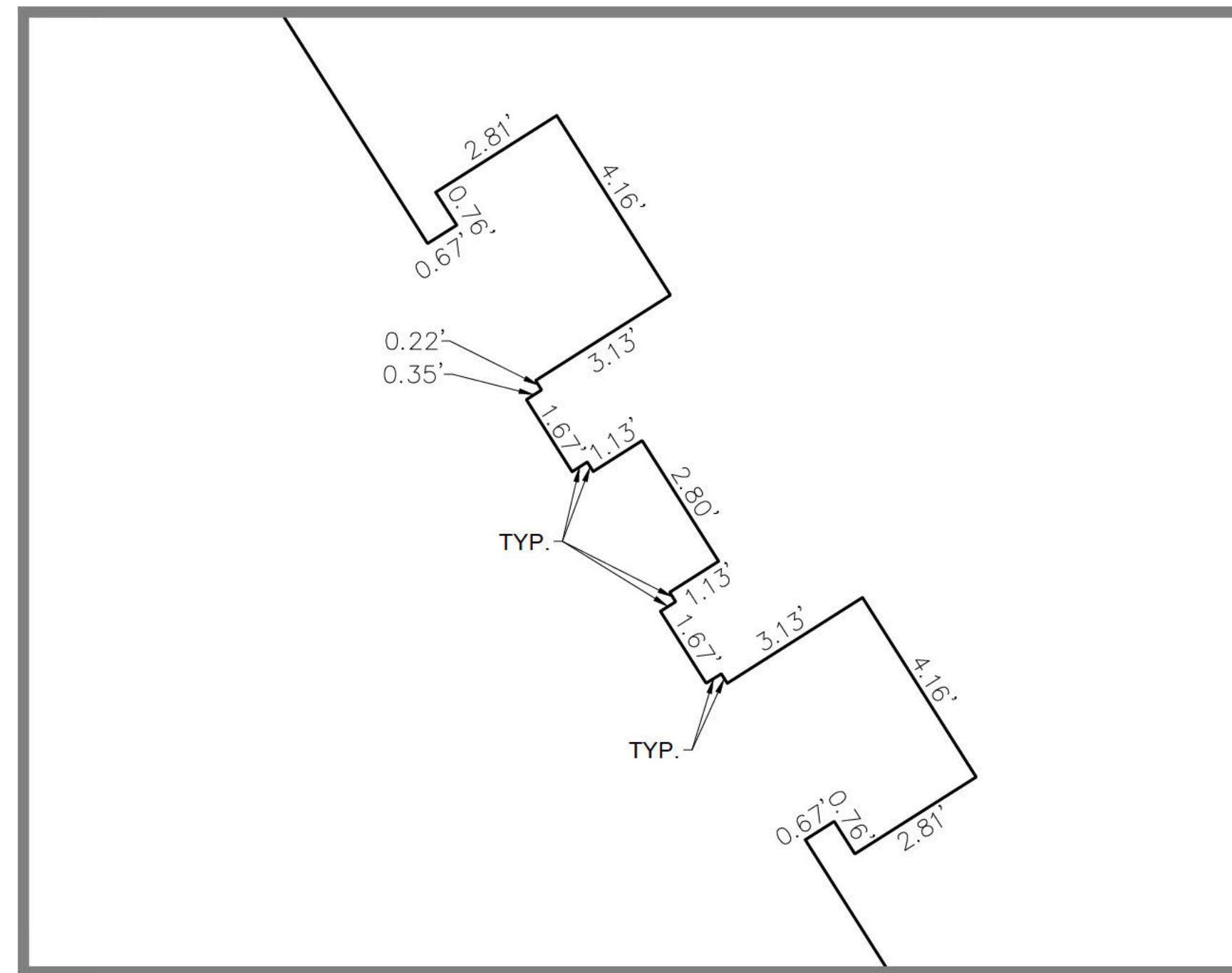
▲ BUILDING LIES AT MOST 0.17' OVER THE PROPERTY LINE.

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/INCHES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL WALL	WALK WALK	S.F. SQUARE FEET
UTILITY WALK	CLEAN BUT	(R/C) RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TT TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP TOP OF PIPE
GAS METER	GAS LINE	R.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	STW-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 FOUND 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

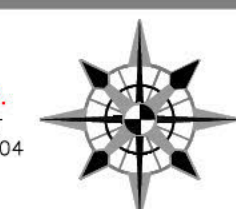
TO: TOWER COURT WINNETKA, LLC, AND ITS SUCCESSORS AND/OR ASSIGNS, LIBERTYVILLE BANK & TRUST COMPANY, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP, AN NVIS COMPANY.

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.

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.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
info@jlsurvey.com



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

TITLE COMMITMENT INFORMATION

GRS PROJECT NO. / JOB NO. 24-69922.2

SCALE: 1" = 20'
DRAWN BY: RH
APPROVED BY: JLH

REVISION HISTORY
FIRST DRAFT
ZONING
CLIENT COMMENTS
TITLE REVISION

DATE	DESCRIPTION
08/30/2024	FIRST DRAFT
09/10/2024	ZONING
09/11/2024	CLIENT COMMENTS
01/25/2025	TITLE REVISION

ALTA/NSPS LAND TITLE SURVEY

WINNETKA RETAIL
901-905 GREEN BAY RD.
COOK COUNTY WINNETKA, ILLINOIS, 60093

SURVEYOR'S CERTIFICATE

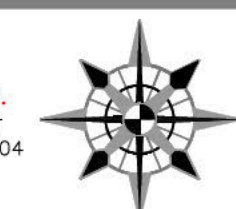
TO: TOWER COURT WINNETKA, LLC, AND ITS SUCCESSORS AND/OR ASSIGNS, LIBERTYVILLE BANK & TRUST COMPANY, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP, AN NVIS COMPANY.

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.

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.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
info@jlsurvey.com



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

TITLE COMMITMENT INFORMATION

GRS PROJECT NO. / JOB NO. 24-69922.2

SCALE: 1" = 20'
DRAWN BY: RH
APPROVED BY: JLH

REVISION HISTORY
FIRST DRAFT
ZONING
CLIENT COMMENTS
TITLE REVISION

DATE	DESCRIPTION
08/30/2024	FIRST DRAFT
09/10/2024	ZONING
09/11/2024	CLIENT COMMENTS
01/25/2025	TITLE REVISION

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.

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.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
info@jlsurvey.com

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

ALTA/NSPS LAND TITLE SURVEY

OF



NORTH
 GRAPHIC SCALE

(IN FEET)
 1 inch = 8 ft.

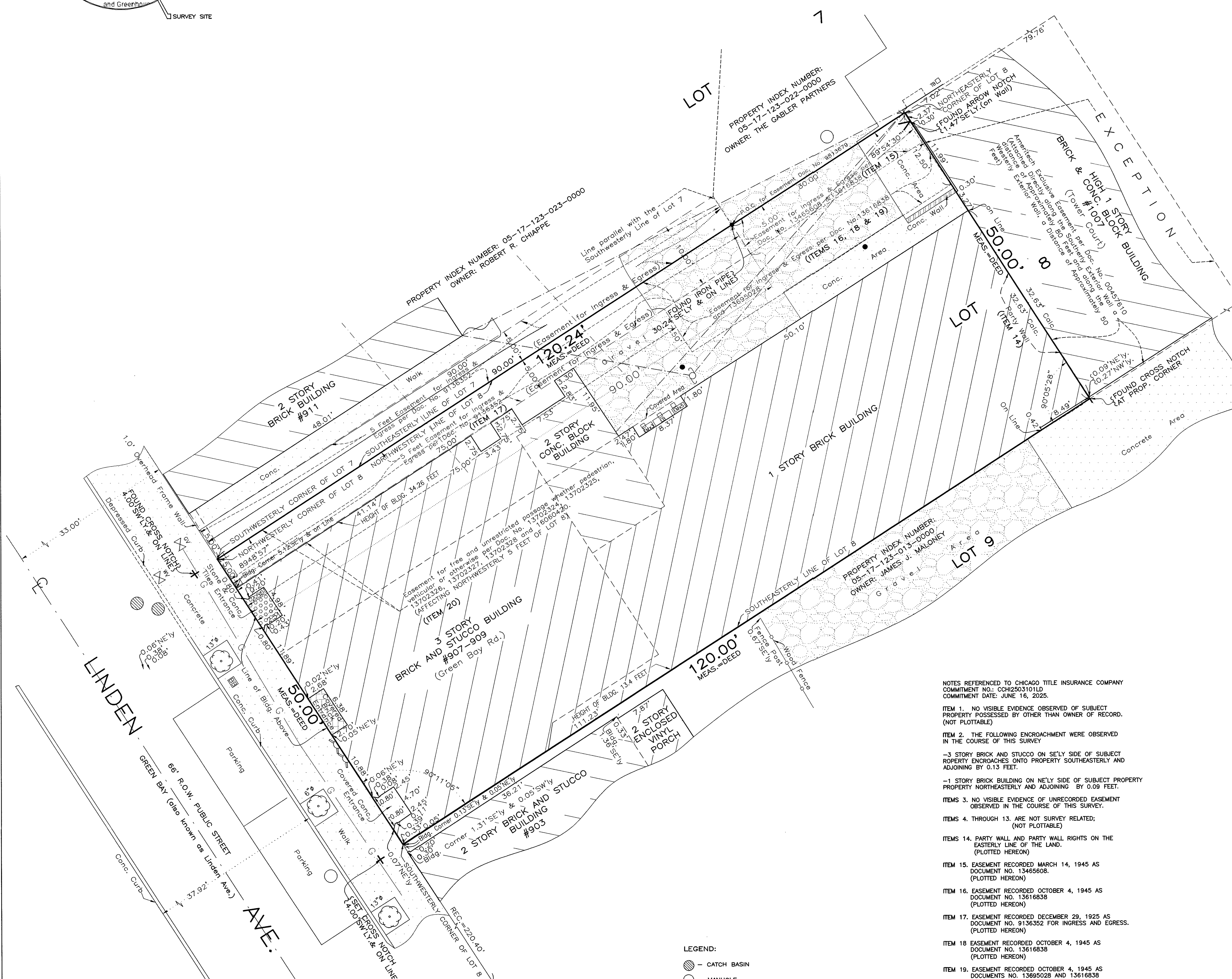
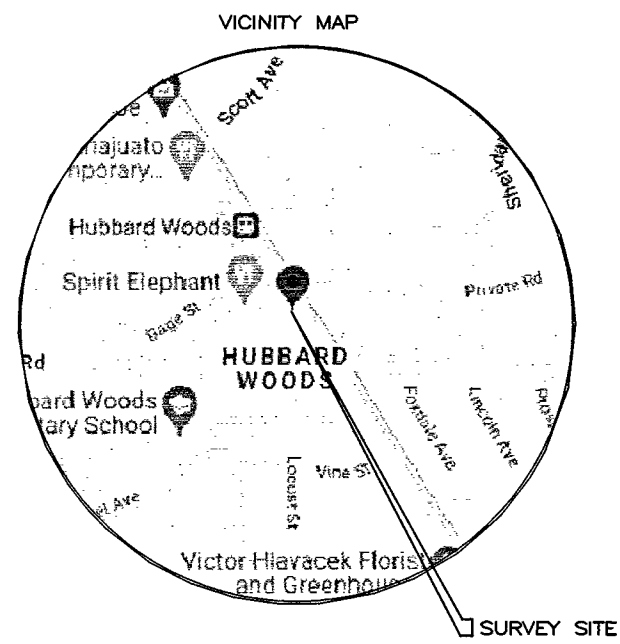
LOT 8 (EXCEPT THAT PART THEREOF LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, 120.24 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER THEREOF TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, 120 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT) IN 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 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 ENROACHES 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. 13485608. (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)

- 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 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.

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 Fyock LLC
 Attorneys 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 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.

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 THE ILLINOIS SURVEYING BOARD (L.S.B. 2.3, 4, 8.01, 8.01, 7.01, 7.01, 8, 9, 10, 11) OBSERVED EVIDENCE ONLY, 13, 14, 15, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON July 1, 2025.

DATE OF PLAT _____

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

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.

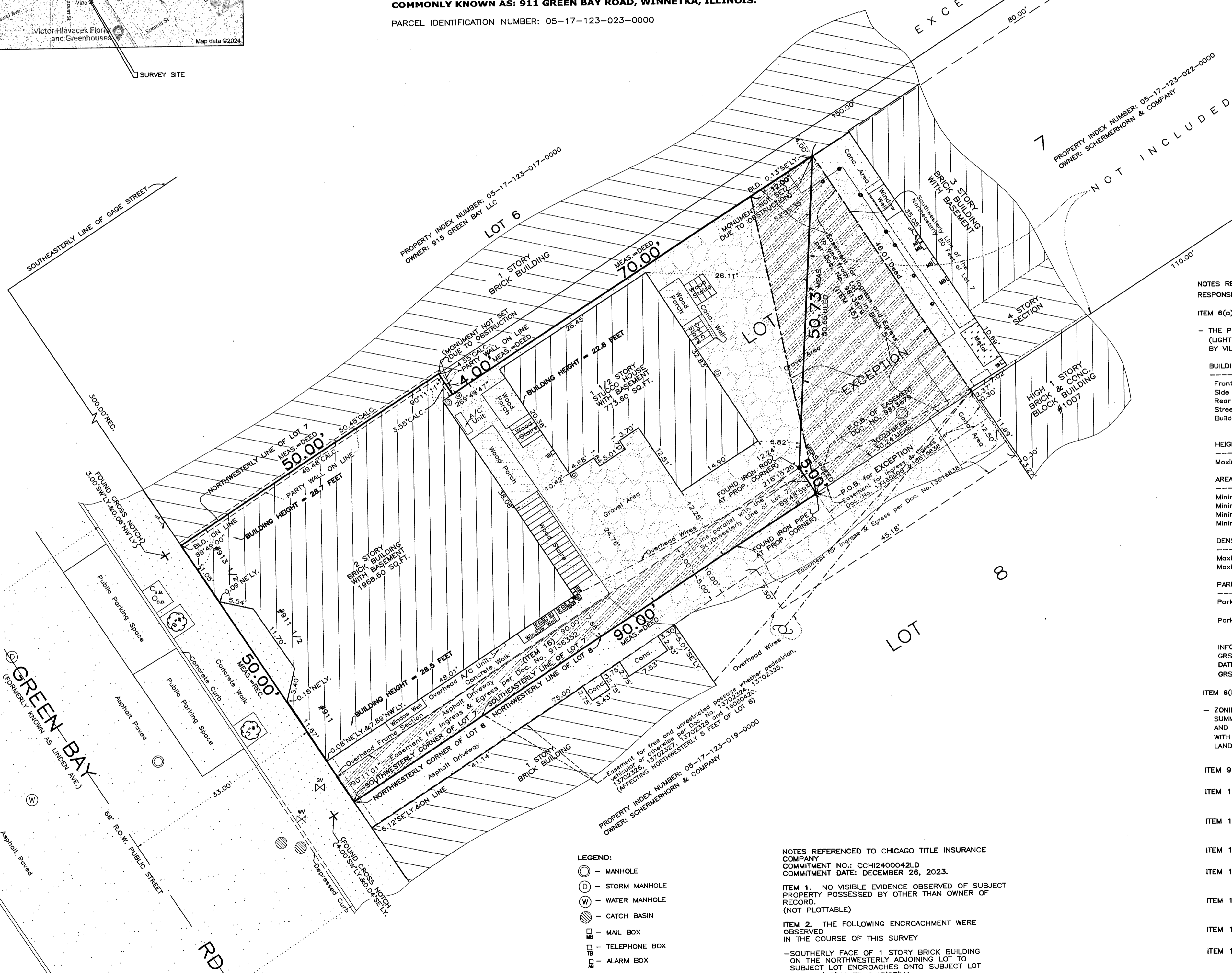
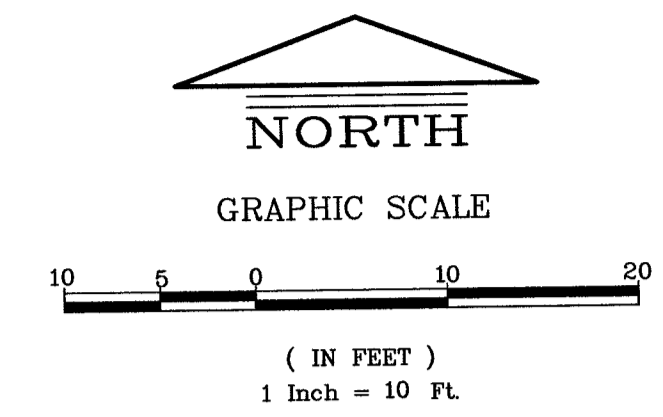
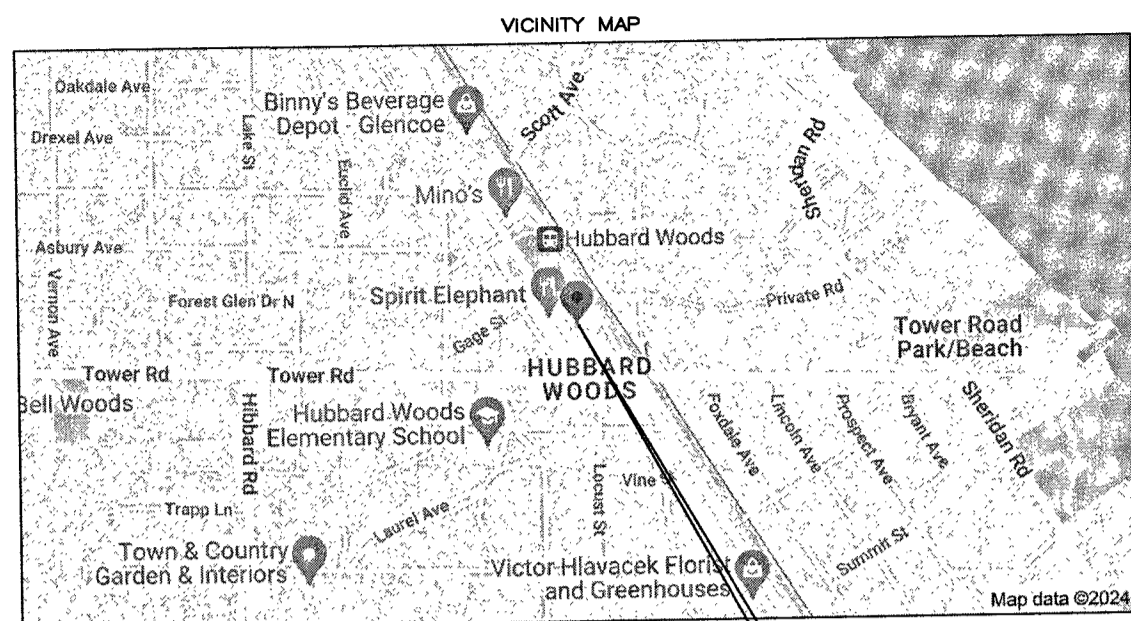
ALSO EXCEPTING

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



- NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
- ITEM 6(c)
- 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(c) 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 ENCRACHES 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)

TO:
 - WESTBRIDGE PARTNERS, LLC,
 - ROBERT R. CHIAPPE AND SUSAN CHIAPPE SCHWARZ, AS SUCCESSORS TRUSTEES OF THE RAYMOND B. CHIAPPE TRUST DATED THE 4TH DAY OF SEPTEMBER, 1992
 - 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 INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON January 16, 2024.

DATE OF PLAT _____

IL PROF. LAND SURVEYOR NUMBER 035-002819
 MY LICENSE EXPIRES NOVEMBER 30, 2024.
 DRAWN BY: S.Z.

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 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.

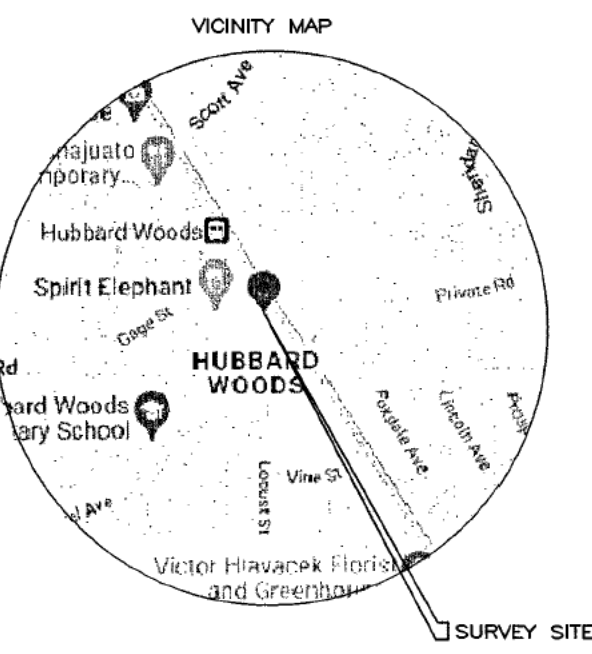
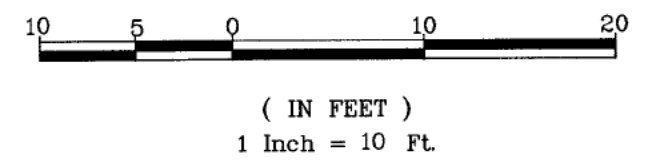
PARCEL 4: EASEMENT FOR THE BENEFITS OF PARCELS 1 AND 2 AS CREATED BY:
A. AGREEMENT RECORDED DECEMBER 29, 1925, AS DOCUMENT NUMBER 9136352 MADE BY HENRY J. KLAUKE AND MARY KLAUKE, HIS WIFE, WITH WILLIAM SALMEN AND HANNAH SALMEN, HIS WIFE.
B. DEED IN TRUST DATED AUGUST 1, 1945, AND RECORDED JANUARY 11, 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 R-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 NORTHWESTERLY CORNER THEREOF TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 8, 120 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE 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 10, 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



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.
-REAR YARD SETBACK: 10 FEET
-STREET SIDE SETBACK: NO MINIMUM; 3 FEET MAXIMUM

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

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

ITEM 18. EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY VIA AMERITECH ILLINOIS, FOR UTILITY PURPOSES, 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. 13618838. (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. 18060420. (PLOTTED HEREON)

ITEM 24. EASEMENT FOR PUBLIC UTILITY POLES AND WIRES ALONG THE NORTHWESTERLY 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 8(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 STORES: 4 STORES 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 8(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.

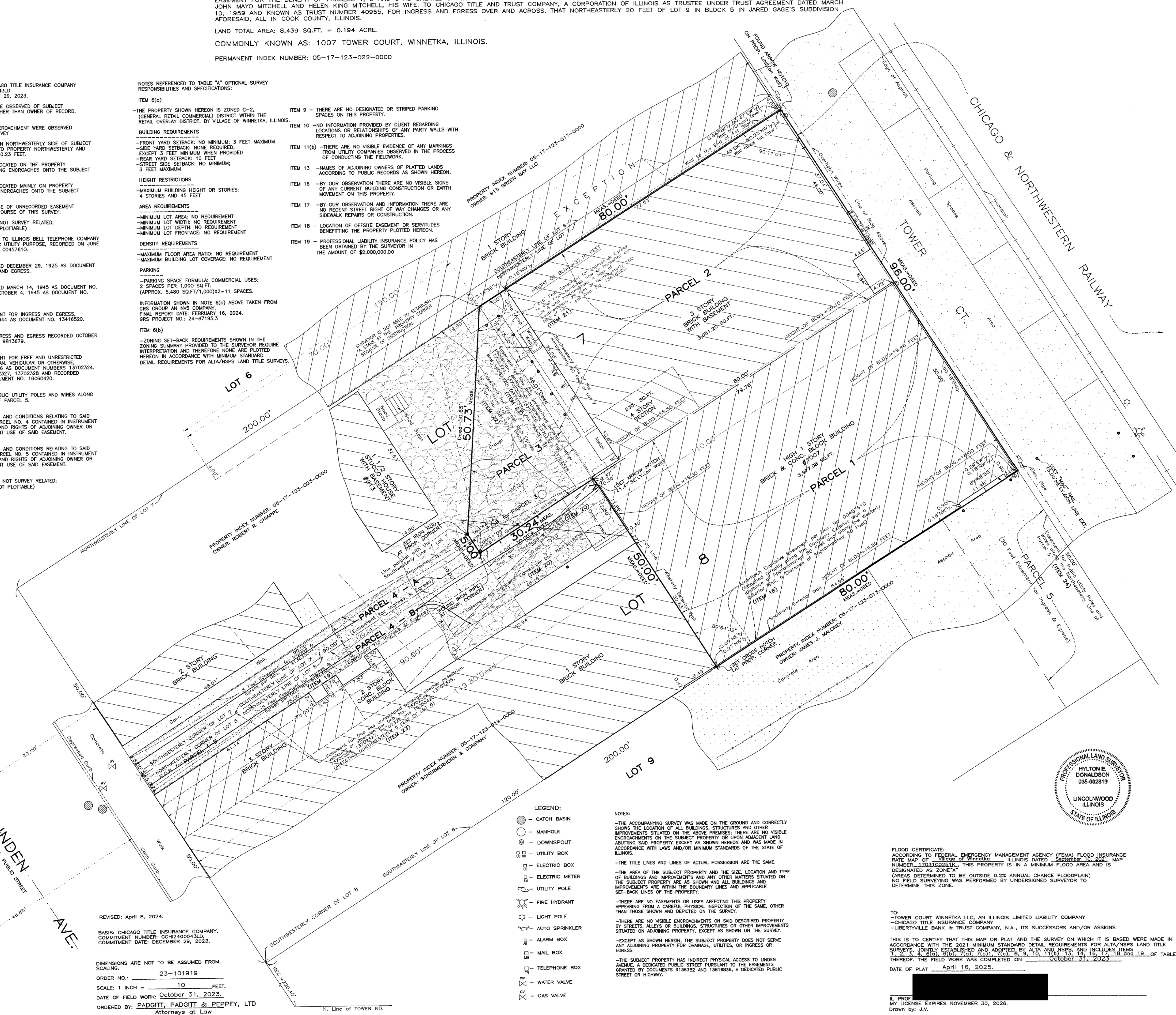
ITEM 13 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORDS AS SHOWN HEREON.

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 SERVICUTES 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 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 AN ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE SUBJECT PROPERTY HAS INDIRECT PHYSICAL ACCESS TO LINDEN AVENUE, A DEDICATED PUBLIC STREET PARALLEL TO THE EASEMENTS GRANTED BY DOCUMENTS 9136352 AND 13618838, 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 17031G02511K, 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 11-26-29 & 30(a)-30(d), 31(1)-(3), 32-34, 35-39, 40, 41(1)(a)-41(1)(c), 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 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON October 31, 2023.

DATE OF PLAT April 16, 2025.

L. PROF.
MY LICENSE EXPIRES NOVEMBER 30, 2026.
Drawn by J.V.



REVISED: April 8, 2024.

BASIS: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CCH2400043LD, COMMITMENT DATE: DECEMBER 29, 2023.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 23-101919
SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: October 31, 2023.

ORDERED BY: PADGITT, PADGITT & PEPPEY, LTD
Attorneys at Law



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		
B2	MULTI - FAMILY RESIDENTIAL		
C1	NEIGHBORHOOD COMMERCIAL		
C2	GENERAL RETAIL COMMERCIAL		
C2	COMMERCIAL OVERLAY DISTRICT		
D	LIGHT INDUSTRIAL		
LPO	LAKESHORE PRESERVATION OVERLAY		





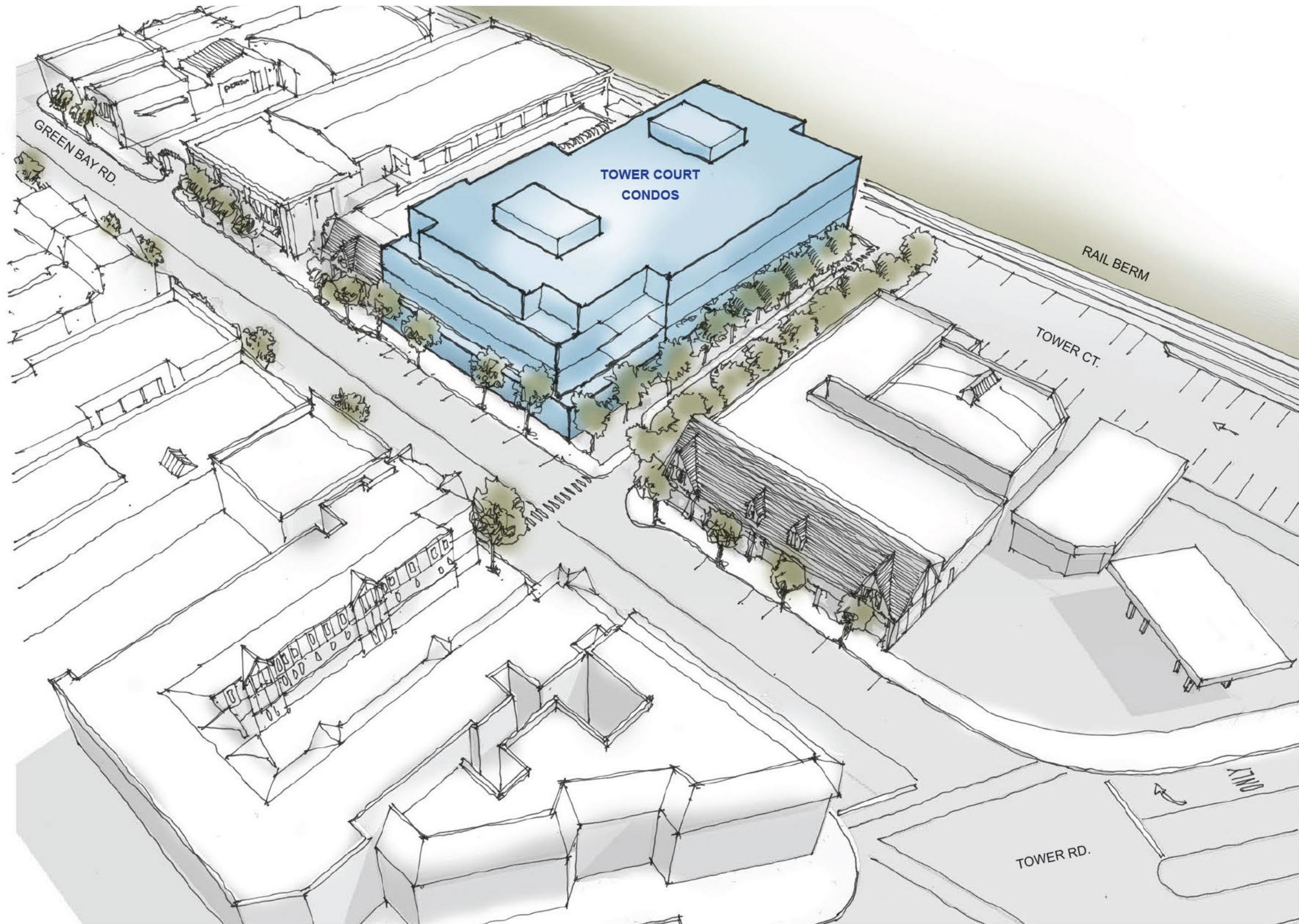
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



SCALE: 1" = 50'
 0' 50'

**TOWER COURT
 WINNETKA LLC**

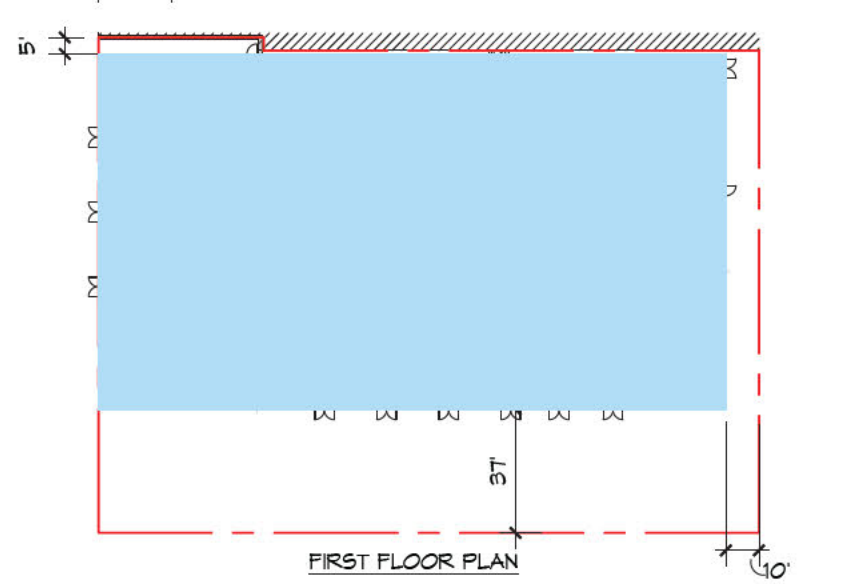
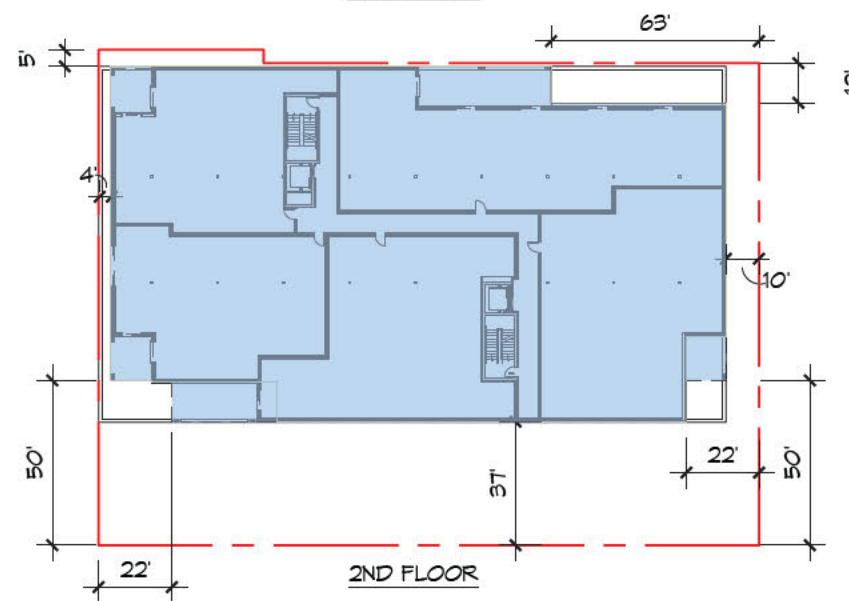
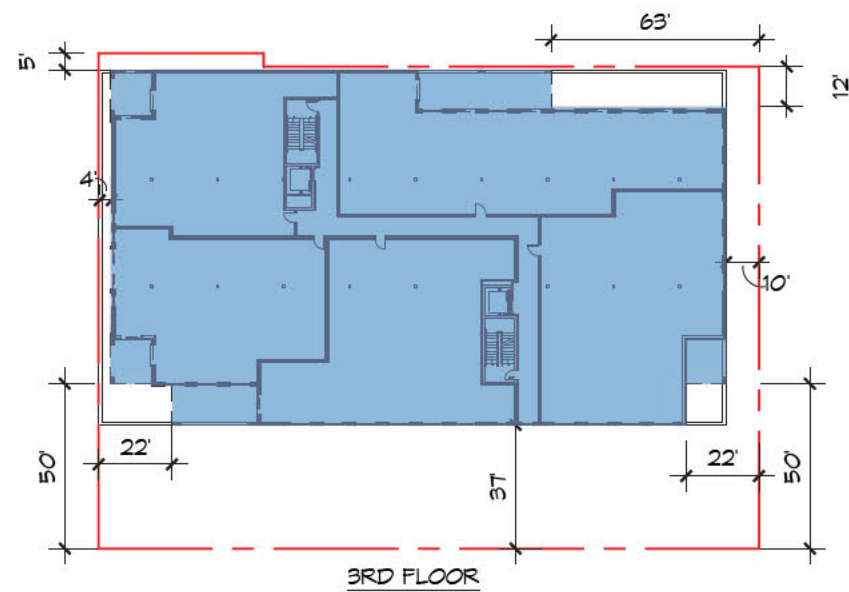
**TOWER COURT CONDOMINIUMS
 CONCEPTUAL SITE PLAN**
 Green Bay Road, Winnetka, IL
 October 14, 2025 Project #: 25057



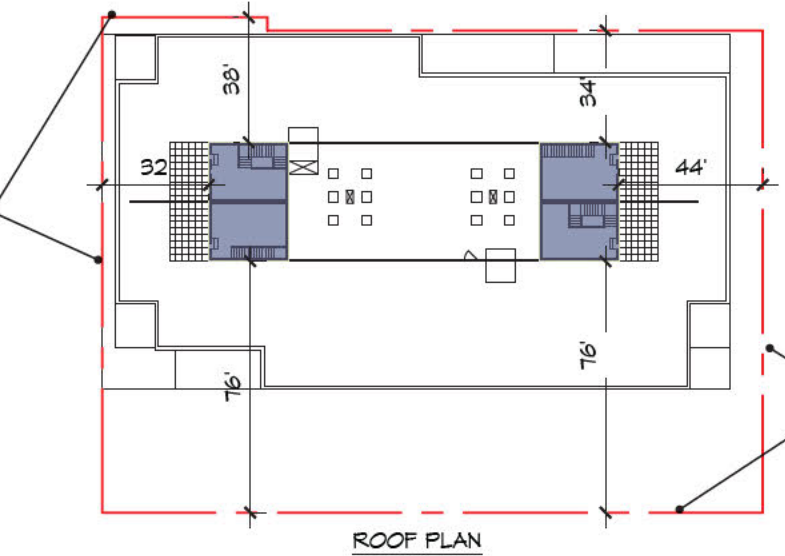
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT WINNETKA LLC

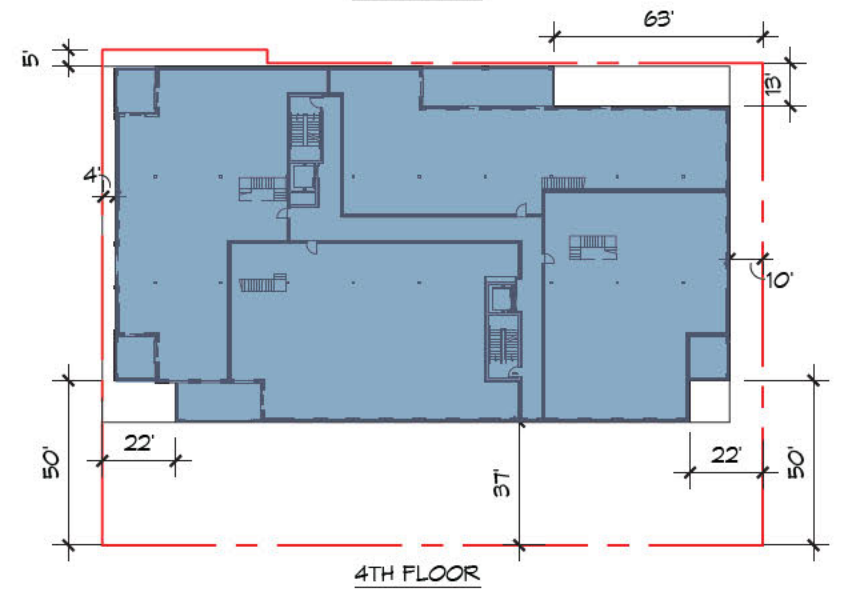
TOWER COURT CONDOMINIUMS
CONCEPTUAL MASSING
Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



PROPERTY LINE (TYP.)



PROPERTY LINE (TYP.)



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

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
MASSING SETBACKS DIAGRAM**

Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



TOWER COURT CONDOS
GREEN BAY RD.

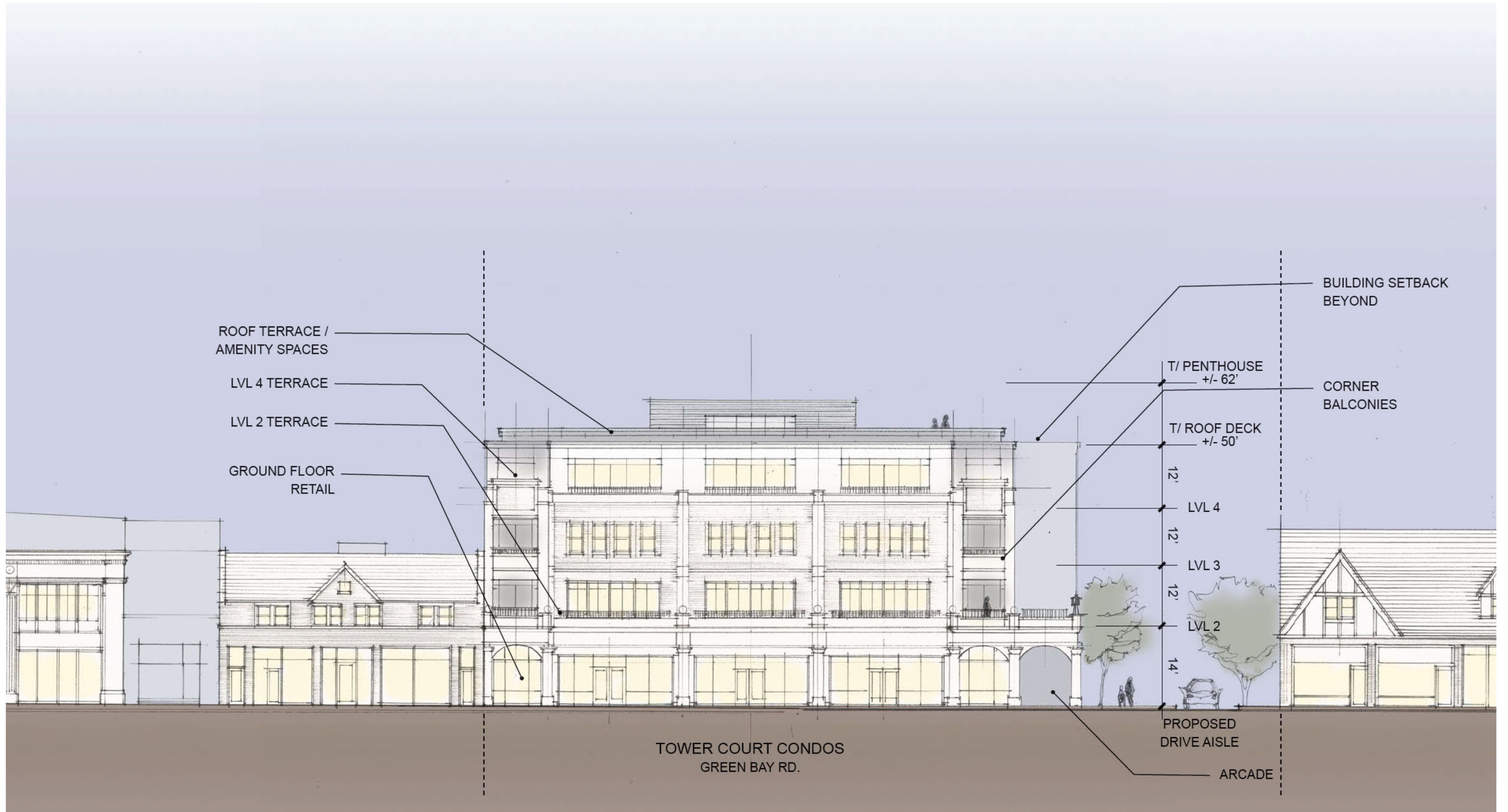


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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



ROOF TERRACE /
AMENITY SPACES

LVL 4 TERRACE

LVL 2 TERRACE

GROUND FLOOR
RETAIL

BUILDING SETBACK
BEYOND

CORNER
BALCONIES

T/ PENTHOUSE
+/- 62'

T/ ROOF DECK
+/- 50'

12'

LVL 4

12'

LVL 3

12'

LVL 2

14'

PROPOSED
DRIVE AISLE

ARCADE

TOWER COURT CONDOS
GREEN BAY RD.



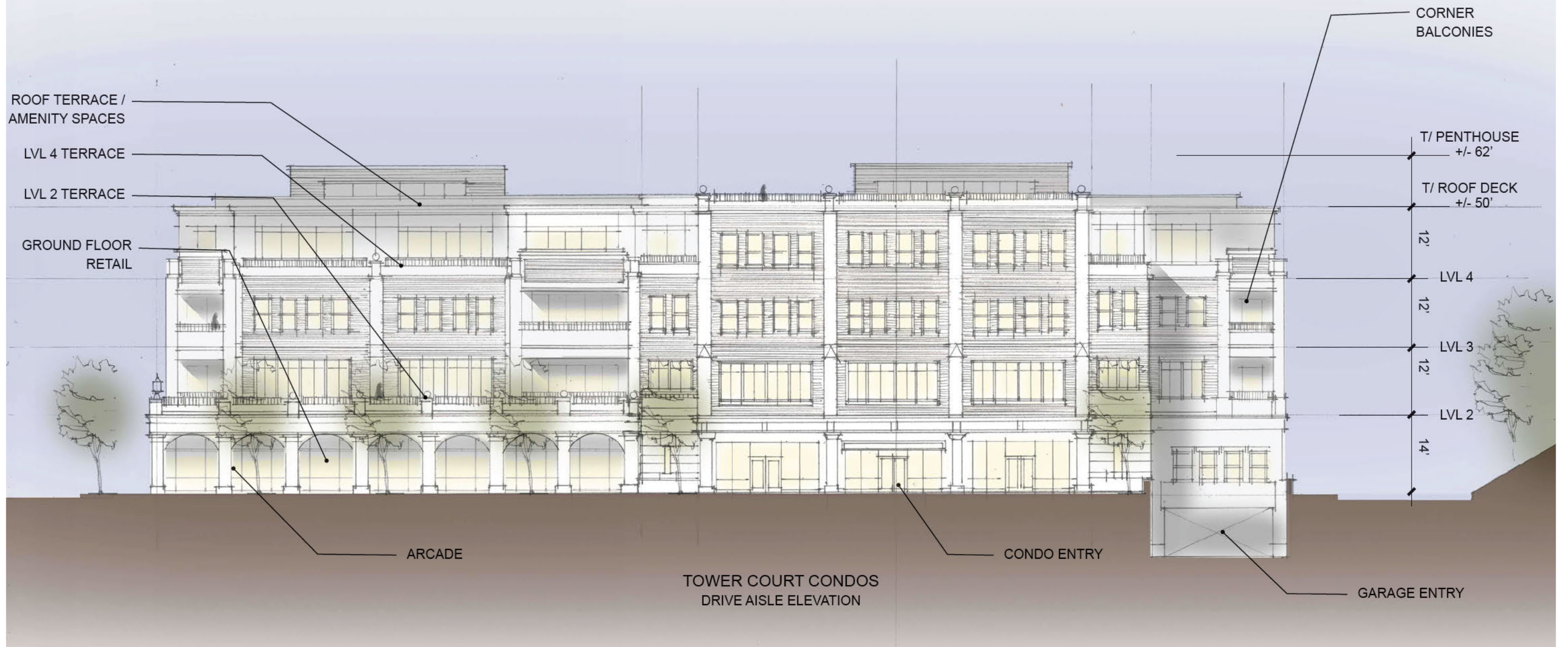
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

NOT TO SCALE

TOWER COURT
WINNETKA LLC

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

27



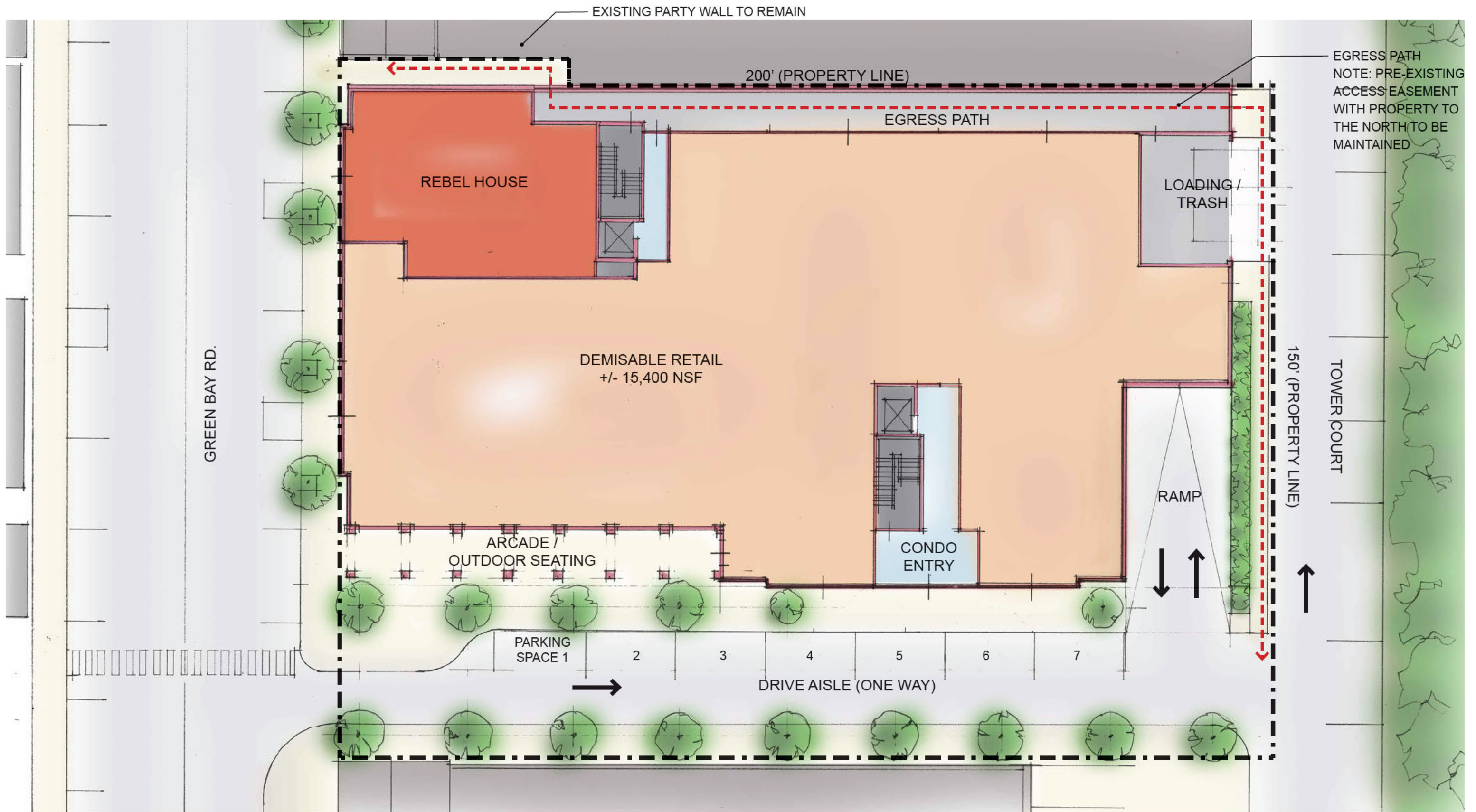
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

NOT TO SCALE

**TOWER COURT
 WINNETKA LLC**

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

28



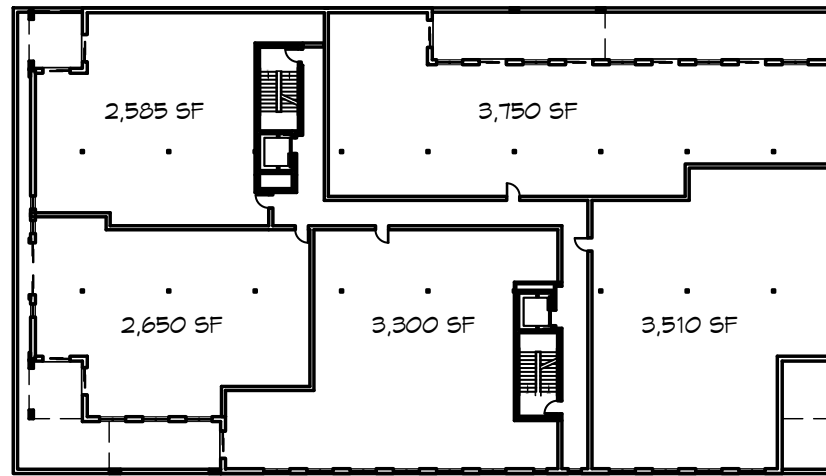
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



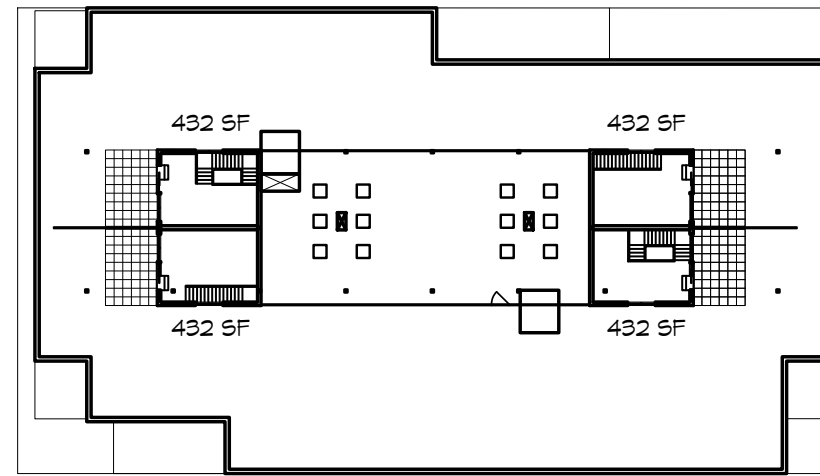
FOR REFERENCE
 NOT TO SCALE

**TOWER COURT
 WINNETKA LLC**

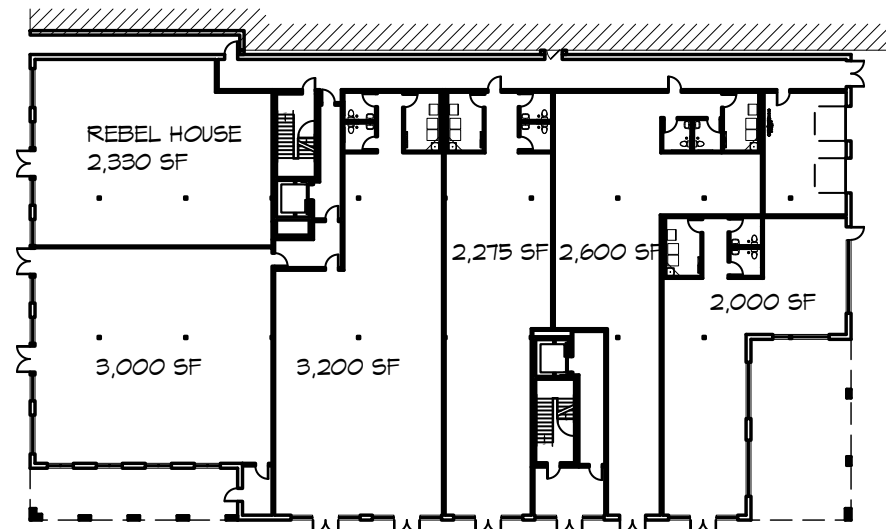
**TOWER COURT CONDOMINIUMS
 CONCEPTUAL GROUND FLOOR PLAN**
 Green Bay Road, Winnetka, IL
 October 14, 2025 Project #: 25057



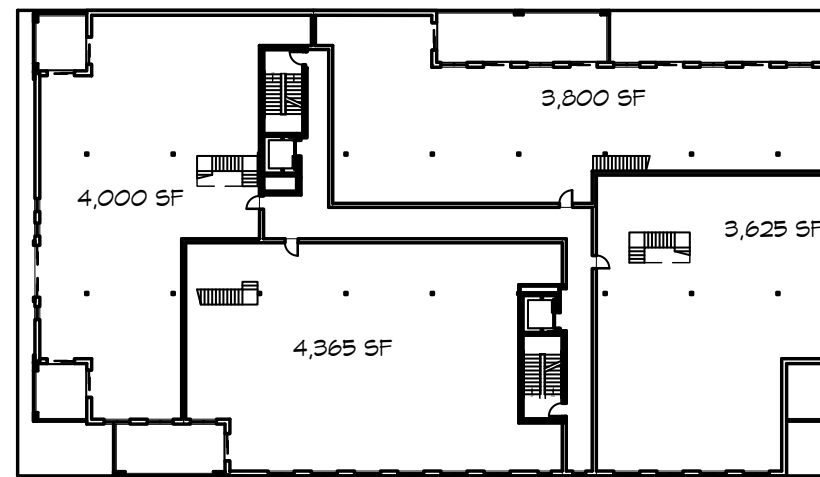
2ND FLOOR - 5 UNIT SCHEME



ROOF PLAN

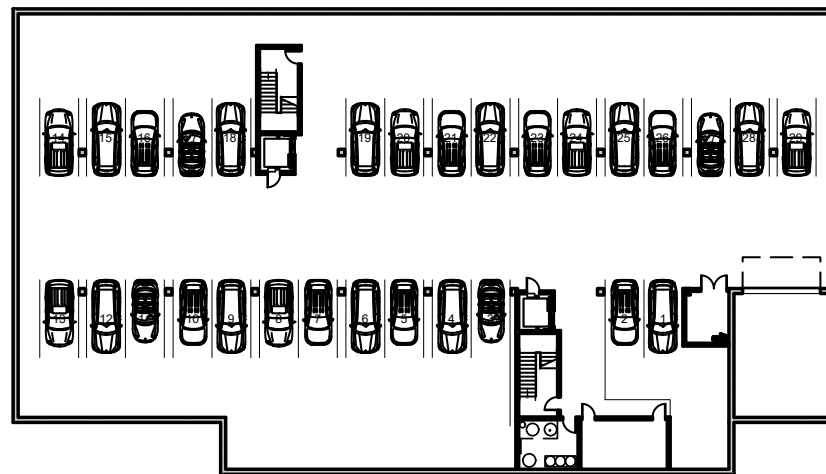


FIRST FLOOR PLAN

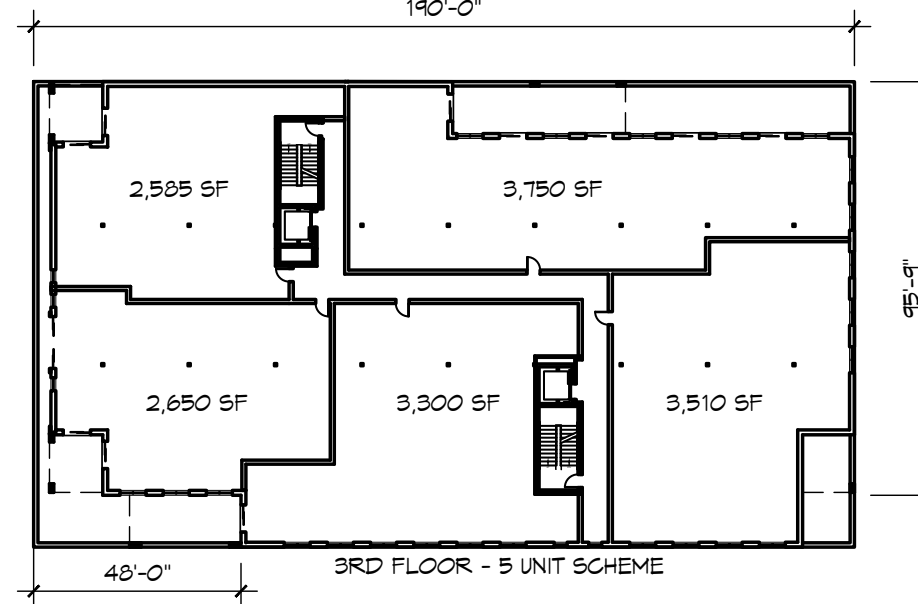


4TH FLOOR - 4 UNIT SCHEME

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



OKW ARCHITECTS
 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 1/4 SPACE / UNIT

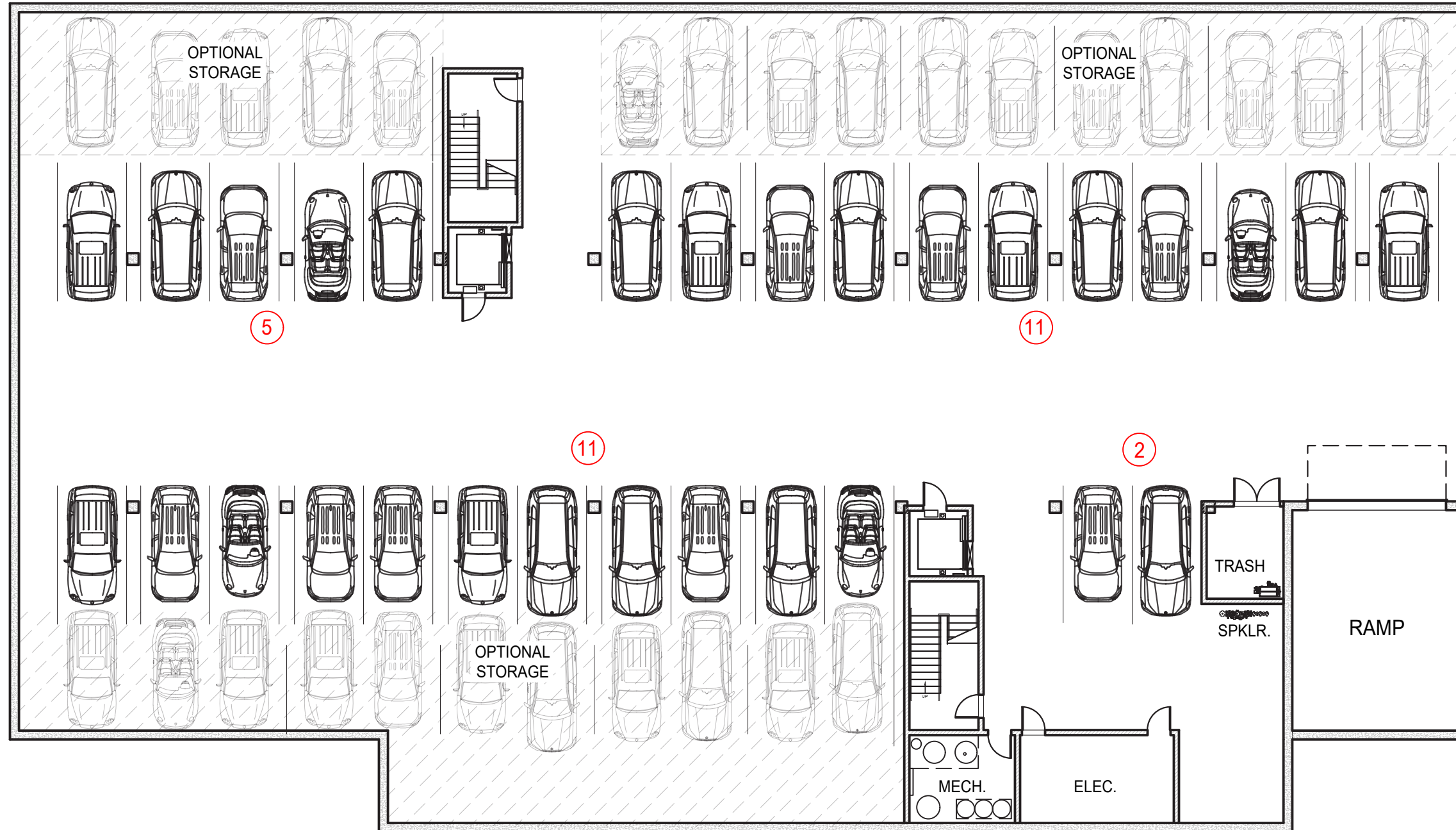
TWO BEDROOM: 1 1/2 SPACE / UNIT

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.



OKW ARCHITECTS
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



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

**TOWER COURT
WINNETKA LLC**

**TOWER COURT CONDOMINIUMS
CONCEPTUAL MASSING FROM ACROSS GREEN BAY RD.**

Green Bay Road, Winnetka, IL
October 14, 2025 Project #: 25057



VIEW LOOKING DOWN
PROPOSED DRIVE AISLE



VIEW LOOKING SOUTH
DOWN GREEN BAY RD.

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

The Village of

Winnetka

Design Guidelines

Amendments

- 01/17/2023 - Ordinance MC-01-2023 - Building Signage, pages 19 & 20



Village of Winnetka Design Guidelines

Table of Contents

<u>Introduction</u>	1
<u>Village Character</u>	1
East/West Elm Street District	1
Hubbard Woods	2
Indian Hill	3
<u>General Guidelines Intent</u>	3
<u>Design Guidelines</u>	
<u>Building and Architecture</u>	4
I. <u>Contextual Design</u>	4
II. <u>Uses</u>	4
III. <u>Historic Buildings and Building Elements</u>	5
IV. <u>Style(s)</u>	6
a. English Tudor	6
b. Georgian	6
c. ArtDeco	6
d. Dutch Colonial	7
e. Contemporary	7
V. <u>Building Mass</u>	7
a. Setbacks	7
b. Height	8
c. Roof Forms	9
VI. <u>Proportion/Scale</u>	11
a. Horizontal Rhythm	11
b. Vertical Rhythms	12
c. Facade Articulation	13
d. Fenestration	14
e. Hierarchy	15

VII.	<u>Articulation</u>	16
a.	Entries	16
b.	Window and Door Fenestration.....	17
c.	Building Lighting	18
d.	Building Signage	19
e.	Awnings and Banners	21
f.	ADA Compliance	22
g.	Mechanical Equipment	22
VIII.	<u>Materials</u>	23
a.	Primary Facade(s)	24
b.	Secondary Facades	24
c.	Roof materials	24
d.	Door and Window Materials	25
IX.	<u>Service, Secondary Facades and Parking Structures</u>	
a.	Service Areas	26
b.	Secondary Facade(s).....	26
c.	Parking Structures	26
1.	Massing	26
2.	Proportions and Rhythms	26
3.	Articulation	27
4.	Materials	27
	<u>Public Spaces/Streetscapes</u>	27
X.	<u>Pedestrian Zones and Pedestrian Circulation</u>	27
a.	Minimum Sidewalk Width Standards	28
b.	Minimum Sidewalk Material Standard	28
c.	Streetscape Elements	28
d.	Pedestrian Zone Landscaping.....	35
e.	Special Pedestrian Zone/Streetscape Conditions.....	40
XI.	<u>Vehicular Zone</u>	42
a.	Streets	42
b.	ADA Compliance	43
c.	Parking and Service Areas	43
d.	Vehicular Zone Landscape	48
e.	Lighting in Vehicular Use/Parking Areas	57
f.	Special Conditions.....	58
XII.	<u>Multiple Family Residential Use Areas</u>	59
a.	On Green Bay Road.....	59
b.	In Business Districts.....	60
XIII.	<u>Institutional Use Areas</u>	61

a.	Site Landscaping.....	61
XIV.	<u>Village Signage</u>	62
a.	Village Gateway Signage	62
b.	Business District Ground Mounted Identity Signs	63
c.	Roadway Corridor Identity Signs	64
d.	Roadway Directional Signs	64
e.	Street Identity Signs.....	65
f.	Business District Directional Signage	65
g.	Regulatory Signs	66
h.	Informational Signs	66
XV.	<u>Open Space</u>	67
a.	Purpose	67
b.	Location.....	67
c.	Open Space Types	68
d.	Components.....	72
e.	Location-Oriented Open Space Guidelines	73
XVI.	<u>Submission Requirements</u>	74
	Appendix A	75
	Appendix B	78
	Appendix C	83
	Appendix D.....	84

Introduction

For over thirty years, Winnetka has had a review board that examines proposed designs for commercial, multiple-family, mixed use and institutional (including both public and quasi-public) building projects. In recent years, this has been called the Design Review Board (DRB), whose seven members are appointed by the Village Council.

The Village of Winnetka seeks to maintain the high quality of its business districts' built environment, with development that is attractive and consistent with a pedestrian-oriented town center character. Whether a proposed project is for new development or an improvement to an existing building or landscape, it is important that each proposal enhances the contextual character of its surroundings and contributes positively to the goals of the community.

The Comprehensive Plan for the Village of Winnetka, *Winnetka 2020*, recognizes that the DRB, residents, developers and architects will all benefit from guidelines that encourage high-quality design that is sympathetic to its surroundings.

The following guidelines for site and building design are suggestive only and are not intended to supplement or supercede the Village's Codes or Ordinances nor do they represent a master plan for any immediate development project.

Village Character

East/West Elm Street District

The East/West Elm Street Business District known locally as "Winnetka" is the Village's main commercial district. The District conveys a strong image throughout the unified composition of the existing streetscape, landscape, land-use transitions and architecture. Visually and symbolically this district, bisected by Green Bay Road and the Union Pacific Train Line, is the heart of Winnetka's business and civic community.

The District's landscaping and harmonious land use transitions, anchored by Station Park at the intersection of Green Bay Road and Elm Street, help create a district edge and gateway. Neighborhood service and destination stores along with most of the Village's civic facilities are located here. One of the defining landmarks of this district is the open axis created by Chestnut Court west of Village Hall.



Figure 1



Figure 2

The pedestrian-oriented feel of the district is created in a variety of ways. First, the buildings have significant architectural consistency and scale that create an inviting outdoor “room” for pedestrians. Storefronts contain large retail windows and attractive displays, which encourage strolling and window shopping. Sidewalks provide ample room for pedestrian flow and streetscape features including furniture and landscaping. (See figures 1,2,3)



Figure 3

Parking is located in several public parking lots and on the street. Loading, servicing and additional parking generally occur in rear alley locations.

Hubbard Woods

The Hubbard Woods Business District is a linear business district built on both sides of a regional arterial roadway, Green Bay Road. It has a smaller building scale than the East/West Elm Street District, giving it a more intimate feel despite heavier traffic conditions. As with the Elm Street District, the Hubbard Woods District has a pedestrian-oriented, neighborhood retail character. The buildings exhibit architectural consistency, scale and storefront displays that encourage strolling and window shopping. A significant number of multiple-family residential units are located on the upper floors of the retail stores. (See figures 4,5,6)

In general, parking is provided on the streets, in alleys behind buildings and in small public lots including a two-level parking structure adjacent to the railroad tracks. Loading and servicing occur in rear alley locations.



Figure 4

Hubbard Woods Park and its Gazebo are actively used and provide a major Village gathering area.



Figure 5



Figure 6

Indian Hill

The Indian Hill Business District, the southern gateway into the Village, is a predominantly auto-oriented business corridor. South of Winnetka Avenue, the west side of Green Bay Road is composed of predominantly single-story buildings housing a variety of retail uses, while the east side of Green Bay Road abuts the railroad tracks, allowing for parking and buffer landscaping.

Circulation/traffic problems and safety hazards, especially for New Trier High School students, exist due to fast-moving traffic, winding roadways, and wide streets. As with the Village's northern Green Bay Road gateway at Hubbard Woods, the Village identity needs to be communicated through the development of a gateway feature, appropriate wayfinding signs, gateway architecture and unified repetition of streetscape elements. (See figures 7,8)

Parking for the existing businesses generally occurs on Green Bay Road. Multiple-family residential parking is provided for in defined off-street lots.



Figure 7



Figure 8

General Guidelines Intent

The intent of these General Design Guidelines is to provide a standard that can be used to evaluate proposed commercial, mixed-use, multiple-family and institutional development in the Village of Winnetka. These guidelines require that new designs retain a contextual relationship with the existing character of the three individual commercial districts.

The individual character of the commercial districts should be maintained and enhanced by careful consideration of the architectural styles, materials, scale, massing, setbacks

and articulation and by proper attention to the surrounding landscaping and transitional zones adjacent to residential areas.

Throughout the guidelines the terms primary and secondary facades are used. The definitions of those terms are:

Primary facades face a street or pedestrian open space.

Secondary facades face pedestrian parking areas or alleys.

Design Guidelines

Building and Architecture

I. Contextual Design

Commercial, mixed-use, institutional and multiple-family development projects should reflect an understanding of the immediate site surroundings and the village-wide character. Contextual design reflects existing features including massing, height, setbacks, proportions, scale, roof forms, materials, articulation, lighting, signs and awnings while creating appropriate architectural design.

The prevalence of the English Tudor style throughout the Village dictates smaller structural bays and massing, limited building heights, variety in roof forms, mix of materials and special attention to detailing and fenestration proportions and patterns. It is not the intent of these guidelines to recreate traditional architectural styles that do not allow for contemporary architectural designs or materials, but to provide a framework within which good design can flourish in context and enhance the existing Village character.

II. Uses

The three districts have a mix of uses that includes commercial, mixed-use, institutional and multiple-family facilities.

Exclusively commercial buildings make up a small percentage of the structures within the districts. They are typically single-story buildings that house a single retailer with on street frontage and a large expanse of storefront. These buildings are strongly horizontal with large sign bands and varying stylistic detailing.

Most buildings in the commercial districts are mixed-use. The architectural designs are based on a traditional two-part structure with retail on the ground floor and offices or residences above. The facades clearly separate the two uses through changes in materials and wall plane as well as changes in fenestration, with large glass storefronts on the street level and punched windows above creating a hierarchy of public versus private spaces. In select locations, where large or awkward site geometry suggest, alternatives to the existing mixed-uses may encourage the use of first floor courtyards or pedestrian ways instead of uninterrupted commercial space.

Institutional buildings include a wide variety of building types and uses such as civic buildings (Village Hall), schools, libraries, churches, recreational facilities and utilitarian public works facilities. Most institutional structures located within the Elm Street District are designed in the Classical Revival, Contemporary or Georgian styles. Most schools and churches are located within residential neighborhoods. Typically, institutional structures are freestanding and larger in scale as they represent unique aspects of community life: governmental, religious and educational. The design of institutional buildings, whether new or an alteration to an existing building, should reflect the context of their immediate surroundings and respect the existing neighborhood while identifying their function.

Multiple-family buildings are structures limited to residential use only including condominiums, townhomes and apartment buildings.

III. Historic Buildings & Building Elements

Although the Village of Winnetka developed from a plat recorded by Charles E. Peck in the 1850's, many of the commercial structures in the main shopping districts were built during the 1920's. Future project designs should reinforce the established character, massing and scale. New developments and alterations are encouraged to incorporate historic building elements and forms from adjacent structures in order to maintain a cohesive district. (See figures 9, 10, 11, 12, 13)



Figure 9



Figure 10



Figure 11



Figure 12

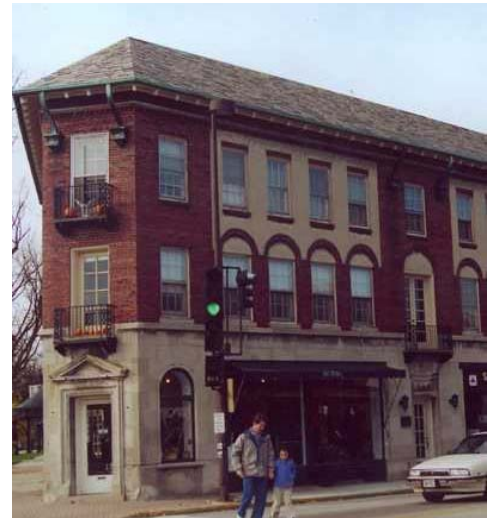


Figure 13

IV. Style(s)

In Winnetka, a variety of architectural styles has flourished, the most common of these are:

- a. **English Tudor.** The most prominent Winnetka architectural style is characterized by a mixture of materials, medieval detailing, human scale and proportion. A typical commercial building has a heavy masonry base with the upper floors articulated by timber and stucco bays and punched windows. Most of the Tudor buildings range from 1-½ to 2 -½ stories in height. The top story is usually concealed under a steeply pitched roof interrupted by cross gables and dormers. (See figures 14 & 15)



Figure 14 English Tudor

- b. **Georgian.** Several prominent institutional buildings reflect the Georgian style, which is characterized by a symmetrical facade, hipped roof with gabled entry, classical detailing and the use of quoins to articulate the corners. Georgian buildings are generally constructed of brick with limestone detailing. The fenestration pattern on Georgian buildings is typically small stacked punched openings with double-hung, divided-light windows. (See figure 16)



Figure 15 English Tudor

- c. **Art Deco.** Art Deco is a style of decoration consisting largely of low-relief geometrical designs of straight lines, zigzags, chevrons and stylized floral motifs. The style is a conscious expression of modernity and the machine age. Exterior architectural materials vary from smooth faced concrete and stone to metal, terra cotta and glass. Predominant Midwest Art Deco buildings, as exemplified in Winnetka, are built of dressed limestone and are generally horizontal, most often single story commercial structures with low-relief stylized designs at the sign band. (See figure 17)



Figure 16 Georgian

d. **Dutch Colonial.** Dutch Colonial shares some common elements with English Tudor most notably the roofline. Most colonial buildings range from 1 ½ to 2 stories and have a steeply pitch roof with a gable or dormer interrupting the roofline. Dutch Colonial buildings are usually constructed of brick with simple abstract detailing. (See figure 18)

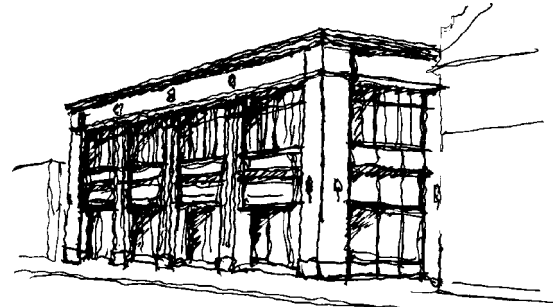


Figure 17 Art Deco

e. **Contemporary.** Contemporary architectural styles include buildings that were built within the past forty years and vary greatly in design, materials and detailing. They range in height from 2-½ to 4 stories. Many have not reflected Winnetka's character in terms of scale or design. The more recent contemporary buildings incorporate historic elements into facade articulation. (See figure 19)



Figure 18 Dutch Colonial

V. Building Mass

Massing of a building should acknowledge the size of adjacent structures. Any changes in massing should relate to the primary and secondary building facades, the structural bay rhythms and the hierarchy of the use of the building. Massing of additions should respect the existing building volumes and contribute to the identity and hierarchy of the original building.



Figure 19 Contemporary

a. **Setbacks:** Setbacks are defined as the relationship of the facade to the property line. Upper level setbacks on the primary and secondary street fronts are not allowed except as indicated below.

Commercial and Mixed Use: A continuous “streetwall” along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback. While commercial zoning standards provide for front setbacks of up to 3 feet, new developments should align with adjacent buildings along the property line. In the Indian Hill Business District, restricted sidewalk widths may warrant a setback of 1 to 3 feet, to be evaluated on a case by case basis. Setbacks should be provided where appropriate to enhance landscaped areas and/or widen restricted sidewalks to provide appropriate widths. The main facade should be orientated to the primary commercial thoroughfare.

Upper level setbacks, which create continuous open terraces, are not allowed on the primary facades. Small setbacks (such as 10'-0" maximum), no greater than one bay width (maximum 20'-0") with a continuous roof eave line, will be considered on upper floors only. The ratio of upper level setbacks must be considered with regard to the building's proportions and scale. No continuous upper level setbacks or corner setbacks will be considered.

Roof gables should be in the same plane as the primary building facade except for the 6"-12" projections allowed under Section VI.c, Articulation. Roof eaves should meet and project beyond the primary facade to create horizontal rhythm. (See figure 20) Buildings located on corner sites should hold the property line or "streetwall" at the intersections of both thoroughfares. Slightly rounded or angled building corners at intersections are acceptable to enhance the pedestrian flow and visibility.

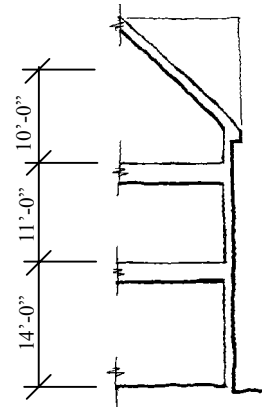


Figure 20

Institutional: Institutional buildings are located throughout the village in various zoning districts and are most often freestanding structures. They frequently function as a transitional element between zoning districts. If an institutional building is located within a commercial district, the mass of the building is encouraged to break from the "streetwall", creating open public space, establishing the hierarchy of the building within its context and creating both a focal point and a visual relief within the commercial district. Additions to existing institutional structures should respect the established setbacks of the original building and should be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods.

Multiple-family Residential: Multiple-family residential buildings are generally located along Green Bay Road, creating a transition between a commercial thoroughfare and single-family residential zones. The B-1 and B-2 multiple-family residential zoning districts call for a 25'-0" front yard setback whereas multiple-family buildings within the C-1 and C-2 zones require a 1'-0" to 3'-0" setback. New multiple-family developments occurring at the edge of the C-1 and C-2 districts should have a front yard setback of 1'-0" to 6'-0" to create a transition between the commercial and residential districts. The primary facade should be located on the main thoroughfare for all zoning districts.

- b. Height:** Existing building heights in the commercial districts vary between single-story commercial buildings to 3-story mixed-use and institutional structures.

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than $\frac{1}{2}$ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to $2\frac{1}{2}$ stories within the B and C zoning districts.



Figure 21

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than $\frac{1}{2}$ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and $2\frac{1}{2}$ stories.

- c. **Roof Forms:** Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial $\frac{1}{2}$ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

20'0", without a break in plane using dormers, gables or hip roofs. These should be designed in conjunction with the Vertical Rhythm, Section VIb.

Commercial and Mixed Use, Multiple-family Residential: The predominant roof form within the districts is a pitched shingle roof with cross gables, projecting eave line and brackets reflecting the structural bay rhythm of the building. Variations of the gable and roof pitch contribute to the general breakdown of the building mass and contribute to the steady streetwall rhythm. No roof pitch is to be greater than 60 degrees (21:12) or less than 35 degrees (8:12). (See figures 22 & 23)

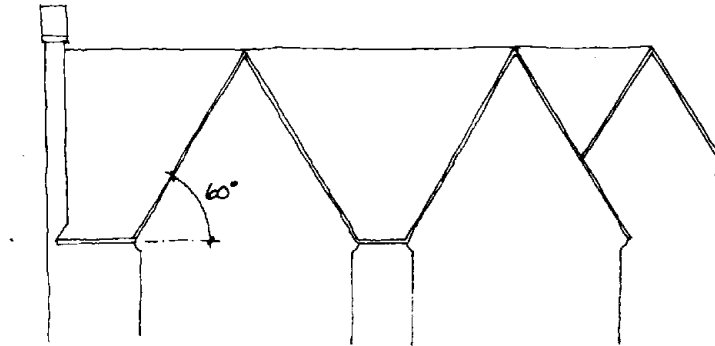


Figure 22

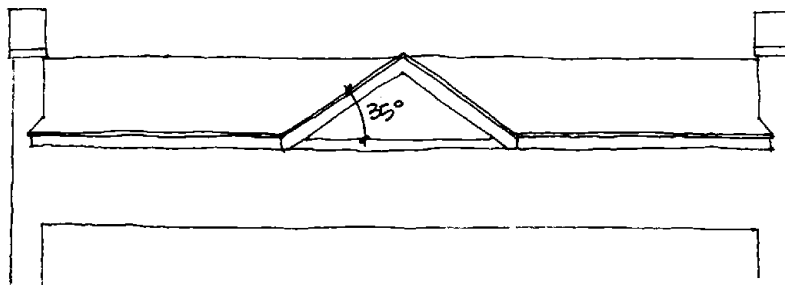


Figure 23

Institutional: The roofs of the institutional buildings should have shallower sloped roofs than the commercial structures and be composed of basic gable, hipped or flat roofs. The pitch of sloped roof systems should range between 25 degrees (6:12) and 45 degrees (12:12). Contextual sloped and gabled roofs are preferred. Flat roof systems must be concealed from view by a decorative parapet. The roof structures should not break up the mass of the structure, but emphasize overall volume through a uniform ridge, eave or parapet line. A cross or open gable can be introduced to provide hierarchy to the facade and identify the entry or wings. Additions to institutional structures should respect the existing roof form and slope, however, the height of the ridge, eave and parapet line can vary per the height restrictions outlined in Section V.b. (See figures 24 & 25)

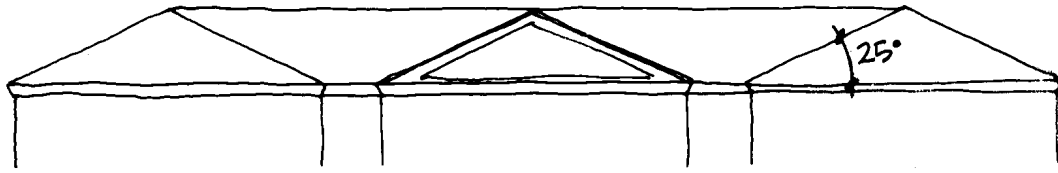


Figure 24

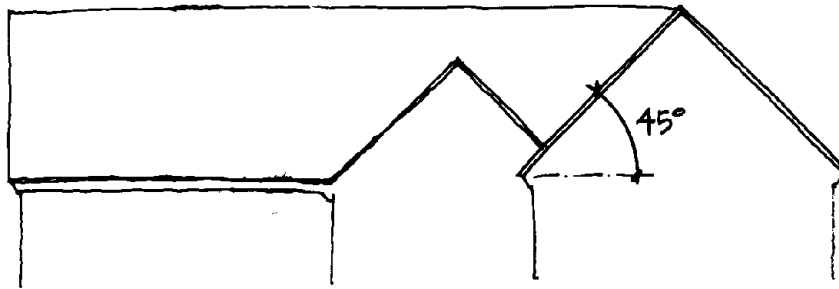


Figure 25

VI. Proportion/Scale

Winnetka's original 1920's comprehensive plan was designed before the prevalence of the automobile and therefore was pedestrian oriented. Although the automobile dominates life in the 21st century, it is the intent of the Village to retain a positive pedestrian experience within the Village commercial centers. The character of the Village requires that a pedestrian balance be retained and encouraged. Unless noted otherwise, any alteration to the commercial districts must be designed to fulfill this goal.

- a. **Horizontal Rhythm:** The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade. The relationship of horizontal banding among buildings can unify the street elevation.

Commercial and Mixed Use: The commercial district must convey the hierarchy of the pedestrian experience through the development of horizontal rhythms. The height of the street level elevations (floor to floor) should be 20% greater than the upper floor to floor dimensions. A building base, middle and top should be strongly articulated through materials, details and changes in the plane of the wall. The retail storefront façade should be differentiated from the facade of the upper stories. (See figure 26) The street and storefront facade should be horizontal, contiguous and harmonious with the adjacent and facing structures. Storefront systems, awnings, and entrance doors should be selected to be harmonious and similar to the adjacent buildings' scale and proportion.



Figure 26

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

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

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

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

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

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

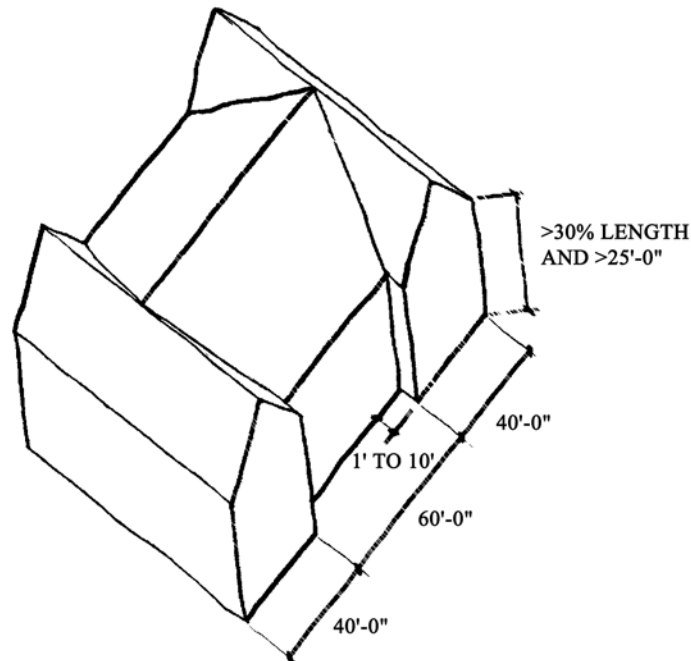


Figure 27

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

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

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

Institutional: Civic and religious institutional buildings tend to be larger and the facade articulation should be restrained so that the massing is emphasized. Vertical rhythm should be created by the articulation of stacked windows and doors.

- d. Fenestration:** The pattern of wall penetrations is created by window and door openings.

Primary facades are defined as facades facing a street or pedestrian open space.

Secondary facades are defined as facades facing pedestrian parking areas or alleys.

Windows should be recessed back from the overall plane of the building facade at the window head and sill to create additional articulation and shadow.

Strip windows are not allowed.

Commercial and Mixed Use: In order to provide a desired proportion of fenestration the following guidelines should be met:

Primary facade: At least 60% of the first floor facade is to be windows/storefront or entrances. (See figure 28) At least 25% but no more than 40% of the upper floors are to be windows or doors. (See figures 29 & 30) Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor.



Figure 28



Figure 29



Figure 30

Secondary facades: At least 25% of the first floor facade is to be windows/storefront or entries. At least 25% of the upper floors are to be windows or doors. Note: Percentage is based on the total facade square footage, which is calculated from the top of the second floor to the underside of roof eave.

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

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



Figure 31

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

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

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

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

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

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30” above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18”. Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)



Figure 34

Mixed Use and Multiple-Family Residential: Bay windows are allowed on upper stories of mixed-use buildings if the upper floors are designated residential and on upper stories of multiple-family residential buildings. Bay windows are to project a maximum of 12". (See figure 35)



Figure 35

c. Building Lighting

Commercial, Mixed Use, Institutional, Multiple-Family Residential:

1. Exterior Uses and Types: Exterior building lighting should be carefully designed. Incandescent and low voltage lighting may be allowed. Fixtures should be contextual with the building and adjacent building design. Building lighting should focus on providing light on building signs and enhancing architectural details on the facade. All lighting shall be located and shielded from direct visibility from any dwelling or public street per the Winnetka Village Code. Wall lanterns and architectural highlighting should be considered. Sodium and fluorescent lighting is not allowed. (See figures 36 & 37)
2. Sign Illumination: Signs located within 100 feet of the boundary of any residential zoning district may not be illuminated, per the Village Code.
3. Interior: Fluorescent lighting with exposed fluorescent lamps is discouraged in street-level interiors where visible from the public way.



Figure 36



Figure 37

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade. (MC-01-2023, amended, 01/17/2023)

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.

*Figure 39 & 40
MC-01-2023, Removed, 01/17/2023*



Figure 41

4. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries (MC-01-2023, amended, 01/17/2023)

e. Awnings and Banners

Awning scale and proportions are to be appropriate for the building on which they are mounted as well as the adjacent structures. It is highly recommended that awnings be uniform in size, shape (except for arched openings, see “Forms” below) and color in order to unify multiple storefronts within a single building. The length of the awning is to be restricted to the length of the storefront opening; awnings must not continue over masonry piers. The vertical and horizontal dimension should be proportional to the overall projection of the awning. (See figure 42)



Figure 42

Awning projection is preferred at 36 inches, but awnings will be considered which range from a minimum of 24 inches to a maximum of 36 inches. Projection depth should match the existing adjacent awnings provided they comply with the acceptable minimum and maximum projection. Awnings should be placed at a minimum height of 8 feet above the sidewalk. If awnings are lit it should be from an outside source; no backlit awnings are allowed.

Forms: Awning forms are to conform to the general shape of the opening. Arched openings are to receive ½-round domed awnings, whereas rectangular openings are to receive rectangular, gently sloping; planar forms with closed ends. Valances may be fixed or loose.

Mounting: Awnings may be fixed or retractable. Retractable awnings must be kept either in the fully projected position or the fully closed position. Fixed awnings are to have concealed rigid metal frames. Retractable awnings should have a canopy cover and automatic retractable rollers mounted to the building. Underpanels are not desired. Frames should be painted to match or compliment the color of the awning cover material or its underside.

Materials: The awning material should be taut, not relaxed. Awning materials may include matte finish painted army duck, vinyl-coated cotton, acrylic-coated polyester, and vinyl-coated polyester or cotton and solution-dyed acrylic. All materials should receive silkscreen, painted, cutout lettering, heat color-transfer, pressure sensitive vinyl films or sewn appliqué signs. Awning signs and logos are limited to a height of six inches, and may be placed on the valance only.

Colors: Awning and banner colors must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user and district. All awnings located on the same building must be the same color. Colors should enhance and compliment the building and are restricted to earthtones and primary and secondary colors. Final color selection is contingent on approval by the Design Review Board and compliance with the Village awning ordinance.

Banners should be considered as identification of commercial districts. Banners may be location, event, holiday or sponsor specific and can create a unifying thread between the independent districts. Banners are to be mounted on existing poles by fixed brackets and hardware. The Design Review Board must approve the final design.

All new or replacement Awnings and Banners must comply with Village Ordinances and the Design Guidelines.

f. ADA Compliance:

Federal and State regulations require all public spaces to be accessible. Accessibility alterations shall allow access from either the primary or the secondary facade; additions of elevators or ramps should be designed as an integral element of the building.

Entrances: Commercial and mixed-use facilities should provide first floor access from the primary or secondary facade.

Elevators: Where possible, elevators should be incorporated into the existing building envelope. If physically impossible, the elevator and stair core can be located on the exterior of the building but should be located so as not visible from the main public way.

Ramps: Where required, the slope of the ramp should be as gradual as possible to eliminate the need for handrails. Although a 1:12 slope is permitted, 1:20 is encouraged. A ramp should be an integral design element, reflecting the design of the building it serves and surrounding site. This can be accomplished by concealing the ramp behind a low screen wall.

g. Mechanical Equipment

1. Location

Mechanical Equipment must not be visible from pedestrian view. Roof top equipment should be located either in the center of the roof or in one corner away from the street elevation so as not to be visible from the primary or secondary approach.

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

- Modular face brick (See figure 43)
- Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
- Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
- Exterior grade stucco with wood trim (See figure 45)
- Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

- Modular face brick (See figure 43)
- Modular common brick
- Dressed limestone (Limited to first floor only) (See figure 44)
- Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
- Exterior grade Stucco with wood trim (See figure 45)
- EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

- Clay Tiles (See figure 47)
- Cement Tiles and Shingles
- Ceramic Tiles that simulate natural materials.



Figure 45

Architectural Series of Asphalt Shingles
(3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are
allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet
on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from
street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential:

Entry doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware design and finish is to be appropriate with facade articulation, color palette and district character. Glazing should be clear glass without tint or film.



Figure 47



Figure 48



Figure 49

Garage doors should be designed to replicate stile and rail paneled doors if they are in view of the public or pedestrian way. The doors can be constructed of wood. Overhead rolling doors are allowed.

IX. Service, Secondary Facades and Parking Structures

- a. **Service Areas:** Service areas allow for loading zones and dumpster placement. Commercial, Mixed Use, Institutional, and Multiple-Family Residential: Service areas are to be located off secondary streets or alleys out of public view. If a service area is visible from the public view, the service area is to be treated with screening approximately 6'-8' tall to match adjacent building elevations.
- b. **Secondary Facade(s):** Fenestration of secondary facades should comply with Section VI.d. When a secondary public entrance is located off a parking area or alley, the alley is to be treated as an extension of the public walkway, and the building entrance is to be articulated to differentiate it from private or semi-private entrances.
- c. **Parking Structures:** As new developments occur within the business districts, multiple-family residential and institutional areas, parking structures may be incorporated into their designs in order to meet parking needs. Parking structures should be located remotely from primary streets and should not be visible from the public way. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure. Parking structures servicing the commercial districts should integrate into the surrounding architectural fabric. Structures serving residential buildings should relate to the architectural fabric.

Parking structures at a commercial development should be incorporated into the design of the development so that they blend into the building's architecture, scale, and surrounding streetscape context. Integrated parking structures should provide a seamless and non-evident appearance of parking. Their scale and mass should be compatible with the standards set forth in these design guidelines. Building materials, details, and articulation should be consistent with that of the overall development and surrounding context when visible from the public way.

Adequate vehicular and pedestrian access into the structure, ADA compatibility, safety, lighting, and ventilation issues must be addressed.

Please see Vehicular Zone Landscape in Section XI.d for information on parking structure landscape requirements.

1. Massing: The parking structure should comply with the general commercial and mixed-use building massing guidelines (Section V) with the following exceptions. The parking structure should contribute to the continuous "streetwall" along the primary thoroughfares and respect the adjacent setbacks of existing buildings. Heights of the parking structure are delineated in this guideline under Parking Lot Standards. Freestanding residential parking structures should be adequately screened from view.

2. Proportions and Rhythms: Parking structures are to conform to the general commercial and mixed-use proportions and scale guidelines as outlined in Section VI.

The horizontal and vertical rhythms of the structure should enforce the rhythms established by the immediately adjacent and facing structures in order to unify the streetwall. Structures abutting a primary or secondary way should maintain a screen wall with a maximum of 20% openings and a maximum frontage at grade of 30 feet. Parking structures with street frontage that exceeds 30 feet should incorporate sales tax generating uses at the ground level so that the streetwall continues to offer the pedestrian shopping experience. The storefront at the sales tax generating use should comply with the General Commercial and Mixed-Use Guidelines. Off the primary and secondary streets, the parking structure expansion is limited by the current zoning ordinance. Parking structures serving residential units should also contain a screen wall and conform to the general multiple-family design guidelines. Freestanding parking structures should not exceed 14 feet in height above adjacent average grade or top of curb to the upper parking deck.

3. Articulation: The pedestrian entrance should be clearly articulated independent of the adjacent screen wall. The first floor screen wall should display the proportions and rhythms as indicated above while incorporating appropriate articulation. Shallow blind niches and recesses as well as expressed columns are encouraged to break down the screen wall and provide scale. Integral way-finding signs, street furniture, trash receptacles, newspaper corrals, drinking fountains and public art are encouraged as design elements at the screen wall.

4. Materials: The parking structure must be clad in the materials palette identified in Section VIII. Monochromatic or limited material combination is encouraged to downplay the hierarchy of the structure. Exposed concrete facades are not permitted, although cast stone accent and cladding materials units are acceptable. Parking structures serving residential units must apply creative material selection per the general multiple-family design guidelines. Material selection may be limited to less expensive material when not visible from the public way.

1. Location/Orientation and Access for Parking Areas:

New parking should be located behind, within or underneath structures and buildings. (See Figures 65a and 65b) Off-street surface parking lots in front of new buildings and along street frontages are prohibited. Access to all parking and loading areas must be provided off secondary streets or existing alleys/service drives. Access to underground parking facilities should also be provided from an alley or service drive.

If appropriate and feasible, on street parking within the district should be provided within the public rights-of-way in front of new buildings.

Curb cuts and vehicular entrances should be minimized throughout the business districts. Building owners are encouraged to share access points to their parking lots. Each curb cut location should be safe, efficient and approved by the Village Engineer.

Access should be provided from mid-block alleys and secondary streets. Access should not be from main district streets unless deemed appropriate by the Village Engineer. These larger entrances should be defined with adequately designed and coordinated signs, landscaping or architectural elements that complement the design of the development and add visual interest to the street. (See Figure 65c and 65d)



*New surface parking opportunity located behind the building
Figure 65a*

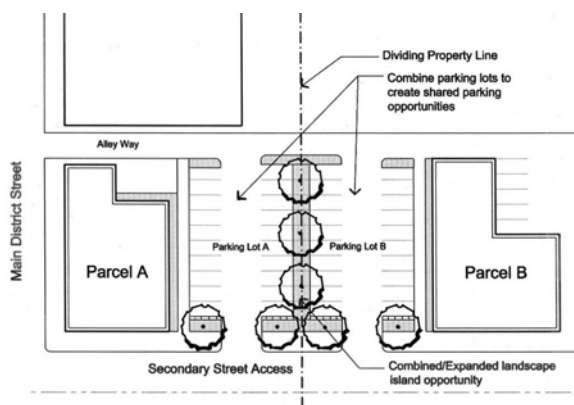


*Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b*

Shared parking should be provided, where possible, between adjacent land uses and businesses, especially on blocks that have varied parking needs. (See Figure 66) For example, a business with daytime employee and shopper parking may allow evening use of the same lot by apartment dwellers, shoppers or restaurant patrons. Shared parking should be considered if a public/semi-public parking structure is anticipated as part of future development in the districts.



*Clear and visible, coordinated public signage element
Figure 65d*



The Village Standard for parking stalls is 9'x18' as established by ITE (Institute of Traffic Engineers). A 9'x19' stall is encouraged for all new parking areas.



*Mid-block alleyway with landscaping and signage enhancements
Figure 65c*

2. Location/Orientation and Access for Loading Areas: All service areas should be located at the rear or side yard of new developments within the business districts. Access should be provided via mid-block alleys/driveways or from secondary streets.

Exterior mechanical systems, loading/service, and trash storage areas should also be located out of sight from public roads. To the extent possible, these elements should be contained within the new building.

If these elements are located outside the building envelope, all efforts should be made to visually screen and buffer them with permanent year-round screening from street and sidewalk views (See section XIId5 for more information on screening).

Service areas/trash storage areas should be clustered together between businesses wherever possible.