Village of Winnetka

Design Review Board/Sign Board of Appeals
Regular Meeting

June 18, 2026 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
   a. May 7, 2026, Special Meeting Minutes
   b. May 21, 2026, Regular Meeting Minutes
4. **Continued Applications**
   a. **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.
5. **New Business**
   a. July 16, 2026, Regular Meeting - Quorum Check
6. **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).

Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes
May 7, 2026

Members Present:	Katie Moor, Chairperson
	Chris Baggett
	Wesley Barker
	Fritz Duda
	Peter Evanich
Members Absent:	Colin Kennedy
	Heather Niehoff
Village Staff:	Scott Mangum, Director of Community Development
	Davorka Kirincic, Building and Code Enforcement Manager
Village Attorney:	Peter Friedman

Call to Order & Roll Call:
Chairperson Moor called the meeting to order at 7:00 p.m. Roll call was taken of the Board Members present.

Public Comments:
No comments were made at this time.

Approval of Minutes:
Chairperson Moor asked if there were any comments or corrections or for a motion to approve the April 17, 2026 meeting minutes. A motion to approve the April 17, 2026 meeting minutes was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Baggett, Barker, Evanich, Moor
NAYS: None

Recommendations and Determinations:

a. Case No. 25-28-SU: 225 Sheridan Road — Centennial Beach: Consideration of approval of findings and recommendation of the Design Review Board on the Certificate of Appropriateness application to allow installation of fencing on the existing beach at 225 Sheridan Road. The Village Council has final jurisdiction on this request.

Mr. Friedman stated the Board could make a motion to approve the Findings and Recommendations for a Certificate of Appropriateness in Case No. 25-28-SU. Chairperson Moor asked for a motion. A motion as stated by Mr. Friedman was made by Mr. Baggett and seconded by Mr. Barker. Chairperson Moor asked if there were any comments or corrections. No comments were made at this time. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Baggett, Barker, Evanich, Moor
NAYS: None

Mr. Duda arrived at the meeting at this time.

New Applications:

DRAFT

a. **<u>Case No. 26-04-DR: 562 Lincoln Avenue — Kaage Homes</u>: A Sign Permit to allow installation of a double-faced projecting sign on the existing frame on the street frontage of Subject Property.**

Ms. Kirincic identified the property's location and the applicant's lease of the commercial space which contained an oval projecting sign which she described for the Board. She stated the applicant has changed their branding and would like to update the signage. Ms. Kirincic stated the Village staff administratively approved the window signage which she identified for the Board. She then identified the sign's location and the proposal of a double faced projecting sign on the existing frame and noted the frame was previously approved for the entire building. Ms. Kirincic described the proposed signage and referred to the sign code regulations and general sign provisions.

Ms. Kirincic then stated that, following the applicant's presentation, public comment, and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the Certificate of Appropriateness with conditions if requested. She then asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then asked for the applicant's presentation.

Casey Kaage stated the request is to replace the sign decal in the same location with the same dimensions with the verbiage and name of the property. Chairperson Moor asked if there were any questions. No questions were raised at this time. Chairperson Moor commented that it looked great and asked for a motion.

A motion was made by Mr. Evanich to issue a Sign Permit to approve the projecting sign as presented. Mr. Barker seconded the motion. A vote was taken, and the motion was unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

b. **<u>Case No. 26-05 DR: 385 Winnetka Avenue — New Trier High School</u>: A Certificate of Appropriateness to allow multiple directional signs on the existing building and the property.**

Ms. Kirincic identified the property's location, zoning classification, site improvements, as well as illustrations of the seven proposed multidirectional and wayfinding signs. She referred to several statutes and the exemption from Sign Code regulations, which is the basis for the applicant's submission of a Certificate of Appropriateness of Design application. Ms. Kirincic stated the applicant must also follow the Village's design guideline recommendations and building signage general provisions.

Ms. Kirincic stated that following the applicant's presentation, public comment, and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the Certificate of Appropriateness. She also referred to the public comment received and provided to the Board and asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She asked for the applicant's presentation.

Jim Maile, the Physical Plant Director, introduced himself and Mike Fess, the Winnetka Campus Facility Manager. Mr. Maile referred to the amount of construction on campus and to complaints regarding wayfinding, parking, etc. He stated that the proposal would include adding four major signs to match

DRAFT

those on campus, with the same design. Mr. Maile also referred to the proposed building signage regarding dock signage and delivery and stated that the request would also unify the door signage. Mr. Tess stated the dock signage would help alleviate truck traffic in terms of deliveries, which would address neighbors' concerns relating to traffic.

Chairperson Moor questioned the signage's material, which Mr. Maile described to the Board, stating that it would align with other signage in the community. He then stated that wooden material would have created maintenance issues. Chairperson Moor asked for the Board's comments. A Board Member stated the request is fine. Another Board Member stated he appreciated the proposal's consistency with other signs. Mr. Baggett added that traffic concerns would be addressed. Mr. Evanich agreed with the comments made.

Chairperson Moor asked for public comment. No comments were made at this time.

Chairperson Moor then asked for a motion. A motion was made by Mr. Barker to issue a Certificate of Appropriateness to approve the request as presented. Mr. Barker seconded the motion. A vote was taken and the motion was unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

c. **Case No. 26-06-DR: 547 Chestnut Street — The Lake Effect: A Sign Permit to allow replacement of the awning valance and valance sign on the existing awning at Subject Property.**

Ms. Kirincic identified the property's location and existing improvements with two awnings. She stated the applicant is only looking to replace portions of the valance. Ms. Kirincic described the proposed awning and referred to material samples provided by the applicant. She also referred to illustrations of both signs and temporary posters to be removed. Ms. Kirincic summarized the prior approval in September 2023 as well as the details of the proposed awning request. She noted while the existing frame did not comply with the code requirements, a variation is not required due to the request to only change the valance. Ms. Kirincic then identified the text size and referred to the design guidelines with regard to colors, awnings and materials with which the request complied.

Ms. Kirincic stated following the applicant's presentation, public comment and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the Certificate of Appropriateness for the sign permit together with conditions if appropriate. She asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then asked for the applicant's presentation.

Allison Cassato of The Lake Effect stated they were formally Chestnut Street Flowers and would begin construction tomorrow with an estimated completion date of June 10, 2026. She stated the request is to change the name on the valance. Chairperson Moor questioned the reasoning for the color change which Ms. Cassato explained to the Board. Chairperson Moor asked for the Board Members' comments.

A Board Member commented it would better if it was all navy blue and it would look more intentional. Mr. Duda stated either option is fine. A Board Member stated he preferred either blue or black with the old color. The Board Members discussed color alternatives. Ms. Cassato stated they cannot afford to do

DRAFT

another awning. Mr. Evanich stated he would be fine with the navy color and that there is no cohesion of awnings on the street and that he is fine with the request as proposed.

Chairperson Moor asked for a motion. A motion was made by Mr. Barker to issue a Certificate of Appropriateness to approve the request as presented. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

d. **Case No. 26-07-DR: 902 Green Bay Road — Found by Steph: A Sign Permit to allow installation of a window, door, and double-faced projecting sign on the existing frame on the street frontage of Subject Property.**

Ms. Kirincic identified the property's location, zoning classification, and referred to storefront views. She explained the request is for the window and door signs and the projecting sign, which are all code-compliant. Ms. Kirincic summarized the code requirements for the application components in detail, as well as the design guideline requirements.

Ms. Kirincic stated that following the applicant's presentation, public comment, and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the requested Certificate of Appropriateness for the sign permit and any conditions if appropriate. She asked if there were any questions.

Chairperson Moor also asked if there were any questions. A Board Member asked whether the mounted signs needed to be fixed so they don't swing. Ms. Kirincic confirmed that it is correct, and the applicant can confirm further. Chairperson Moor then asked for the applicant's presentation.

The business owner confirmed the sign would not swing and explained how it would be mounted, noting that it would be similar to their Lincoln Park location. She also clarified that the logo is white and the vintage is black, because they planned to install café curtains, which would provide some pop. She added that the vendor did the same for their location in Lincoln Park and for another business in Winnetka. She confirmed it would be painted on the outside with a sealant.

Chairperson Moor asked if there were any questions and commented that it looked nice. No other comments were made at this time.

Chairperson Moor asked for a motion. A motion was made by Mr. Baggett to issue a Certificate of Appropriateness for the request as presented. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

e. **Case No. 26-08-DR: 1010 Green Bay Road — Bank of America: A Certificate of Appropriateness to replace the existing exterior light fixture at the main entrance of the Bank of America building on the Subject Property.**

Ms. Kirincic identified the property's location with Bank of America as the primary tenant and summarized the request to replace the external light fixture. She identified the proposed light fixture's location,

DRAFT

dimensions, and specifications. Ms. Kirincic referred to the design guidelines for building lighting and stated that the request complied.

Ms. Kirincic stated that following the applicant's presentation, public comment, and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the Certificate of Appropriateness for the design as presented, along with any conditions if appropriate. She asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time. She then asked for the applicant's presentation.

Greg Parcel identified himself as the general contractor representing Bank of America. He stated the goal is to replace the existing small pendant fixture, which did not emit enough light to enter the vestibule, which he described as a safety issue. He stated the new fixture would provide a larger light circumference.

Chairperson Moor asked if there were any questions. A Board Member asked if the light in the fixture would be softer or a stark LED light. Mr. Parcel stated the light would be adjusted accordingly. No additional comments were made at this time.

Chairperson Moor asked for a motion. A motion was made by Mr. Duda to issue a Certificate of Appropriateness to approve the request as presented. Mr. Baggett seconded the motion. A vote was taken, and the motion was unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

Other Business.

a. May 21, 2026 Regular Meeting – Quorum Check.

A Board Member noted that agenda items (a), (d), and (e) were routine in nature and suggested expanding Village staff authority to either approve such items administratively to improve efficiency for applicants. Chairperson Moor responded that granting Village staff such approval authority would require an amendment to the Sign Code by the Village Council. The Board Members concurred and agreed to develop proposed language for consideration as a Sign Code amendment.
The Board then discussed member availability and scheduling matters.

b. June 3 or 4, 2026 Special Meeting – Quorum Check.

The Board Members discussed their availability for the special June 4, 2026, meeting and the meeting agenda items.

Adjournment:

Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Duda and seconded by Mr. Evanich. A vote was taken, and the motion was unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Evanich, Moor
NAYS: None

The meeting was adjourned at 7:51 p.m.

DRAFT

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
May 21, 2026

Members Present:	Katie Moor, Chairperson Chris Baggett Wesley Barker Colin Kennedy
Members Absent:	Fritz Duda Peter Evanich Heather Niehoff
Village Staff:	Scott Mangum, Director of Community Development Ann Klaassen, Assistant Director of Community Development Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:
Chairperson Moor called the meeting to order at 7:00 p.m. Roll call was taken of the Board Members present.

Approval of Minutes:
Chairperson Moor stated the May 7, 2026 meeting minutes would be approved at the next meeting.

Public Comments:
No comments were made at this time.

New Applications:

a. **Case No. 26-09-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.**

Ms. Kirincic identified the property's location, zoning classification, and the applicant's request. She referred to storefront images with prior signage removed. Ms. Kirincic stated that the request is for the proposed signage she identified in an illustration, along with the color samples she provided to the Board. She described the lettering size and its compliance with Sign Code requirements, the signage text, and the proposed door signage. Ms. Kirincic stated that door and window signage cannot be approved administratively because it exceeds the limit for administrative review. She confirmed that the proposed signage meets Code requirements, street exposure percentages, and the Design Guidelines recommendations.

Ms. Kirincic stated that, following the applicant's presentation, public comment, and Board discussion, the Board may either continue the matter to a date certain to allow time to address questions or comments or make a motion to approve or deny the sign permit. She asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time.

Matt Majewski of North Shore Sign and Liza Ritter, the business owner, introduced themselves to the Board. Mr. Majewski confirmed the vinyl decal on the letter sample provided represented a color sample.

DRAFT

Chairperson Moor asked if there were any questions. Mr. Barker commented that the proposal looked fine and was compliant with the guidelines. Mr. Kennedy confirmed it would be blue and not black. Chairperson Moor stated it would be navy blue. Ms. Ritter confirmed blue is the brand color and added that the second-floor shutters are blue as well. Chairperson Moor commented that it looked fine and some of the text appeared to be competing and suggested its size be slightly reduced.

Mr. Baggett moved to issue a Sign Permit with the lettering size reduction as suggested by Chairperson Moor. Ms. Klaassen stated that any conditions should be specific in terms of size. The Board Members discussed amending the lettering sizes.

Mr. Baggett moved to issue a Sign Permit for the request as presented, with the condition that the signage for "Movement, Music and Community" be reduced to 2 feet 1 inch. Mr. Kennedy seconded the motion. A vote was taken and the motion was unanimously passed, 4 to 0:
AYES: Baggett, Barker, Kennedy, Moor
NAYS: None

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.**

Ms. Kirincic described the proposed improvements in detail and identified the property's location and zoning classification. She identified property views in an illustration, along with previous approvals for the property, which she summarized for the Board. Ms. Kirincic noted on the site plan that there is a patio and gravel area, with the current site plan showing the additional area for the right side. She then described the prior approvals and improvements made to the property.

Ms. Kirincic stated that administrative approval was given today for broken concrete, with the applicant proposing to replace it in the same color and material. She then identified the proposed awnings, patio improvements, and dining area expansion along Green Bay Road. Ms. Kirincic described the proposed landscaping replacement improvements and referred to the site plan, proposed specifications, and Village Design Guidelines the applicant planned to follow, which are included in the agenda packet.

Ms. Kirincic stated that, following the applicant's presentation, public comment, and Board discussion, the Board may either continue the matter to a date certain to allow time to address questions or comments, or make a motion to approve or deny the Certificate of Appropriateness. She asked if there were any questions.

Chairperson Moor also asked if there were any questions. No questions were raised at this time.

Glenn Deutsch, one of the business owners, provided a sample of awning material to the Board for their review. Chairperson Moor commented that the improvements looked nice.

Chairperson Moor asked for a motion. A motion to issue a Certificate of Appropriateness of Design for the request as presented was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken, and the motion was unanimously passed, 4 to 0:
AYES: Baggett, Barker, Kennedy, Moor
NAYS: None

DRAFT

c. **<u>Case No. 25-19-PD: 901-05, 907-09, 911-13 Green Bay Road and 1007-11 Tower Court</u> - 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.**

Ms. Klaassen reviewed the planned development process for the Board as well as the Village Council's comments during the concept plan review, the general site information, the subdivision and zoning relief and planned development approval required for the plan. She stated she would provide information with regard to the concept plan review changes since the Village Council's review and the Board's advisory role in the process. Ms. Klaassen then identified site photos and described the proposal's three main elements which include approximately 15,000 square feet of ground floor commercial retail space, 15 residential condominium units and onsite parking. Ms. Klaassen described the refinements made in detail to the plan following the Village Council's initial review. She then identified the rezoning and special use permit required for the property as well as the parking requirements and height, side yard setback and rear yard setback requirements.

Ms. Klaassen referred to the factors the Board is to consider with regard to whether a Certificate of Appropriateness should be granted and the proposed plan's consistency with the Design Guidelines. She then stated following the applicant's presentation, public comment and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the Certificate of Appropriateness with draft language included in the agenda packet. Ms. Klaassen read Mr. Evanich's comments into the record and noted that Mr. Duda agreed with Mr. Evanich's comments. She added one public comment was received and provided to the Board and then asked if there were any questions.

Mr. Kennedy questioned the height of the properties next door. Ms. Klaassen referred to an image of the proposed building next to the neighboring two-story buildings and noted the applicant may have the actual dimensions of those buildings.

Jon Talty, OKW Architects, introduced the applicant's team to the Board who stated they also worked on the One Winnetka project. He referred to images of several properties which he commented have outlived their life with the goal being to create something better than what currently sits on the parcel. He stated he would provide information with regard to the building quality, high quality materials and building composition. Mr. Talty described the possible 15 maximum residential units with flexibility in terms of unit size.

Mr. Talty stated the building's materials would consist of true Indiana limestone, granite, brick masonry with profound detailing. He stated after hearing the Village Council's comments and concerns, they were mindful of the three-dimensional aspects of the building in terms of eroding its mass and it would be perceived as a three-story building noting the buildings across the street are also three stories. Mr. Talty also stated substantial outdoor spaces would be provided for each unit and referred to an illustration for the Board's review. He described how shade and shadow became an important part of the architecture with the use of granite and limestone. Mr. Talty identified the lower-level parking entrance and condominium entry in the rear.

Mr. Talty explained the development standards they considered in terms of the building's context. He also identified the lower-level residential parking which would provide an abundance of parking. He stated the ground floor is intended for retail and commercial space with the developers being confident it would be entirely leased in terms of commercial demand. Mr. Talty noted the restaurant tenant at the corner was

DRAFT

removed in order to create a more calm and appropriate environment for the residents above. He described the secure residential entry and stated the floors were partitioned in terms of how they would be laid out. Mr. Talty informed the Board that One Winnetka had 594 names on a waiting list for 59 apartments with there being a tremendous demand for this type of residences. He also described how the building is carved back at each level in order to reduce the mass. Mr. Talty explained the reasoning for not having fourth floor penthouses with the parapet being 49 feet 8 inches with 45 feet being allowed in order to allow significant ceiling heights. He stated roof stair access would be installed as a fire department requirement.

Mr. Talty then explained their consideration of including Tudor aspects and their attempt to maintain the idea of it being a retail corridor with viable livable retail and housing above. He referred to sketches of condominium details along with descriptions of the various material elements. Mr. Talty also referred to neighboring buildings which have two stories and referred to a rendering of how the building would sit on the street along with building elevations which he described in detail. He also described the retail component in detail as well as streetscape improvements. Mr. Talty then provided a shadow study to the Board and stated there would be no detriment to the neighbors.

Colleen Barkley, the Mariani Landscape Director of Design, stated they worked with Village staff and Village Forester to incorporate the Hubbard Woods Streetscape Plan and the inclusion of tree specimens as well as other tree species she identified to soften the building and provide shade. She also described the planting beds, flowering shrubs, etc. to be used in the plan. Ms. Barkley also stated there would be raised planters and perennials along with annuals to flank the main condominium entrance. She then provided illustrations of the proposed planters.

Mr. Talty explained the reason for downplaying the exterior lighting on the building and described the proposed lighting plan in detail. He then asked if there were any questions.

Chairperson Moor asked if there were any questions. Mr. Baggett questioned how Tower Court is exited, which Mr. Talty explained to the Board. Mr. Baggett stated his concern related to the increased amount of traffic in that area. Mr. Talty responded the building would be a low traffic generating facility by the residents and minimal traffic from the consumer side. Mr. Kennedy questioned the light levels and the balconies having independent lighting control. Mr. Talty responded the predominant light source from the building would be internal.

Anders Rustin, OKW Architects Project Manager, stated there is a code requirement for the one-foot candle minimum in terms of building egress and the streetscape lighting would light the sidewalk paths. He also stated there would be more linear decorative fixtures at the retail portion of the building to provide architectural intervention.

Mr. Kennedy asked what considerations were taken to prevent a restaurant tenant in the future, which is a big concern. Peter Witmer stated they initially considered a restaurant tenant and referred to the practicality of having a restaurant tenant as well as traffic, parking and smell concerns it would create for the residential building. He stated it would be mentioned in the bylaws and that there may be a possibility of a small coffee shop in the future. Mr. Talty added that there would not be sufficient infrastructure for a restaurant tenant. Mr. Kenndey questioned the reasoning for not including Tudor design which Mr. Talty explained to the Board.

DRAFT

Chairperson Moor stated her concern related to items being visible from the balconies. Mr. Talty stated the condominium association would be profoundly restrictive in terms of what is allowed on balconies. He also identified the Lake Forest project which is the most analogous to the proposed building. Mr. Talty referred to the streetscape rendering on Green Bay Road. Chairperson Moor stated she appreciated the attempts made to reduce massing and stated she is still concerned with the overall size and its compatibility with what is on either side. Chairperson Moor also commented that the building looked urban in the downtown setting. Mr. Talty reiterated how the fourth floor would be positioned far back with it not being seen from the street view perception. Chairperson Moor suggested there be more articulation for the third floor. Mr. Talty explained the reasoning for the third-floor articulation in that they did not want it to become repetitive. Chairperson Moor referred to the building across the street and stated although there is a need for additional housing, she questioned other ideas they may consider, and they should be careful that whatever is built in Hubbard Woods would change the district dramatically. Mr. Talty agreed and stated they want to set a high bar in terms of what is to come.

Mr. Barker agreed with Chairperson Moor's comments and agreed that while a phenomenal job was done on the proposal, he cannot get past the height. He stated if the top floor was removed, it would fit in more with the Hubbard Woods neighborhood. Mr. Talty noted the building is 4 feet 8 inches taller than what is allowed and if it is reduced, it would reduce ceiling heights. Chairperson Moor asked if there were any other questions. No additional questions were raised at this time.

Chairperson Moor then asked for public comment. John Joyce, Managing Director of SVN Chicago Commercial, described the four sites he developed and sold to Altounian Construction. He stated there are several open Hubbard Woods stores which he described as functionally obsolete. Mr. Joyce also noted that there are a number of apartments above the storefronts in these existing buildings, so there won't be a big increase in traffic. He then referred to several other developments in the surrounding communities and stated the proposed development would be exciting for the community. He also referred to several other successful developments in the Village. No additional comments were made at this time.

There were no additional public comments.

Chairperson Moor called the matter in for discussion. She referred to the Board Members' concerns relating to scale. Chairperson Moor stated she did not feel it is appropriate to make a recommendation of approval and stated while they support the need for development, there is work to be done on the proposal in order to make it more contextually appropriate for the community. Mr. Barker agreed with Chairperson Moor's comments and stated his concerns related to building height.

Mr. Talty asked if the building was 45 feet in height, would they have the same opinions and asked how they bridge the gap. Chairperson Moor advised the applicant their consideration related to the building's appearance and there are other steps required for approval including the need for five zoning variations. She also stated if the building was located in another part of town, it would not look as out of place as it did in the current location. Chairperson Moor also referred to the comments related to Tudor style architecture; the discussion relating to the Chase Bank building and stated the building would take up a large portion of the block. Mr. Kennedy agreed the height is massive and suggested more continuity be made with regard to the two neighboring properties. Chairperson Moor also asked for the balcony railings to be closed. Mr. Talty asked if the Green Bay Road balconies should be treated differently than balconies elsewhere on the building. Chairperson Moor suggested possibly and referred to the greenery on the upper floor.

DRAFT

A Board Member questioned the process in terms of the applicant's review. Ms. Klaassen stated the next regular DRB meeting would be on June 18, 2026, and referred to whether the applicant is able to make changes prior to that time. Mr. Talty stated they would appreciate taking the time to consider the Board's changes and come back before the Board. Ms. Klaassen stated the matter could also be continued to the July 16, 2026, meeting, if additional time is needed to address comments from the DRB. Ms. Klaassen stated the matter can be continued to June 18, 2026, and if the applicant is not prepared, it can be continued to the July meeting. Mr. Talty agreed with Ms. Klaassen's suggestion. The Board Members discussed their availability for the June meeting. Chairperson Moor asked for a special meeting to be called if necessary. Ms. Klaassen confirmed she would check with the absent Board members to confirm their availability.

Chairperson Moor asked for a motion to continue the matter to the June 18, 2026, meeting. A motion as stated by Chairperson Moor was made by Mr. Barker and seconded by Mr. Kennedy. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Baggett, Barker, Kennedy, Moor
NAYS: None

Other Business.

a. June 4, 2026, Special Meeting Quorum Check.

The Board Members discussed their availability and confirmed a special meeting was previously scheduled for June 4, 2026.

Adjournment:

Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Kennedy and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Baggett, Barker, Kennedy, Moor
NAYS: None
The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JUNE 11, 2026

SUBJECT: 901-913 GREEN BAY ROAD & 1007-1011 TOWER COURT
TOWER COURT CONDOMINIUMS - PLANNED DEVELOPMENT
PRELIMINARY PLAN REVIEW (AMENDED CASE NO. 2025-19-PD)

INTRODUCTION

On June 18, 2026, the Design Review Board ("DRB") is scheduled to hold a continued public hearing on an amended **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 June meeting, the DRB will continue its review of 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 now consists of the following elements:

a) 15,800 square feet of commercial space on the ground level;

b) 14 residential condominium units; 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 current application materials for the project are included in **Attachments A1 and A1a**.

A mail notice was sent to property owners within 250 feet of the Subject Property for the initial public hearing in May, in compliance with the Village Code. As of the date of this memo, staff has received three written comments from the public regarding this application, which are included in **Attachment E1**.

MAY 21, 2026, DESIGN REVIEW BOARD MEETING

On May 21, 2026, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new four-story mixed-use building on the Subject Property. The staff report and plan sheets provided for the May 21 meeting can be found in **Attachment C1**.

After hearing from staff, the Applicant, and one member of the public, the DRB discussed the project. Members expressed concern about the height, scale, and compatibility with the surrounding buildings. There was concern that the building appears very urban in an intimate downtown setting. There was also discussion regarding the visibility through the proposed balcony railings. The members suggested that the design of the building be more contextual with the neighborhood, especially in light of the location of the development towards the middle of the block, and the size of the development site in comparison to existing buildings on the block.

At the Applicant's request, the DRB continued the item to the June 18, 2026, DRB meeting to provide the Applicant time to respond to the DRB's comments. A copy of the May 21 meeting minutes is included in the June 18 agenda packet for the DRB's consideration.

AMENDED PROPOSED PLAN

In response to the comments at the May 21 DRB meeting, the Applicant has provided the attached revised plans, including revised elevations, renderings, and neighborhood contextual references, as well as material cutsheets (**Attachments A1 and A1a**). Also, **Attachment B1** includes images comparing the site plan, and the elevations and renderings considered at the May 21 meeting with the current amended plan. The primary changes include the following:

- Fourth floor pulled back an additional 24'-7½", now set back 37'-7 ½" from front; resulting in one less residential unit;
- Use of slate on majority of fourth floor exterior façade rather than brick;
- Building height reduced:
    - Top of roof access – 54'-1" (reduction of 1'-2");
    - Top of parapet – 48'-8" (reduction of 1');
- Design change in third floor balconies, including introduction of stained heavy timber material.

At the June 18 meeting, the Applicant will review the revised plans and explain the design decisions in response to the DRB's comments.

OTHER ADVISORY BOARD/COMMISSION REVIEW

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.

Based upon staff's review of the amended preliminary plan, the following zoning relief has been identified. Changes in relief since the May DRB review are noted:

A. Approval of a Plat of Consolidation to create one Lot of Record.

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) – 54'-1"
      [May DRB review – 55'-3"]
      ii. Building (Top of Rooftop Mechanical Screening) – 53'-6"
      [May DRB review – 53'-5"]
      iii. Building (Top of Parapet) – 48'-8"
      [May DRB review – 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 59; 27 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 became 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 zoning and subdivision 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 section "Description of Property" in the May staff memo included in **Attachment C1** in which the project's 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 D1**, highlighting standards **which apply to commercial 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 June 18, 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 DRB 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 June 18, 2026, DRB meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A1: Applicant's Submittal – Plan Sheet Package
Attachment A1a: Applicant's Submittal – Material Cutsheets
Attachment B1: Comparison of Plans Reviewed at May 21, 2026, DRB Meeting with Current Plans for June 18, DRB Meeting
Attachment C1: May 21, 2026, DRB Meeting Staff Memo and Plan Sheets
Attachment D1: Design Guidelines Excerpt
Attachment E1: Public Correspondence



TOWER COURT CONDOMINIUMS

1011 TOWER COURT
WINNETKA, IL

PD RESUBMISSION
JUNE 05, 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		67,702 SF 86,331 SF	
RESIDENTIAL GROSS FLOOR AREA		44,035 SF	
COMMERCIAL GROSS FLOOR AREA		GFA:15,862 SF EXCLUDING BOH: 4,363 SF	
BUILDING HEIGHT **EXCEPTION REQUIRED** GROUND LEVEL FLOOR TO FLOOR HEIGHT **EXCEPTION REQUIRED**	45' - 0" 4-stories 14' - 0" MIN.	4-stories 49'-8" w parapet 55'-3" at stair access 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	Required 2 x 18,593 sf= **37 spaces**	Provided **9 spaces**
	Dwelling 2-BR - 1.5/unit 3-BR - 2/unit	1.5 x 2 units= **3 spaces** 2 x 12 units= **24 spaces** **= 27 spaces**	**46 spaces**
RESIDENTIAL USE TYPE - # of UNITS CONDOMINIUM UNITS		14	
RESIDENTIAL BEDROOM SIZE - # of UNITS 2-bedroom 3-bedroom		2 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) (along North property line) **EXCEPTION REQUIRED**	0 ft. (3 ft.)* MIN 0 ft. (3 ft.)* MIN	23 ft. 1 in. MIN 38 ft.MAX 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
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

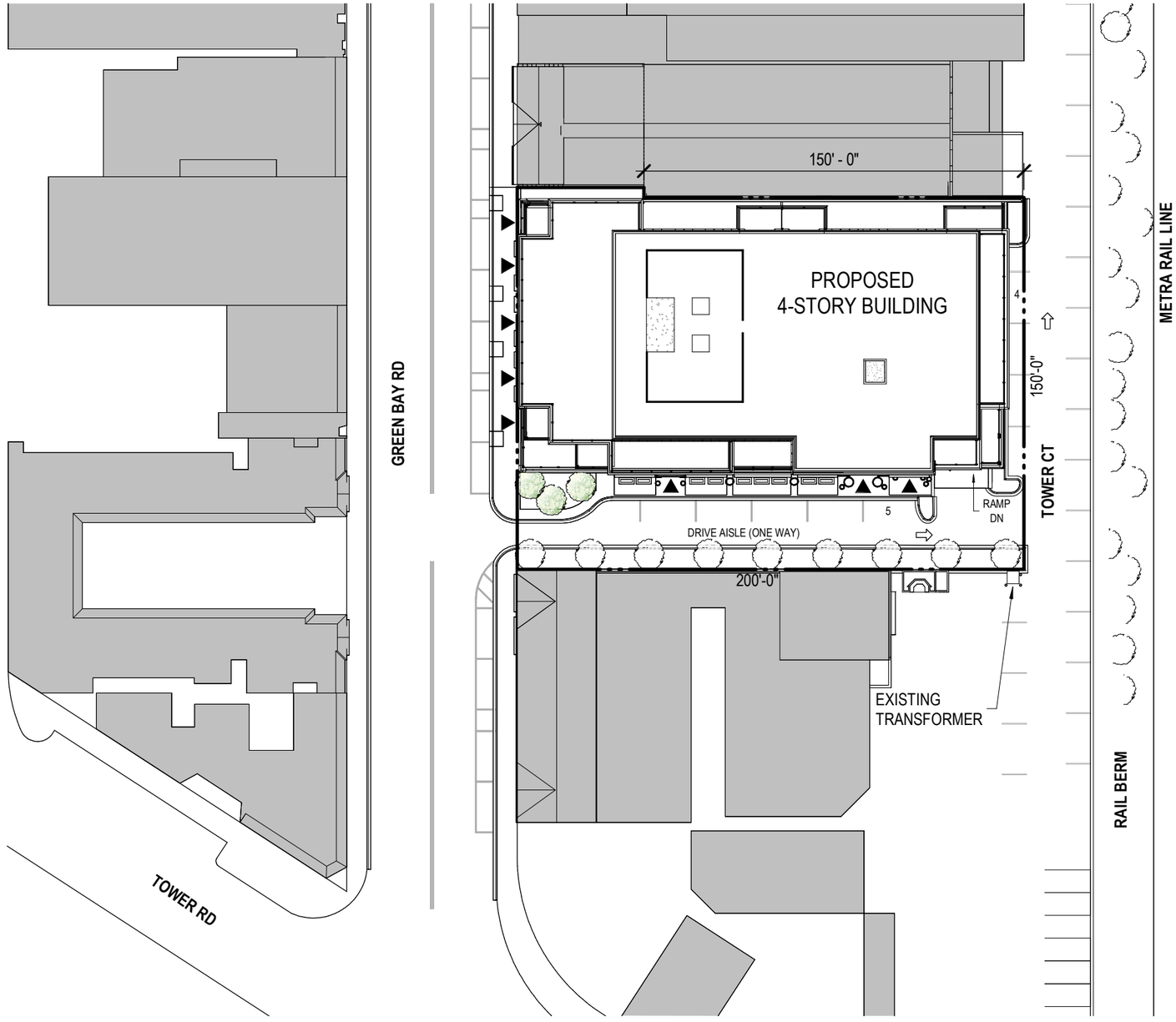
WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

SITE PLAN



OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

SCALE: 1" = 50'
0 25' 50'

PROJECT

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

3

EX TREE TO REMAIN & BE PROTECTED

TREE PROTECTION FENCING. SEE DETAIL A SHEET L3.0

EX TREE TO BE REMOVED DUE TO CONSTRUCTION

PROPERTY LINE

50.00'

PROPOSED NEW BUILDING OUTLINE

80.00'

90.00'

30.24'

50.05'

79.39'

PROPOSED NEW BUILDING OUTLINE

PARKING GARAGE RAMP

79.62'

TOWER COURT

ONE-WAY STREET

PROPOSED NEW EDGE OF PAVEMENT

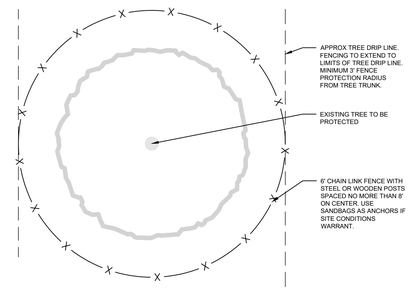
PROPOSED NEW EDGE OF PAVEMENT

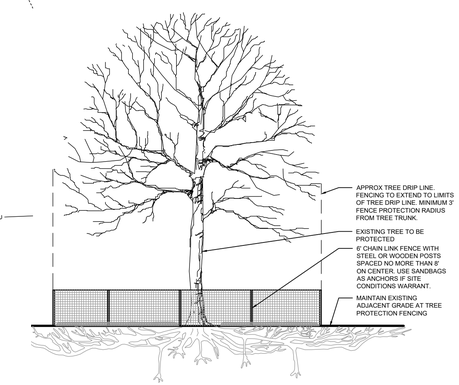
PROPERTY LINE

GREEN BAY ROAD

PROPERTY LINE

EXISTING ADJACENT BUILDING





A TREE PROTECTION

Scale: NTS

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.L.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.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

TREE PRESERVATION

L3.0

NOT FOR CONSTRUCTION

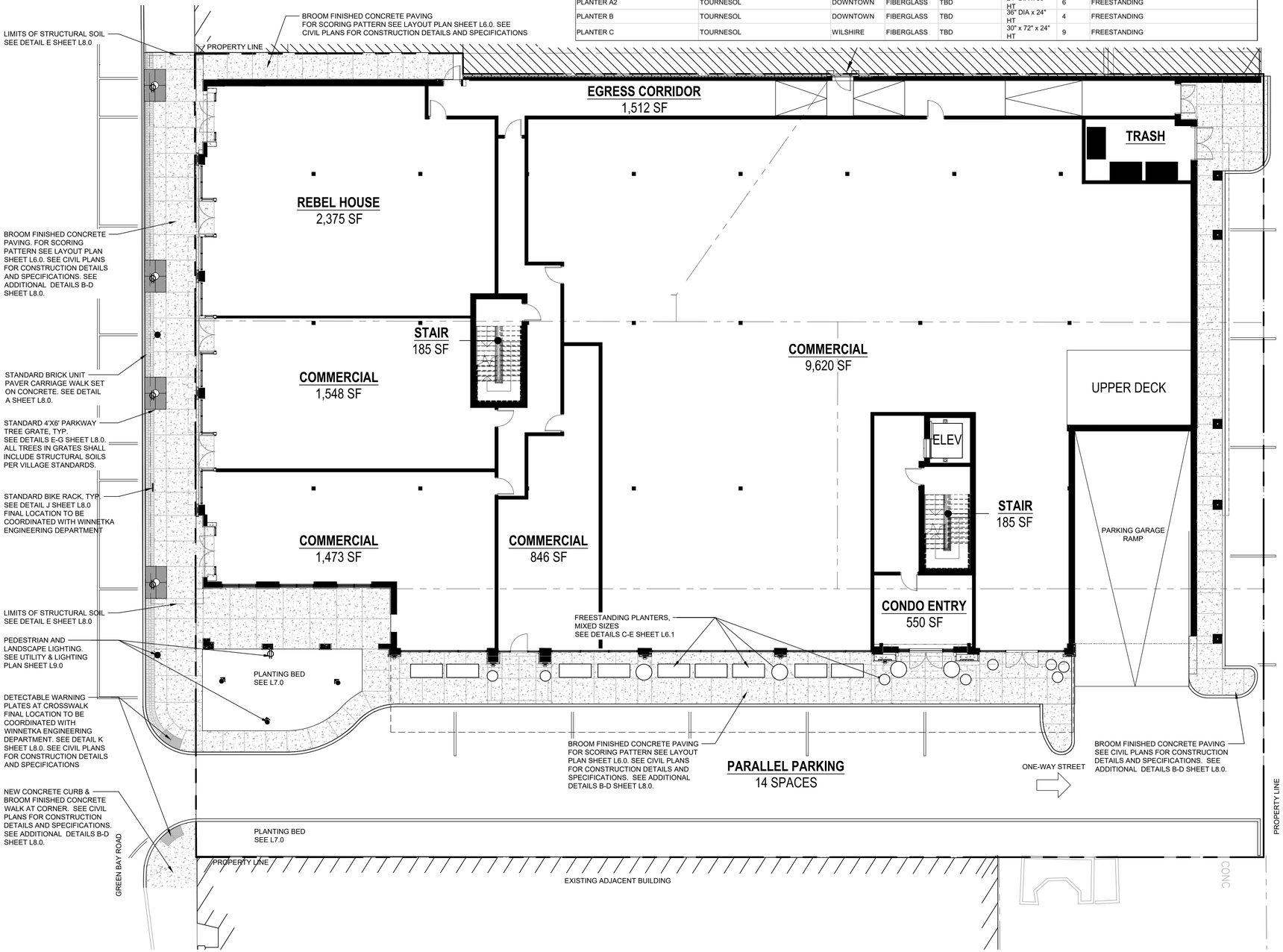
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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.

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 MS805ALED	ALUMINUM	PARK GREEN TEXTURED	17" DIA x 12'-2" HT	2	PT-MS805ALED-3-12L-27-T3-MDL008-SV2-PEC-FHD-FHC / 4212"2"TFPS-C / USB-LPIUC / 2-BDBA6 / P
PEDESTRIAN SIGNALIZED CROSSING SIGNAGE	EMEDCO	PEDSTRIAN 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:

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.L.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. 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.
4. 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.
5. 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.
6. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. 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.
8. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
9. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
10. **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.
11. ALL PLANTING BEDS TO BE PREPARED WITH MARIANI MIX BLENDED GARDEN SOIL.
12. ALL FREESTANDING PLANTERS SHALL BE PREPARED WITH THE FOLLOWING: MARIANI MIX BLENDED GARDEN SOIL OR MIDWEST TRADING ALL PURPOSE POTTING SOIL.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
19. CONTRACTOR TO COORDINATE WITH THE VILLAGE FORESTER ON THE FINAL SELECTION AND TAGGING OF AND PROPOSED PARKWAY TREES WITHIN THE ROW.
20. FINAL PLACEMENT OF PARKWAY TREES AND STREET PEDESTRIAN STREETLIGHTS TO BE COORDINATED WITH THE ENGINEERING DEPARTMENT PRIOR TO PLACEMENT.
21. ALL PARKWAY TREE LOCATIONS SHALL INCLUDE AN ELECTRICAL OUTLET FOR MAINTENANCE AND SEASONAL NEEDS.

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

N O R T H

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24

PROJECT NO: TC26001

MATERIALS PLAN

L5.0

NOT FOR CONSTRUCTION

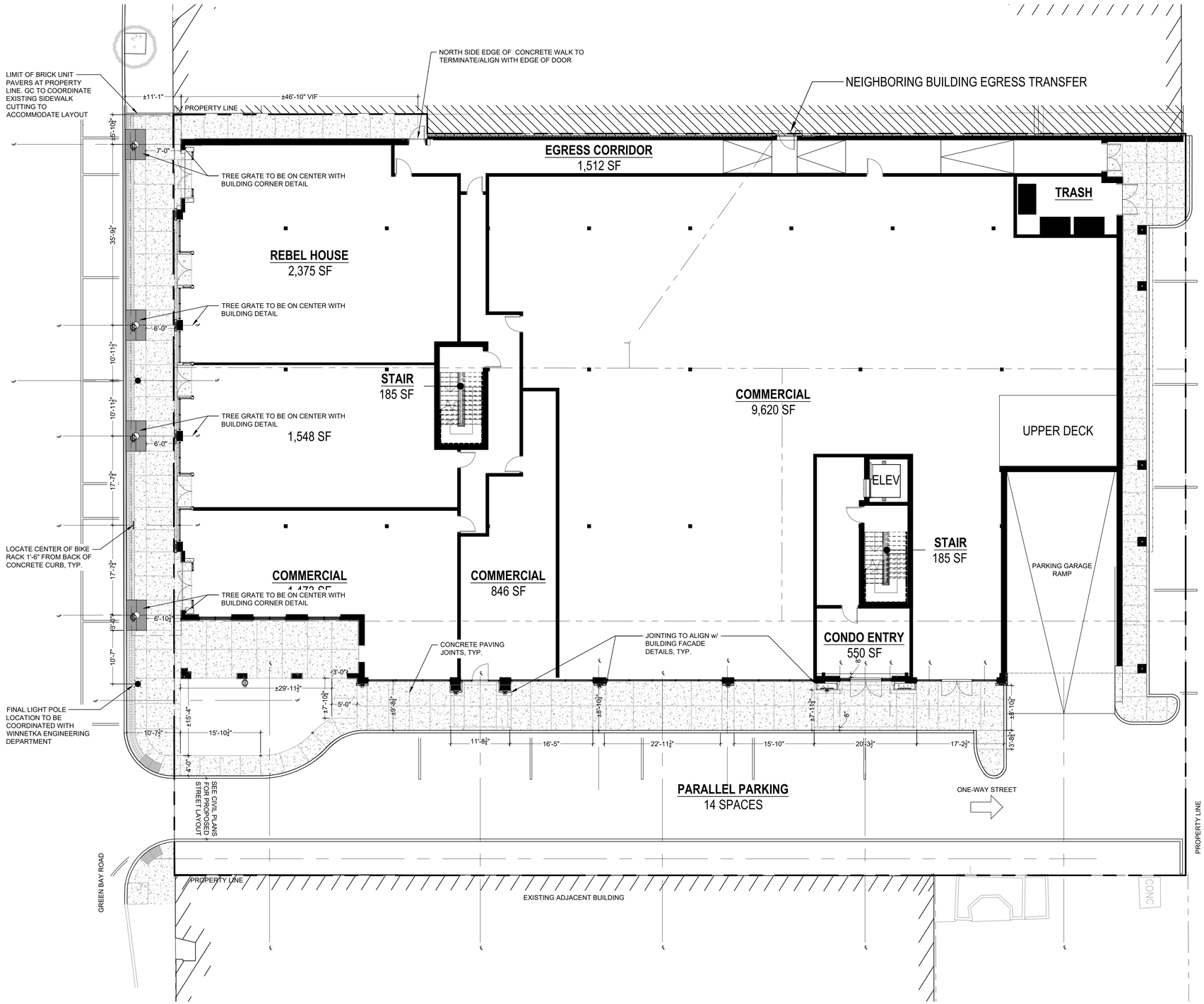
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

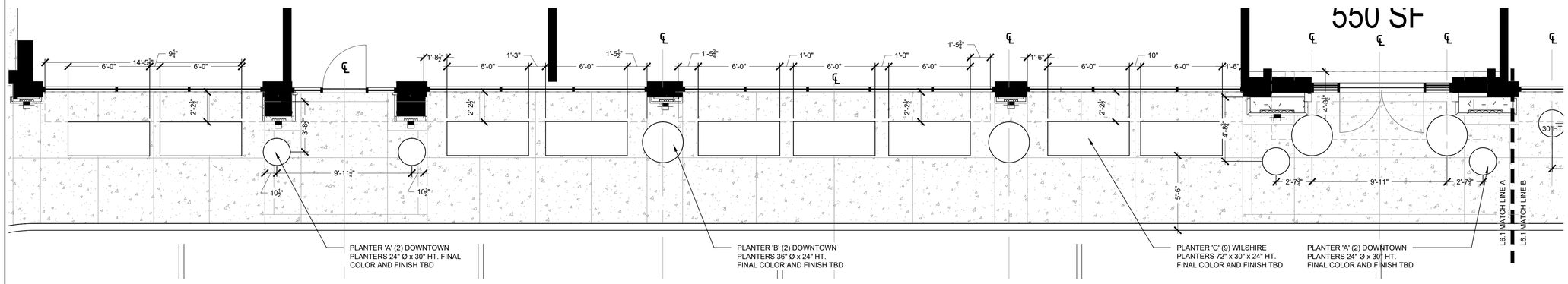
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

LAYOUT PLAN

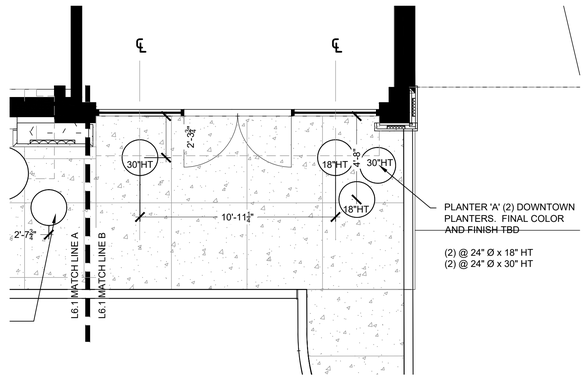
L6.0

NOT FOR CONSTRUCTION

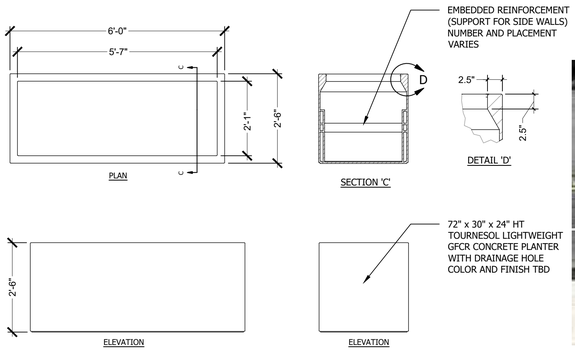
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs



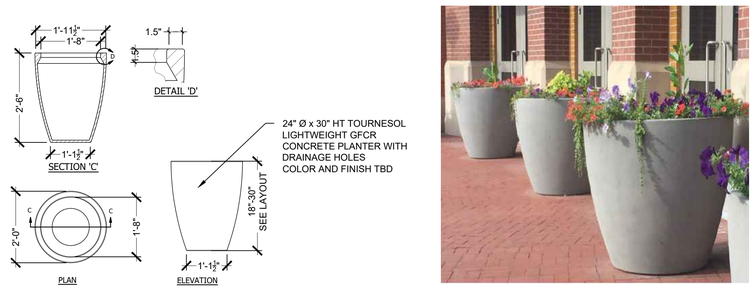
A SOUTH FACADE PLANTER LAYOUT
1/4" = 1'-0"



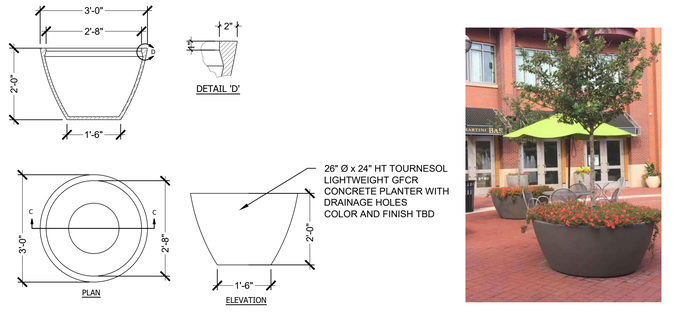
B SOUTH FACADE PLANTER LAYOUT
1/4" = 1'-0"



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



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







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

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

PLANTER LAYOUT PLAN

L6.1

NOT FOR CONSTRUCTION

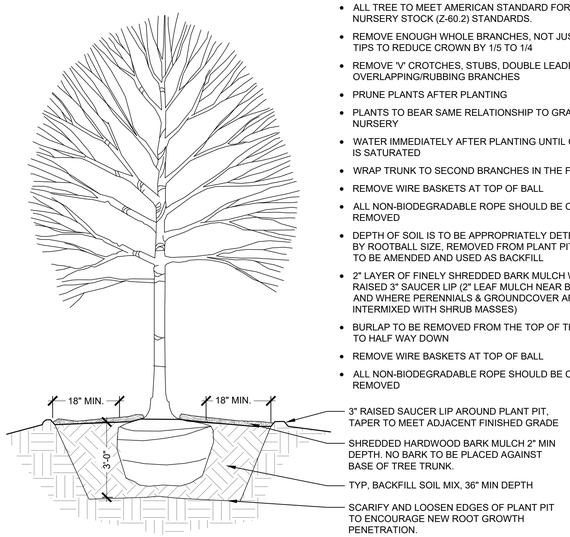
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

PLANTING CONSTRUCTION NOTES:

1. SEE L5.0 GENERAL CONSTRUCTION DETAILS FOR ADDITIONAL SPECIFICATIONS.
2. VERIFY ALL UNDERGROUND UTILITIES AND GRADES PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
3. 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.
4. GENERAL CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT, PORTABLE TOILET, EXTRA FENCE PANELS, ETC. WITHIN PROTECTION ZONE OF EXISTING TREES AND VEGETATION ON SITE.
5. 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.
6. GENERAL CONTRACTOR IS TO REPORT ANY SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO OBTAIN ANY NECESSARY TREE REMOVAL PERMIT.

SHADE & ORNAMENTAL TREES:

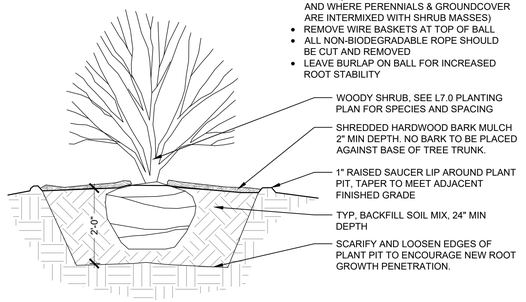
- ALL TREE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (Z-60.2) STANDARDS.
- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING/RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO 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



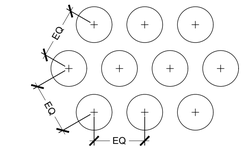
A TYP TREE PLANTING
3/4" = 1'-0"

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



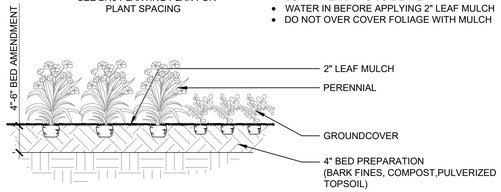
B TYP WOODY SHRUB PLANTING
3/4" = 1'-0"



EQ TRIANGULAR SPACING
SEE L7.0 PLANTING PLAN FOR PLANT SPACING

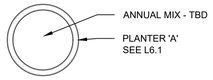
PERENNIALS & GROUNDCOVER:

- 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

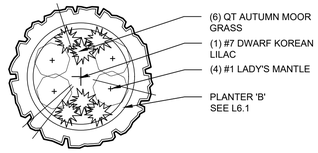


C TYP PERENNIAL AND GROUNDCVOER PLANTING
3/4" = 1'-0"

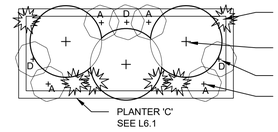
MASTER PLANT LIST			
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**QTY**
ACER CAMPESTRE 'JFS Shichtel2'	STREETSIDE MAPLE	3"	4
BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3"	3
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL HACKBERRY	3"	7
HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	#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"

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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
1	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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

PLANTING PLAN

L7.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

LANDSCAPE MAINTENANCE SPECIFICATIONS:

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS:

- ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES
- ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
- ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR

APPROVALS:

- ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
- ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION

SOIL TESTING:

- THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWN ER.
- **ACCEPTABLE TEST RESULTS**

	LANDSCAPE TREES & SHRUBS
PH RANGE	5.0-7.0
ORGANIC MATTER	>1.5%
MAGNESIUM (MG)	100+ LBS/ACRE
PHOSPHORUS (P2O5)	150+ LBS/ACRE
POTASSIUM (K2O)	120+ LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 900 PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX

WORKMANSHIP:

- DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS
- UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER

TURF

GENERAL CLEANUP:

- PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREA

MOWING:

- TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3 IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".
- THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING:

- EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING:

- SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES

LAWN WEED CONTROL: HERBICIDES

- SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.
- INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS & GROUNDCOVER

PRUNING:

- ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.
- PRUNING GUIDELINES:
  1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
  2. PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH
  3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS
  4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
  5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
  6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON
  7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS
     - •• YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
     - •• FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH LEAVE SIDE BUDS NEVER CUT CENTRAL LEADER.
     - •• PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES
  8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
  9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC
  10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIREA, ETC.
  11. PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED
  12. SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK

SPRING CLEANUP:

- PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING:

- FOR TREES. THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES
- THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
- NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.
- SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
- ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN

MULCHING:

- ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3ff WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.
- ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING:

- ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.
- PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

- THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR
- FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL
- PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.
- IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVARS OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN
- NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, **PUBLISHED BY COMSTOCK PUBLISHING PRESS.**

TRASH REMOVAL:

- THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL:

- ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS

WINTER CLEANUP:

- HE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E , JANUARY, FEBRUARY, AND MARCH.
  - •• CLEANING CURBS AND PARKING AREAS
  - •• REMOVING ALL TRASH AND UNWANTED DEBRIS
  - •• TURNING MULCH WHERE NECESSARY
  - •• INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS & BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER

SEASONAL COLOR MAINTENANCE:

- PERENNIALIZATION OF BULBS
  1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS
  2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE
  3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
  4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1ft DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH r OF COMPOST IS OPTIONAL.
- FLOWER ROTATION
  1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
  2. SUMMER ANNUALS OR FALL PLANTS:
     - a. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY
     - b. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURERS RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP
     - c. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER

PERENNIALS:

- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
- THE FOLLOWING YEAR:
  1. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
  2. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY
  3. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
  4. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOST AS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES
  5. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
  6. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE
- THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- LONG TERM CARE:
  1. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
  2. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE:

TURF MAINTENANCE:

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS TO BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE,
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREES, SHRUBS AND GROUNDCOVER MAINTENANCE:

1. PRUNE TREES, SHRUBS AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOPDRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDE AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE:

1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

MASTER PLANT LIST			
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

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

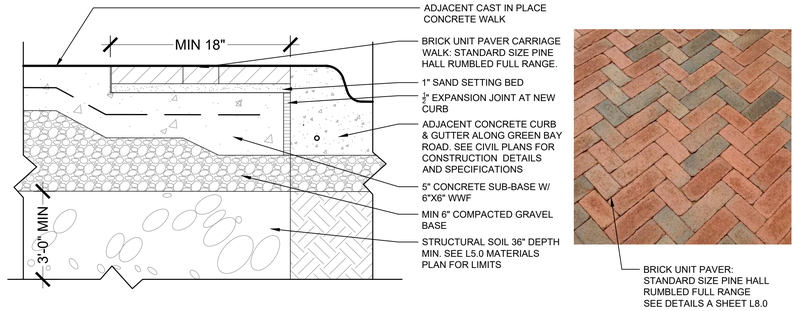
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

MAINTENANCE SPECIFICATIONS

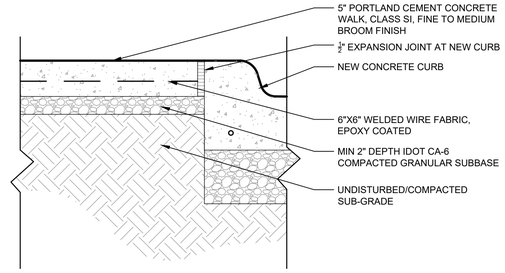
L7.1

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

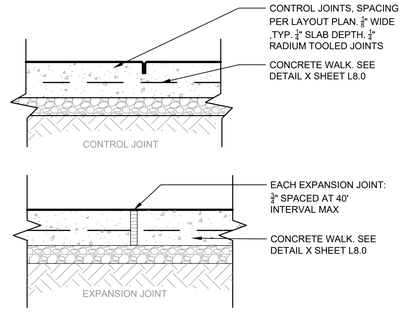
NOT FOR CONSTRUCTION



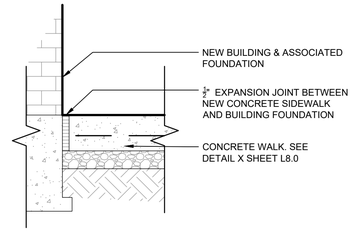
A BRICK UNIT PAVER CARRIAGE WALK
1 1/2" = 1'-0"



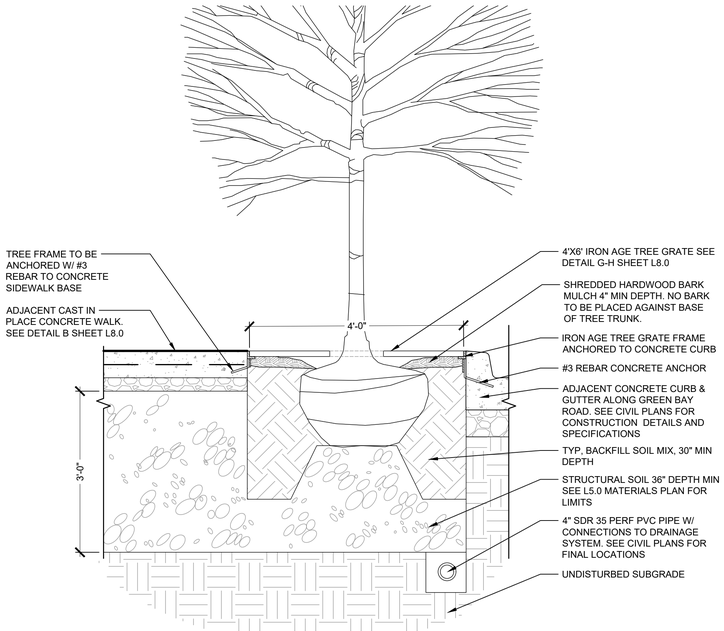
B CAST IN PLACE CONCRETE PAVING
1 1/2" = 1'-0"



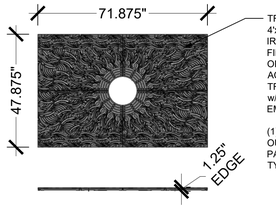
C CONCRETE JOINTS, TYP.
1 1/2" = 1'-0"



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

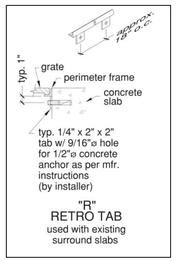


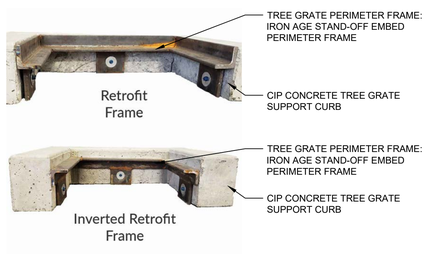
E TREE GRATE WITH STRUCTURAL SOIL
3/4" = 1'-0"





F IRON TREE GRATE
NTS

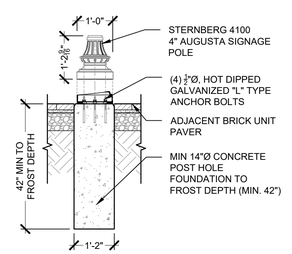


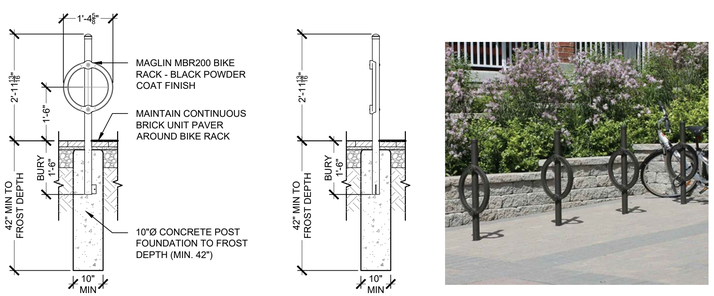


G TREE GRATE PERIMETER FRAME
NTS



H PEDESTRIAN SIGNALIZED CROSSING
NTS





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



K DETECTABLE WARNING PLATES
NTS

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid 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
N O R T H

SCALE: 1:10
0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

SITE DETAILS

L8.0

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs
NOT FOR CONSTRUCTION

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		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.

Fitter: 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 Hurricane Chimney: Frosted Hurricane Chimney (FHC)

POLE: 4212'2"TFP5-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 (TFP5-3) (12'2")
Shaft Type: Fluted Tapered 5-3 inch 356 Aluminum Alloy (TFP5)
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.

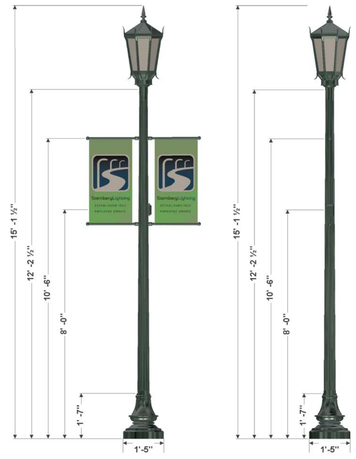
Wind Load Evaluation
This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 90 mph
Gust Factor: 1.14

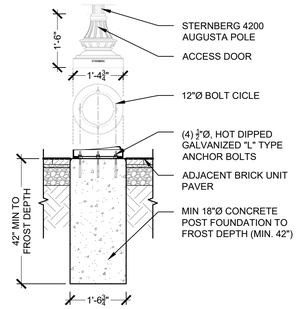
Arms and Accessory	Orientation
USB / Duplex Receptacle (USB LPIUC)	0
Double Banner Arm (DBA)	0, 180

(4) 1/2" X 18" Anchor Bolts, 12" Bolt Circle, Diamond pattern

A PEDESTRIAN LIGHT POLE
NTS



B PEDESTRIAN LIGHT POLE
NTS

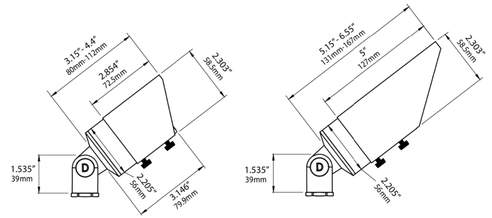


C LIGHT POLE FOOTING
1/2" = 1'-0"

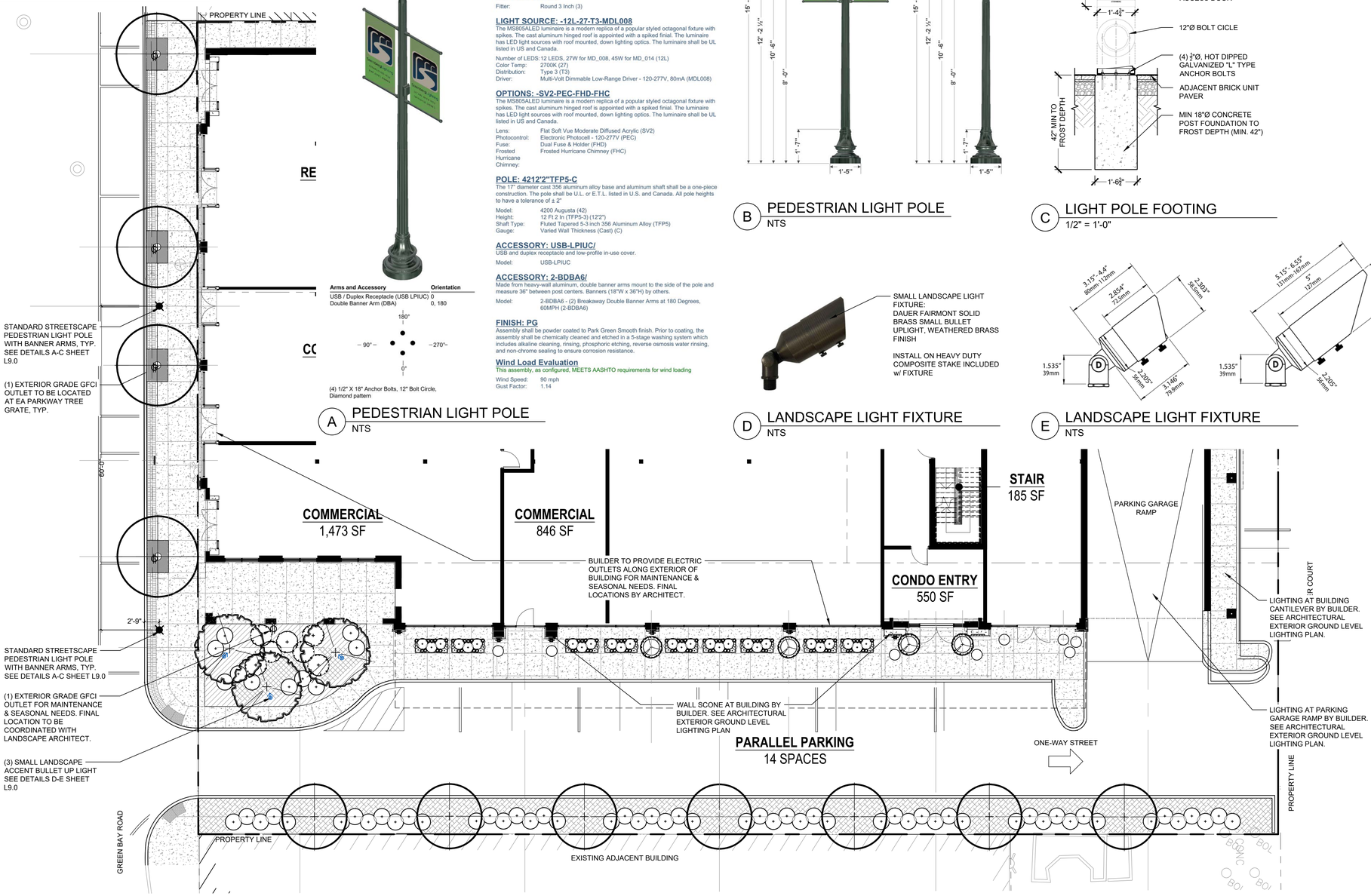
SMALL LANDSCAPE LIGHT FIXTURE:
DAUER FAIRMONT SOLID BRASS SMALL BULLET UPLIGHT, WEATHERED BRASS FINISH

INSTALL ON HEAVY DUTY COMPOSITE STAKE INCLUDED w/ FIXTURE

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
w w w . m a r i a n i l a n d s c a p e . c o m

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 bid 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

N O R T H

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

UTILITY & LIGHTING PLAN

L9.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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:

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

J.U.L.I.E.

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 Desigation: "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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE USED IN WHOLE OR IN PART 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

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:56pm By: kmorales

TOPOGRAPHIC SURVEY

Part of Lots 7, 8 & 9 in Block 3 in Jared Gage's Subdivision in Section 8 & 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Vanderstappen Land Surveying, Inc.
5126 N. Marmora Ave.
Chicago, Illinois 60630
ph. 815.337.3118 fax 815.337.3414
Illinois professional design firm #184.005292

FORMER CHICAGO & NORTHWESTERN RAILROAD

SITE BENCHMARK
FIRE HYDRANT
ARROW BOLT
ELEVATION 44.96(NAVD88)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
PID: DG1219
ELEVATION: 54.06(NAVD88)

NOTE:
- UNDERGROUND UTILITIES SHOWN ARE AS MARKED BY OTHERS. SURVEYOR DOES NOT WARRANT ACCURACY.
- SURVEY COMPLETED WITH OVER 12" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE & SURVEYED AT THIS TIME.

NOTE: BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON
- JOB #24-13159 DATED: 04/04/2025
- JOB #24-13159 DATED: 04/04/2025
- JOB #25042 REVISION COMPLETED: 07/29/2025
- JOB #25042R2 REVISION COMPLETED: 07/29/2025

03/11/26 (R2) REVISED STRUCTURE INFORMATION & UTILITY LOCATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

We, Vanderstappen Land Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography. This survey does not constitute a property boundary survey. This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 12/5 A.D., 20 25.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-005292

By: _____
Illinois Professional Land Surveyor No. 3857

NATHAN R. VANDERSTAPPEN
2857
REGISTERED
ILLINOIS
LAND SURVEYOR
WOODSTOCK
STATE OF ILLINOIS

UTILITY LINE LEGEND

SS	SANITARY SEWER
W	WATER MAIN
FO	FIBER OPTIC
UT	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES
OHU	OVERHEAD UTILITIES

LEGEND

⊞	ELECTRIC TOWER
▪	BOLLARD
●	CATCH BASIN
⊟	ELECTRIC BOX
⊻	FIRE CONNECTION
Y	FIRE HYDRANT
⊙	FOUND IRON PIPE
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊟	GAS METER
⊕	GAS VALVE
⊞	HAND HOLE / UNKNOWN
○	LIGHT
◉	MANHOLE
●	SET IRON PIPE
●	SET CROSS
●	SET IRON BAR
⊙	SIGN
⊤	SIGN
⊞	STORM MANHOLE
⊟	TELEPHONE BOX
⊞	TRAFFIC CONTROL BOX
⊤	UTILITY POLE
●	WATER SHUT-OFF
⊕	WATER VALVE
M	MEASURED
(R)	RECORD

SCALE: 1" = 10'

PIN
05-17-133-013
05-17-133-014
05-17-133-015
05-17-133-023

CLIENT: TOWER COURT MINNETKA LLC
DRAWN BY: TPS CHECKED BY: APO
SCALE: 1"=10' SEC.: 17 T. 42 N. R.13 E.
BASIS OF BEARINGS: EAST ZONE NAD83 (2011)
AREA: 1.7 AC. LD. TRD.
JOB NO.: 250923
FIELDWORK COMP.: 12/01/25 SHT. PG.
DATE THEREOF CORRECTED TO 68° F.

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:35pm 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

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

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:
GRADING AND PAVING PLAN

Sheet No:
C400



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18" Elev = 670.84 NAVD 88*

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Winnetka** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village of Winnetka Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *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.*
6. *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.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *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.*
9. *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.*
10. *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.*
11. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
VB	Buffalo Box	VB
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
E	Electric Manhole	
H	Hand Hole	
	Light Pole	
WV	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Ground Elevation	W 782.10
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

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:

ILLINOIS PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

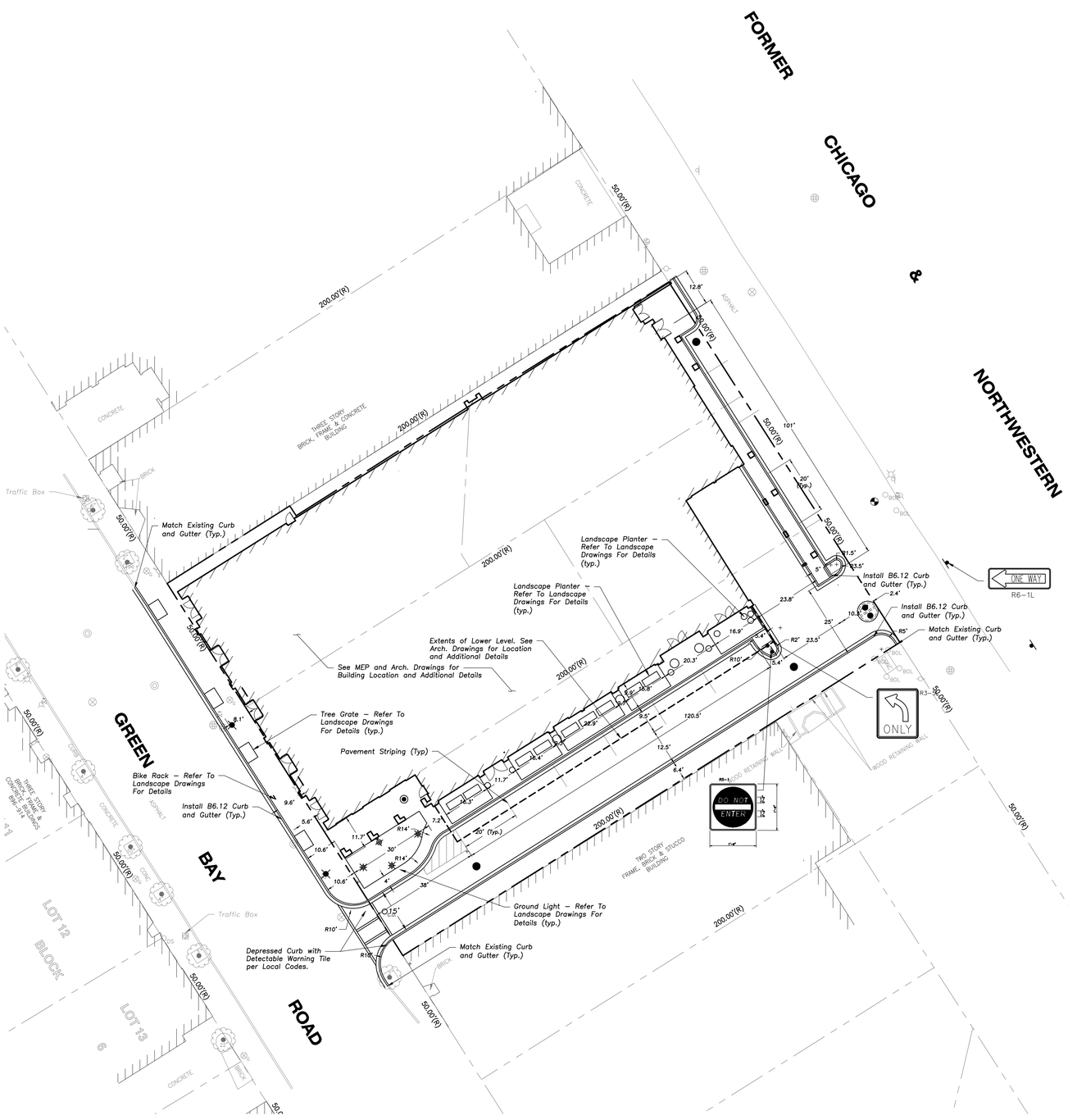
SITE DEMOLITION PLAN

Sheet No:

C100

NOT FOR CONSTRUCTION

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 2:13pm By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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*

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GEOMETRY NOTES

1. *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.*
2. *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.*
3. *All Accessible Parking Signs (R7–8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U–Channel Posts, 2–lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
BS	Buffalo Box	BS
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
H	Hand Hole	
	Light Pole	
W	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

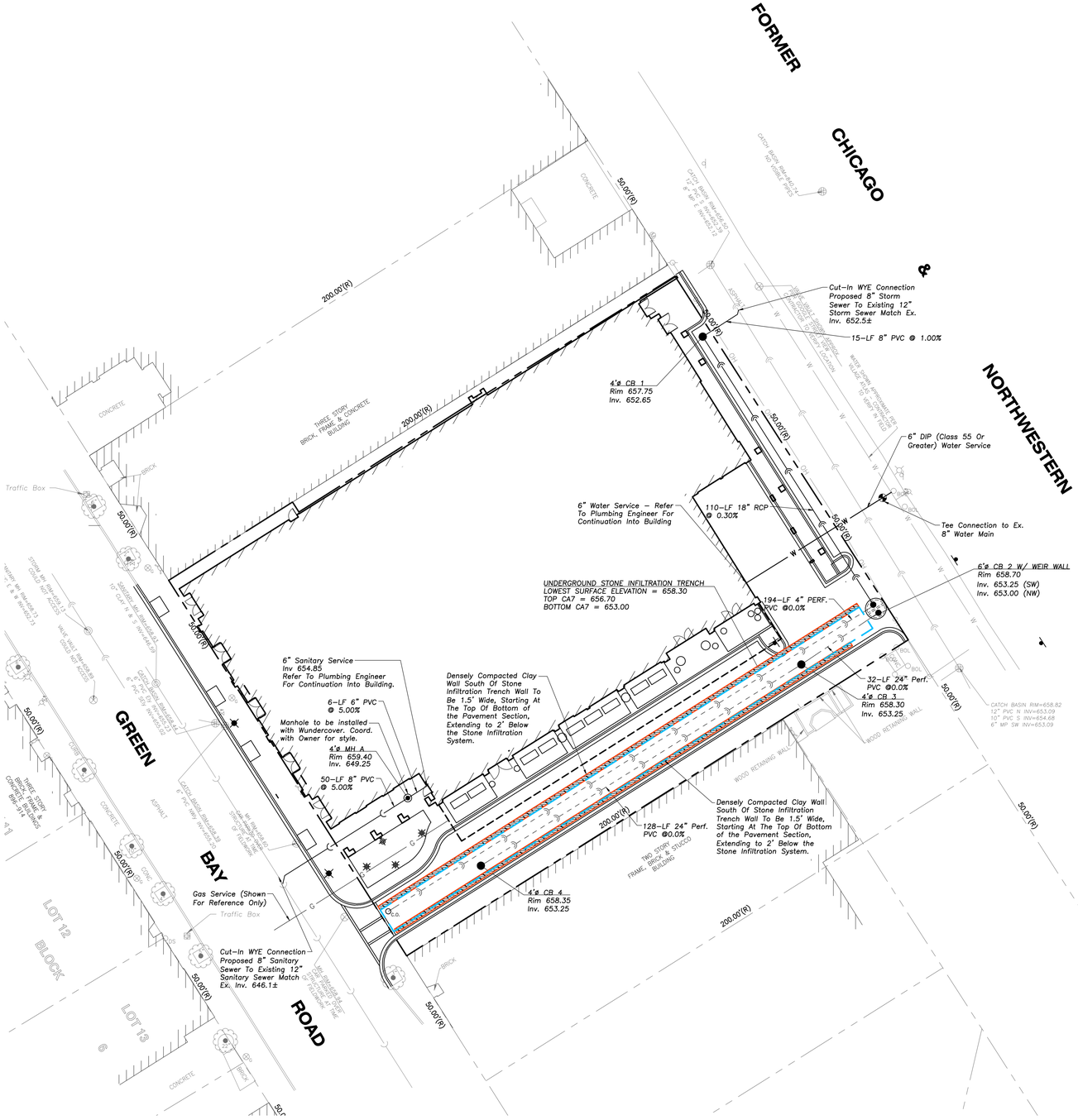
SITE GEOMETRY PLAN

Sheet No:

C200

NOT FOR CONSTRUCTION

EEA – P:\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 5:30pm By: tbrown



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18" Elev = 670.84 NAVD 88*

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

UTILITY NOTES

1. *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.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *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.*
4. *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.*
5. *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.*
6. *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.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
9. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *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 Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *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.*
5. *Where Structures are Shown Along the Curbline, 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.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
~~782.10~~	~~Sidewalk Elevation~~	~~782.10~~
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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:

ILLINOIS PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

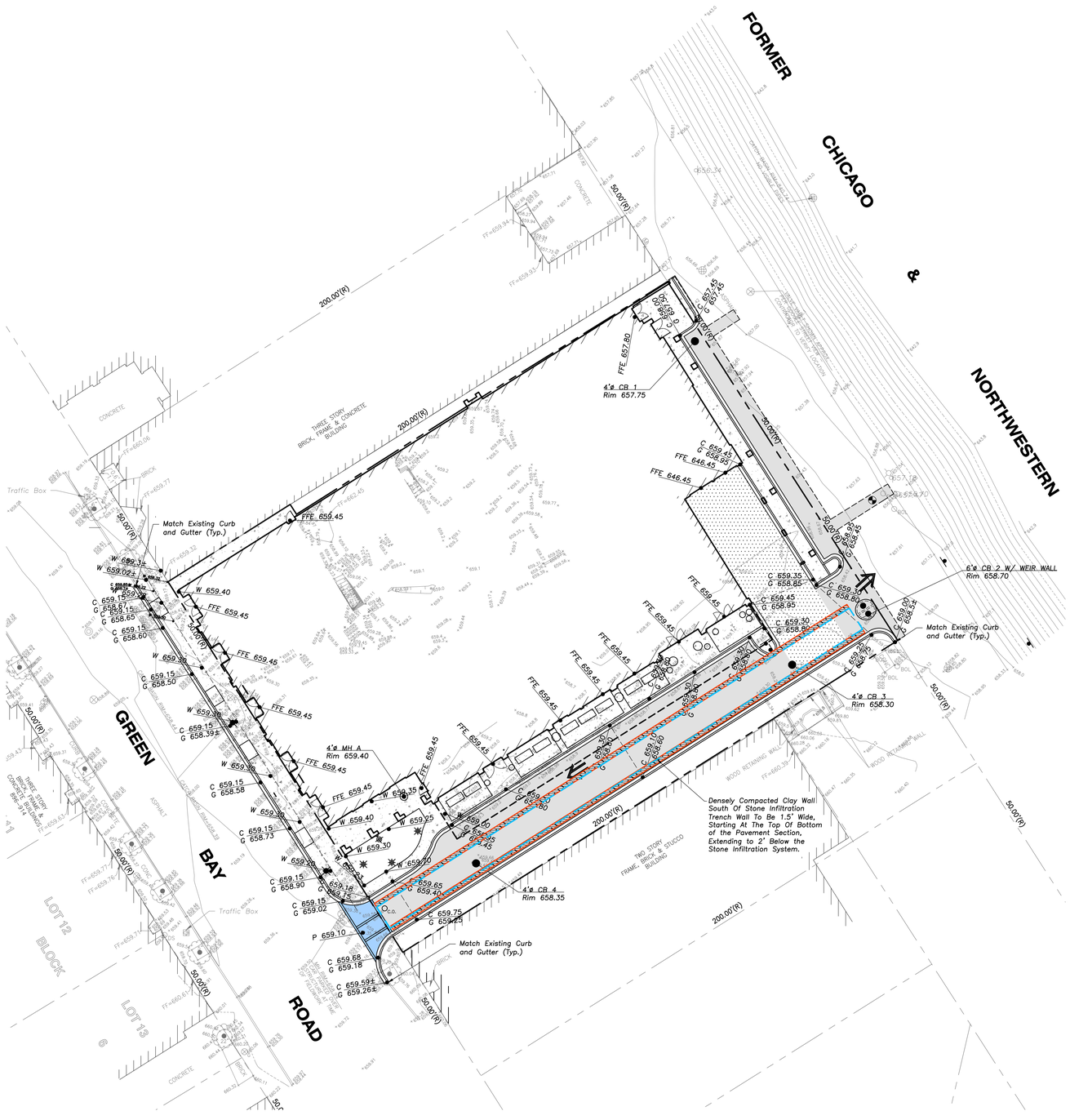
SITE UTILITY PLAN

Sheet No:

C300

NOT FOR CONSTRUCTION

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:16pm By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18"*
   Elev = 670.84 NAVD 88

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Hydroseeded*** *Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *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.*
5. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068881
03.24.2026
STATE OF ILLINOIS

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 & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

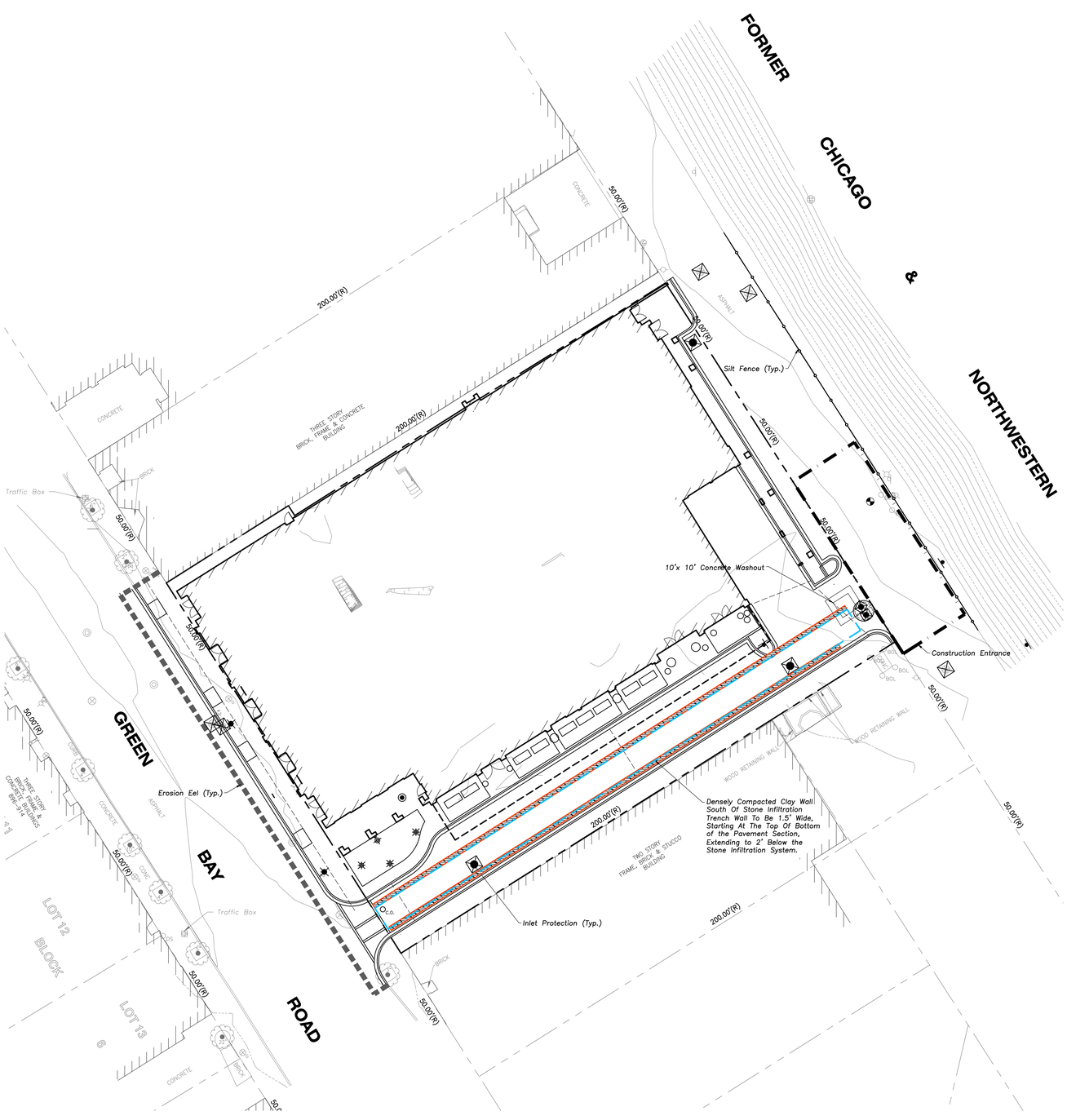
GRADING AND PAVING PLAN

Sheet No:

C400

NOT FOR CONSTRUCTION

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/07/26 @ 9:28am By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18"*
   Elev = 670.84 NAVD 88

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *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.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *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.*
6. *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.*
7. *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.*
8. ***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 Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. *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.*
10. *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.*
11. *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.*
12. ***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.*
13. *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.*
14. *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.*
15. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
16. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
17. *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.*
18. *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.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Ground Elevation	W 782.10
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

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

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

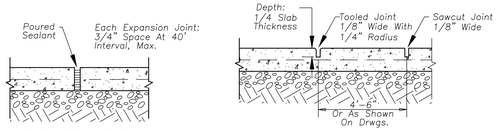
SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C500

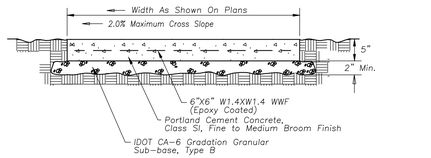
NOT FOR CONSTRUCTION

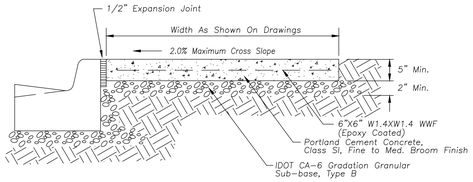
EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:37pm By: kmorales



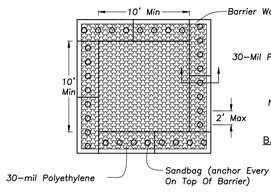
EXPANSION JOINT

CONTROL JOINT

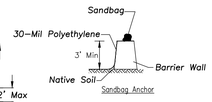




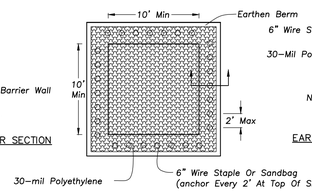
PORTLAND CEMENT CONC. SIDEWALK



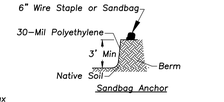
BARRIER WALL OPTION



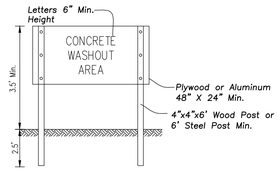
BARRIER WALL ANCHOR SECTION



EARTHEN TYPE OPTION



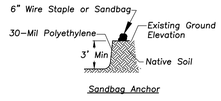
EARTHEN BERM ANCHOR SECTIONS



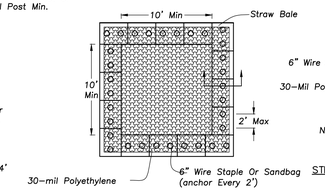
SIGN DETAIL

NOTES:

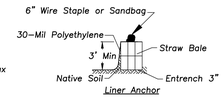
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.



SUBGRADE ANCHOR SECTIONS

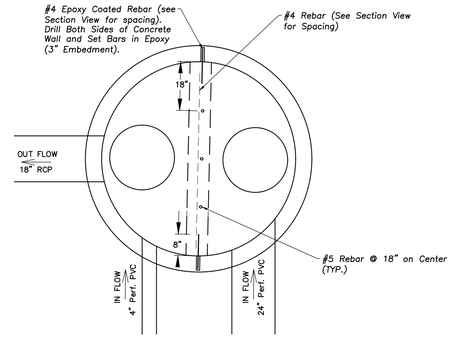


STRAW BALE OPTION

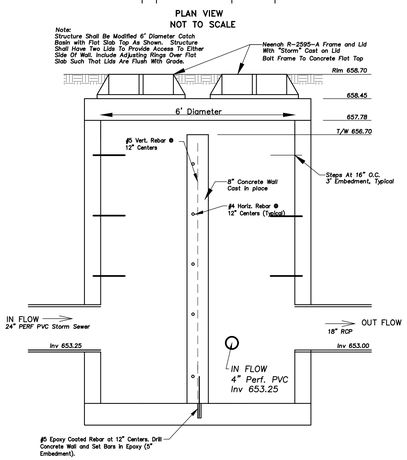


STRAW BALE ANCHOR SECTIONS

CONCRETE WASHOUT FACILITY

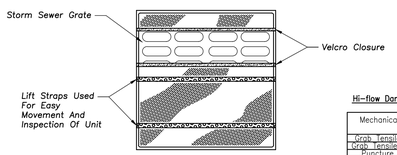


PLAN VIEW
NOT TO SCALE



WEIR STRUCTURE CB2

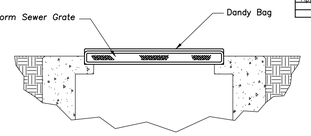
Dandy Bag



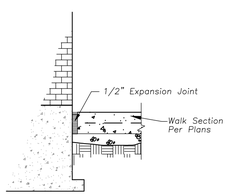
Note: The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

Hi-flow Dandy Bag (safety Orange)

Mechanical Properties	Test Method	Units	Marv
Grab Tensile Strength	Astm D 4632	Kn (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	Astm D 4632	%	21 X 10
Puncture Strength	Astm D 4833	Kn (lbs)	0.40 (90)
Mullen Burst Strength	Astm D 3786	Kpa (psi)	2067 (450)
Trapezoid Tear Strength	Astm D 4533	Kn (lbs)	0.51 (115) X 0.33 (75)
Uv Resistance	Astm D 4355	%	90
Apparent Opening Size	Astm D 4751	Mm (us Std Sieve)	0.425 (40)
Flow Rate	Astm D 4491	l/min/m 2 (gal/min/ft^2)	5907 (145)
Permittivity	Astm D 4491	Sec^-1	2.1



DANDY BAG INLET SEDIMENT CONTROL DEVICE



WALK ADJACENT TO BUILDING

GENERAL NOTES

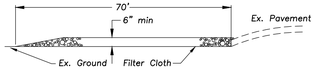
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

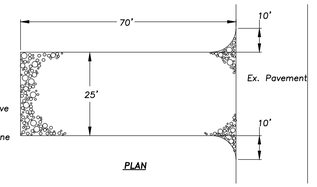
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



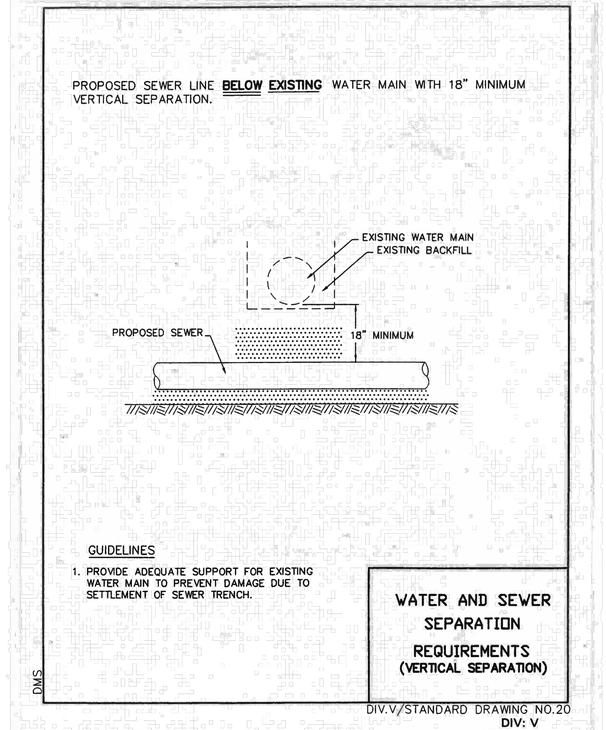
PROFILE



PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



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:

ILLINOIS PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

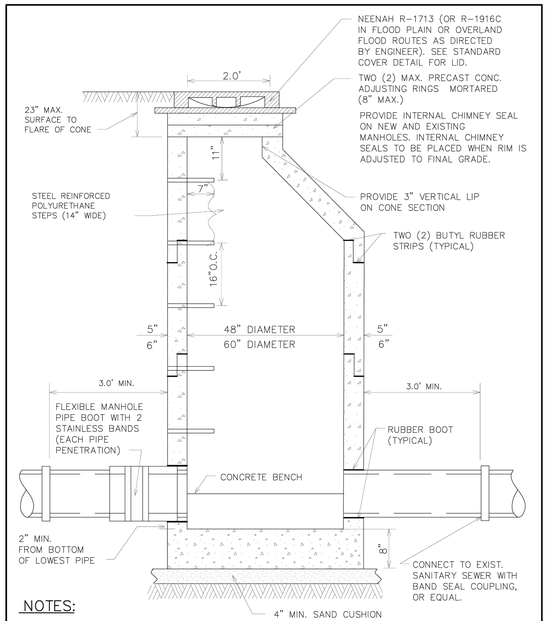
SITE DETAILS

Sheet No:

C600

NOT FOR CONSTRUCTION

EEA – P:\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 5:31pm By: tbrown



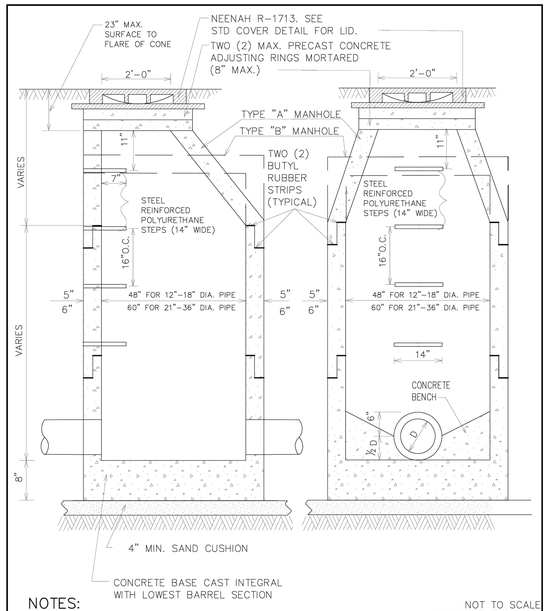
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 2-1-2023

SANITARY MANHOLE DETAIL



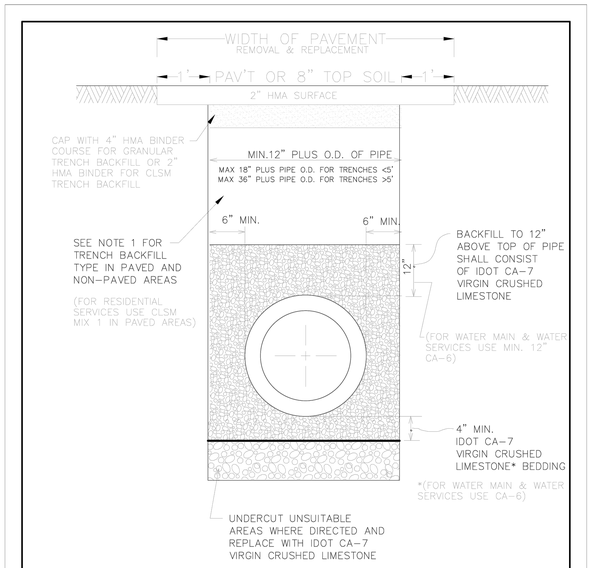
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 2-1-2023

TYPE A & B STORM MANHOLE DETAIL



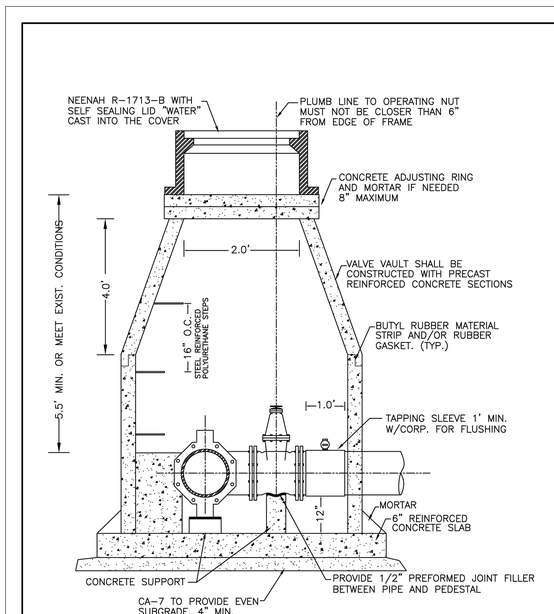
NOTES:

1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR CA-6 IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
4. ALL WATER MAINS & WATER SERVICES SHALL HAVE MIN. 5.5 FEET DEPTH OF COVER

DATE: 2-1-2023

NOT TO SCALE

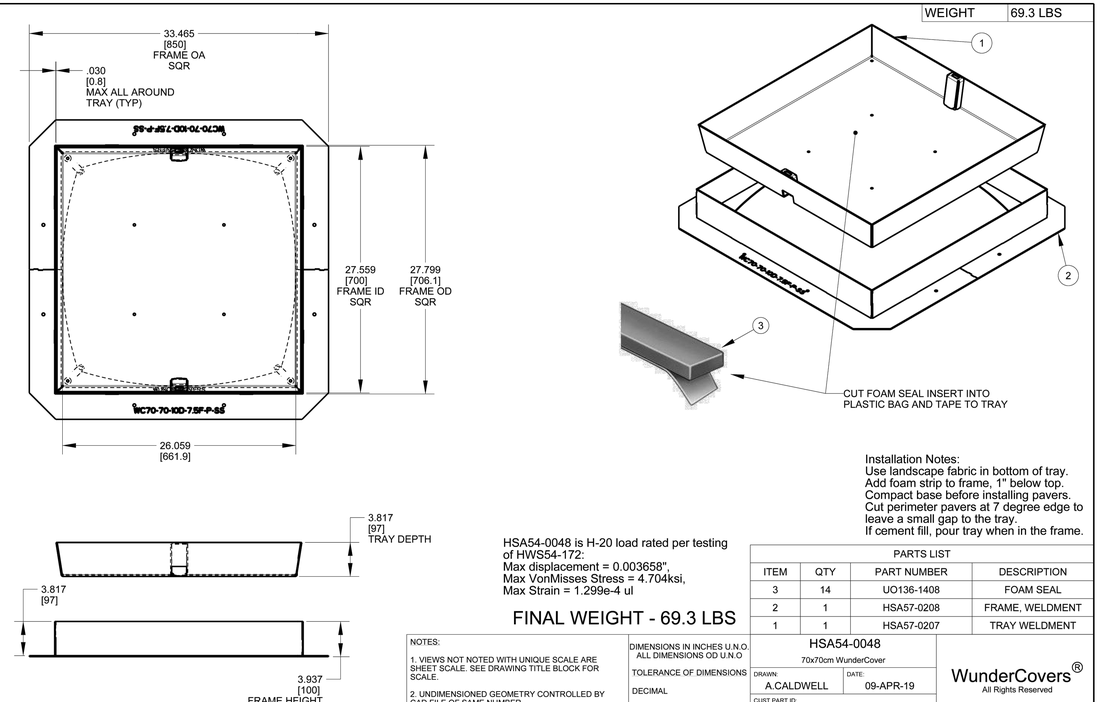
TYPICAL PIPE TRENCH DETAIL



NOT TO SCALE

DATE: 2-1-2023

TYPICAL PRESSURE CONNECTION



Installation Notes:
Use landscape fabric in bottom of tray.
Add foam strip to frame, 1" below top.
Compact base before installing pavers.
Cut perimeter pavers at 7 degree edge to leave a small gap to the tray.
If cement fill, pour tray when in the frame.

HSA54-0048 is H-20 load rated per testing of HWS54-172:
Max displacement = 0.003658",
Max VonMisses Stress = 4.704ksi,
Max Strain = 1.299e-4 ul

FINAL WEIGHT - 69.3 LBS

PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
3	14	UO136-1408	FOAM SEAL
2	1	HSA57-0208	FRAME, WELDMENT
1	1	HSA57-0207	TRAY WELDMENT

NOTES:

1. VIEWS NOT NOTED WITH UNIQUE SCALE ARE SHEET SCALE. SEE DRAWING TITLE BLOCK FOR SCALE.
2. UNDIMENSIONED GEOMETRY CONTROLLED BY CAD FILE OF SAME NUMBER

DIMENSIONS IN INCHES U.N.O.
ALL DIMENSIONS OD U.N.O
TOLERANCE OF DIMENSIONS
DECIMAL
X.XXXX ± 0.010
X.XXX ± 0.030
X.XX ± 0.060
FRACTIONAL ± 1/8
ANGULAR ± 1°

HSA54-0048
70x70cm WunderCover

DRAWN: A.CALDWELL
DATE: 09-APR-19
CUST PART ID: WC70-70-10D-7.5F-P-SS
MATERIAL: STAINLESS STEEL, 50KSI
SHEET SCALE: 0.125
SHEET SIZE: B
FINISH: RAW
SHEET: 1 / 1

WunderCovers®
All Rights Reserved

DATE	REV	INIT	DESCRIPTION
09-APR-19	01	AJC	INCREASE CENTER CLEARANCE

REVISION HISTORY

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

SITE DETAILS

Sheet No:

C601

NOT FOR CONSTRUCTION

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:46pm By: kmorales

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-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

Luminaire Schedule

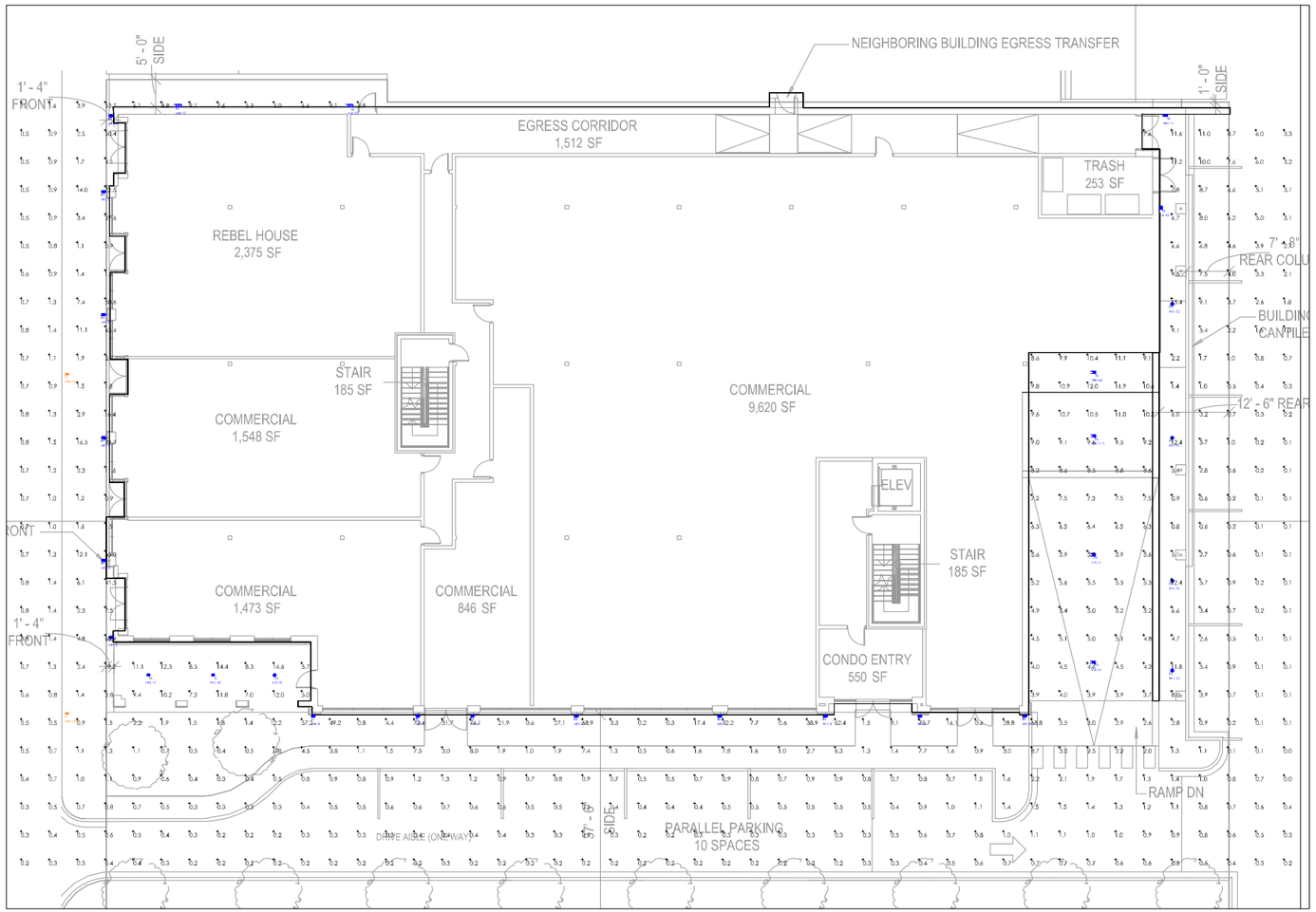
Symbol	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF	Description
	F1	Insight Lighting	SSL_MO_30K_55°	Single	N.A.	0.900	SSL_MO_30K_55°
	F2	DALS Lighting	LEDWALL-H	Single	894.76	0.900	LEDWALL-H
	F3	LEDRA BRANDS	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH	Single	N.A.	0.900	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH
	F4	BEACON	CLO-80L-50-3K7-SQW	Single	N.A.	0.900	CLO-80L-50-3K7-SQW
	F5	BEACON PRODUCTS	RWL1-48L-35-4K7-2-UNV	Single	N.A.	0.900	_RWL1-48L-35-4K7-2-UNV
	F6	EXO	RWL1-48L-35-4K7-4W-U	Single	N.A.	0.900	RWL1-48L-35-4K7-4W-U
	Fx	Sternberg Lighting	MS80SALED-12L2713-MDL008-SV2	Single	N.A.	0.900	MS80SALED-12L2713-MDL008-SV2

Room Summary

Label	Type	Wall Ht.	Description
201 204 Balc	Rect-Flat	10	Reflectances 80/50/20
201 Balc_1	Rect-Flat	10	Reflectances 80/50/20
202 Balc	Polygon-Flat	10	Reflectances 80/50/20
203 Balc	Rect-Flat	10	Reflectances 80/50/20
205 Balc	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_1	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_1_1	Rect-Flat	10	Reflectances 80/50/20
301 Balc_1_1	Rect-Flat	10	Reflectances 80/50/20
302 Balc_1	Polygon-Flat	10	Reflectances 80/50/20
303 Balc_1	Rect-Flat	10	Reflectances 80/50/20
305 Balc_1	Rect-Flat	10	Reflectances 80/50/20
401 404 Balc_1_2	Rect-Flat	10	Reflectances 80/50/20
402 401 Balc_1_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_1_1_Floor	Illuminance	Fc	2.80	5.1	0.9	3.11	5.67
201 Balc_1_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
205 Balc_Floor	Illuminance	Fc	2.44	4.9	0.4	6.10	12.25
301 304 Balc_1_1_Floor	Illuminance	Fc	1.41	4.2	0.2	7.05	21.00
301 304 Balc_1_Floor	Illuminance	Fc	1.33	4.2	0.3	4.43	14.00
302 Balc_1_Floor	Illuminance	Fc	2.42	5.5	0.4	6.05	13.75
303 Balc_1_Floor	Illuminance	Fc	2.85	4.8	1.4	2.04	3.43
305 Balc_1_Floor	Illuminance	Fc	2.64	5.2	0.5	5.28	10.40
401 402 Balc_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_2_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 At Grade_Planar	Illuminance	Fc	4.75	79.7	0.0	N.A.	N.A.



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

OKW Architects

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

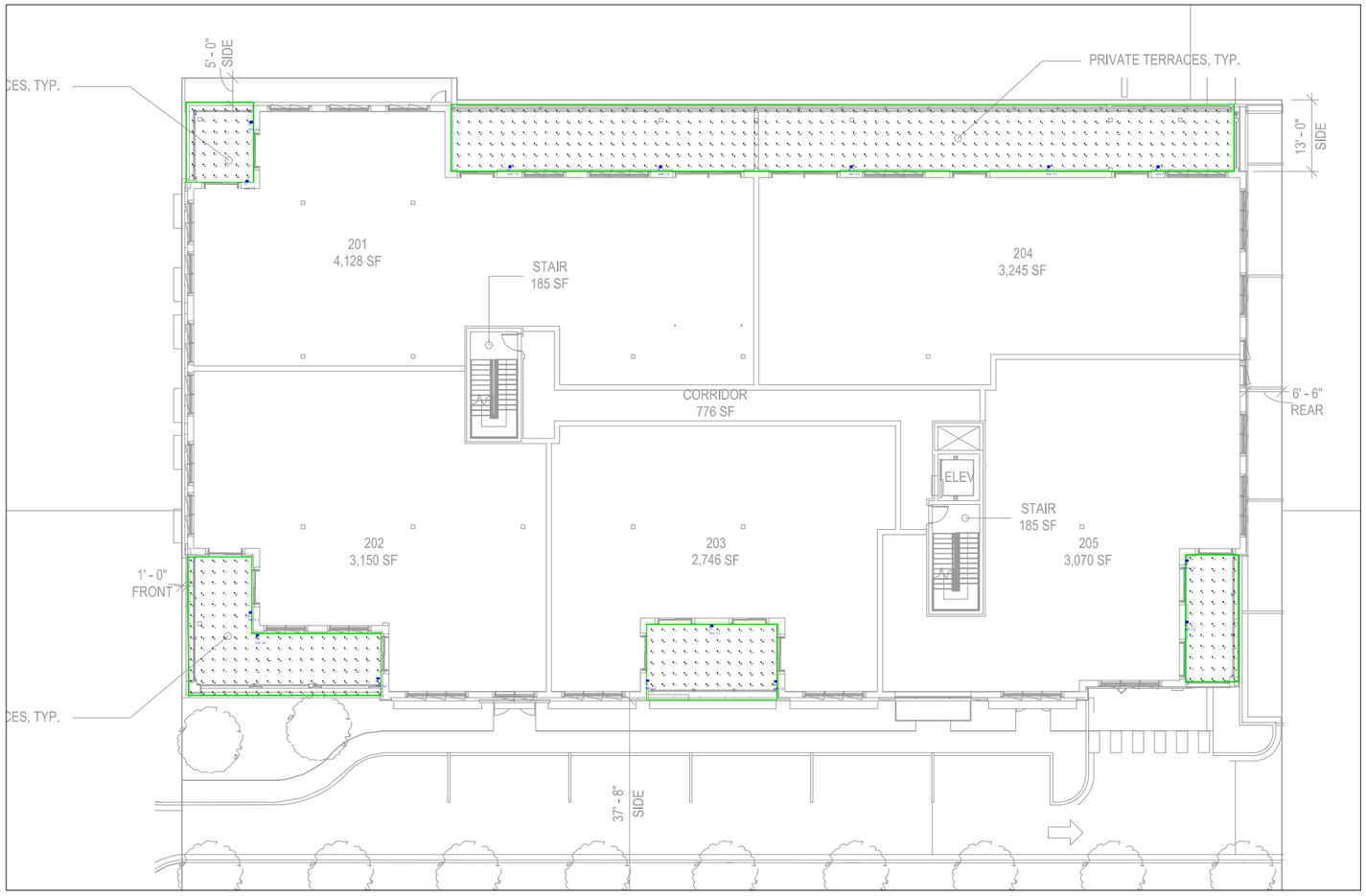
WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 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

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

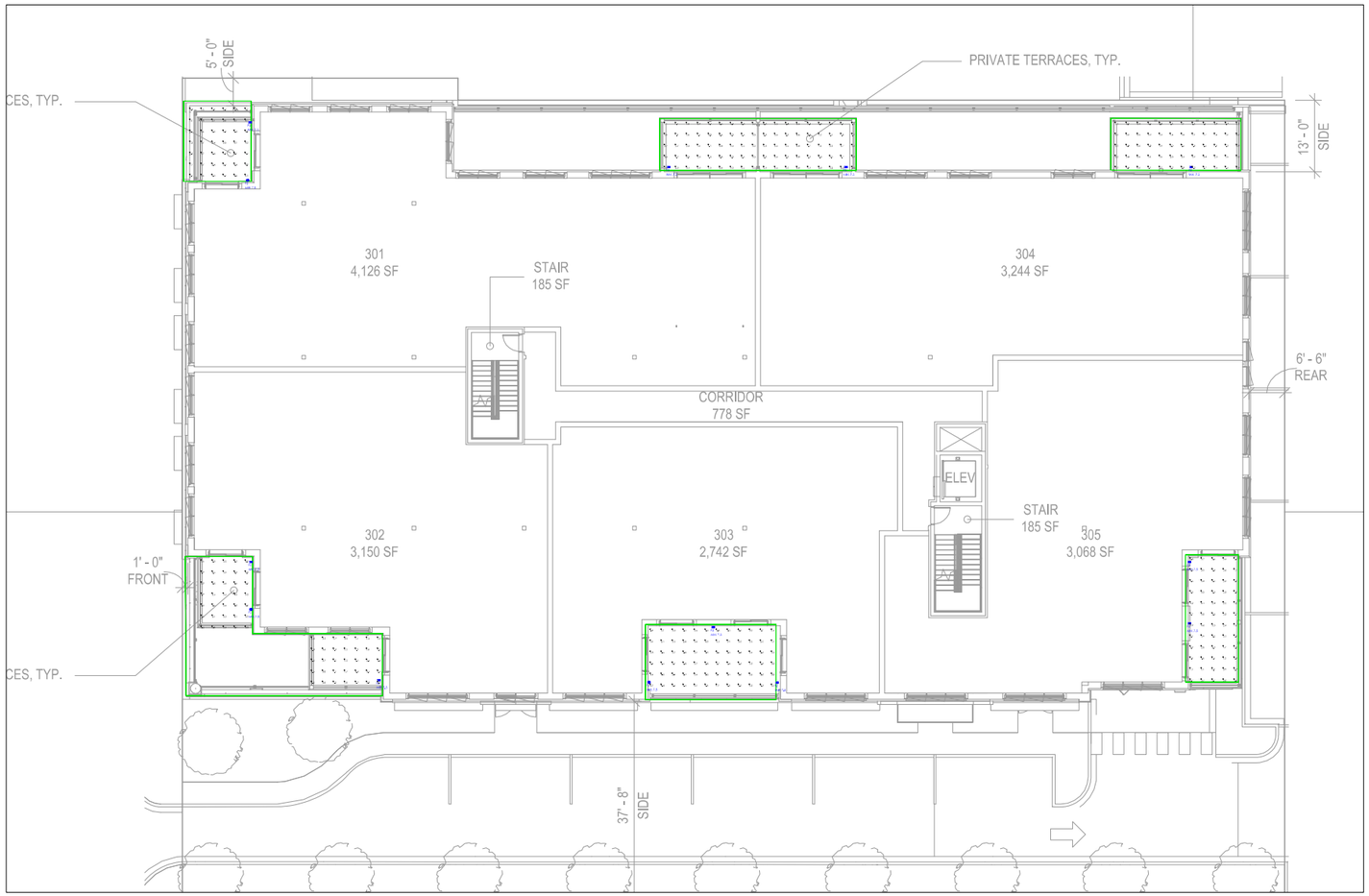
WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 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"

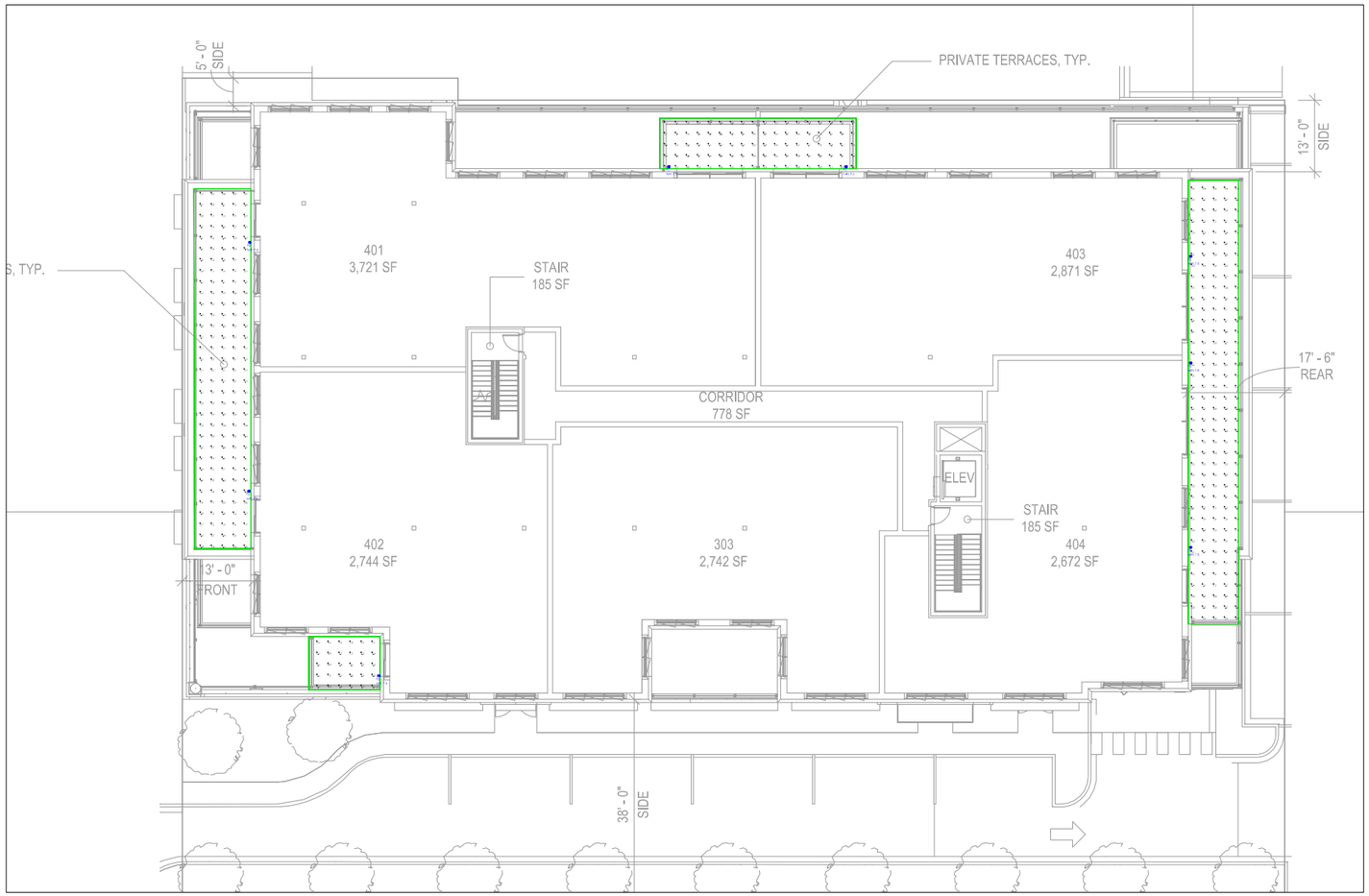
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 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

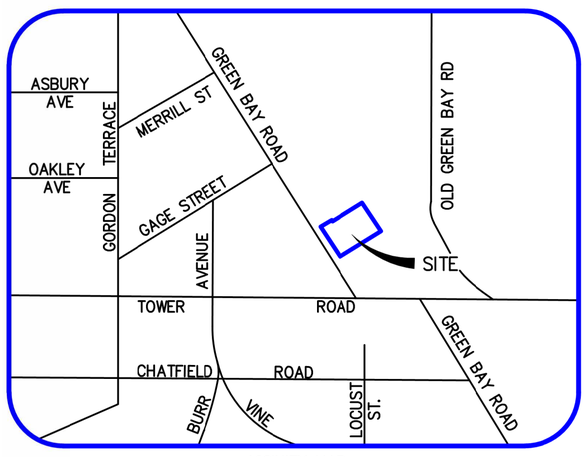
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT OF
TOWER COURT CONSOLIDATION

LOTS 7, 8 & 9 IN BLOCK 5 OF JARED GAGE'S SUBDIVISION OF PARTS OF SECTION 8 & 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE



LEGEND	
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊛	SET CROSS
◉	SET IRON BAR
⊗	SET MAG NAIL
(D)	DEED
(M)	MEASURE
(R)	RECORD

CORPORATE OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

This is to certify, that Tower Court Winnetla, LLC is the owner of the lands described on this Plat of Consolidation as shown and described hereon, and that they have caused said land to be surveyed and platted, for the purpose of having this plat recorded provided by law; that they hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by any of the construction in aforesaid easement of any part thereof, or, if such changes occur, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the grantor has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the platting of this consolidation as shown hereon.

Owners mailing address:

Tower Court Winnetka, LLC
919 Sherwood Drive
Lake Bluff, Illinois 60044

In witness where I, (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, 2026 A.D.

_____ _____
Manager (print name)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the county in the state

aforesaid, do hereby certify that _____, Manager of Tower Court Winnetka, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, pursuant to authority granted by the members of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2026 A.D.

_____ _____
Notary Public (print name)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat. Given under my hand and seal of Cook County, Illinois,

this _____day of _____, 2026 A.D.

_____
Cook County Clerk

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Plat approved by the Village Board of the Village of Winnetka, Illinois, this _____ day of _____, 2026 A.D.

Signed this _____ day of _____ 2026 A.D.

_____ _____
Mayor Attest: Village Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the Planning and Zoning Commission of the Village of Winnetka, Illinois, this _____ day of _____, 2026 A.D.

_____
Chairman

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument filed for record in the Recorder's office of Cook County, Illinois, on this _____ day of _____, 2026 A.D., at ____ o'clock __M. and recorded as

Document Number: _____

_____
County Recorder

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, Arthur P. Gritmacker, an Illinois Registered Land Surveyor do hereby certify that we have surveyed, subdivided and consolidated the following described property, and that the Plat hereon drawn is a correct representation thereof, all distances are shown in feet and decimal parts thereof;

Lot 7 (excepting the Northwesterly 4 feet of the Northeasterly 150.00 feet) Lots 8 and 9 in Block 5 of Jared Gage's Subdivision, being a subdivision of parts of Fractional Sections 8 and 17, in Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded February 8, 1872 as Document No. 12387 in Cook County, Illinois.

I, further certify; that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/1).

This is also to certify that the property, as described, lies within the corporate limits of the Village of Winnetka, Illinois, which has an official comprehensive plan.

We, further certify; that based upon examination of the Flood Insurance Rate Map #17031C0215K with an effective date of September 10, 2021 indicates subject property residing in Zone "X" an area determined to be outside the 0.2% chance of annual flooding as identified by the Federal Emergency Management Agency.

This professional service conforms to the current Illinois minimum standards for a Boundary Survey, as it applies to a Final Plat of Subdivision.

Given under my hand and seal at, Woodstock, Illinois this the 12th. day of March 2026 A.D.

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

20' 0' 20' 40'
SCALE: 1" = 20'

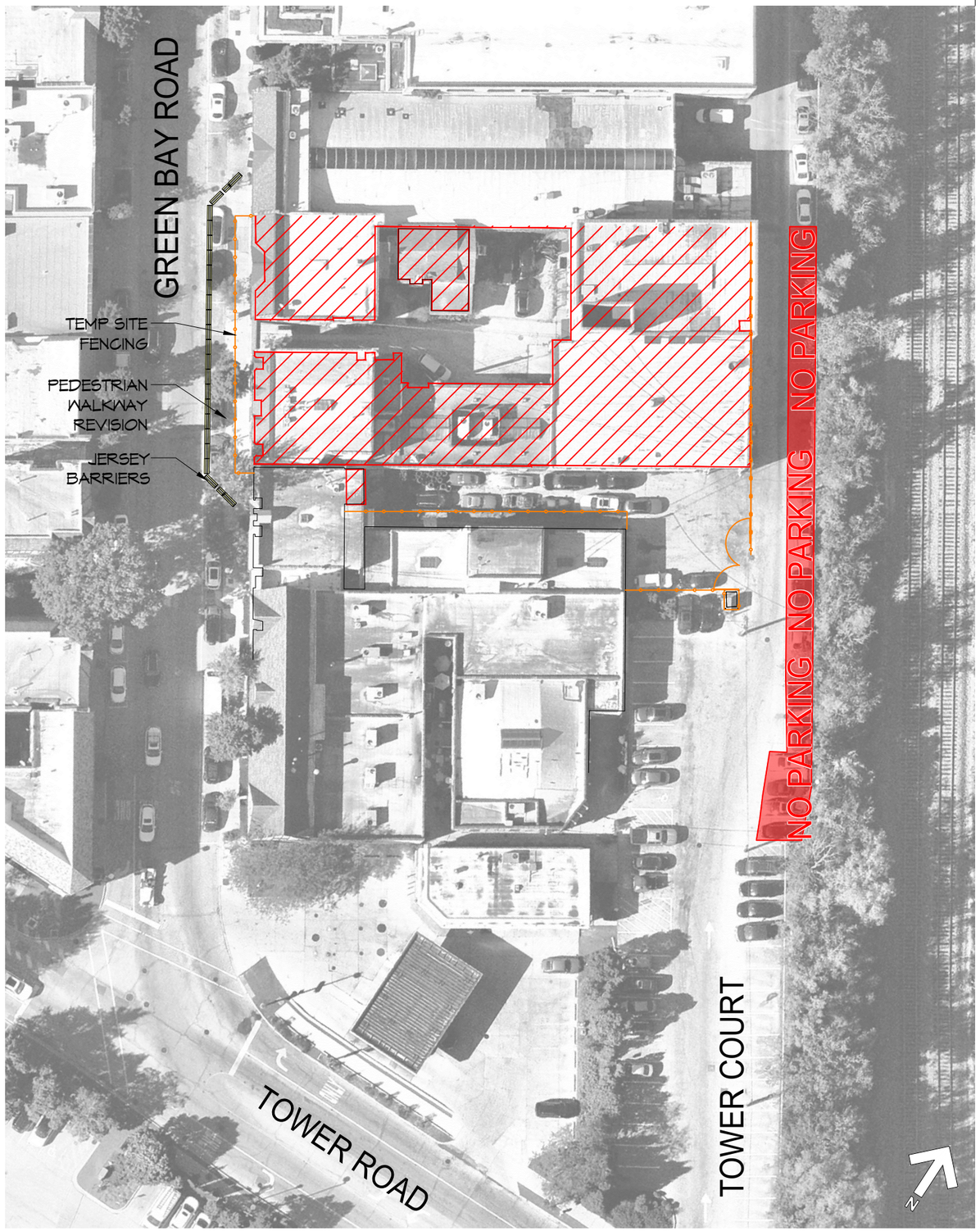
N

CLIENT: TOWER COURT WINNETKA LLC
DRAWN BY: PJD CHECKED BY: TVA
SCALE: 1"=20' SEC. 17 T. 42 R. 13 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 05-17-123-013, 019, 022, 023
JOB NO.: 260120 I.D. ALT
FIELDWORK COMP.: 02/24/26 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 250973

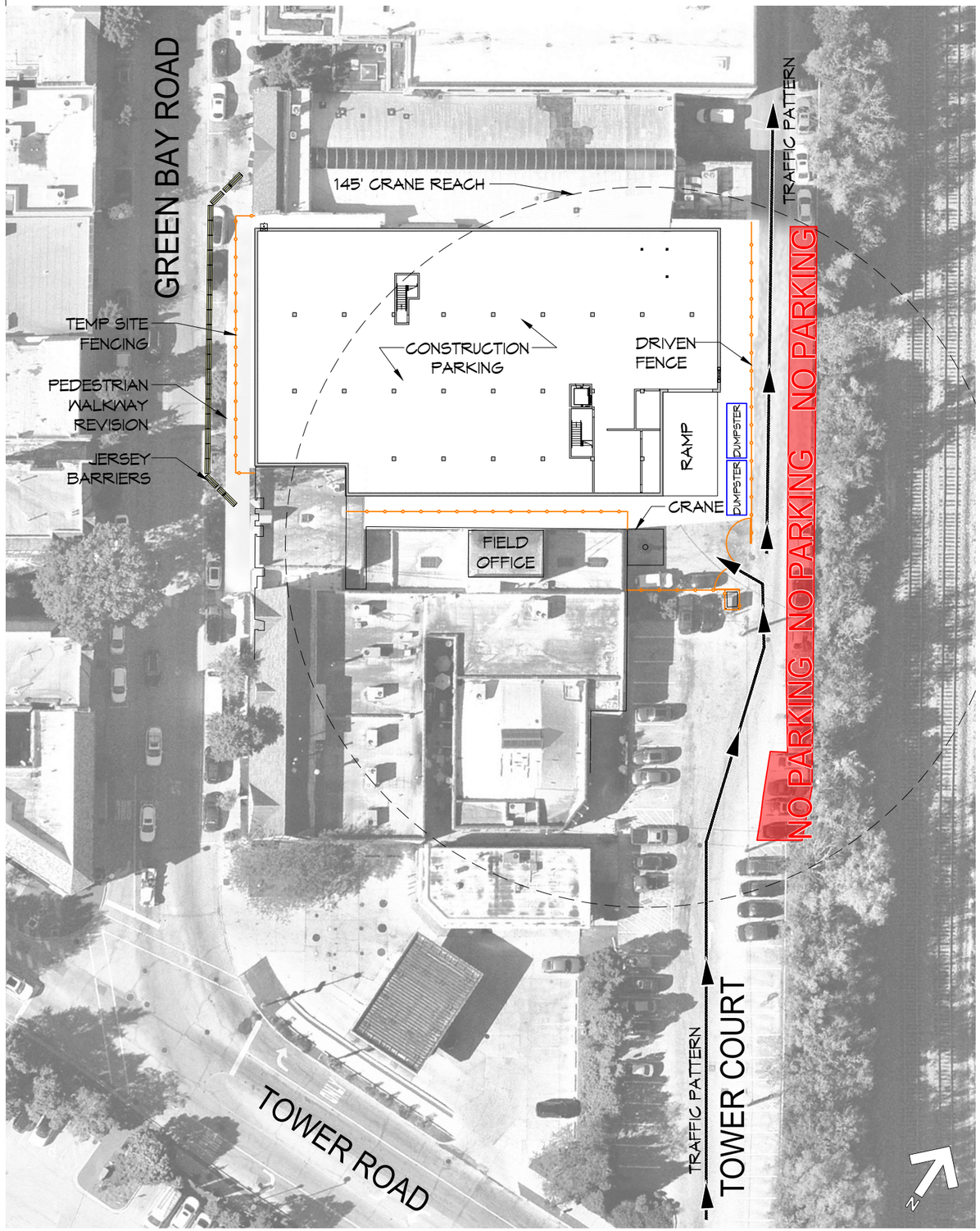
REVISIONS			
NO.	DATE	DESCRIPTION	BY

TOWER COURT CONSOLIDATION | SHEET NO. 1 OF 1

Y:\PLATS\2026\0001-0199\260120_V-260120\260120-FPS-GRID.dwg-Layout1-3/17/2026 2:51 PM



1 DEMOLITION PHASE



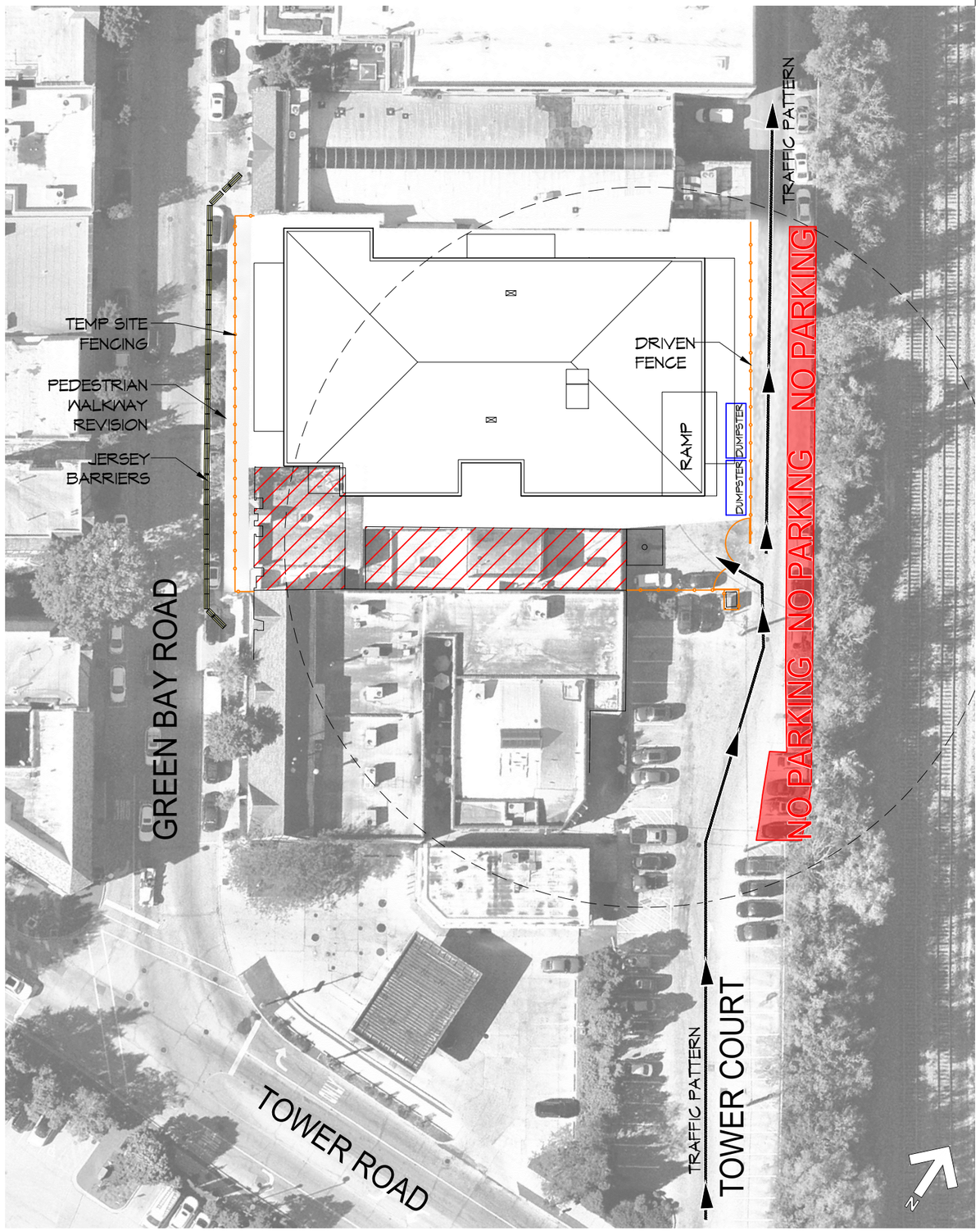
2 EXCAVATION PHASE

ALTOUNIAN CONSTRUCTION

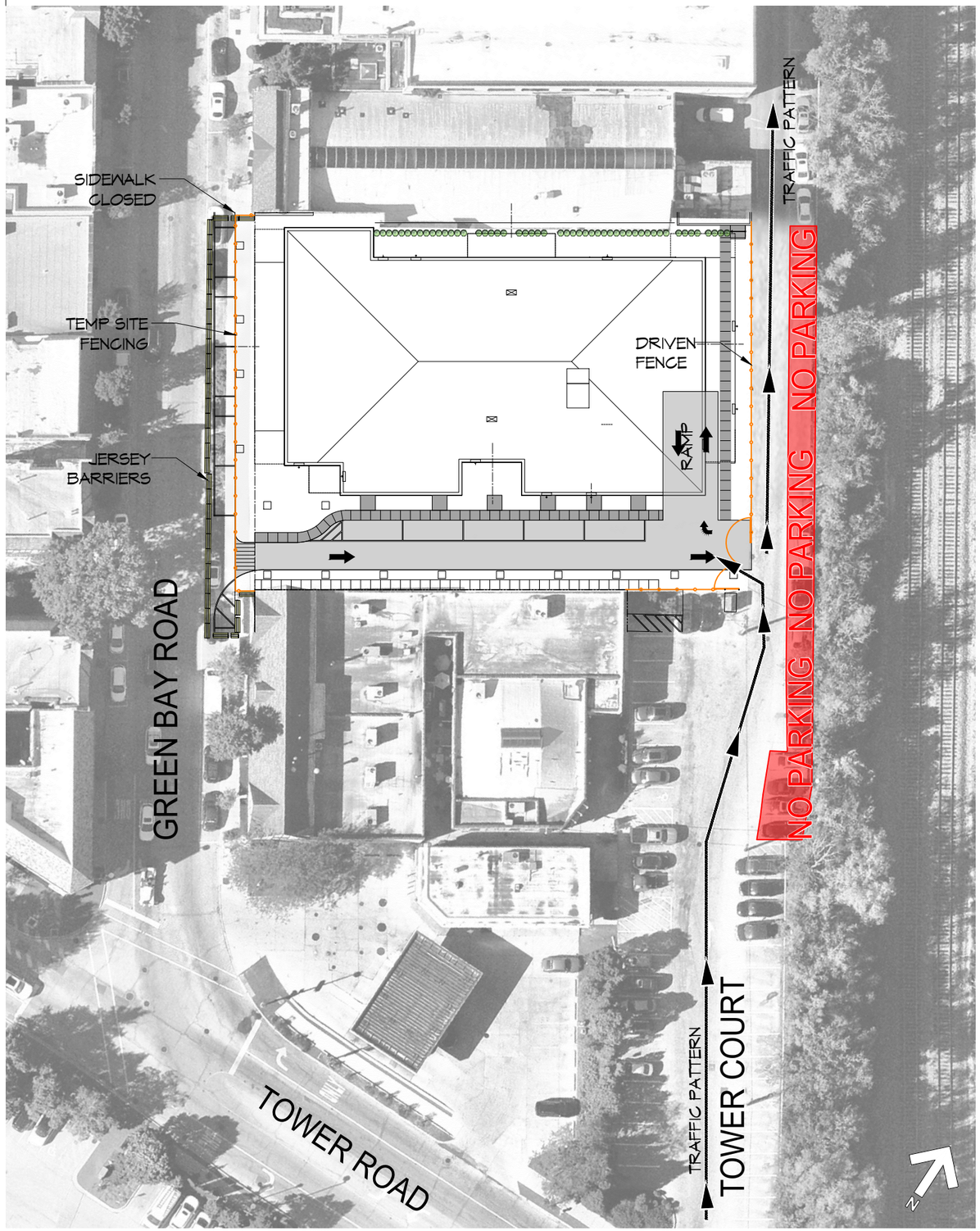
0 25' 50' 100'

SCALE: 1" = 50'

TOWER COURT
CONSTRUCTION LOGISTICS PLAN
March 24, 2026



3 SECONDARY DEMO

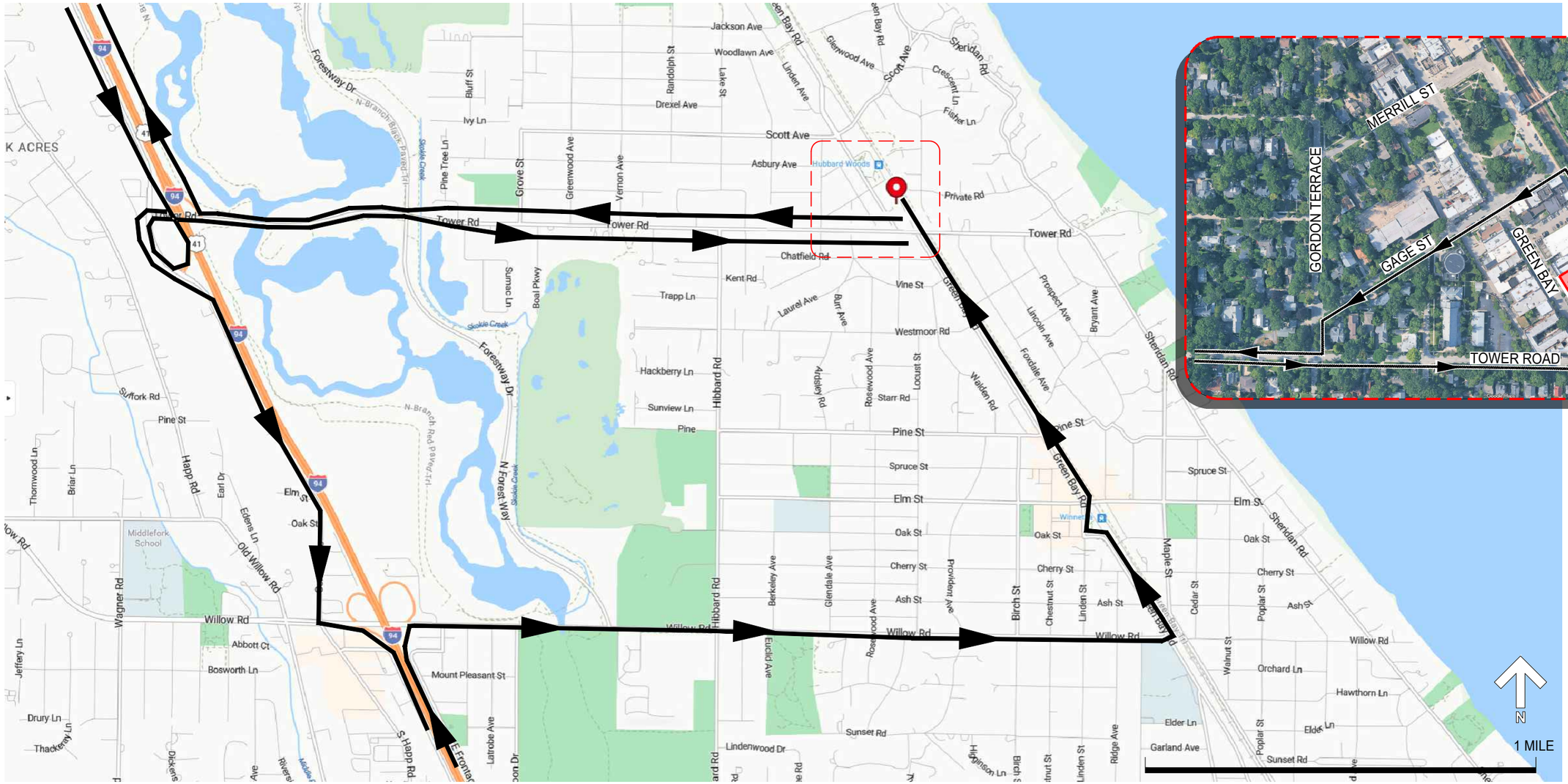


4 SITE WORK

0 25' 50' 100'
SCALE: 1" = 50'

ALTOUNIAN CONSTRUCTION

TOWER COURT
CONSTRUCTION LOGISTICS PLAN
March 24, 2026

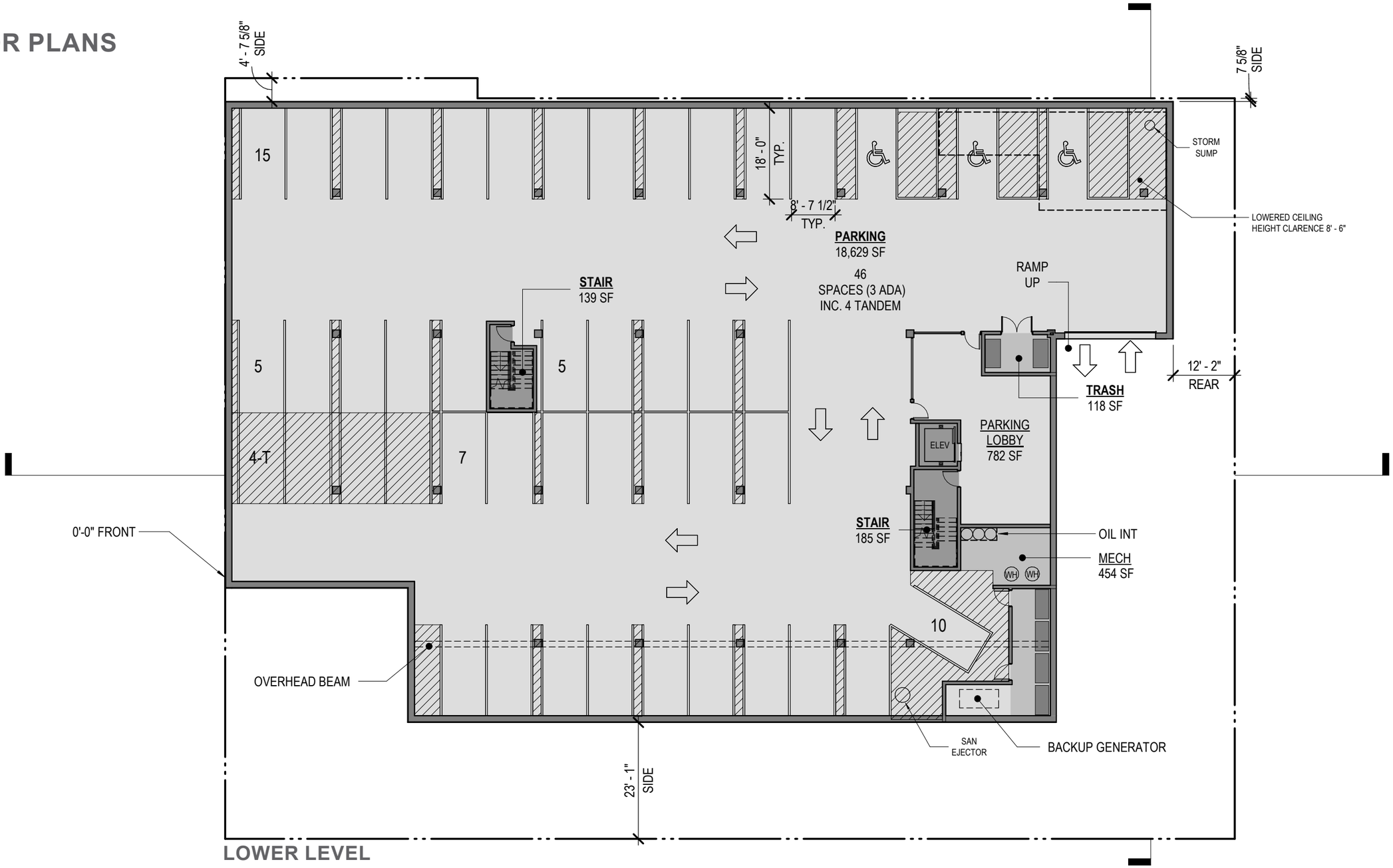


PRIMARY TRUCK ROUTE

2026		2027				2028				2029				2030
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
PERMITS														
		ABATEMENT/ DEMO												
			FOUNDATIONS											
				STRUCTURE, CORE & SHELL										
								TENANT BUILD OUTS						

PROJECT TIMELINE

FLOOR PLANS



LOWER LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

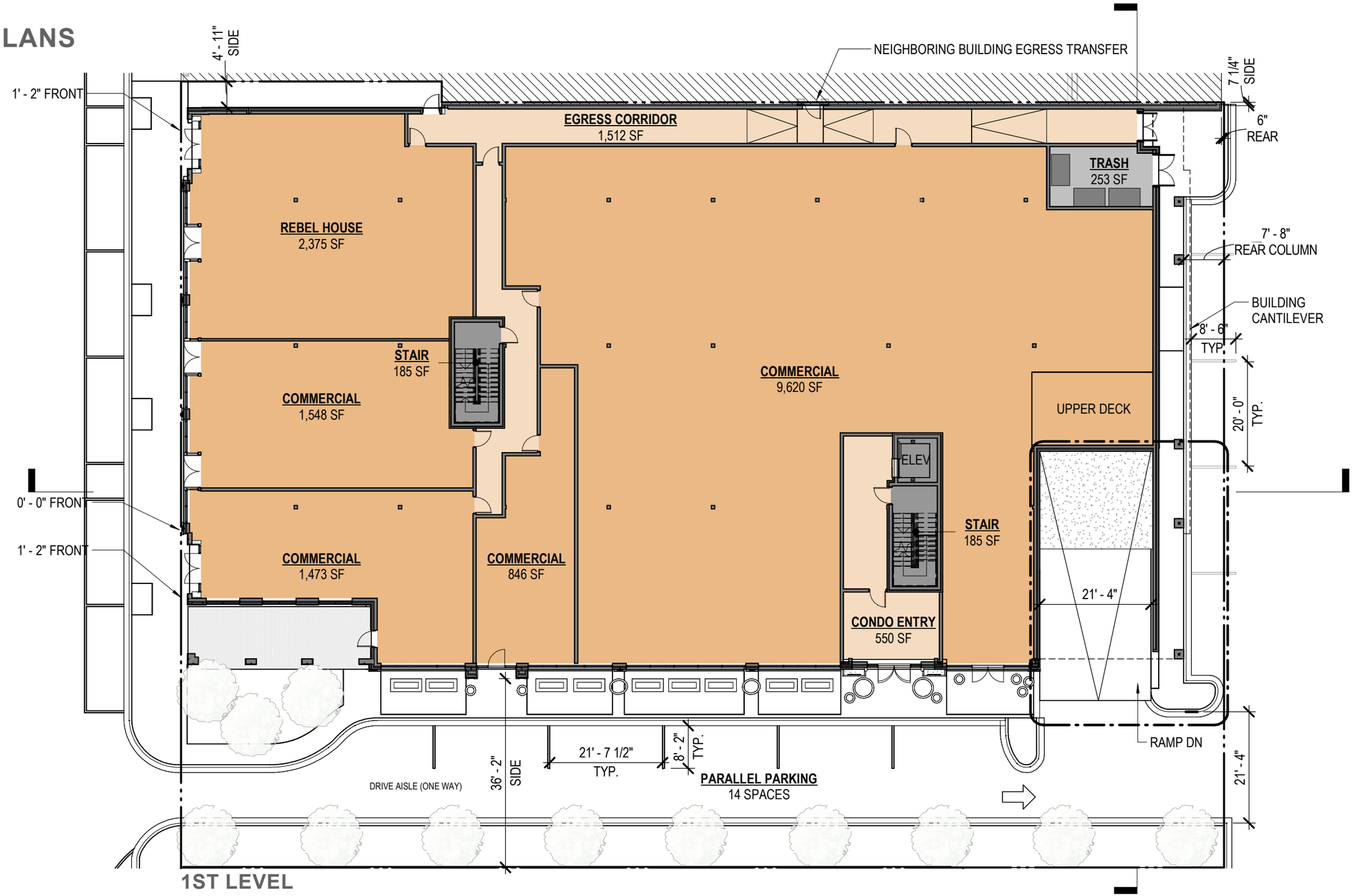
TOWER COURT WINNETKA LLC

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

FLOOR PLANS



1ST LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

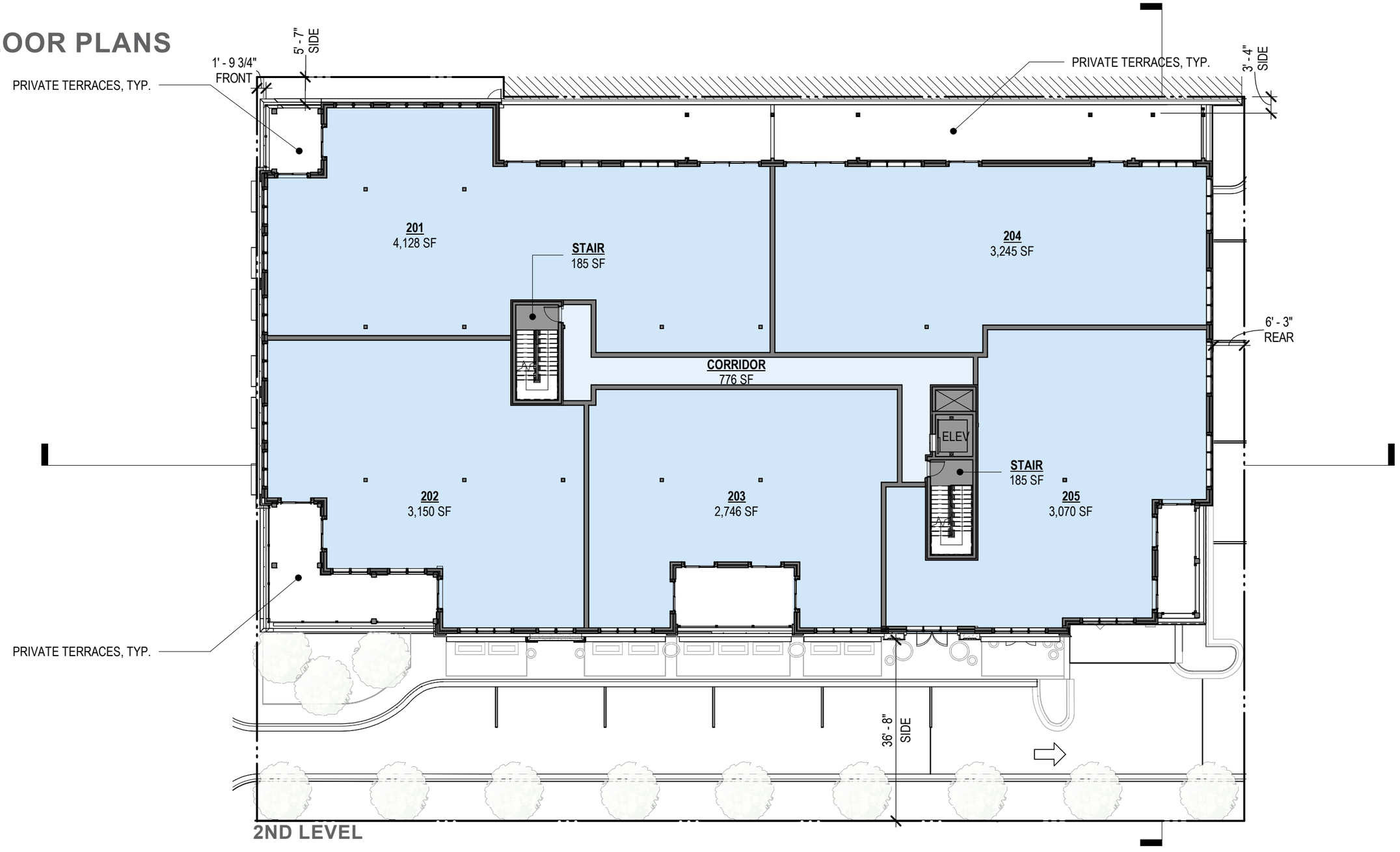
SCALE: 1" = 20'
0 5' 10' 20'

PROJECT

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

FLOOR PLANS



2ND LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

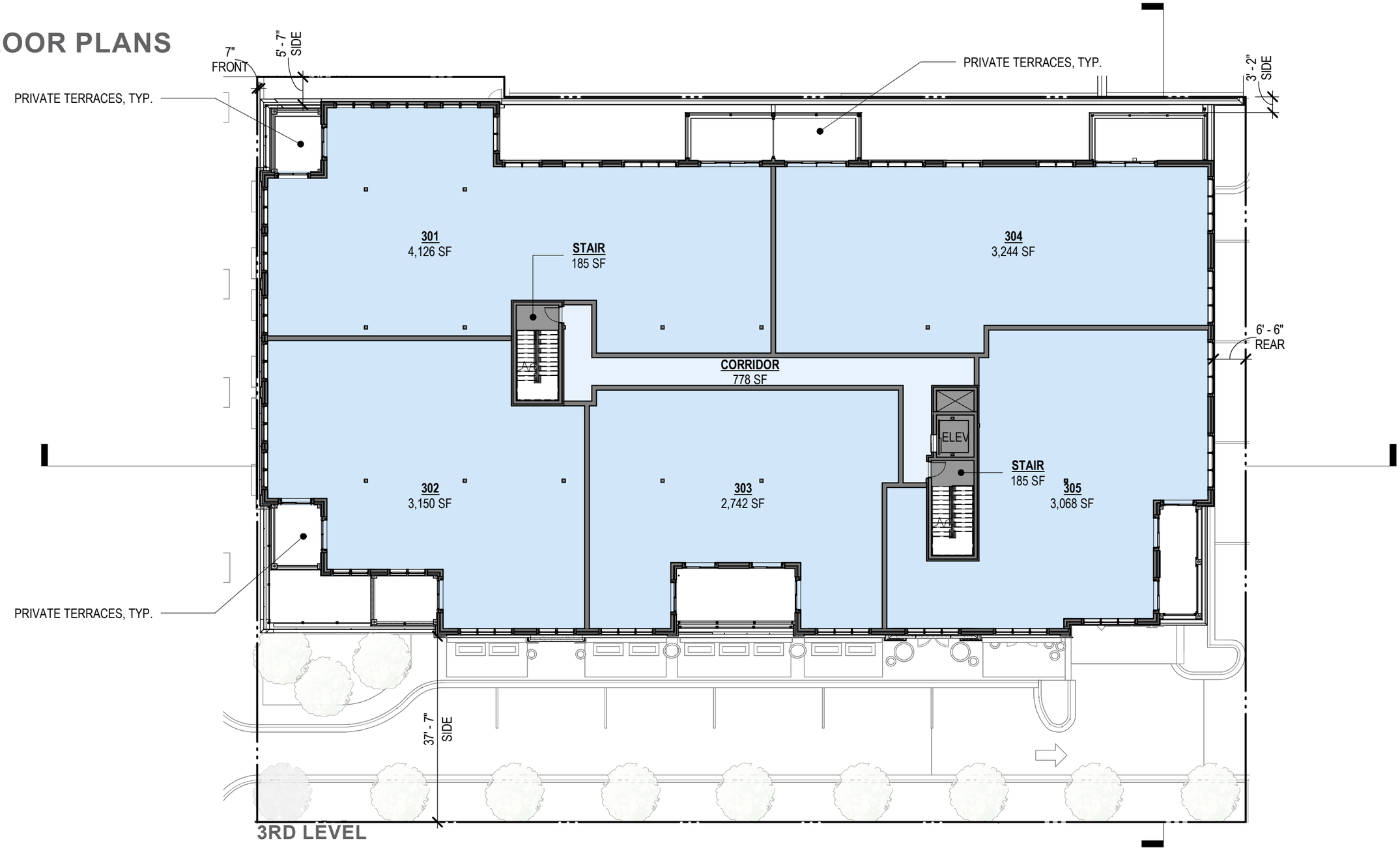
PROJECT

SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

FLOOR PLANS



3RD LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

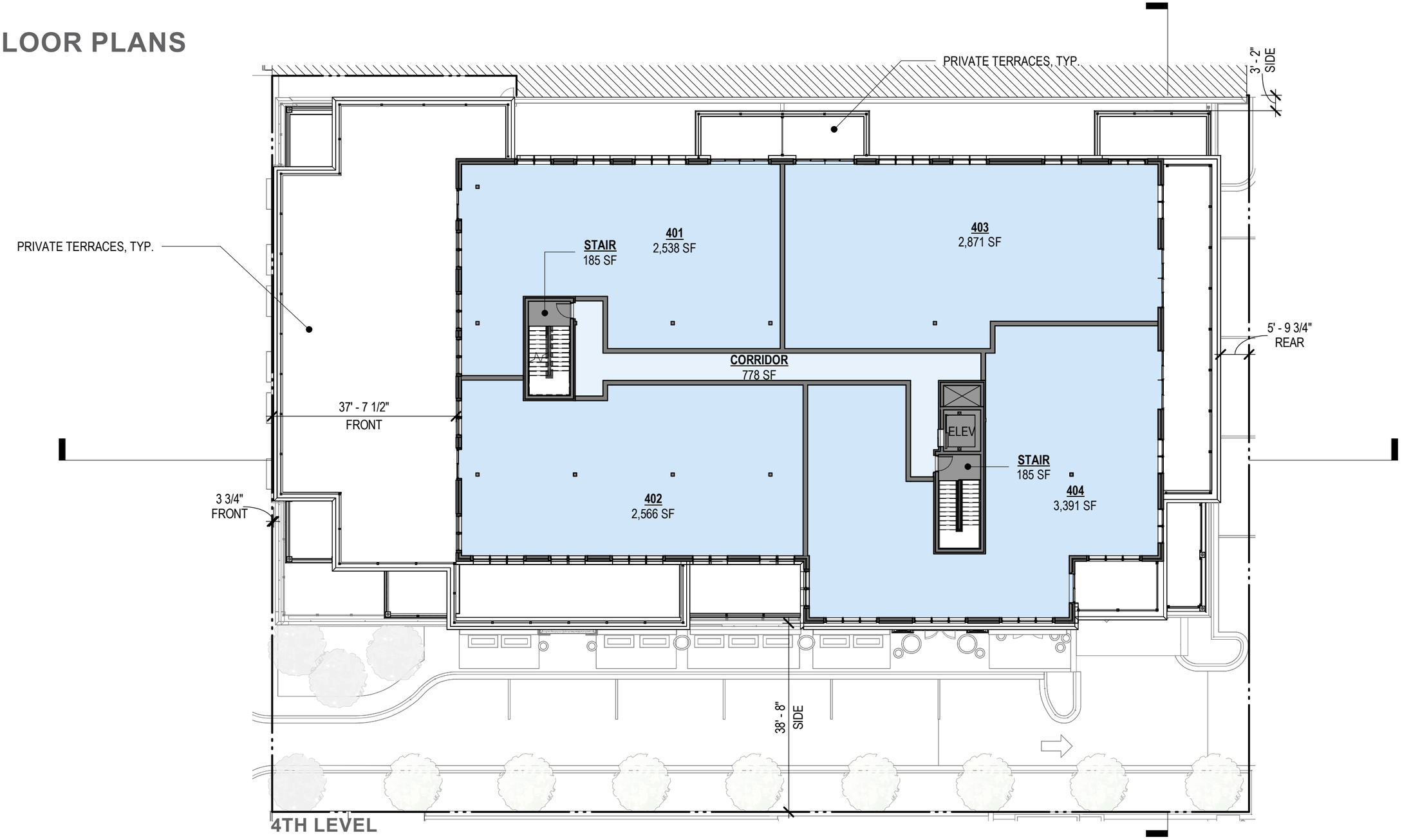
TOWER COURT WINNETKA LLC

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

FLOOR PLANS



4TH LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

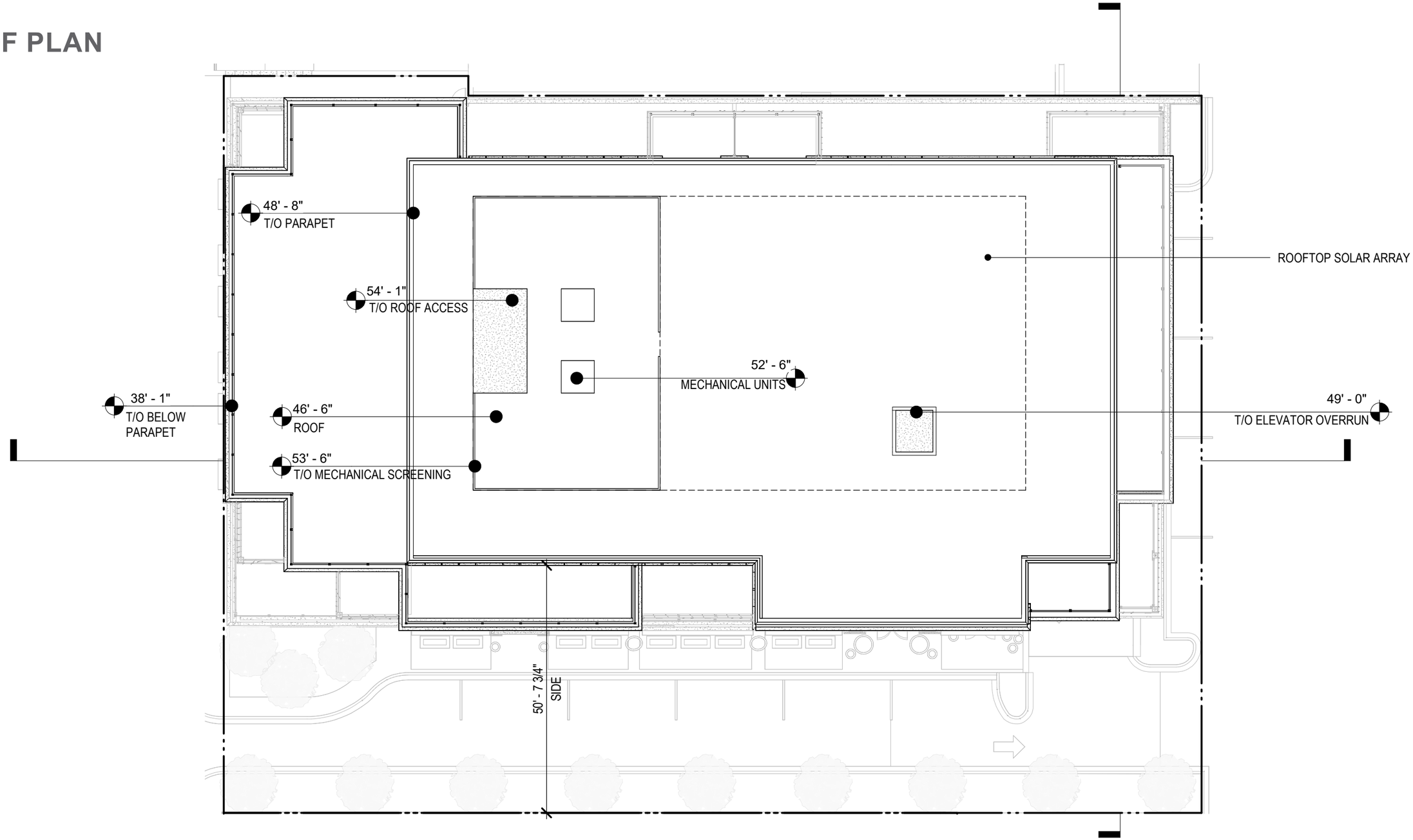
TOWER COURT WINNETKA LLC

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

ROOF PLAN



OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

BUILDING ELEVATIONS



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



2 WEST ELEVATION

SCALE: 1/16" = 1'-0"

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

BUILDING ELEVATIONS



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

OKW Architects

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

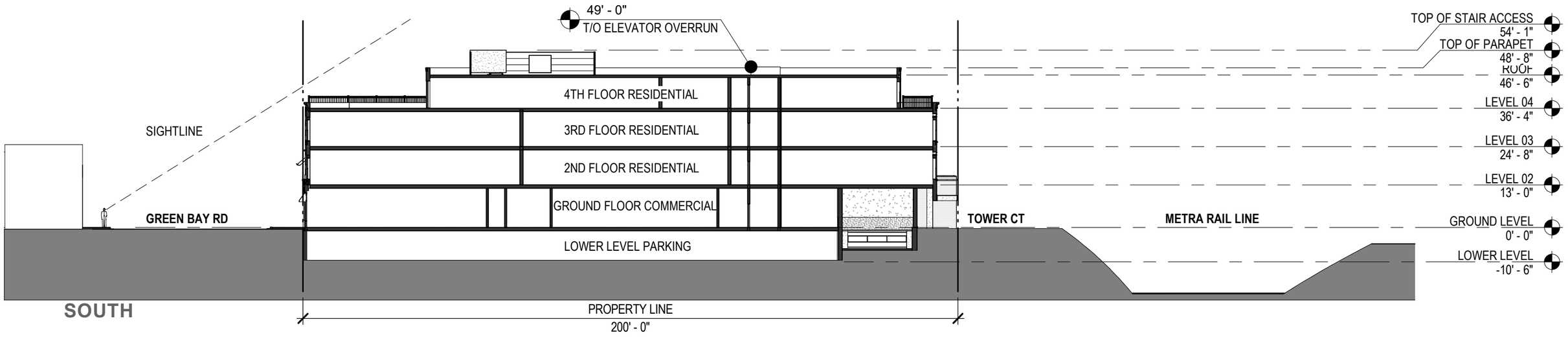
WA ALTOUNIAN CONSTRUCTION

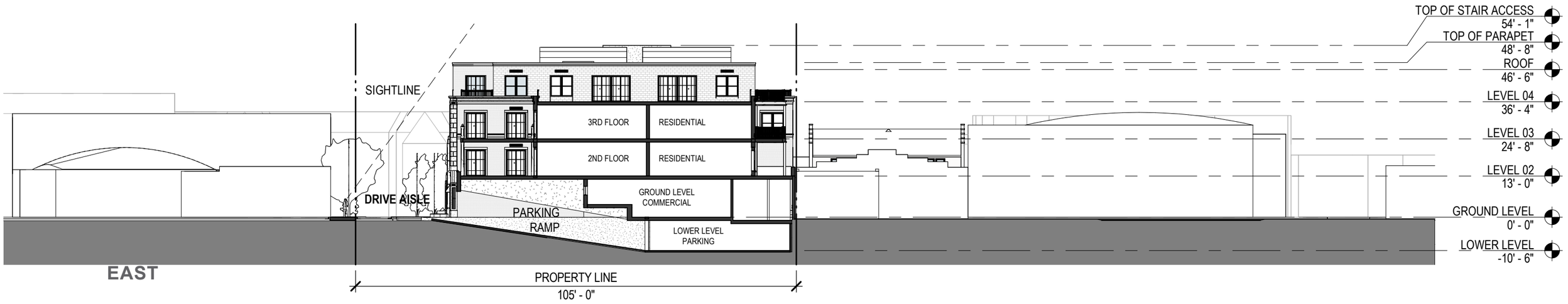
TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

BUILDING SECTIONS





OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

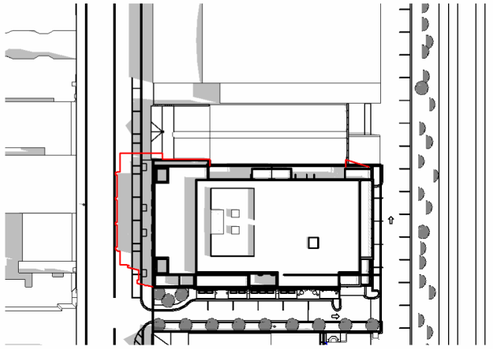
TOWER COURT WINNETKA LLC

SCALE: 1" = 30'
0 7.5' 15' 30'

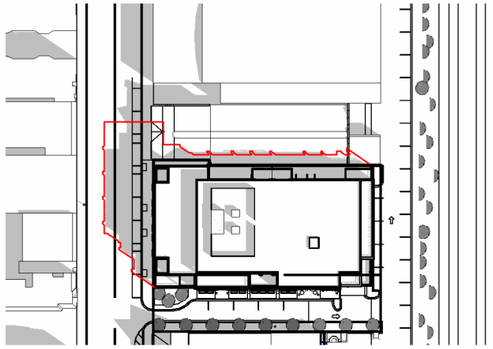
TOWER COURT CONDOMINIUMS
CONCEPTUAL SITE SECTIONS
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

37

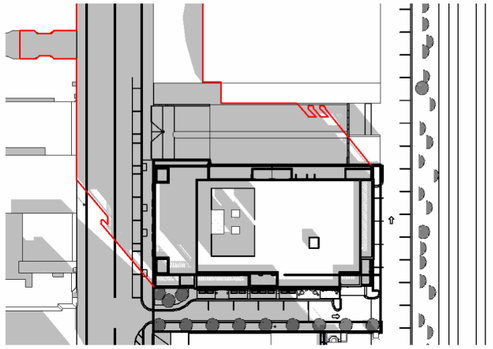
SUN STUDY



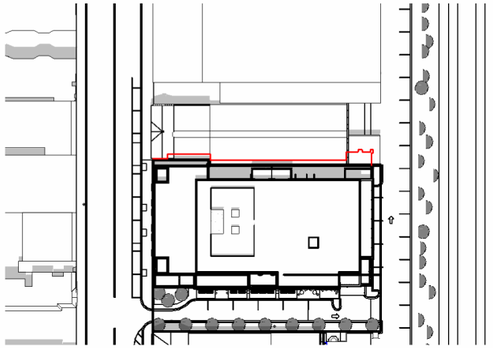
SUMMER 9AM



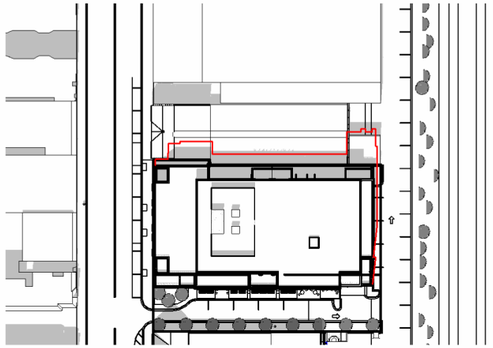
FALL 9AM



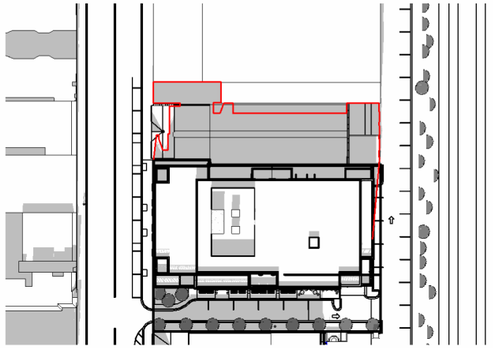
WINTER 9AM



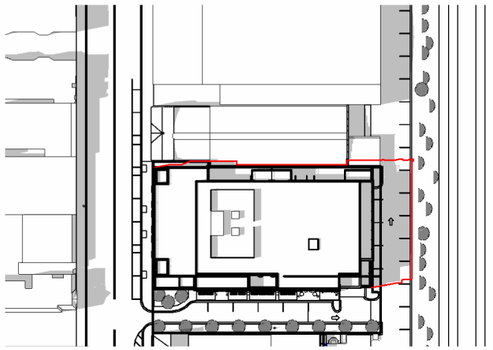
SUMMER 12PM



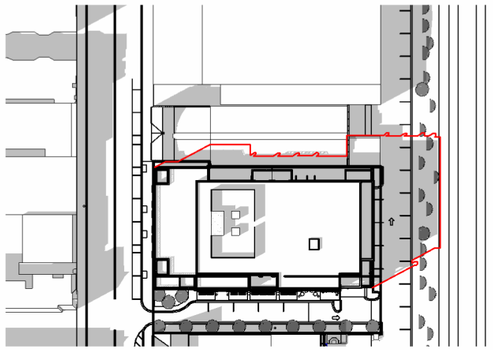
FALL 12PM



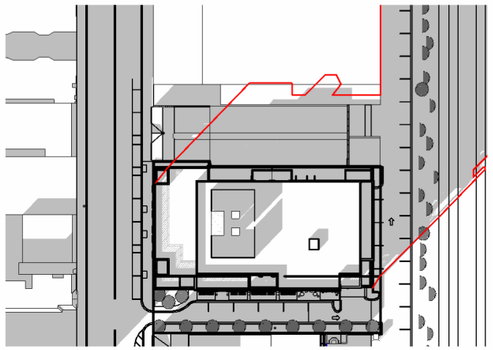
WINTER 12PM



SUMMER 3PM



FALL 3PM



WINTER 3PM

STREET ELEVATION



GREEN BAY ROAD ELEVATION

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

SCALE: 1/32" = 1' 0"
0' 8' 16' 32'

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

CONTEXTUAL REFERENCES ON GREEN BAY RD.



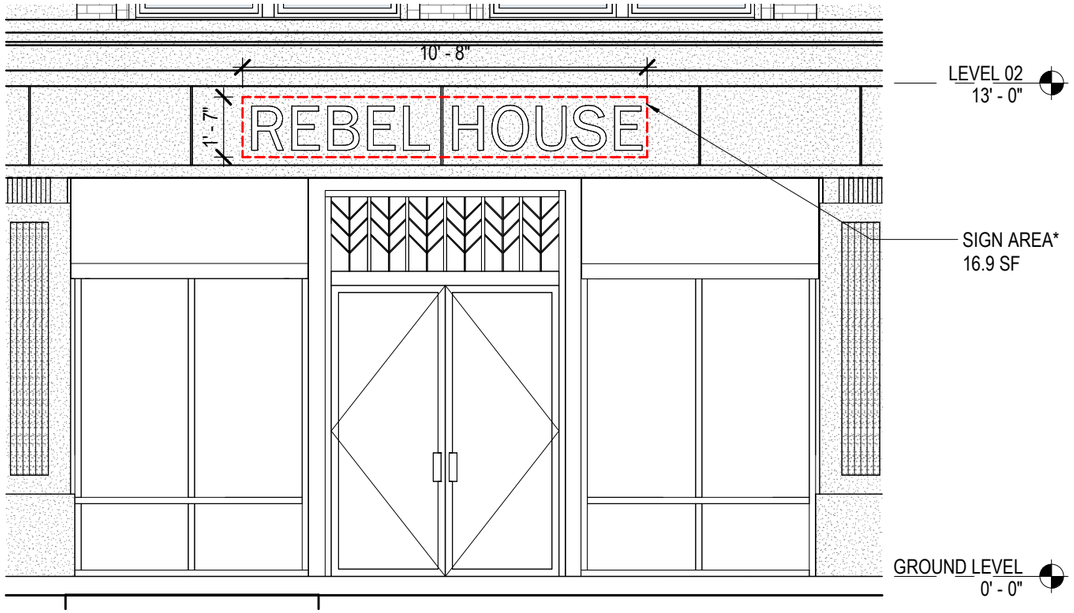


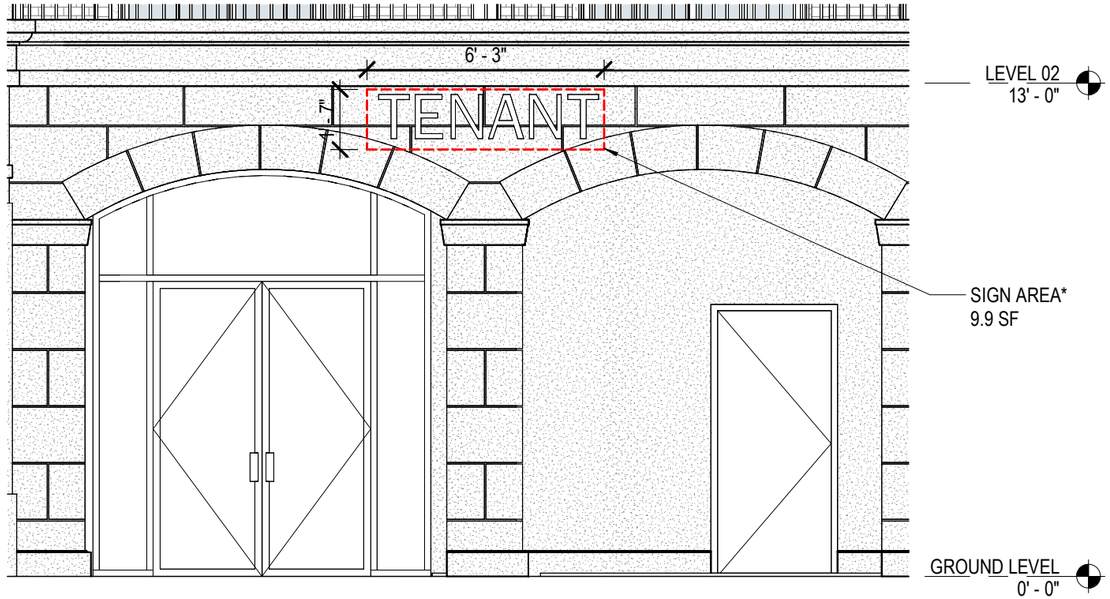


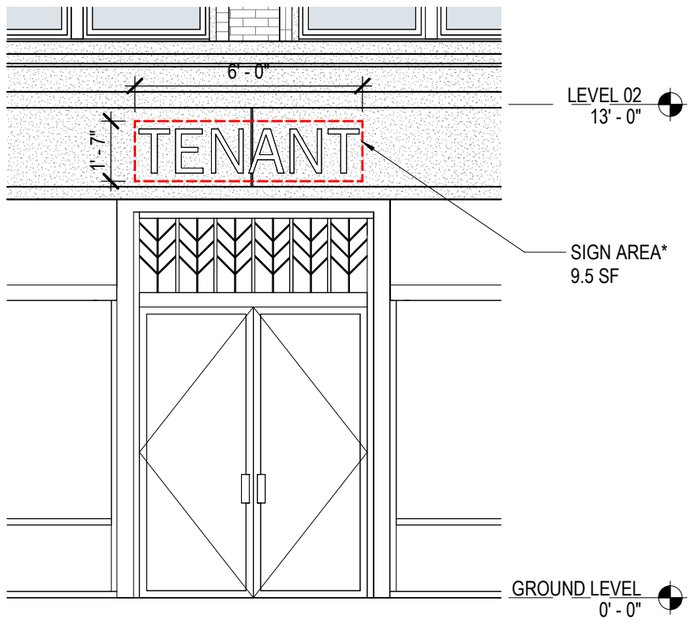


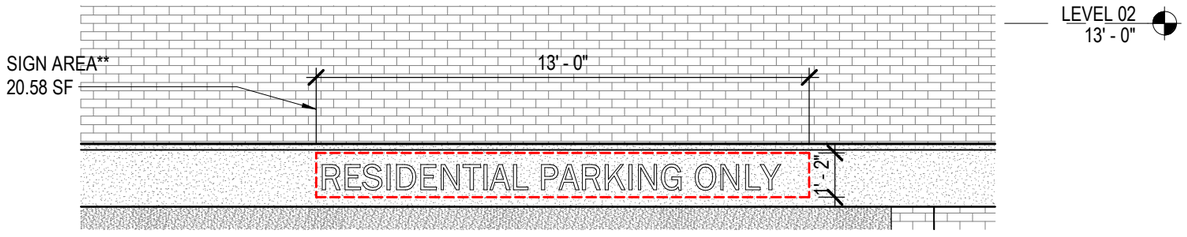


SIGNAGE ELEVATION









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

**FONT FOR REFERENCE ONLY, EXACT ADDRESS TBD

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

VIEW FROM SW CORNER



VIEW FROM GREEN BAY RD.



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

ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

VIEW FROM NW CORNER



VIEW FROM SE CORNER



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

ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

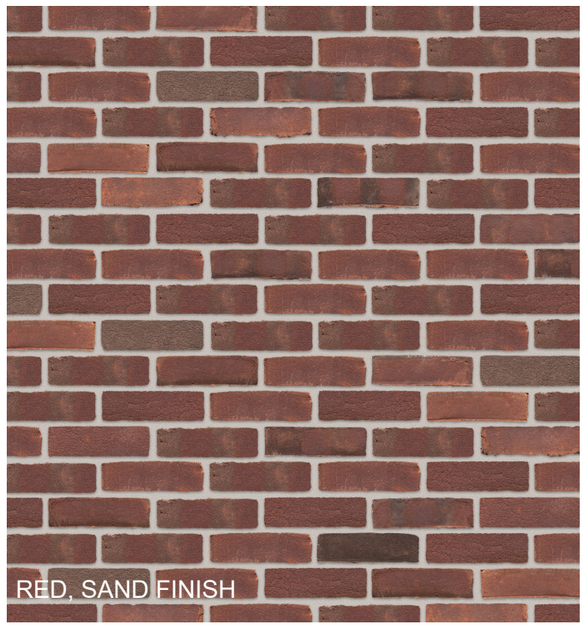
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

CONTEXTUAL STUDIES

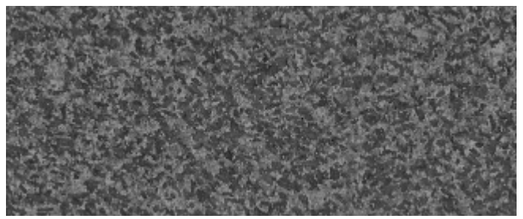




BUILDING MATERIALS



BR-01
FACE BRICK



ST-02
GRANITE WALL BASE



ST-01
CUT STONE



WD-01
STAINED HEAVY TIMBER

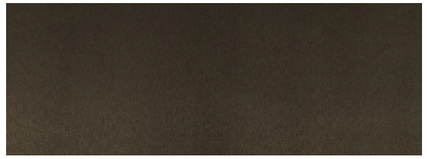


ST-03
NATURAL SLATE WALL SYSTEM

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
ST-03	NATURAL SLATE WALL SYSTEM	SLATE OR EQUAL	CUPAPIZARRAS 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	ANTIQUE 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
WD-01	STAINED HEAVY TIMBER	ROCK WALNUT OR EQUAL	TERRAMAI OR EQUAL



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

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

Glen-Gery

PRODUCT PROFILE



610.562.3076 • www.glengery.com

Revised 1/2019

Glen-Gery Molded Brick

General

Glen-Gery manufactures molded bricks in a multitude of shades to accommodate the visual requirements of most projects. Glen-Gery molded bricks have a nominal four inch bed depth.



Unit Specifications

Glen-Gery molded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBA, ASTM C 902, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62. When specifying this product, the specifications should cite:

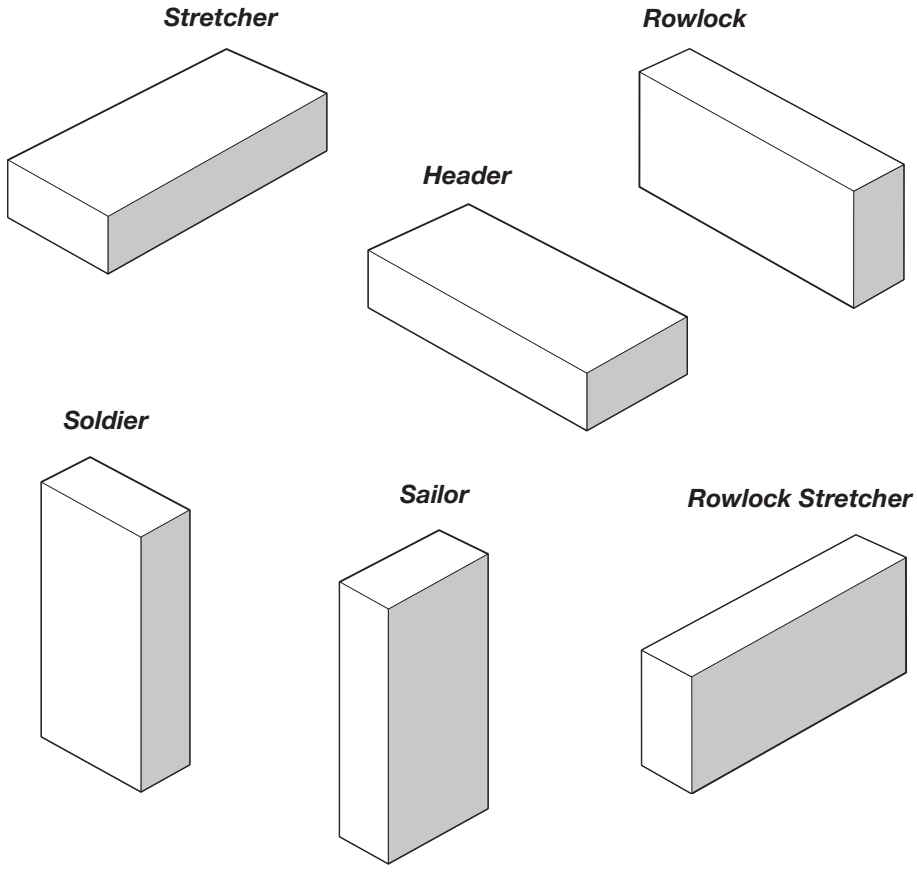
1) The product name and state “as manufactured by Glen-Gery Corporation.”

2) Conformance to the requirements of the appropriate standard, (typically, ASTM C 216).

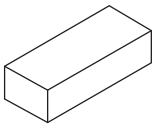
3) The actual unit dimensions listed as thickness x height x length.

Example: 53DD as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 216, Grade SW, Type FBS. The units shall have dimensions of 3-5/8" X 2-1/4" X 7-5/8".

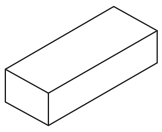
Brick Positions in a Wall



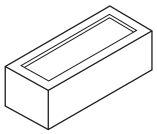
Glen-Gery Brick Sizes



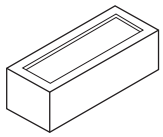
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



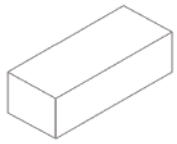
Standard
3-5/8 x 2-1/4 x 8
6.55 units/sq. ft.



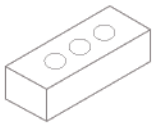
Engineer Modular
3-5/8 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



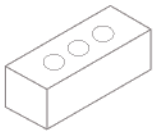
Engineer Standard
3-5/8 x 2-3/4 x 8
5.39 units/sq. ft.



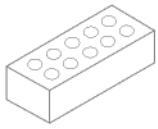
Handmade Oversized
4 x 2-3/4 x 8-1/2
5.00 units/sq. ft.



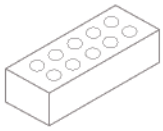
Lightweight Modular
3-1/2 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



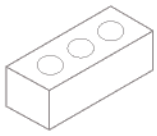
Lightweight Engineer Modular
3-1/2 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



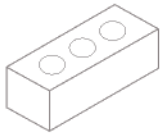
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



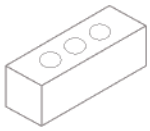
Standard
3-5/8 x 2-1/4 x 8
6.55 units/sq. ft.



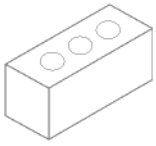
Engineer Modular
3-5/8 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



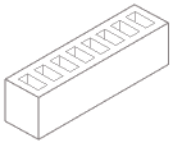
Engineer Standard
3-5/8 x 2-3/4 x 8
5.39 units/sq. ft.



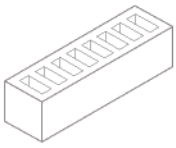
Queen
3 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



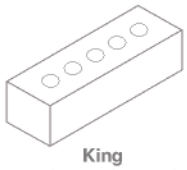
Econo
3-5/8 x 3-5/8 x 7-5/8
4.50 units/sq. ft.



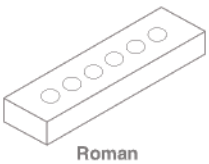
Engineer King
2-13/16 x 2-13/16 x 9-5/8
4.55 units/sq. ft.



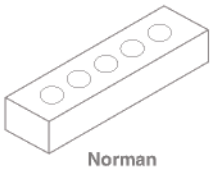
King Narrow-Bed
3-1/8 x 2-3/4 x 9-5/8
4.55 units/sq. ft.



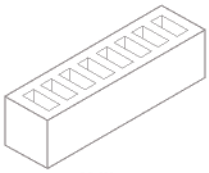
King
3-5/8 x 2-3/4 x 9-5/8
4.55 units/sq. ft.



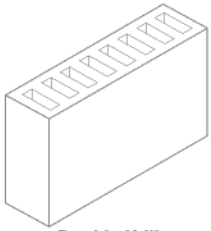
Roman
3-5/8 x 1-5/8 x 11-5/8
6.00 units/sq. ft.



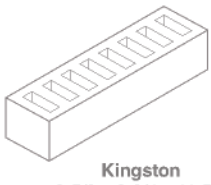
Norman
3-5/8 x 2-1/4 x 11-5/8
4.50 units/sq. ft.



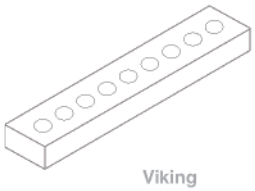
Utility
3-5/8 x 3-5/8 x 11-5/8
3.00 units/sq. ft.



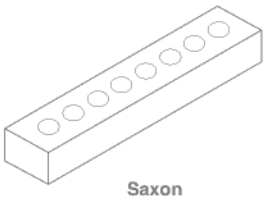
Double Utility
3-5/8 x 7-5/8 x 11-5/8
1.50 units/sq. ft.



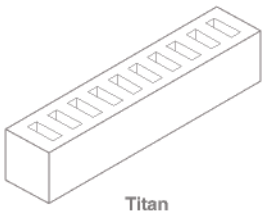
Kingston
3-5/8 x 2-3/4 x 11-5/8
3.75 units/sq. ft.



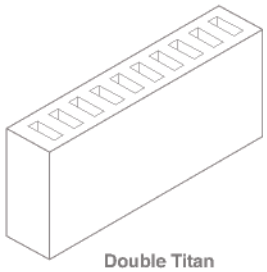
Viking
3-1/2 x 1-5/8 x 15-5/8
4.50 units/sq. ft.



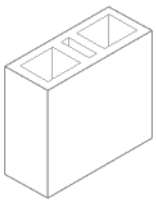
Saxon
3-5/8 x 2-1/4 x 15-5/8
3.38 units/sq. ft.



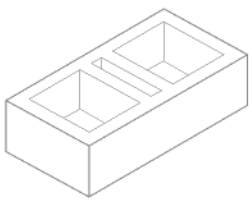
Titan
3-5/8 x 3-5/8 x 15-5/8
2.25 units/sq. ft.



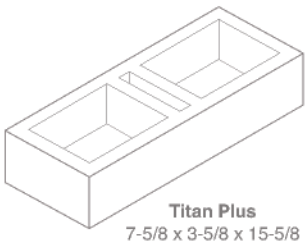
Double Titan
3-5/8 x 7-5/8 x 15-5/8
2.25 units/sq. ft.



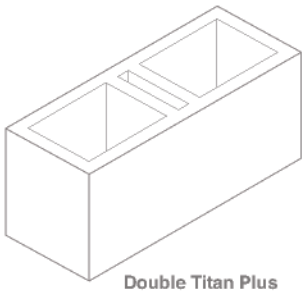
8-Square
3-5/8 x 7-5/8 x 7-5/8
2.25 units/sq. ft.



Regent
7-5/8 x 3-5/8 x 11-5/8
3.00 units/sq. ft.



Titan Plus
7-5/8 x 3-5/8 x 15-5/8
2.25 units/sq. ft.



Double Titan Plus
7-5/8 x 7-5/8 x 15-5/8
1.13 units/sq. ft.

Coring and frogs are at the manufacturer's option. Actual coring patterns may not match the illustrations. Contact plant for specific information on sizing and coring.

TABLE 1
Brick Size, Coverage and Weight

Brick Size	Specified Dimension						Brick per square foot	Average Weight per unit	Average Weight (kg)
	Thickness (inches)	Thickness (mm)	Height (inches)	Height (mm)	Length (inches)	Length (mm)			
Modular Frogged	3-5/8	92	2-1/4	57	7-5/8	194	6.75	4.1	1.9
Modular Unfrogged	3-5/8	92	2-1/4	57	7-5/8	194	6.75	4.7	2.1
Standard Unfrogged	3-5/8	92	2-1/4	57	8	203	6.55	4.9	2.2
Engineer Modular Frogged	3-5/8	92	2-3/4	70	7-5/8	194	5.63	5.2	2.4
Engineer Standard Frogged	3-5/8	92	2-3/4	70	8	203	5.39	5.5	2.5

Design Criteria

Size:

Table 1 provides the many sizes in which Glen-Gery manufacturers molded brick.

Dimensional Tolerances:

Glen-Gery molded bricks are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 216, Type FBS for general use. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions. Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing. Specialty products or gauged products may be desirable for such applications.

Configurations:

These units are manufactured to conform to the requirements of applicable ASTM standards. Some molded brick contain recessed panels on the sanded bedding surface called “frogs.” The aggregate void space of such frogs is less than twenty-five percent of the gross cross-sectional area in every plane parallel to the bearing surface and the brick are therefore considered to be solid units (as per ASTM C216). Bricks may be provided as frogged units or one hundred percent solid (unfrogged) units.

If a particular type of unit is required, inquiries should be made regarding availability of the specific product desired.

Weight:

The weight of the brick units varies with the raw material, size, manufacturing processes, and the presence or absence of frogs. While actual weight of specific brick should be confirmed, average weight of each size molded brick manufactured by Glen-Gery is included in Table 1.

Finishes:

Glen-Gery molded bricks are often referred to as ‘sand struck’ meaning that sand is used as a lubricant to release the clay from the molds and as a way to provide different colors. These “sand-struck” brick are produced with varying degrees of sand on all surfaces except one bedding surface.

Color:

Glen-Gery molded brick are available in a multitude of colors and blends. Along with the color of the bodies of the bricks, the sands applied to five of the faces during manufacture give molded bricks their intriguing colors. The appearance of molded bricks is also affected by the size of the sand particles. The availability of a particular finish is usually dependent on the specific product.

Shapes:

Standard brick shapes are dimensioned to course properly with nominal 4"-thick brick sizes. While the ‘standard’ brick shapes are described in the Glen-Gery Standard Shapes Catalog, “Brick Shapes”, they are not stock items. Typical molded brick shapes, as described in the catalogue, include various configurations of bullnose, watertable, corner, radial, shelf angle, sill, and coping units.

Shapes dimensioned for coursing with other brick sizes, and shapes having configurations to fit specific project requirements are also available. These nonstandard shapes require detailed dimension drawings which must be submitted to and approved by Glen-Gery. In order to achieve the effects desired by the designer, some shape designs may require coring which does not meet the requirements of ASTM C 216.

All shapes should be identified early in the project design because certain shape configurations may require special forming, drying, or firing processes. These processes may require more time or different scheduling than the non-shape brick.

Physical Properties of Units

Compressive Strength:

Average gross compressive strength of machine molded brick exceeds 3,000 psi when tested with the loads applied normal to the bedding surface. Typically, the average compressive strength exceeds 4,000 psi and may be as high as 5,000 psi for brick manufactured to meet ASTM C216. The actual compressive strength depends upon the specific product and size selected.

Water Absorption:

The average maximum hot-water absorption by submersion in boiling water for five hours is less than 17% and will typically be less than 15% for machine molded brick. The average saturation coefficient is generally less than 0.65.

Initial Rate of Absorption (IRA):

The initial rate of absorption (suction) normally does not exceed 30 grams per 30 square inches per minute under laboratory conditions. However, brick can be checked on the site to determine if wetting is necessary prior to laying unless familiarity with the product has demonstrated that wetting is not required. The procedure for determining wetting requirements is the field test procedure described in ASTM C 67. If this test is not practical, the need for wetting may be estimated by the following field test:

1) Place a $.25 piece on a bearing surface of a typical unit.

2) Draw a ring around the quarter with a wax pencil.

3) Place twenty drops of water within the ring.

4) If unabsorbed water remains after 1-1/2 minutes, the units likely do not require wetting. If all the water is absorbed into the unit, the units should be wetted prior to laying.

Properties of Walls

Compressive Strength:

The minimum assumed compressive strength for a brick wall, using good workmanship and ASTM C270 Type N mortar, is 1,000 psi. Assemblies constructed with most Glen-Gery molded bricks manufactured to meet ASTM C216 will provide a minimum assumed compressive strength of 1,750 psi, when used with good workmanship and Type N mortar. Reference: Specification for Masonry Structures (TMS 602/ACI 530.1/ASCE 6).

Thermal Performances:

The thermal resistivity of Glen-Gery molded brick is approximately 0.11 (hr • sq. ft.• deg f)/(Btu• in.). A nominal four-inch wythe, excluding air films, will provide a thermal resistance of approximately 0.40 (hr • sq. ft.• deg f)/ (Btu). The thermal resistivity is used to predict the thermal performance of wall elements under steady-state conditions. The mass and specific heat of this product provide additional benefit when subjected to the dynamic conditions of the natural environment. As described in the American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1, the effects of mass, specific heat, and the color of the brick should be considered. Reference: BIA Technical Notes on Brick Construction 4 Revised, “Heat Transmission Coefficients of Brick Masonry Walls”, 4B Revised, “Energy Code Compliance of Brick Masonry Walls” and 43D, “Brick Passive Solar Heating Systems, Part IV – Material Properties.”

Sound Transmission:

A nominal four-inch wythe of brick masonry has a sound transmission classification (STC) of approximately 45. Reference: BIA Technical Notes on Brick Construction 5A, “Sound Insulation – Clay Masonry Walls.”

Fire Resistance:

Fire resistance ratings are directly related to wall assembly including the equivalent thickness of masonry. For example: A nominal 4-inch wythe of clay masonry alone provides a one hour fire rating. Fire ratings can be determined through Testing (per ASTM E119) or calculated in accordance with the International Building Code (IBC) or Code Requirements for Determining Fire Resistance of Concrete Masonry Construction Assemblies ACI 216.1/TMS 0216. Reference: BIA Technical Notes on Brick Construction 16 Revised, “Fire Resistance of Brick Masonry.”

Coefficient of Thermal Expansion:

Brick walls constructed of Glen-Gery molded brick have a coefficient of thermal expansion of approximately 0.000004 in. (in.•°F) as listed in The Building Code Requirements for Masonry Structures (TMS 402/ACI 530/ASCE 5) . A one hundred foot length (or height) of wall constructed of Glen-Gery molded brick, and exposed to an annual extreme temperature difference of 100 °F, is expected to experience a total thermal movement of approximately one-half inch.

TABLE 2

Brick and Mortar Quantities[1]

Nominal 3/8 Inch Mortar Joints

Brick Size	Vertical Coursing in courses per inch	Units per square foot	Cubic Foot per 100 square foot	Quantity of Mortar per 1000 units
Modular Frogged	3 Courses per 8"	6.75	5.46	8.10
Modular Unfrogged	3 Courses per 8"	6.75	5.46	8.10
Standard Unfrogged	3 Courses per 8"	6.55	4.12	6.29
Engineer Modular Frogged	5 Courses per 16"	5.63	4.79	8.52
Engineer Standard Frogged	5 Courses per 16"	5.39	4.75	8.81

[1] *These values are actual quantities and must be increased for waste and any possible construction requirements which may necessitate additional quantities.*



Manufactured In:

Wiarton

Ontario

Quarried Adair Limestone Masonry Units can be installed using traditional unit masonry detailing and construction techniques. The smooth, rocked and split faced finishes enhance the natural limestone patterns.

COLOR DISCLAIMER: We do our best to ensure that our digital photos of products are as true to color as possible. However, due to inconsistencies and/or differences that occur between screens/monitors and browsers, lighting sources, graphic displays, mortar/mortar color, dye lot variations, every individual's color perception, and other factors outside of our control, we simply cannot guarantee that the color you see on your screen portrays the exact color of any product. Thus, screen images are intended as a guide only and should not be regarded as absolutely correct. We advise that all of our customers, prior to purchasing one of our products, first order a physical sample of the product or visit one of our nearby showrooms to physically view the product.

COLLECTIONS

- Adair Masonry Units(https://arriscraft.com/product_collections/adair-masonry-units/)

MANUFACTURED BY

- Arriscraft

ADDITIONAL RESOURCES

Technical Resources(https://arriscraft.com/technical-resources/)

Videos(https://arriscraft.com/videos/)

WARRANTIES

Warranty(https://arriscraft.com/wp-content/uploads/sites/3/2024/07/Arriscraft-Commercial-Warranty-US.CAN-FINAL.pdf)

AVAILABLE SIZES

• Size 1: METRIC ADA09: 90 mm x 590 mm x 90 mm (3-1/2" H x 23-1/4" L x 3-1/2" D)
• Size 2: METRIC ADA19: 190 mm x 590 mm x 90 mm (7-1/2" H x 23-1/4" L x 3-1/2" D)
• Size 3: METRIC ADA29: 290 mm x 590 mm x 90 mm (11-3/8" H x 23-1/4" L x 3-1/2" D)
• Size 4: IMPERIAL ADA358: 3-5/8" H x 23-1/4" L x 3-1/2" D
• Size 5: IMPERIAL ADA758: 7-5/8" H x 23-1/4" L x 3-1/2" D
• Size 6: IMPERIAL ADA115: 11-5/8" H x 23-1/4" L x 3-1/2" D



Interested In This Product?

Send us a message and we can help you get started.

CONTACT US ▸

KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

©Kawneer Company, Inc. 2022

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL

www.kawneer.com

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION



Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION



Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum
Five color options

EXTERIORS

High-Density Fiberglass
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION



Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite
Windows: Two color options

Ultrex Fiberglass
Doors: Two color options

EXTERIORS

Ultrex Fiberglass
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE® COLLECTION



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

Wood
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL® COLLECTION



Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

Ultrex Fiberglass
Four color options

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

Single Hung

The Marvin Essential® Single Hung window mimics the classic, simple design of the Essential Double Hung but with a bottom sash that raises for ventilation and a top sash that remains stationary.

fig. 1 **SINGLE HUNG WINDOWS**
Stone White

fig. 2 **INTERIOR VIEW**
Stone White

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SINGLE HUNG WINDOW**
Stone White



fig. 1

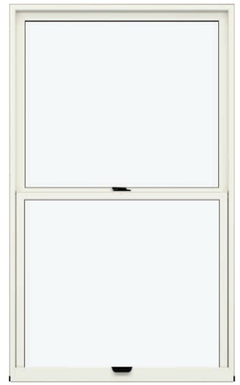


fig. 2

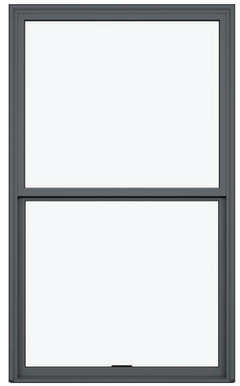


fig. 3



fig. 4

FEATURES

Made of strong, durable Ultrex® fiberglass to meet required performance ratings and remain virtually maintenance free for years

Features a fixed top sash and a movable bottom sash for a traditional double hung look; lower sash removes easily, with no strings or cords to detach

Standard and special sizes up to 4' wide by 6'6" high; Coordinating picture and transom windows available in sizes up to 5' wide by 6' high

Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights

Up to PG50 performance rating

Lower sash lock engages noticeably, reassuring the user that the window is either locked or unlocked

Factory, reinforced, and field mulling kits available

Comes with a standard aluminum half screen; optional full screen available

Interior and Exterior Finish Options

Marvin Essential® windows and doors have durable, strong Ultrex® fiberglass interiors and exteriors, featuring our AAMA-verified acrylic finish for low maintenance and superior aesthetics.



FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior colors

BRONZE
Available when paired with Bronze exterior

GUNMETAL
Available when paired with Gunmetal exterior

EBONY
Available when paired with Ebony exterior

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

Divided Lites

Grilles-Between-the-Glass (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning.* Select from Stone White, Bronze, Gunmetal, or Ebony interior finish and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior finish. Divided lites available on select Essential prodcuts.



Glass Options

Available in dual-pane in Low E1, Low E2, Low E2/ERS, Low E3, and Low E3/ERS insulated glass with argon gas.† Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

SPECIALTY GLASS OPTIONS

FROSTED

BRONZE TINT

GRAY TINT

GREEN TINT

REED

OBSCURE

GLUE CHIP

RAIN

* For more options, visit marvin.com
† Argon gas not available in high elevations where capillary tubes are required.

Hardware Options

Window Hardware

Marvin Essential® windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.*

SASH LOCK + KEEPER



Available on Double Hung and Glider windows

FOLDING HANDLE



Available on Casement and Awning windows

Door Handles

Hardware for the Essential Sliding Patio door is available in the Cambridge collection, and offers the perfect blend of safety, security, and a classic low-profile look.

CAMBRIDGE



Available keyed-alike option (use one key on multiple locks, with up to three different keys on each project).

Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

SLIM LINE EXTERIOR



The Slim Line handle allows a 32" net clear opening when used on a 6' wide, two-panel sliding patio door to meet accessibility needs. It is only available in White, Almond Frost, Matte Black, and Bronze.

HARDWARE FINISH OPTIONS



OIL RUBBED BRONZE (PVD)



SATIN NICKEL (PVD)



BRASS (PVD)



MATTE BLACK



ALMOND FROST

WHITE

PVD FINISHES

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion-resistant finish. PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.

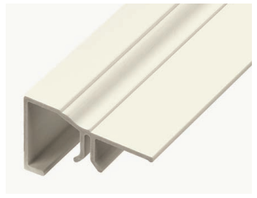
* For more options, visit marvin.com

Exterior Trim Options

Ultrex® fiberglass exterior trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.



EXTERIOR TRIM OPTIONS



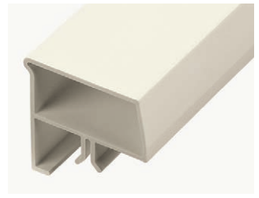
Brick Mould

2" Brick Mould is available with or without 2-⅛" sill nosing.



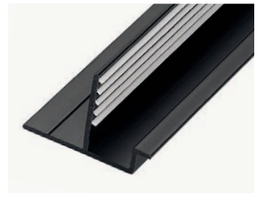
Flat Trim

3-½" Flat Trim is available in Flat and Flat Ranch configurations with or without 2-⅛" sill nosing.



Sill Nose

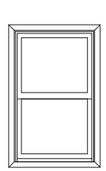
2-⅛" Sill Nose provides authentic sill appearance.



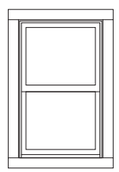
Connection Barb

Barb and receiver attachment method provides for quick, secure installation.

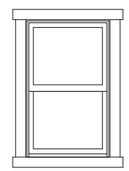
WINDOW TRIM CONFIGURATIONS



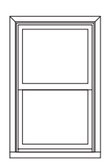
BRICK MOULD



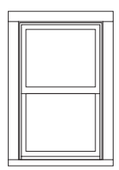
FLAT



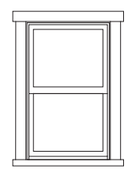
FLAT RANCH



BRICK MOULD WITH SILL NOSE



FLAT WITH SILL NOSE



FLAT RANCH WITH SILL NOSE

DOOR TRIM CONFIGURATIONS†



BRICK MOULD



FLAT



FLAT RANCH

† Sill profiles are not included for door trim sets.

APPLICATION
Awnings / Pergolas, Marine Tops and Covers

FABRIC CONTENT
100% Sunbrella® Acrylic

CONSTRUCTION
Woven

FINISH
Water Repellent

WIDTH
46 in. (116.84 cm)

WEATHER PROTECTION
Water Repellent

WEIGHT OZ. LY. YD.
11.68

WEIGHT OZ. SQ. YD.
9.00

ROLL SIZE YD
60

SELVEDGE
Left / Right

RECYCLABLE
Yes, through the Recycle My Sunbrella program.

COLLECTION
Sunbrella Shade

CA PROP 65
No CA Prop 65 label is required.

PANTONE® COLOR
14-4206 TPG

OPENNESS FACTOR
<0.01%

LIGHT TRANSMITTANCE TOTAL
2 Tv (%)

SOLAR TRANSMITTANCE TOTAL
3 Ts (%)

UV TRANSMITTANCE TOTAL
0 Tuv (%)

STANDARDS & CERTIFICATIONS

CARE & CLEANING

SHIPPING & RETURNS

WARRANTY

PAC-CLAD®

PETERSEN

A CARLISLE COMPANY

Color Guide

▲$ SANDSTONE	▲$ SIERRA TAN
▲$ DARK BRONZE	▲$ BURNISHED SLATE
$ MIDNIGHT BRONZE	▲$ MANSARD BROWN
▲$ CHARCOAL	▲$ GRAPHITE
▮$ ONYX (fka Matte Black)	$ TRADITIONAL BLACK
▲$ CARDINAL RED	▲▮$ MILITARY BLUE
$ AWARD BLUE	▲$ HEMLOCK GREEN
$ FOREST GREEN	▲▮$ PATINA GREEN
▮$ HARTFORD GREEN	$ GALVALUME PLUS

PAC-CLAD.COM

Premium Colors



●▲$$$ ANODIC CLEAR



●▲$$$ SILVERSMITH



●▲$$ SILVER



●▲$$ CHAMPAGNE



●▲$$ WEATHERED ZINC



●▲$$ COPPER PENNY



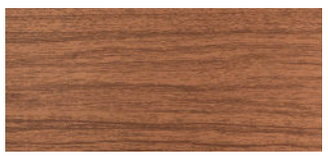
⧗$$$ WEATHERED STEEL

Timber Series Wood Grain

Available in 24 gauge steel and .032 aluminum



$$$ BROWN TIMBER



$$$ COPPER TIMBER



$$$ GRAY TIMBER



$$$ TAN TIMBER



$$$ WHITE TIMBER

70% polyvinylidene fluoride (PVDF) pre-finished steel and aluminum for all architectural cladding applications

●Metallic Colors $Pricing ▲Cool Colors ⧗Extended Lead Time

See back for color performance and availability chart

Standard Colors

▲$ BONE WHITE

▲$ STONE WHITE

▲⧗$ ALMOND

▲$ SANDSTONE



▲$ SIERRA TAN



▲⧗$ BUCKSKIN



▲$ MEDIUM BRONZE



▲⧗$ AGED BRONZE



▲$ DARK BRONZE



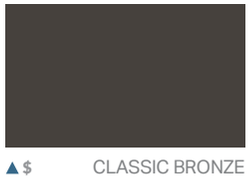
▲$ BURNISHED SLATE



▲$ GRANITE



▲⧗$ ANTIQUE BRONZE



▲$ CLASSIC BRONZE



$ MIDNIGHT BRONZE



▲$ MANSARD BROWN



▲$ CITYSCAPE



▲$ SLATE GRAY



▲$ MUSKET GRAY



▲$ CHARCOAL



▲$ GRAPHITE



$ BLACK (fka Black Aluminum)



▲$ IRON ORE



$ INKWELL



⧗$ ONYX (fka Matte Black)



$ TRADITIONAL BLACK



▲$ TERRA COTTA



▲$ COLONIAL RED



⧗$ BURGUNDY



▲$ CARDINAL RED



▲⧗$ MILITARY BLUE



▲$ PACIFIC BLUE (fka Slate Blue)



$ INTERSTATE BLUE



⧗$ BERKSHIRE BLUE



$ AWARD BLUE



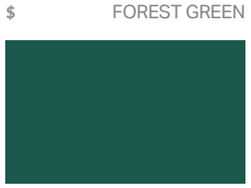
▲$ HEMLOCK GREEN



$ FOREST GREEN



▲⧗$ PATINA GREEN



⧗$ HARTFORD GREEN



$ GALVALUME PLUS

PAC-CLAD® PETERSEN

A CARLISLE COMPANY

IL: 800 PAC CLAD
AZ: 833 750 1935
TX: 800 441 8661
GA: 800 272 4482
MD: 800 344 1400
WA: 833 750 1935

PAC-CLAD.COM

Performance and Availability

STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AWARD BLUE †	0.25	0.86	0.23	24	✓		✓					
BLACK (FKA BLACK ALUMINUM)	0.05	0.90	0.04	0	✓	✓	✓	✓	✓	✓	✓	✓
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURNISHED SLATE	0.32	0.86	0.31	33	✓						✓	
CARDINAL RED †	0.44	0.86	0.44	49	✓		✓				✓	✓
CHARCOAL	0.30	0.87	0.30	31	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.05	0.87	0.50	57	✓	✓	✓	✓	✓		✓	✓
CLASSIC BRONZE * NEW	0.27	0.87	N/A	27	✓						✓	
COLONIAL RED	0.34	0.87	0.31	36	✓		✓	✓	✓		✓	✓
DARK BRONZE	0.27	0.86	0.29	26	✓	✓	✓	✓	✓	✓	✓	✓
FOREST GREEN	0.10	0.88	0.10	5	✓		✓	✓			✓	✓
GRANITE *	0.32	0.86	0.33	33	✓	✓	✓	✓	✓			✓
GRAPHITE	0.25	0.86	0.28	24	✓						✓	
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓				✓	
INKWELL * NEW	0.27	0.86	N/A	26	✓						✓	
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓		✓	✓
IRON ORE NEW	0.27	0.87	N/A	27	✓		✓	✓	✓		✓	✓
MANSARD BROWN	0.31	0.87	0.31	32	✓		✓	✓	✓		✓	✓
MEDIUM BRONZE	0.30	0.88	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.90	0.06	1	✓			✓			✓	
MUSKET GRAY	0.32	0.87	0.31	33	✓	✓	✓		✓		✓	✓
PACIFIC BLUE (fka SLATE BLUE)	0.28	0.87	0.27	28	✓		✓				✓	✓
SANDSTONE	0.48	0.87	0.48	55	✓	✓	✓	✓	✓	✓		
SIERRA TAN	0.38	0.85	0.31	40	✓	✓	✓	✓	✓		✓	✓
SLATE GRAY	0.41	0.87	0.37	45	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓		
TERRA COTTA	0.35	0.87	0.33	37	✓		✓		✓		✓	✓
TRADITIONAL BLACK * NEW	0.28	0.87	N/A	28	✓		✓				✓	✓
EXTENDED LEAD TIME												
AGED BRONZE	0.29	0.87	0.27	29	✓						✓	
ALMOND	0.63	0.85	0.55	75	✓	✓	✓	✓	✓			
ANTIQUE BRONZE NEW	0.28	0.86	N/A	27	✓		✓	✓			✓	✓
BERKSHIRE BLUE *	0.29	0.86	0.27	29	✓							
BUCKSKIN NEW	0.37	0.86	N/A	39	✓						✓	✓
BURGUNDY	0.24	0.86	0.13	22	✓						✓	
HARTFORD GREEN	0.08	0.88	0.08	3	✓			✓			✓	
MILITARY BLUE	0.31	0.87	0.30	32	✓		✓				✓	✓
ONYX (fka MATTE BLACK STEEL)	0.26	0.85	0.25	24	✓	✓					✓	
PATINA GREEN	0.33	0.86	0.32	34	✓							
WEATHERED STEEL ♛	0.26	0.86	N/A	25	✓							
PREMIUM COLORS												
ANODIC CLEAR ♛	0.53	0.81	0.31	60				✓				
CHAMPAGNE ♛	0.40	0.78	0.49	40	✓		✓	✓	✓			✓
COPPER PENNY ♛	0.50	0.86	0.52	57	✓		✓	✓			✓	✓
SILVER ♛	0.47	0.82	0.46	52	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH ♛	0.54	0.81	0.32	61				✓				
WEATHERED ZINC ♛	0.24	0.83	0.46	21	✓		✓		✓		✓	✓
CLEAR-COAT ACRYLIC FINISH (NON-PVDF)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980. Reflectivity and solar reflectance index (SRI) values are provided by Sherwin-Williams®.

* Low Gloss/Low Sheen, 70% PVDF finish † 10-year finish warranty ♛ Premium Colors

TECHNICAL DATA FOR 70% PVDF COATING:

- South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters
- Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG:2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- Pencil hardness (ASTM D 3363): HB – 2H
- Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35
- Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters
- Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- Flame Test (ASTM E 84): Class A Coating

PAC-CLAD® is a registered trademark of Petersen Aluminum Corp. The PAC-CLAD finish is 70% polyvinylidene fluoride (PVDF).
Sherwin-Williams® is a trademark of SWIMC LLC. Galvalume Plus® is a registered trademark of BIEC International. 10/25



4.0 CORRUGATED HORIZONTAL



4.0 CORRUGATED VERTICAL



7.2 RIB SOLID HORIZONTAL



7.2 RIB SOLID VERTICAL

Engineered to meet code in high-wind V zones.



7.2 RIB PERFORATED HORIZONTAL



7.2 RIB PERFORATED VERTICAL



PAN SOLID



PAN PERFORATED

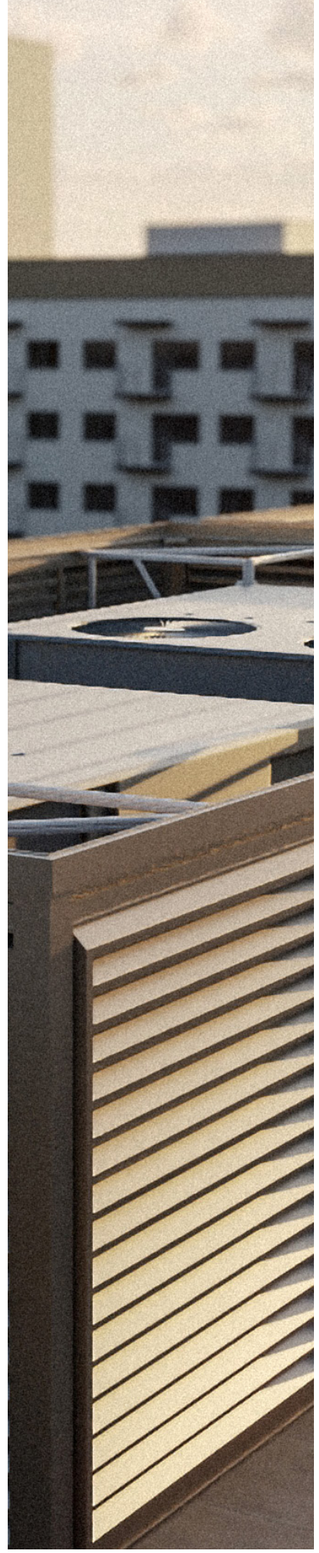


VENTED LOUVER

Metal Infills

STRENGTH AND STYLE IN EVERY PANEL

- Material: 6063 T6 extruded aluminum – strong and corrosion-resistant
- Finish: Sherwin-Williams 4000 Series powder coat – long-lasting protection and color
- Modular: Stackable panels for adjustable height and coverage





LOUVER



HORIZONTAL RIB



7.2 RIB



FLAT PAN



BATTEN



VERTICAL RIB

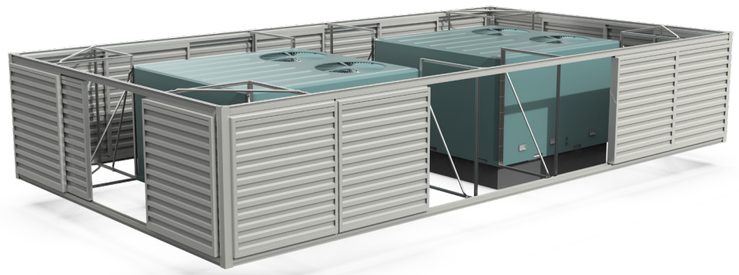


CUSTOM

Acrylicap® ABS Panels

DURABILITY MEETS CREATIVITY AND CUSTOMIZATION

- Composition: .187” acrylic-capped ABS – tough and lightweight
- UV-Resistant: Maintains integrity under sun exposure
- Hygienic: Antimicrobial and anti-fungal surface protection
- Durable: Engineered for high-performance environments



Effortless Access.
Uncompromising Compliance.

Envisor® is engineered to satisfy even the most stringent rooftop screening codes—without sacrificing serviceability. Our smart sliding system provides seamless access to HVAC equipment, reducing maintenance time and eliminating the need for costly removal or roof disruption.

Architectural Trim Profiles



3” LINEAL BAND



6” LINEAL BAND



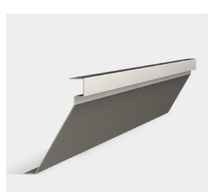
8” LINEAL BAND



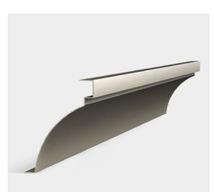
2-STEP



3-STEP



ALAMO

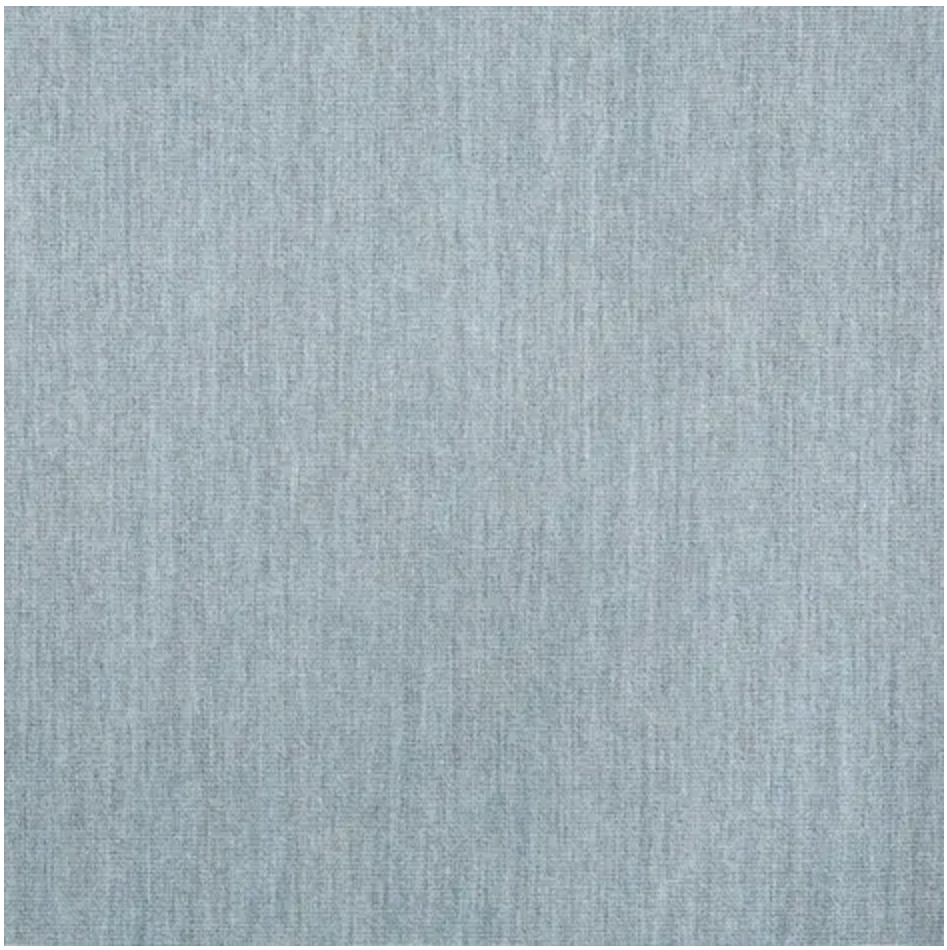


COVE



sunbrella

Home / Fabrics / Fabrics By Use / All Fabrics / Storm



Storm

Sunbrella Shade

SKU: 4636-0000

$4.00 / sample

In Stock

Recommended Application

Best For: Awnings / Pergolas, Marine Tops and Covers

Available in these colors

(56 Total) **Show All**

101 SERIES **FASTENING METHOD**



Slates are fastened using our specially designed screws self-drilling to ensure optimal installation while remaining completely invisible to minimize design impact.

Screws are made of stainless steel with a large flat head that enables an easier and more secure fixing.

CUPACLAD® 101 *Logic*

SIMPLE AND BALANCED



CUPACLAD® **101** *Logic* features a balanced design that highlights the unique texture and looks of the natural slate.

CUPACLAD® **101** *Logic* system utilizes 16 x 8 slates fitted horizontally with invisible fasteners.

Slate size	**16 x 8**
Nominal thickness	**1/4 - 3/8**
Slates per ft²	**1,67**
Weight per ft² (slate)	**≤ 6,14 lb/ft²**



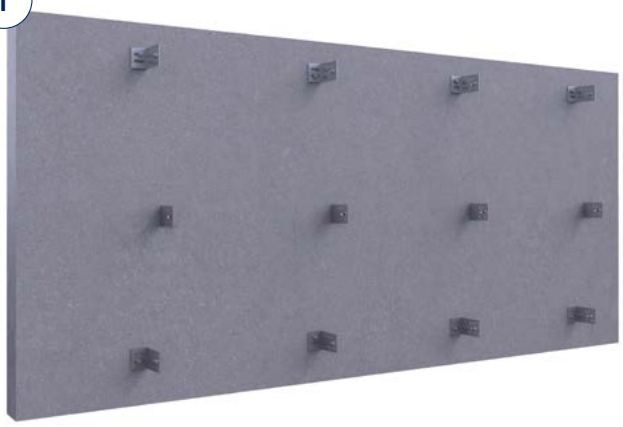




CUPACLAD®
101 SERIES

FASTENING **METHOD**

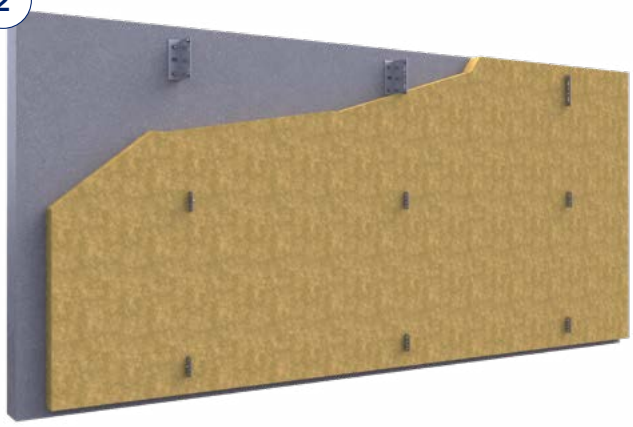
1



Fastening the metal brackets

The metal brackets are installed in alternate courses on each side of the vertical profile. It is required to use both fixed point metal brackets (on the upper end of each profile) and brackets with an sliding point to allow for expansion of the profile.

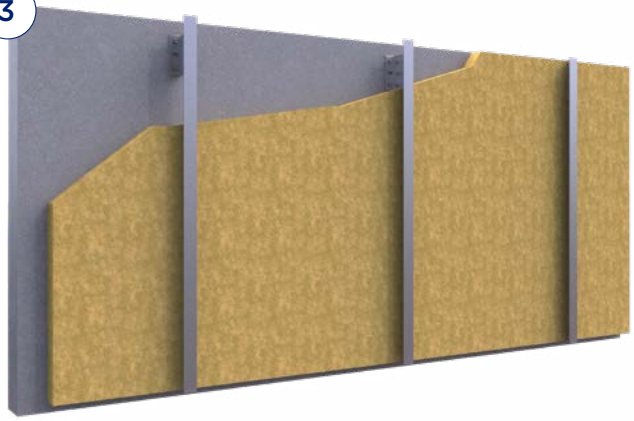
2



Installation of insulation

Choose the most suitable insulation material based on the project requirements.
Install in accordance with the manufacturers recommendations.

3



Fasten the “L” shaped profiles

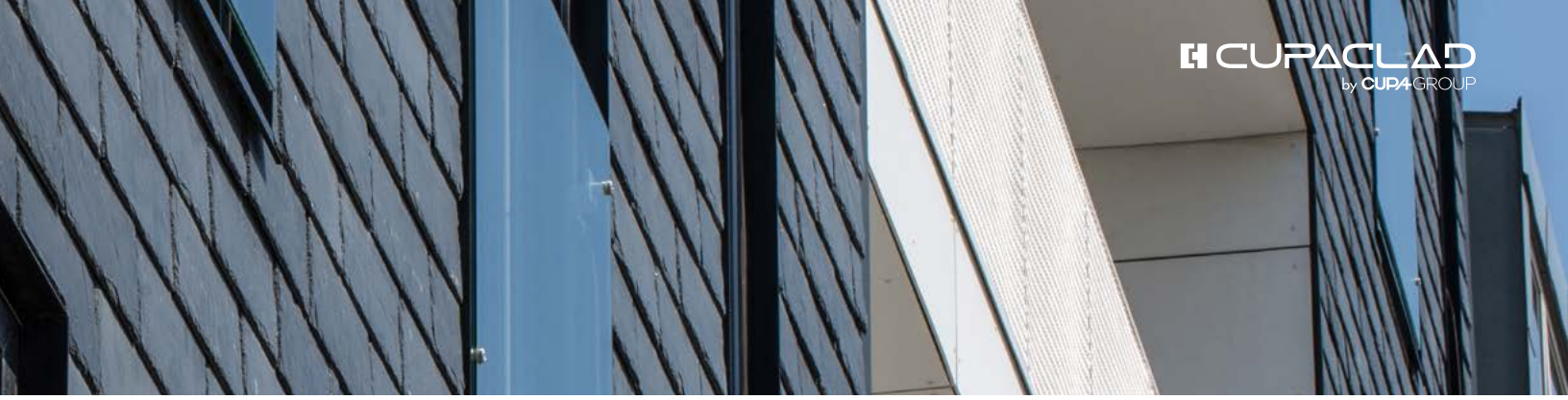
Fasten the vertical profiles to the metal brackets allowing at least 3/4 for an air cavity.
The vertical profiles must be perfectly level before fitting the remainder of the system components.

4

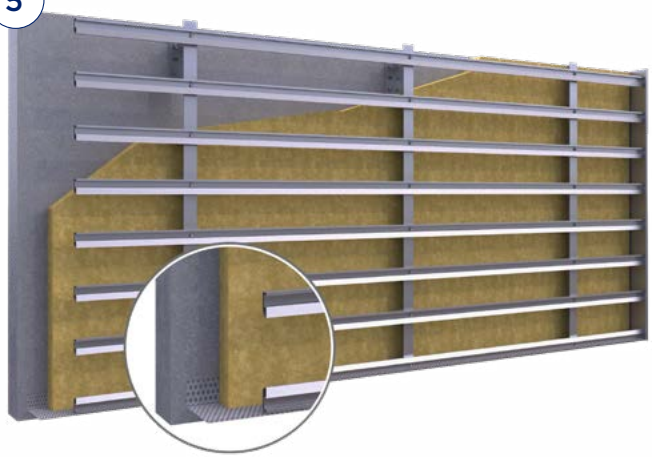


Installing the CUPACLAD® 101 horizontal profiles

Install the horizontal battens with the vertical ones at each intersection.
The horizontal battens must be perfectly level as their position will dictate the final position of the slate. The bottom batten for the first course of slate must be inverted for proper installation.



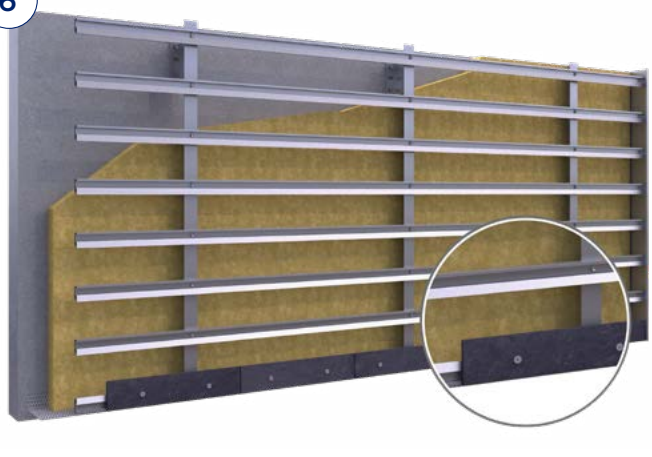
5



Installing the trim

Install a ventilation flashing at the first course of the cladding and the metal flashings at single points (edges, window frames, etc).

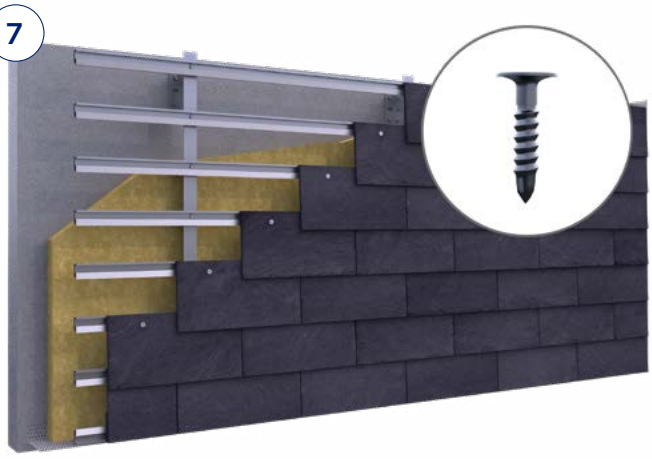
6



Installing the first course slate

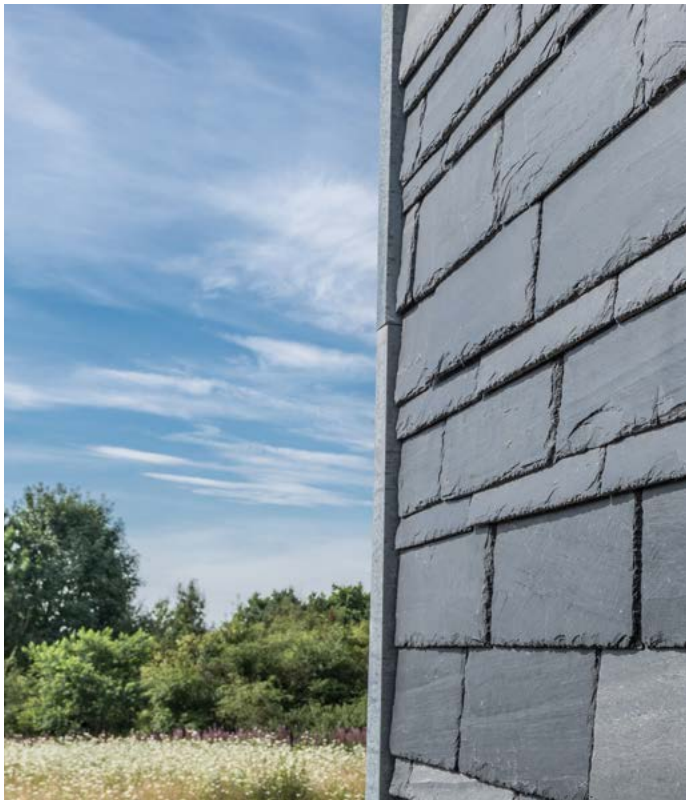
Cut a slate to a height of 3 1/4" approx. Fasten it inverted matching the bottom edge of the slate with the first 101 horizontal batten.

7

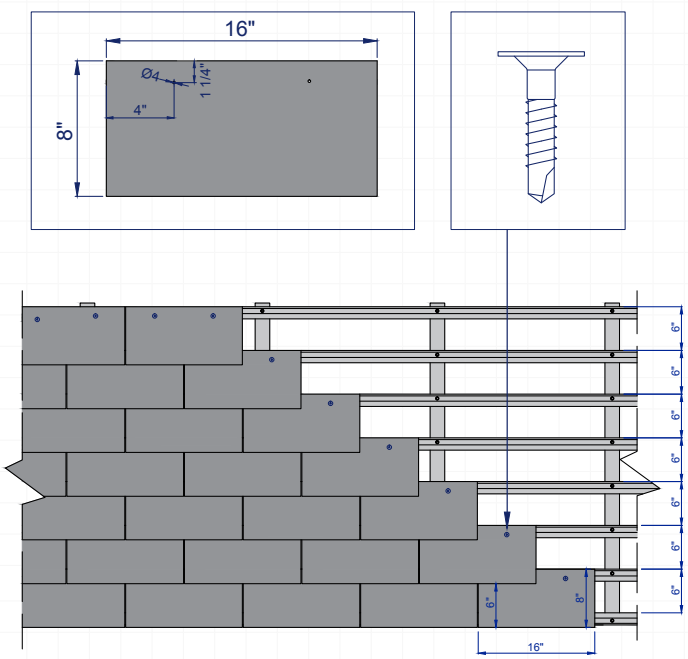


Fastening the slates with the self-drilling CUPACLAD® 101 screw

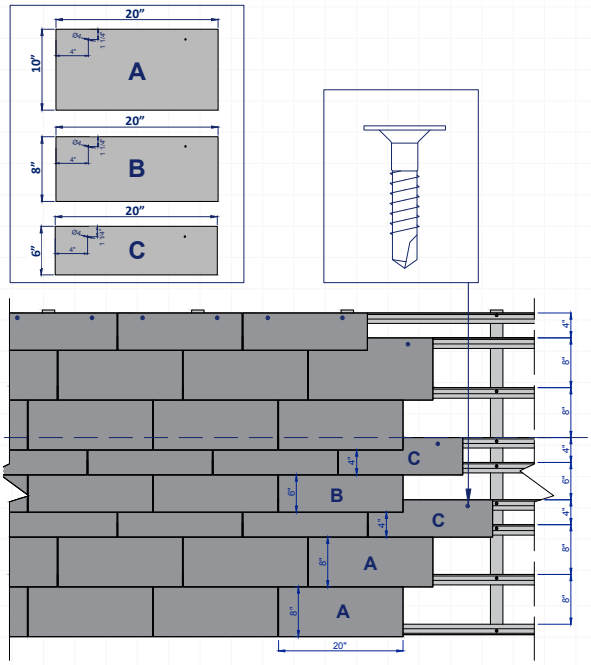
Each slate must be aligned with the upper edge of the batten and fitted with two stainless steel. CUPACLAD® 101 self-drilling screws.



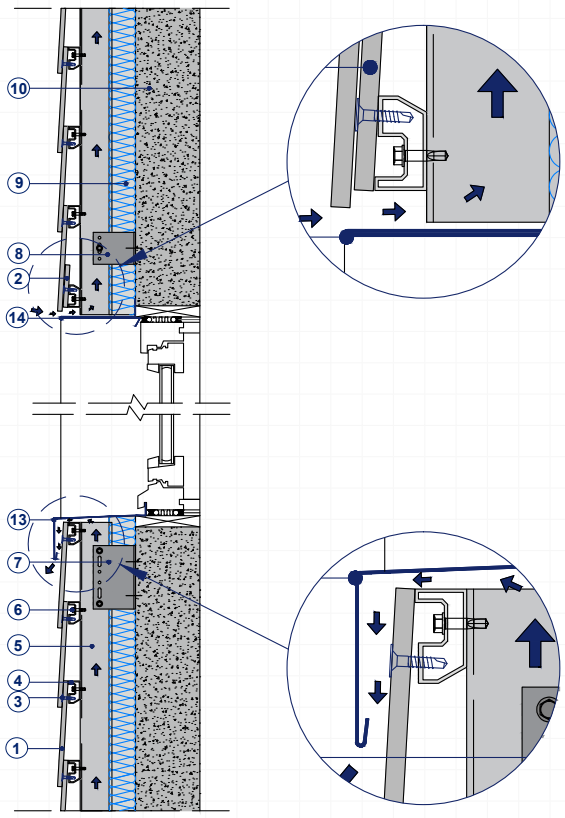
TECHNICAL DETAIL CUPACLAD® 101 *Logic*

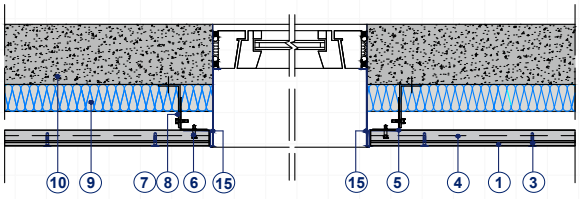


TECHNICAL DETAIL CUPACLAD® 101 *Random*

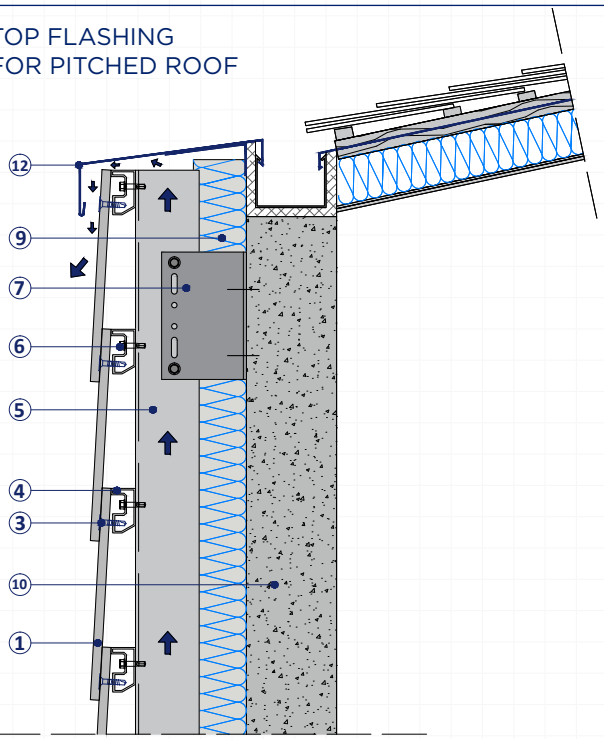


EXTERNAL WINDOW REVEAL



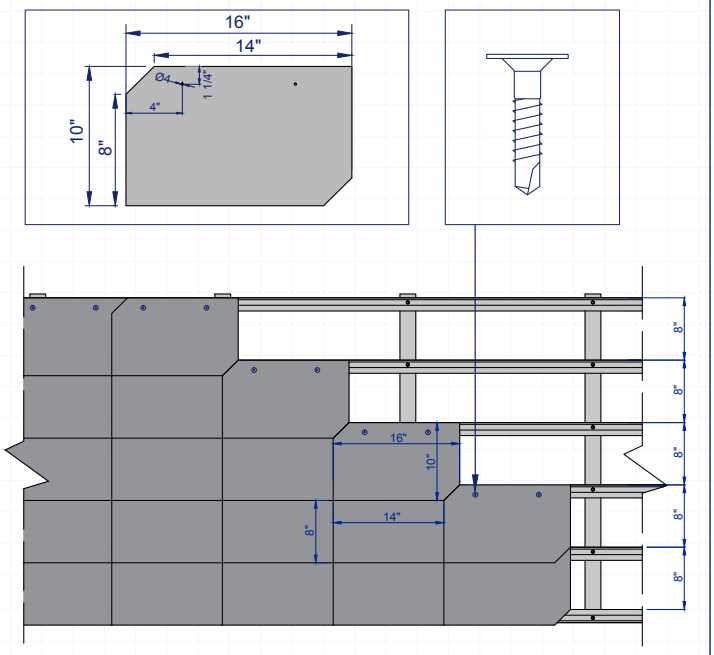


TOP FLASHING FOR PITCHED ROOF



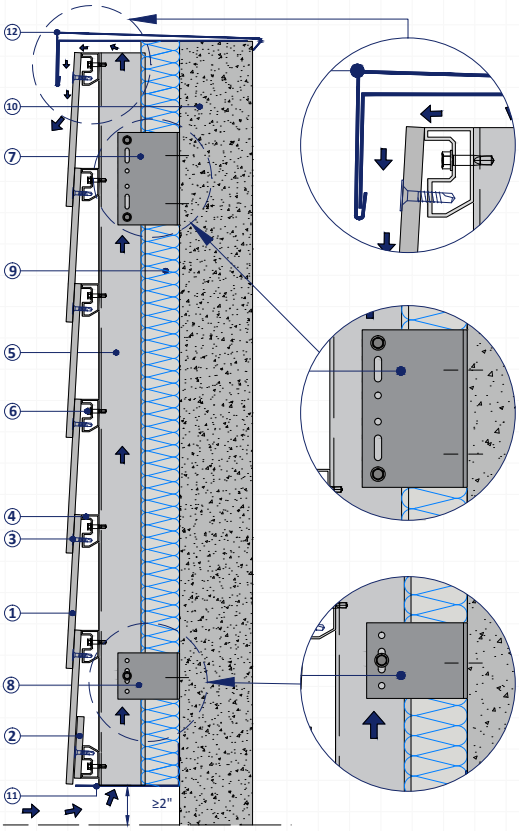
1. CUPA PIZARRAS natural slate
2. First course slate
3. Self-drilling CUPACLAD® 101 screw
4. Horizontal CUPACLAD® 101 batten
5. "L" shaped vertical profile 20 x 24
6. Self-drilling stainless steel screw
7. "Fixed point" metal bracket
8. "Sliding point" metal bracket
9. Insulation
10. Load bearing wall
11. Ventilated flashing
12. Top metal flashing
13. Sill metal trim
14. Metal lintel trim
15. Metal jambs trim
16. Metal trim

TECHNICAL DETAIL CUPACLAD® 101 *Parallel*

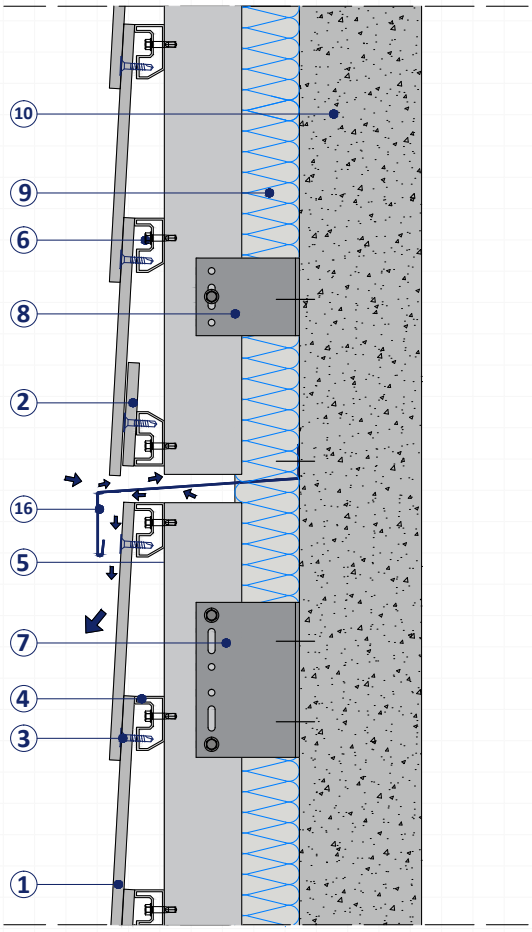


CONSTRUCTION DETAILS CUPACLAD® 101 (*Logic, Random* Y *Parallel*)

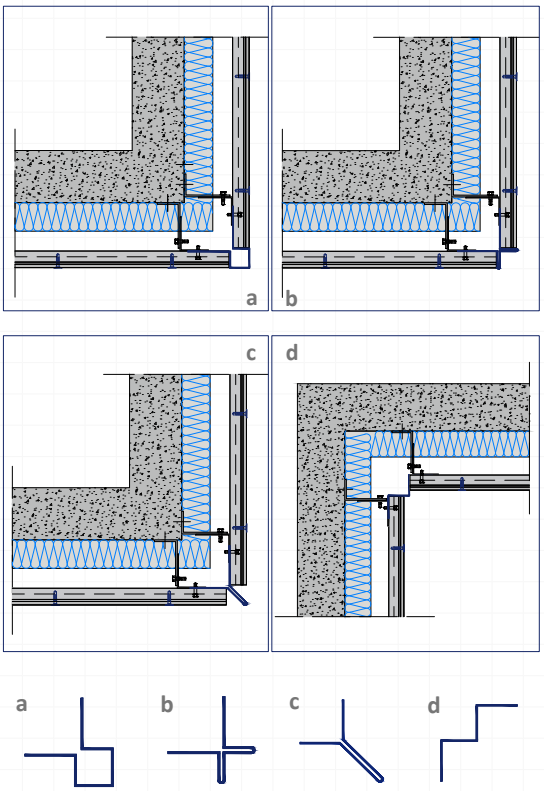
VENTILATED PROFILE AND TOP FLASHING



AIR CAVITY



CORNER FLASHINGS



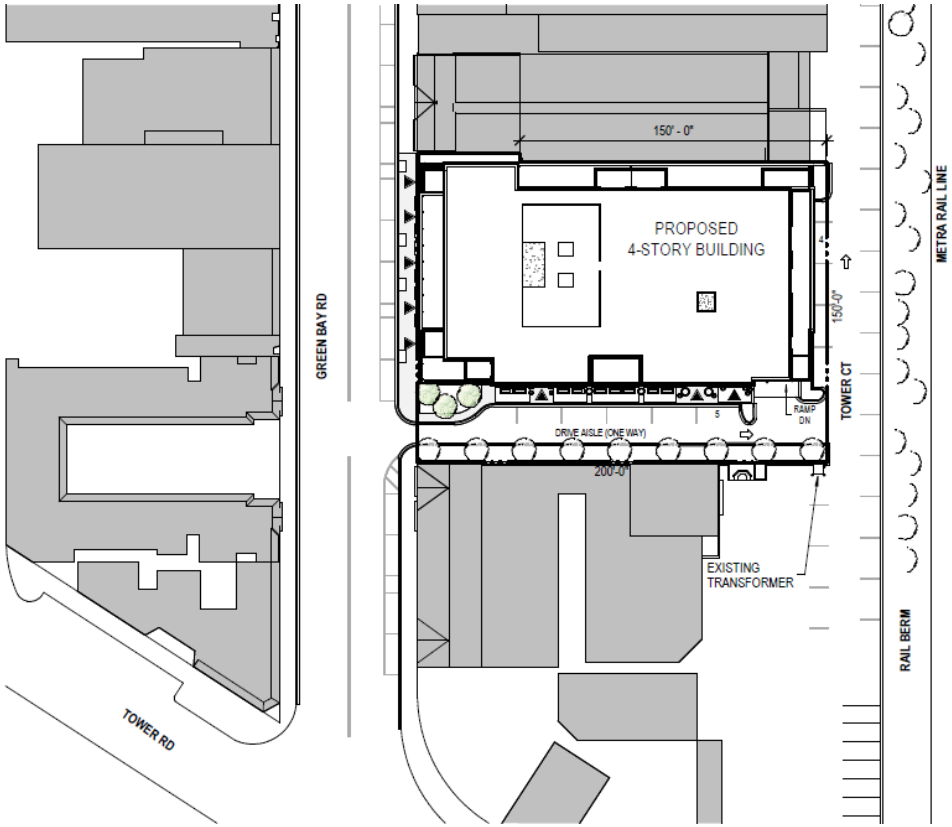
1. CUPA PIZARRAS natural slate
2. First course slate
3. Self-drilling CUPACLAD® 101 screw
4. Horizontal CUPACLAD® 101 profile
5. "L" shaped vertical profile 20 x 24
6. Self-drilling stainless steel screw
7. "Fixed point" metal bracket
8. "Sliding point" metal bracket
9. Insulation
10. Load bearing wall
11. Ventilated flashing
12. Top metal flashing
13. Sill metal trim
14. Metal lintel trim
15. Metal jambs trim
16. Metal trim

VILLAGE OF WINNETKA

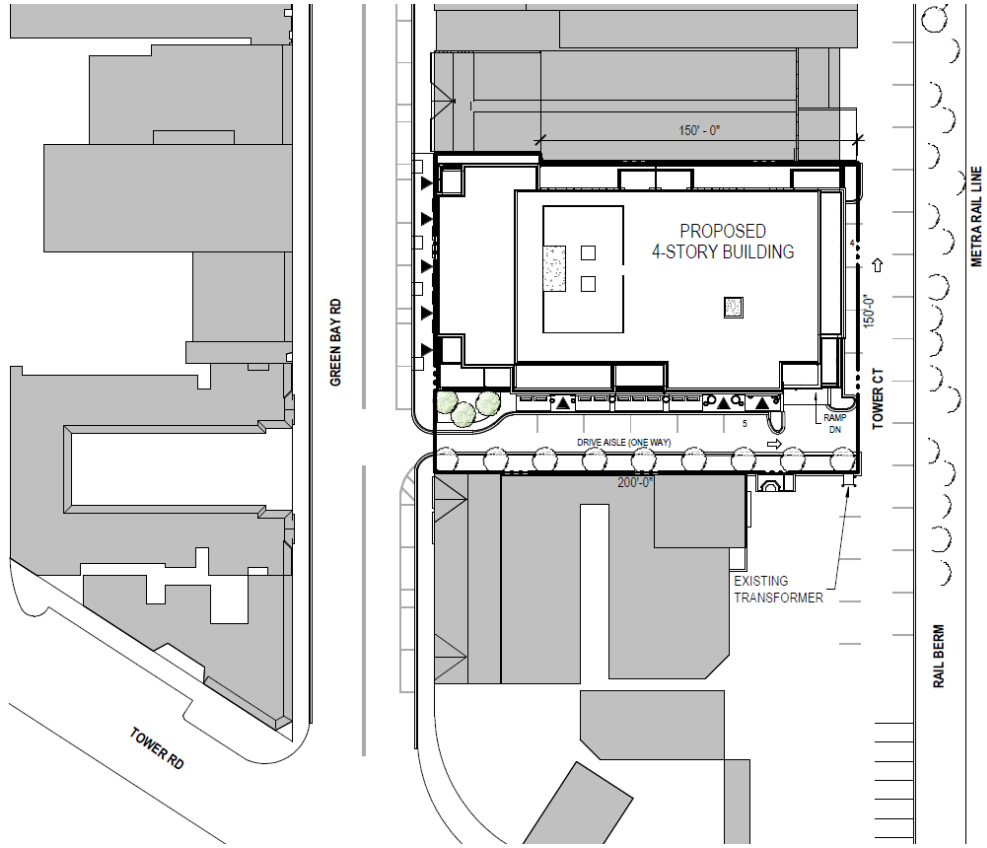
TOWER COURT CONDOMINIUMS MIXED-USE PLANNED DEVELOPMENT

Comparison of Plans Reviewed at May 21, 2026, DRB Meeting with Current Plans for June 18, 2026, DRB Meeting

SITE PLAN



May 21, 2026



June 18, 2026

BUILDING MATERIALS

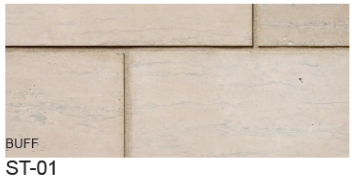
BUILDING MATERIALS



BR-01
FACE BRICK



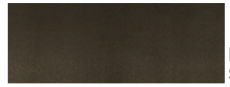
ST-02
GRANITE WALL BASE



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

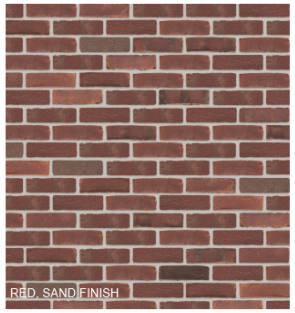


FB-01
FABRIC CLOTH

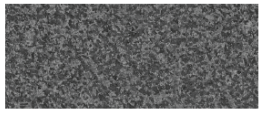
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-01	FACE BRICK	RED OR EQUAL	GLENN-GARY MID ATLANTIC OR EQUAL
ST-01	CUT STONE	BUFF OR EQUAL	ARRISCRAFT OR EQUAL
ST-02	STONE BASE	GREY OR EQUAL	ARCHITECTURAL CAST STONE OR EQUAL
MTL-01	ALUMINUM FRAMED STOREFRONT	BRONZE OR EQUAL	KAWNEER OR EQUAL
MTL-02	ALUMINUM FRAMED 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	ANTIQUE 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

May 21, 2026

BUILDING MATERIALS



BR-01
FACE BRICK



ST-02
GRANITE WALL BASE



ST-01
CUT STONE



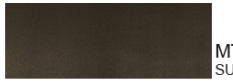
WD-01
STAINED HEAVY TIMBER



ST-03
NATURAL SLATE WALL SYSTEM



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
ST-03	NATURAL SLATE WALL SYSTEM	SLATE OR EQUAL	CUPAPIZARRAS 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	ANTIQUE 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
WD-01	STAINED HEAVY TIMBER	ROCK WALNUT OR EQUAL	TERRAMAI OR EQUAL

June 18, 2026

ELEVATIONS – GREEN BAY ROAD



May 21, 2026



June 18, 2026

ELEVATIONS – SOUTH ELEVATION



May 21, 2026



June 18, 2026

ELEVATIONS – NORTH ELEVATION



May 21, 2026



June 18, 2026

ELEVATIONS – EAST ELEVATION



May 21, 2026



June 18, 2026

RENDERING – GREEN BAY ROAD



May 21, 2026



June 18, 2026

RENDERING ALONG GREEN BAY LOOKING NORTHEAST



May 21, 2026



June 18, 2026

RENDERING ALONG GREEN BAY LOOKING SOUTHEAST



May 21, 2026



June 18, 2026

RENDERING ALONG TOWER COURT LOOKING NORTHWEST



May 21, 2026



June 18, 2026

STREET ELEVATION – GREEN BAY ROAD



May 21, 2026



June 18, 2026

CONTEXTUAL STUDIES - GREEN BAY LOOKING SOUTH



May 21, 2026



June 18, 2026

CONTEXTUAL STUDIES – TOWER COURT LOOKING NORTH



May 21, 2026



June 18, 2026

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:

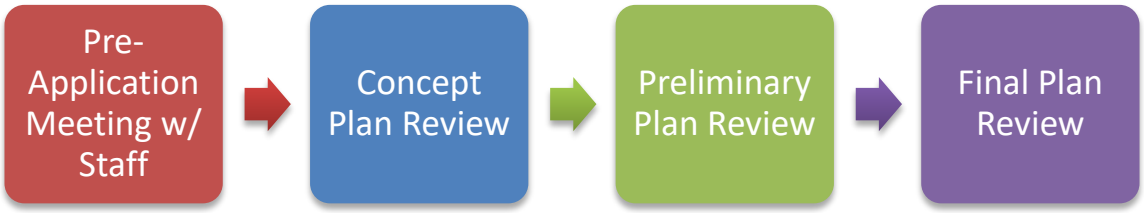


Figure 2 – Planned Development Review Process

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.

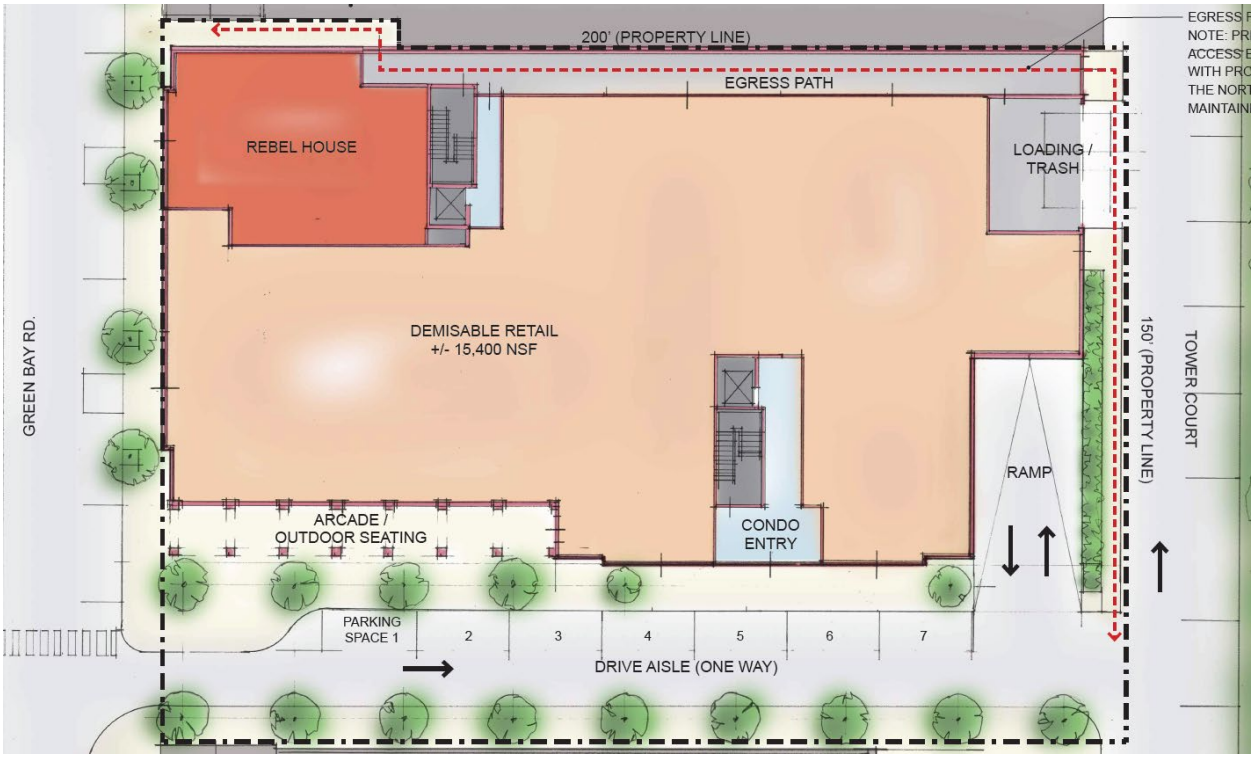


Figure 3 - Concept Plan – Ground Floor Plan Presented to Council October 21, 2025



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:

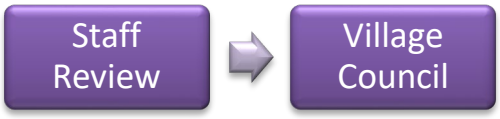


Figure 6 – Final Plan Review

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.

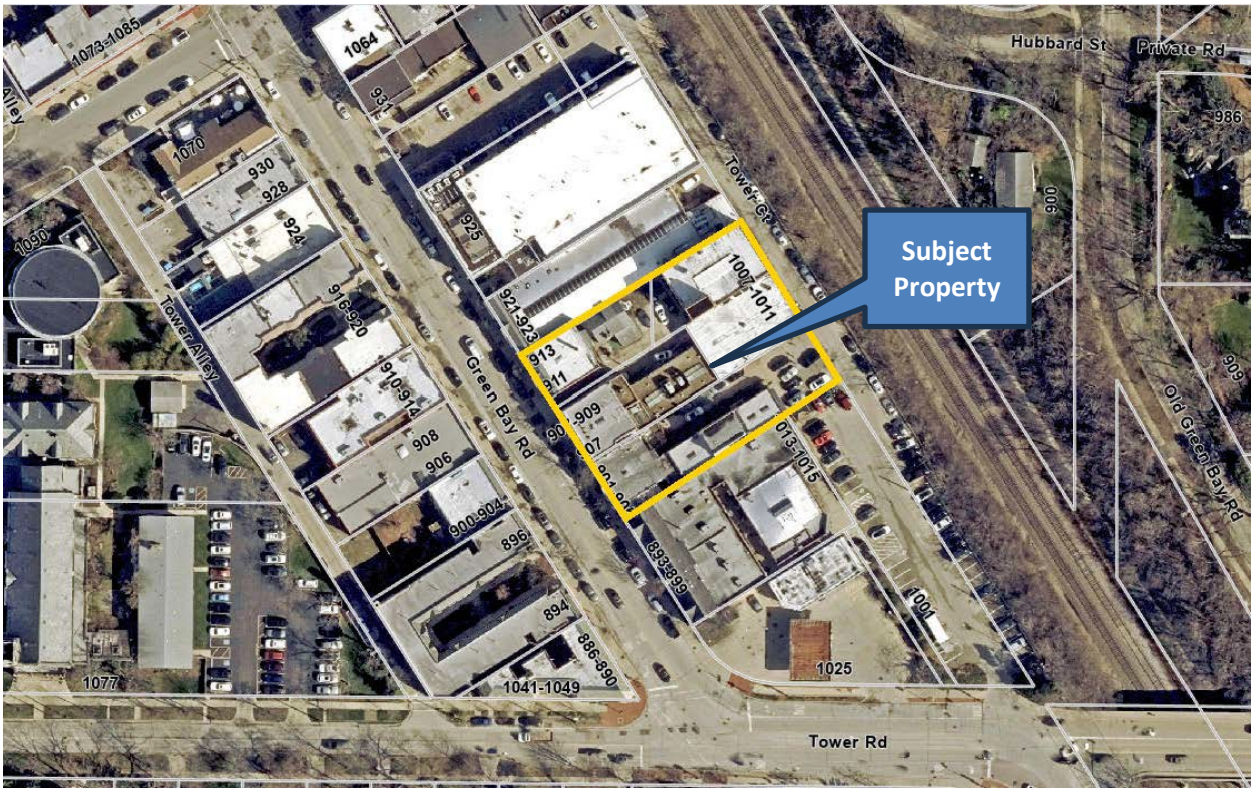


Figure 7 – Aerial Map

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.

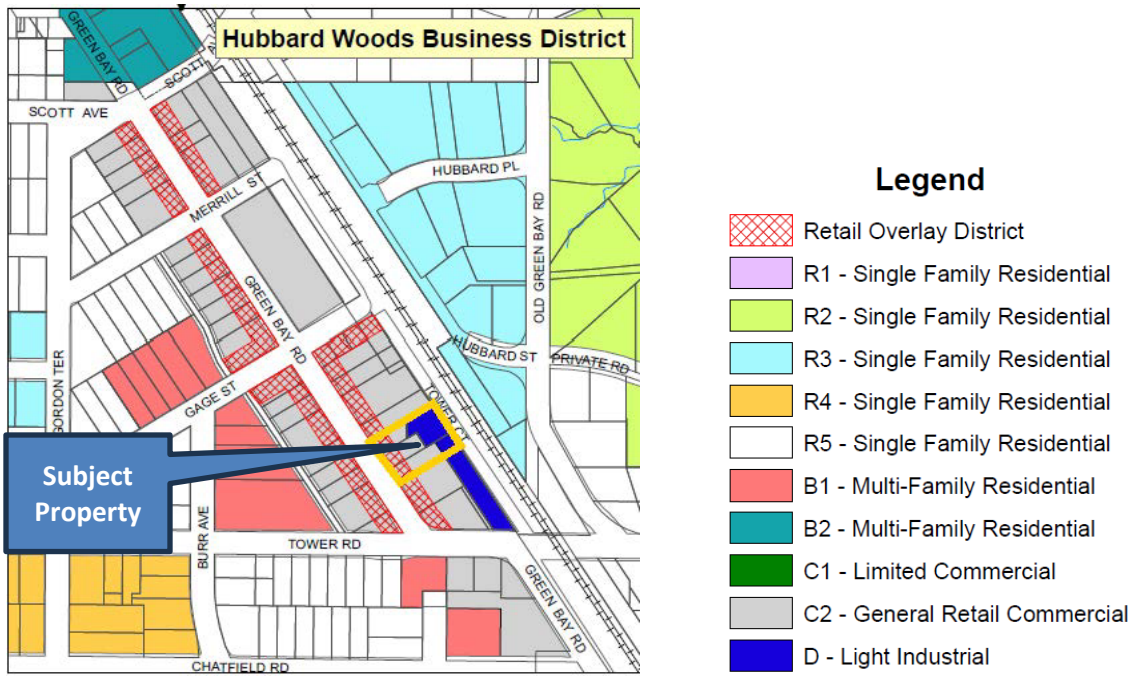


Figure 8 – Zoning Map

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

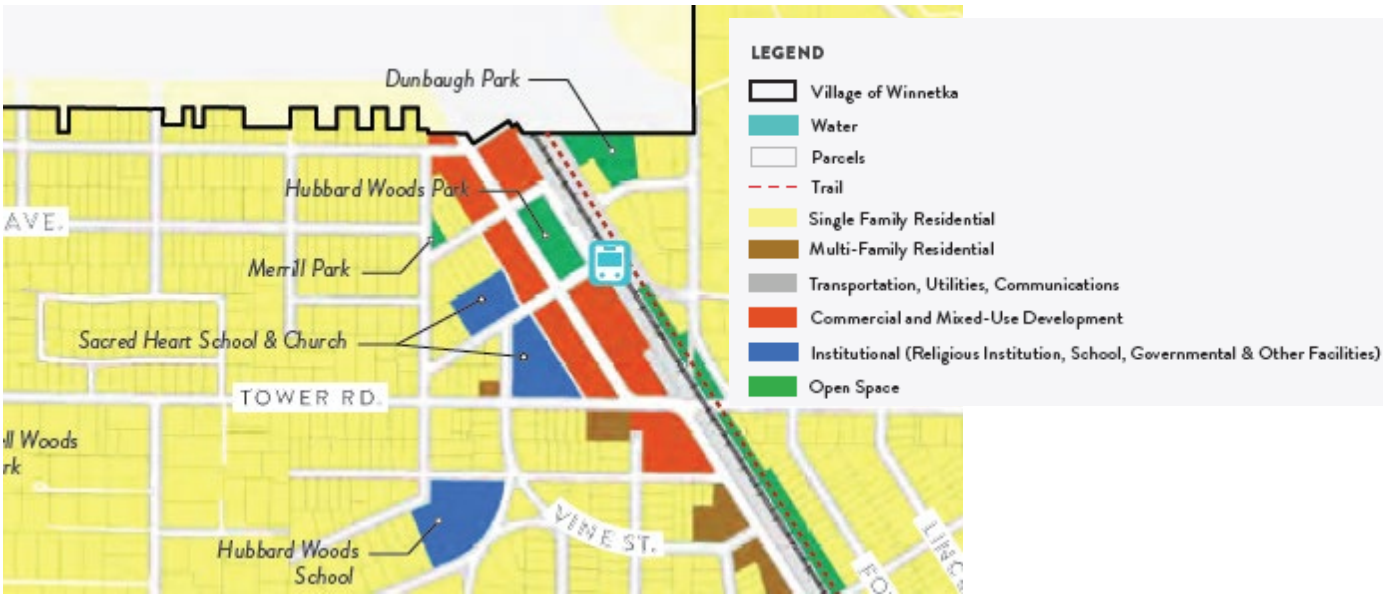


Figure 9 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

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.

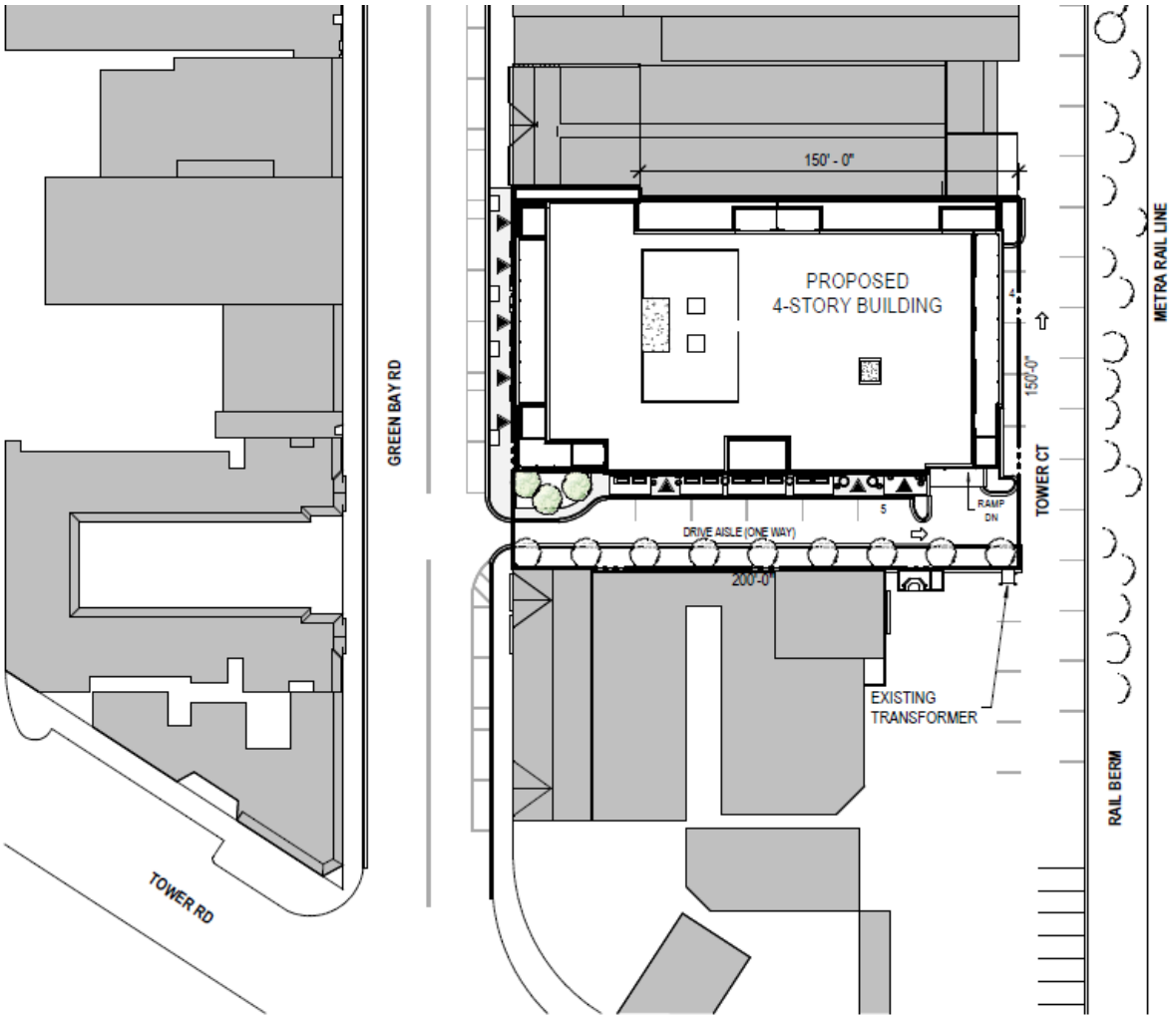


Figure 10 – Preliminary Plan – Site Plan

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.

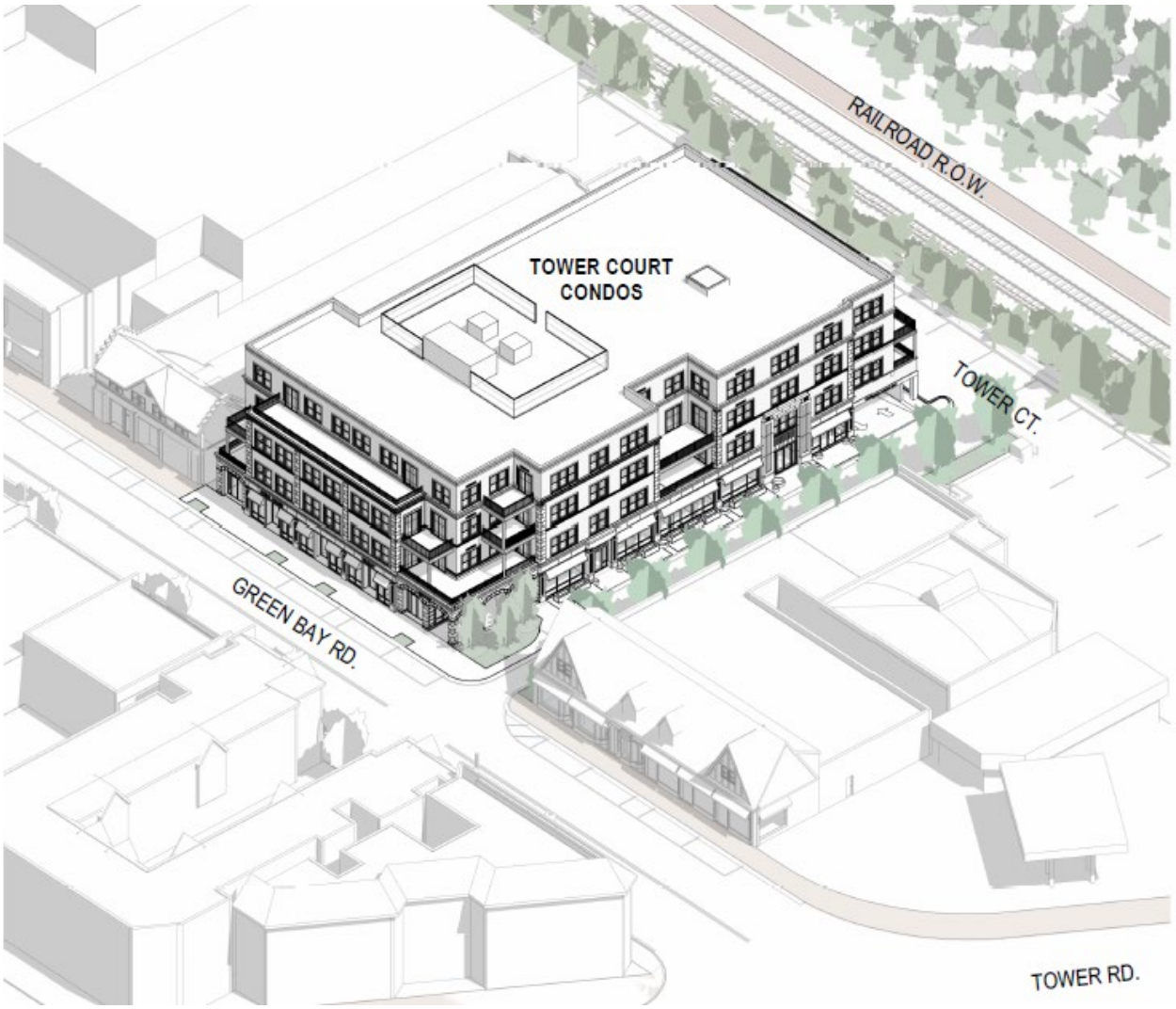


Figure 11 – Preliminary Plan

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

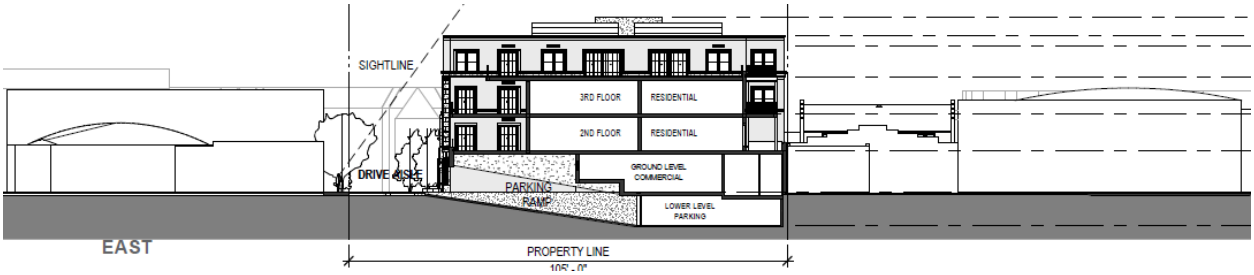


Figure 16 – Building Section (East)

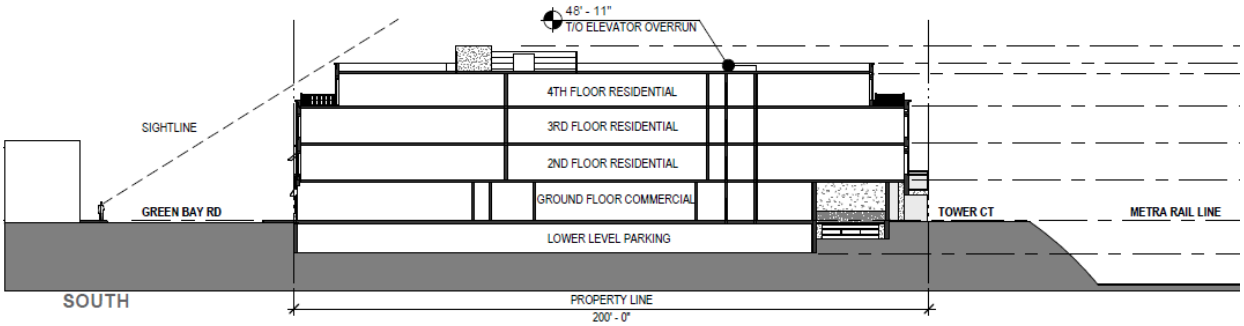


Figure 17 – Building Section (South)

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.

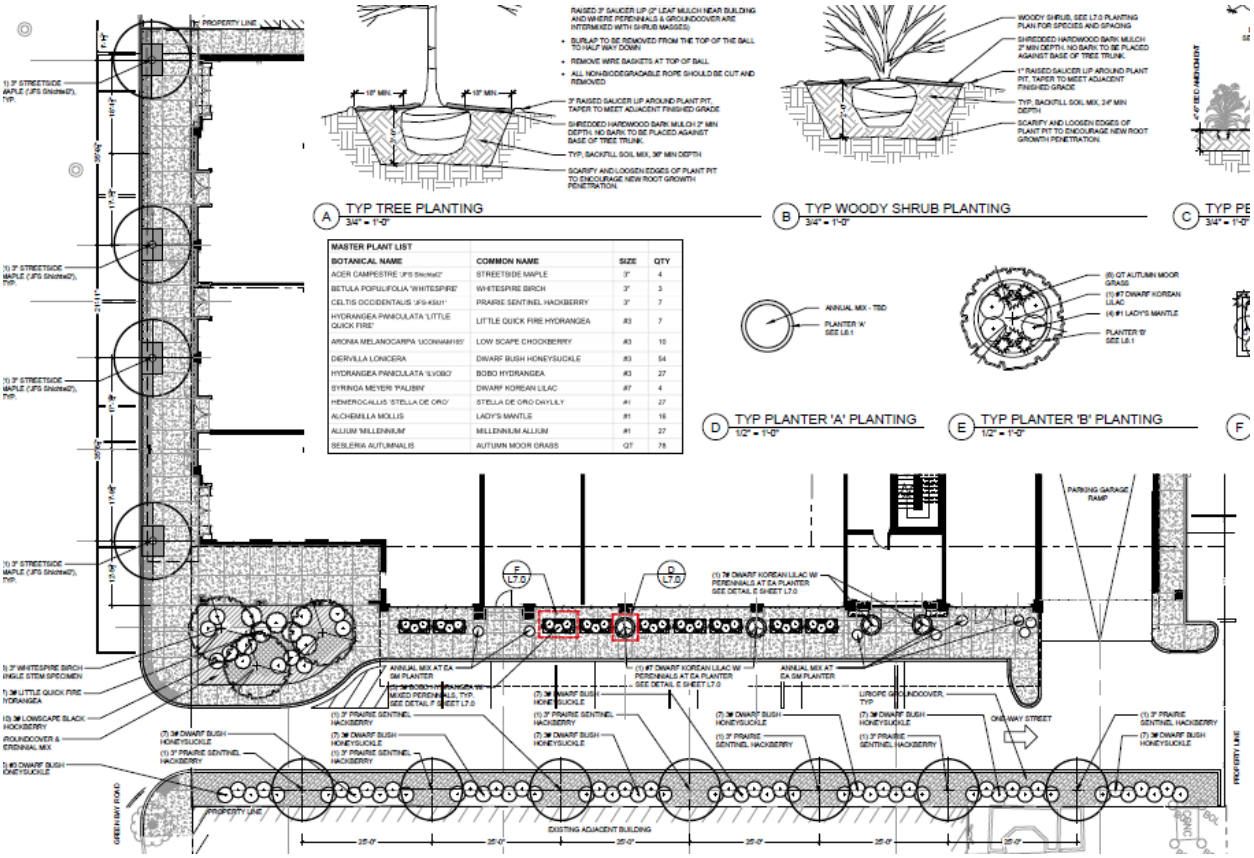


Figure 18 – Preliminary Plan – Planting Plan

Changes Since Council Concept Plan Review

As previously stated, the preliminary planned development plans presented for the DRB's consideration are generally consistent with the plan reviewed by the Village Council at the concept plan review stage. The following summarizes the more significant changes and refinements that the Applicant has made to the plans since Council's review of the October 2025 concept plan:

A. The building façade elevations have been further refined with additional vertical articulation of the building to break up the height of the building, particularly along Green Bay Road.

B. Elimination of the rooftop penthouses for the fourth-floor units, reducing to the building height from 62'-0" to 55'-3" (top of stair access).

C. Elimination of a restaurant as a commercial tenant.

D. An increase of 19 additional below-grade parking spaces for the residential units.

VILLAGE STAFF REVIEW

Village Staff has completed its review of the Applicant's initial submittal of the preliminary plan application materials. The Applicant has not had an opportunity to respond to all of staff's comments; however, staff has determined that the application materials were in such a condition that review by the DRB was appropriate.

REQUIRED ZONING RELIEF

Based upon staff's review of the preliminary plan submitted to date, the following zoning relief has been identified:

A. Approval of a Plat of Consolidation to create one Lot of Record.

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 only includes Plan Sheets



TOWER COURT CONDOMINIUMS

1011 TOWER COURT
WINNETKA, IL

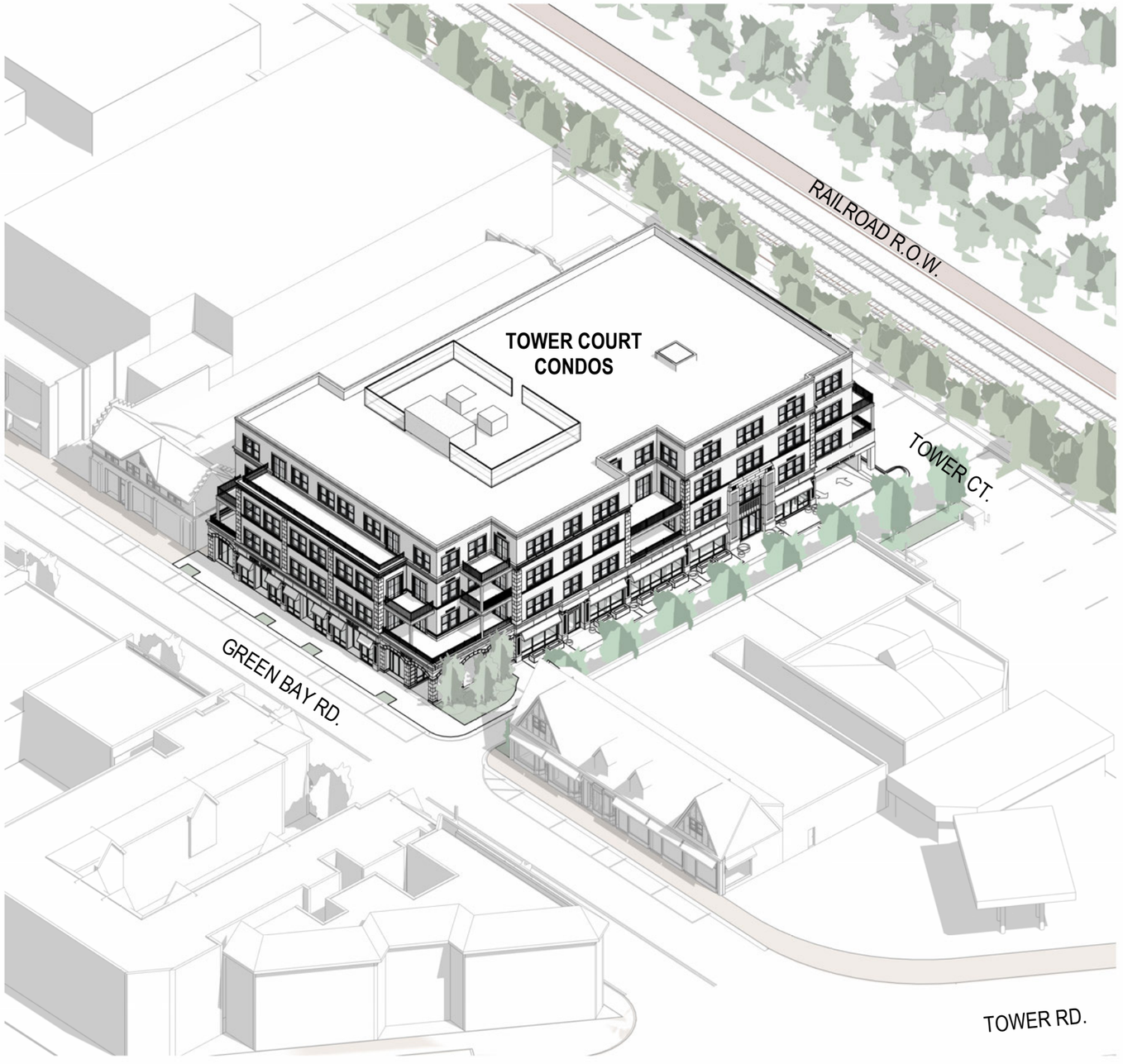
PD RESUBMISSION
MAY 07, 2026

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** GROUND LEVEL FLOOR TO FLOOR HEIGHT **EXCEPTION REQUIRED**	45' - 0" 4-stories 14' - 0" MIN.	4-stories 49'-8" w parapet 55'-3" at stair access 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	Required 2 x 18,593 sf= **37 spaces**	Provided **9 spaces**
	Dwelling 2-BR - 1.5/unit 3-BR - 2/unit	1.5 x 3 units= **5 spaces** 2 x 12 units= **24 spaces** **= 29 spaces**	**46 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) (along North property line) **EXCEPTION REQUIRED**	0 ft. (3 ft.)* MIN 0 ft. (3 ft.)* MIN	23 ft. 1 in. MIN 38 ft.MAX 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
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

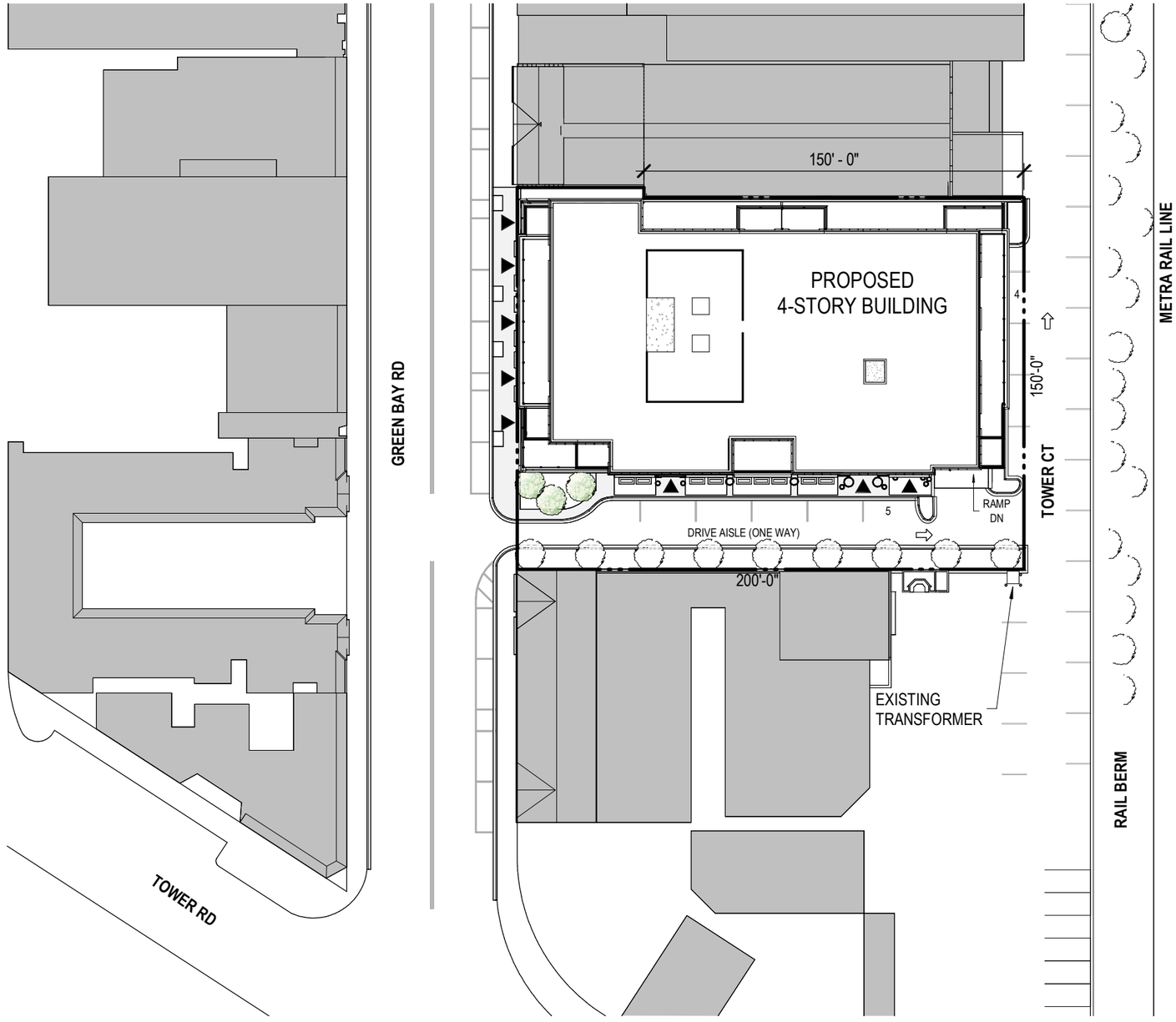
WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

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

SITE PLAN



OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

SCALE: 1" = 50'
0 25' 50'

PROJECT

TOWER COURT CONDOMINIUMS

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

EX TREE TO REMAIN & BE PROTECTED

TREE PROTECTION FENCING. SEE DETAIL A SHEET L3.0

PROPERTY LINE

50.00'

PROPOSED NEW BUILDING OUTLINE

80.00'

EX TREE TO BE REMOVED DUE TO CONSTRUCTION

90.00'

50.05'

30.24'

79.39'

PROPOSED NEW BUILDING OUTLINE

PARKING GARAGE RAMP

79.62'

TOWER COURT

PROPOSED NEW EDGE OF PAVEMENT

ONE-WAY STREET

PROPOSED NEW EDGE OF PAVEMENT

PROPERTY LINE

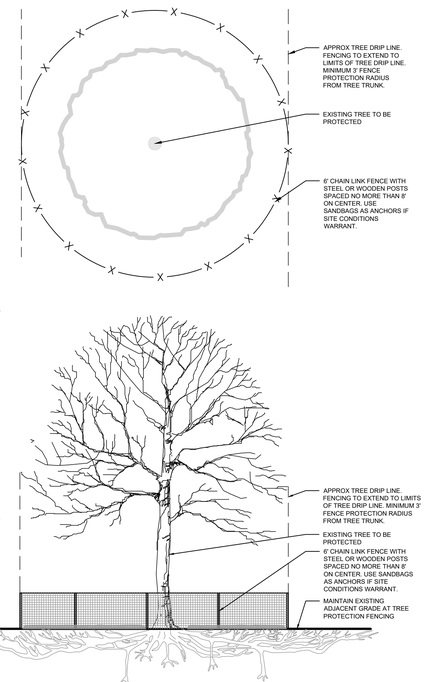
GREEN BAY ROAD

PROPERTY LINE

EXISTING ADJACENT BUILDING

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.L.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.



A TREE PROTECTION
Scale: NTS

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

TREE PRESERVATION

L3.0

NOT FOR CONSTRUCTION

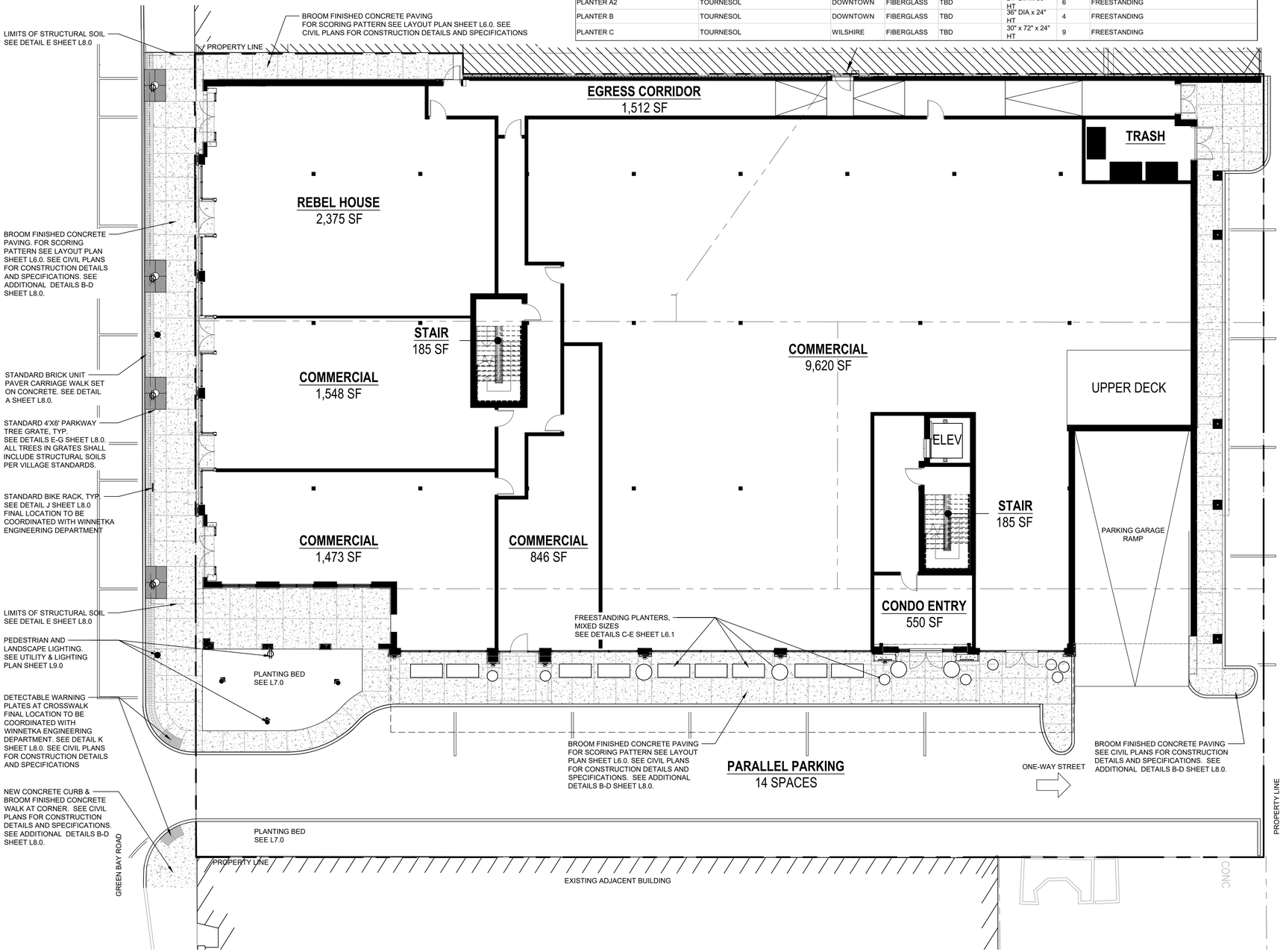
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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.

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 MS805ALED	ALUMINUM	PARK GREEN TEXTURED	17" DIA x 12'-2" HT	2	PT-MS805ALED-3-12L-27-T3-MDL008-SV2-PEC-FHD-FHC / 4212"2"TFPS-C / USB-LPIUC / 2-BDBA6 / P
PEDESTRIAN SIGNALIZED CROSSING SIGNAGE	EMEDCO	PEDSTRIAN 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:

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.L.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. 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.
4. 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.
5. 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.
6. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. 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.
8. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
9. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
10. **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.
11. ALL PLANTING BEDS TO BE PREPARED WITH MARIANI MIX BLENDED GARDEN SOIL.
12. ALL FREESTANDING PLANTERS SHALL BE PREPARED WITH THE FOLLOWING: MARIANI MIX BLENDED GARDEN SOIL OR MIDWEST TRADING ALL PURPOSE POTTING SOIL.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
19. CONTRACTOR TO COORDINATE WITH THE VILLAGE FORESTER ON THE FINAL SELECTION AND TAGGING OF AND PROPOSED PARKWAY TREES WITHIN THE ROW.
20. FINAL PLACEMENT OF PARKWAY TREES AND STREET PEDESTRIAN STREETLIGHTS TO BE COORDINATED WITH THE ENGINEERING DEPARTMENT PRIOR TO PLACEMENT.
21. ALL PARKWAY TREE LOCATIONS SHALL INCLUDE AN ELECTRICAL OUTLET FOR MAINTENANCE AND SEASONAL NEEDS.

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

N O R T H

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24

PROJECT NO: TC26001

MATERIALS PLAN

L5.0

NOT FOR CONSTRUCTION

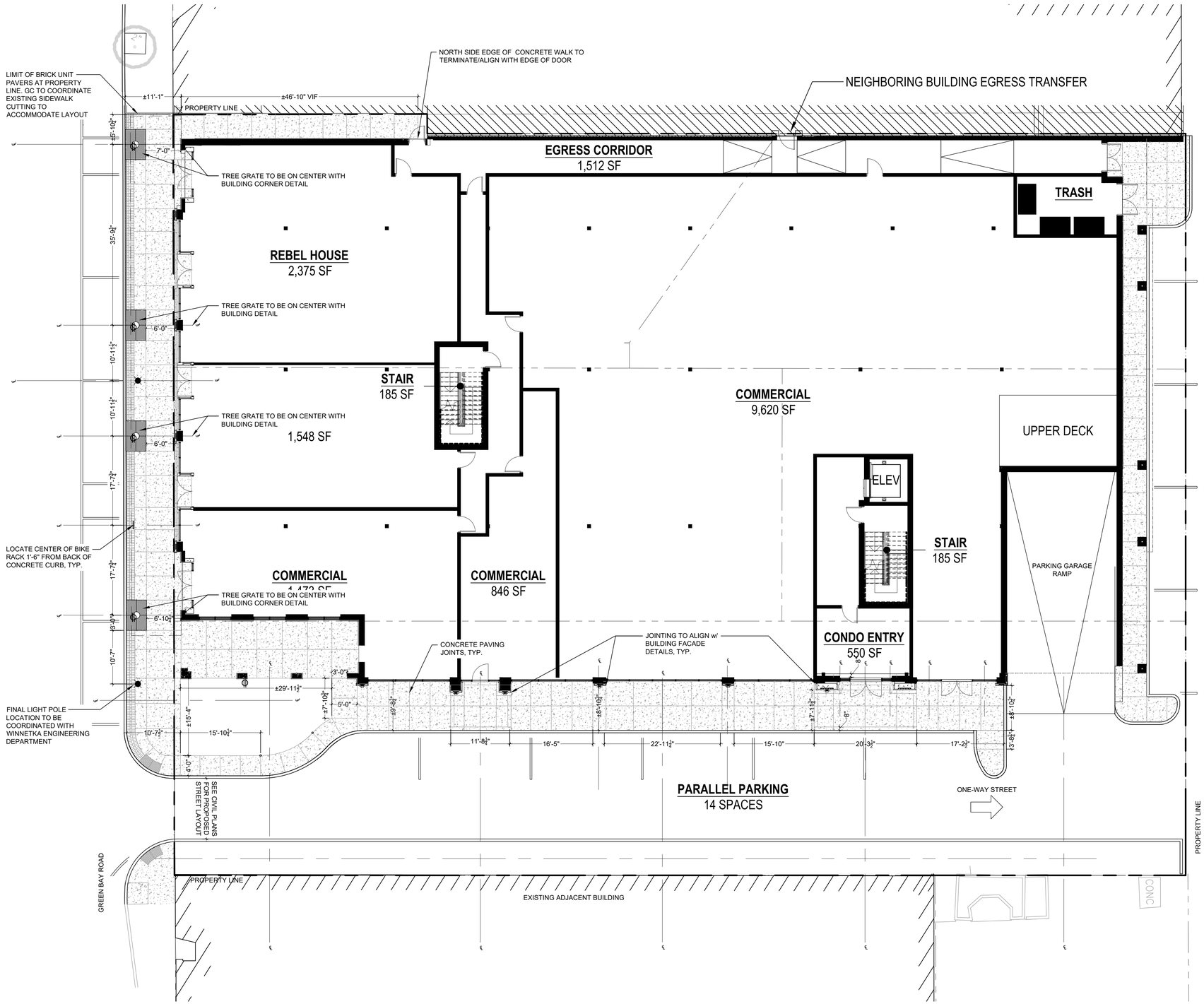
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

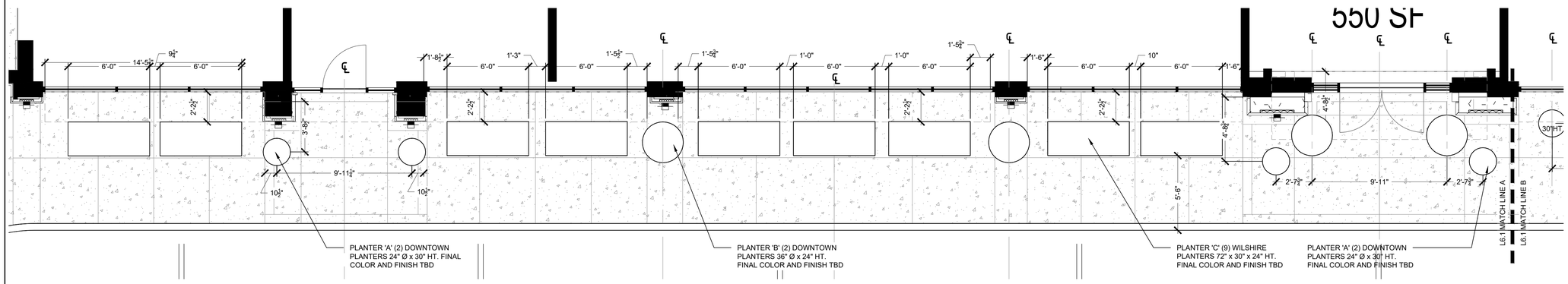
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

LAYOUT PLAN

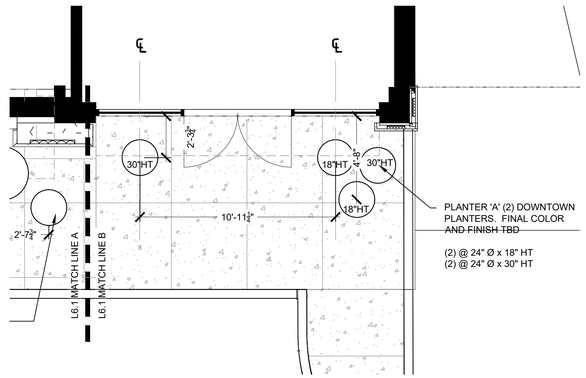
L6.0

NOT FOR CONSTRUCTION

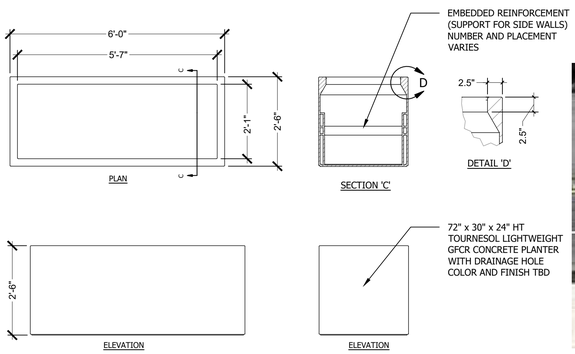
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_26000104 Construction\20260501_Tower Ct_CDs



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



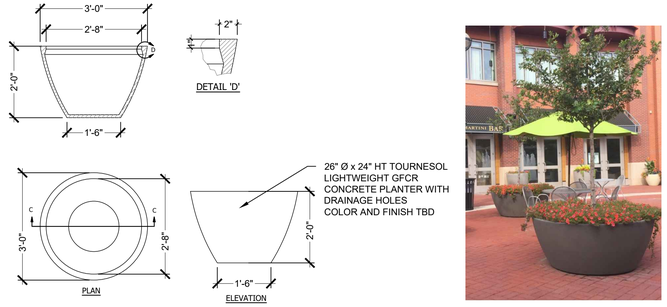
B SOUTH FACADE PLANTER LAYOUT
1/4" = 1'-0"



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



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







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

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

PLANTER LAYOUT PLAN

L6.1

NOT FOR CONSTRUCTION

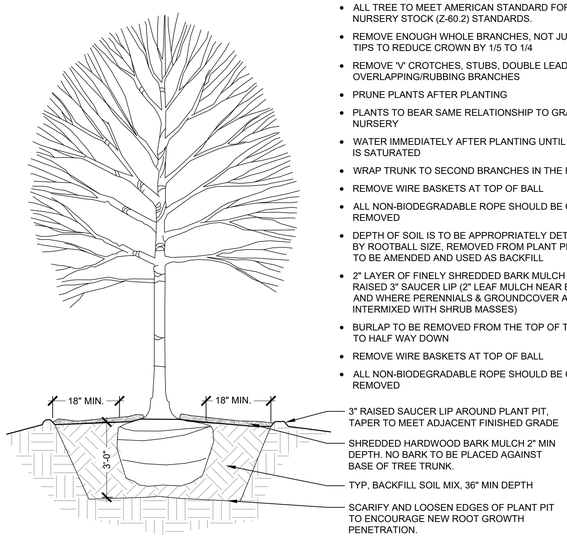
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

PLANTING CONSTRUCTION NOTES:

1. SEE L5.0 GENERAL CONSTRUCTION DETAILS FOR ADDITIONAL SPECIFICATIONS.
2. VERIFY ALL UNDERGROUND UTILITIES AND GRADES PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
3. 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.
4. GENERAL CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT, PORTABLE TOILET, EXTRA FENCE PANELS, ETC. WITHIN PROTECTION ZONE OF EXISTING TREES AND VEGETATION ON SITE.
5. 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.
6. GENERAL CONTRACTOR IS TO REPORT ANY SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO OBTAIN ANY NECESSARY TREE REMOVAL PERMIT.

SHADE & ORNAMENTAL TREES:

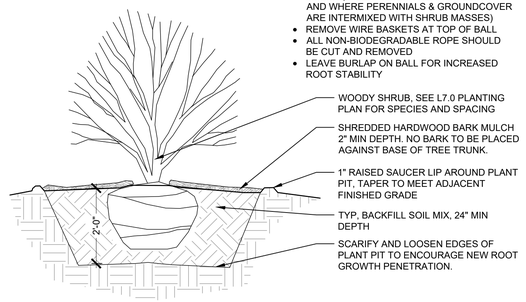
- ALL TREE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (Z-60.2) STANDARDS.
- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING/RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO 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



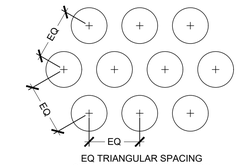
A TYP TREE PLANTING
3/4" = 1'-0"

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



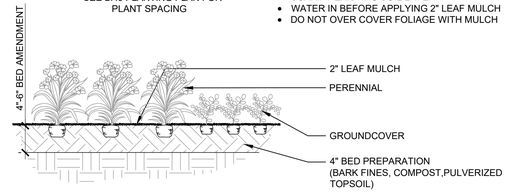
B TYP WOODY SHRUB PLANTING
3/4" = 1'-0"



EQ TRIANGULAR SPACING
SEE L7.0 PLANTING PLAN FOR PLANT SPACING

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

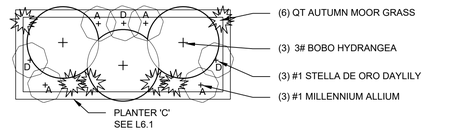


C TYP PERENNIAL AND GROUNDCVOER PLANTING
3/4" = 1'-0"

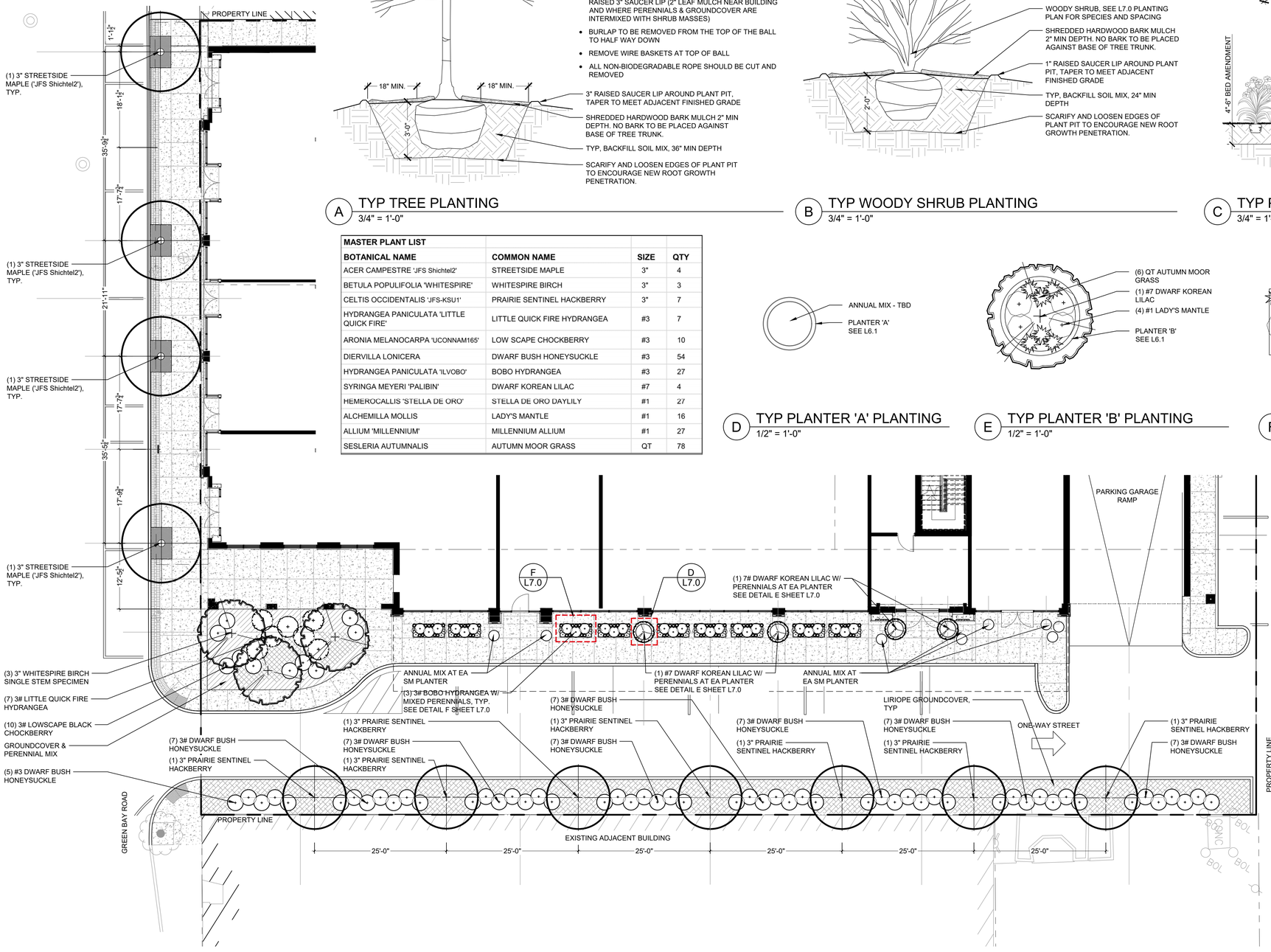
MASTER PLANT LIST			
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**QTY**
ACER CAMPESTRE 'JFS Shichtel2'	STREETSIDE MAPLE	3"	4
BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3"	3
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL HACKBERRY	3"	7
HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	#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"



MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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
1	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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

PLANTING PLAN

L7.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

LANDSCAPE MAINTENANCE SPECIFICATIONS:

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS:

- ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES
- ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
- ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR

APPROVALS:

- ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
- ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION

SOIL TESTING:

- THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWN ER.
- **ACCEPTABLE TEST RESULTS**

	LANDSCAPE TREES & SHRUBS
PH RANGE	5.0-7.0
ORGANIC MATTER	>1.5%
MAGNESIUM (MG)	100+ LBS/ACRE
PHOSPHORUS (P2O5)	150+ LBS/ACRE
POTASSIUM (K2O)	120+ LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 900 PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX

WORKMANSHIP:

- DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS
- UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER

TURF

GENERAL CLEANUP:

- PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREA

MOWING:

- TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3 IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".
- THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING:

- EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING:

- SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES

LAWN WEED CONTROL: HERBICIDES

- SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.
- INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS & GROUNDCOVER

PRUNING:

- ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.
- PRUNING GUIDELINES:
  1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
  2. PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH
  3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS
  4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
  5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
  6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON
  7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS
     - •• YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
     - •• FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH LEAVE SIDE BUDS NEVER CUT CENTRAL LEADER.
     - •• PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES
  8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
  9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC
  10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIREA, ETC.
  11. PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED
  12. SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK

SPRING CLEANUP:

- PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING:

- FOR TREES. THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES
- THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
- NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.
- SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
- ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN

MULCHING:

- ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3ff WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.
- ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING:

- ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.
- PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

- THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR
- FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL
- PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.
- IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVARS OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN
- NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, **PUBLISHED BY COMSTOCK PUBLISHING PRESS.**

TRASH REMOVAL:

- THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL:

- ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS

WINTER CLEANUP:

- HE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E , JANUARY, FEBRUARY, AND MARCH.
  - •• CLEANING CURBS AND PARKING AREAS
  - •• REMOVING ALL TRASH AND UNWANTED DEBRIS
  - •• TURNING MULCH WHERE NECESSARY
  - •• INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS & BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER

SEASONAL COLOR MAINTENANCE:

- PERENNIALIZATION OF BULBS
  1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS
  2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE
  3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
  4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1ft DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH r OF COMPOST IS OPTIONAL.
- FLOWER ROTATION
  1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
  2. SUMMER ANNUALS OR FALL PLANTS:
     - a. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY
     - b. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURERS RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP
     - c. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER

PERENNIALS:

- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
- THE FOLLOWING YEAR:
  1. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
  2. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY
  3. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
  4. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOST AS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES
  5. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
  6. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE
- THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- LONG TERM CARE:
  1. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
  2. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE:

TURF MAINTENANCE:

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS TO BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE,
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREES, SHRUBS AND GROUNDCOVER MAINTENANCE:

1. PRUNE TREES, SHRUBS AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOPDRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDE AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE:

1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

MASTER PLANT LIST			
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

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

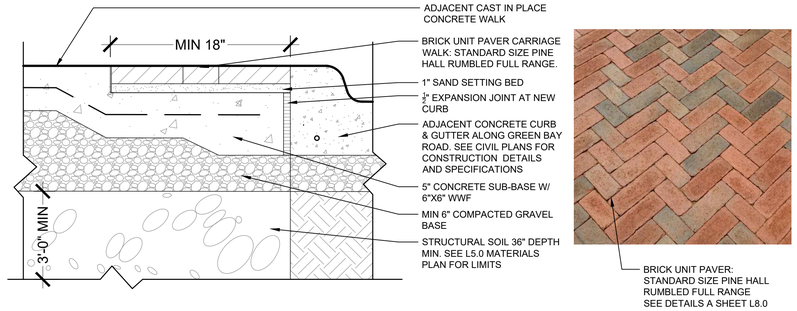
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

MAINTENANCE SPECIFICATIONS

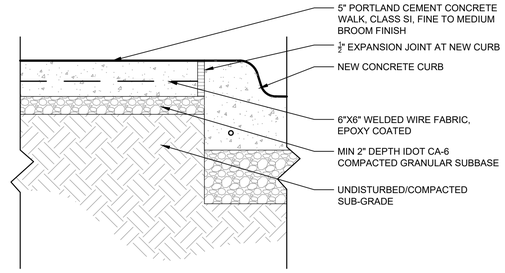
L7.1

NOT FOR CONSTRUCTION

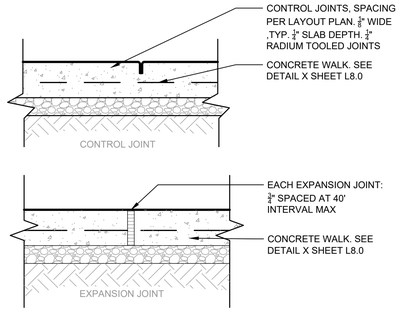
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs



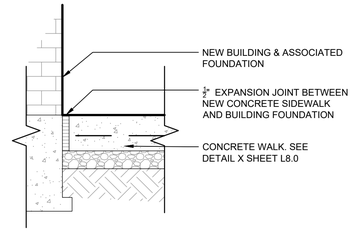
A BRICK UNIT PAVER CARRIAGE WALK
1 1/2" = 1'-0"



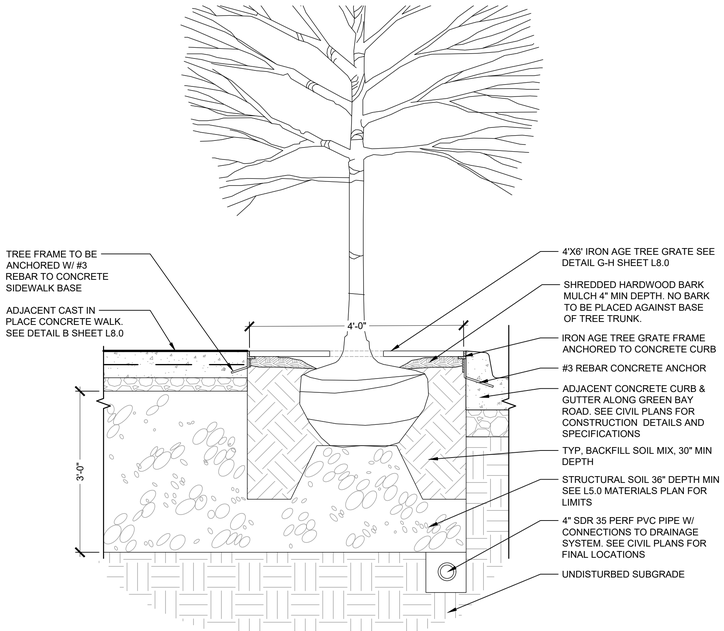
B CAST IN PLACE CONCRETE PAVING
1 1/2" = 1'-0"



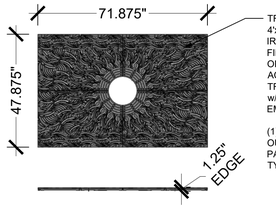
C CONCRETE JOINTS, TYP.
1 1/2" = 1'-0"



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

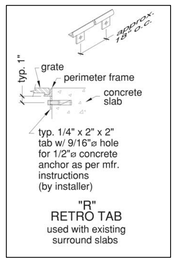


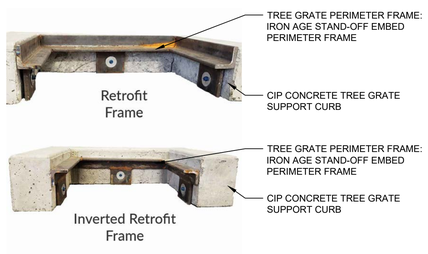
E TREE GRATE WITH STRUCTURAL SOIL
3/4" = 1'-0"





F IRON TREE GRATE
NTS

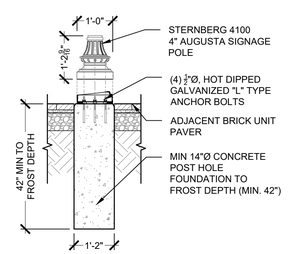


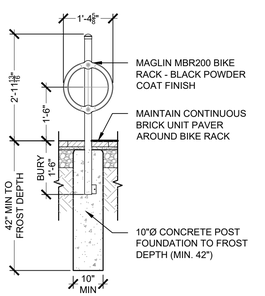


G TREE GRATE PERIMETER FRAME
NTS



H PEDESTRIAN SIGNALIZED CROSSING
NTS





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





K DETECTABLE WARNING PLATES
NTS

MARIANI
300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.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 bid 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
N O R T H

SCALE: 1:10
0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

SITE DETAILS

L8.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 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		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.

Fitter: 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 Hurricane Chimney: Frosted Hurricane Chimney (FHC)

POLE: 4212'2"TFP5-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 (TFP5-3) (12'2")
Shaft Type: Fluted Tapered 5-3 inch 356 Aluminum Alloy (TFP5)
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.

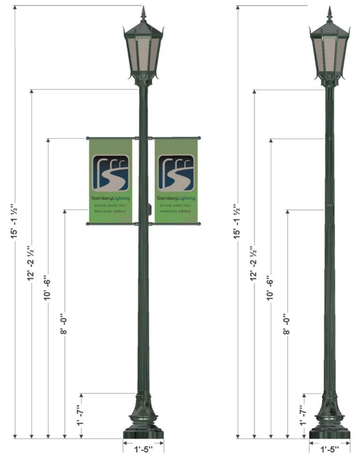
Wind Load Evaluation
This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 90 mph
Gust Factor: 1.14

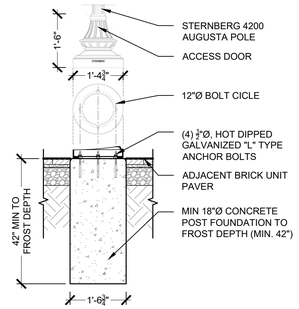
Arms and Accessory	Orientation
USB / Duplex Receptacle (USB LPIUC)	0
Double Banner Arm (DBA)	0, 180

(4) 1/2" X 18" Anchor Bolts, 12" Bolt Circle, Diamond pattern

A PEDESTRIAN LIGHT POLE
NTS



B PEDESTRIAN LIGHT POLE
NTS



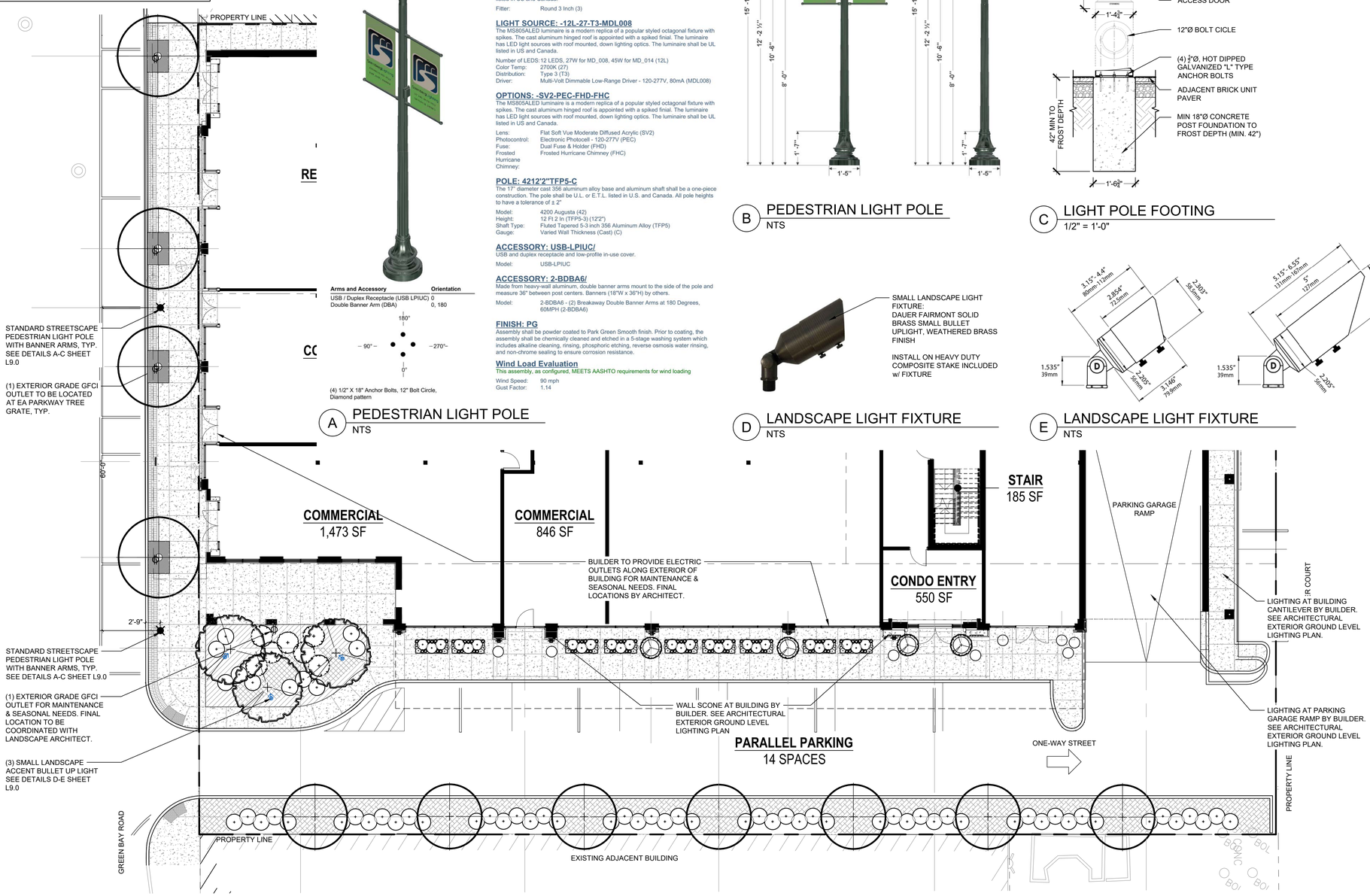
C LIGHT POLE FOOTING
1/2" = 1'-0"

SMALL LANDSCAPE LIGHT FIXTURE:
DAUER FAIRMONT SOLID BRASS SMALL BULLET UPLIGHT, WEATHERED BRASS FINISH

INSTALL ON HEAVY DUTY COMPOSITE STAKE INCLUDED w/ FIXTURE

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.marianilandscape.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 bid 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

N O R T H

SCALE: 1:10

0 5' 10' 20' 30'

ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

UTILITY & LIGHTING PLAN

L9.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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:

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

J.U.L.I.E.

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 Desigation: "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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER 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

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:56pm By: kmorales

TOPOGRAPHIC SURVEY

Part of Lots 7, 8 & 9 in Block 5 in Jared Gage's Subdivision in Section 8 & 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

03/11/26 (KD) REVISED STRUCTURE INFORMATION & UTILITY LOCATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

We, Vanderstappen Land Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography. This survey does not constitute a property boundary survey. The purpose and standards for topographic surveys. This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 12/5 A.D., 20 25.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002926

By: _____
Illinois Professional Land Surveyor No. 3857

Vanderstappen Land Surveying, Inc.
5326 N. Madison Ext.
Rockford, IL 61107
ph. 815.227.1118 fax 815.227.9214
Please contact us with your questions now!

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

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C400

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:35pm By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18" Elev = 670.84 NAVD 88*

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Winnetka** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village of Winnetka Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *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.*
6. *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.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *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.*
9. *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.*
10. *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.*
11. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
E	Electric Manhole	
H	Hand Hole	
	Light Pole	
WV	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Ground Elevation	W 782.10
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

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:

ILLINOIS PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

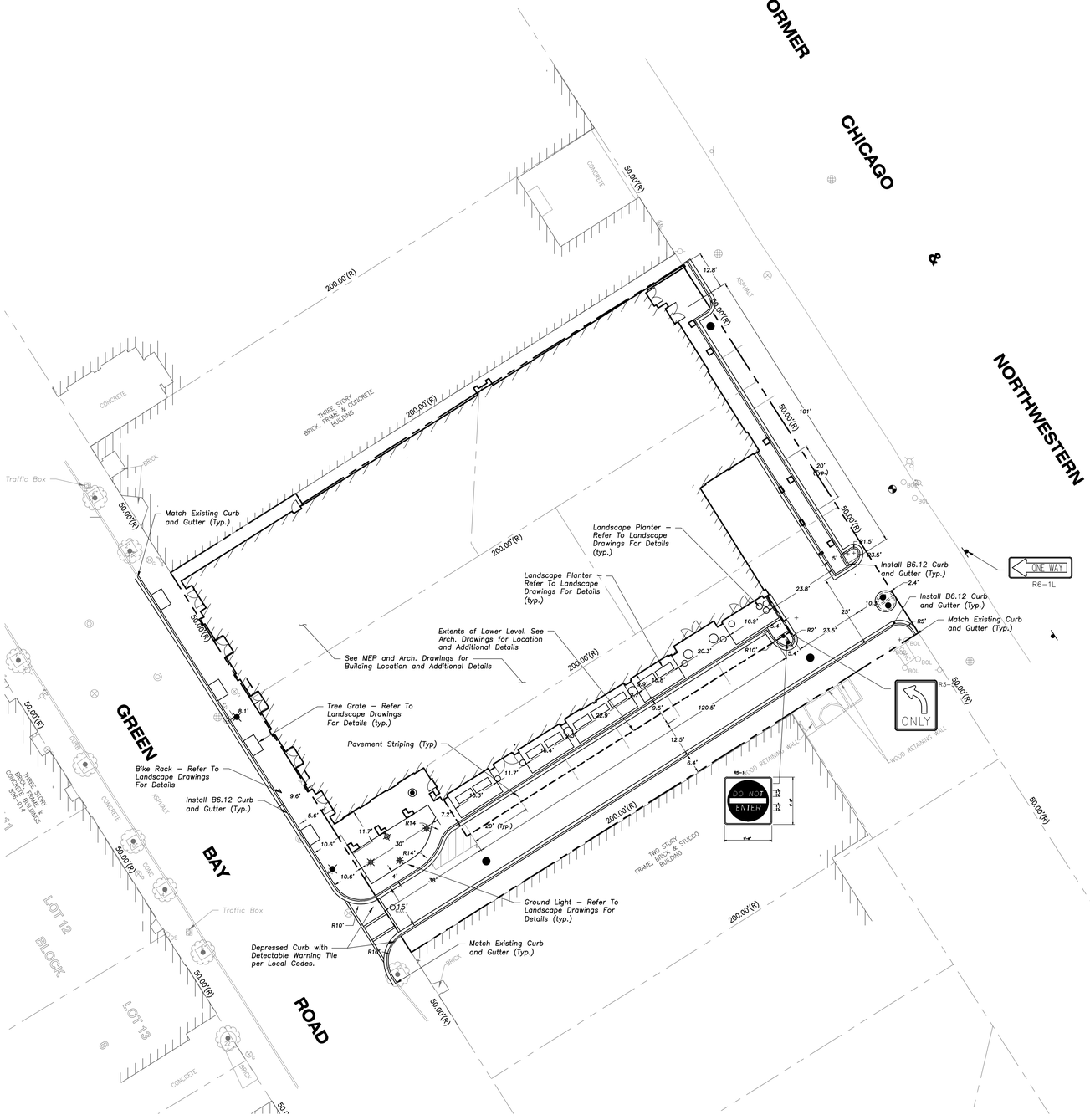
SITE DEMOLITION PLAN

Sheet No:

C100

NOT FOR CONSTRUCTION

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 2:13pm By: kmorales



GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GEOMETRY NOTES

1. *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.*
2. *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.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
~~W 782.10~~	~~Sidewalk Elevation~~	W 782.10
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

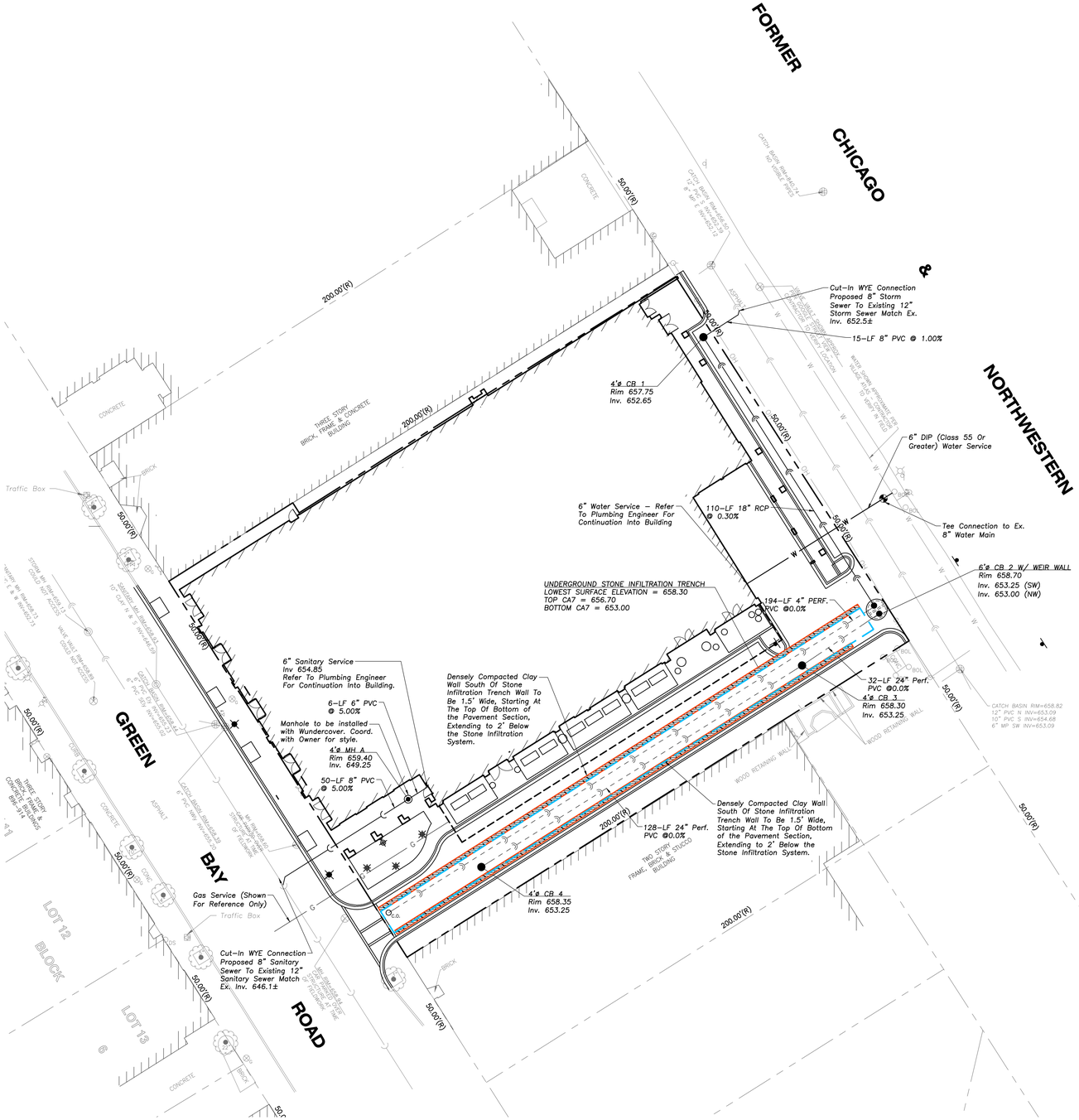
SITE GEOMETRY PLAN

Sheet No:

C200

NOT FOR CONSTRUCTION

EEA – P:\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 5:30pm By: tbrown



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18" Elev = 670.84 NAVD 88*

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

UTILITY NOTES

1. *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.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *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.*
4. *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.*
5. *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.*
6. *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.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
9. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *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 Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *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.*
5. *Where Structures are Shown Along the Curbline, 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.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50 G 782.00
G 782.00	Gutter Elevation	
P 783.25	Pavement Elevation	P 783.25
~~B 782.10~~	~~Sidewalk Elevation~~	~~W 782.10~~
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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:

ILLINOIS PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2026
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

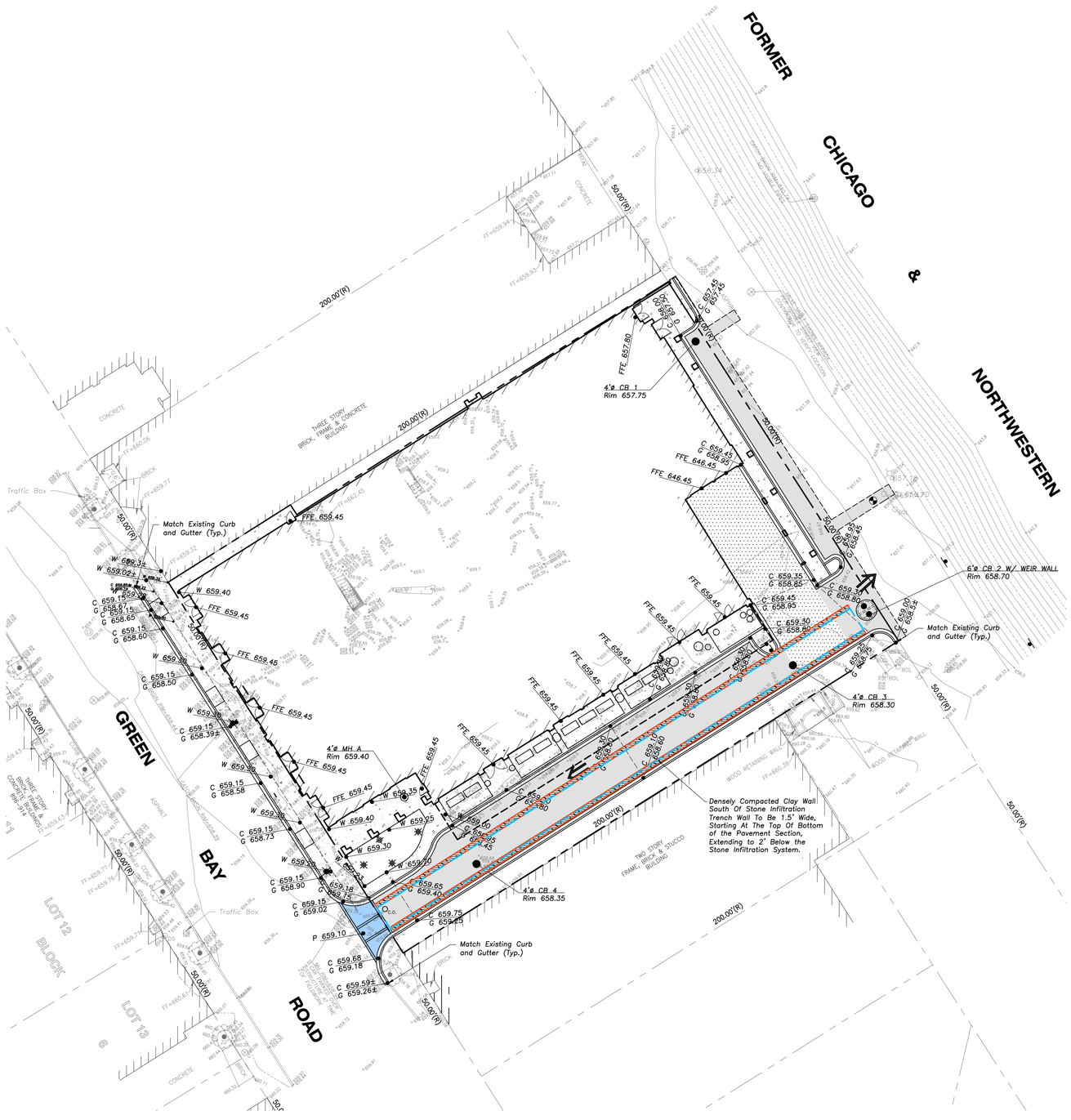
SITE UTILITY PLAN

Sheet No:

C300

NOT FOR CONSTRUCTION

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:16pm By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18"*
   Elev = 670.84 NAVD 88

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Hydroseeded*** *Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *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.*
5. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068881
03.24.2026
STATE OF ILLINOIS

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 & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

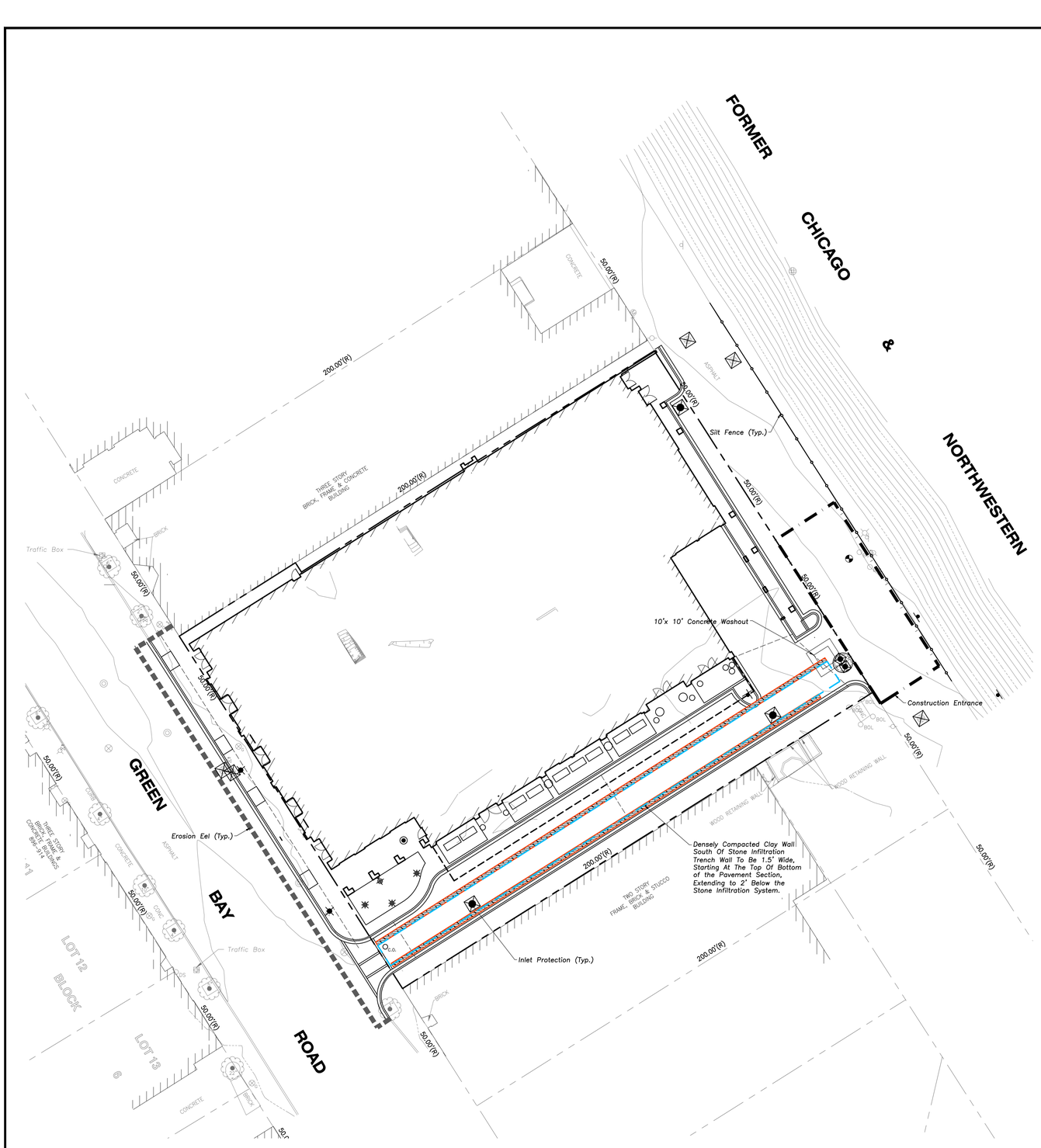
GRADING AND PAVING PLAN

Sheet No:

C400

NOT FOR CONSTRUCTION

EEA – \\EEA-NAS\Projects\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/07/26 @ 9:28am By: kmorales



SURVEY PROVIDED BY:

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

J.U.L.I.E.

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 Desigation: "M 18"*
   Elev = 670.84 NAVD 88

GENERAL NOTES

1. *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.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Winnetka*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *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.*
6. *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.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *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.*
9. ***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.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *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.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *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.*
6. *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.*
7. *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.*
8. ***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 Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. *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.*
10. *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.*
11. *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.*
12. ***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.*
13. *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.*
14. *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.*
15. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
16. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
17. *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.*
18. *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.*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Fire Department Connection	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
E_M	Electric Manhole	
H	Hand Hole	
	Light Pole	
V_W	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
T_M	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Ground Elevation	W 782.10
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

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

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

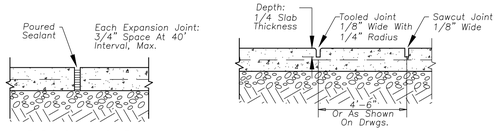
SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

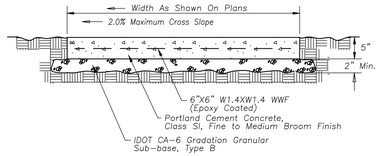
C500

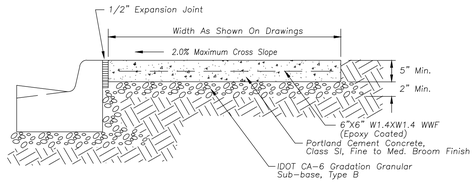
NOT FOR CONSTRUCTION

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

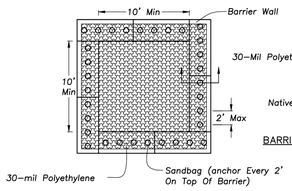


EXPANSION JOINT | CONTROL JOINT

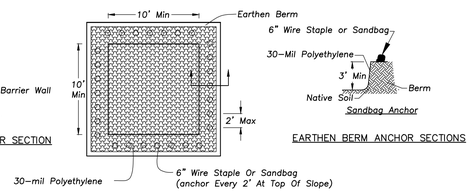




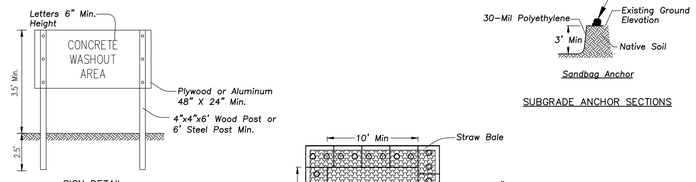
PORTLAND CEMENT CONC. SIDEWALK



BARRIER WALL OPTION | BARRIER WALL ANCHOR SECTION



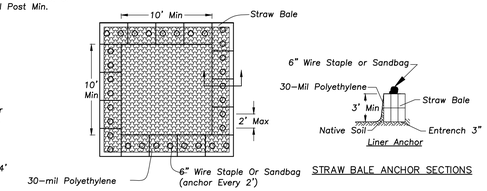
EARTHEN TYPE OPTION | EARTHEN BERM ANCHOR SECTIONS



SIGN DETAIL | SUBGRADE ANCHOR SECTIONS

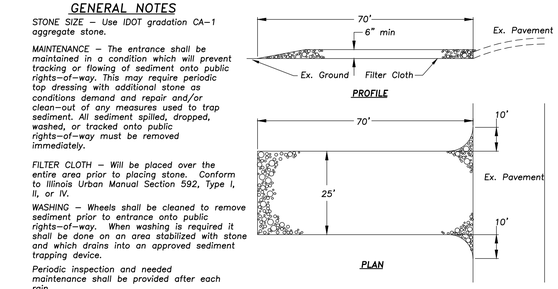
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.



STRAW BALE OPTION | STRAW BALE ANCHOR SECTIONS

CONCRETE WASHOUT FACILITY



GENERAL NOTES

STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

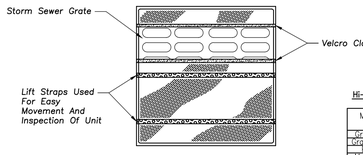
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

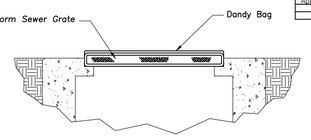
Dandy Bag



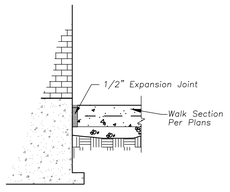
Note: The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

Hi-flow Dandy Bag (safety Orange)

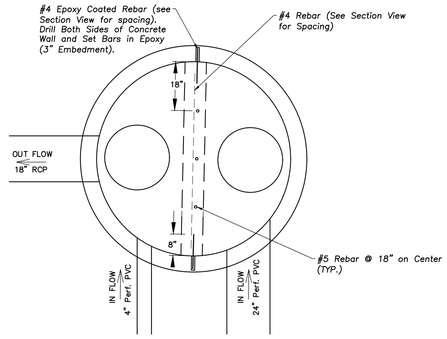
Mechanical Properties	Test Method	Units	Marv
Grab Tensile Strength	Astm D 4632	Kn (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	Astm D 4632	%	24 X 10
Puncture Strength	Astm D 4833	Kn (lbs)	0.40 (90)
Mullen Burst Strength	Astm D 3786	Kpa (psi)	2097 (450)
Trapezoid Tear Strength	Astm D 4533	Kn (lbs)	0.51 (115) X 0.33 (75)
Uv Resistence	Astm D 4355	%	90
Apparent Opening Size	Astm D 4751	Mm. (us Std Sieve)	0.425 (40)
Flow Rate	Astm D 4491	l/min/m ² (gal/min/ft ²)	5907 (145)
Permittivity	Astm D 4491	Sec-1	2.1



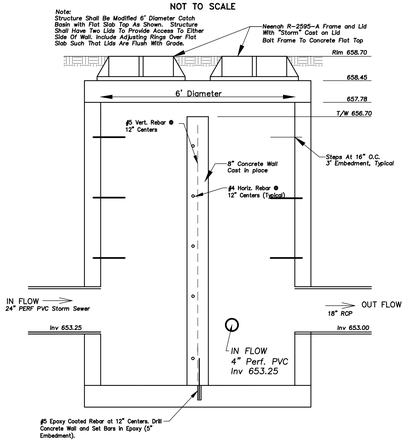
DANDY BAG INLET SEDIMENT CONTROL DEVICE



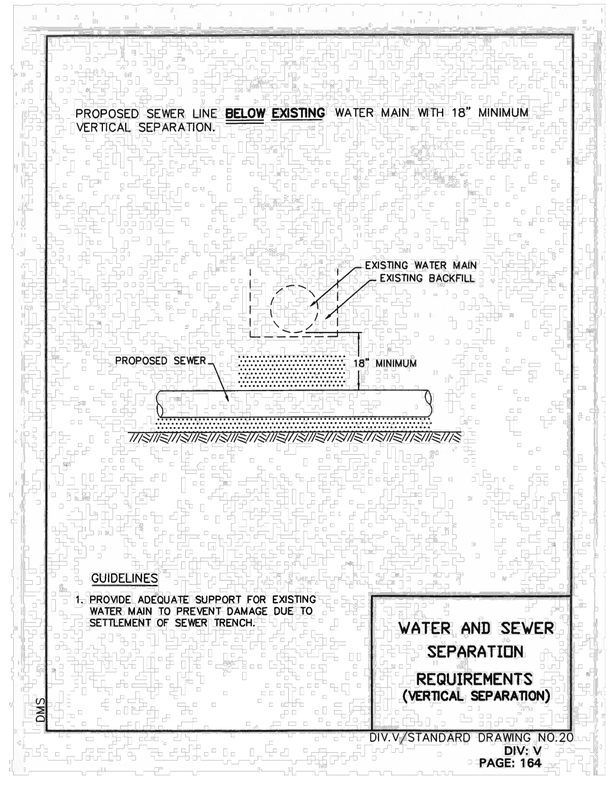
WALK ADJACENT TO BUILDING



PLAN VIEW
NOT TO SCALE



WEIR STRUCTURE CB2



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

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

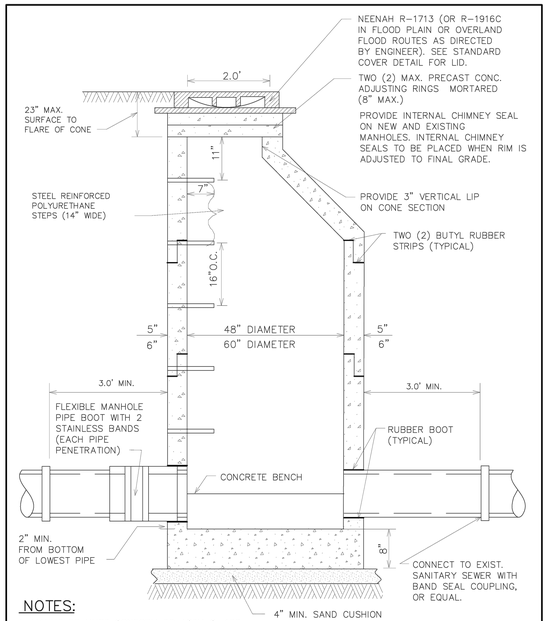
SITE DETAILS

Sheet No:

C600

NOT FOR CONSTRUCTION

EEA – P:\25186 – Altounian Const – Tower Court Condos\Drawings\25186 Altounian Const – Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 5:31pm By: tbrown



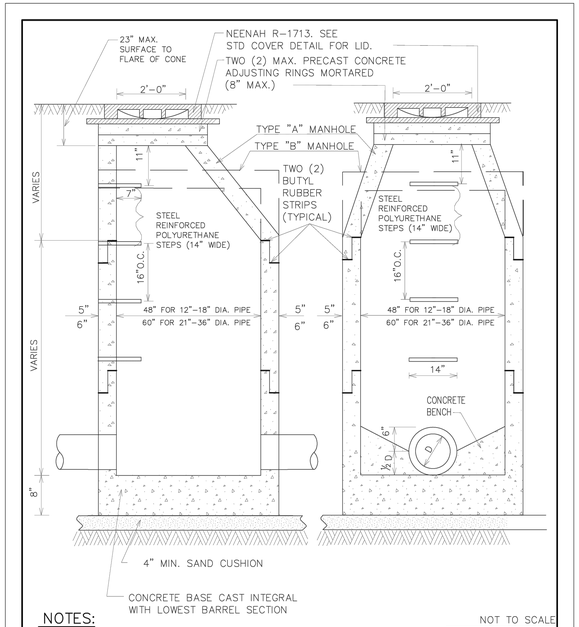
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 2-1-2023

SANITARY MANHOLE DETAIL



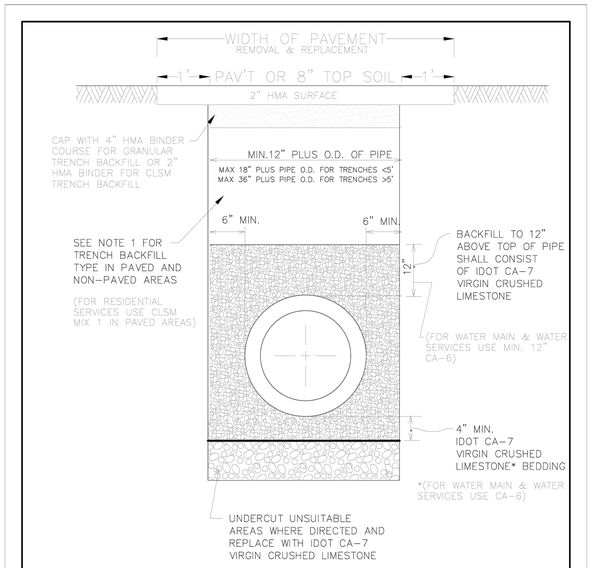
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 2-1-2023

TYPE A & B STORM MANHOLE DETAIL



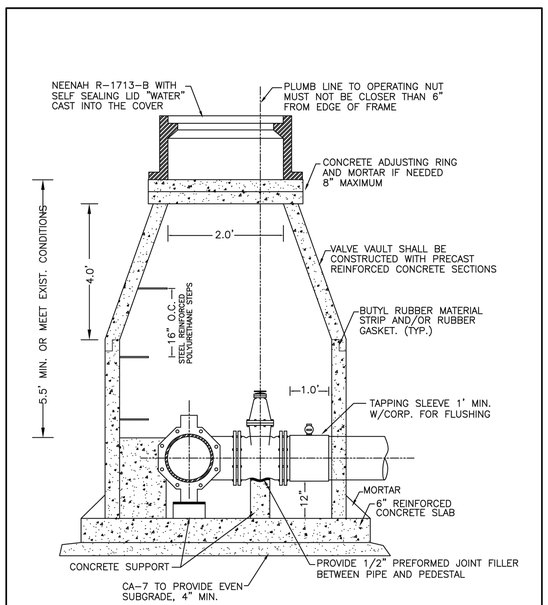
NOTES:

1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR CA-6 IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
4. ALL WATER MAINS & WATER SERVICES SHALL HAVE MIN. 5.5 FEET DEPTH OF COVER.

DATE: 2-1-2023

NOT TO SCALE

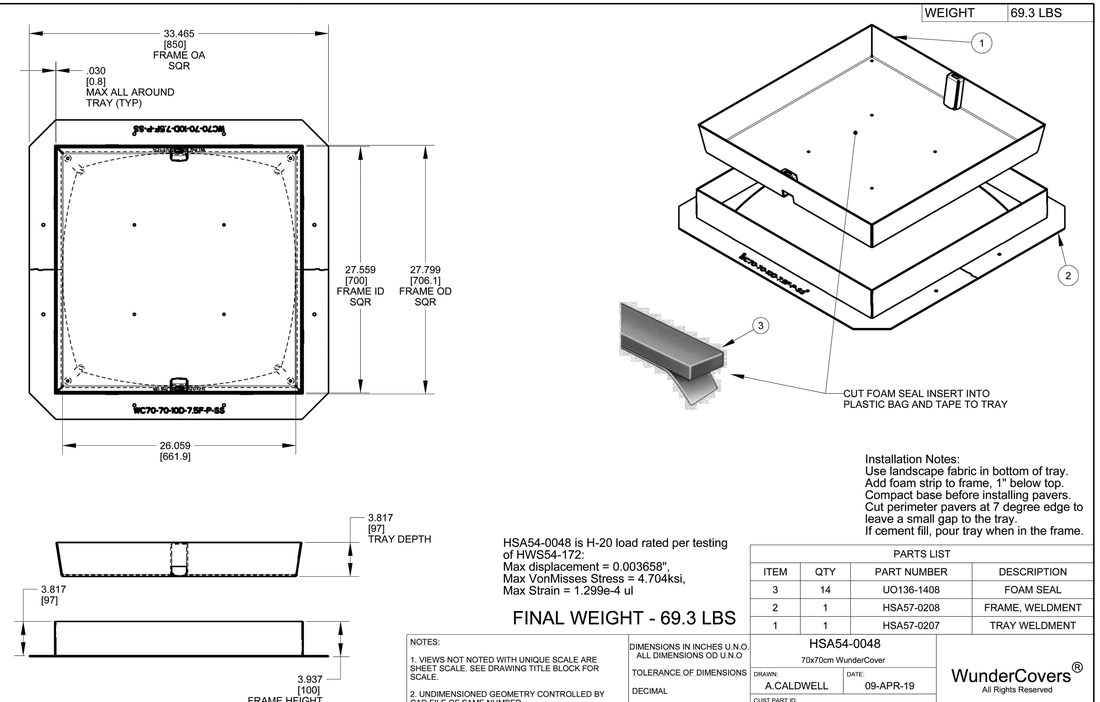
TYPICAL PIPE TRENCH DETAIL



NOT TO SCALE

DATE: 2-1-2023

TYPICAL PRESSURE CONNECTION



Installation Notes:
Use landscape fabric in bottom of tray.
Add foam strip to frame, 1" below top.
Compact base before installing pavers.
Cut perimeter pavers at 7 degree edge to leave a small gap to the tray.
If cement fill, pour tray when in the frame.

HSA54-0048 is H-20 load rated per testing of HWS54-172:
Max displacement = 0.003658",
Max VonMisses Stress = 4.704ksi,
Max Strain = 1.299e-4 ul

FINAL WEIGHT - 69.3 LBS

PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
3	14	UO136-1408	FOAM SEAL
2	1	HSA57-0208	FRAME, WELDMENT
1	1	HSA57-0207	TRAY WELDMENT

NOTES:

1. VIEWS NOT NOTED WITH UNIQUE SCALE ARE SHEET SCALE. SEE DRAWING TITLE BLOCK FOR SCALE.
2. UNDIMENSIONED GEOMETRY CONTROLLED BY CAD FILE OF SAME NUMBER

DIMENSIONS IN INCHES U.N.O.
ALL DIMENSIONS OD U.N.O
TOLERANCE OF DIMENSIONS
DECIMAL
X.XXXX ± 0.010
X.XXX ± 0.030
X.XX ± 0.060
FRACTIONAL ± 1/8
ANGULAR ± 1°

HSA54-0048
70x70cm WunderCover

DRAWN: A.CALDWELL
DATE: 09-APR-19
CUST PART ID: WC70-70-10D-7.5F-P-SS
MATERIAL: STAINLESS STEEL, 50KSI
SHEET SCALE: 0.125
SHEET SIZE: B
FINISH: RAW
SHEET: 1 / 1

WunderCovers®
All Rights Reserved

DATE	REV	INIT	DESCRIPTION
09-APR-19	01	AJC	INCREASE CENTER CLEARANCE

REVISION HISTORY

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:

LICENSED PROFESSIONAL ENGINEER
TIMOTHY OWEN BROWN
062-068681
03.24.2026
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
	03.24.26	PD Submittal
	05.06.26	PD Submittal

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

Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

SITE DETAILS

Sheet No:

C601

NOT FOR CONSTRUCTION

EEA - \\EEA-NAS\Projects\25186 - Altounian Const - Tower Court Condos\Drawings\25186 Altounian Const - Tower Courts_SITE PLAN.dwg
Plotted: 5/06/26 @ 3:46pm By: kmorales

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-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

Luminaire Schedule

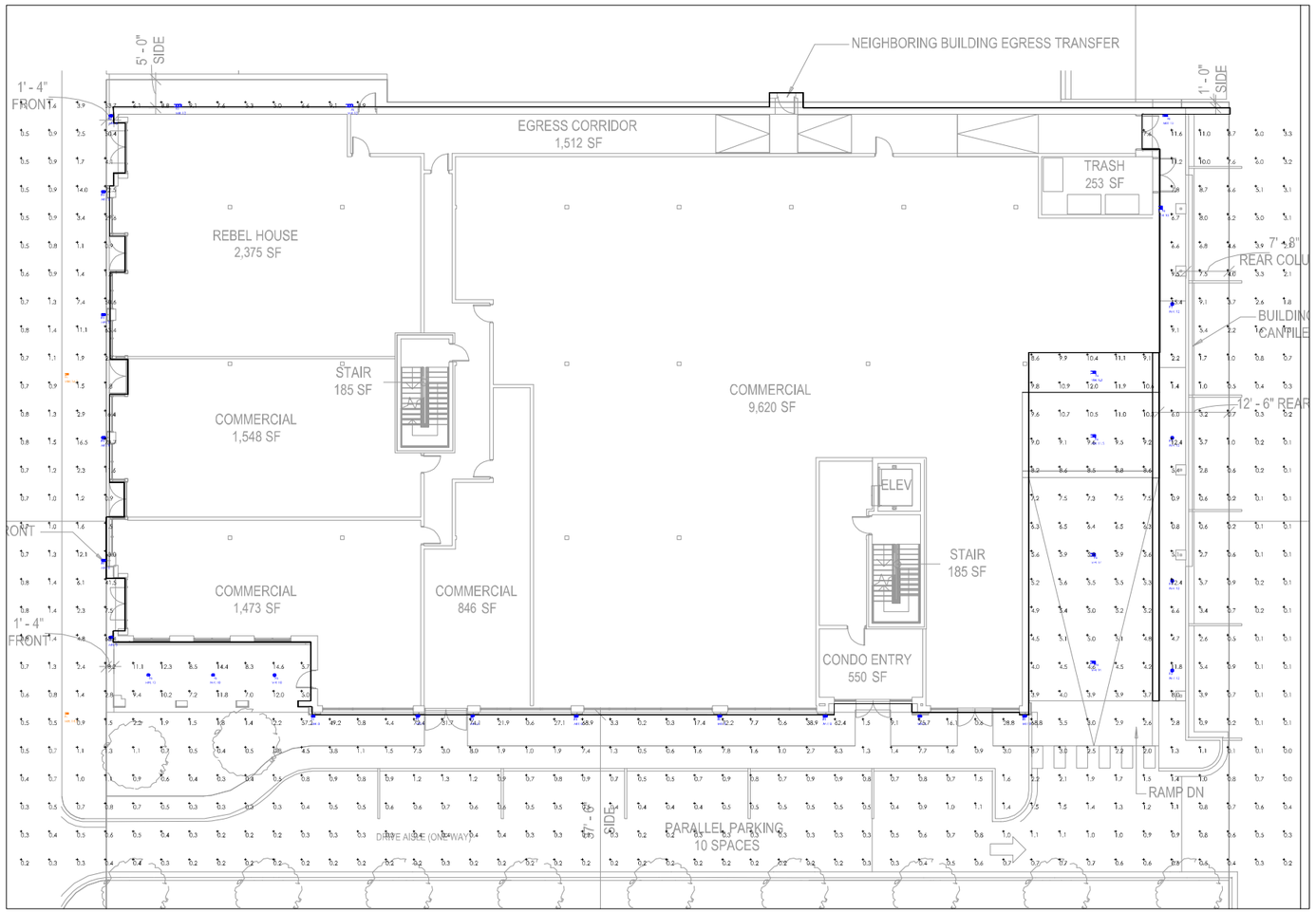
Symbol	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF	Description
	F1	Insight Lighting	SSL_MO_30K_55°	Single	N.A.	0.900	SSL_MO_30K_55°
	F2	DALS Lighting	LEDWALL-H	Single	894.76	0.900	LEDWALL-H
	F3	LEDRA BRANDS	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH	Single	N.A.	0.900	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH
	F4	BEACON	CLO-80L-50-3K7-SQW	Single	N.A.	0.900	CLO-80L-50-3K7-SQW
	F5	BEACON PRODUCTS	RWL1-48L-35-4K7-2-UNV	Single	N.A.	0.900	_RWL1-48L-35-4K7-2-UNV
	F6	EXO	RWL1-48L-35-4K7-4W-U	Single	N.A.	0.900	RWL1-48L-35-4K7-4W-U
	Fx	Sternberg Lighting	MS80SALED-12L2713-MDL008-SV2	Single	N.A.	0.900	MS80SALED-12L2713-MDL008-SV2

Room Summary

Label	Type	Wall Ht.	Description
201 204 Balc	Rect-Flat	10	Reflectances 80/50/20
201 Balc_1	Rect-Flat	10	Reflectances 80/50/20
202 Balc	Polygon-Flat	10	Reflectances 80/50/20
203 Balc	Rect-Flat	10	Reflectances 80/50/20
205 Balc	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_1	Rect-Flat	10	Reflectances 80/50/20
301 304 Balc_1_1	Rect-Flat	10	Reflectances 80/50/20
301 Balc_1_1	Rect-Flat	10	Reflectances 80/50/20
302 Balc_1	Polygon-Flat	10	Reflectances 80/50/20
303 Balc_1	Rect-Flat	10	Reflectances 80/50/20
305 Balc_1	Rect-Flat	10	Reflectances 80/50/20
401 404 Balc_1_2	Rect-Flat	10	Reflectances 80/50/20
402 401 Balc_1_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

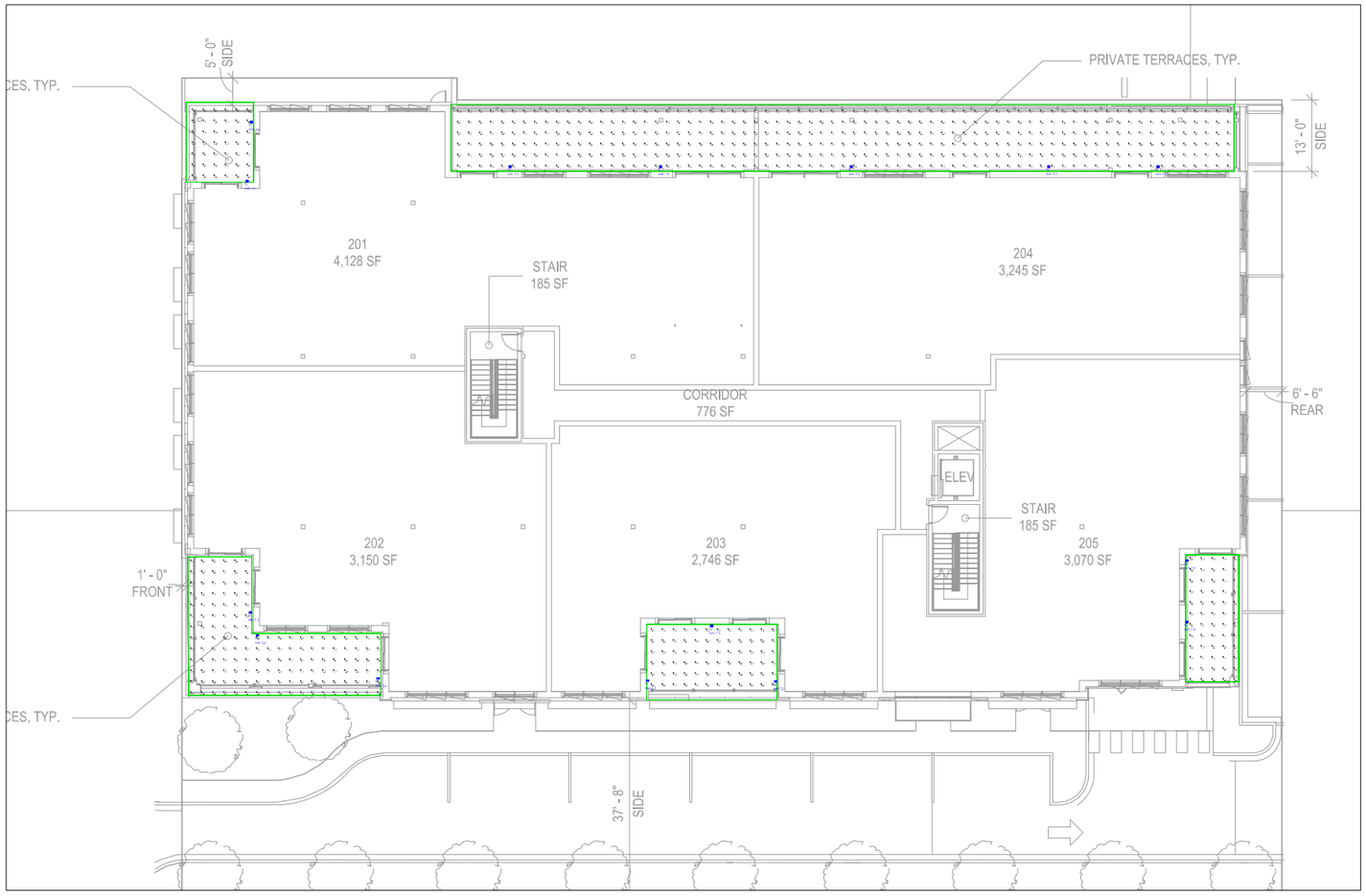
Calculation Summary

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_1_1_Floor	Illuminance	Fc	2.80	5.1	0.9	3.11	5.67
201 Balc_1_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
205 Balc_Floor	Illuminance	Fc	2.44	4.9	0.4	6.10	12.25
301 304 Balc_1_1_Floor	Illuminance	Fc	1.41	4.2	0.2	7.05	21.00
301 304 Balc_1_Floor	Illuminance	Fc	1.33	4.2	0.3	4.43	14.00
302 Balc_1_Floor	Illuminance	Fc	2.42	5.5	0.4	6.05	13.75
303 Balc_1_Floor	Illuminance	Fc	2.85	4.8	1.4	2.04	3.43
305 Balc_1_Floor	Illuminance	Fc	2.64	5.2	0.5	5.28	10.40
401 402 Balc_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_2_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 At Grade_Planar	Illuminance	Fc	4.75	79.7	0.0	N.A.	N.A.



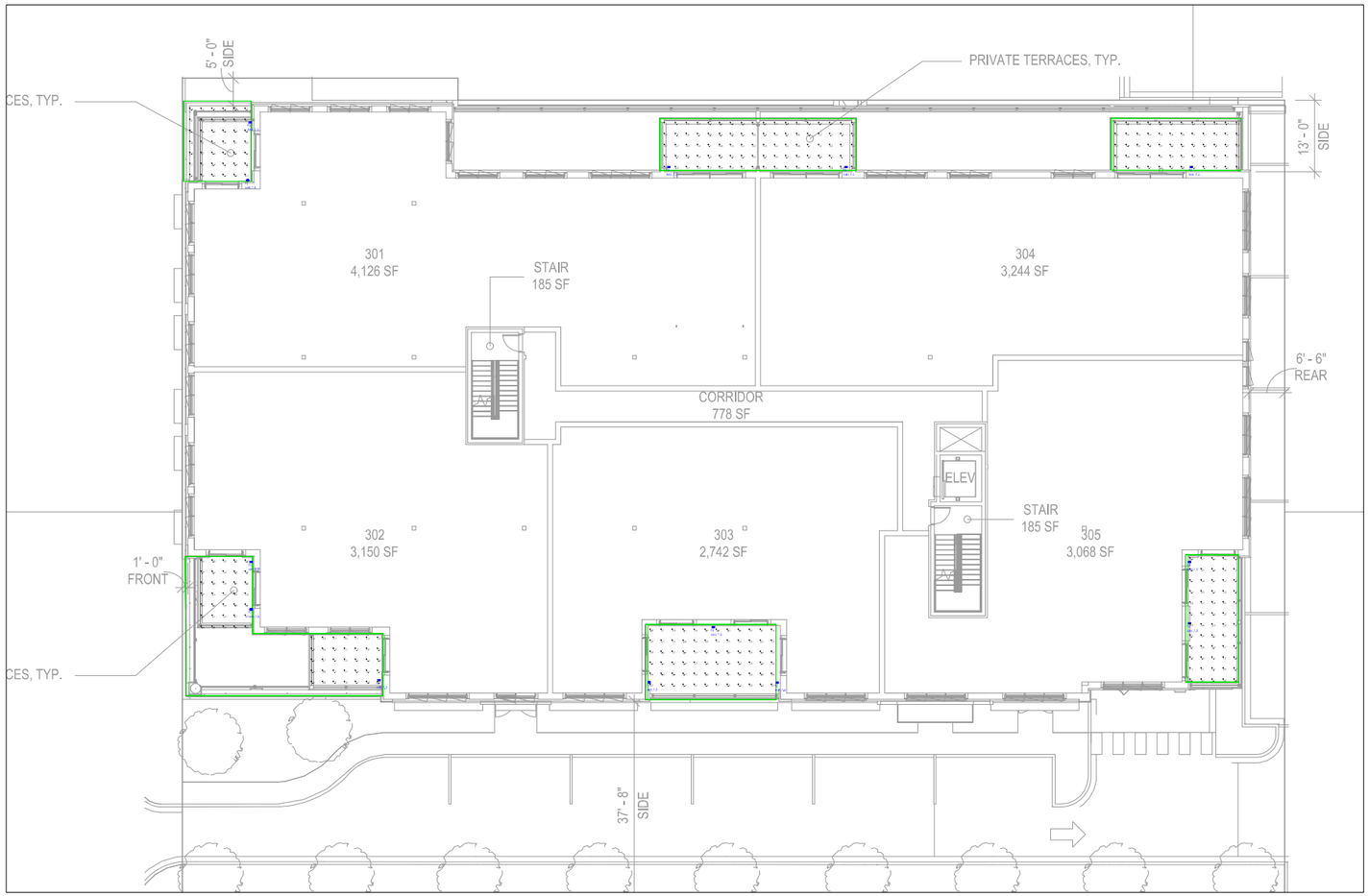
LEVEL 1 - ILLUMINATION CALC: 3/32"=1'-0"

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



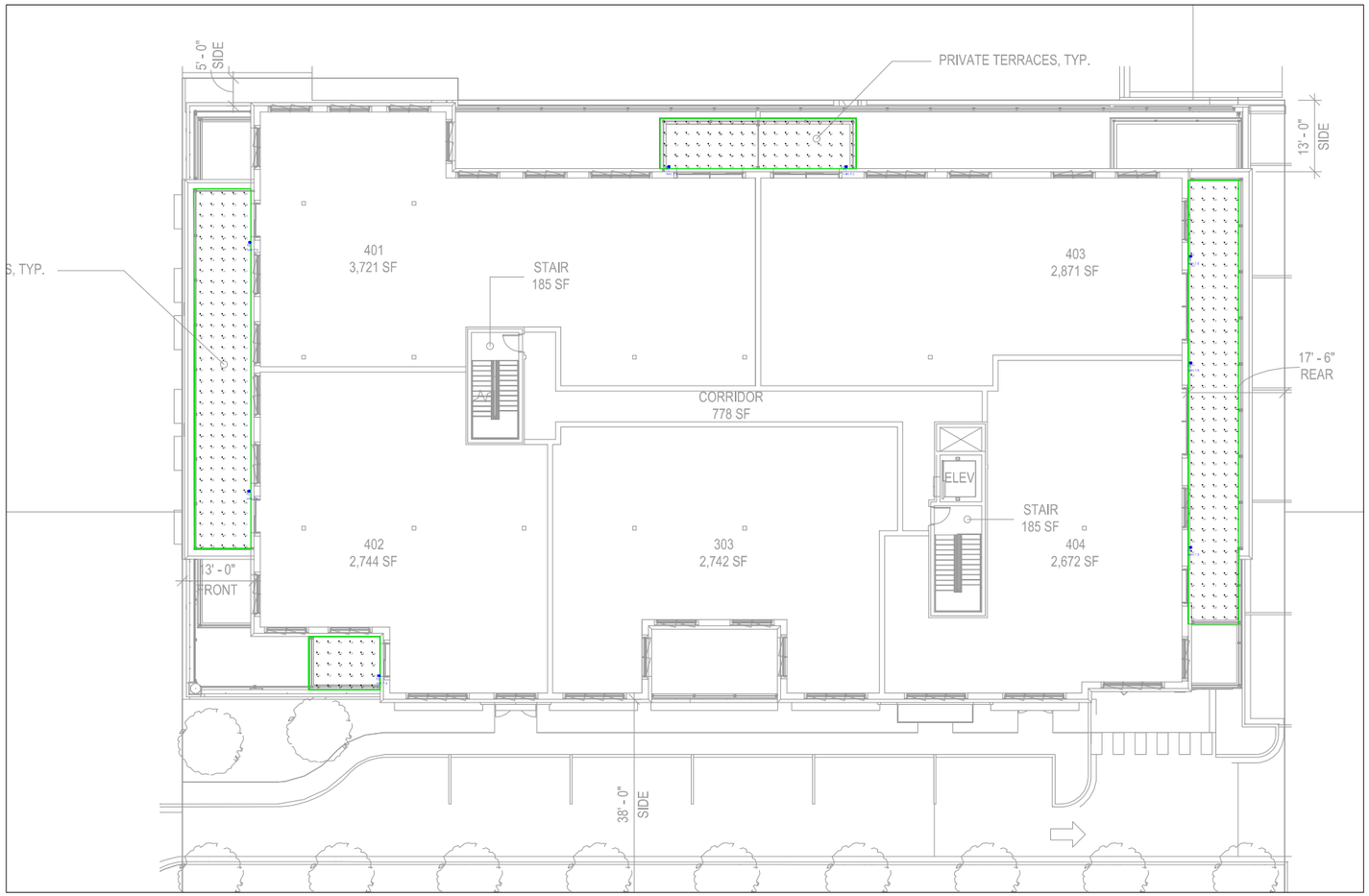
LEVEL 2 - ILLUMINATION CALC: 3/32"=1'-0"

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"

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

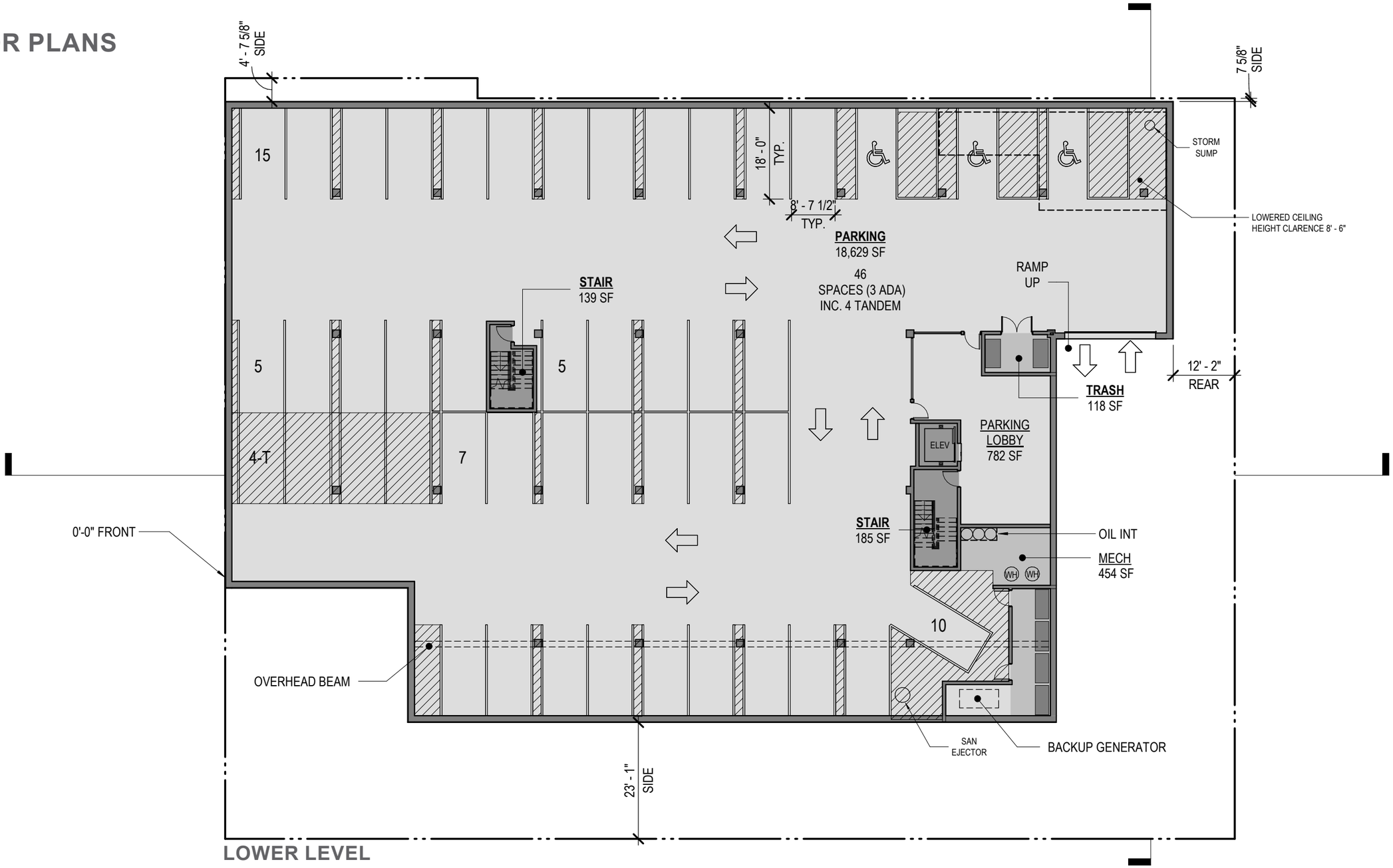
WA ALTOUNIAN CONSTRUCTION

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

ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

PROJECT

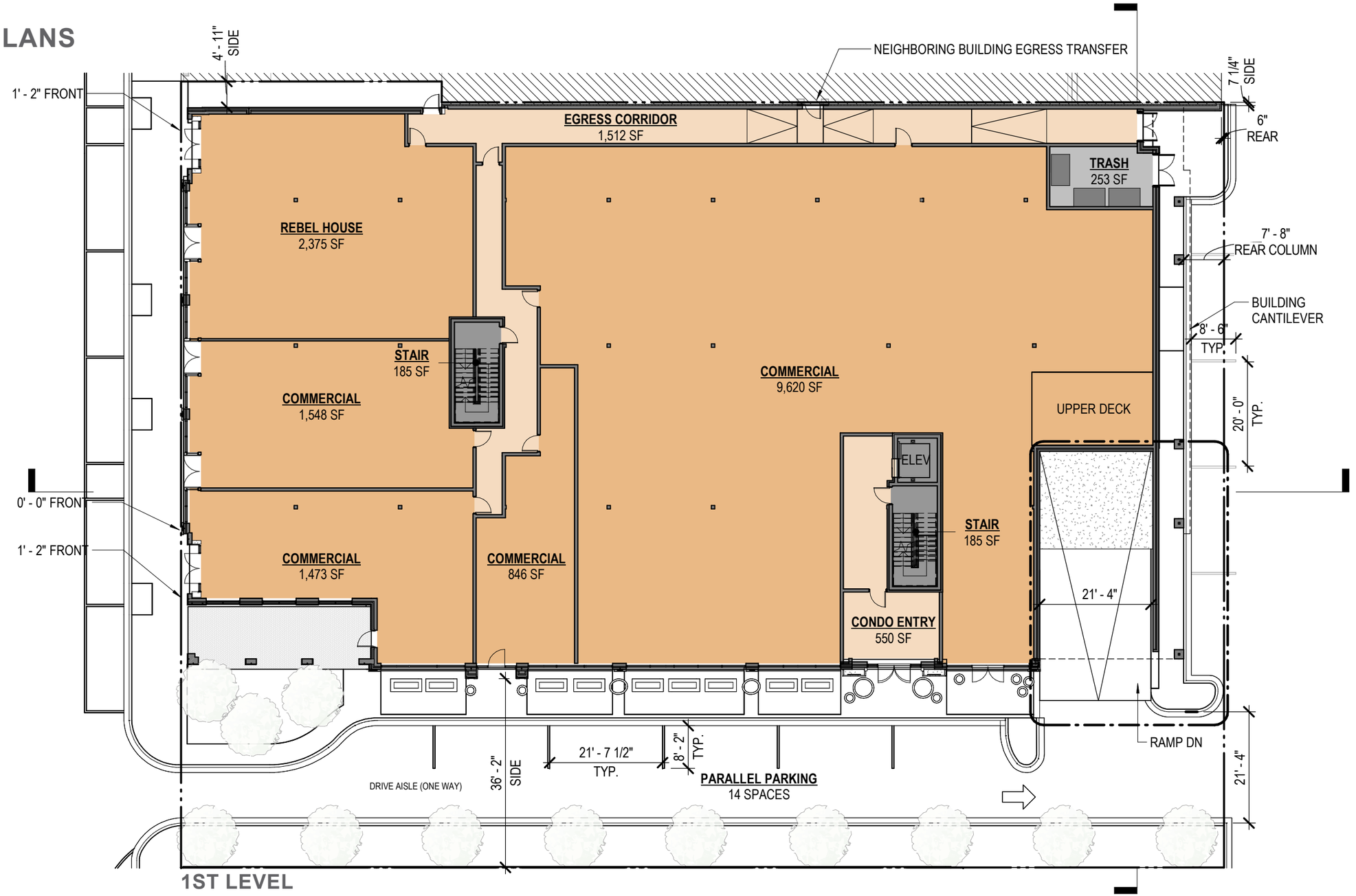
N

SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

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

FLOOR PLANS



1ST LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

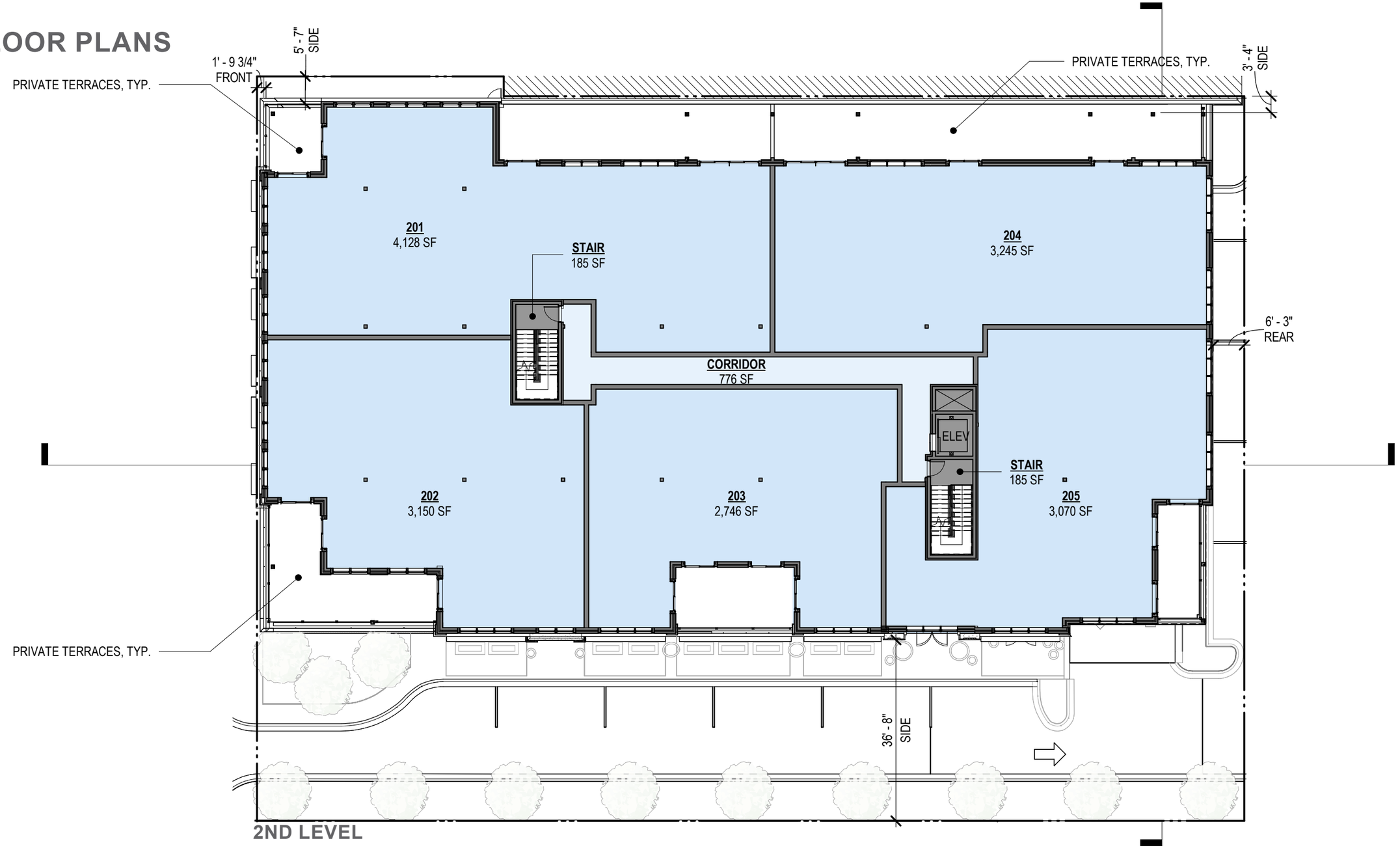
SCALE: 1" = 20'
0 5' 10' 20'

PROJECT

TOWER COURT CONDOMINIUMS

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

FLOOR PLANS



2ND LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

N

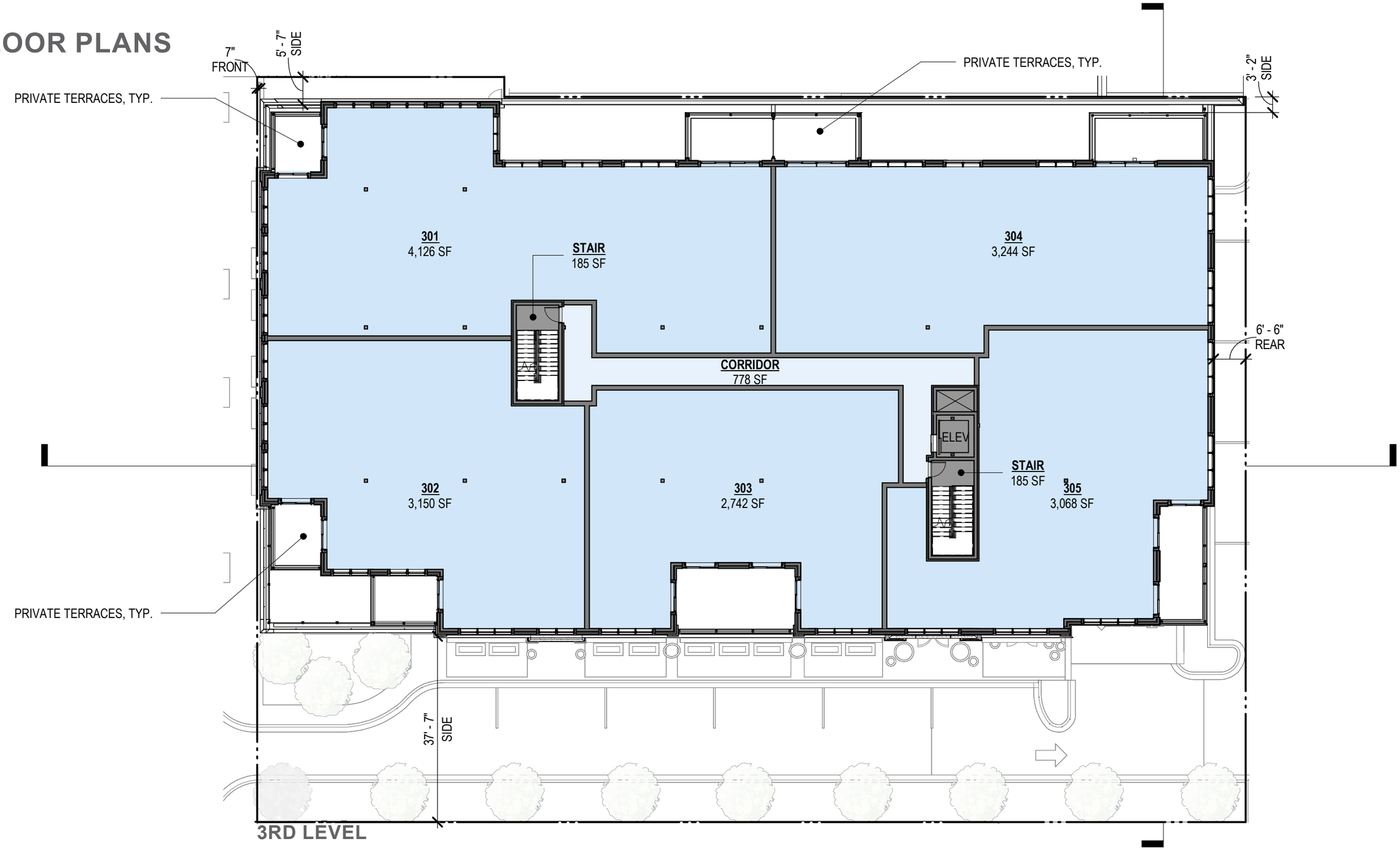
PROJECT

SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

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

FLOOR PLANS



3RD LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

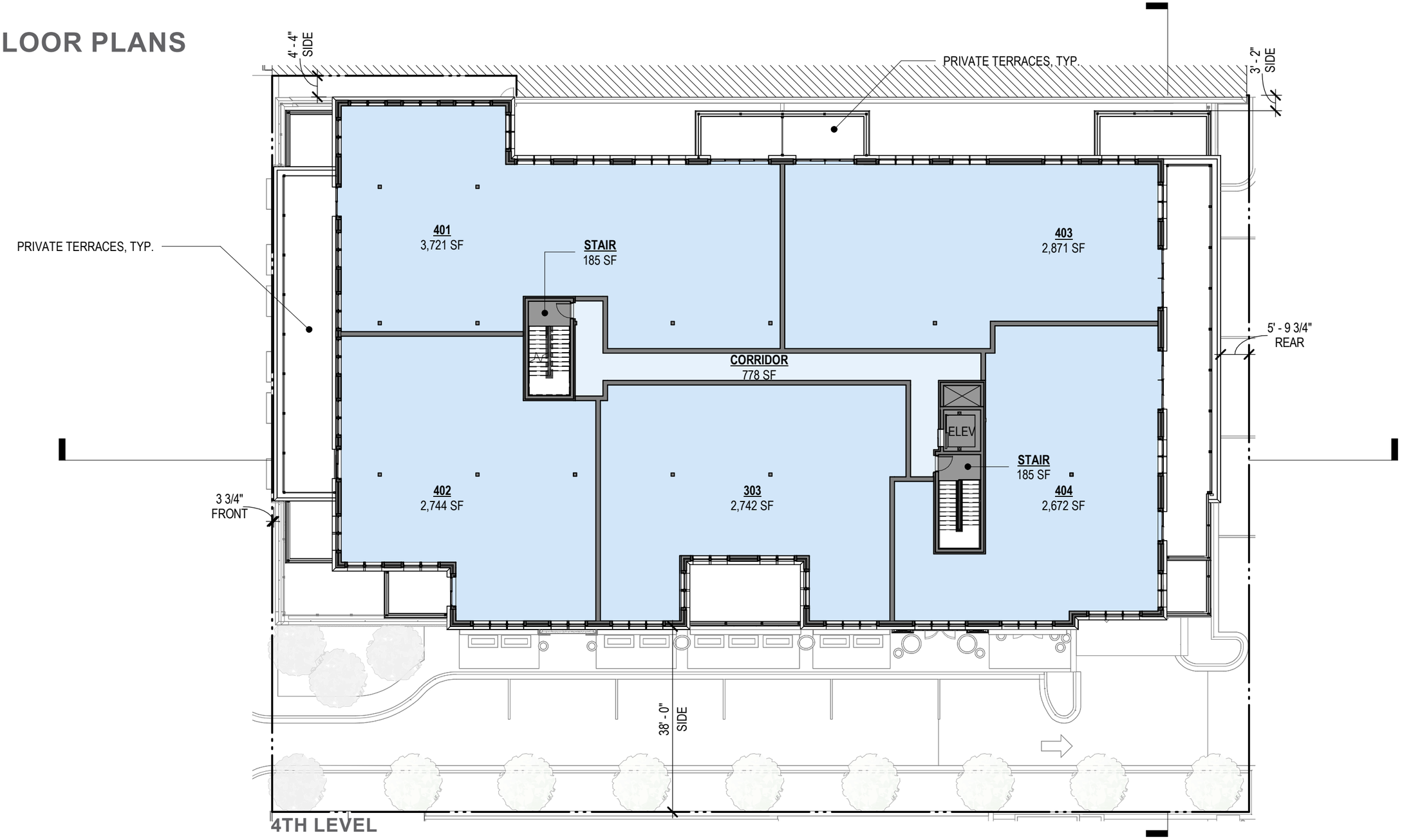
TOWER COURT WINNETKA LLC

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

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

FLOOR PLANS



4TH LEVEL

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

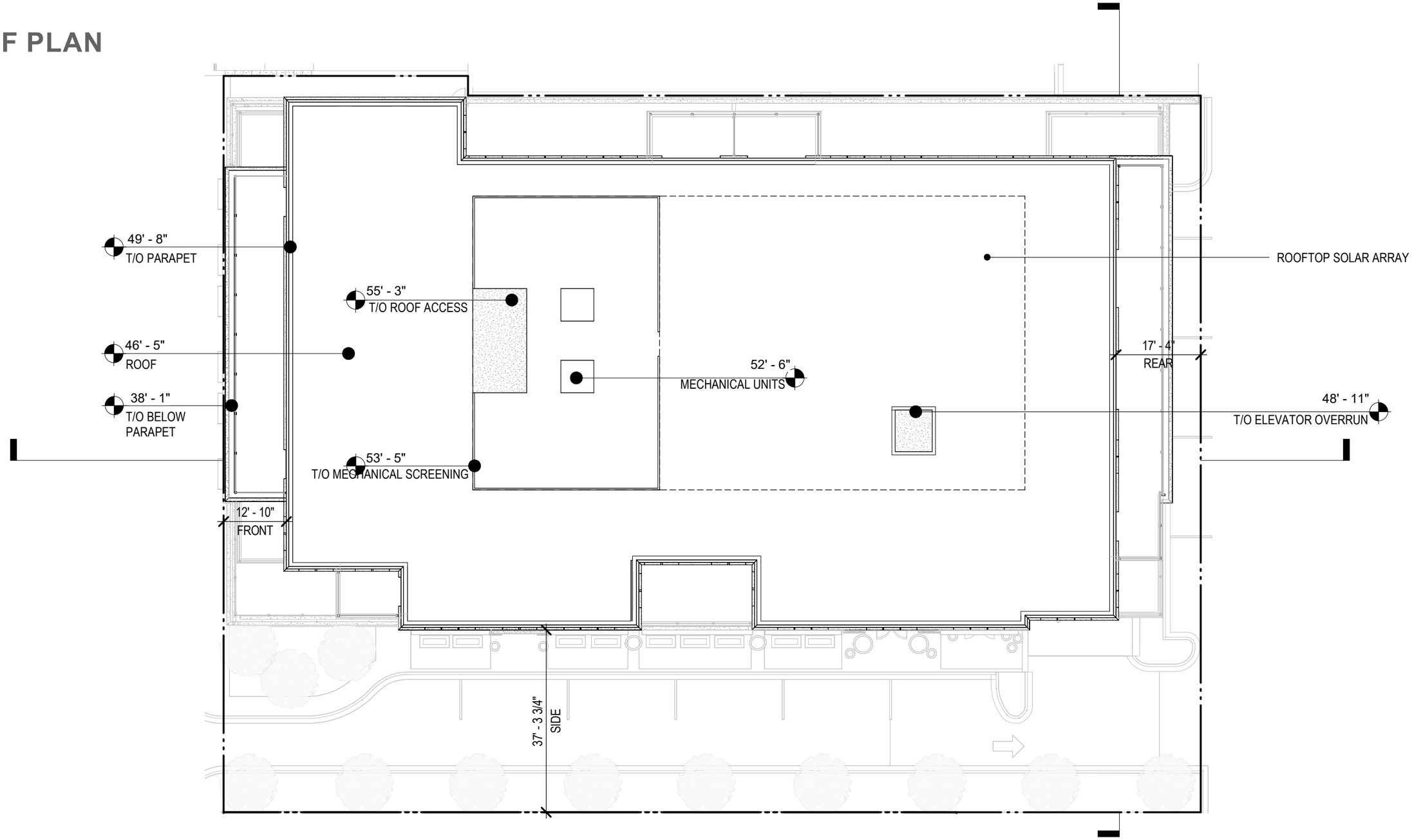
N
PROJECT

SCALE: 1" = 20'
0 5' 10' 20'

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

N
PROJECT
SCALE: 1" = 20'
0 5' 10' 20'

TOWER COURT CONDOMINIUMS

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

BUILDING ELEVATIONS



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



2 WEST ELEVATION

SCALE: 1/16" = 1'-0"

BUILDING ELEVATIONS



1 NORTH ELEVATION

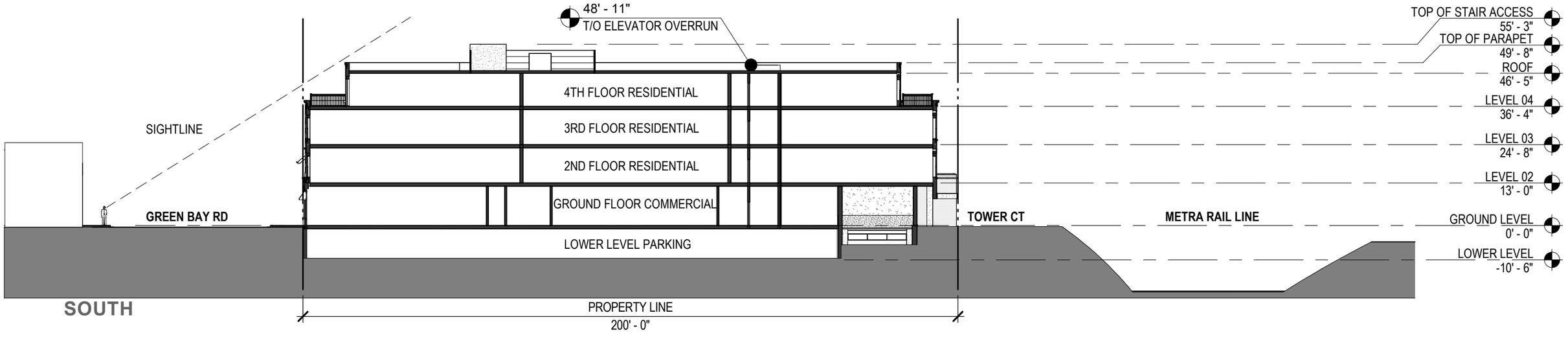
SCALE: 1/16" = 1'-0"

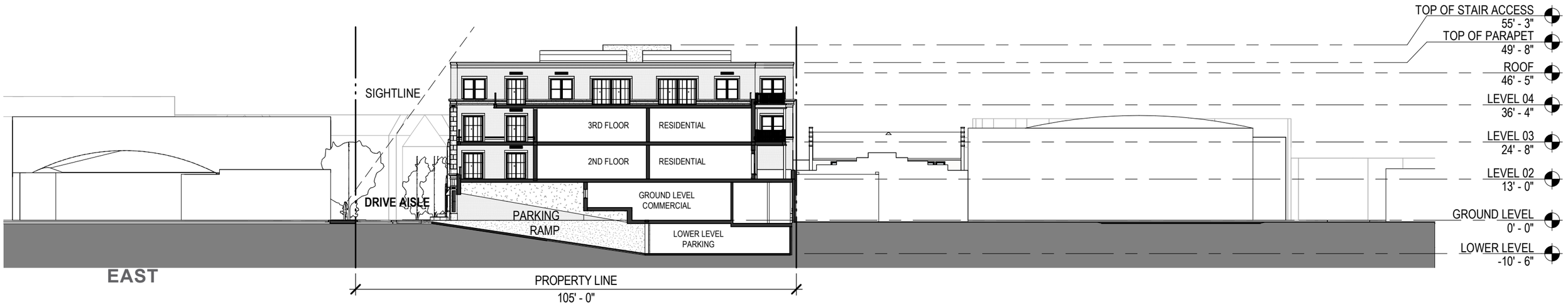


2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

BUILDING SECTIONS





OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

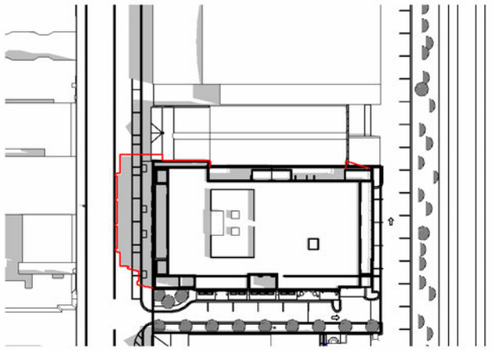
TOWER COURT WINNETKA LLC

SCALE: 1" = 30'
0 7.5' 15' 30'

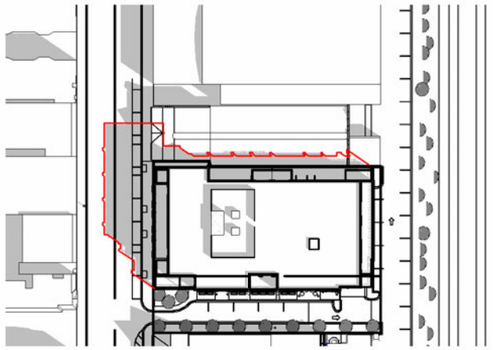
TOWER COURT CONDOMINIUMS
CONCEPTUAL SITE SECTIONS
1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

37

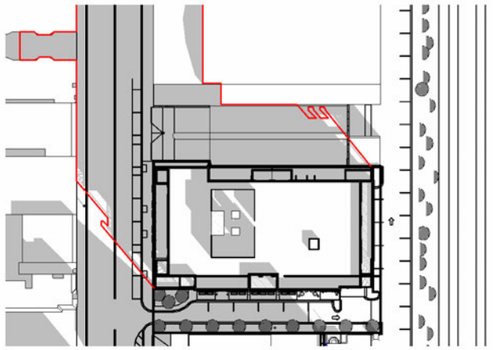
SUN STUDY



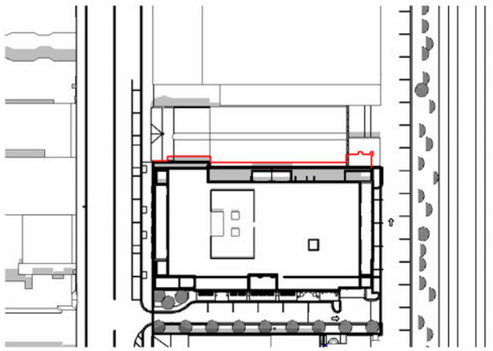
SUMMER 9AM



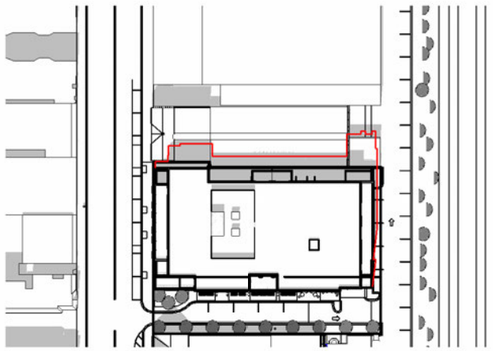
FALL 9AM



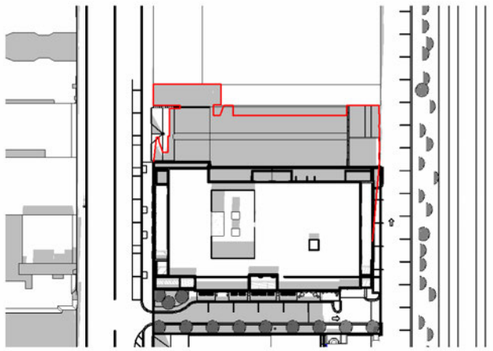
WINTER 9AM



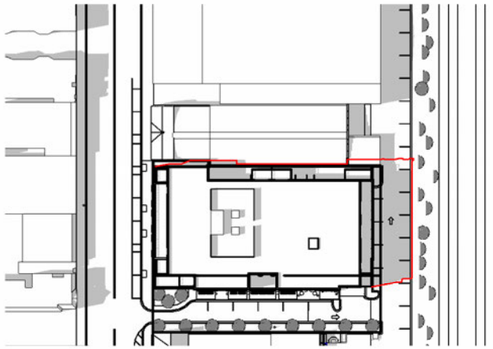
SUMMER 12PM



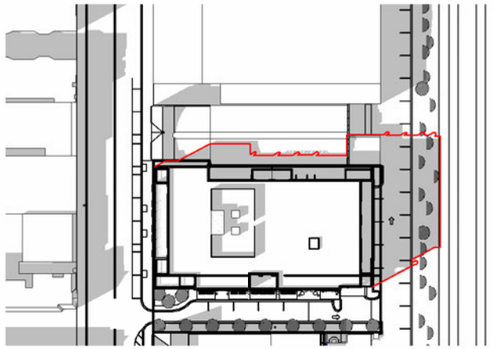
FALL 12PM



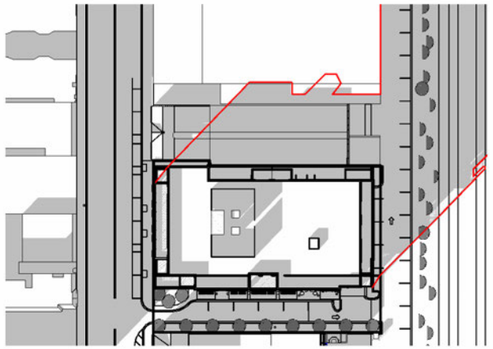
WINTER 12PM



SUMMER 3PM



FALL 3PM



WINTER 3PM

STREET ELEVATION



GREEN BAY ROAD ELEVATION

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

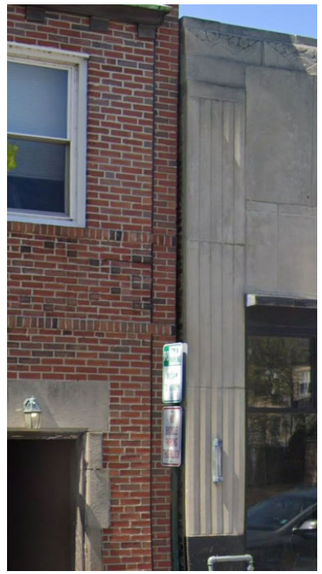
TOWER COURT WINNETKA LLC

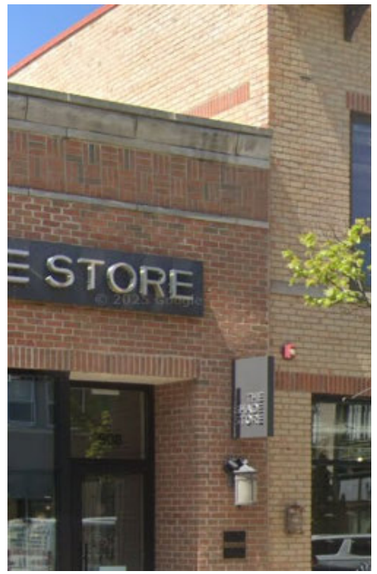
SCALE: 1/32" = 1' 0"
0' 8' 16' 32'

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









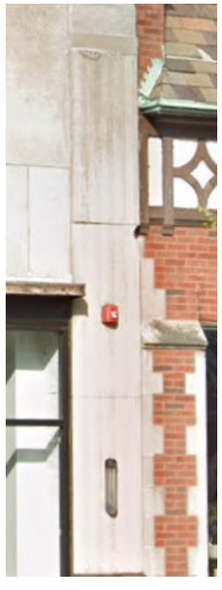
DOUBLE HUNG WINDOWS
W/ MUNTIN PATTERN

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

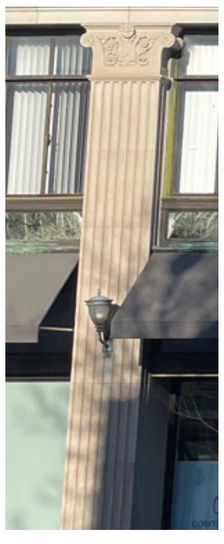


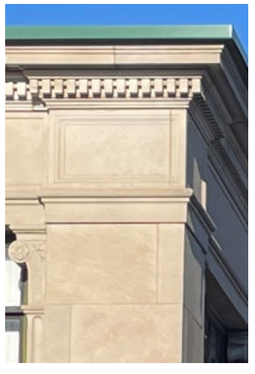


LARGE, OPEN STOREFRONTS



FLUTED STONEWORK





CORNICE DETAILS

PRIMARY ARCHITECTURAL COMPONENTS - WEST CORNER ELEVATION



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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

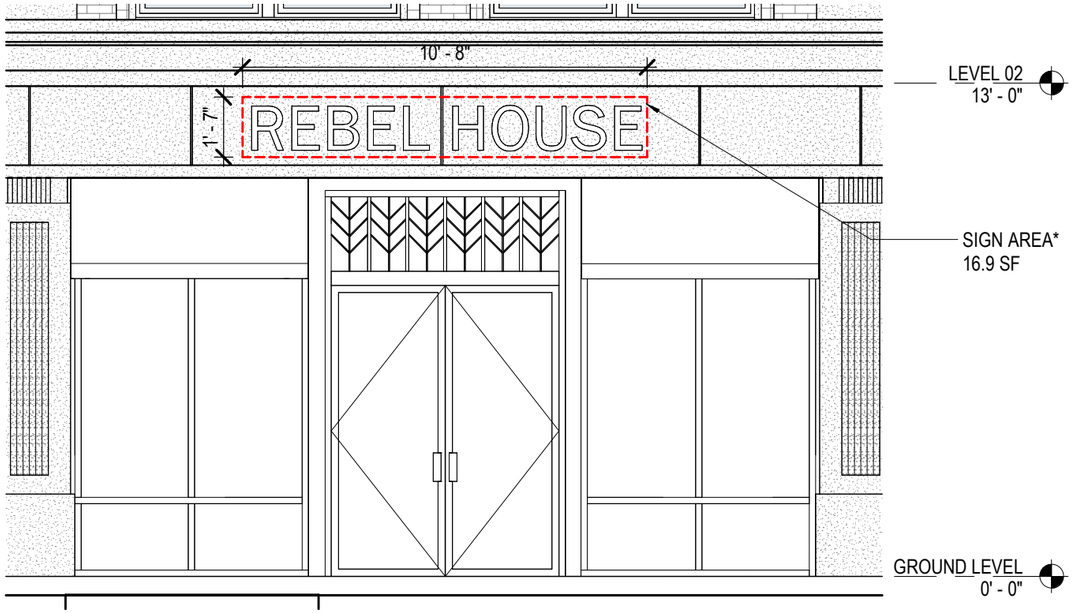
TOWER COURT CONDOMINIUMS

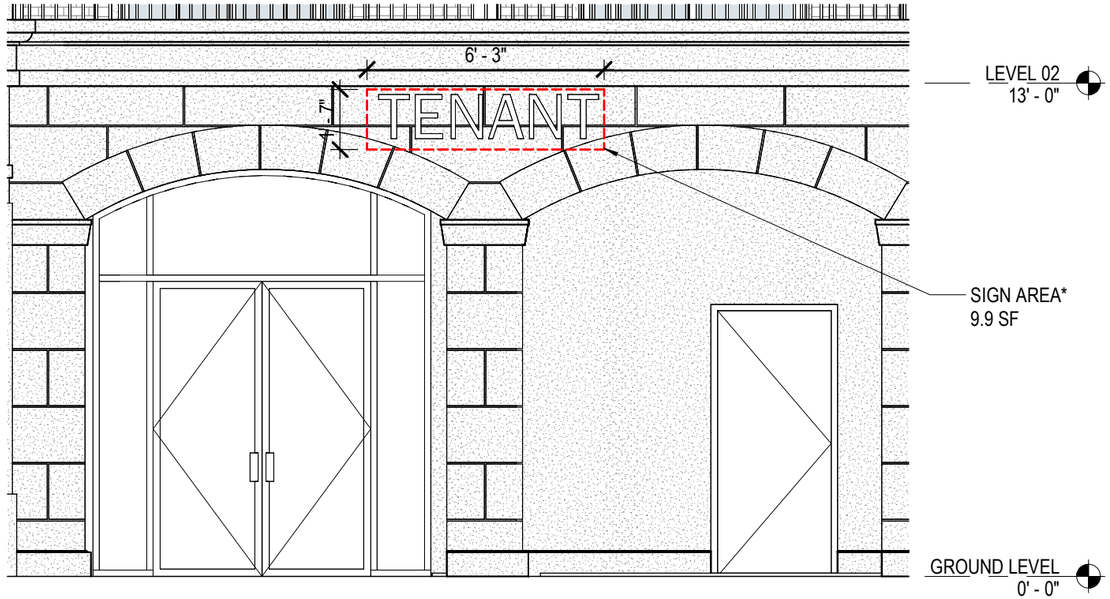
1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

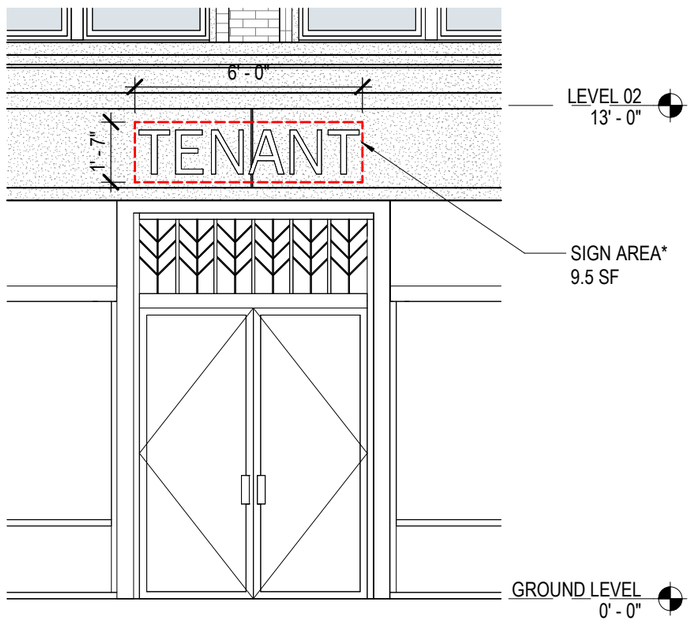
PRIMARY ARCHITECTURAL COMPONENTS - CONDO ENTRY

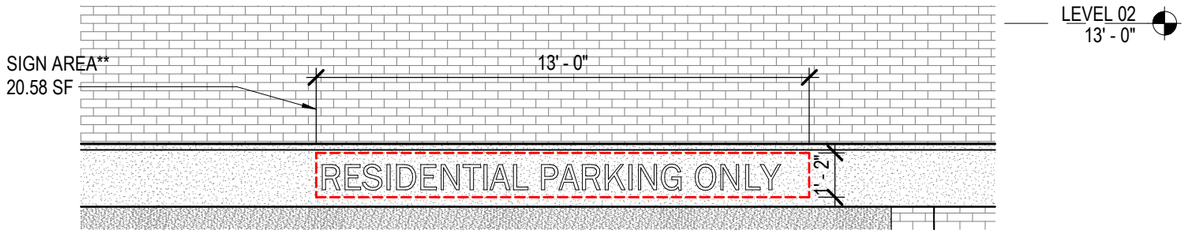


SIGNAGE ELEVATION









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

**FONT FOR REFERENCE ONLY, EXACT ADDRESS TBD

OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

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

VIEW FROM SW CORNER



VIEW FROM GREEN BAY RD.



OKW Architects

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

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

VIEW FROM NW CORNER



VIEW FROM SE CORNER



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

ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

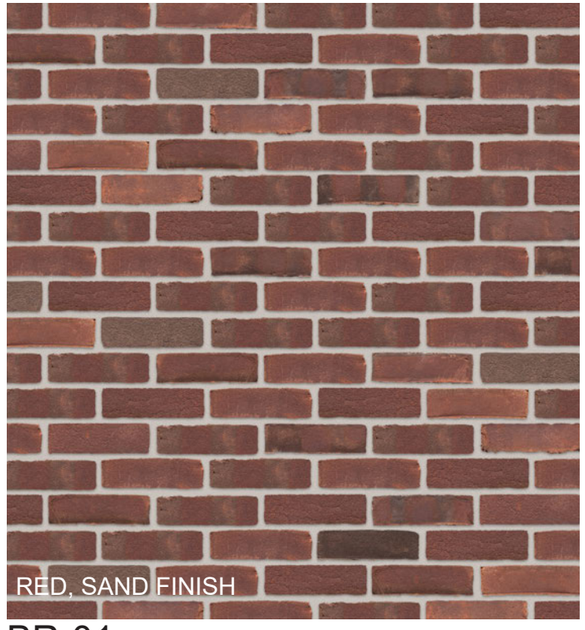
1011 Tower Court, Winnetka, IL
May 07, 2026 Project #: 25057

CONTEXTUAL STUDIES

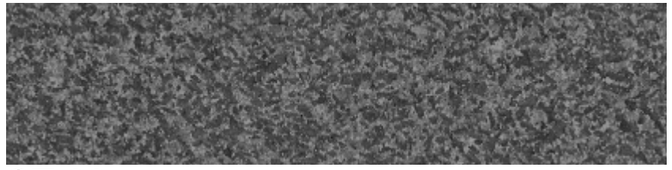




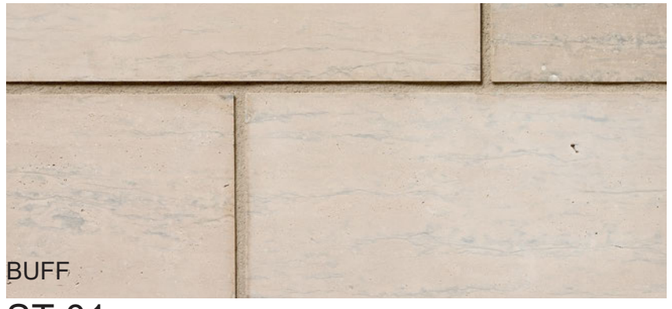
BUILDING MATERIALS



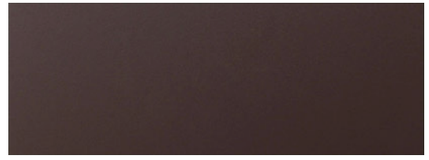
BR-01
FACE BRICK



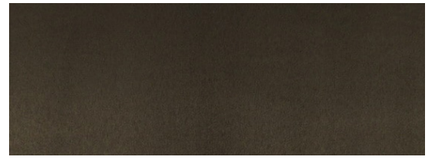
ST-02
GRANITE WALL BASE



ST-01
CUT STONE



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



MTL-03
SUEDE ALUMINUM



MTL-04
ANTIQUE BRASS

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	ANTIQUE 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



MTL-07
PRE-FINISHED METAL



FB-01
FABRIC CLOTH

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

WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

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

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

Introduction 1

Village Character 1
- East/West Elm Street District 1
- Hubbard Woods 2
- Indian Hill 3

General Guidelines Intent 3

Design Guidelines

Building and Architecture 4

I. Contextual Design 4

II. Uses 4

III. Historic Buildings and Building Elements 5

IV. Style(s) 6
- a. English Tudor 6
- b. Georgian 6
- c. ArtDeco 6
- d. Dutch Colonial 7
- e. Contemporary 7

V. Building Mass 7
- a. Setbacks 7
- b. Height 8
- c. Roof Forms 9

VI. Proportion/Scale 11
- a. Horizontal Rhythm 11
- b. Vertical Rhythms 12
- c. Facade Articulation 13
- d. Fenestration 14
- e. Hierarchy 15

VII. Articulation 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. Materials 23
a. Primary Facade(s) 24
b. Secondary Facades 24
c. Roof materials 24
d. Door and Window Materials 25

IX. Service, Secondary Facades and Parking Structures
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

Public Spaces/Streetscapes 27

X. Pedestrian Zones and Pedestrian Circulation 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. Vehicular Zone 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. Multiple Family Residential Use Areas 59
a. On Green Bay Road 59
b. In Business Districts 60

XIII. Institutional Use Areas 61

a. Site Landscaping....61

XIV. Village Signage....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. Open Space....67
a. Purpose....67
b. Location....67
c. Open Space Types....68
d. Components....72
e. Location-Oriented Open Space Guidelines....73

XVI. Submission Requirements....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.



Figure 1

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 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.

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



Figure 4



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)



Figure 7

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



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

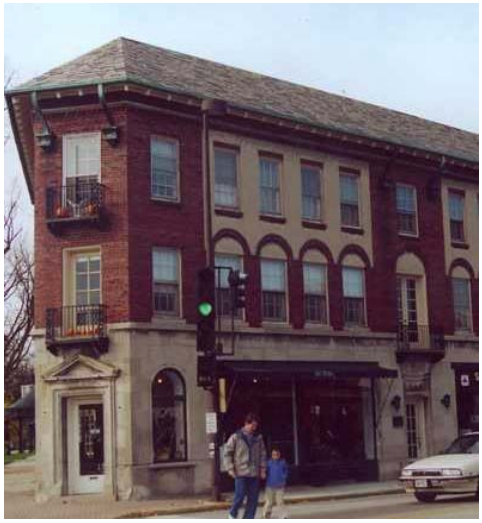


Figure 13

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)

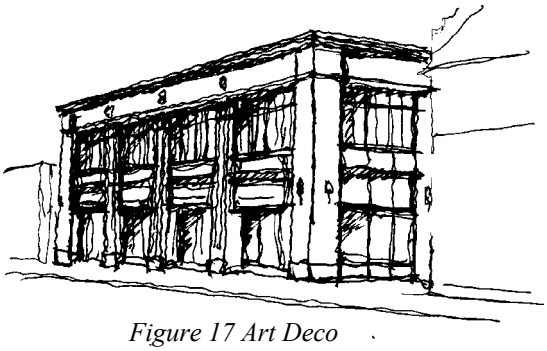


Figure 17 Art Deco

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.

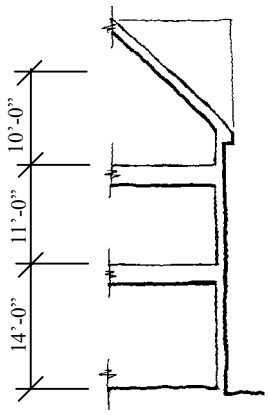


Figure 20

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 ½ 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 ½ stories within the B and C zoning districts.

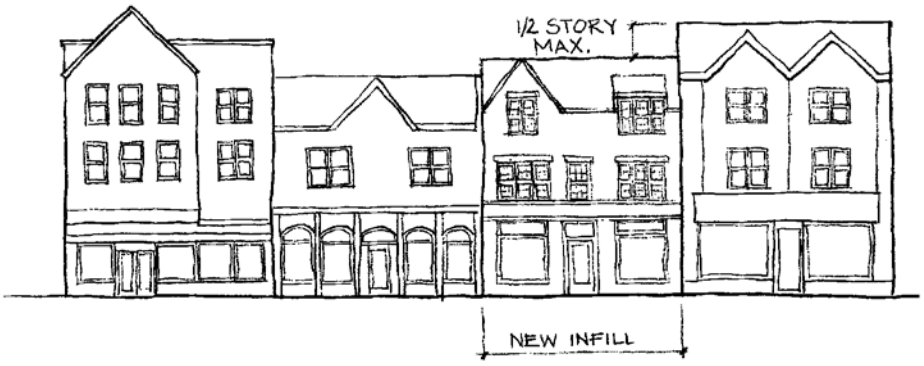


Figure 21

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 ½ 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 ½ 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 ½ 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)

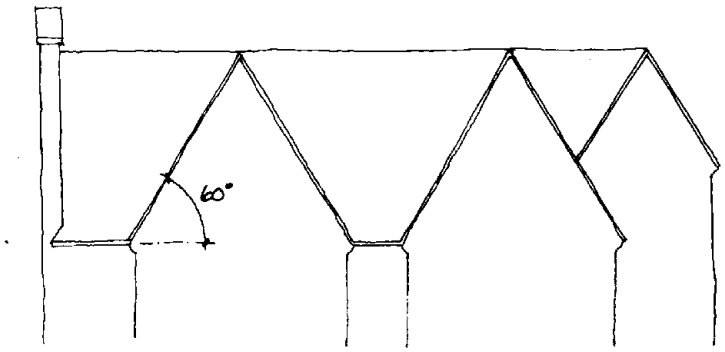


Figure 22

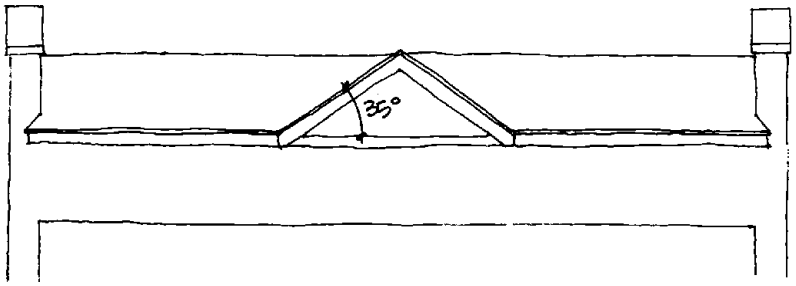


Figure 23

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)

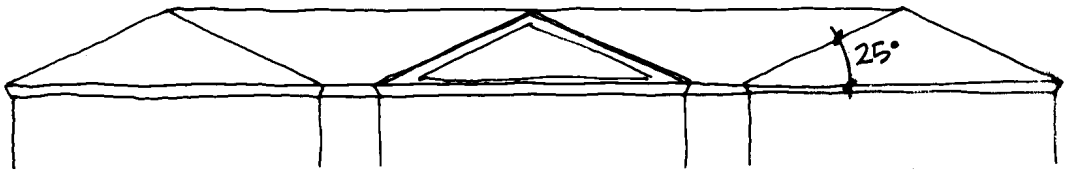


Figure 24

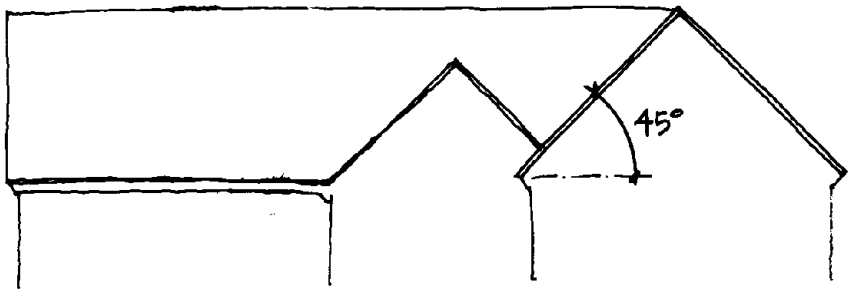


Figure 25

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.

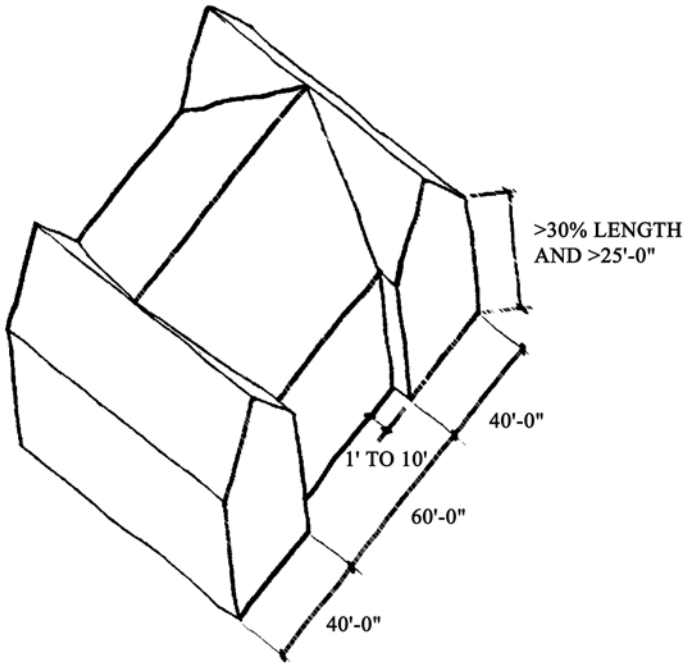


Figure 27

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.

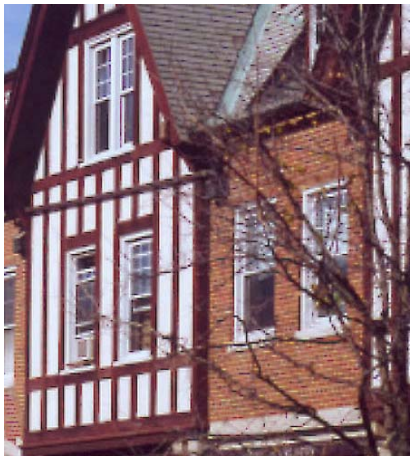


Figure 33

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)



Figure 36

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 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 valence 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.



Figure 47

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.



Figure 48



Figure 49

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.

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

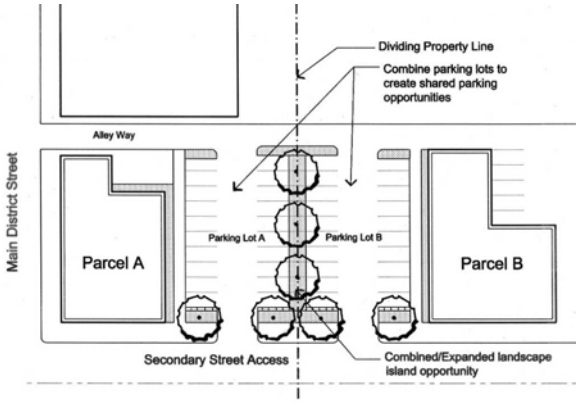


Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b

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 XId5 for more information on screening).

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

From: [redacted]
To: Planning
Subject: May 21, 2026 DRB / Agenda #3c Green Bay Rd Planned Development / Public Comment
Date: Tuesday, May 19, 2026 9:09:06 AM

Some people who received this message don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair Moor and Design Review Board Members,

While the rooftop penthouse that would have increased the building height to over 60 feet has been eliminated, the proposed structure remains significantly out of scale with the surrounding Hubbard Woods Design District, where buildings are predominately 2.5 stories/35 feet in height. (Please see my comments below to the Village Council during its October review.)

At 50.3 feet, the proposed building continues to present a jarring contrast to the intimate-scale shopping district. The design lacks sufficient architectural articulation and meaningful massing transitions to mitigate the structure's substantial height and bulk, particularly where it interfaces with the existing neighboring buildings along Green Bay Road. As proposed, the building presents as overly monolithic and visually imposing, rather than complementary to the established architectural character and pedestrian scale of the district.

I urge you to walk through the Hubbard Woods shopping district to gain a true sense of its scale, character, and intimate pedestrian experience.

Thank you for your service,

Jessica Tucker
Winnetka

From: Jessica Tucker
Sent: Monday, October 20, 2025 11:08 AM
To: ContactCouncil <contactcouncil@winnetka.org>
Subject: October 21, 2025 Village Council Meeting - Public Comment - Agenda Item 9

Dear President Dearborn and Trustees,

Winnetka is defined by its distinctive small-town character. Our design guidelines emphasize the pedestrian-oriented nature of our business districts, achieved through thoughtful architecture and inviting public spaces. Buildings exhibit architectural consistency and human scale. Sidewalks offer generous space for foot traffic, complemented by well-designed streetscape and landscaping.

While the Planned Development Ordinance allows flexibility in redevelopment, such flexibility is not a *right*. Any exceptions should be modest and justified by clear, measurable public benefits—enhancing value for nearby residents and the community as a whole, and in keeping with our distinctive small-town character.

We are concerned about the proposed project's size and scale. The plan appears to include four stories at approximately 50 feet, with a fifth-story setback "penthouse" rising to over 60 feet—a stark contrast to adjacent buildings, and a neighborhood business district characterized by 2½- and 3-story buildings.

Traffic flow and parking present additional challenges. The Hubbard Woods business district already faces significant congestion due to its location along busy Green Bay Road. During peak hours, vehicles often divert through residential streets such as Old Green Bay Road and Gordon Terrace. Parking frequently spills onto nearby residential streets such as Merrill and Gage. We appreciated the Council's earlier streetscape proposals that included traffic-calming measures, pedestrian safety improvements, and beautification efforts in the Hubbard Woods streetscape plan to address these concerns. The sheer size, scope, and scale of this proposal now raise additional concerns about traffic and parking congestion.

We urge a balanced approach to height, scale, density, architecture, signage, lighting, traffic management, and overall design. Maintaining this balance is essential to preserving the character, safety, and livability of our beautiful community.

Thank you for your consideration,

Jessica Tucker,
Winnetka

From: [redacted]
To: Planning
Subject: 911-913 Green Bay Road & 1007-1011 Tower Court—Public Comments
Date: Friday, May 29, 2026 3:29:25 PM

Some people who received this message don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planned Development Commission,

As 29-year residents of Hubbard Woods, we are writing regarding the proposed development at 911–913 Green Bay Road and 1007–1011 Tower Court.

The proposed building is attractive and could be a positive addition to the business district. However, its height and overall scale appear too large to fit comfortably with the character and existing buildings of Hubbard Woods.

Our primary concern is the increased traffic congestion that this development could create on Green Bay Road. Even under current conditions, Green Bay Road is frequently congested because it serves as a major north-south corridor. As traffic slows, drivers often divert onto residential side streets in search of alternate routes, increasing congestion and safety concerns within the neighborhood.

We are especially concerned that the proposed entrance to the residential parking area is planned for Green Bay Road. A southbound vehicle waiting to turn left into the Tower Court parking entrance could back up traffic significantly, potentially as far as Gage St., Merrill St. or even Scott Ave. during busy periods. This problem could be reduced if residential parking access were moved to the alley behind the building instead of directly from Green Bay Road.

A development of this size will inevitably increase vehicle traffic and activity in an already congested area. We respectfully urge you to consider reducing the scale of the project so it better aligns with the Hubbard Woods shopping district and surrounding neighborhood. At a minimum, we strongly encourage relocating the residential parking entrance to the rear alley in order to lessen additional traffic congestion on Green Bay Road.

Thank you for your time and consideration.

Best regards,

Holly Marihugh Denton & Kris Denton
271 Scott Avenue
Winnetka, IL 60093
[redacted]