Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

July 16, 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. June 4, 2026, Special Meeting Minutes
   b. June 18, 2026, Regular Meeting Minuites
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:** A Certificate of Appropriateness for the proposed design of a new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request. *This item was continued from the May 21, 2026, and June 18, 2026, Design Review Board meetings.*
5. **New Applications**
   a. **Case No. 26-12-DR:1010 Green Bay Road — Bank of America:** An Awning and Sign Permit to allow canvas recovery of existing awning frames on the building, and double-face replacement of the existing two freestanding signs at Subject Property.
   b. **Case No. 26-13-DR: 564 Green Bay Road — Engel and Volkers:** A Sign permit to allow a new back-lit wall sign for the Applicant's office that will be located on the ground floor of the four-story mixed-use building currently under construction.
   c. **Case No. 26-20-V2: 275 Fairview Avenue - Greeley Elementary School:** A Certificate of Appropriateness for the proposed design of a gaga ball pit. The Village Council has final jurisdiction on this request.
6. **Other Business**
   a. August 20, 2026, Regular Meeting Quorum Check

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).

7. Adjournment

Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes
June 4, 2026

Members Present: Katie Moor, Chairperson
Chris Baggett
Wesley Barker
Fritz Duda
Heather Niehoff

Members Absent: Peter Evanich
Colin Kennedy

Village Staff: 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 asked for a motion to approve the May 7, 2026, and May 21, 2026, meeting minutes. The Board Members decided to hold off approval of the May 7, 2026, meeting minutes until the next meeting.

New Applications:

a. **Case No. 26-11-DR: Green Bay Trail Underpass of Oak Street Bridge: A Certificate of Appropriateness application for the National Charity League painted murals.**

Ms. Kirincic stated that the application seeks approval to install a painted mural on both sides of the underpass walls. Ms. Kirincic identified the property's location, zoning classification, and the applicant's request. She referred to images of the existing underpass walls and renderings of the proposed wall murals. Ms. Kirincic stated that the proposed murals were presented at the Village Council on June 2nd, and tonight, the DRB needed to vote on it.

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 Appropriatness. She asked if there were any questions. No questions were raised at this time.

Chairperson Moor asked for the applicant's presentation.

Debra Cambel, the representative of the National Charity League, together with three New Trier sophomores and two New Trier freshmen, introduced themselves to the Board. Shane Taylor introduced herself as the mural artist. The first presenter referred to a PowerPoint presentation and summarized the background of the request. She stated that a newly formed committee sent a proposal to which three artists responded, and Ms. Taylor was selected. She stated that the Village Council and the committee met to determine the building's design expectations and to reach an agreement on the mural's location in the underpass. She stated Ms. Taylor provided species sketches and provided digital drawings, which were approved by the Village Council.

The presenters described the east and west wall design proposals and stated that, once all required approvals are obtained, the proposals would be submitted to Union Pacific. An outline of the mural project timeline was described. The presenter referred to Ms. Taylor's prior work and a before-and-after depiction of the proposed mural. The presenters then asked if there were any questions.

Chairperson Moor asked if consideration was given to providing information on the mural, which described the process. The presenters responded that they planned to include a plaque with a QR code containing detailed information about the mural. A Board Member advised the presenters of the Board's role with regard to the Certificate of Appropriateness. A presenter explained the rationale for the mural not extending into areas identified

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for the Board. Ms. Kirincic informed the Board of their role. Chairperson Moor referred to the prairie being included in the prior version and to the incorporation of native species. Ms. Niehoff suggested it be more Winnetka North Shore-like and include more seasons (except for winter). A Member Duda commented that he liked it and that the presenters did a good job. Mr. Barker agreed and referred to neighboring community murals, stating that the proposal connected with other North Shore murals.

Chairperson Moor asked if there were any other questions. No additional questions were raised at this time. Mr. Baggett moved to recommend approval of a Certificate of Appropriateness for the request as presented. Mr. Duda seconded the motion. A vote was taken, and the motion passed, 4 to 1:
AYES: Baggett, Barker, Duda, Moor
NAYS: Niehoff

The presenters explained their fundraising process. Ms. Taylor estimated the time it would take to complete the mural to be 2-4 weeks.

Other Business.
No other business was discussed at this time.

a. June 18, 2026 Meeting – Quorum Check.

The Board Members discussed their availability. Ms. Kirincic provided information with regard to the June and July meeting agendas. The Board Members discussed the upcoming One Winnetka project.

Adjournment:
Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Baggett and seconded by Mr. Duda. A vote was taken, and the motion was unanimously passed, 5 to 0:
AYES: Baggett, Barker, Duda, Moor, Niehoff
NAYS: None
The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
June 18, 2026

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

Call to Order & Roll Call:
Chairperson Moor called the meeting to order at 7:01 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 May 7, 2026, special meeting minutes. A motion to approve the May 7, 2026, special meeting minutes was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Baggett, Barker, Evanich, Kennedy, Moor, Niehoff
NAYS: None

Chairperson Moor then asked if there were any comments or corrections or for a motion to approve the May 21, 2026, regula meeting minutes. A motion to approve the May 21, 2026, regular meeting minutes was made by Mr. Evanich and seconded by Mr. Kennedy. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Baggett, Barker, Evanich, Kennedy, Moor, Niehoff
NAYS: None

Continued Cases:

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.**

Ms. Klaassen summarized the amended planned development plan for the Tower Court condominium project and the Board's previous consideration of the application at the June meeting. She noted that in the amended plan the fourth floor would be pulled back an additional 24 feet which resulted in one less residential unit, there would be an introduction of slate on the fourth-floor façade and a building height

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reduction as well as a balcony design change. Ms. Klaassen referred to illustrations of comparisons of the prior and revised proposals.

Ms. Klaassen then referred to the items the Board is to consider in their Certificate of Appropriateness review as well as the design guidelines for reviewing the project. She stated no additional public correspondence was received and read Mr. Duda's comments into the record. Ms. Klaassen 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.

Jon Talty, OKW Architects, introduced the applicant team and stated he would explain the building's modifications. He first summarized how the project developed and stated the housing demand need in the community is important with the development helping to satisfy that need. Mr. Talty then referred to the prior renderings and the issues raised by the Board. He stated the proposal would maintain the street edge appearance while including ground floor commercial space as well as custom residential condominium units. Mr. Talty explained their consideration of the fourth-floor setback, building materials and balconies and how the proposal was revised to address the Board's concerns in detail.

Mr. Talty referred to the revised building rendering which showed an occupied terrace and diminished fourth-floor building mass. He also described the revised proposed balcony material as well as north and east rendering elevations which he described for the Board. Mr. Talty noted the fourth-floor materiality did not change for the condominium entry. He reiterated the fourth floor would not be visible from the street and that the mechanical elements would also not be visible.

Mr. Talty provided information with regard to the first-floor commercial space tenant interest and confirmed there would not be a first floor restaurant tenant. He referred to illustrations with regard to estimates of how the floor spaces would be divided with there being no more than 14 residential units. Mr. Talty stated they are cognizant of the building's context in the community and the detailing associated with it with the proposal resulting in it becoming a befitting neighbor in the community. Mr. Talty then described the material sample board and referred to the proposed generous floor heights with the building's height becoming a function of the floor heights. He also referred to street views of the building context which would read as having a three-story mass and described each floor's material composition. Mr. Talty also referred to a comparison of the proposed building to the existing Europa Motors building, which is a similar height.

Mr. Talty then referred to elevations and sections which include floor-to-floor height information as well as ground floor detailing. He also referred to the shadow study which was performed and stated there would be no negative impact to the neighbors. Mr. Talty stated with regard to landscaping, he explained how the drive aisle would operate in terms of flow and traffic access and that it would be landscaped and adhere to the Green Bay corridor design guidelines and Village design standards. He stated in connection with lighting, there would be individually controlled balcony lighting and wall sconces and there would be street lighting for the retail tenants and modest lighting at the residential entry. Mr. Talty then asked for Board Member comments on the revised design.

Chairperson Moor asked if there were any questions. Mr. Evanich asked where the delivery/pickup area would be. Mr. Talty responded there would be a dedicated parking spot for deliveries and the corridor would not be blocked. No additional questions were raised at this time.

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Chairperson Moor asked for public comment. No comments were made at this time. She then called the matter in for discussion.

Chairperson Moor thanked the applicant for making the modifications made and described the site as complex which would become a catalyst for future development. She suggested the Board Members be mindful of the Green Bay Road thoroughfare. Chairperson Moor then stated the fourth-floor setback made a big difference but they should be concerned with scale and they do not want it to overwhelm the block. She described the project as an exciting opportunity for growth and to make sure to preserve and enhance what is there while being cognizant of quality. Chairperson Moor also referred to successful North Shore developments and asked for the Board Members' comments.

Ms. Niehoff stated the changes made went in the right direction and agreed with Chairperson Moor's comments with regard to the project's importance. She stated the building should fit in and enhance the community although there are different building styles around it. Ms. Niehoff stated there is a height issue and referred to the wall expression, especially on Green Bay Road. She asked if studies can be done in terms of other options of design options and commented it did not feel cohesive. Ms. Niehoff referred to the flat roof lines as an example.

Chairperson Moor referred to the illustration of the block view of the surrounding buildings and the line of two-story buildings. She stated she still struggled with the overall mass as well as the length. Mr. Talty agreed in terms of being cognizant of the street wall, which is why the corners were pushed back. He stated from the street, the building mass would be imperceptible. Mr. Talty also stated with regard to neighbor rhythm, he explained the comparison of surrounding buildings in terms of the street wall's rhythm.

Mr. Evanich referred to the south elevation and the lack of setbacks on the second and third floors. He also suggested setting back the third floor by 1-2 feet in order to provide visual setback relief. Ms. Niehoff agreed with the comments made. She also suggested the articulation be broken up to make it appear to be separate buildings which would help break up the perceived scale. Mr. Talty responded they attempted to do that by showing the three bay rhythm and pushing the corners back as opposed to creating two different architectures. He commented the building is not that big and is as long as the building to the south and similar to Walgreen's to the north. Mr. Talty referred to the prior conversation in that the building would be 3 feet 8 inches taller than what is allowed, which he described as imperceptible. Mr. Evanich stated they are specifically discussing the three-story element on Green Bay Road, not the actual dimension of height.

Chairperson Moor stated the Board is to consider whether the proposed building is contextually appropriate for the block and the community. She stated she continued to struggle that it fit in and referred specifically to the corner as well as the two-story condominium entrance. Ms. Niehoff stated the residential entry reads as four stories, and the fourth floor should be set back throughout and at the residential entry. She also noted that the Green Bay Road setback on the fourth floor was successful. Chairperson Moor and Ms. Niehoff stated they are not fans of balconies on Green Bay Road and suggested they be eliminated. Mr. Talty stated the surrounding buildings are 100 years old and were not built with balconies at that time. Chairperson Moor stated fully enclosed balconies would present as a wall and she would like to see options that incorporate that. Chairperson Moor suggested going back to the drawing board to consider other options.

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Chairperson Moor stated while it might be frustrating for the applicant to hear these types of comments at this scale, it would be helpful to step back and look at general initial concepts which may work in order for them to feel comfortable with the end result. Mr. Barker agreed with the comments made and stated he appreciated the collaborative dialogue which resulted in the significant change. He stated while cutting the corners back helped the Green Bay Road appearance, they appreciate the difference in pulling the fourth floor back. Mr. Barker agreed the third floor being cut back would help as well. He then stated he appreciated the addition of the driveway off of Green Bay Road and the potential pedestrian corridor on the Tower Court side. Mr. Barker stated the proposal would add neighborhood value, but the massing is still significant and took away from the Hubbard Woods character and charm. He also suggested having a gabled or elevation change to not make it appear to be a massive block would be helpful.

Mr. Talty asked the Board Members if they felt most of the challenge represented it being on Green Bay Road. Ms. Niehoff suggested options to enhance the building entry while noting that façade is critical. Mr. Talty referred to the neighboring property line and their inability to have any effect on that property until that south property is developed. Ms. Niehoff described all the elevations as being important, but in terms of hierarchy Green Bay Road is the most important elevation, but the corner off of Green Bay as it goes east is quite important as well. She explained that the south elevation would probably be priority two and from the east would be priority three.

Chairperson Moor asked if there were any other comments. Mr. Kennedy stated what he struggled with is that Hubbard Woods has a smaller building scale giving a more intimate feel which he read from the design guidelines. He struggled with the buildings on either side and the sight lines, roof lines and the flat third floor roof line. Mr. Talty stated it would be disingenuous to add a Tudor element to the building. He stated in his opinion, the balconies should not be enclosed. Mr. Evanich stated while he did not mind the flat roof, there should be some relief in the façade.

Chairperson Moor stated while they are up against development and changing times, she did not want that. She stated buildings such as this would fit in downtown Highland Park but not in Hubbard Woods. She suggested they take a step back and look at options in a more sketch-drawn form before they fully dive in with the entire building, landscaping, lighting, etc., which they have asked applicants to do in the past.

Mr. Talty stated as a Village resident, they presented something similar to the Village Council to start the planned development process which gave their blessing in terms of the type of housing, retail quality, etc. He stated if they went back to square one and designed the building and site and then go back to the Village Council, they would say this is not what they were initially shown. Mr. Talty stated while they are perceptive to the Board's comments, it would ultimately be reviewed by the Village Council.

Mr. Baggett asked if there was precedent with the Village Council and the Board meeting collectively. Ms. Klaassen responded there has not. She stated the Open Meetings Act would have to be adhered to and the Village Council is looking for recommendations from the advisory bodies. Ms. Klaassen stated while she understood Mr. Talty's concerns, if there is not room for much change to the current proposal, the Board could move forward with a recommendation, even if it is not favorable, with the Village Council having final jurisdiction. She said then the Village Council could send it back to the DRB if it so chooses.

Mr. Baggett stated while they all agreed with the need for this type of housing, the development needed to be done right and match the neighborhood and community sentiment. He commented it needed to change dramatically the way it looked. He suggested figuring out a way to work with the other boards.

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Ms. Niehoff suggested Mr. Talty provide several alternatives to the Board which included the Board's comments. Mr. Talty stated they would be willing to take into consideration the Board's comments, and he would agree to provide more sketch drawn illustrations for the Board's review.

Chairperson Moor stated in connection with the retail element, she asked for the windows to be reconsidered to make it fit in better. She stated she also struggled with the arched openings. Mr. Talty explained the reasoning for it. The Board Members discussed the building base materials.

Chairperson Moor stated to recap, the items to consider are: (i) looking at the southside of the building; (ii) breaking down the four story wall that exists over the condominium entrance and bring down the height of the residential entrance, (iii) continuing to provide alternatives for the southwest corner of the building and the northeast view, (iv) potential for breaking up the elevation to change the building appearance to have more of a two building appearance, (v) change the appearance of the outdoor space on Green Bay Road to maintain the village character of Hubbard Woods rather than presenting an urban appearance with the balconies, (vi) for the retail base, revisit the windows to make them look more Hubbard Woods scaled versus the windows to the ground, (vii) explore alternative roof line options.

Mr. Talty stated it would be difficult to reach a consensus but agreed to take the Board's comments into consideration. Chairperson Moor stated the presentation may help the Board reach a direction which would make the building more appropriate for the neighborhood. Mr. Kennedy stated he is worried they are providing too many different contexts.

Peter Witmer, one of the developers and architects, informed the Board with some of their Lake Forest projects, casual workshops were held to consider ideas quickly so that a lot of time is not wasted. He suggested they meet to consider and gather information offline. Ms. Klaassen stated it may be possible to be done in compliance with the Open Meetings Act. Chairperson Moor agreed that would be a productive alternative.

Chairperson Moor asked for a motion to continue the matter to the next Board meeting. Mr. Baggett moved to continue Case No. 25-19-PD to the July 16, 2026, meeting. Mr. Barker seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Baggett, Barker, Evanich, Kennedy, Moor, Niehoff
NAYS: None

The Board Members decided to appoint Ms. Niehoff and Chairperson Moor as the Board Members who would meet with the applicant in the interim to review more conceptual sketches.

Other Business.

a. July 16, 2026, Regular Meeting – Quorum Check.

The Board Members discussed their availability.

Adjournment:

Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Ms. Niehoff and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Baggett, Barker, Evanich, Kennedy, Moor, Niehoff
NAYS: None

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The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JULY 10, 2026

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

INTRODUCTION

On July 16, 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 July 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.

As reported in previous staff memos, the original public hearing date, May 21, 2026, was properly noticed through the required mail notice to property owners within 250 feet of the Subject Property. At the request of the Applicant, the May 21, 2026, public hearing was continued to June 18, 2026, and then again to July 16, 2026.

As of the date of this memo, staff has received three written comments from the public regarding this application, which were included in the June 18 agenda packet (**Attachment A2**).

JUNE 18, 2026, DESIGN REVIEW BOARD MEETING

On June 18, 2026, the DRB held a continued public hearing on the Applicant's amended 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 June 18 meeting can be found in **Attachment A2**.

After hearing from staff, the Applicant, and no members of the public, the DRB discussed the amended design of the project. Members expressed appreciation for the significant changes made to the design since the original design was considered at the May 21 DRB meeting. However, members continued to express concerns about the height, scale, and compatibility with the surrounding buildings. Members suggested additional setbacks and articulation, as well as differentiation in building materials to provide a visual relief to the massing and scale. Some members also expressed concern with the proposed roof

design given the scale of the building. There was also discussion regarding the storefront windows. In summary, the DRB suggested the Applicant focus on the following:

- Breaking down the four-story residential entrance on the south elevation;
- Design of the southwest corner of the building;
- Design to make building appear as two buildings to help maintain village character;
- Revisit outdoor space on Green Bay Road to reduce urban feel;
- Consider retail storefront windows that do not extend all the way to the sidewalk, similar to other storefront windows in Hubbard Woods; and
- Provide options for rooflines.

After hearing comments from the DRB, the Applicant requested to meet with members, in compliance with the Open Meetings Act, to review sketches and concepts prior to the next regularly scheduled DRB meeting on July 16. The DRB discussed the request and agreed that Chair Moor and Member Niehoff would meet with the Applicant prior to the July 16 DRB meeting. The DRB then continued the item to the July 16, 2026, DRB meeting. A copy of the draft June 18 meeting minutes is included in the July 16 agenda packet for the DRB's consideration.

On July 7, 2026, Chair Moor and Member Niehoff met with the Applicant and staff to review three alternate design versions of the proposed development. During the meeting, the Applicant sketched a fourth version representing an adaptive re-use of the existing facades of the buildings along Green Bay Road, with a fourth story that is stepped back.

At the July 16 meeting, the Applicant will present updated sketches based on the July 7 meeting with Chair Moor and Member Niehoff and elaborate on the design changes in response to the DRB's comments. No action will be taken on this item at the July 16 meeting.

OTHER ADVISORY BOARD/COMMISSION REVIEW

The Historic Preservation Commission (HPC) considered the demolition permits for the existing buildings on July 6, 2026, and by a vote of 4-0 required the Applicant to submit a Historical Architectural Impact Study (HAIS). Once the HAIS is submitted and scheduled for consideration by the HPC, a newspaper notice will be published, and mail notices will be sent to property owners within 250 feet of the Subject Property.

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 and updated plans are submitted reflecting any changes to the development program.

RECOMMENDATION

After hearing from the Applicant and the public, the DRB is asked to provide feedback on the design concept in the sketches presented by the Applicant. The DRB will then want to continue its further review of the application to a specific date in order to provide the Applicant time to submit updated materials.

ATTACHMENTS

Attachment A2: June 18, 2026, DRB Meeting Staff Memo and Attachments

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

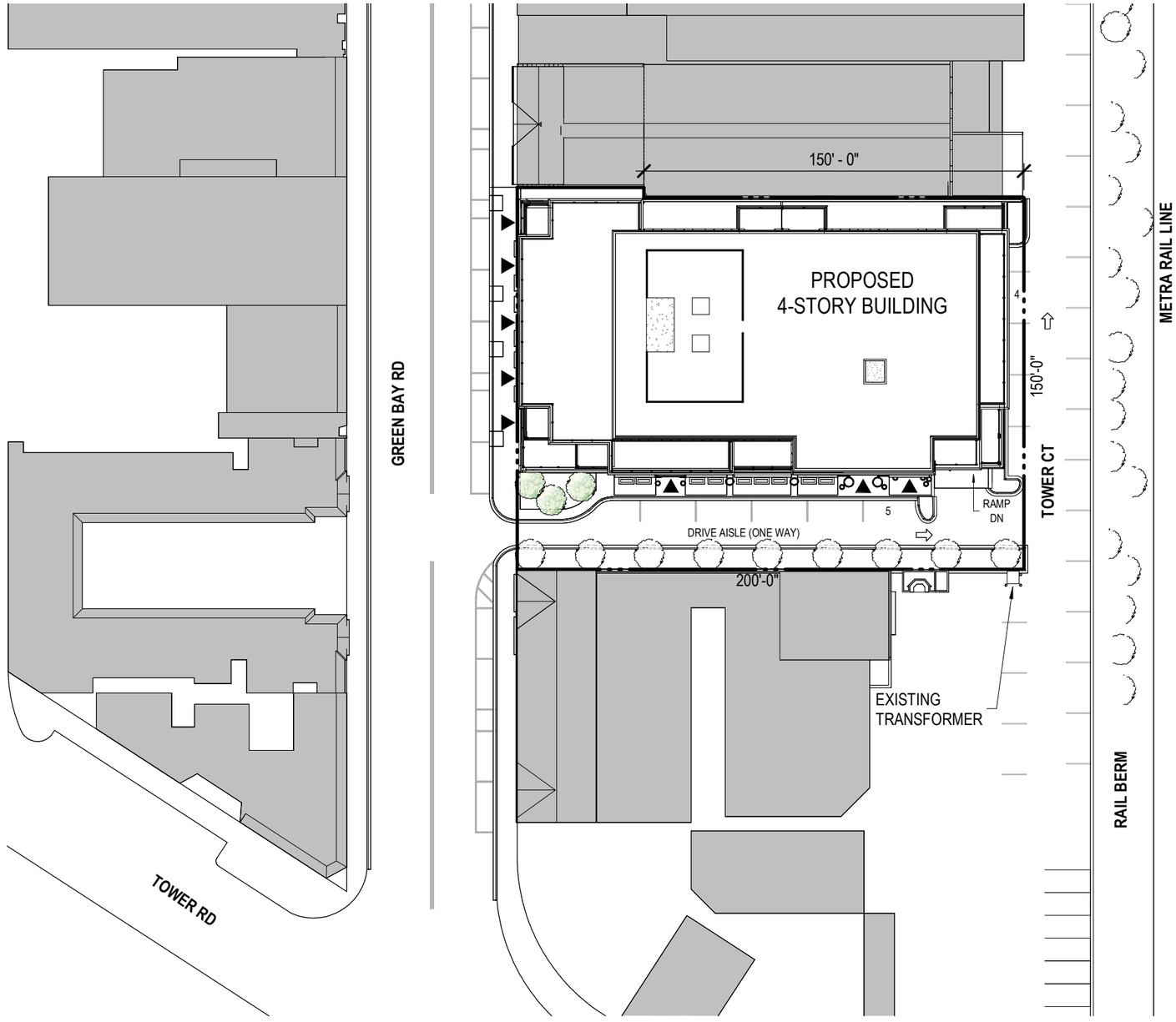
WA ALTOUNIAN CONSTRUCTION

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

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

PROPOSED NEW EDGE OF PAVEMENT

ONE-WAY STREET

PROPOSED NEW EDGE OF PAVEMENT

PROPERTY LINE

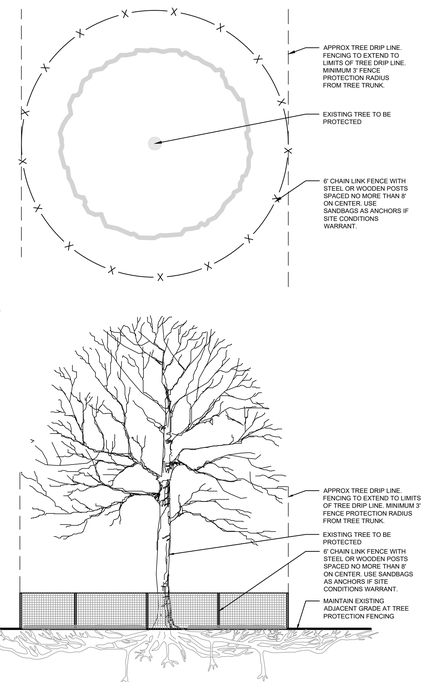
GREEN BAY ROAD

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
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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

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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

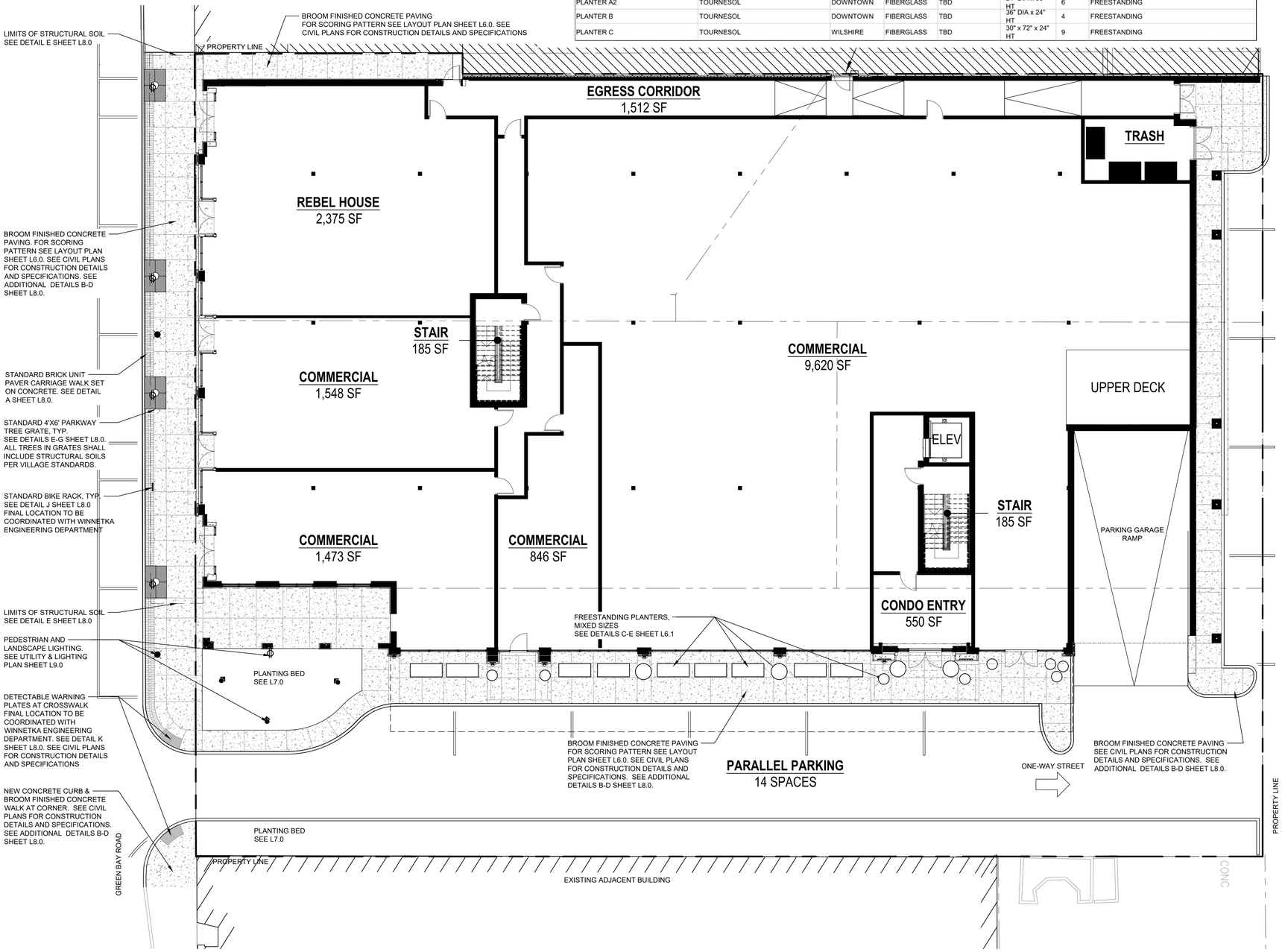
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

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



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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.

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CONSULTANTS:

CLIENT:

TOWER COURT CONDOMINIUMS

901-913 GREEN BAY ROAD &
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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

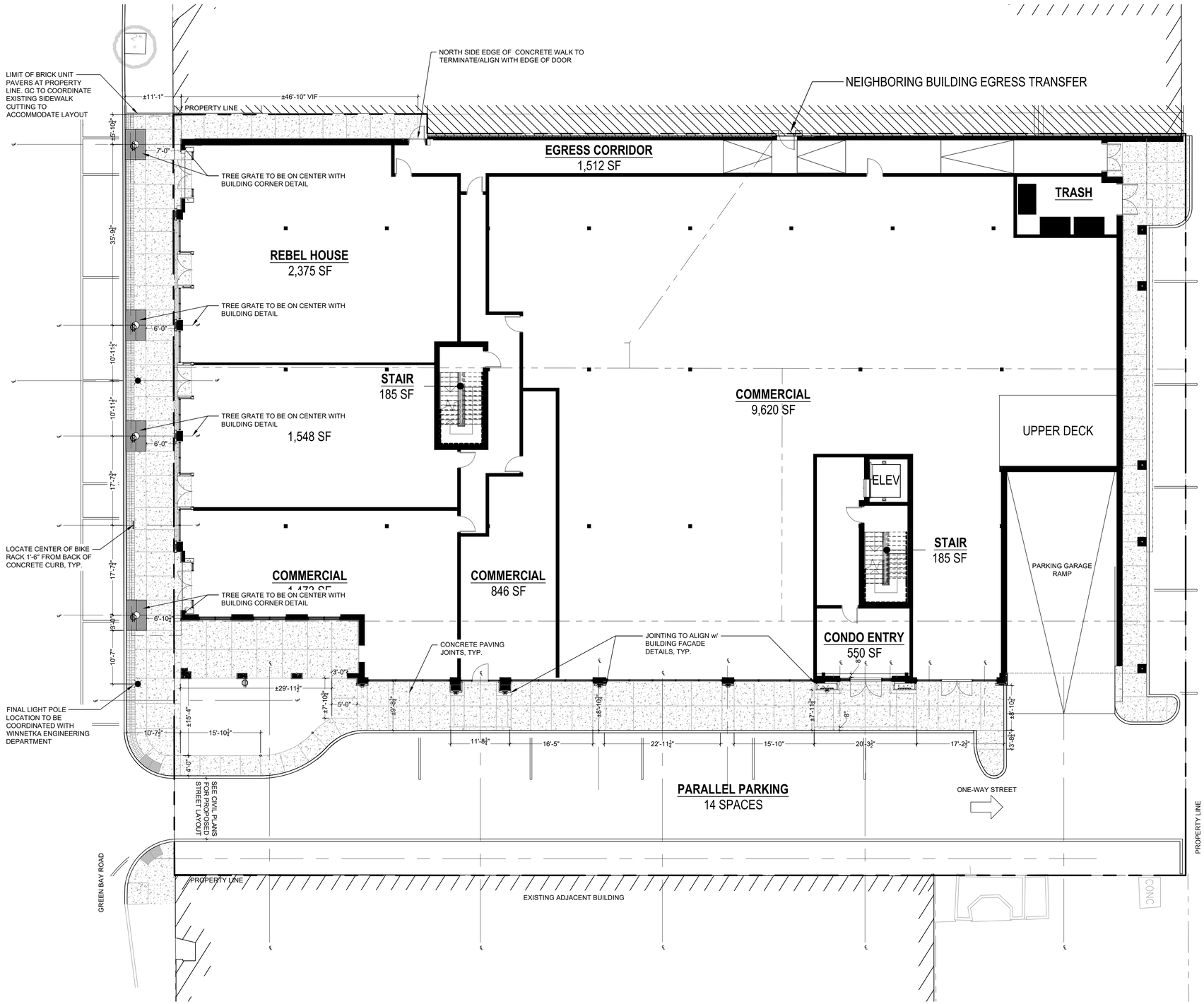
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs

GENERAL LANDSCAPE DESIGN NOTE:

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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.



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CONSULTANTS:

CLIENT:

TOWER COURT CONDOMINIUMS

901-913 GREEN BAY ROAD &
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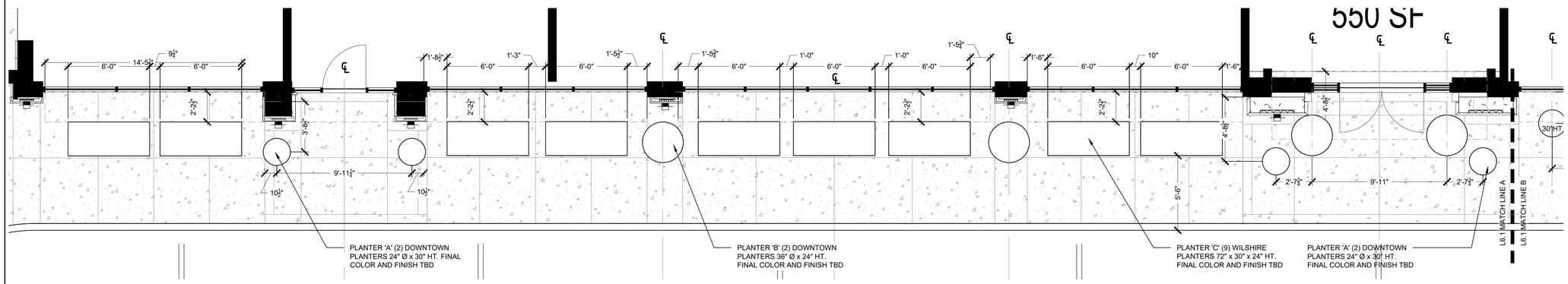
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

LAYOUT PLAN

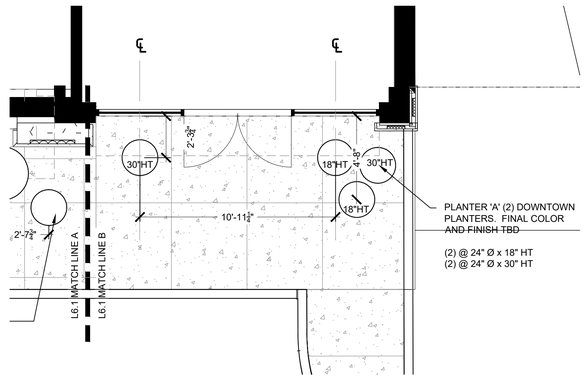
L6.0

NOT FOR CONSTRUCTION

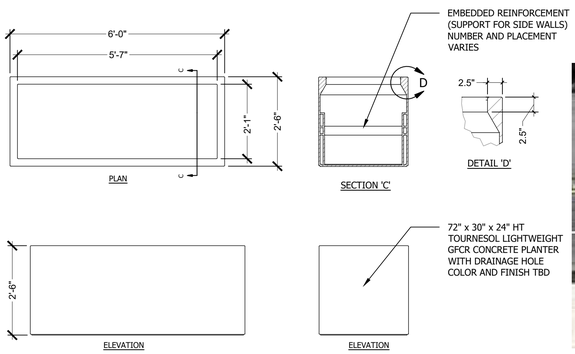
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs



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



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

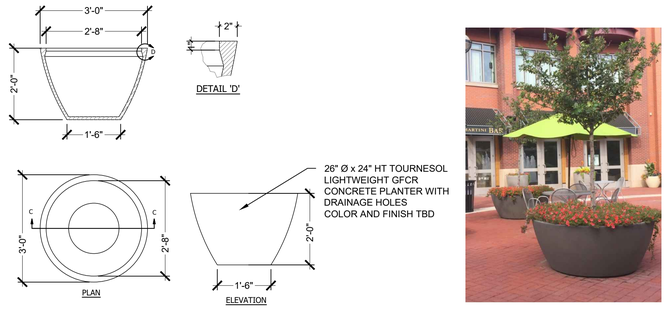


C PLANTER 'A': TOURNESOL DOWNTOWN PLANTER
1/2" = 1'-0"





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



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





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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

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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

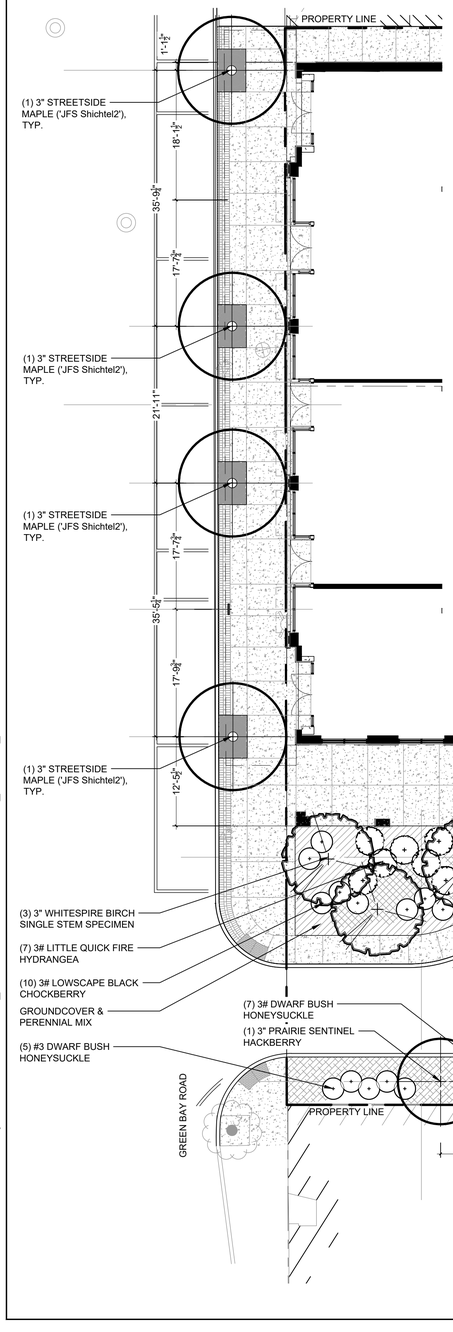
L6.1

NOT FOR CONSTRUCTION

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

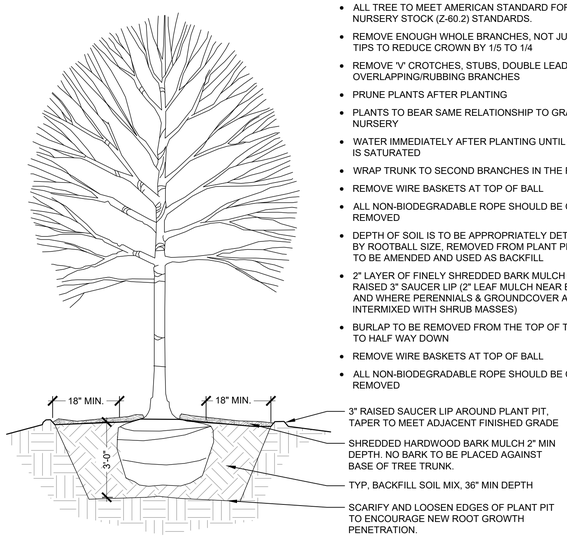
PLANTING CONSTRUCTION NOTES:

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:

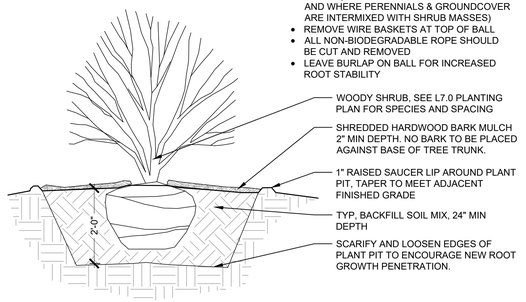
- ALL TREE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (Z-60.2) STANDARDS.
- REMOVE ENOUGH WHOLE BRANCHES, NOT JUST END TIPS TO REDUCE CROWN BY 1/5 TO 1/4
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING/RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING
- PLANTS TO BEAR SAME RELATIONSHIP TO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



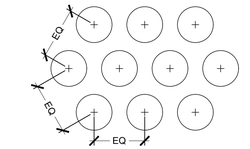
A TYP TREE PLANTING
3/4" = 1'-0"

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



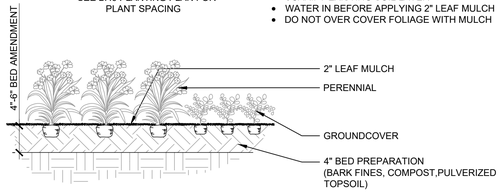
B TYP WOODY SHRUB PLANTING
3/4" = 1'-0"



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

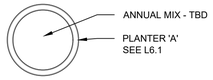
PERENNIALS & GROUNDCOVER:

- 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

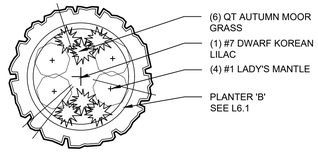


C TYP PERENNIAL AND GROUNDCVOER PLANTING
3/4" = 1'-0"

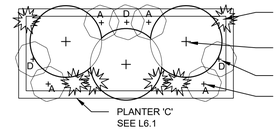
MASTER PLANT LIST			
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**QTY**
ACER CAMPESTRE 'JFS Shichtel2'	STREETSIDE MAPLE	3"	4
BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3"	3
CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL HACKBERRY	3"	7
HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA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



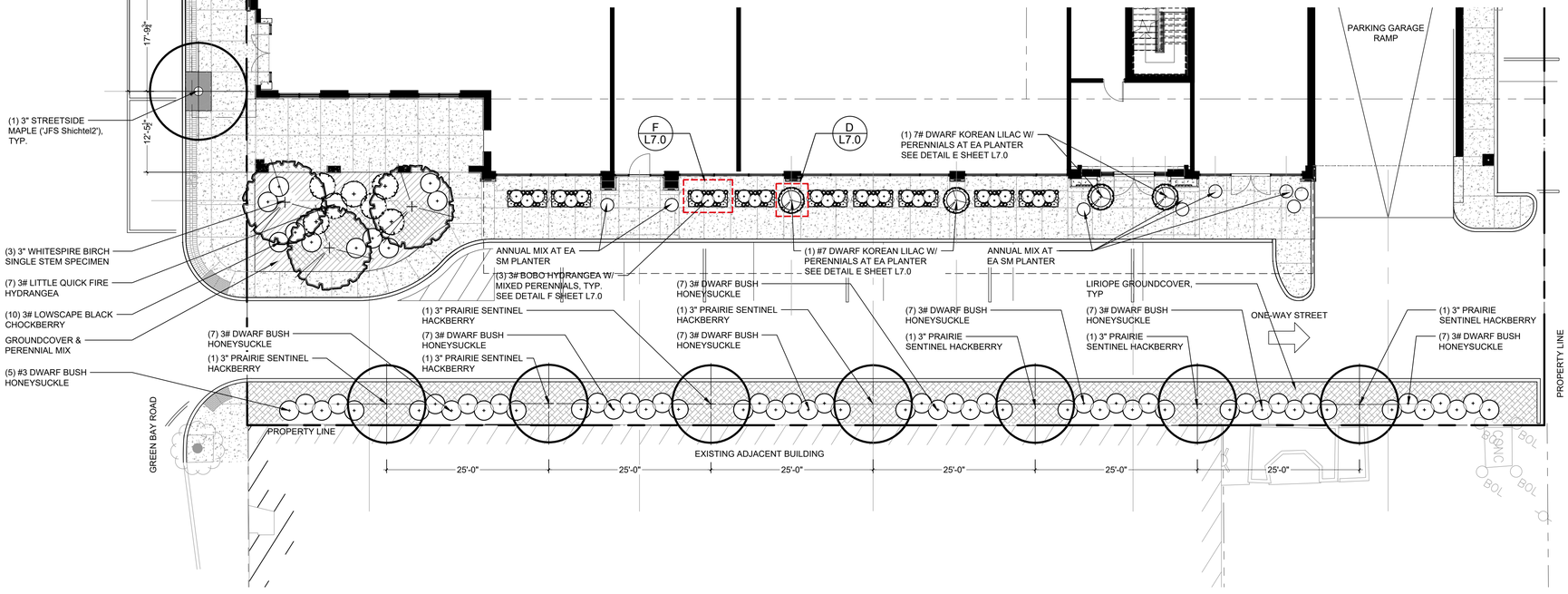
D TYP PLANTER 'A' PLANTING
1/2" = 1'-0"



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



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



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#	Date:	Description:	By:
	2026.03.03	Schematic Review	EC
	2026.03.23	Winnetka PD Review	EC
1	2026.05.07	PD Submission	EC

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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

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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

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N O R T H

DESIGN: EC
DRAFTED: EC
CHECKED: CB

SCALE: 1:10

0 5' 10' 20' 30'

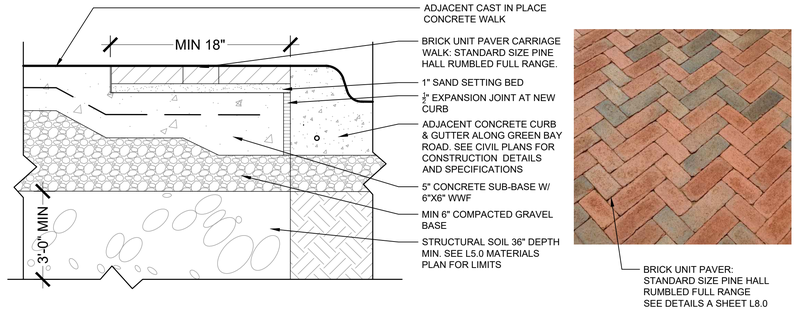
ISSUED DATE: 2026.02.24
PROJECT NO: TC26001

MAINTENANCE SPECIFICATIONS

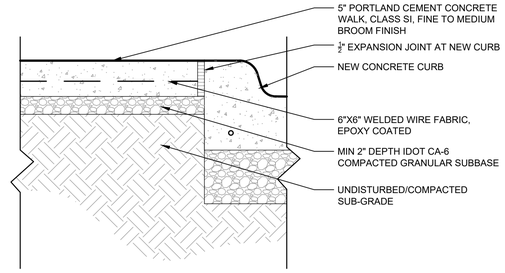
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NOT FOR CONSTRUCTION

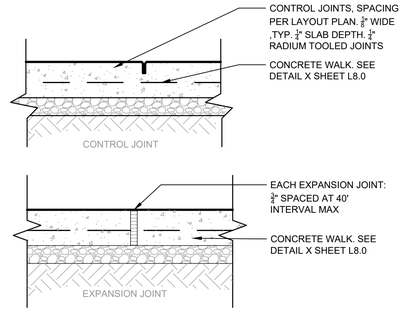
MARIANI PLOT STAMP: J:\01 Projects\2026\Tower Court_260001\04 Construction\20260501_Tower Ct_CDs



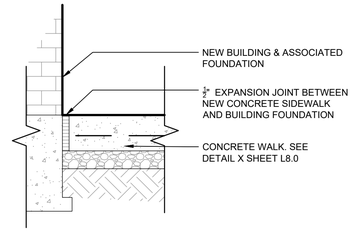
A BRICK UNIT PAVER CARRIAGE WALK
1 1/2" = 1'-0"



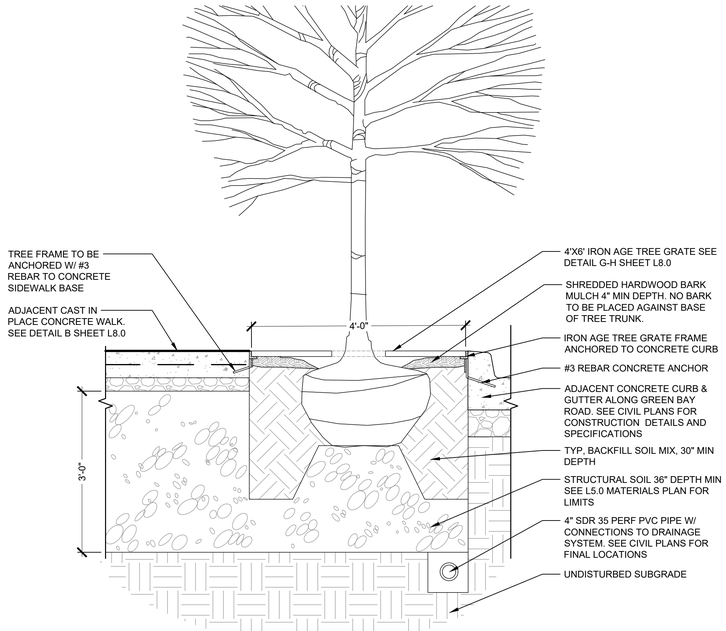
B CAST IN PLACE CONCRETE PAVING
1 1/2" = 1'-0"



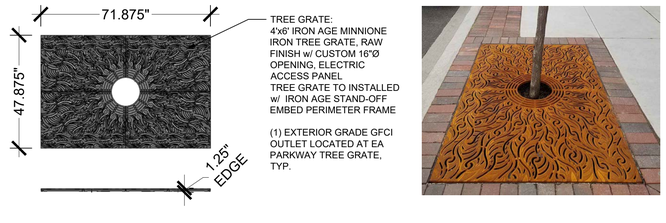
C CONCRETE JOINTS, TYP.
1 1/2" = 1'-0"



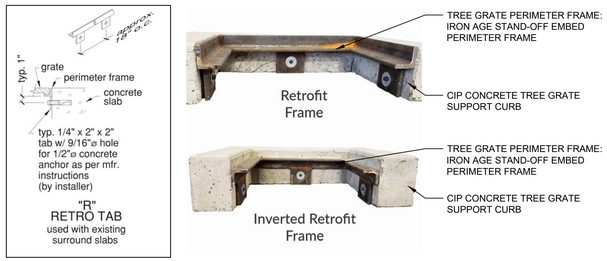
D CONCRETE JOINT AT BUILDING
1 1/2" = 1'-0"



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



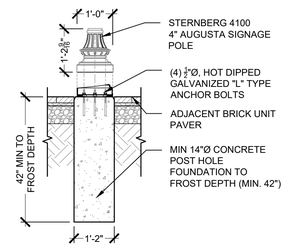
F IRON TREE GRATE
NTS

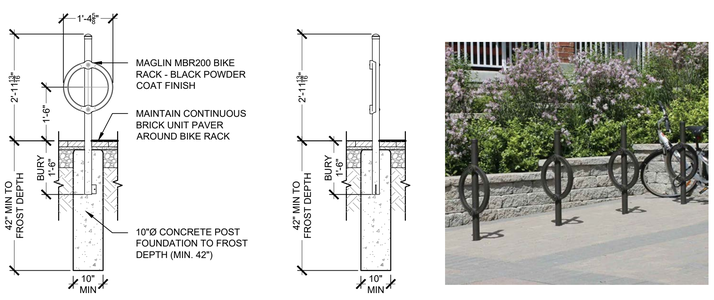


G TREE GRATE PERIMETER FRAME
NTS



H PEDESTRIAN SIGNALIZED CROSSING
NTS





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



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

K DETECTABLE WARNING PLATES
NTS

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TOWER COURT CONDOMINIUMS

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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

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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.

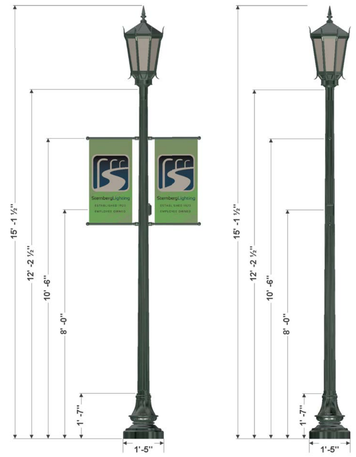
Wind Load Evaluation
This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 90 mph
Gust Factor: 1.14

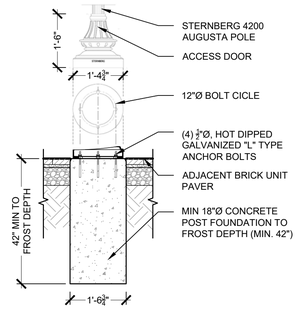
Arms and Accessory	Orientation
USB / Duplex Receptacle (USB LPIUC)	0
Double Banner Arm (DBA)	0, 180

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

A PEDESTRIAN LIGHT POLE
NTS



B PEDESTRIAN LIGHT POLE
NTS



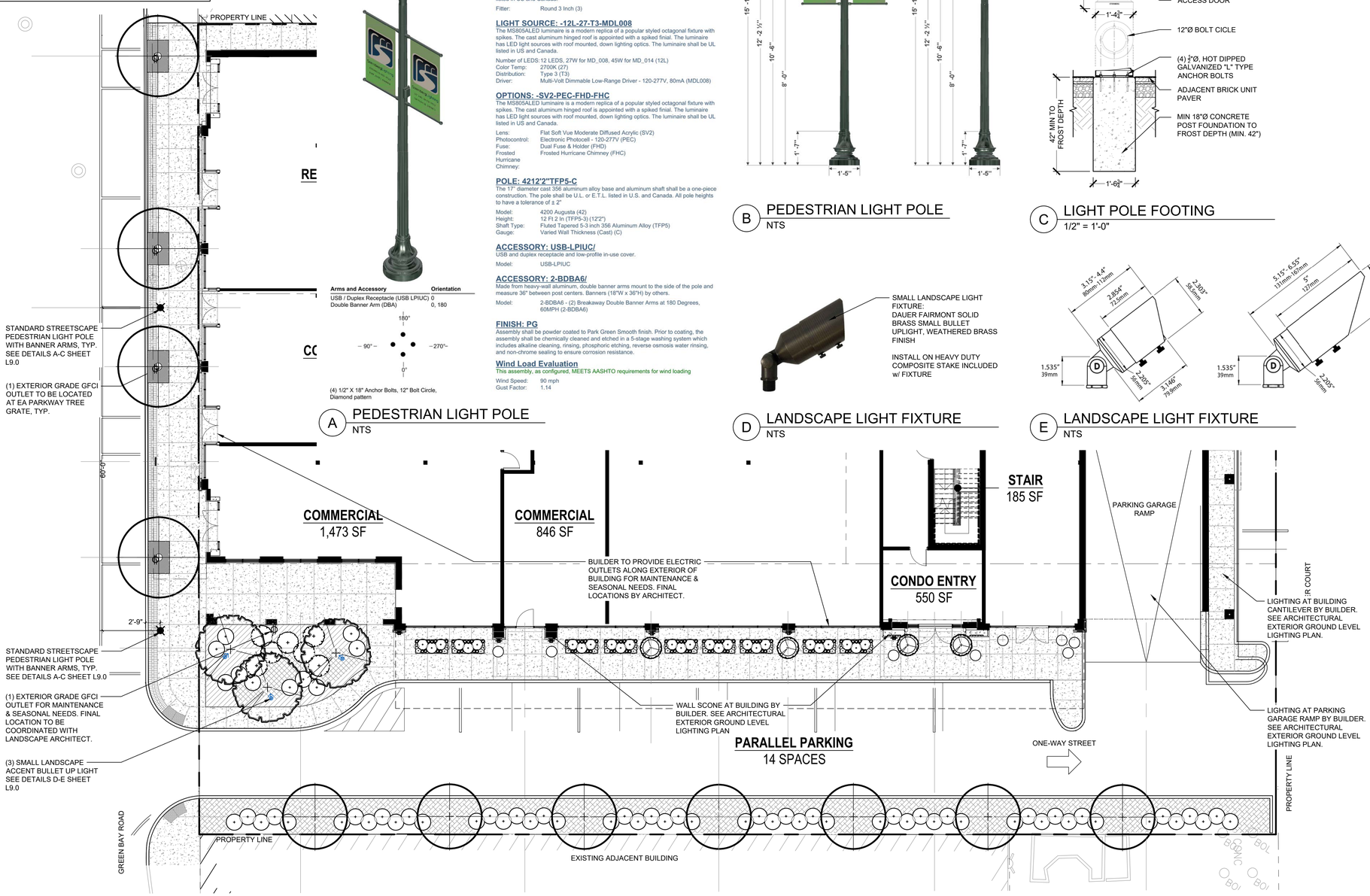
C LIGHT POLE FOOTING
1/2" = 1'-0"

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



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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

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CLIENT:

TOWER COURT CONDOMINIUMS

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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

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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

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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.

Vanderstappen Land Surveying, Inc.
5125 N. Western Ave.
Chicago, Illinois 60625
ph. 815.337.3118 fax 815.337.3414
Illinois professional design firm #184.005292

03/11/26 (R4) 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

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
PID DW1219
ELEV=870.84 NAVD88

SITE BENCHMARK
FIRE HYDRANT
ARROW BOLT
ELEV=869.44 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 #25042R5 REVISION COMPLETED: 07/29/2025

UTILITY LINE LEGEND

SANITARY SEWER	
WATER MAIN	
STORM SEWER	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
GAS LINE	
OVERHEAD UTILITIES	

LEGEND

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

SCALE: 1" = 10'

ELEVATIONS: TOWER COURT MONUMENTAL 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. TPO
JOB NO.: 250923
FIELDWORK COMP.: 12/01/25 SHT. ___ PG. ___
(UNITS NOTED TO BE IN U.S. SURVEY FEET)

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

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Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:
GRADING AND PAVING PLAN

Sheet No:
C400



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
781	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

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*

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Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

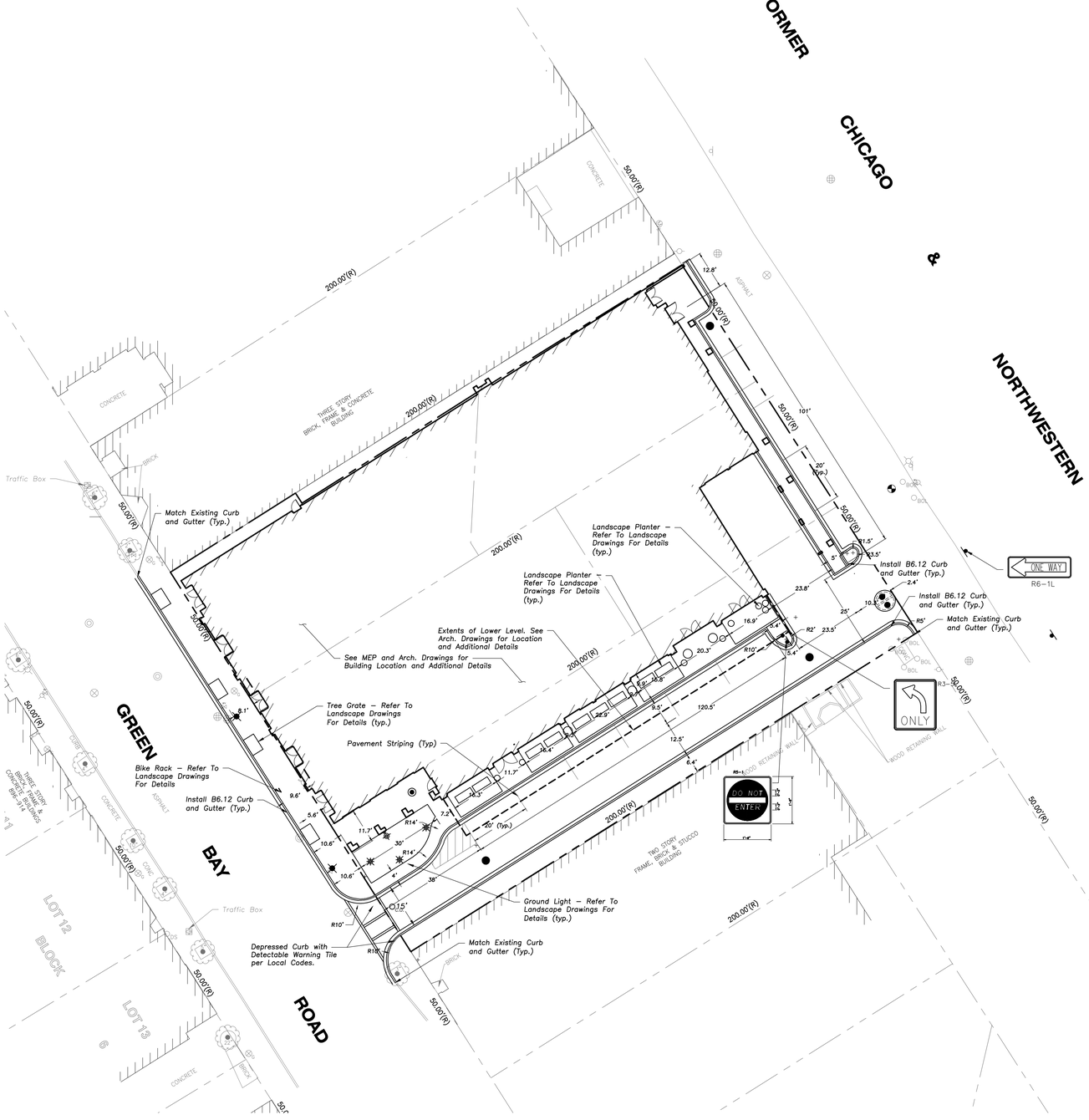
SITE DEMOLITION PLAN

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



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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	

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Design By:	Approved By:	Date:
AM	TB	03.24.2026

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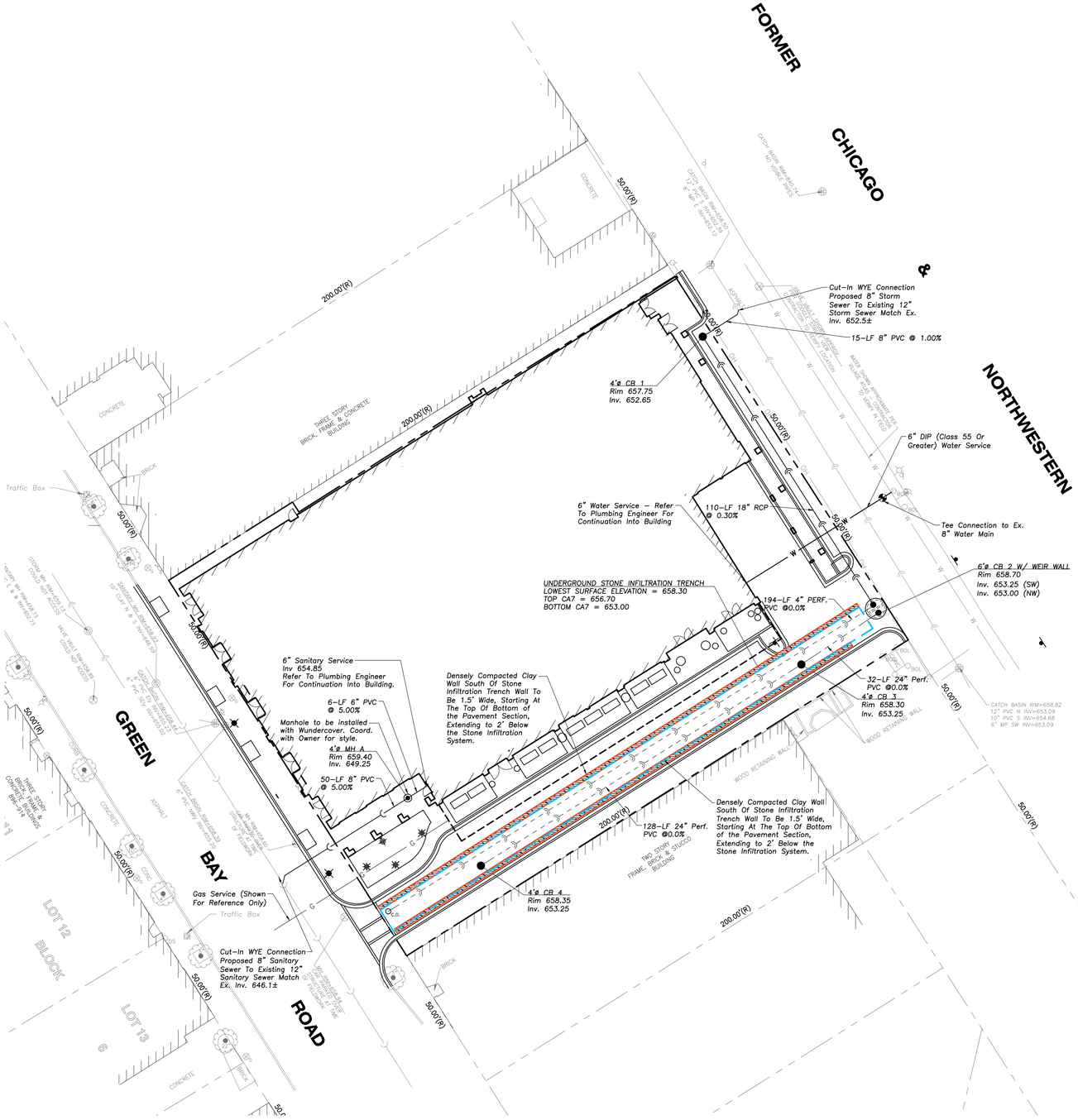
SITE GEOMETRY PLAN

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.

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PROJECT BENCHMARKS

Basis of Bearing: IL East Zone NAD83 (2011)

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

GENERAL NOTES

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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
~~BS 782.10~~	~~Sidewalk Elevation~~	~~W 782.10~~
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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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

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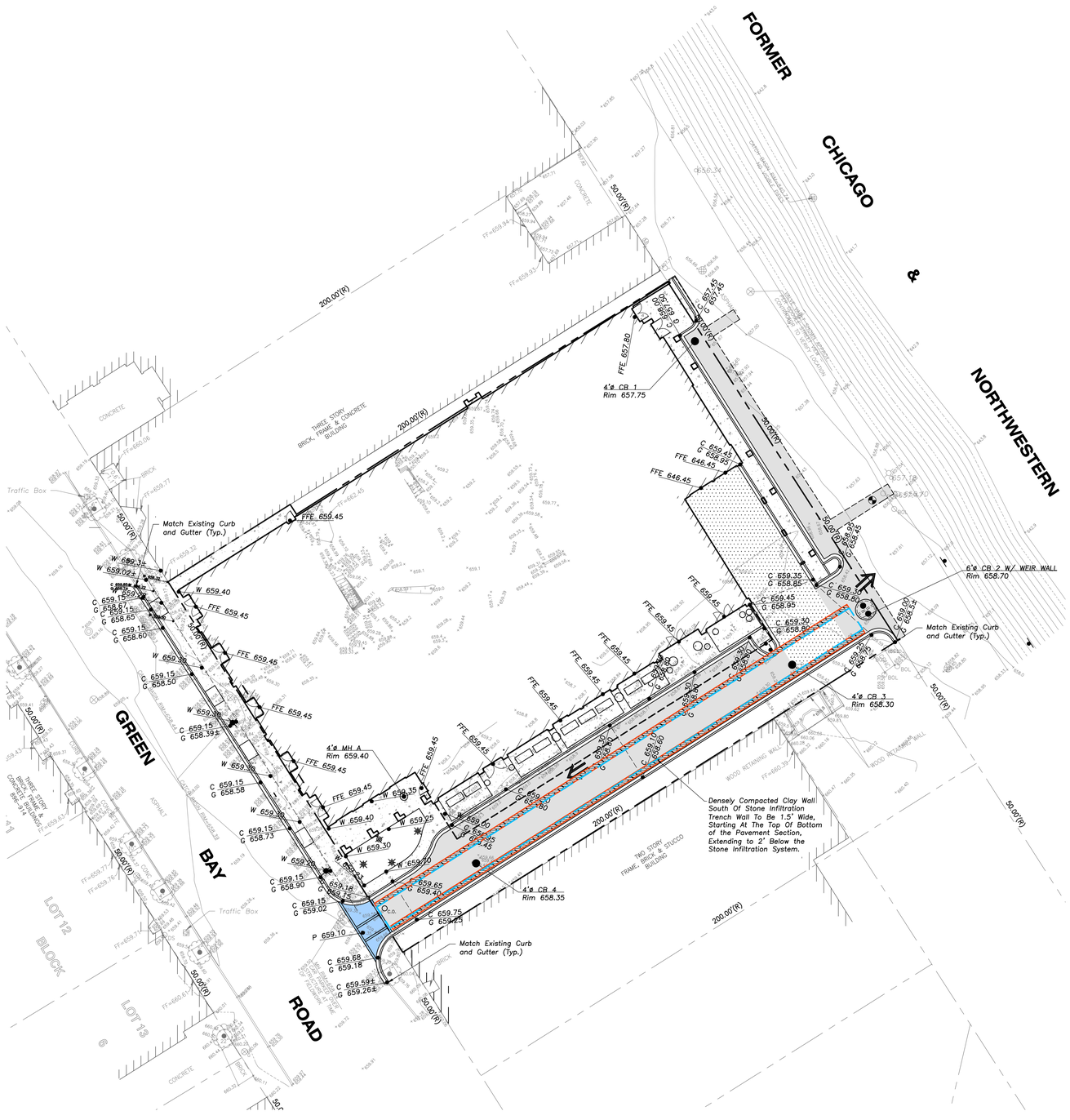
SITE UTILITY PLAN

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

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062-068881
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STATE OF ILLINOIS

EXPIRATION DATE: 11/30/27

No.	Date	Description
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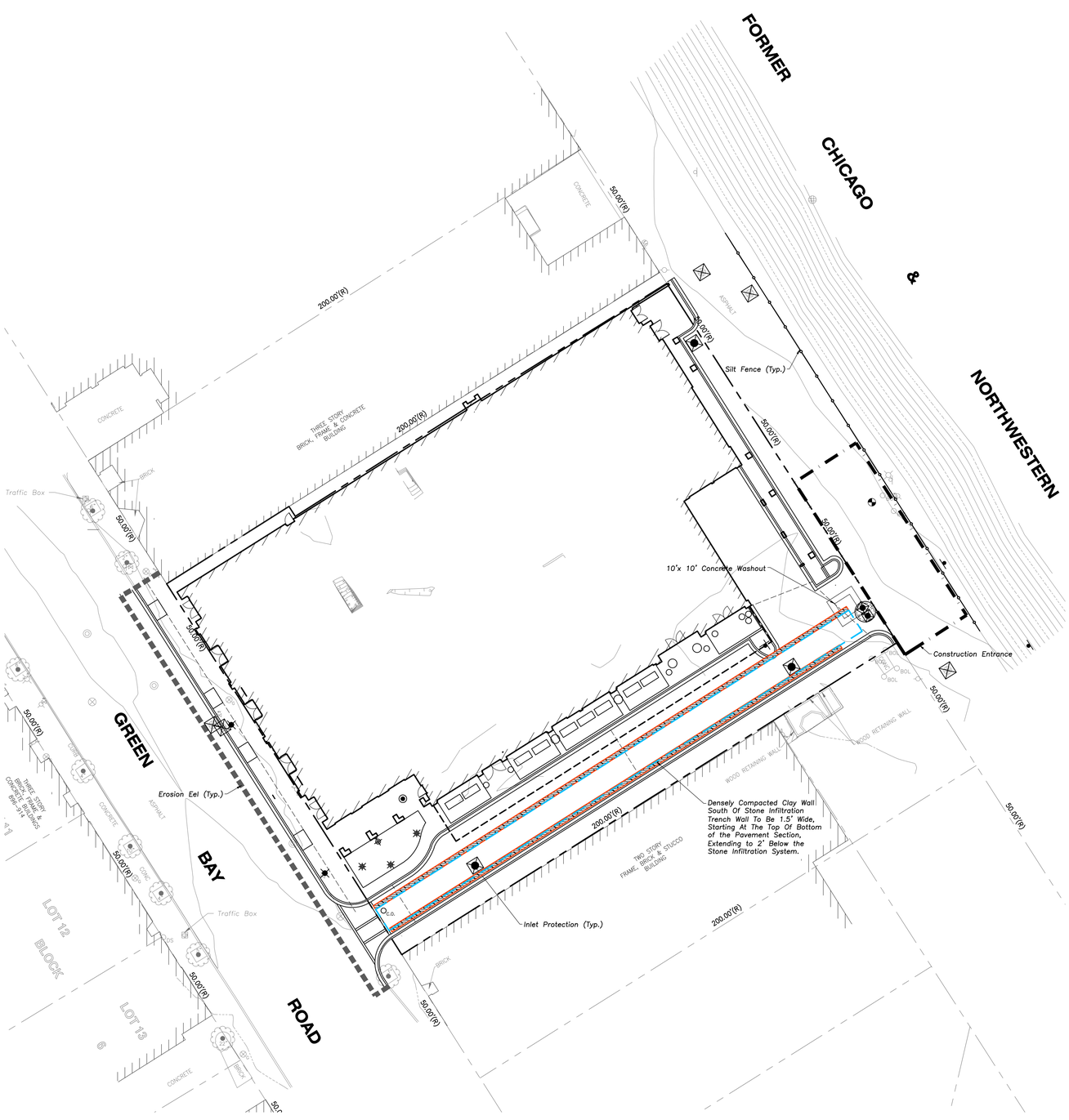
GRADING AND PAVING PLAN

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

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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	
O_E	Electric Manhole	
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	Light Pole	
V_W	Water Valve	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
O_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)

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AM	TB	03.24.2026

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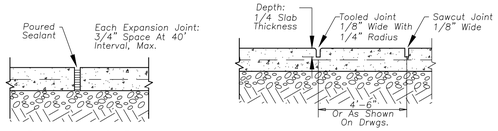
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C500

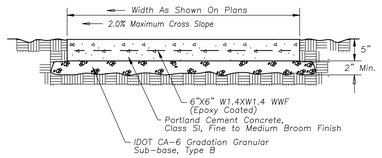
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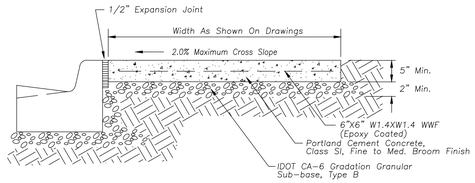
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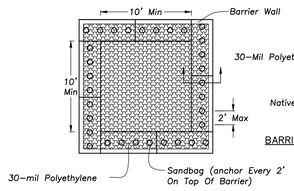
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CONTROL JOINT

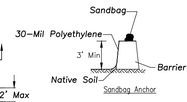




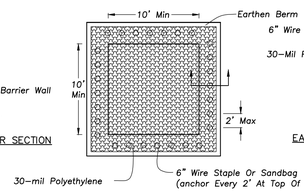
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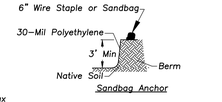
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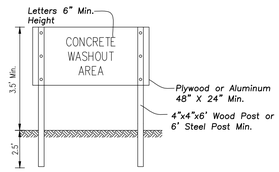
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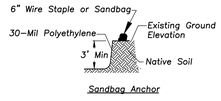
EARTHEN TYPE OPTION



EARTHEN BERM ANCHOR SECTIONS



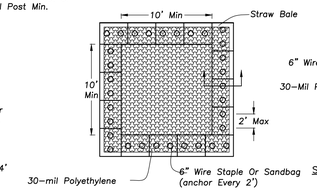
SIGN DETAIL



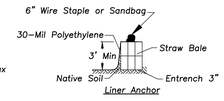
SUBGRADE ANCHOR SECTIONS

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

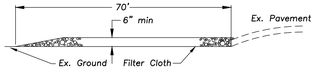
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

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.

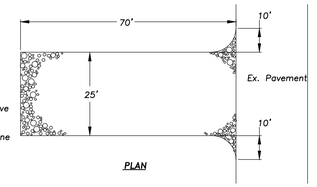
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

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.



PROFILE

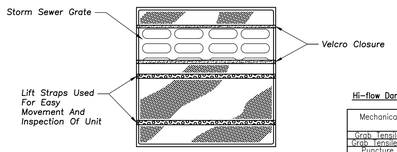


PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

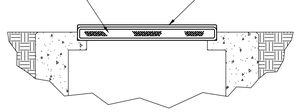
Dandy Bag



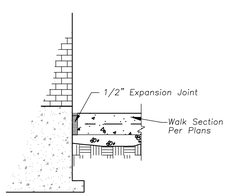
Note: The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

Hi-flow Dandy Bag (safety Orange)

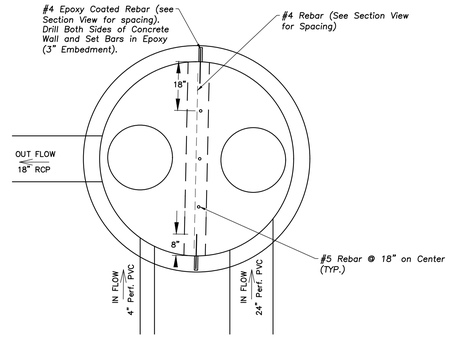
Mechanical Properties	Test Method	Units	Marv
Grab Tensile Strength	Astm D 4632	Kn (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	Astm D 4632	%	21 X 10
Puncture Strength	Astm D 4833	Kn (lbs)	0.40 (90)
Mullen Burst Strength	Astm D 3786	Kpa (psi)	2067 (4500)
Trapezoid Tear Strength	Astm D 4533	Kn (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



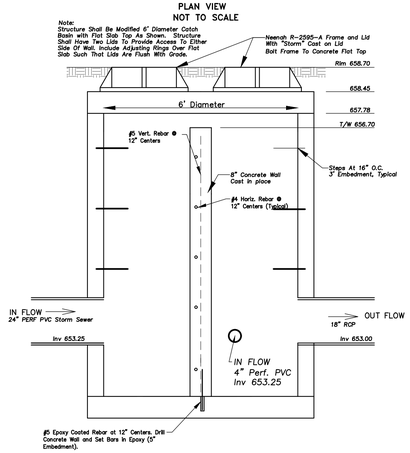
DANDY BAG INLET SEDIMENT CONTROL DEVICE



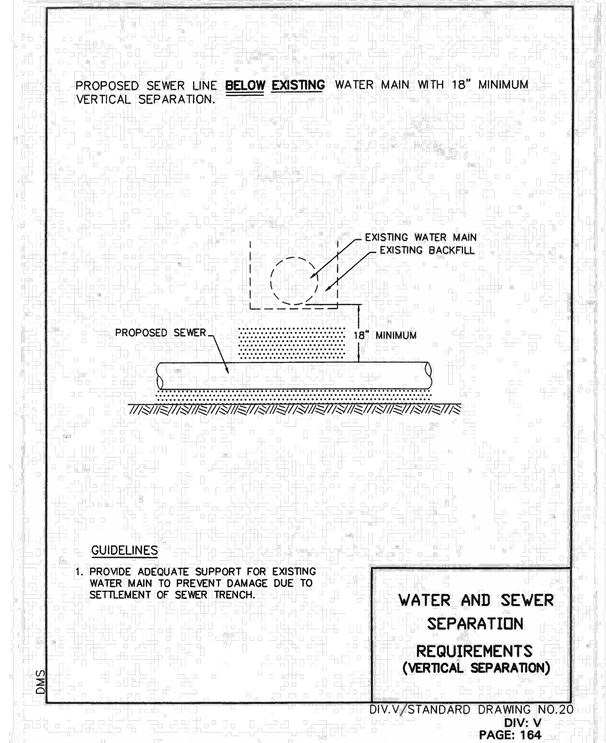
WALK ADJACENT TO BUILDING



PLAN VIEW
NOT TO SCALE



WEIR STRUCTURE CB2



ERIKSSON ENGINEERING ASSOCIATES, LTD.
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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

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Design By:	Approved By:	Date:
AM	TB	03.24.2026

Sheet Title:

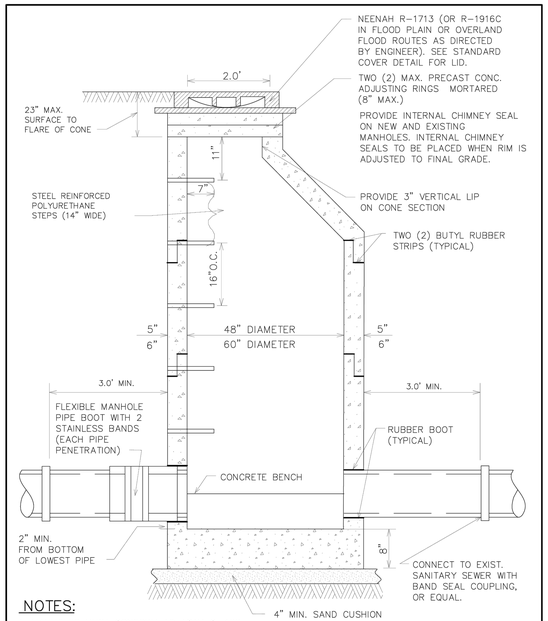
SITE DETAILS

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



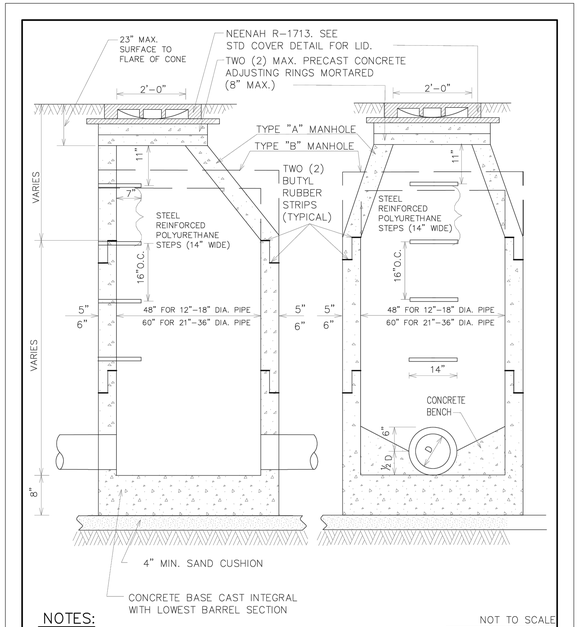
NOTES:

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



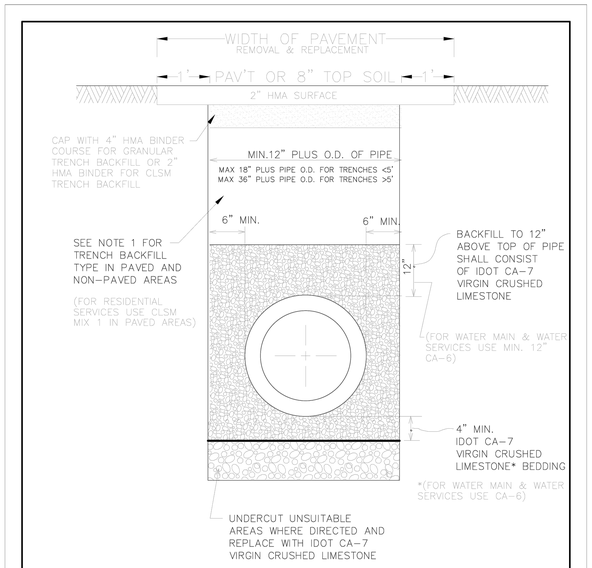
NOTES:

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



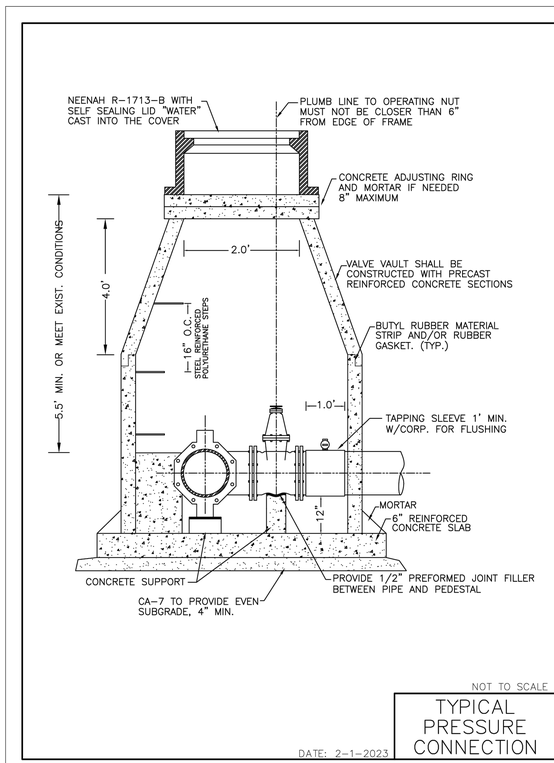
NOTES:

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

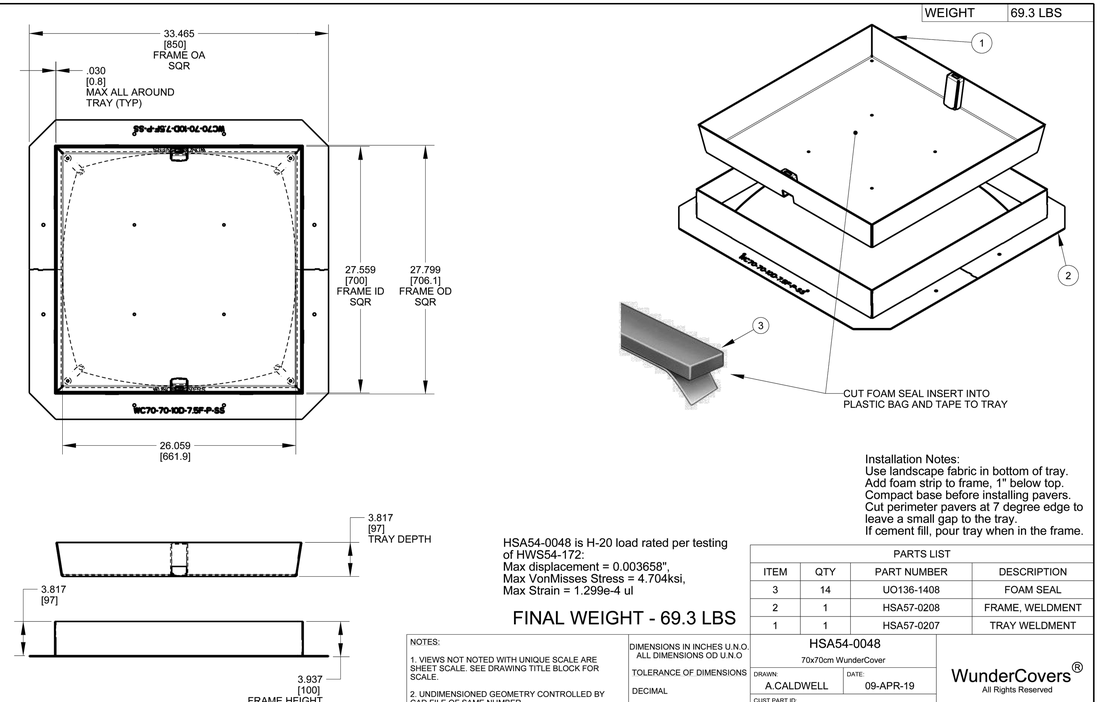
TYPICAL PIPE TRENCH DETAIL



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

REVISION HISTORY

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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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
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RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST

Luminaire Schedule

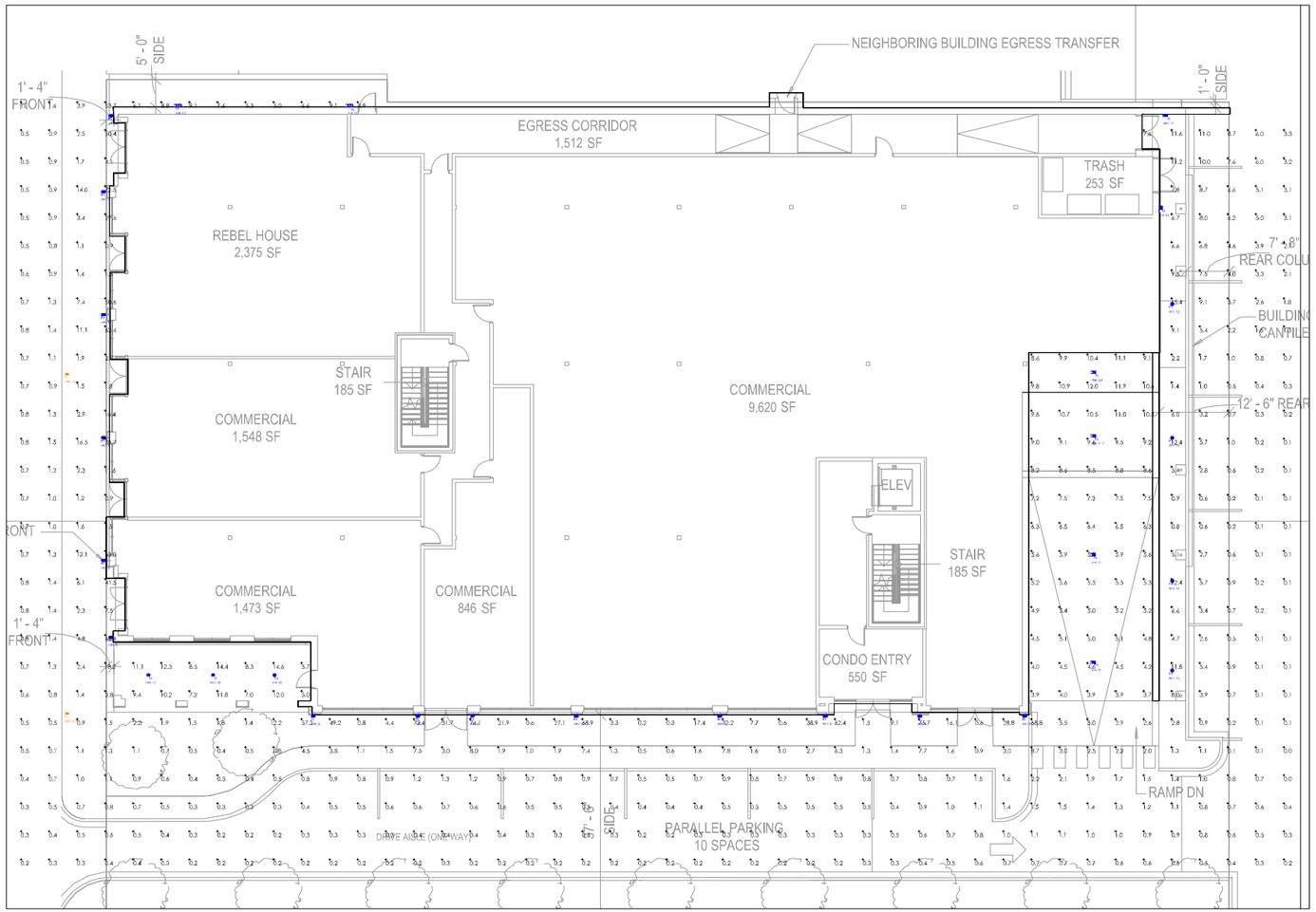
Symbol	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF	Description
	F1	Insight Lighting	SSL_MO_30K_55°	Single	N.A.	0.900	SSL_MO_30K_55°
	F2	DALS Lighting	LEDWALL-H	Single	894.76	0.900	LEDWALL-H
	F3	LEDRA BRANDS	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH	Single	N.A.	0.900	NU6-RD-SW-15LM-30K-80-50D-HET-WH-WH
	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

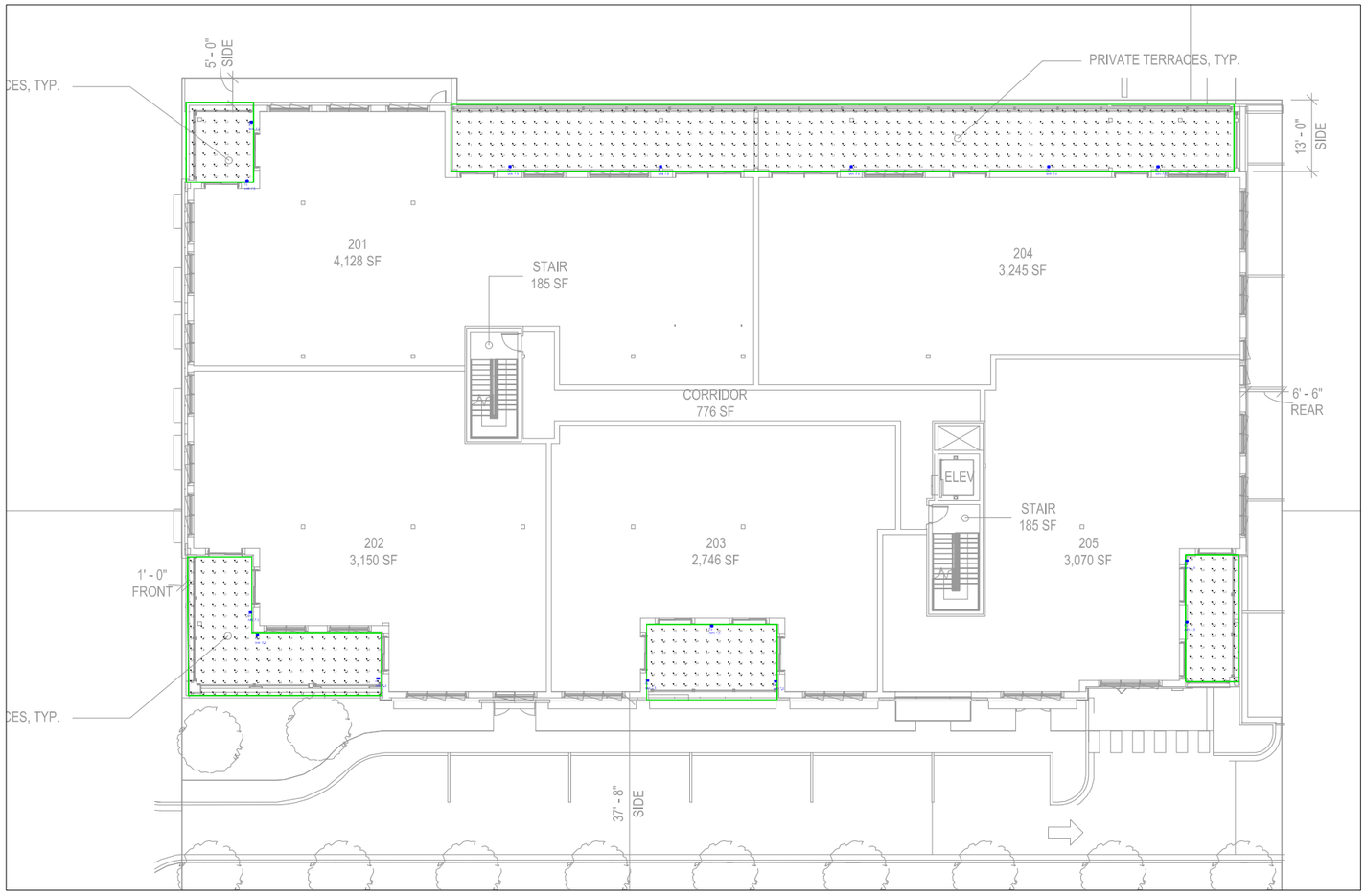
Calculation Summary

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
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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

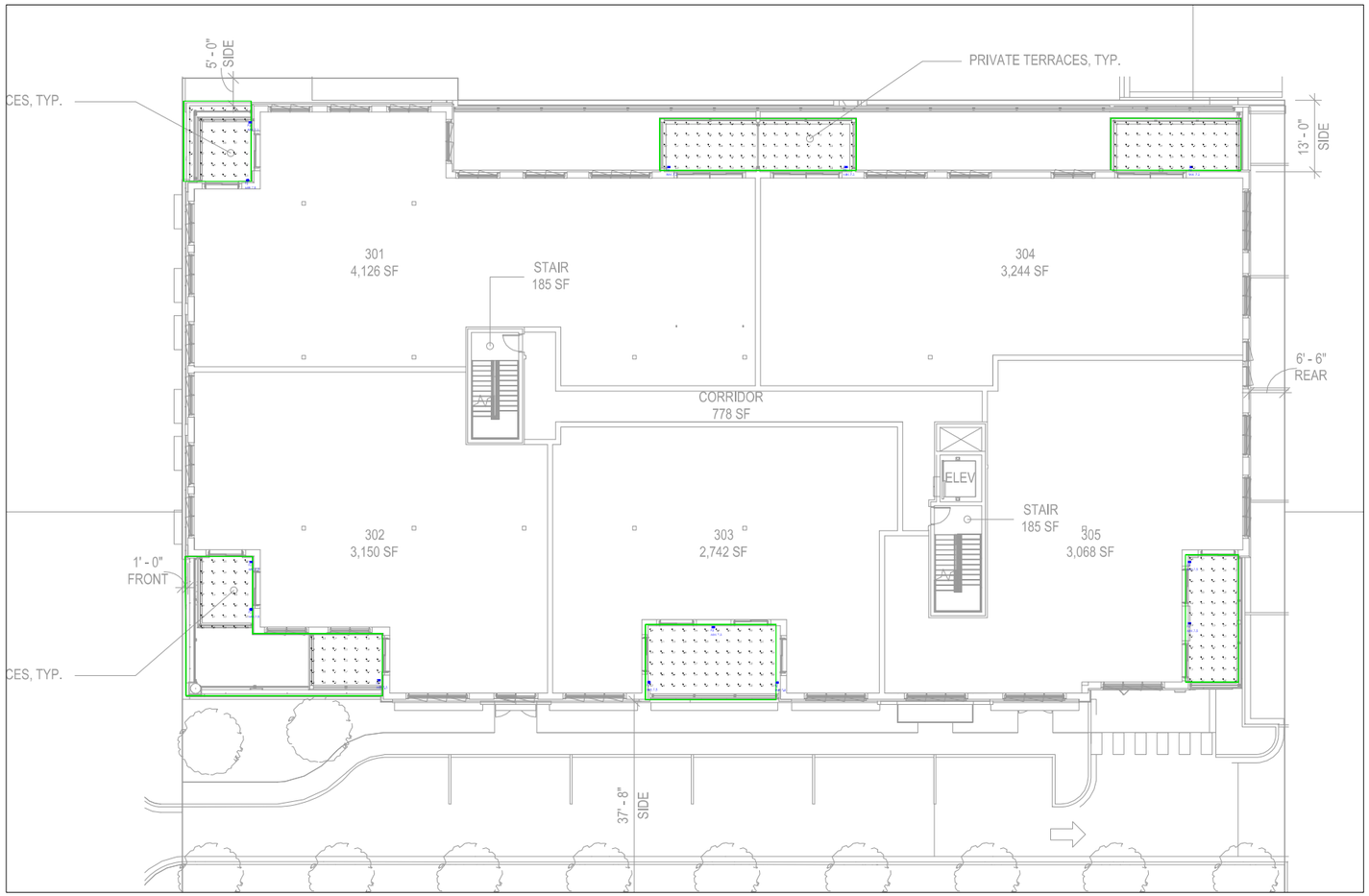
WA ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

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

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

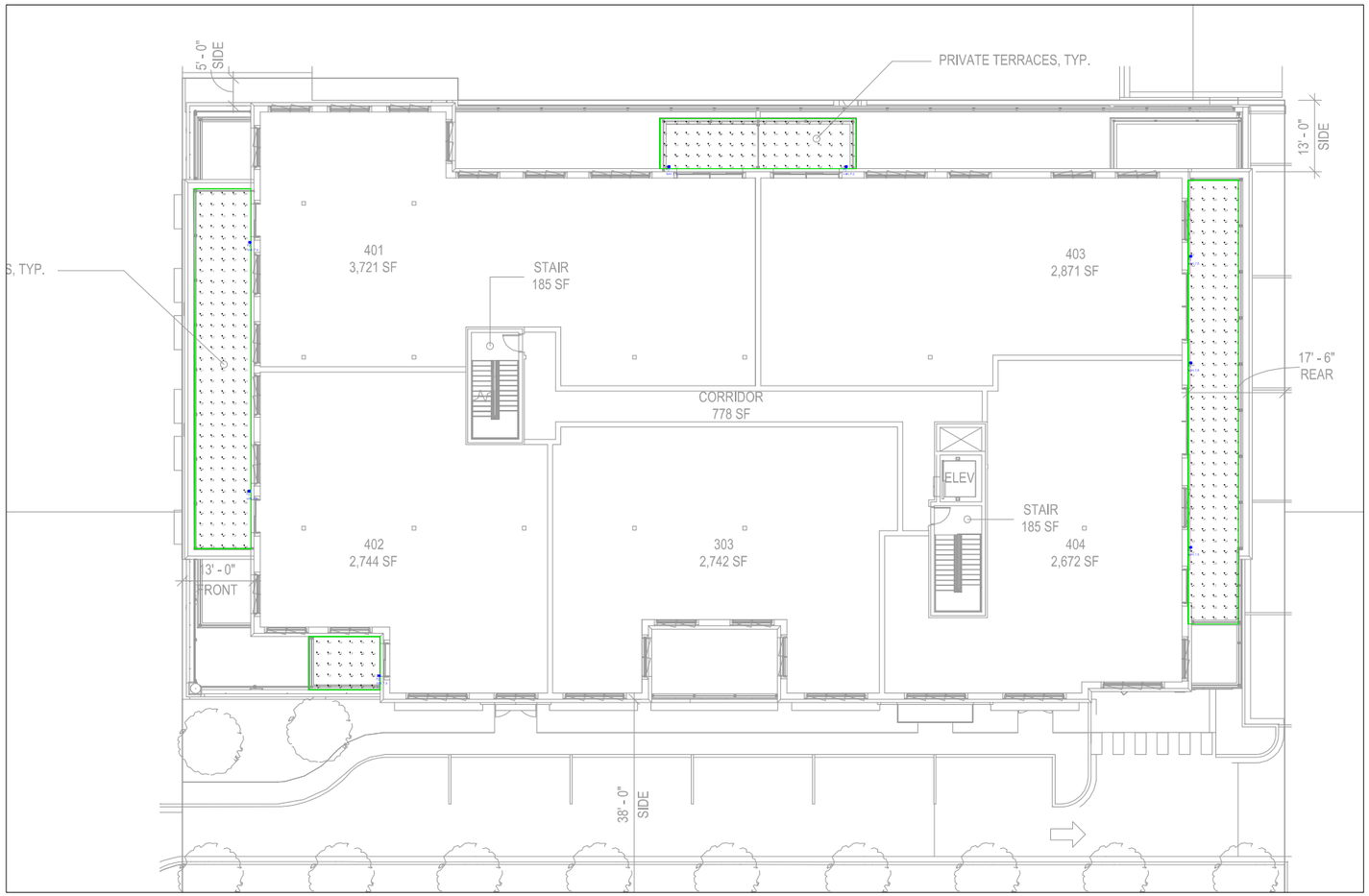
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

1011 Tower Court, Winnetka, IL
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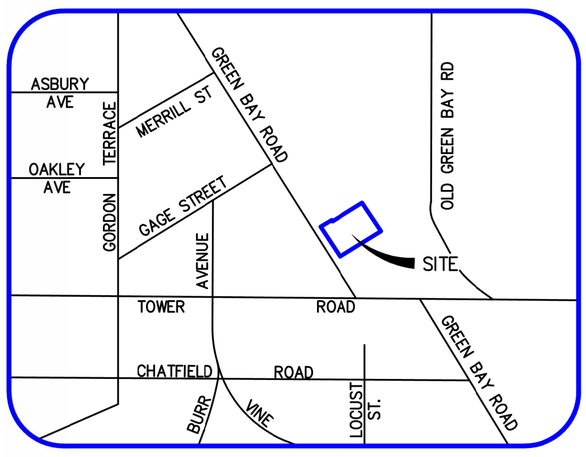
LEVEL 4 - ILLUMINATION CALC: 3/32"=1'-0"

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"

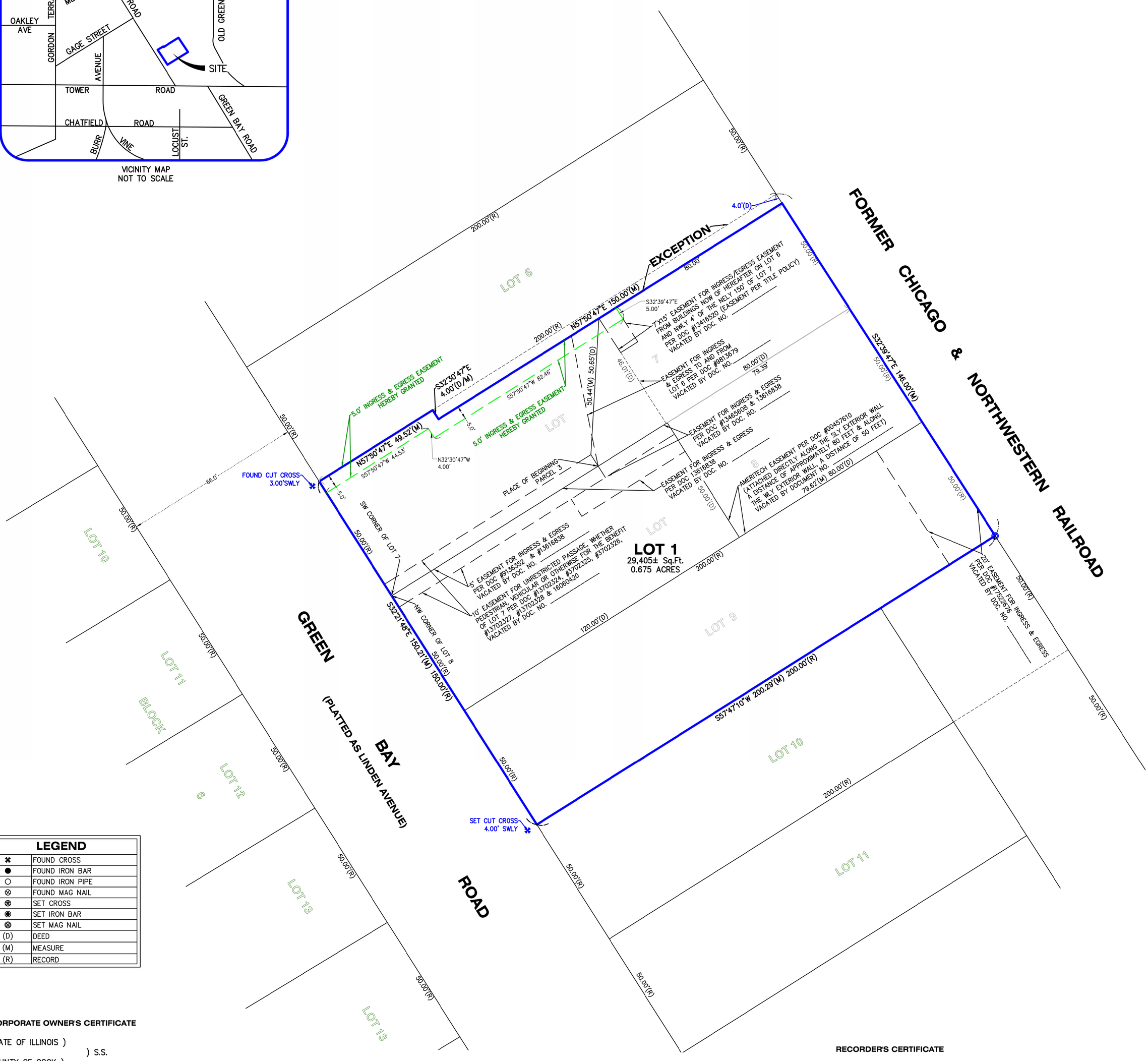
FINAL PLAT OF
TOWER COURT CONSOLIDATION

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'

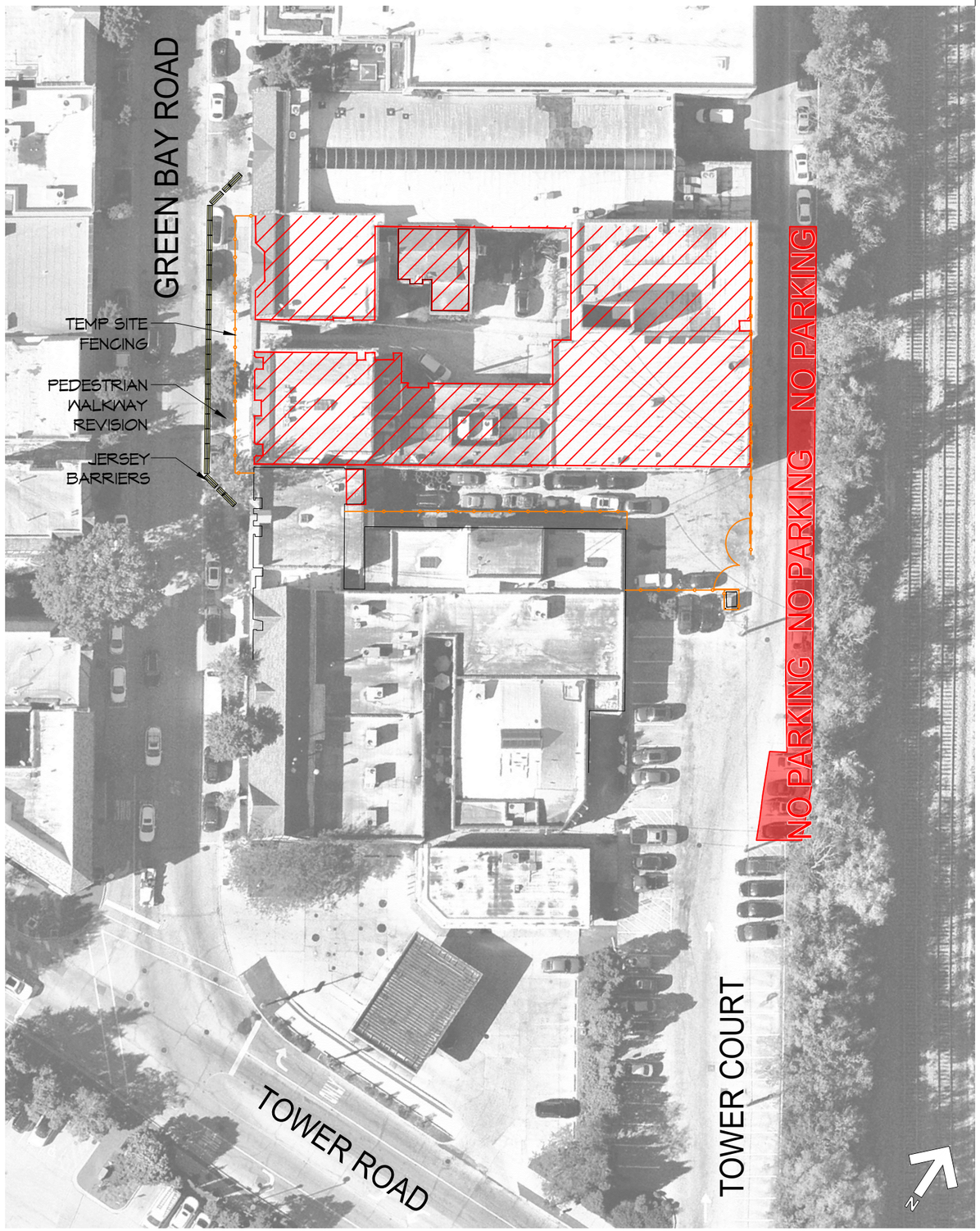
N

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

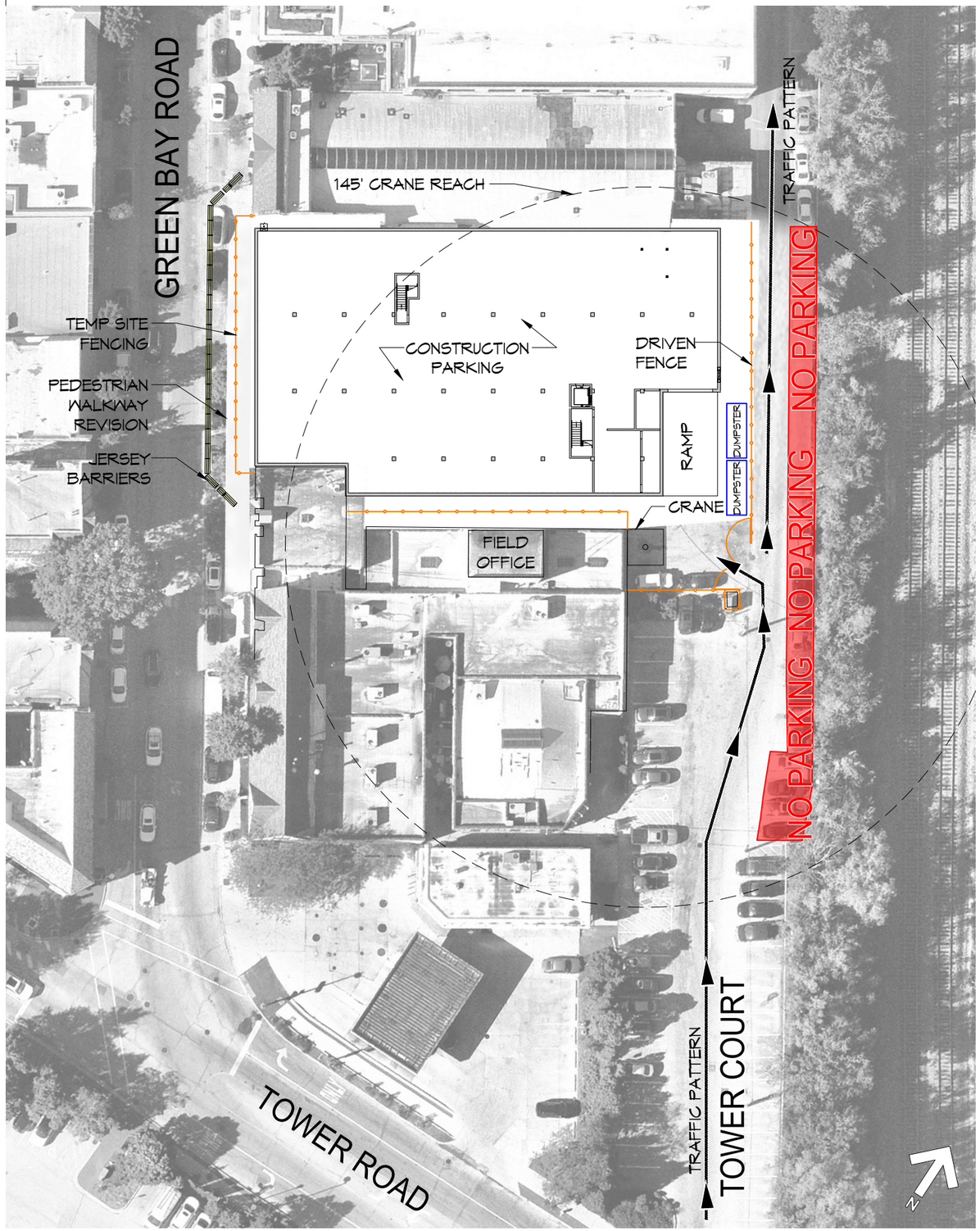
REVISIONS			
NO.	DATE	DESCRIPTION	BY

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



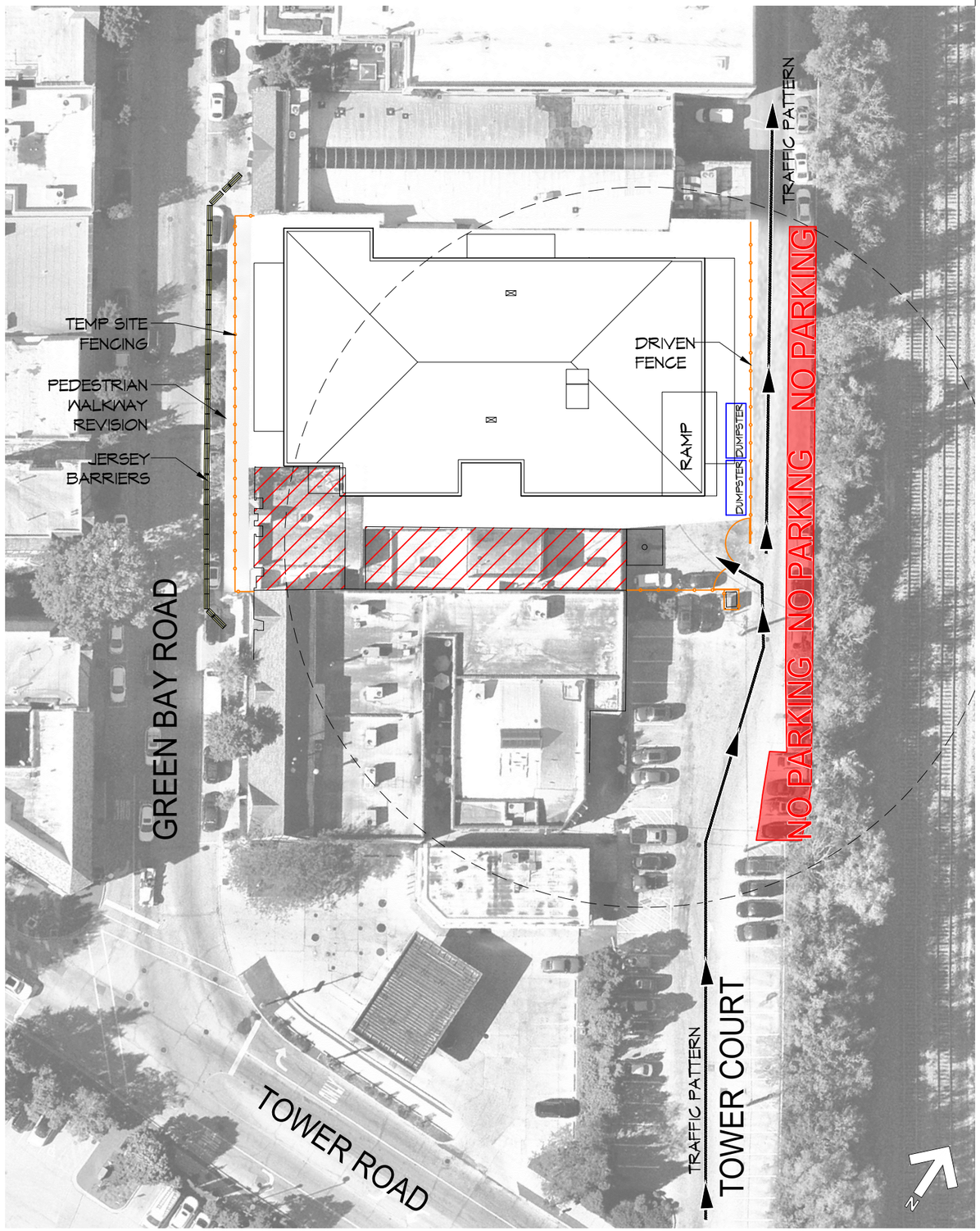
2 EXCAVATION PHASE

ALTOUNIAN CONSTRUCTION

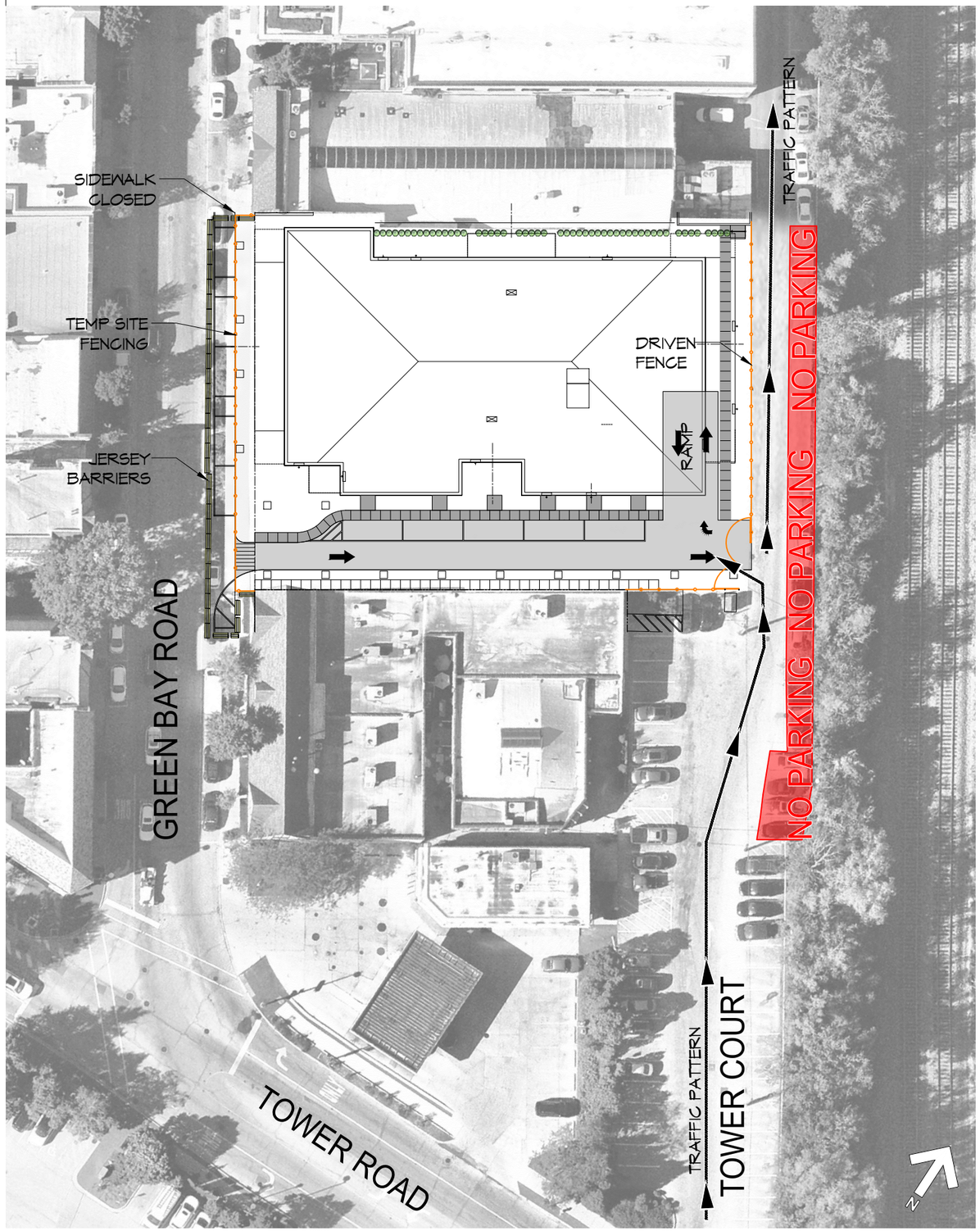
0 25' 50' 100'

SCALE: 1" = 50'

TOWER COURT
CONSTRUCTION LOGISTICS PLAN
March 24, 2026



3 SECONDARY DEMO



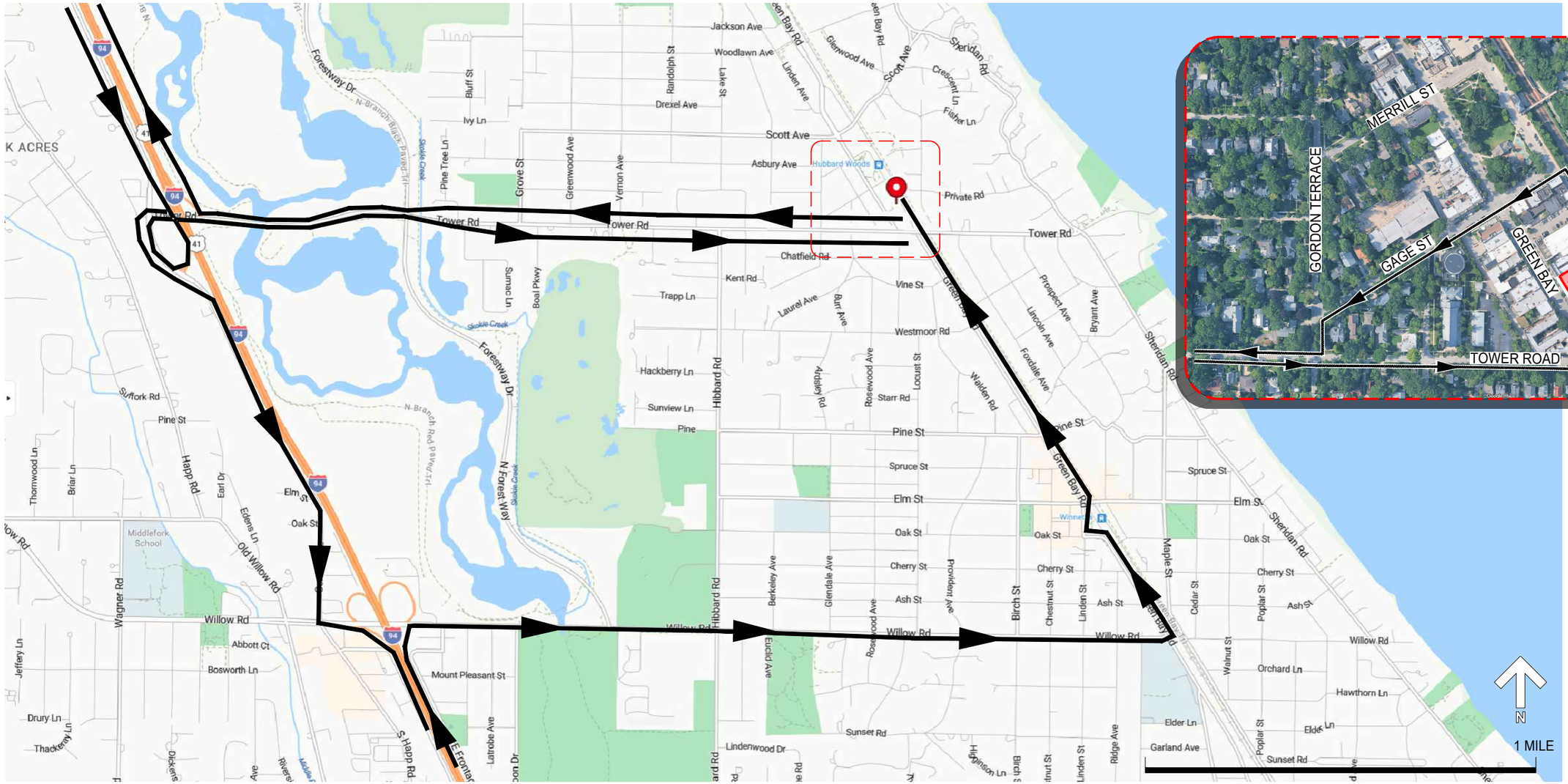
4 SITE WORK

ALTOUNIAN CONSTRUCTION

0 25' 50' 100'

SCALE: 1" = 50'

TOWER COURT
CONSTRUCTION LOGISTICS PLAN
March 24, 2026

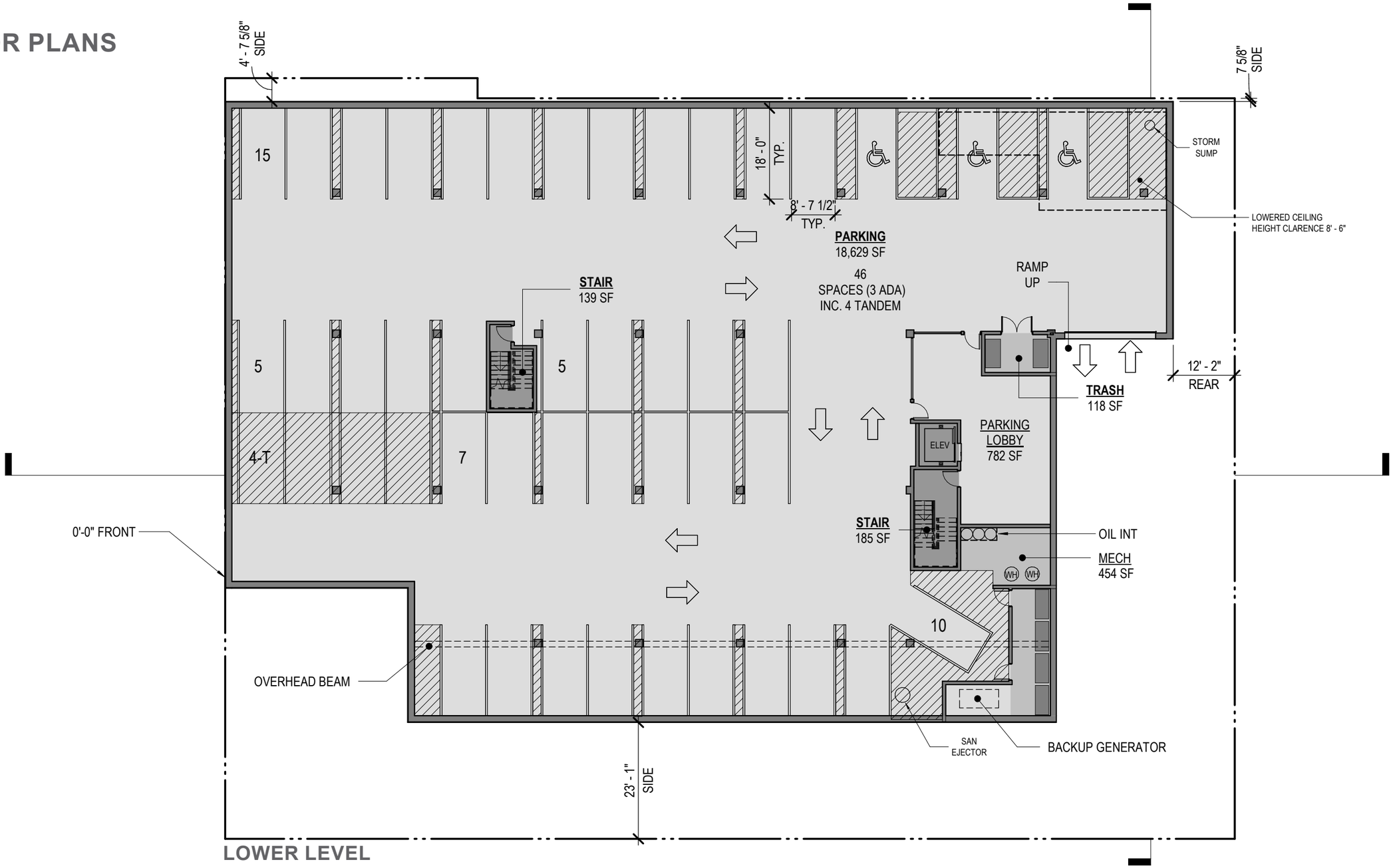


PRIMARY TRUCK ROUTE

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

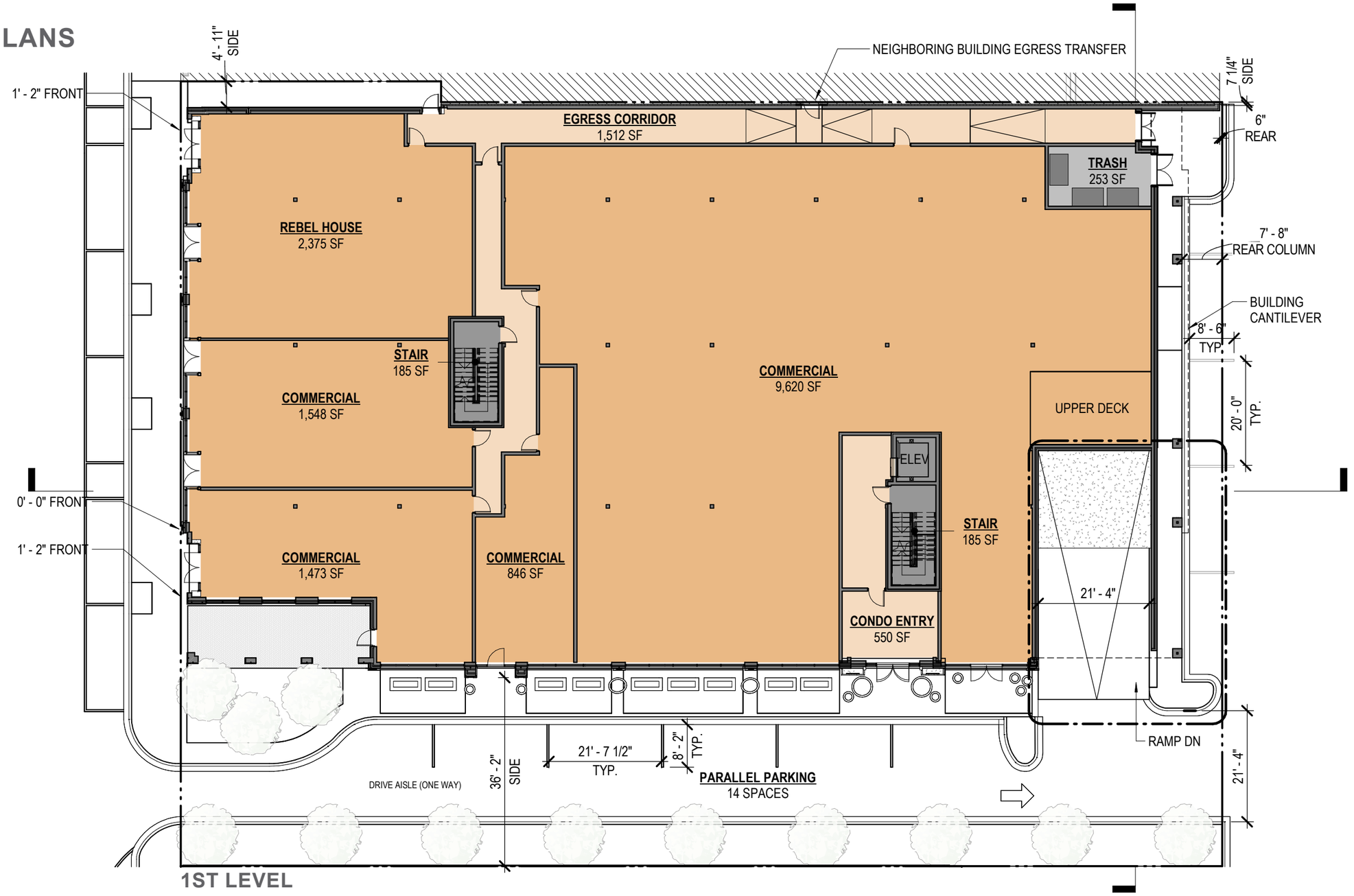
TOWER COURT WINNETKA LLC

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

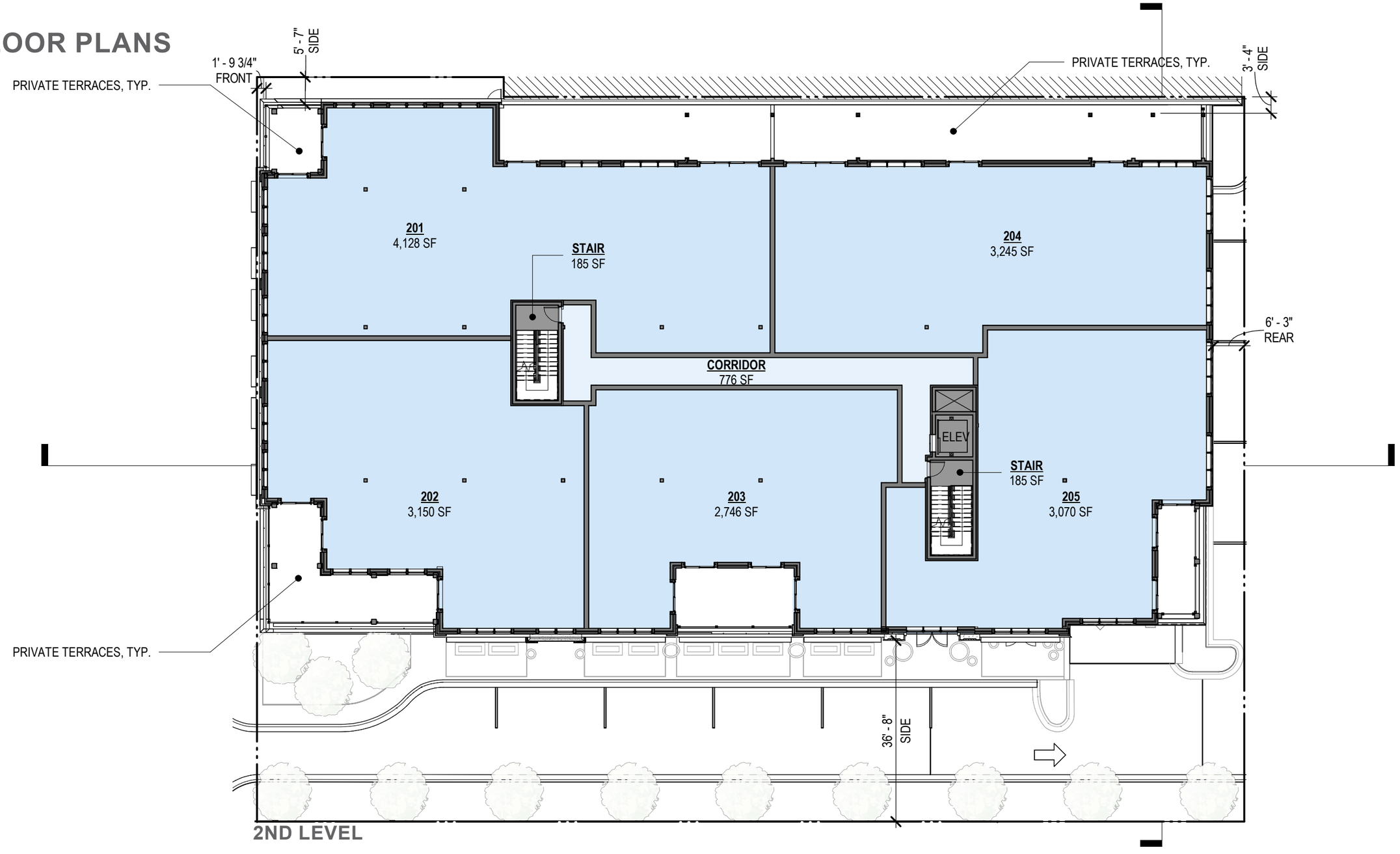
TOWER COURT WINNETKA LLC

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

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

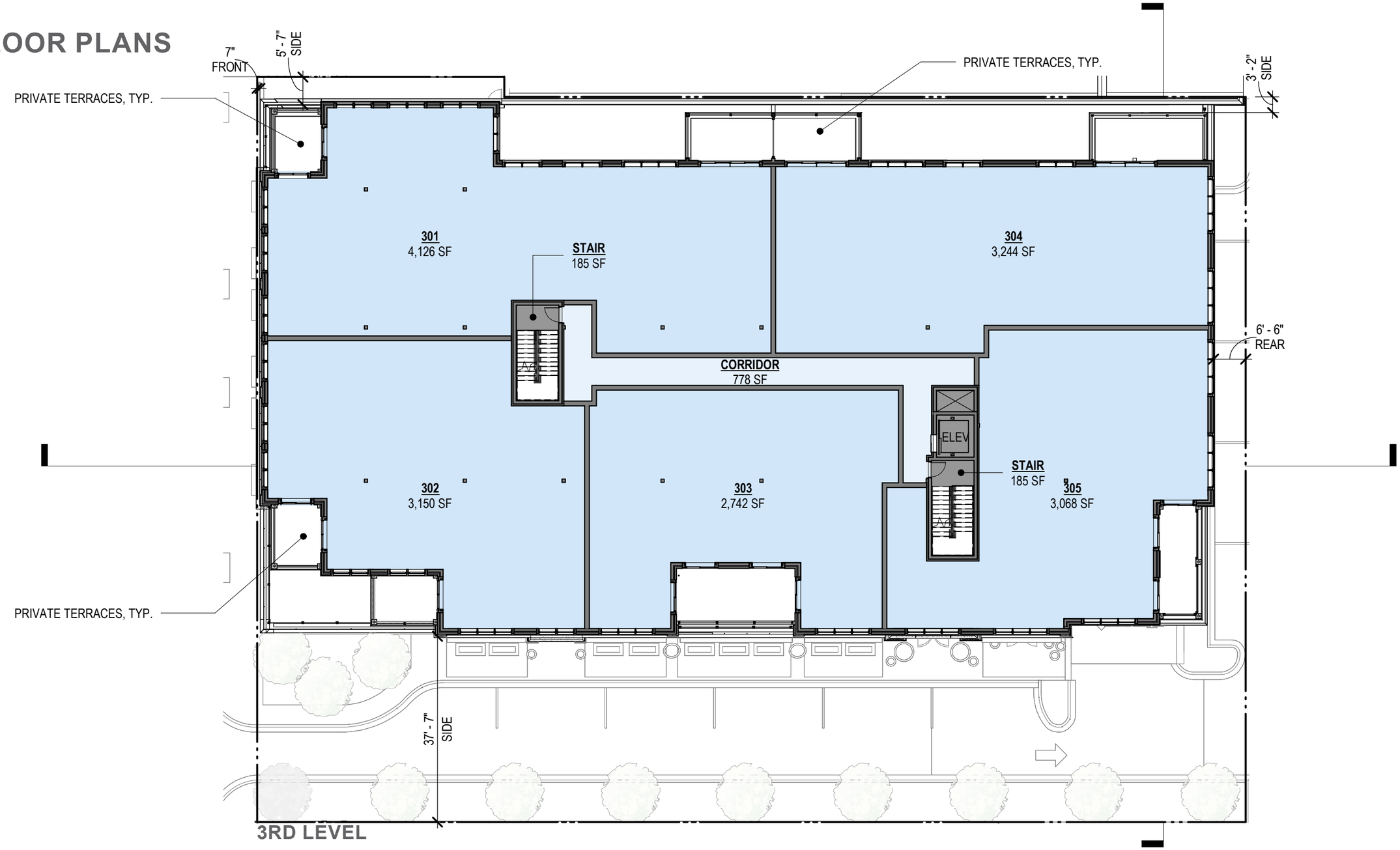
PROJECT

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

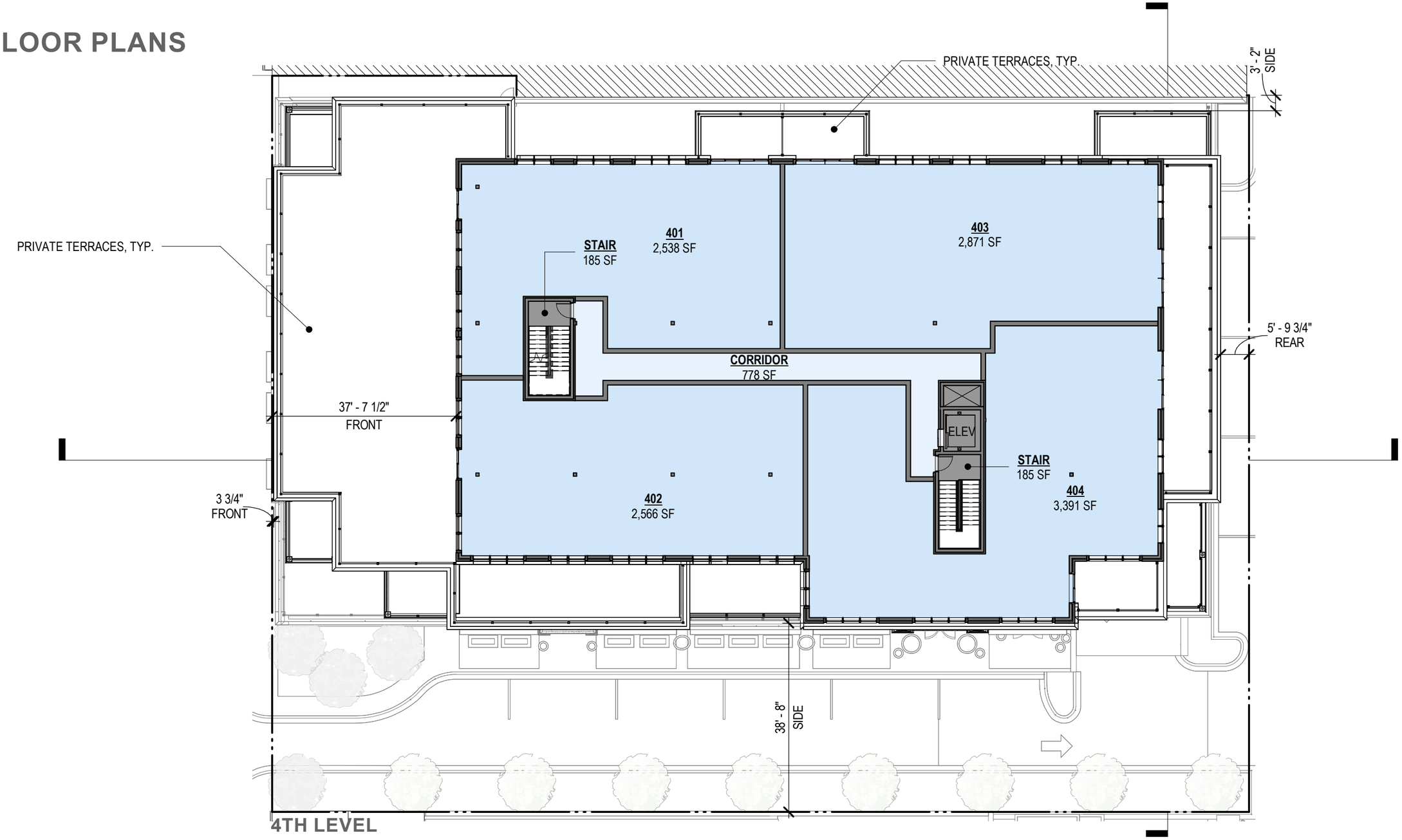
TOWER COURT WINNETKA LLC

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

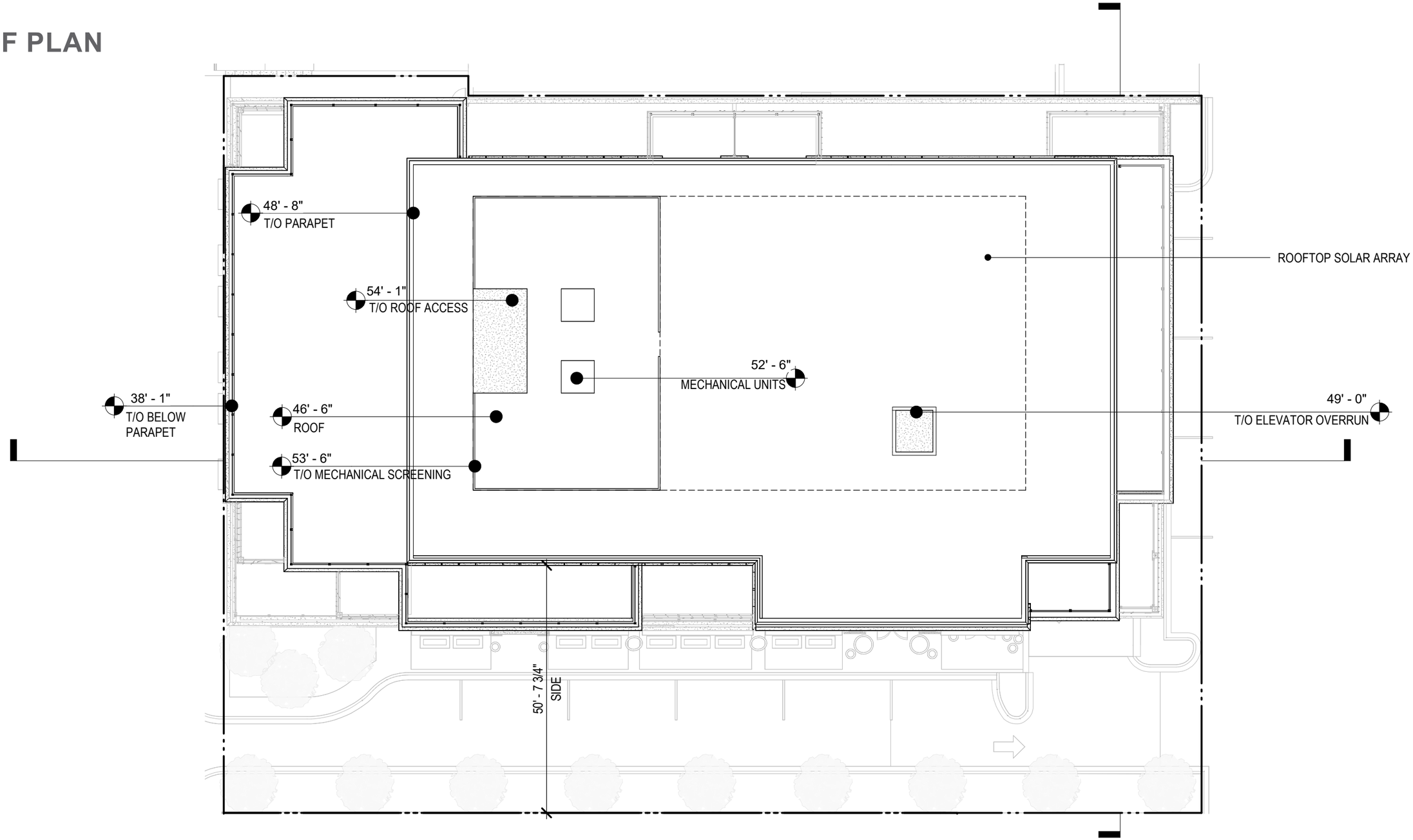
PROJECT

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

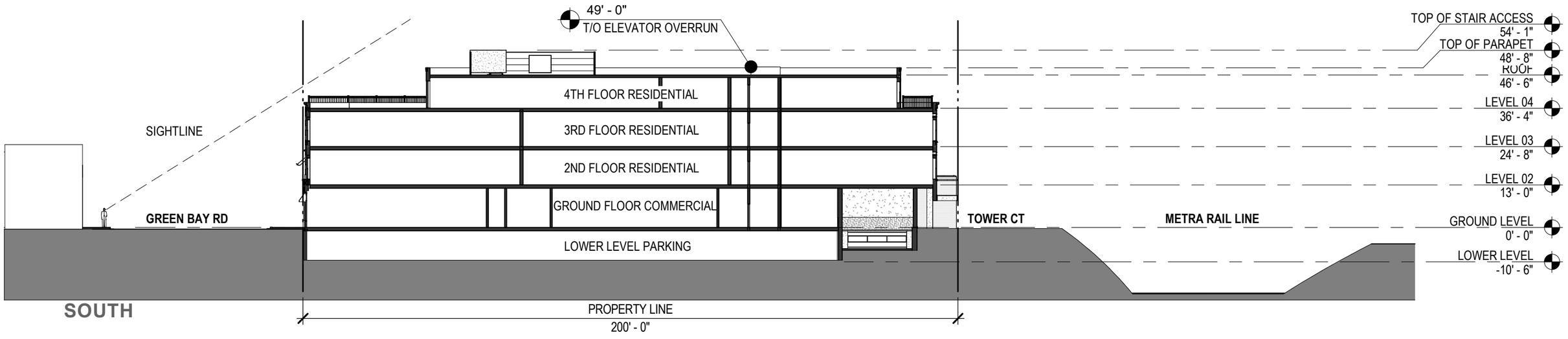
WA ALTOUNIAN CONSTRUCTION

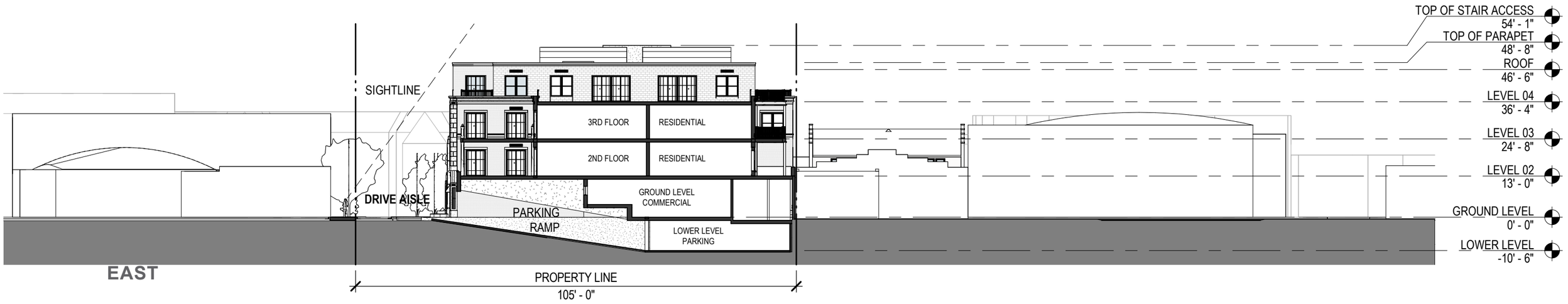
TOWER COURT WINNETKA LLC

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

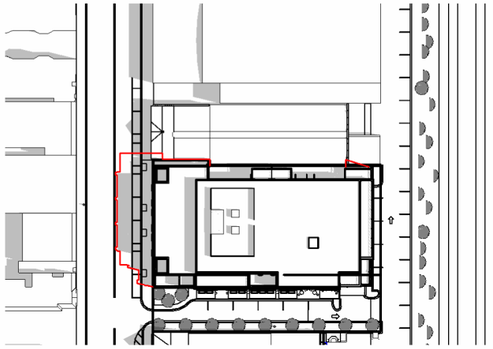
TOWER COURT WINNETKA LLC

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

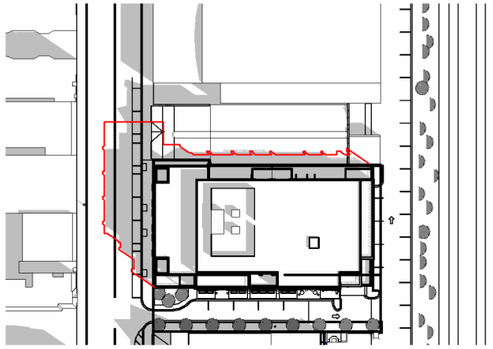
TOWER COURT CONDOMINIUMS
CONCEPTUAL SITE SECTIONS
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

37

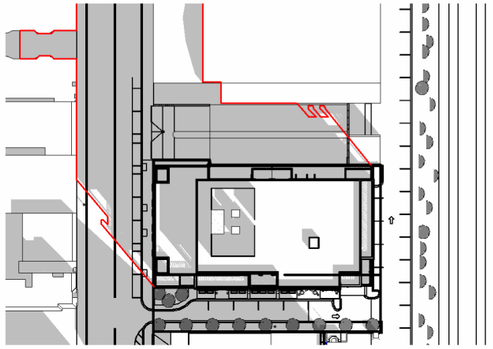
SUN STUDY



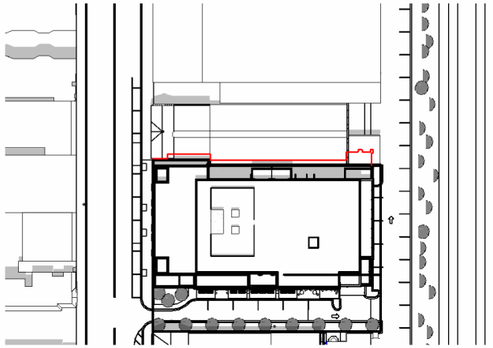
SUMMER 9AM



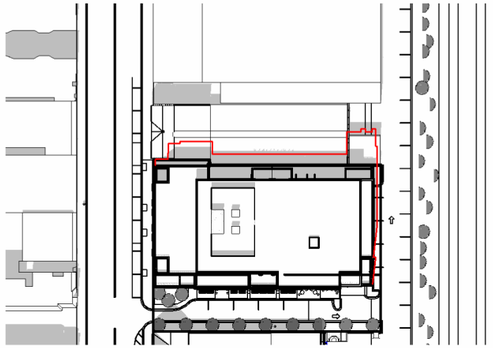
FALL 9AM



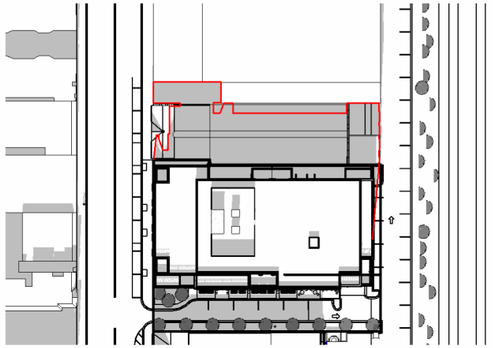
WINTER 9AM



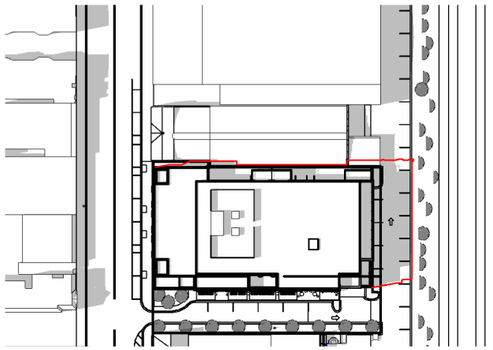
SUMMER 12PM



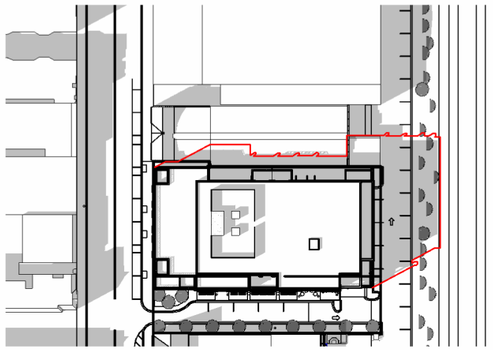
FALL 12PM



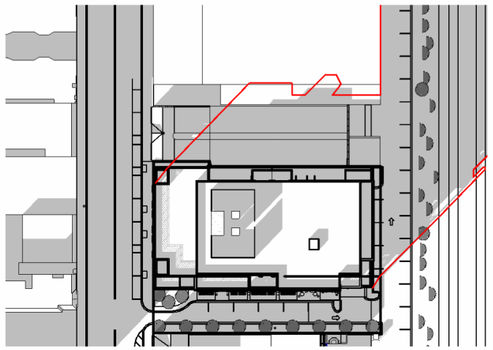
WINTER 12PM



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.



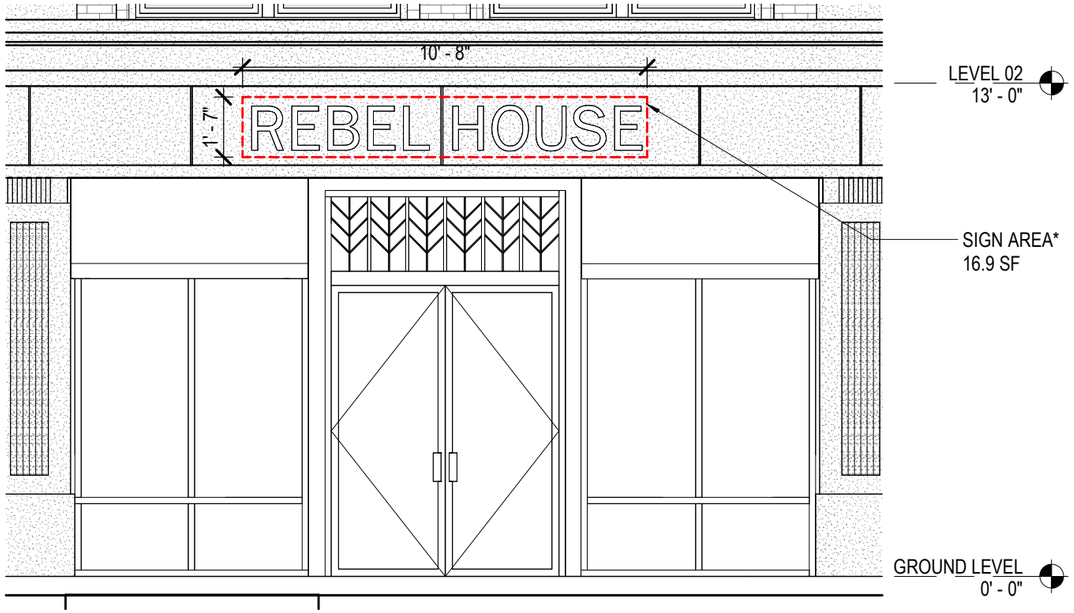


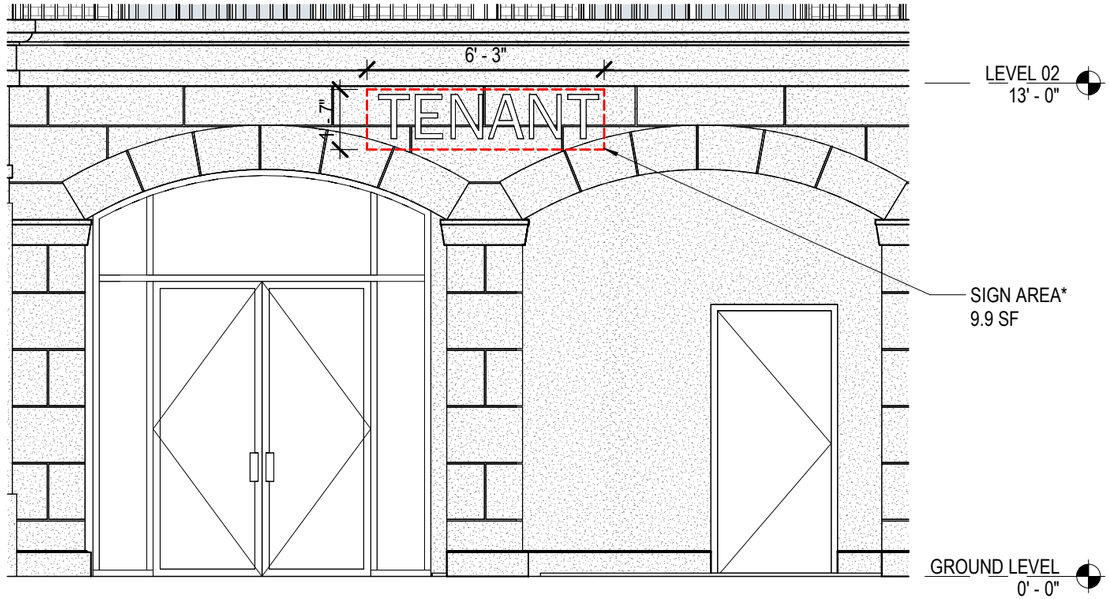


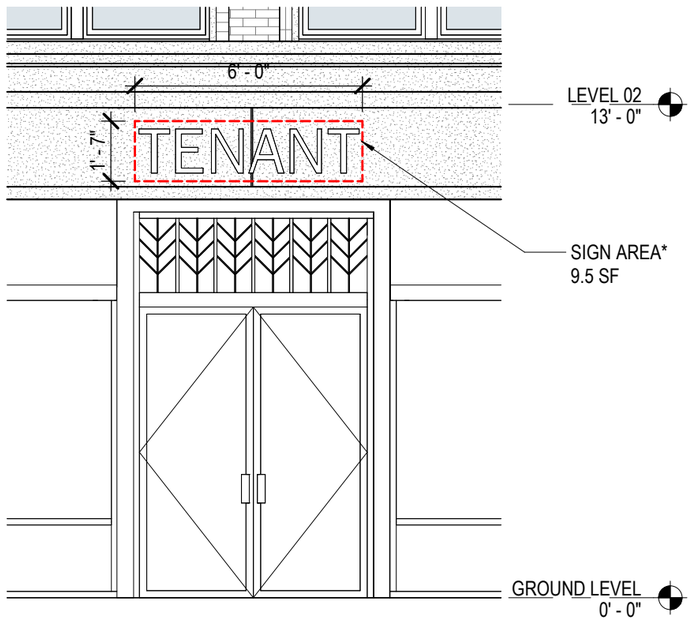


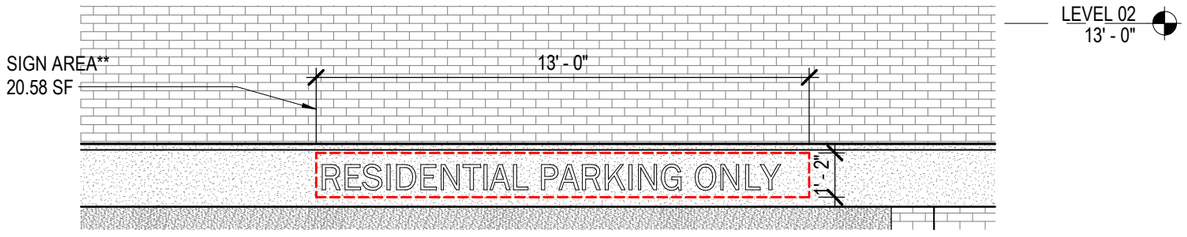


SIGNAGE ELEVATION









*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



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 SE CORNER



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

ALTOUNIAN CONSTRUCTION

TOWER COURT WINNETKA LLC

TOWER COURT CONDOMINIUMS

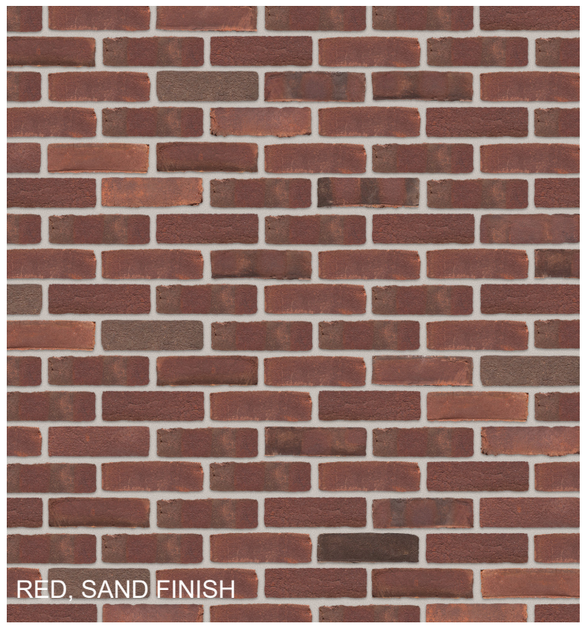
1011 Tower Court, Winnetka, IL
June 05, 2026 Project #: 25057

CONTEXTUAL STUDIES

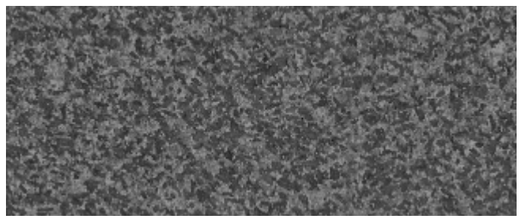




BUILDING MATERIALS



BR-01
FACE BRICK



ST-02
GRANITE WALL BASE



ST-01
CUT STONE



WD-01
STAINED HEAVY TIMBER

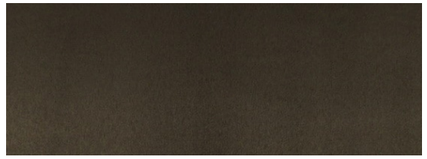


ST-03
NATURAL SLATE WALL SYSTEM

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:

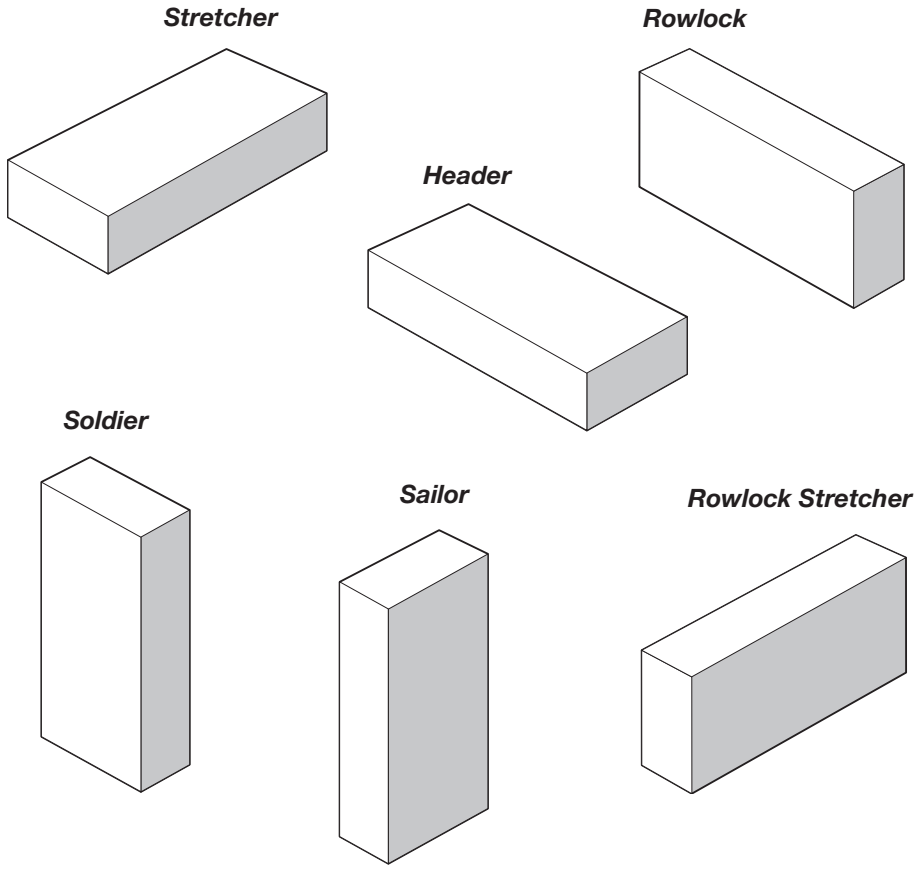
1) The product name and state “as manufactured by Glen-Gery Corporation.”

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

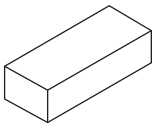
3) The actual unit dimensions listed as thickness x height x length.

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".

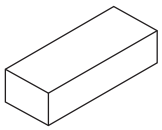
Brick Positions in a Wall



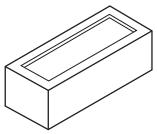
Glen-Gery Brick Sizes



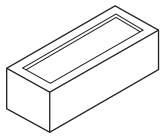
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



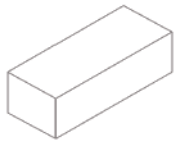
Standard
3-5/8 x 2-1/4 x 8
6.55 units/sq. ft.



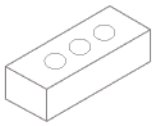
Engineer Modular
3-5/8 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



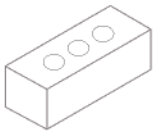
Engineer Standard
3-5/8 x 2-3/4 x 8
5.39 units/sq. ft.



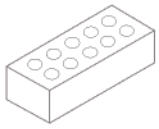
Handmade Oversized
4 x 2-3/4 x 8-1/2
5.00 units/sq. ft.



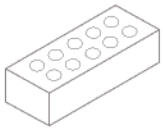
Lightweight Modular
3-1/2 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



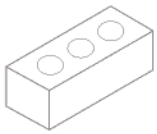
Lightweight Engineer Modular
3-1/2 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



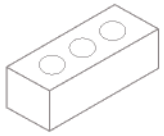
Modular
3-5/8 x 2-1/4 x 7-5/8
6.75 units/sq. ft.



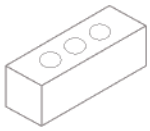
Standard
3-5/8 x 2-1/4 x 8
6.55 units/sq. ft.



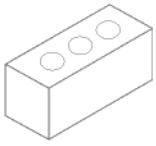
Engineer Modular
3-5/8 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



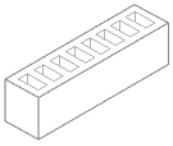
Engineer Standard
3-5/8 x 2-3/4 x 8
5.39 units/sq. ft.



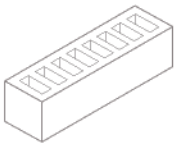
Queen
3 x 2-3/4 x 7-5/8
5.63 units/sq. ft.



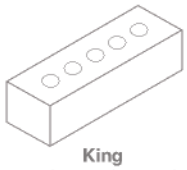
Econo
3-5/8 x 3-5/8 x 7-5/8
4.50 units/sq. ft.



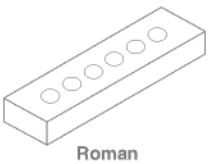
Engineer King
2-13/16 x 2-13/16 x 9-5/8
4.55 units/sq. ft.



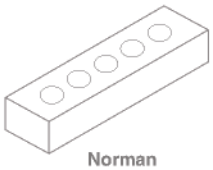
King Narrow-Bed
3-1/8 x 2-3/4 x 9-5/8
4.55 units/sq. ft.



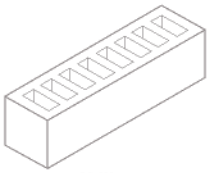
King
3-5/8 x 2-3/4 x 9-5/8
4.55 units/sq. ft.



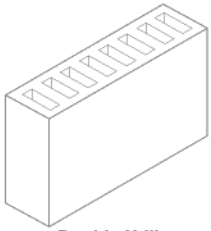
Roman
3-5/8 x 1-5/8 x 11-5/8
6.00 units/sq. ft.



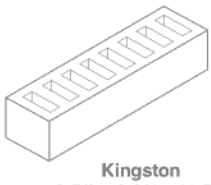
Norman
3-5/8 x 2-1/4 x 11-5/8
4.50 units/sq. ft.



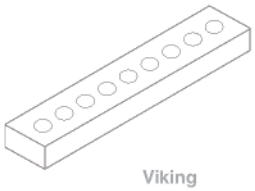
Utility
3-5/8 x 3-5/8 x 11-5/8
3.00 units/sq. ft.



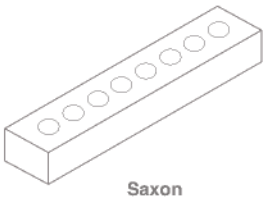
Double Utility
3-5/8 x 7-5/8 x 11-5/8
1.50 units/sq. ft.



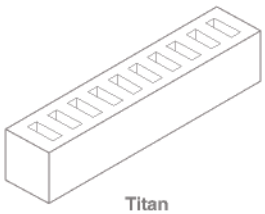
Kingston
3-5/8 x 2-3/4 x 11-5/8
3.75 units/sq. ft.



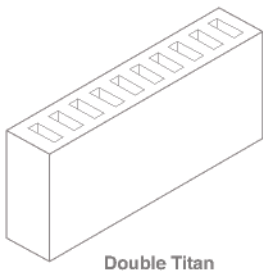
Viking
3-1/2 x 1-5/8 x 15-5/8
4.50 units/sq. ft.



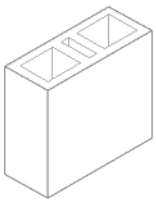
Saxon
3-5/8 x 2-1/4 x 15-5/8
3.38 units/sq. ft.



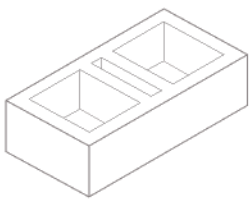
Titan
3-5/8 x 3-5/8 x 15-5/8
2.25 units/sq. ft.



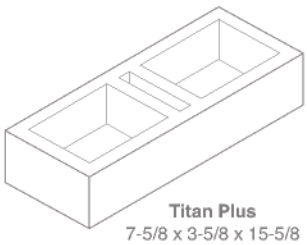
Double Titan
3-5/8 x 7-5/8 x 15-5/8
2.25 units/sq. ft.



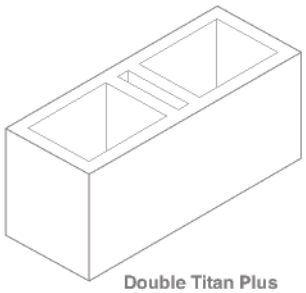
8-Square
3-5/8 x 7-5/8 x 7-5/8
2.25 units/sq. ft.



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)

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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

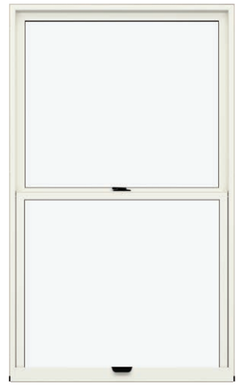


fig. 2

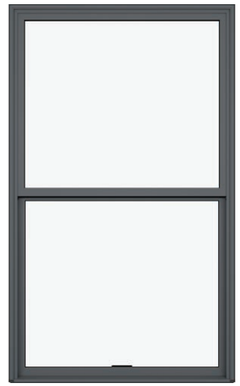


fig. 3



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.

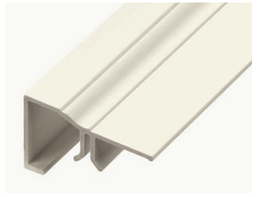
* For more options, visit marvin.com

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



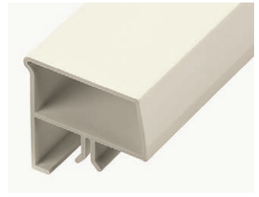
Brick Mould

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



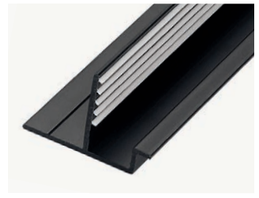
Flat Trim

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



Sill Nose

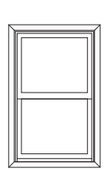
2-⅛" Sill Nose provides authentic sill appearance.



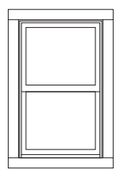
Connection Barb

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

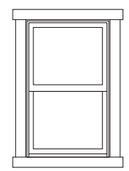
WINDOW TRIM CONFIGURATIONS



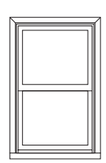
BRICK MOULD



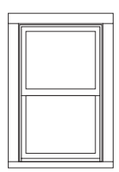
FLAT



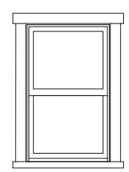
FLAT RANCH



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



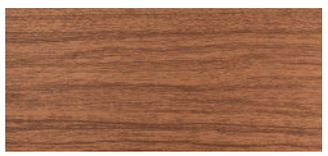
⧗$$$ WEATHERED STEEL

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



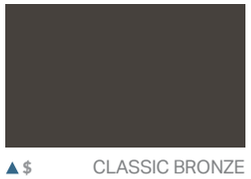
▲$ BURNISHED SLATE



▲$ 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



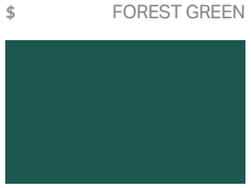
▲$ HEMLOCK GREEN



$ FOREST GREEN



▲⧗$ PATINA GREEN



⧗$ HARTFORD GREEN



$ GALVALUME PLUS

PAC-CLAD® PETERSEN

A CARLISLE COMPANY

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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

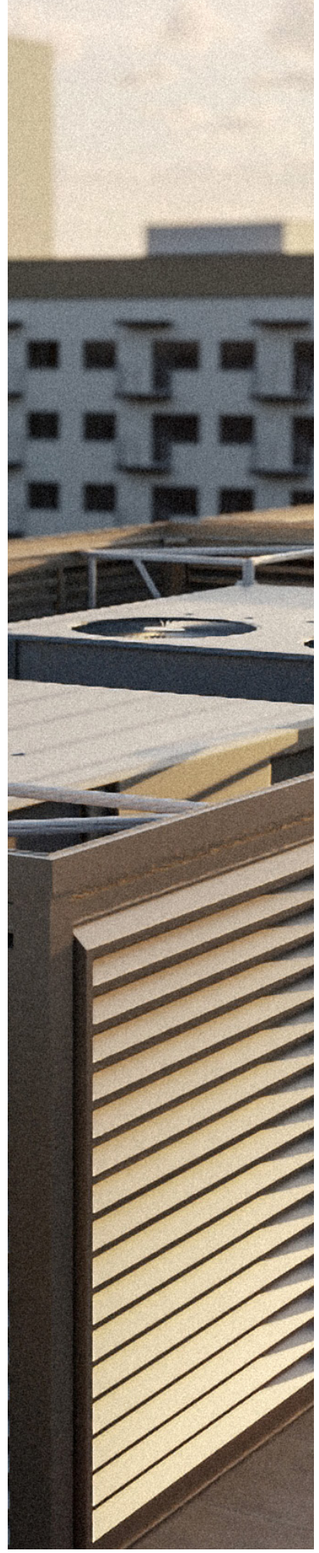


VENTED LOUVER

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

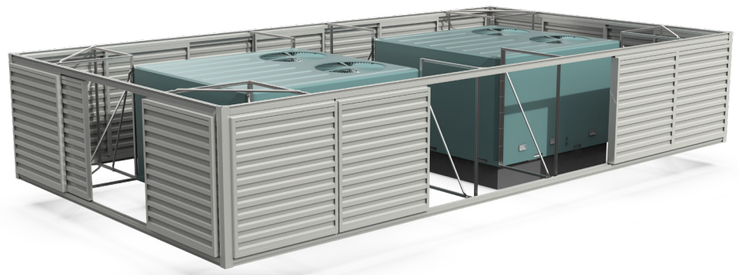


CUSTOM

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



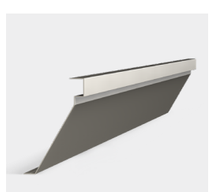
8” LINEAL BAND



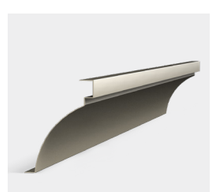
2-STEP



3-STEP



ALAMO

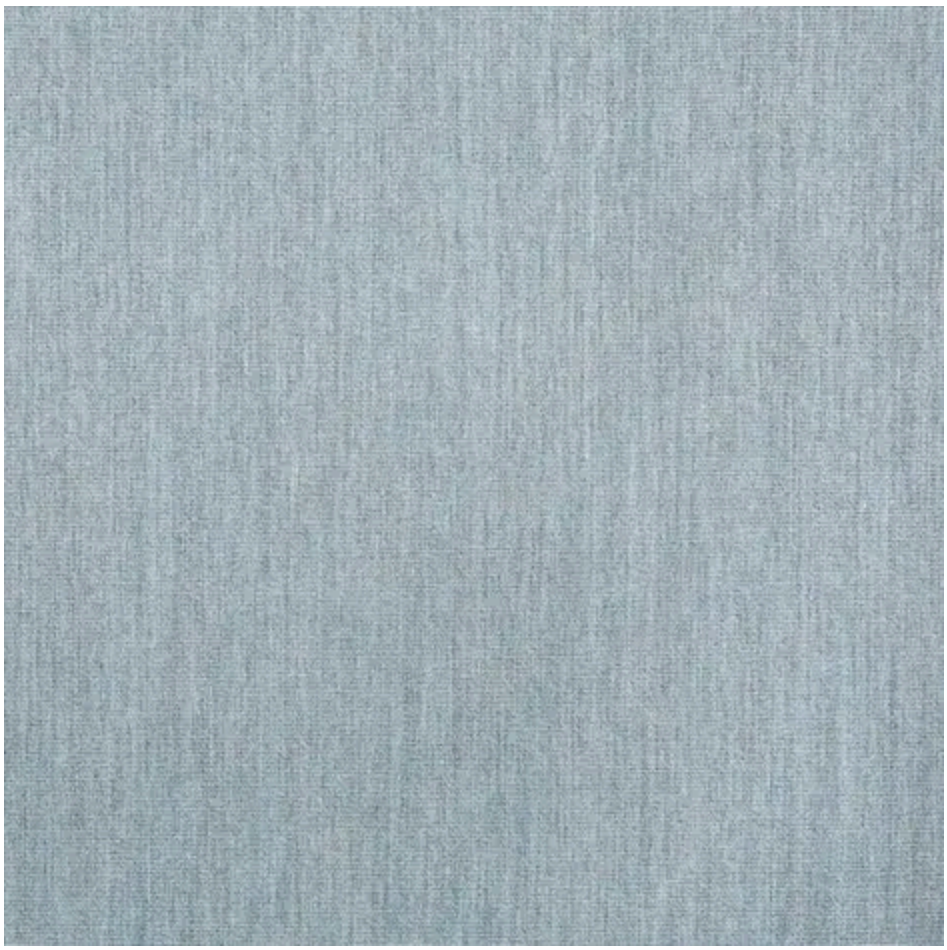


COVE



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**



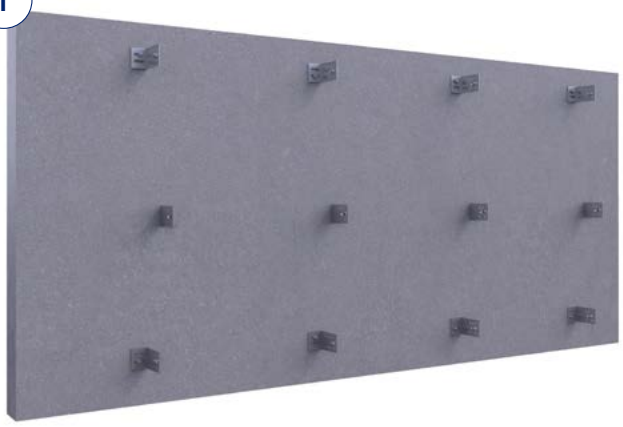




CUPACLAD®
101 SERIES

FASTENING **METHOD**

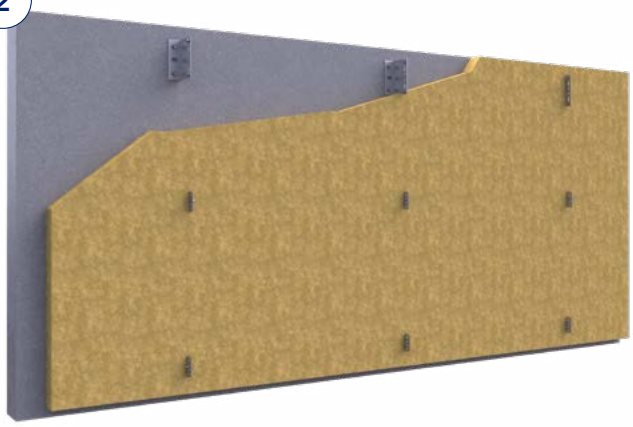
1



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.

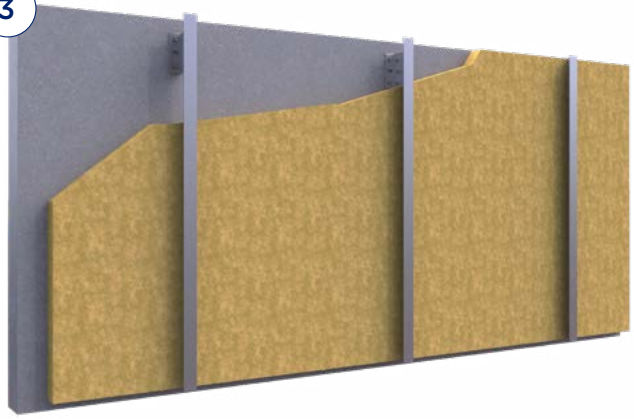
2



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

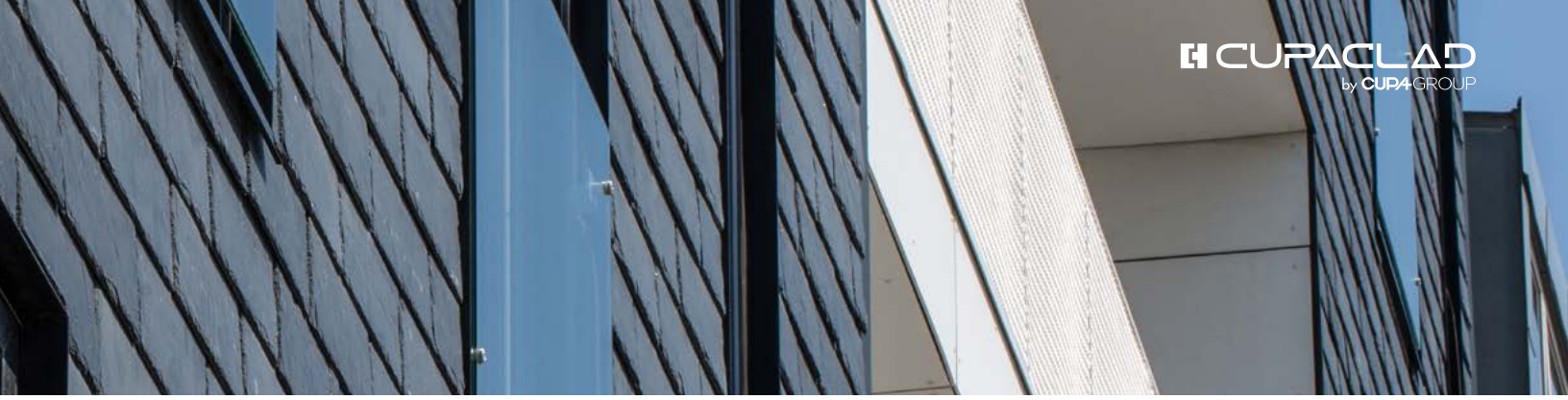
Fasten the vertical profiles to the metal brackets allowing at least 3/4 for an air cavity.
The vertical profiles must be perfectly level before fitting the remainder of the system components.

4

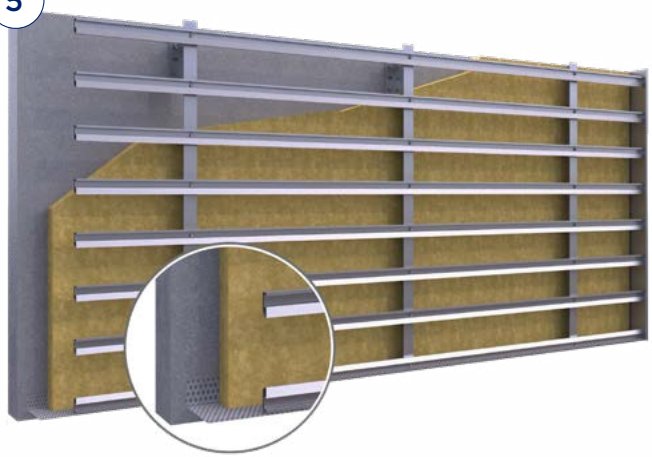


Installing the CUPACLAD® 101 horizontal profiles

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.



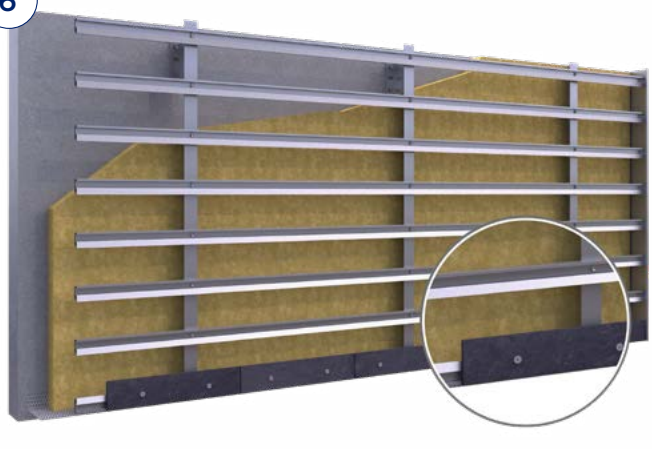
5



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).

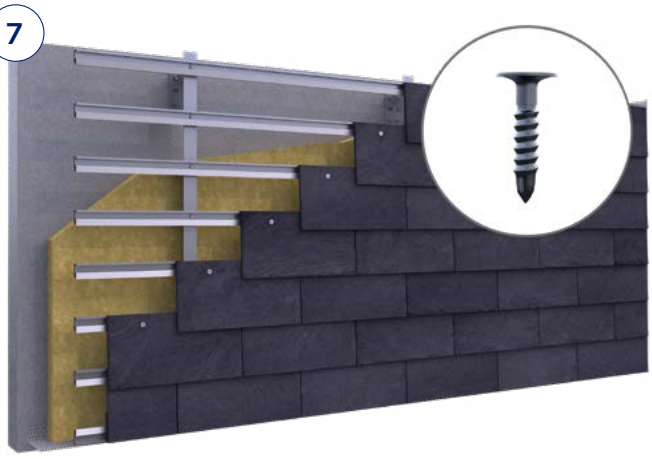
6



Installing the first course slate

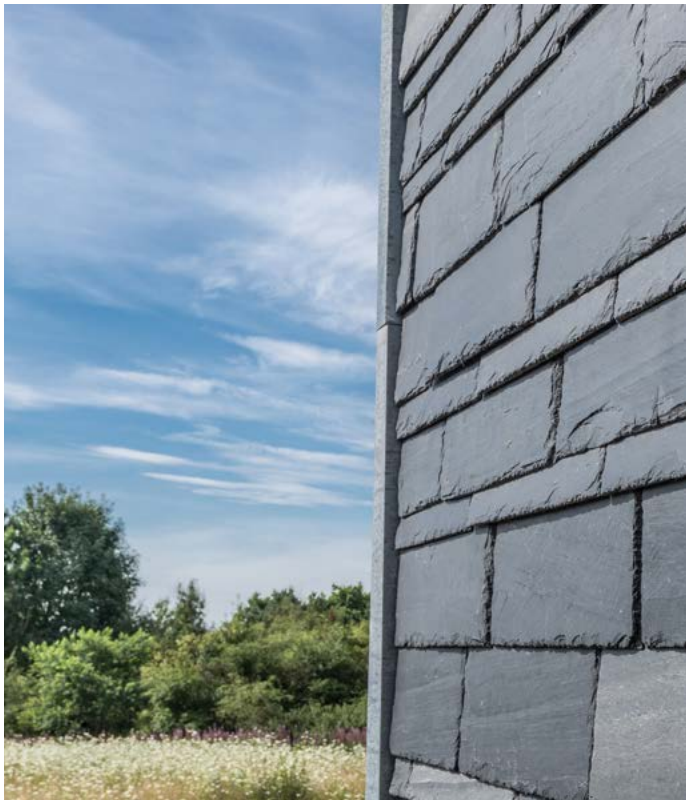
Cut a slate to a height of 3 1/4" approx. Fasten it inverted matching the bottom edge of the slate with the first 101 horizontal batten.

7

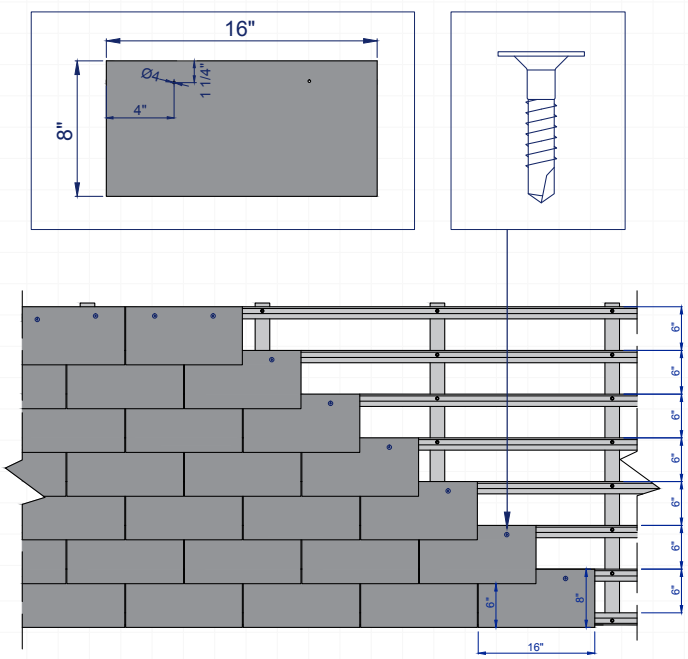


Fastening the slates with the self-drilling CUPACLAD® 101 screw

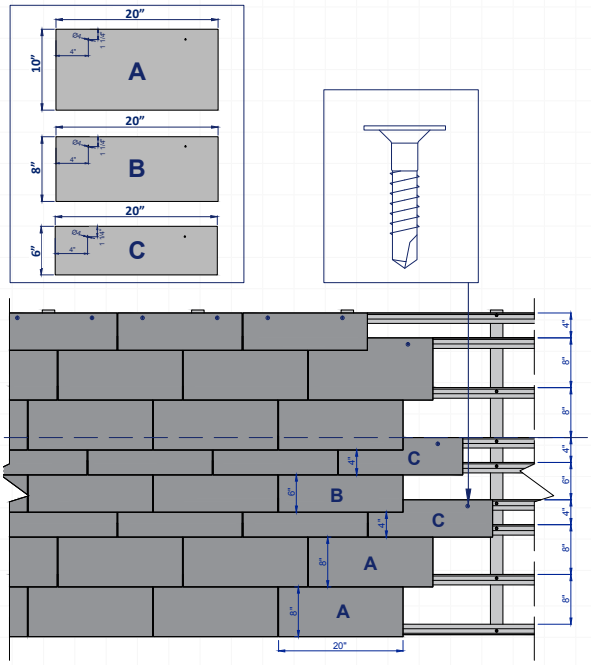
Each slate must be aligned with the upper edge of the batten and fitted with two stainless steel. CUPACLAD® 101 self-drilling screws.



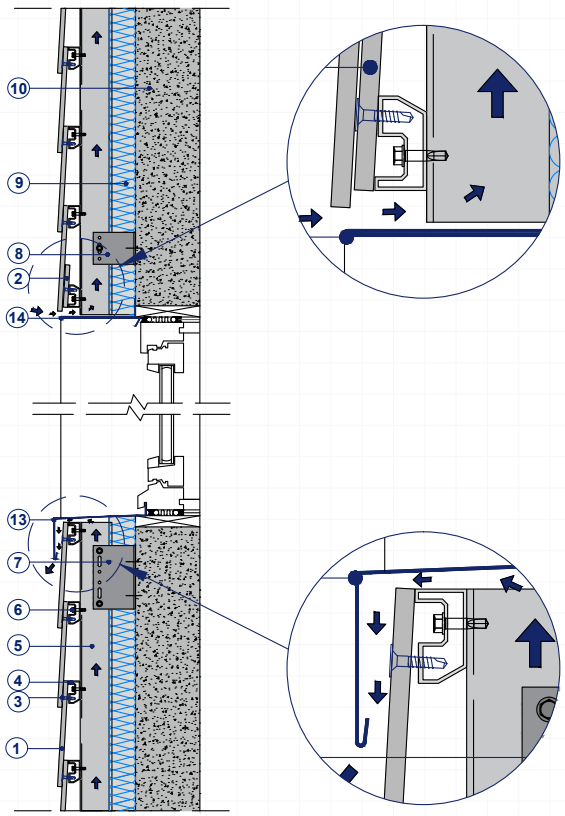
TECHNICAL DETAIL CUPACLAD® 101 *Logic*

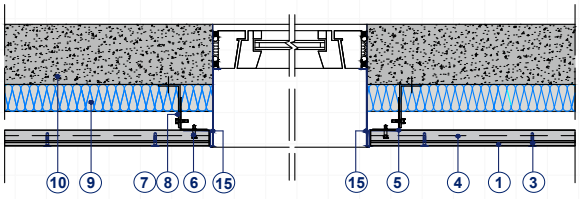


TECHNICAL DETAIL CUPACLAD® 101 *Random*

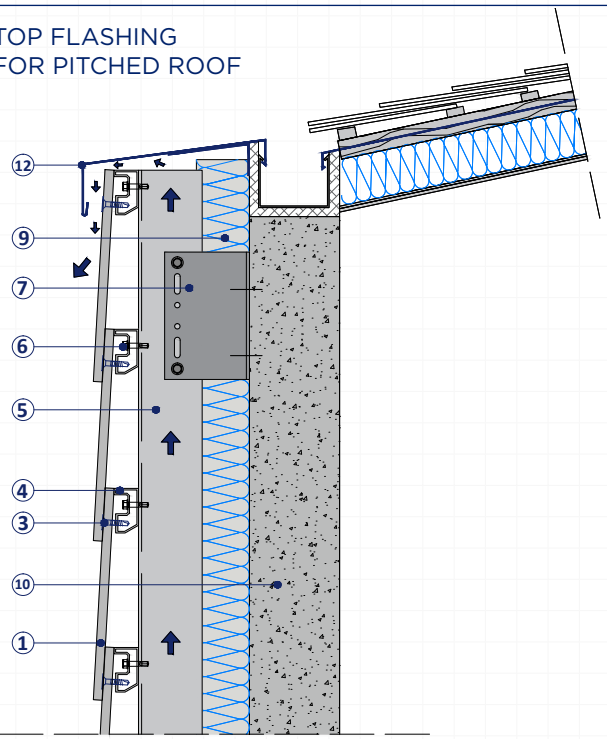


EXTERNAL WINDOW REVEAL



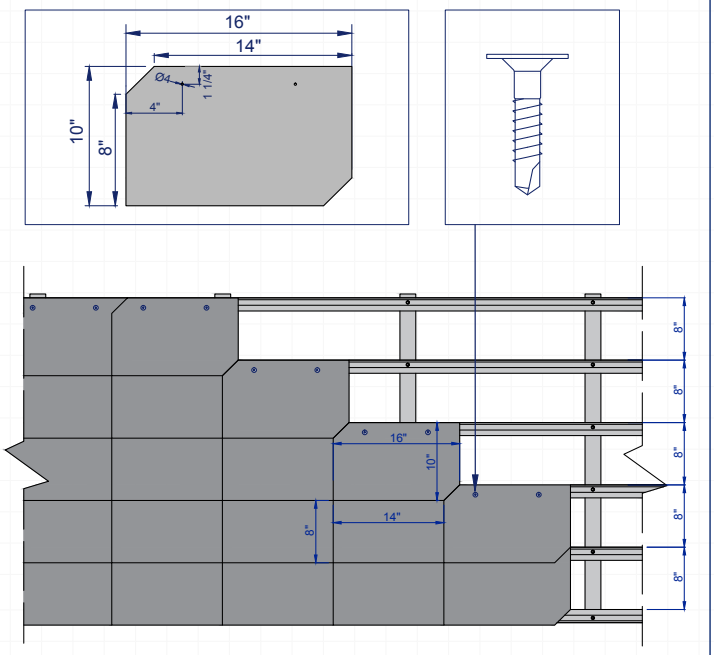


TOP FLASHING FOR PITCHED ROOF



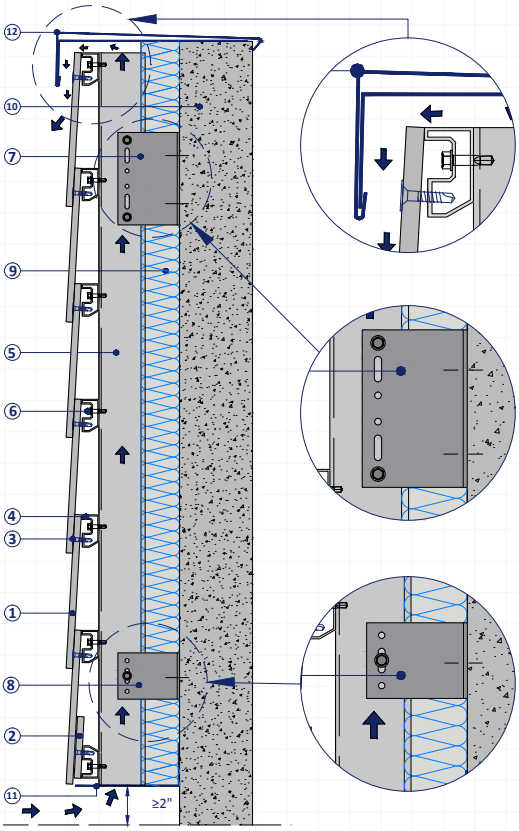
1. CUPA PIZARRAS natural slate
2. First course slate
3. Self-drilling CUPACLAD® 101 screw
4. Horizontal CUPACLAD® 101 batten
5. "L" shaped vertical profile 20 x 24
6. Self-drilling stainless steel screw
7. "Fixed point" metal bracket
8. "Sliding point" metal bracket
9. Insulation
10. Load bearing wall
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*

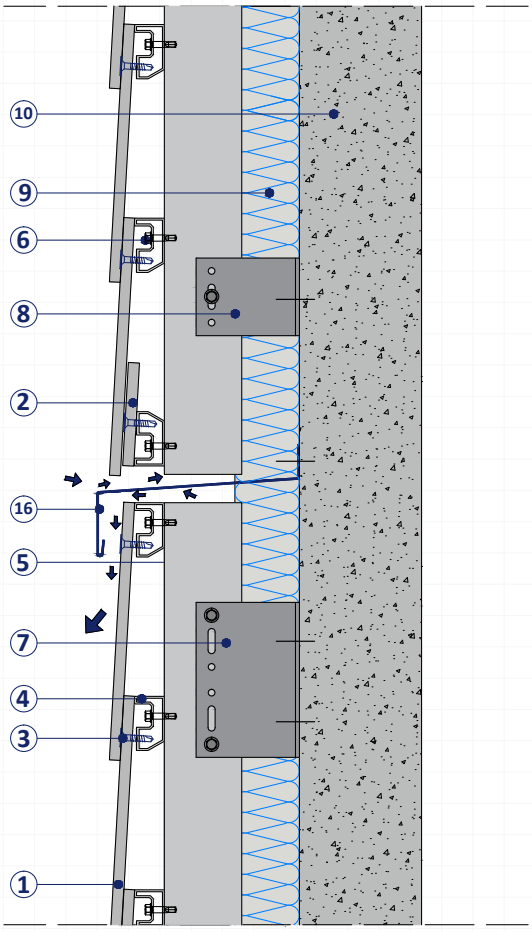


CONSTRUCTION DETAILS CUPACLAD® 101 (*Logic, Random* Y *Parallel*)

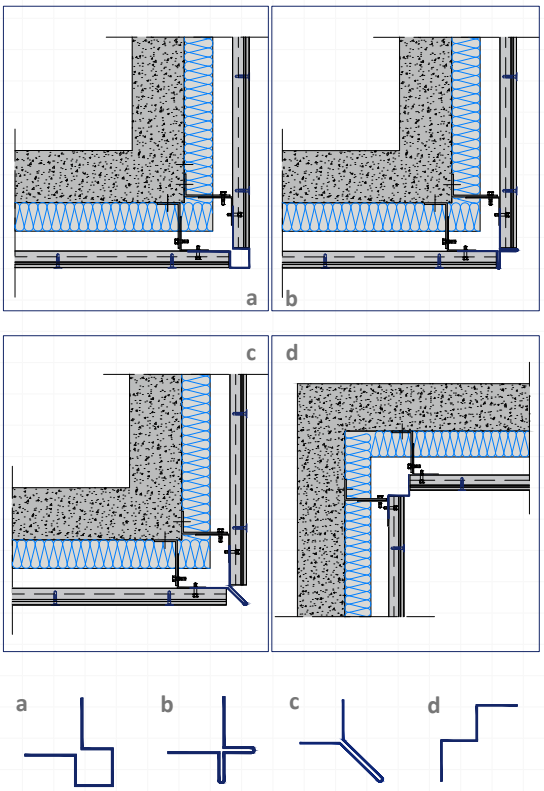
VENTILATED PROFILE AND TOP FLASHING



AIR CAVITY



CORNER FLASHINGS



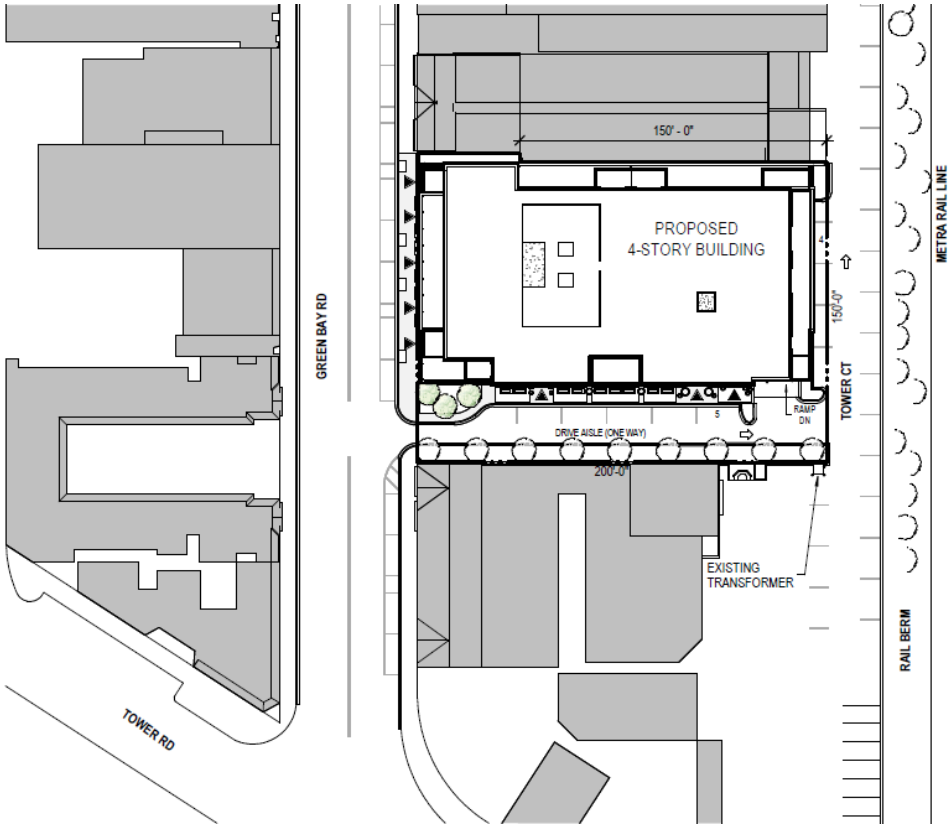
1. CUPA PIZARRAS natural slate
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13. Sill metal trim
14. Metal lintel trim
15. Metal jambs trim
16. Metal trim

VILLAGE OF WINNETKA

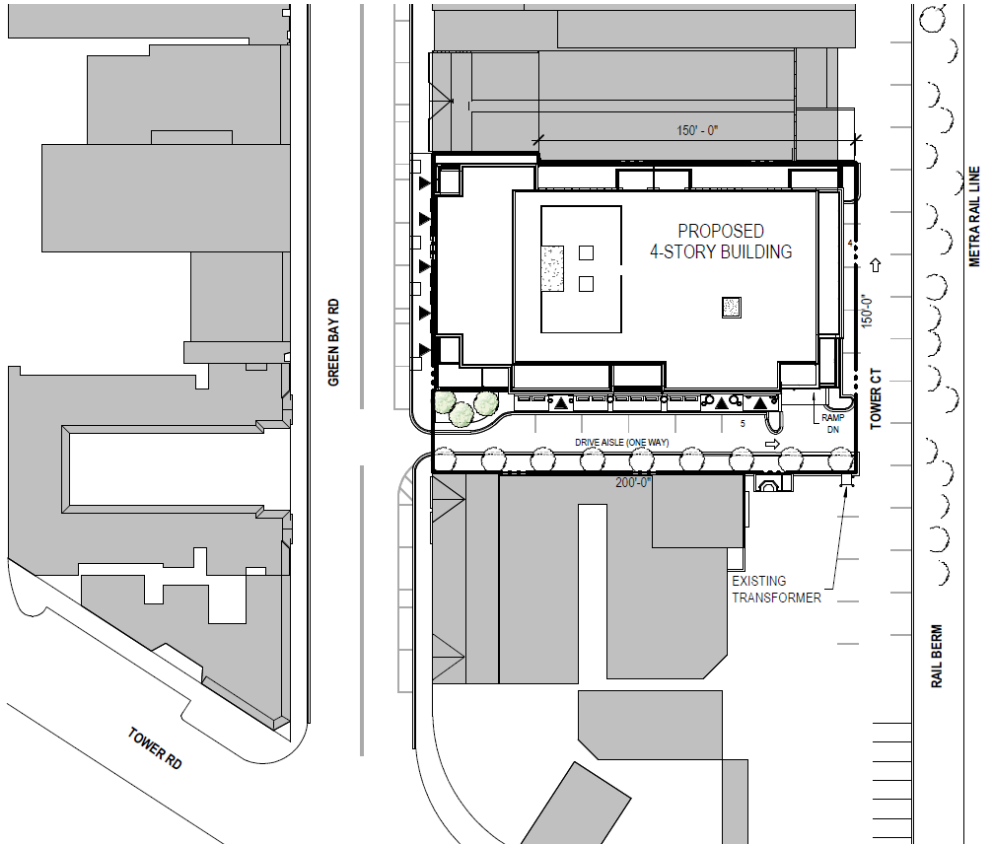
TOWER COURT CONDOMINIUMS MIXED-USE PLANNED DEVELOPMENT

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

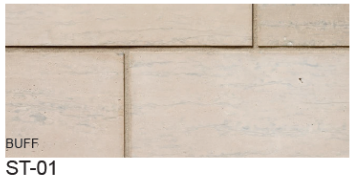
BUILDING MATERIALS



BR-01
FACE BRICK



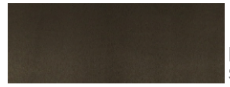
ST-02
GRANITE WALL BASE



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

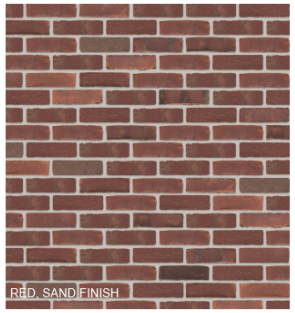


FB-01
FABRIC CLOTH

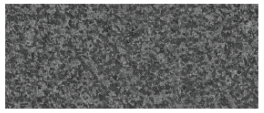
TAG	DESCRIPTION	COLOR	MANUFACTURER
BR-01	FACE BRICK	RED OR EQUAL	GLENN-GARY MID ATLANTIC OR EQUAL
ST-01	CUT STONE	BUFF OR EQUAL	ARRISCRAFT OR EQUAL
ST-02	STONE BASE	GREY OR EQUAL	ARCHITECTURAL CAST STONE OR EQUAL
MTL-01	ALUMINUM FRAMED STOREFRONT	BRONZE OR EQUAL	KAWNEER OR EQUAL
MTL-02	ALUMINUM FRAMED 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 11



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

The Village of

Winnetka

Design Guidelines

Amendments

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



Village of Winnetka Design Guidelines

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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)

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



Figure 7



Figure 8

General Guidelines Intent

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

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

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

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

Primary facades face a street or pedestrian open space.
Secondary facades face pedestrian parking areas or alleys.

Design Guidelines

Building and Architecture

I. Contextual Design

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

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

II. Uses

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

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

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

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

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

III. Historic Buildings & Building Elements

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



Figure 9



Figure 10



Figure 11



Figure 12

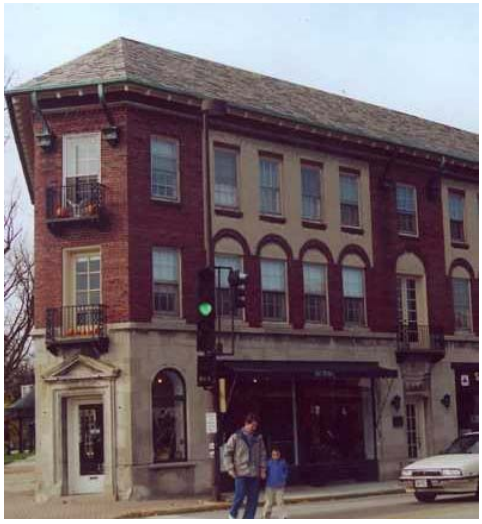


Figure 13

IV. Style(s)

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

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



Figure 14 English Tudor

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



Figure 15 English Tudor

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



Figure 16 Georgian

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

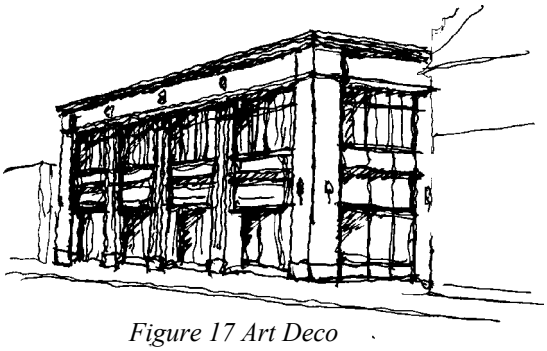


Figure 17 Art Deco

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



Figure 18 Dutch Colonial

V. Building Mass

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



Figure 19 Contemporary

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

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

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

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

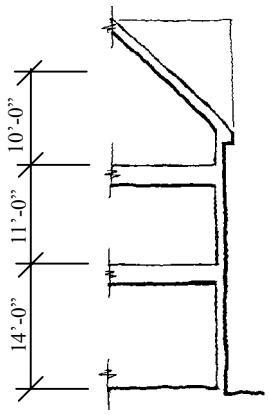


Figure 20

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

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

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

Commercial and Mixed Use**:** The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than 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.

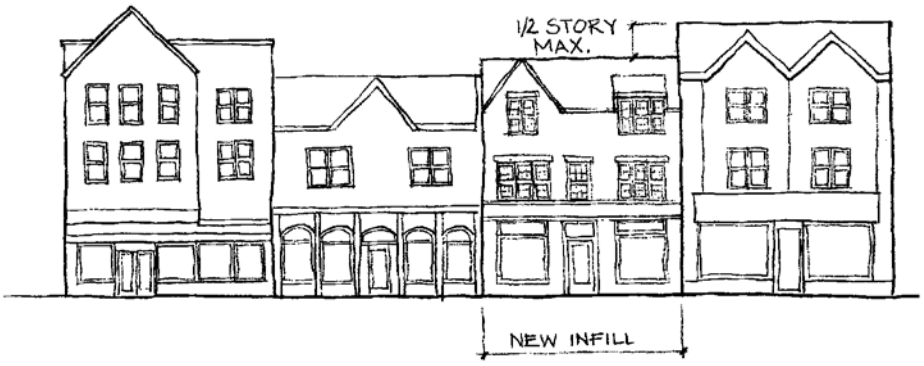


Figure 21

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)

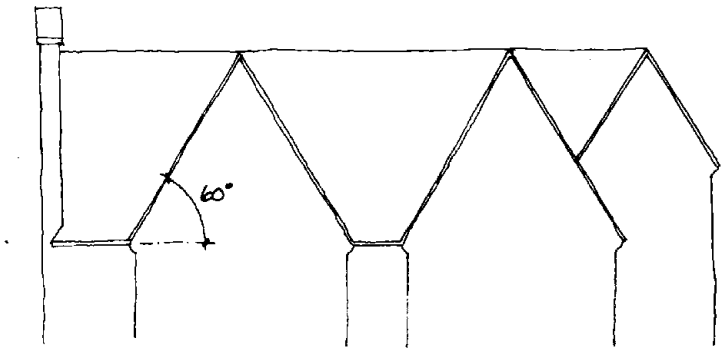


Figure 22

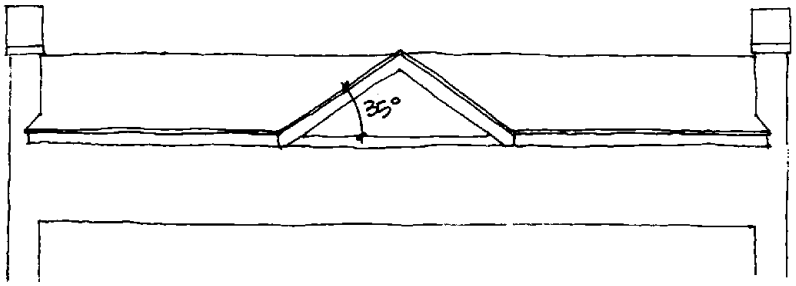


Figure 23

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)

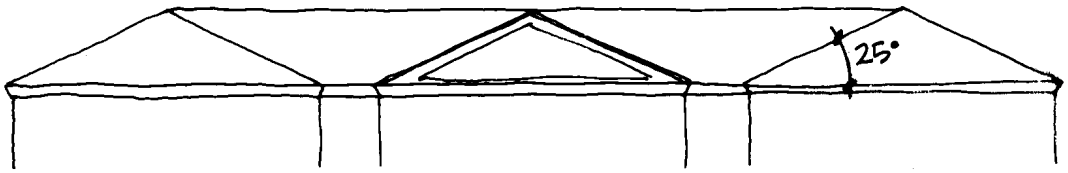


Figure 24

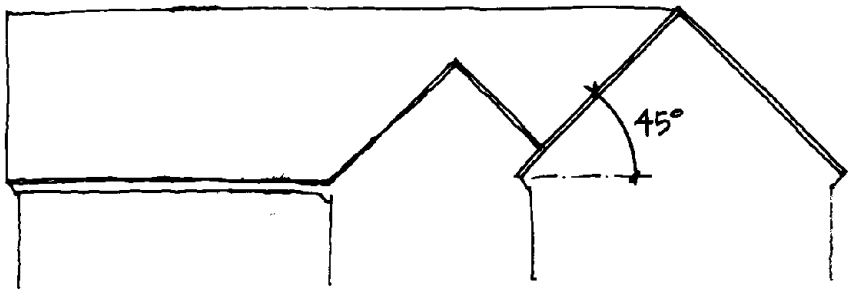


Figure 25

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.

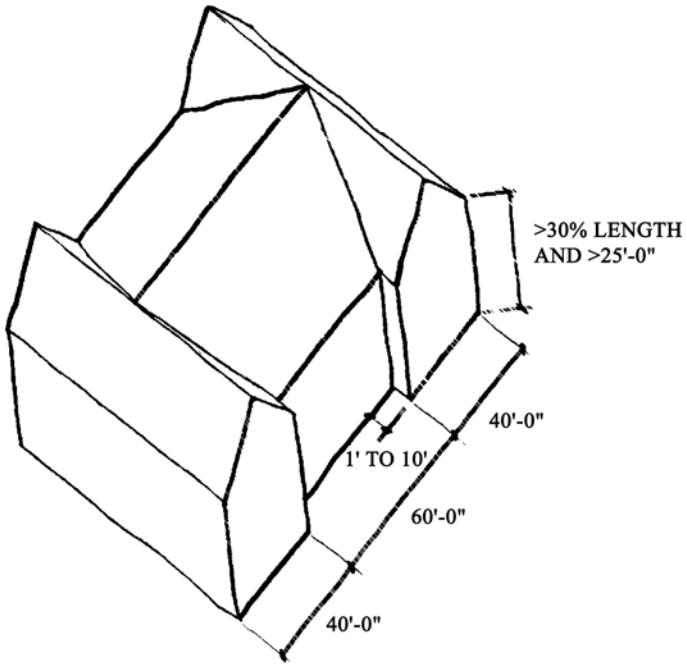


Figure 27

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

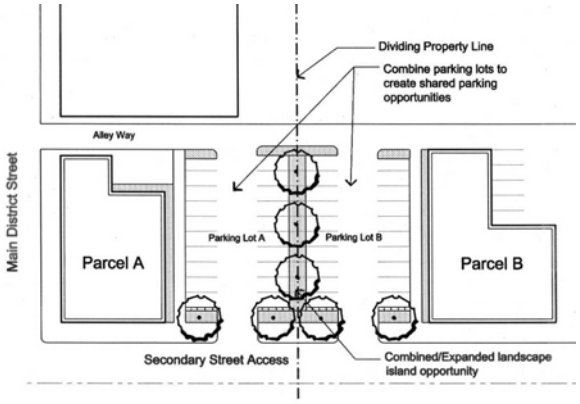


Defined and articulated alley gateway in character with business district, leads to service and parking in rear
Figure 65b

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]

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: JULY 9, 2026

SUBJECT: 1010 GREEN BAY ROAD – BANK OF AMERICA – AN AWNING AND SIGN PERMIT
(CASE NO. 26-12-DR)

INTRODUCTION

On July 16, 2026, the Design Review Board (DRB) will consider an application submitted by Theresa C. Proctor (the "Applicant"), on behalf of Bank of America (the "Owner"), at 1010 Green Bay Road, Winnetka (the "Subject Property"). The Applicant is seeking approval to replace the awning canvas and valance signage on the existing awning frames, as well as to replace double faces on the two free-standing signs serving the Bank of America building on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the northwest corner of the intersection of Scott Avenue and Green Bay Road in the Hubbard Woods Business District. It is zoned C-2 General Retail Commercial and is not located in the Commercial Overlay District. The Subject Property consists of a two-story commercial building with *Bank of America* as its primary tenant. The existing building location is identified in **Figure 1 below**, and the building view from the Intersection of Scott Avenue and Green Bay Road is shown in **Figure 2 on** the following page. Figure 3 shows the site plan of the Subject Property with the location of the recovering of existing awnings and the double faces of the two freestanding signs.

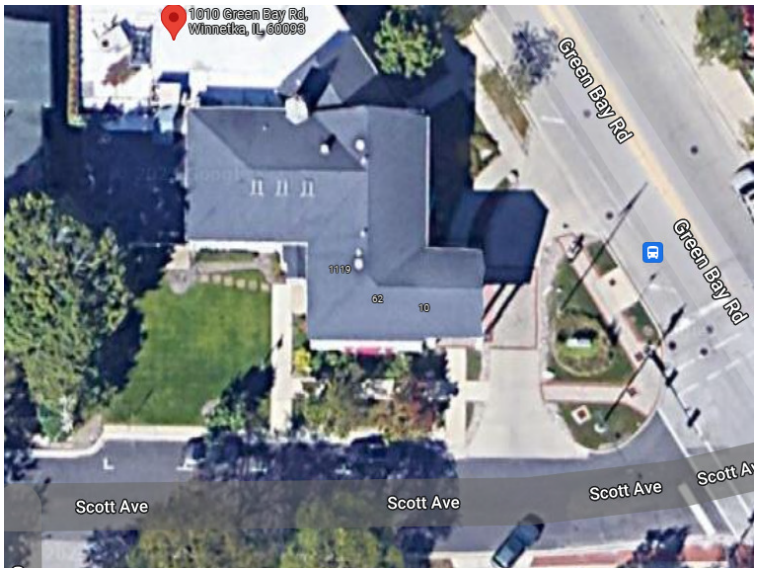


Figure 1 – Subject Property location – Corner of Scott and Green Bay Road



Figure 2 – Subject Property – Building view from the intersection of Scott and Green Bay Road

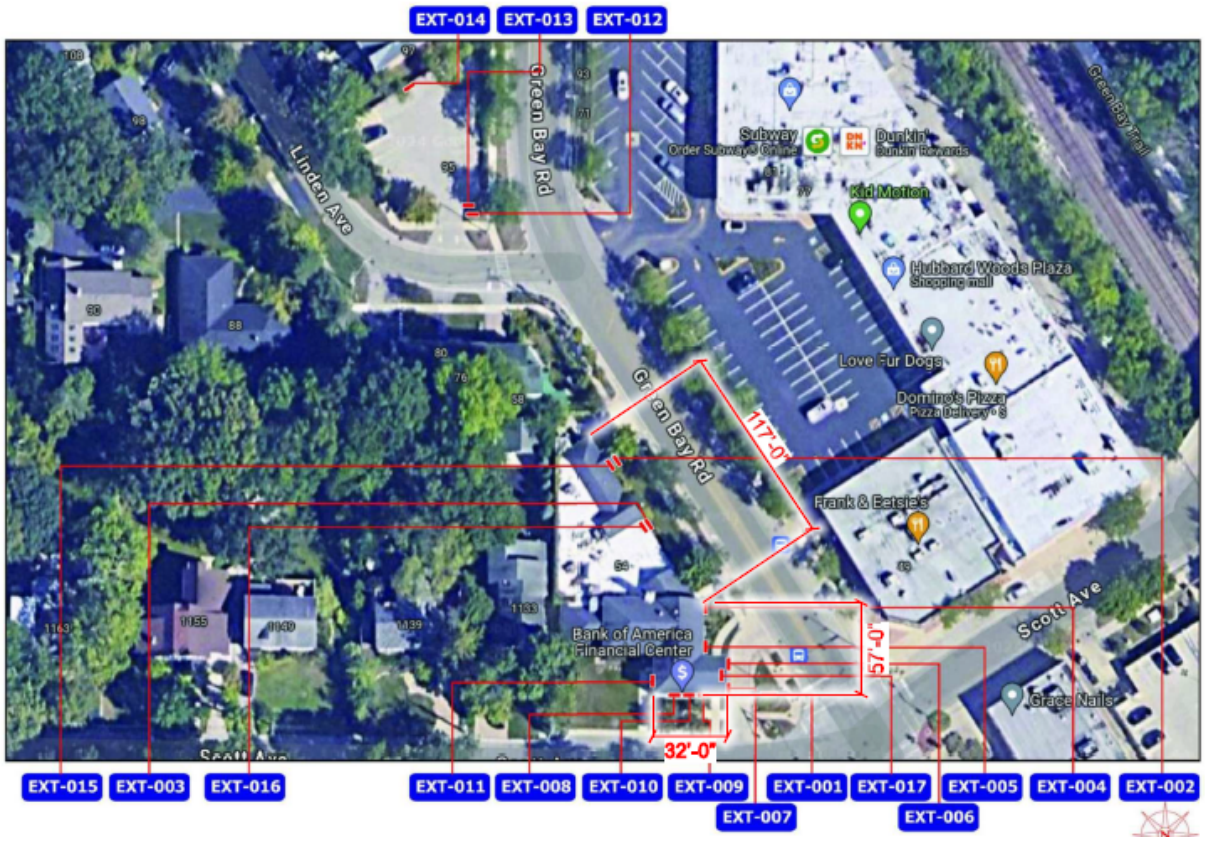


Figure 3 – Subject Property – Site Plan showing locations of the awning and two free-standing signs, which are proposed to be re-covered and re-faced

PREVIOUS APPROVALS

On May 18, 2023, the DRB approved a Certificate of Appropriateness for exterior lighting to be installed for the Bank of America at the Subject Property.

On May 7, 2026, the DRB approved 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.

CURRENT REQUEST

The Applicant is seeking approval to re-cover the existing awning frame with new fabric, install a valance sign, and change the double faces on the two free-standing signs (one monument and one pillar sign) to promote new branding for their existing business at the Subject Property. The proposed awning re-covering and signage will feature a name and the colors of their new business branding, as shown in the illustrations below.

<u>Proposed Awning Re-covering and New Valance Signs:</u>

- Re-covering of existing awning frame with a new canvas in the Sunbrella Marine "Charcoal Gray" color;
  The existing awning frames have different dimensions, but all conform to the Sign and Village Code and have previously been approved.
- All proposed awning valance signs are 2.5 inches in height and have white text that provides the name and logo of the Applicant's business.

EXISTING



PROPOSED











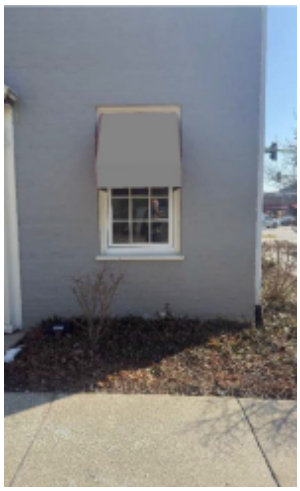




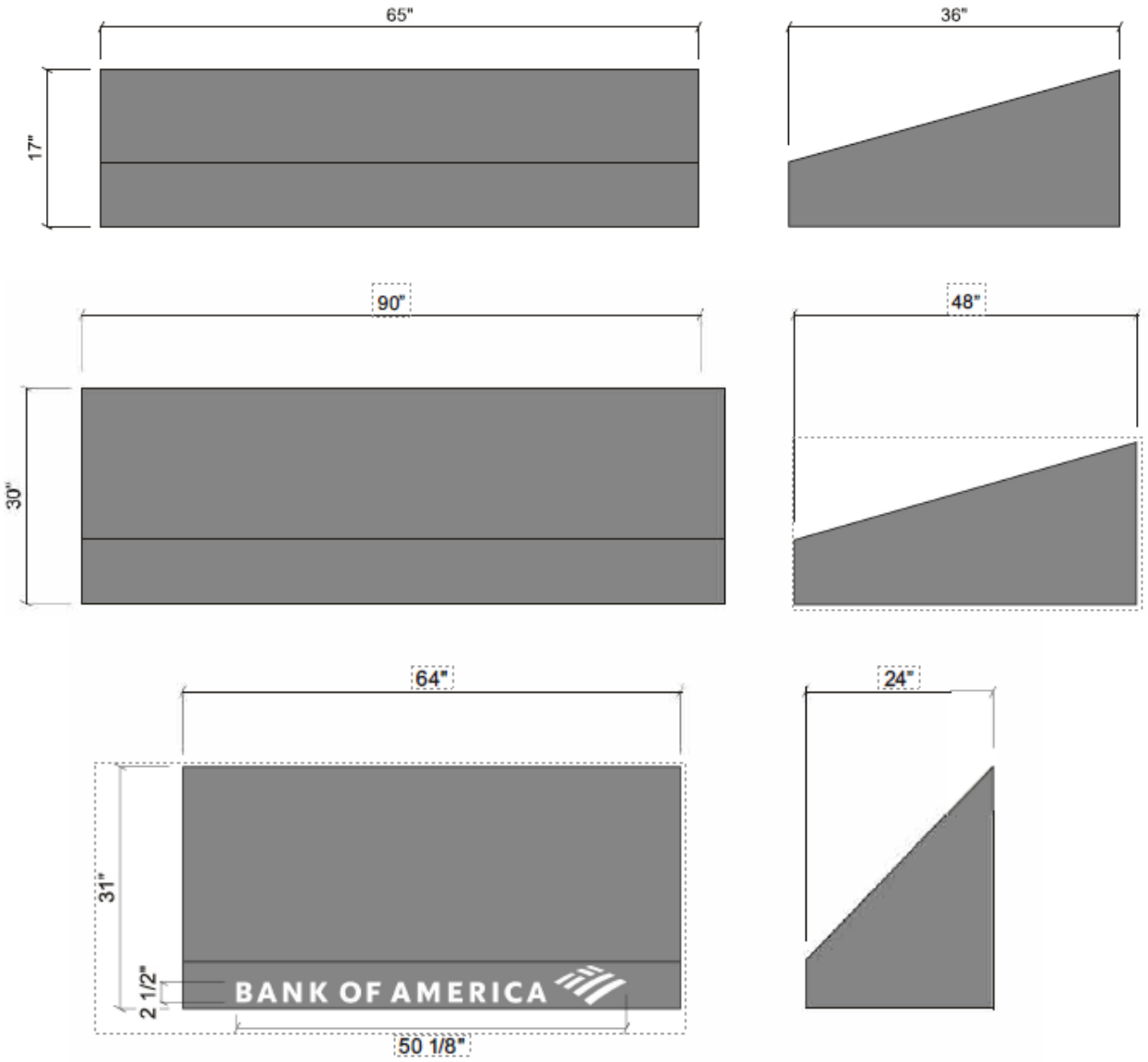


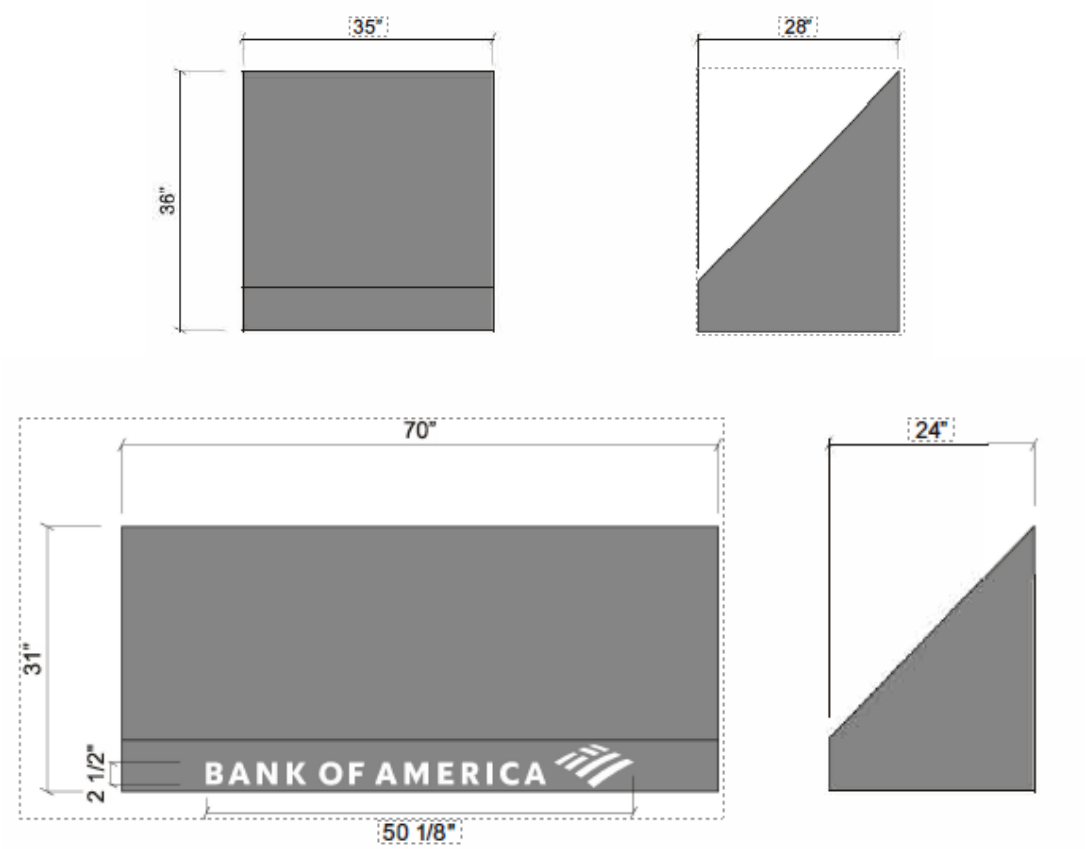






Existing and proposed canvas recovery on the existing awning frame

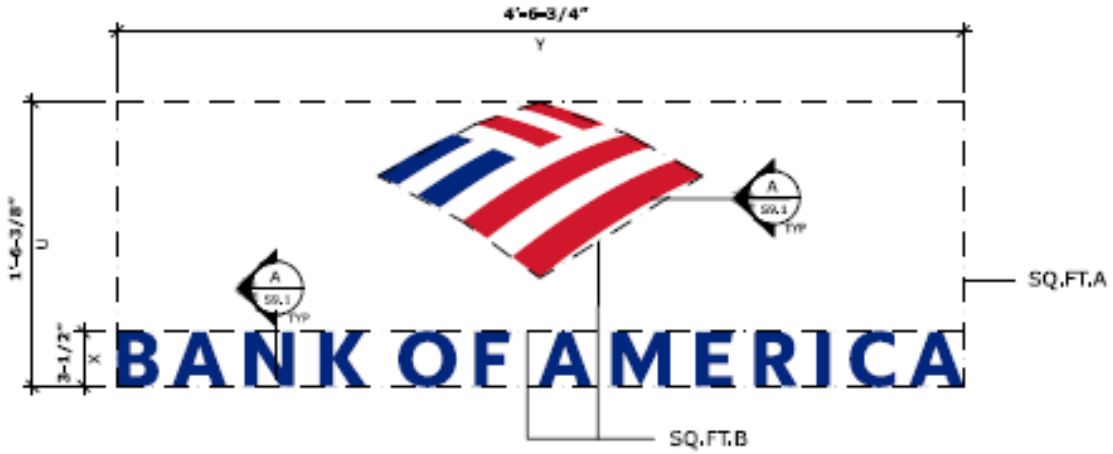

65"
17"
36"
90"
30"
48"
64"
31"
2 1/2"
BANK OF AMERICA
50 1/8"
24"
52"
31"
24"



Details - Proposed canvas re-covering on the existing awning frame

<u>Proposed double faces on two existing free-standing signs:</u>

- Letter & blue portions of symbol face to be aluminum plate hydro-jet cut. paint finish to be blue, semi-gloss finish. Weld threaded studs to the second surface for wall attachment;
- Red portions of the symbol face to be an aluminum plate. Hydro-jet cut. Paint finishes are to be red semi-gloss. Weld threaded studs to the second surface for wall attachment; and
- Spacer on exterior plate letters only.

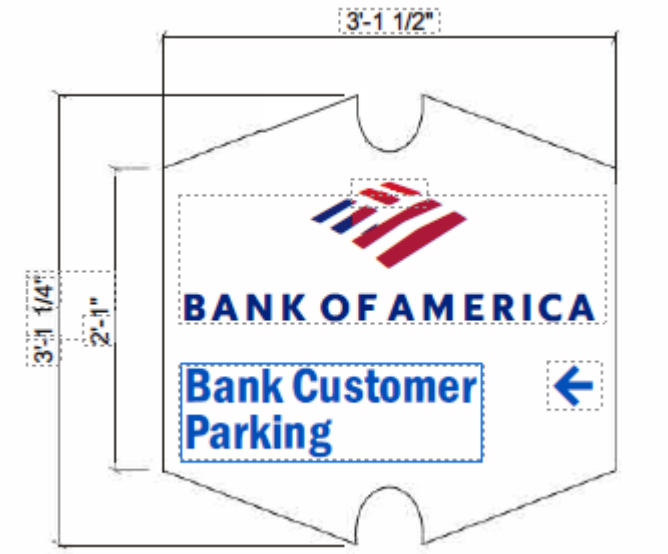


Detail - Proposed double faces on the existing monument sign

EXISTING PROPOSED



Existing and proposed double faces on the existing monument sign



Detail - Proposed double faces on the existing pylon sign

EXISTING PROPOSED



Existing and proposed double faces on the existing pylon sign frame

A copy of the Applicant's application materials is included in **Attachment A.**

SIGN CODE ANALYSIS
Section 15.60.120 of the Village Sign Code establishes standards for awning signs in commercial districts.

Awning sign standards

- Shall not contain information other than the name of the business, the street address numbers, and the occupant's logo or trademark;
- The total area of all signs on an awning is not to exceed fifteen percent of the awning area;
- Letters, logos, or trademarks not to exceed six inches in height; and
- Shall be placed on the vertical front skirt only.

The proposed replacement of the awning canvas and valance sign meets all the above standards for awning signs.

Freestanding sign standards

- No free-standing sign shall contain information other than the name of the occupant or business, a maximum of three words containing a generic description of the types of products or services, and the occupant's logo or trademark.
- One directory type freestanding sign may be displayed on the premises of a building occupied by three or more commercial occupants; provided, the sign lists only the names of such commercial occupants and the name of the building; provided that, the building in which the occupants are located is set back from the street line at least fifteen (15) feet. The total area of any such sign shall not exceed forty (40) square feet in area, and the area of any one side of the sign shall not exceed twenty (20) square feet, and no one individual listing shall exceed three square feet in area. The total height of such a sign shall not exceed eight feet above grade.
- If a building is occupied by fewer than three occupants, one freestanding sign may be displayed on the premises on which the building is located; provided that, no commercial signs are displayed other than exempt signs, window signs and a nameplate sign not exceeding three square feet in area, that the building is setback from the street line at least fifteen (15) feet, that the total area of such sign does not exceed forty (40) square feet, that the total area of any one side of the sign shall not exceed twenty (20) square feet, and that the total height of the sign does not exceed twelve (12) feet above grade.

The proposed replacement of double-faces on two existing free-standing signs meets all the above standards for free-standing signs.

DESIGN GUIDELINES ANALYSIS
When reviewing the design of any signs, the Board is to consider the following standards and criteria of Section 15.60.150(F) of the Sign Code.

> *F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:*
>
> *1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*

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

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

SUMMARY

The Applicant requests that the DRB find the proposed re-covering of the existing awnings and free-standing signs as appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements appropriate, the Applicant would first need to obtain the approved sign permit from the Community Development Department before re-covering the existing building awnings and freestanding signs.

FINDINGS & RECOMMENDATION

At the July 16 DRB meeting, the DRB is scheduled to consider the design of the Applicant's proposed re-covering of the existing awnings and freestanding signs. After hearing from the Applicant and the public, the DRB will have the following options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the DRB; or

2) Consider a motion for approval or denial of the Awning and Sign Permit. A DRB member should make a motion for approval or denial based upon the following findings of fact per Section 15.60.150(F) of the Sign Code:

    a. The proposed recovery of the existing building awnings and free-standing signs **is consistent [is not consistent]** with the following standards used for issuance of a sign permit:

        i. *The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
        ii. *A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*

iii. *The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*

iv. *Signs and graphics shall have a harmonious relationship with nearby signs, buildings and the neighborhood, and shall be designed so as not to adversely affect adjacent structures. In this respect the sign shall relate to its building, structure and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;*

v. *Colors shall be used with restraint and excessive brightness shall be avoided;*

vi. *The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED
MAY 18 2026
BY:

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Bank of America	Theresa C. Proctor	[redacted]
Project Address: 1010 Green Bay Road	SIGN VENDOR	
City: Winnetka	State: IL	Zip Code: 60093	Email: [redacted]

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Ozko Sign & Lighting Co.	Luz C Komu	[redacted]
Street Address: [redacted]		
City: Roselle	State: IL	Zip Code: 60172	Email: [redacted]

Property Owner

Name of Company	Primary contact name	Phone No.
Bank of America	Theresa C. Proctor	[redacted]
Street Address: 1010 Green Bay Road		
City: Winnetka	State: IL	Zip Code: 60093	Email: [redacted]

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

Additional description of sign type and materials: Reface of existing signage. 1 monument ground sign, one parking lot sign, and one freestanding parking hanging sign. All signage is existing.

OFFICE USE ONLY

SEC2026-027

SIGN FEE: $80 NON-ILLUMINATED PER SIGN TYPE	$ 80.00
$195 ILLUMINATED SIGN	$ _____
STAFF REVIEW FEE: $70 ☐ WAIVE FEE	$ 70.00
TOTAL PERMIT FEE	$ 150.00

CONDITIONS OF APPROVAL: _____

BANK OF AMERICA



Date 4/15/2026

To Whom It May Concern:

Bank of America will be replacing the signage at its Bank location at 1010 Green Bay Rd, Winnetka, IL 60093. Coast Sign, Inc. is the sign vendor contracted to fabricate, install, and obtain permits for the exterior signage for this facility.

This is a letter of authorization granting permission for Coast Sign Inc. and its subcontractors to act as permitting agents and obtain said permits on behalf of Bank of America.

Please direct any questions or comments to:

Sign Company Name:	Coast Sign, Inc.
Contact:	Georgianna Arellano
Street, City, Zip:	1500 W. Embassy St., Anaheim, CA 92802
Phone contact:	[redacted]
Email address:	

Sincerely,

[redacted]

Theresa C. Proctor
Rebranding Program Director
Real Estate Services
[redacted]

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION

RECEIVED
MAY 18 2026
BY:

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Bank of America	Theresa C. Proctor	[redacted]
Street Address: 1010 Green Bay Road		
City: Winnetka / State: IL / Zip Code: 60093	Email: [redacted]	

Awning Company

Name of Awning Company	Primary contact name	Phone No.
Ozko Sign & Lighting Co.	Luz C Komu	[redacted]
Street Address: 75 Monaco Dr.		
City: Roselle / State: IL / Zip Code: 60172	Email: [redacted]	

Property Owner

Name of Company	Primary contact name	Phone No.
Bank of America	714-999-1963	[redacted]
Street Address: 1010 Green Bay Road		
City: Winnetka / State: IL / Zip Code: 60093	Email: [redacted]	

AWNING: ☐ retractable *or* ☑ rigid
☐ new awning *or* ☑ recovering of existing frame

Fabric type and color (attach samples) Gray reskin of all existing awnigns(Red)

Dimensions: Length 70", Height 31", Projection from Building Face 24", Clearance from sidewalk _____

AWNING VALANCE SIGN COPY/LOGO: Height ___ inches, Length _____ inches

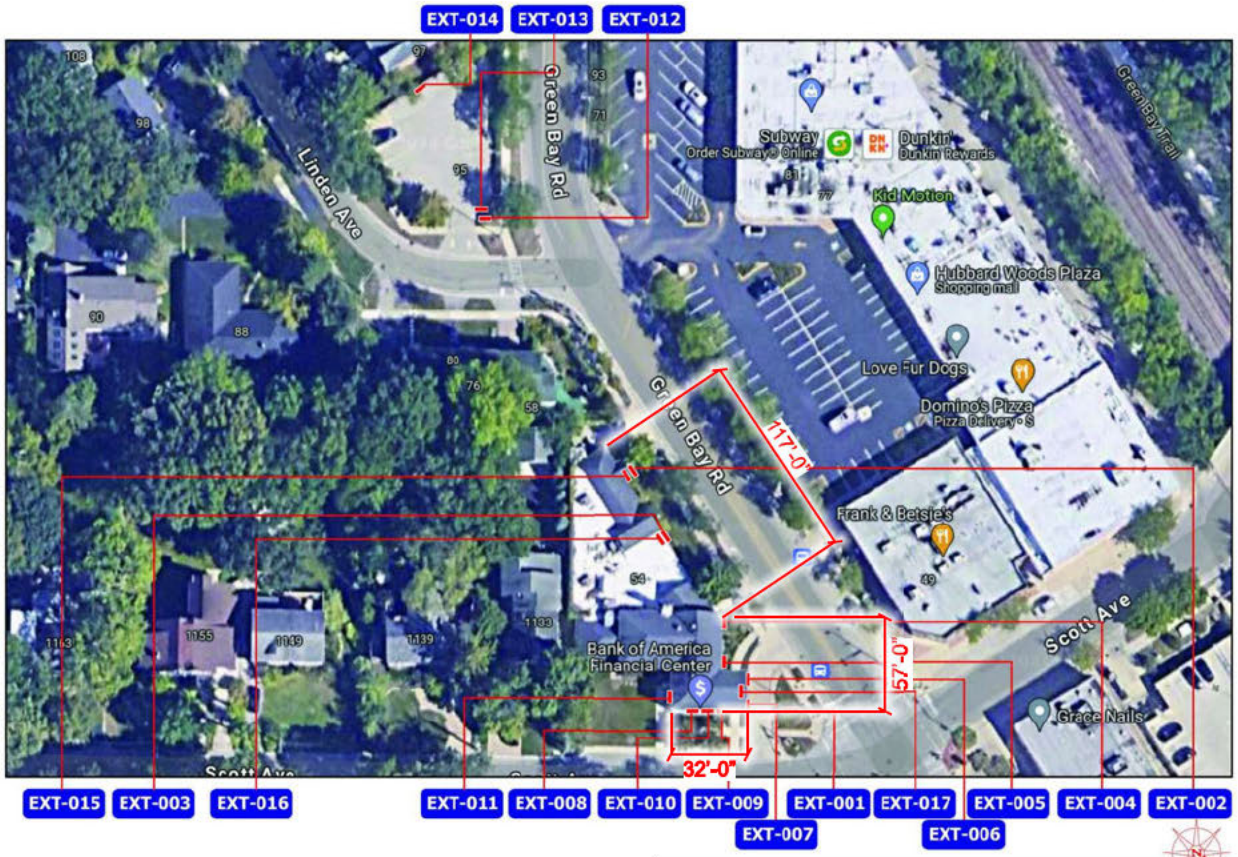
Description of sign material, method of application, and color: _____

OFFICE USE ONLY: ABC2226-628

AWNING PERMIT FEE:	$90 EACH	NUMBER OF AWNINGS 11	$ 990.00
STAFF REVIEW FEE:	$70	☒ WAIVE REVIEW FEE	$ _____
TOTAL PERMIT FEE:			$ 990.00

CONDITIONS OF APPROVAL: _____

SITE PLAN



CUSTOMER APPROVAL

Customer Signature _____ Date _____

SIGNAGE SPECIFICATIONS

EXT-001a	**JC-5NX COLOR PLATE LETTERS** Manufacture and Install (1) set of Color Plate Letters
EXT-001b	**JC-5NX COLOR PLATE LETTERS** Manufacture and Install (1) set of Color Plate Letters
EXT-002	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-003	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-004	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-005	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-006	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-007	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-008	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-009	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-010	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-011	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-012	**CUSTOM AWNING RE-SKIN** Manufacture and Install (1) set of Awning Re-skin
EXT-013	**RP1NX POLE MOUNTED REGULATORY** Remove and Replace (1) Regulatory Sign
EXT-014	**LEAVE AS IS**
EXT-015	**NOT IN SCOPE**
EXT-016	**NOT IN SCOPE**
EXT-017	**NOT IN SCOPE**
ATM1	**NOT IN SCOPE**
ATM2	**NOT IN SCOPE**

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026	Project Name:	BANK OF AMERICA
Scale:	NTS	Address:	1010 Green Bay Rd,
Drawn:	Irniss A.	City / State / Zip:	Winnetka, IL 60093
PM:	Tiana H.	Notes:	

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	KO	04-01-26	Update as per request	7			
2	HA	05-21-26	Add dimension EXT-004, EXT-005, EXT-010	8			
3	WA	06-24-26	Update as per request | Email	9			
4				10			
5				11			
6				12			

DESIGN DRAWING 1 of 13

Request Number:

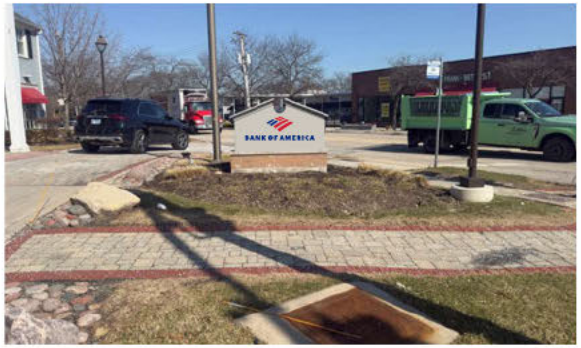
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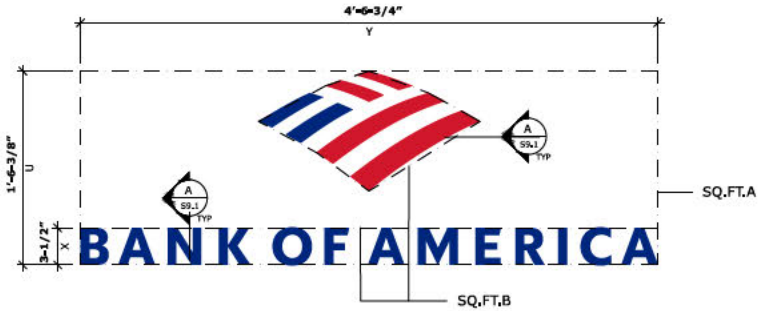
11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-001a



PHOTO ENHANCEMENT - EXT-001a





EXT-001a **TYPE JC ALUMINUM PLATE LETTER STACKED FORMAT**
Scale: NTS

Sign Type	X	U	Y	Z	SQFT.A	SQFT.B
JC-1nx	1 1/4" CAP HEIGHT	6 1/2"	1'-7 1/2"	3/16"	.89	.26
JC-2nx	1 3/4" CAP HEIGHT	9 1/8"	2'-3 3/8"	3/16"	1.74	.54
JC-3nx	2 1/4" CAP HEIGHT	11 3/4"	2'-11 1/4"	3/16"	2.88	.88
JC-4nx	3" CAP HEIGHT	1'-3 3/4"	3'-10 7/8"	3/16"	5.13	1.57
JC-5nx	3 1/2" CAP HEIGHT	1'-6 3/8"	4'-6 3/4"	3/16"	6.98	2.17
JC-6nx	4" CAP HEIGHT	1'-9"	5'-2 5/8"	3/16"	9.12	2.83
JC-7nx	4 3/4" CAP HEIGHT	2'-0 7/8"	6'-2 1/4"	1/4"	12.86	4.0
JC-8nx	7" CAP HEIGHT	3'-0 3/4"	9'-1 1/2"	1/4"	27.94	8.7
JC-9nx	10 1/2" CAP HEIGHT	4'-7 1/8"	13'-8 1/4"	1/4"	62.87	19.59
JC-10.1nx	12" CAP HEIGHT	5'-3"	15'-7 3/4"	3/8"	82.12	25.59
JC-10nx	14" CAP HEIGHT	6'-1 1/2"	18'-3"	3/8"	111.78	33.82

1. LETTER & BLUE PORTIONS OF SYMBOL FACE TO BE ALUMINUM PLATE HYDRO-JET CUT. PAINT FINISH TO BE BLUE, SEMI-GLOSS FINISH. WELD THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT.
2. RED PORTIONS OF SYMBOL FACE TO BE ALUMINUM PLATE. HYDRO-JET CUT. PAINT FINISH TO BE RED, SEMI-GLOSS FINISH. WELD THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT.
3. SPACER ON EXTERIOR PLATE LETTERS ONLY

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 03-12-2026	Project Name: BANK OF AMERICA		
Scale: NTS	Address: 1010 Green Bay Rd,		
Drawn: Irniss A.	City / State / Zip: Winnetka, IL 60093		
PM: Tiana H.	Notes:		

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3	WA	06-24-26	Update as per request | Email	9			
4				10			
5				11			
6				12			

DESIGN DRAWING 2 of 13

Request Number:

PRJ-BOA4-203045-R3

11 X 17 TEMPLATE VERSION 8.0

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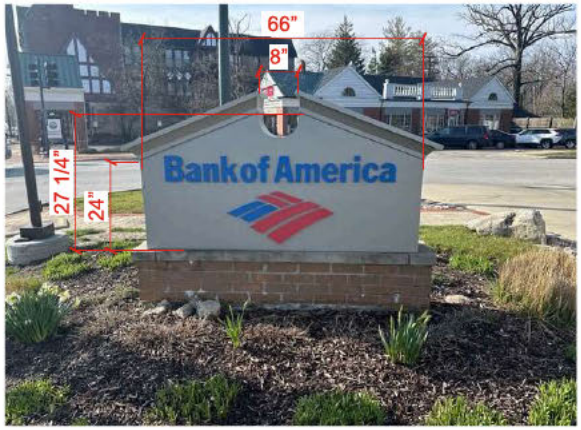
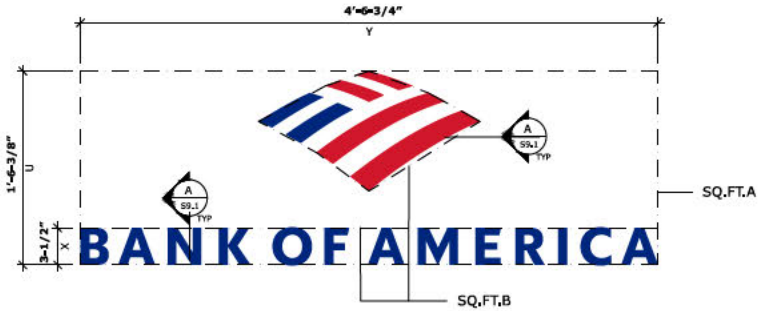


PHOTO ENHANCEMENT - EXT-001b





EXT-001b TYPE JC ALUMINUM PLATE LETTER STACKED FORMAT
Scale: NTS

Sign Type	X	U	Y	Z	SQFT.A	SQFT.B
JC-1nx	1 1/4" CAP HEIGHT	6 1/2"	1'-7 1/2"	3/16"	.89	.26
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JC-7nx	4 3/4" CAP HEIGHT	2'-0 7/8"	6'-2 1/4"	1/4"	12.86	4.0
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JC-9nx	10 1/2" CAP HEIGHT	4'-7 1/8"	13'-8 1/4"	1/4"	62.87	19.59
JC-10.1nx	12" CAP HEIGHT	5'-3"	15'-7 3/4"	3/8"	82.12	25.59
JC-10nx	14" CAP HEIGHT	6'-1 1/2"	18'-3"	3/8"	111.78	33.82

1. LETTER & BLUE PORTIONS OF SYMBOL FACE TO BE ALUMINUM PLATE HYDRO-JET CUT. PAINT FINISH TO BE BLUE, SEMI-GLOSS FINISH. WELD THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT.
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3. SPACER ON EXTERIOR PLATE LETTERS ONLY

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 03-12-2026	Project Name: BANK OF AMERICA
Scale: NTS	Address: 1010 Green Bay Rd,
Drawn: Irniss A.	City / State / Zip: Winnetka, IL 60093
PM: Tiana H.	Notes:

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5				11			
6				12			

DESIGN DRAWING 3 of 13

Request Number:

PRJ-BOA4-203045-R3

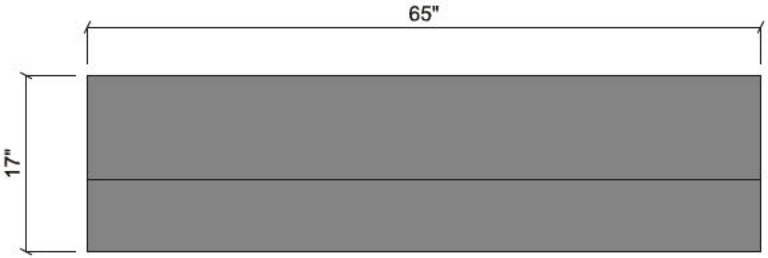
11 X 17 TEMPLATE VERSION 8.0

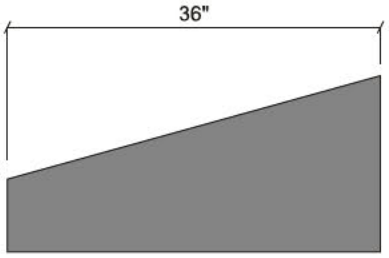
EXISTING PHOTO - EXT-002



PHOTO ENHANCEMENT - EXT-002







EXT-002 AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY
Scale: 1"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
Address:	1010 Green Bay Rd,
City / State / Zip:	Winnetka, IL 60093
Notes:	

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4				10			
5				11			
6				12			

DESIGN DRAWING 4 of 13

Request Number:

PRJ-BOA4-203045-R3

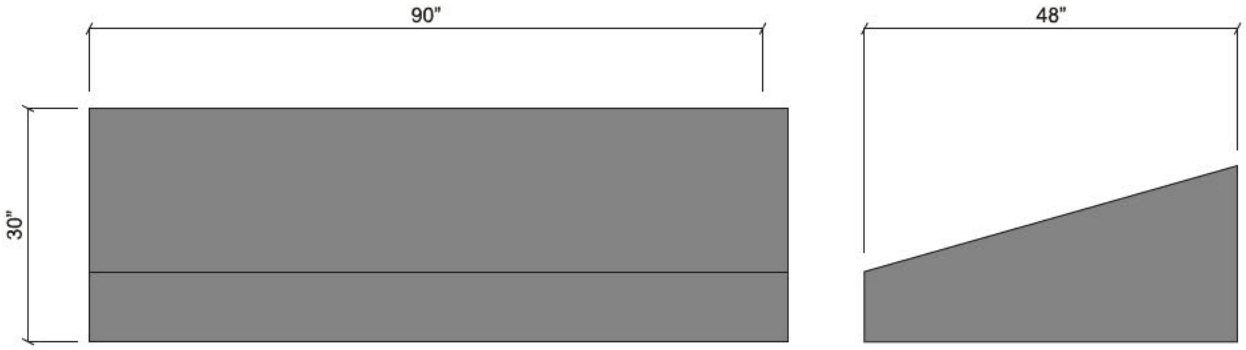
11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-003



PHOTO ENHANCEMENT - EXT-003





EXT-003 AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY

Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
Address:	1010 Green Bay Rd,
City / State / Zip:	Winnetka, IL 60093
Notes:	

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
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2	HA	05-21-26	Add dimension EXT-004, EXT-005, EXT-010	8			
3	WA	06-24-26	Update as per request | Email	9			
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6				12			

DESIGN DRAWING 5 of 13

Request Number:

PRJ-BOA4-203045-R3

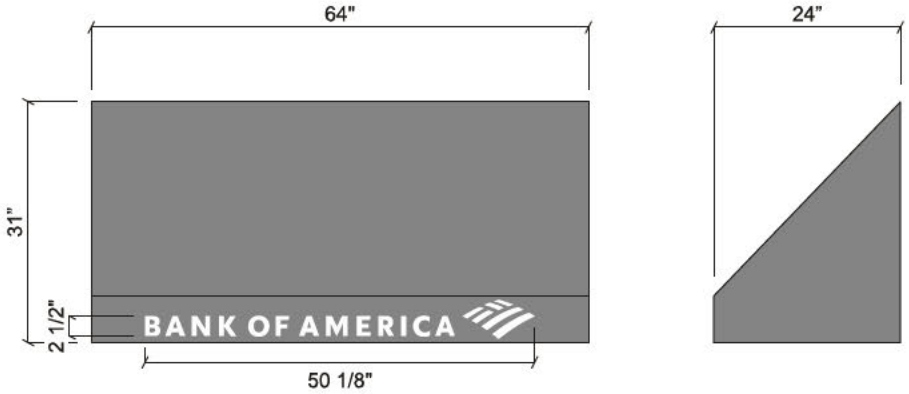
11 X 17 TEMPLATE VERSION 8.9

EXISTING PHOTO - EXT-004 & EXT-005



PHOTO ENHANCEMENT - EXT-004 & EXT-005





EXT-004 EXT-005 **AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY**

Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 03-12-2026	Project Name: BANK OF AMERICA
Scale: NTS	Address: 1010 Green Bay Rd,
Drawn: Irniss A.	City / State / Zip: Winnetka, IL 60093
PM: Tiana H.	Notes:

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3	WA	06-24-26	Update as per request | Email	9			
4				10			
5				11			
6				12			

DESIGN DRAWING 6 of 13

Request Number:

PRJ-BOA4-203045-R3

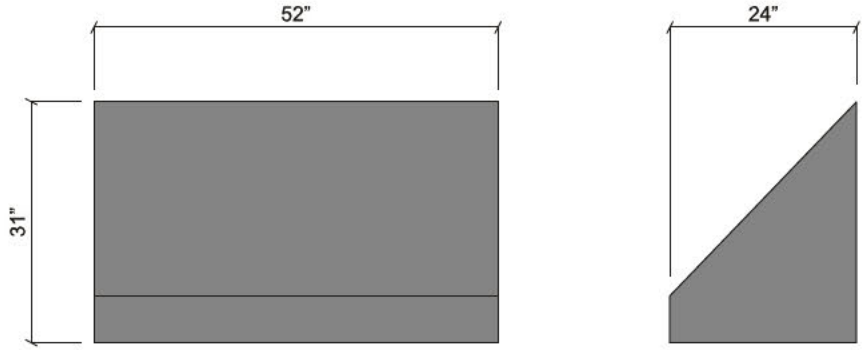
11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-006 & EXT-007



PHOTO ENHANCEMENT - EXT-006 & EXT-007





EXT-006 EXT-007 **AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY**

Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 03-12-2026	Project Name: BANK OF AMERICA
Scale: NTS	Address: 1010 Green Bay Rd,
Drawn: Irniss A.	City / State / Zip: Winnetka, IL 60093
PM: Tiana H.	Notes:

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5				11			
6				12			

DESIGN DRAWING 7 of 13

Request Number:

PRJ-BOA4-203045-R3

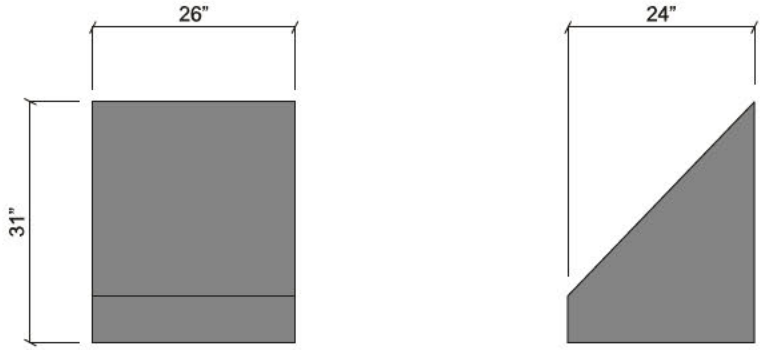
11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-008 & EXT-009



PHOTO ENHANCEMENT - EXT-008 & EXT-009





EXT-008 EXT-009 **AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY**

Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
Address:	1010 Green Bay Rd,
City / State / Zip:	Winnetka, IL 60093
Notes:	

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5				11			
6				12			

DESIGN DRAWING 8 of 13

Request Number:

PRJ-BOA4-203045-R3

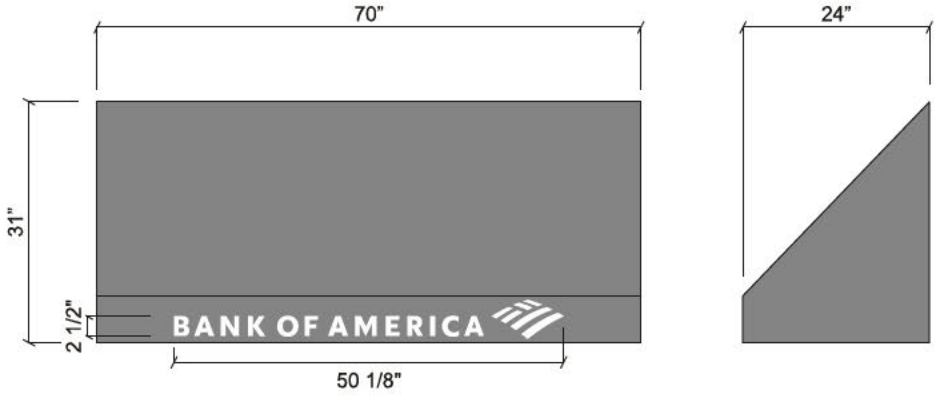
11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-010



PHOTO ENHANCEMENT - EXT-010





EXT-010 AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY
Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 03-12-2026	Project Name: BANK OF AMERICA
Scale: NTS	Address: 1010 Green Bay Rd,
Drawn: Irniss A.	City / State / Zip: Winnetka, IL 60093
PM: Tiana H.	Notes:

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6				12			

DESIGN DRAWING 9 of 13

Request Number:

PRJ-BOA4-203045-R3

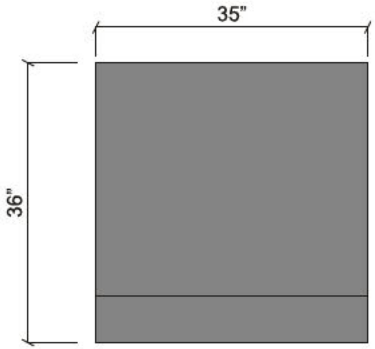
11 X 17 TEMPLATE VERSION 8.9

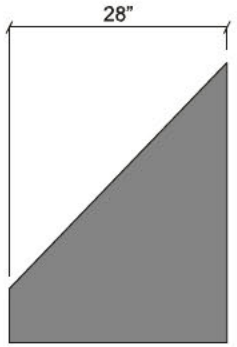
EXISTING PHOTO - EXT-011



PHOTO ENHANCEMENT - EXT-011







EXT-011 AWNING RE-SKIN W/O SIGNATURE - CHARCOAL GRAY

Scale: 3/4"=1'-0"

Awning Material: Sunbrella Marine "Charcoal Gray"

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
Address:	1010 Green Bay Rd,
City / State / Zip:	Winnetka, IL 60093
Notes:	

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6				12			

DESIGN DRAWING 10 of 13

Request Number:

PRJ-BOA4-203045-R3

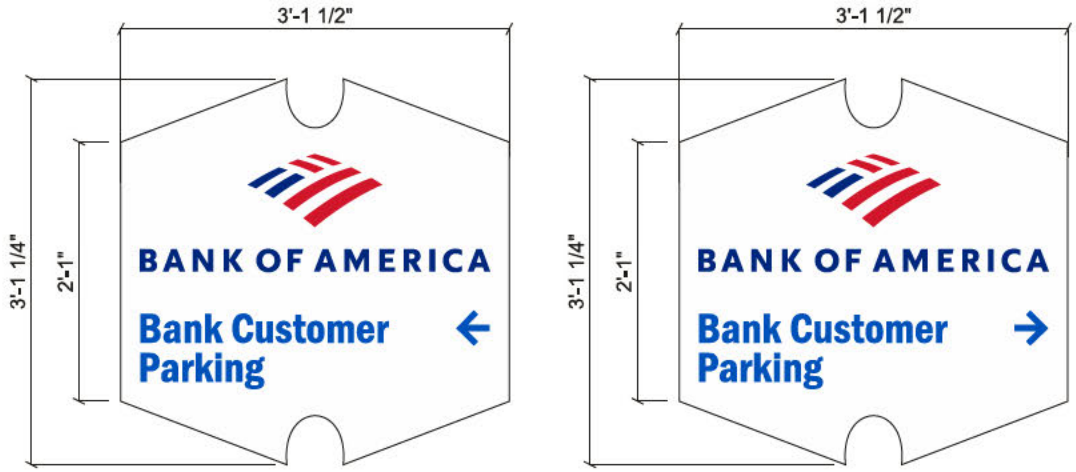
11 X 17 TEMPLATE VERSION 8.9

EXISTING PHOTO - EXT-012



PHOTO ENHANCEMENT - EXT-012





EXT-012 D/F CUSTOM REFACE OF EXISTING SIGN
Scale: NTS

EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
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DESIGN DRAWING 11 of 13

Request Number:

PRJ-BOA4-203045-R3

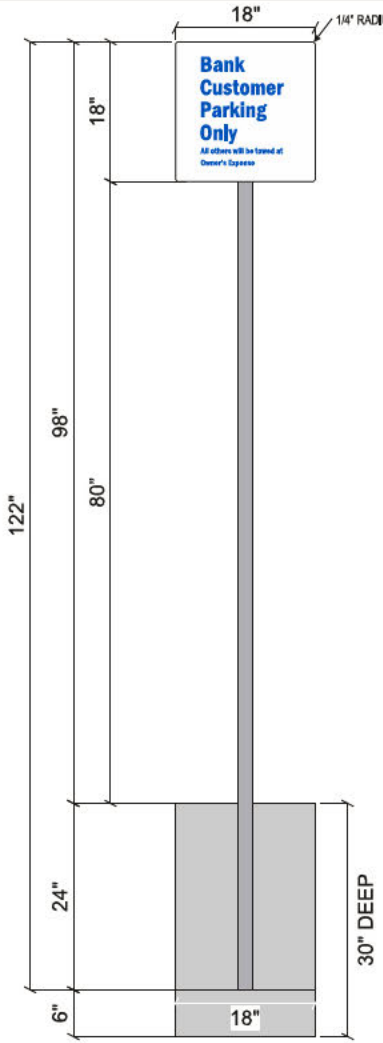
11 X 17 TEMPLATE VERSION 8.9

EXISTING PHOTO - EXT-013



PHOTO ENHANCEMENT - EXT-013





1. .125" ALUMINUM SIGN FACE. FORM AS SHOWN. PAINT FINISH TO BE 'BOA SUPER WHITE', SEMI-GLOSS FINISH. FIRST SURFACE FILM DECORATE COPY PER CALL OUTS. WELD 1.45"x1.45"x.125" ALUMINUM CHANNEL ON BACK OF SIGN FACE FOR ATTACHMENT TO SUPPORT CHANNEL. PAINT FINISH 'BOA SUPER WHITE', SEMI-GLOSS FINISH. SECURE TO SUPPORT CHANNEL WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.

2A. SUPPORT COPY ON SIGNAGE DIRECTED TOWARDS PEDESTRIAN TRAFFIC TO BE TRANSLUCENT BLUE FILM OVER WHITE OPAQUE FILM. TYPEFACE TO BE FRANKLIN GOTHIC DEMI CONDENSED. VERIFY ALL COPY PRIOR TO FABRICATION.

2B. SUPPORT COPY ON SIGNAGE DIRECTED TOWARDS VEHICULAR TRAFFIC TO BE REFLECTIVE BLUE FILM TYPEFACE TO BE FRANKLIN GOTHIC DEMI CONDENSED. VERIFY ALL COPY PRIOR TO FABRICATION.

3. 2"x2"x.25" ALUMINUM SUPPORT CHANNEL. PAINT TO BE 'SILVER CHAIN' SEMI GLOSS FINISH. SET SUPPORT CHANNEL IN CONCRETE FOUNDATION AS REQUIRED BY CODE. NO DIRECT EARTH BURY ALLOWED.

COLOR SPECIFICATIONS:

- **VINYL:** 3M # 680-75 BLUE REFLECTIVE
- **PAINT:** SILVER CHAIN
- **PAINT:** SUPER WHITE SEMI GLOSS

EXT-013 **FRONT VIEW: Rp1nx POST AND PANEL**

SCALE: 3/4"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
Address:	1010 Green Bay Rd,
City / State / Zip:	Winnetka, IL 60093
Notes:	

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DESIGN DRAWING 12 of 13

Request Number:

PRJ-BOA4-203045-R3

11 X 17 TEMPLATE VERSION 8.0

EXISTING PHOTO - EXT-014 (LEAVE AS IS)



EXISTING PHOTO - EXT-015



EXISTING PHOTO - EXT-016



EXISTING PHOTO - EXT-017



EXISTING PHOTO - ATM1 & ATM2



COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	03-12-2026
Scale:	NTS
Drawn:	Irniss A.
PM:	Tiana H.
Project Name:	BANK OF AMERICA
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6				12			

DESIGN DRAWING 13 of 13

Request Number:

PRJ-BOA4-203045-R3

11 X 17 TEMPLATE VERSION 8.0

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.

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: JULY 9, 2026

SUBJECT: 564 GREEN BAY ROAD – ENGEL & VOLKERS– SIGN PERMIT TO ALLOW A BACK-LIT ILLUMINATED WALL SIGN (CASE NO. 26-13-DR)

INTRODUCTION

On July 16, the Design Review Board (DRB) is scheduled to consider a sign permit application submitted by *Engel & Volkers* (the "Applicant"), the owner of the four-story mixed-use building currently under construction at 564 Green Bay Road (the "Subject Property"). The application requests approval of a new back-lit wall sign for the Applicant's office, to be located on the ground floor of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road, between Elm and Spruce Streets, and is zoned C-2 General Retail Commercial. The surrounding area is characterized by a mix of commercial uses, including offices, restaurants, and retail establishments.

The building currently under construction will feature commercial space for Engel & Volkers on the ground floor, with one residential unit located on each of the second, third, and fourth floors. Figure 1 below illustrates the location of the Subject Property, and Figure 2 shows the Green Bay Road elevation of the building currently under construction.

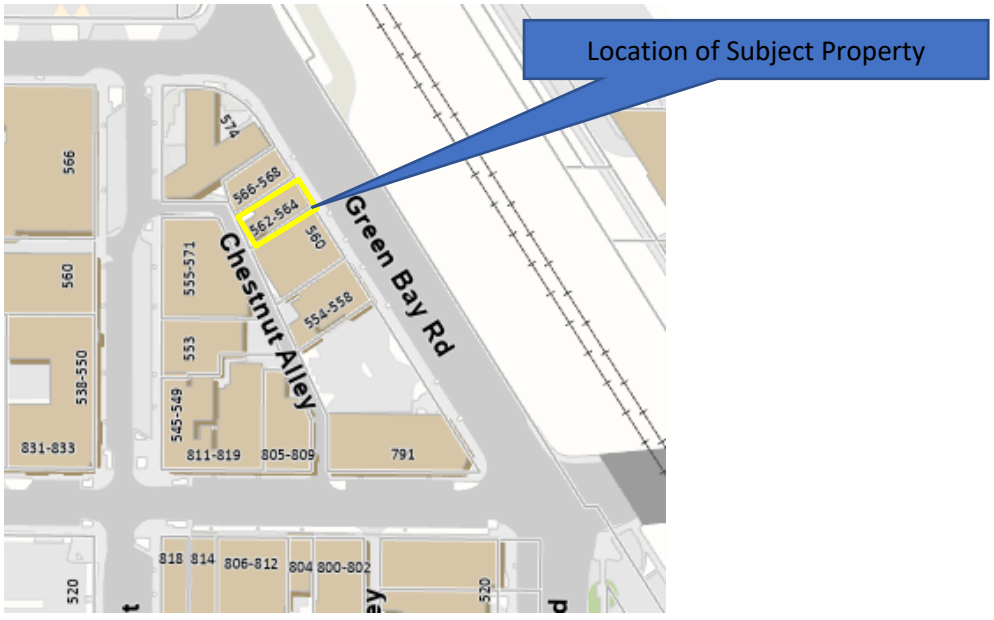


Figure 1 – Subject Property Location Map



View of the building currently under construction at Subject Property

CURRENT REQUEST

The Applicant requests approval for a new back-lit wall sign along the street frontage of the Subject Property. The proposed signage is intended to provide identification and promotion for the Applicant's new commercial space.



Proposed Signage on the Storefront Elevation of the Subject Property

Back-lit Illuminated Wall Sign

- Located on the Green Bay Road façade within the limestone sign band above the storefront entrance
- Sign is on an aluminum cabinet painted white
- Black opaque vinyl on letters and red opaque on symbol "&"
- Acrylic push-through letters 9 inches in height
- Back-lit illuminated sign
- Total sign area of approximately 4.82 square feet



Detail of the Illuminated Backlit Wall Sign



Acrylic Push Thru Sign Example

A copy of the Applicant's application materials is included in **Attachment A**.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes standards for wall signs in commercial districts.

Wall Sign Standards

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

not exceeding 20 square feet in area may be displayed by each occupant on each non-street exposure of the premises occupied by such occupant.

The proposed illuminated wall sign meets all the above standards.

DESIGN GUIDELINES ANALYSIS

When reviewing the design of any signs, the Board is to consider the following standards and criteria of Section 15.60.150(F) of the Sign Code.

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

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

SUMMARY

The Applicant respectfully requests that the DRB determine that the proposed wall sign is appropriate and compatible with the Village Design Guidelines and approve the sign permit as submitted. Upon approval, the Applicant shall obtain all necessary sign and electrical permits from the Community Development Department before installing the illuminated wall sign.

FINDINGS & RECOMMENDATION

At the July 16 DRB meeting, the DRB is scheduled to consider the design of the Applicant's proposed illuminated wall sign. After hearing from the Applicant and the public, the DRB will have the following options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the DRB; or

2) Consider a motion for approval or denial of the Sign Permit. A DRB member should make a motion for approval or denial based upon the following findings of fact per Section 15.60.150(F) of the Sign Code:

a. The proposed illuminated wall sign **is consistent [is not consistent]** with the following standards used for issuance of a sign permit:

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

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED
JUL 01 2026
BY:

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Engel & Volkers	Lori Mulderink	[redacted]
Project Address		
564 Green Bay		
City	**State**	**Zip Code**	**Email**
Winnetka	IL	60093	[redacted]

Sign Company

Name of Sign Company	Primary contact name	Phone No.
One Up Signs, LLC	Brandon Esparza	[redacted]
Street Address		
15501 S 70th Ct		
City	**State**	**Zip Code**	**Email**
Orland Park	IL	60462	[redacted]

Property Owner

Name of Company	Primary contact name	[redacted]
[redacted]	[redacted]	
Street Address:		
564 Green Bay		
City	**State**	**Zip Code**	**Email**
Winnetka	IL	60093	[redacted]

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

Additional description of sign type and materials: acrylic push thru letters on aluminum cabinet painted white, black and red

OFFICE USE ONLY

SIGN FEE: $80 NON-ILLUMINATED PER SIGN TYPE	$ —
$195 ILLUMINATED SIGN	$ 195.00
STAFF REVIEW FEE: $70 ☐ WAIVE FEE	$ 70.00
TOTAL PERMIT FEE	$ 265.00

CONDITIONS OF APPROVAL: _____

SBC 2026-845



COMPANY:	Engel & Volkers	EMAIL:	lori.mulderink@evrealestate.com	CONTACT:	Lori Mulderink
ADDRESS:		PHONE:		AUTHORIZED SIGNATURE	X / /

ONE UP SIGNS
15501 South 70th Court
Orland Park, IL 60462
708.479-4949
ONEUPSIGNS.COM

23 YEARS IN THE SIGN INDUSTRY

ISA International Sign Association

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77 in

3 in

9 in

ENGEL&VÖLKERS

Acrylic Push Thru Letters
On Aluminum Cabinet
Painted White
Opaque black and Red vinyl on faces of letters

COMPANY:	Engel & Volkers	EMAIL:	lori.mulderink@evrealestate.com	CONTACT:	Lori Mulderink
ADDRESS:		PHONE:		AUTHORIZED SIGNATURE	X / /

ONE UP SIGNS
15501 South 70th Court
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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

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JULY 9, 2026

SUBJECT: GREELEY ELEMENTARY SCHOOL – 275 FAIRVIEW AVENUE
CERTIFICATE OF APPROPRIATENESS (CASE NO. 26-20-V2)

INTRODUCTION

On July 16, 2026, the Design Review Board ("DRB") is scheduled to hold a public hearing on an application submitted by Winnetka Public School District 36 (the "Applicant"), as the owner of the property located at 275 Fairview Avenue (the "Subject Property"). The Applicant is proposing installation of a gaga ball pit on the Subject Property and requests approval of a Certificate of Appropriateness.

The Applicant has also submitted an application seeking approval of zoning variations to (i) exceed the maximum permitted impermeable lot coverage; and (ii) provide less than the minimum required front yard setback from the east property line along Woodland Avenue. The Zoning Board of Appeals is scheduled to consider the variation requests on July 13, 2026.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.7 acres (117,627 square feet) in size, is located on the east side of Fairview Avenue between Hawthorn and Elder Lanes and contains Greeley Elementary School (see Figure 1). The Subject Property has four front yards, with street frontage along Hawthorn Lane to the north, Woodland Avenue to the east, Elder Lane to the south, and Fairview Avenue to the west.

The Comprehensive Plan designates the Subject Property as appropriate for "Institutional (Religious Institution, School, Governmental & Other Facilities" uses. The property is zoned R-5 Single Family Residential, and it is surrounded by R-5 Single Family Residential and also bordered by R-4 Single Family Residential to the north (see Figure 2).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a school is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

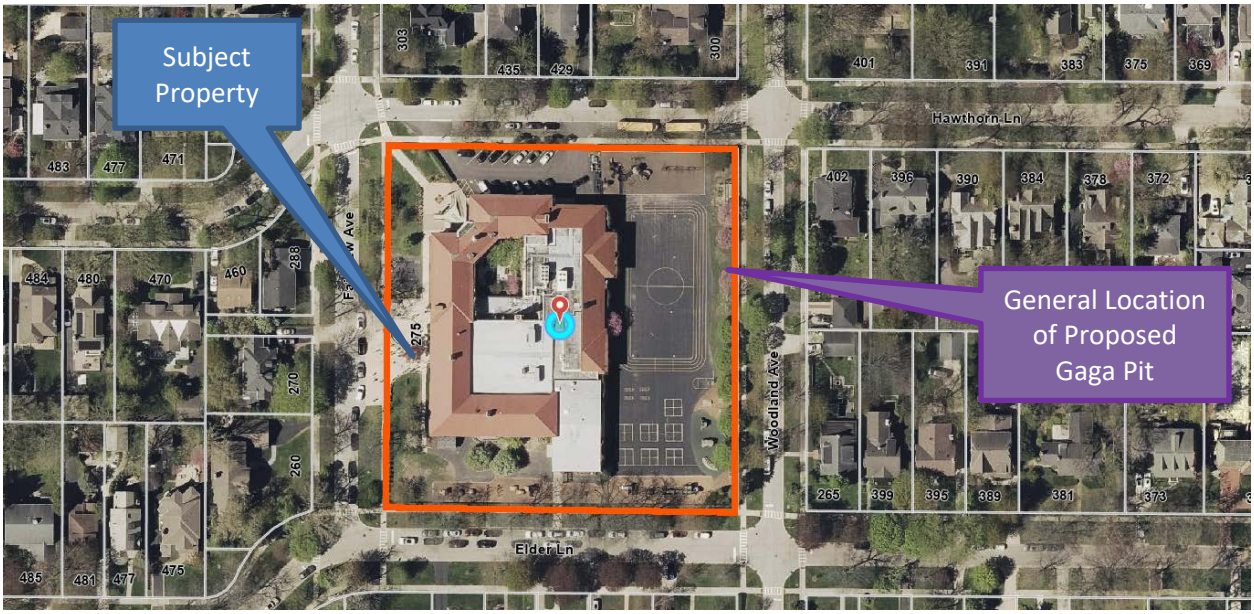


Figure 1 – GIS Aerial Map

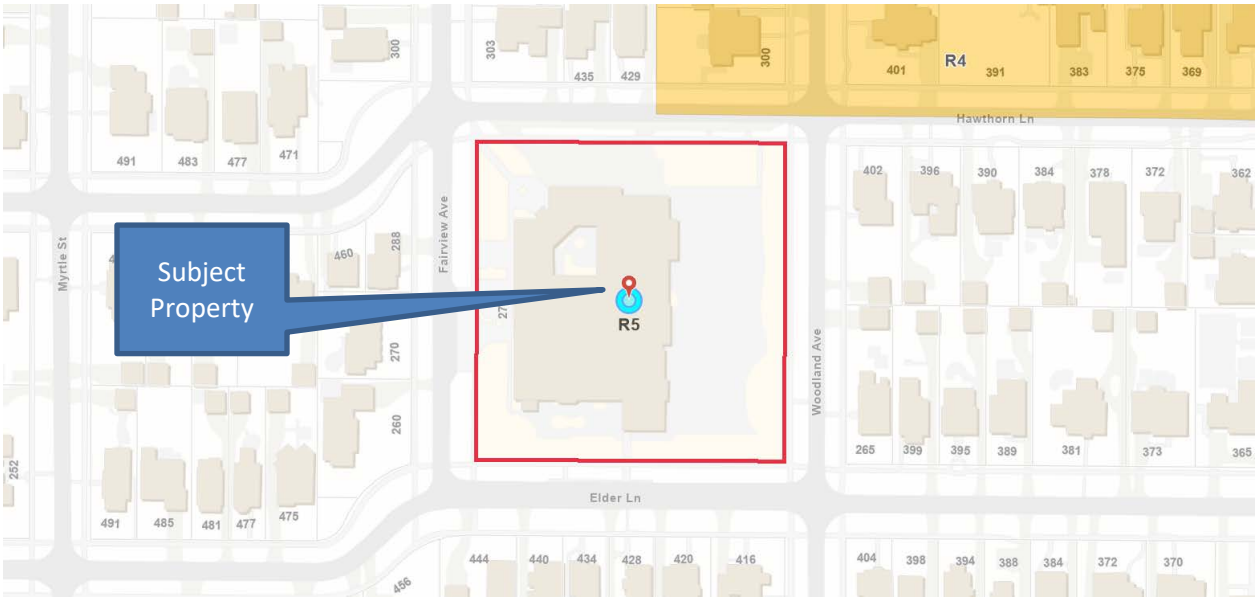


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Greeley School was constructed circa 1912. Significant additions were constructed in 1923, 1954 and 2008. There are 10 previous zoning cases on file for the Subject Property:

1. In 1964, ZBA Case No. 928 was approved for a front yard setback variation to allow a classroom structure;
2. In 1994, ZBA Case No. 1608 was approved for a special use permit and a variation to allow a storage shed;
3. Ordinance M-577-99 was adopted in June 1999 by the Village Council, granting front yard setback variations from Elder and Hawthorn Lanes, and Woodland Avenue to allow replacement of playground equipment;
4. In 1999, ZBA Case No. 99-29-SU was a request to expand the parking lot that would have

exceeded the permitted impermeable lot coverage and added parking spaces that would not have met the required front yard setback. The application was withdrawn;

5. Ordinance M-6-2007 was adopted in May 2007 by the Village Council, granting a Special Use Permit and variations to allow construction of a two-story addition on the northeast corner of the existing school building. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage;
6. In 2014, ZBA Case No. 14-11-SU was a request to install play equipment that would not have met the required front yard setbacks from Elder Lane and Woodland Avenue. The application was withdrawn;
7. Ordinance M-3-2015 was adopted in January 2015 by the Village Council, granting a Special Use permit and variations to allow an outdoor classroom and playground improvements. The approved variations were for the required front yard setbacks from Elder Lane and Woodland Avenue;
8. In 2016, ZBA Case No. 16-20-SU was a request to replace the kindergarten playground equipment that would not have met the required front yard setback from Elder Lane. The application was withdrawn;
9. Ordinance M-4-2017 was adopted in May 2017 by the Village Council, granting a Special Use Permit and a variation to allow improvements to the kindergarten playground. The approved variation was for the required front yard setback from Elder Lane; and
10. Ordinance M-8-2022 was adopted in April 2022 by the Village Council, granting an amendment to a Special Use Permit, zoning variations, and a Certificate of Appropriateness to allow improvements to the existing playground located on the northeast corner of the Subject Property. The approved variations were for (i) ILC, (ii) Front Yard Lot Coverage; and (iii) the front yard setback from Hawthorn Lane.

Figures 3 and 4 on the following page are photos of the site where the gaga ball pit is proposed.



Figure 3 – Subject Property – East Elevation (Woodland Avenue)

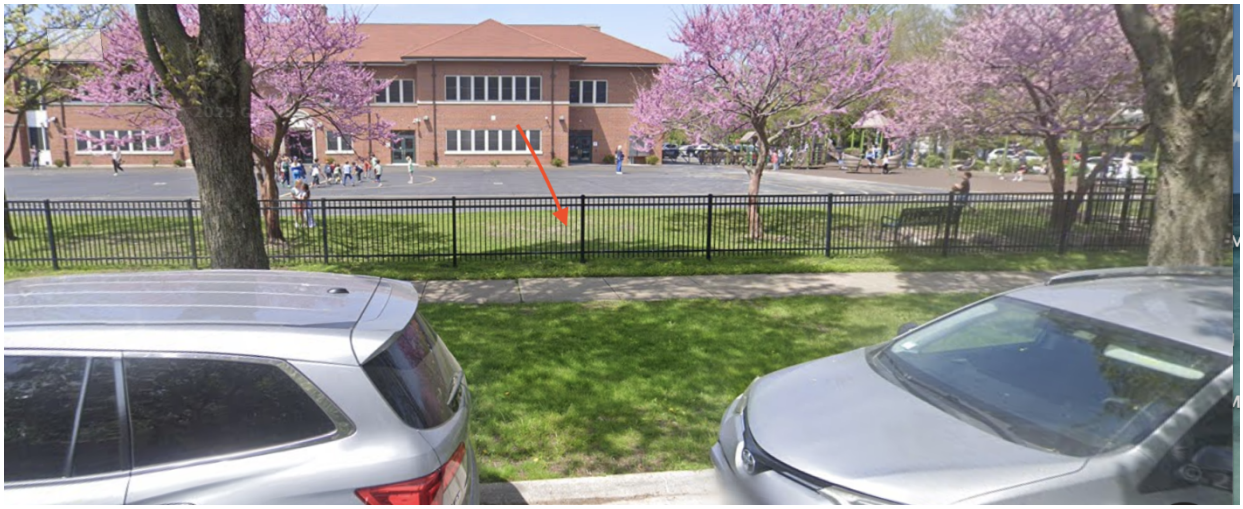


Figure 4 – Subject Property – General Location of Proposed Gaga Ball Pit

PROPOSED PLAN

The Applicant is proposing installation of a gaga ball pit east of the existing asphalt play surface. The proposed gaga ball pit would be constructed of black composite wood with black metal corners, and measure 14.5 feet in diameter and 2.5 feet in height. The gaga ball pit would be on a perforated rubber mat system, measuring 20 feet by 16.42 feet (328 square feet).

The proposed plan calls for the removal of a pear tree. The Applicant has submitted a tree removal permit, which has been approved by Village Forestry. The location of the tree to be removed is identified in Figure 5 and a photo of the tree is provided in Figure 7 later in this report.

The proposed site plan and an image representing the proposed gaga pit are provided below and on the following page as Figures 5 and 6. The application materials are included in this report as **Attachment A**.

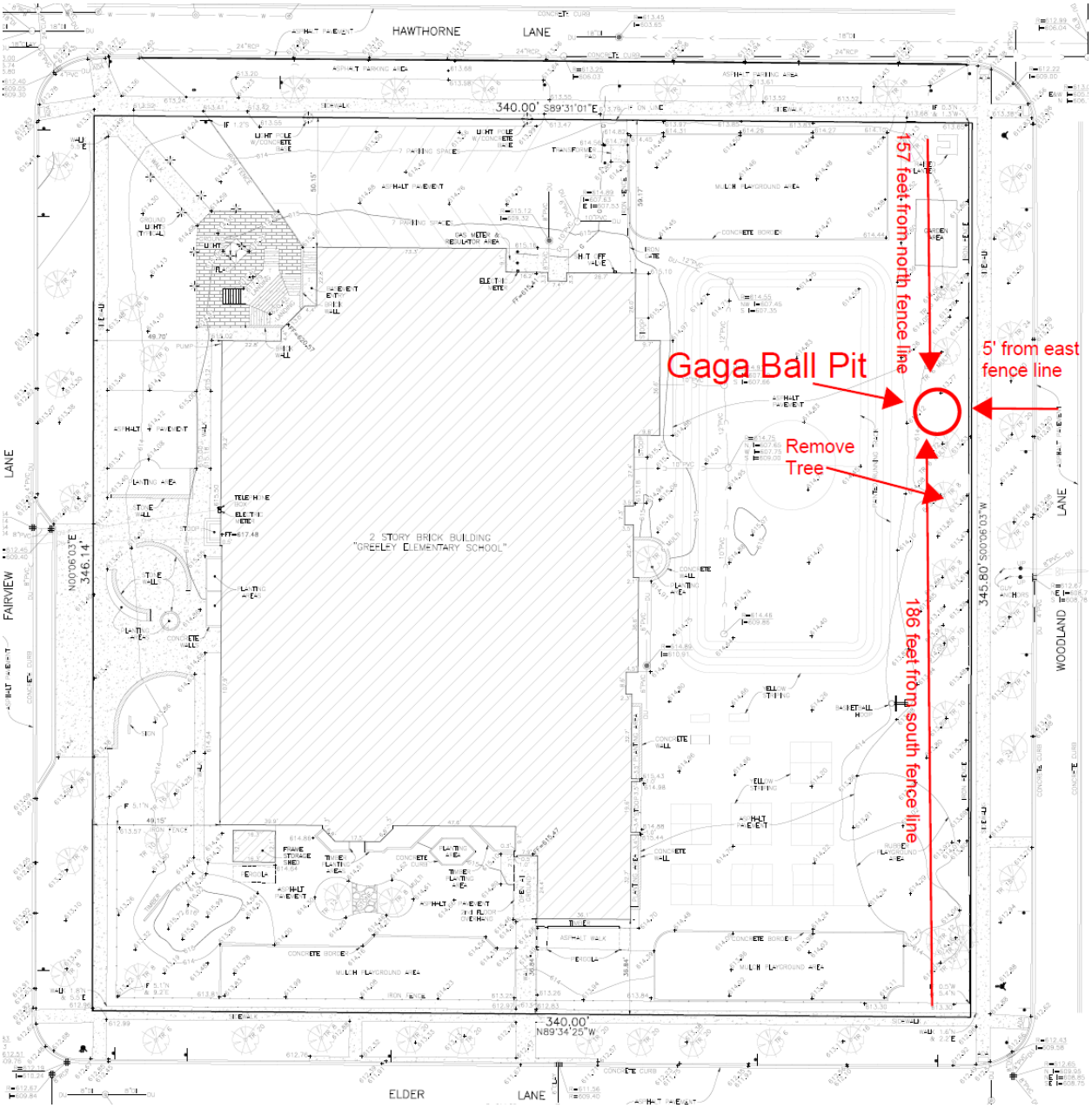


Figure 5 – Proposed Site Plan



Figure 6 - Hubbard Woods School Gaga Pit



Figure 7 – Pear Tree to be Removed

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that two variations are being requested to allow the proposed gaga ball pit to (i) exceed the maximum permitted impermeable lot coverage (ILC) and; (ii) provide less than the minimum required front yard setback from Woodland Avenue. The existing improvements on the Subject Property are already nonconforming with respect to both of these zoning standards.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the DRB 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;"

"(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 gaga ball pit at Greeley Elementary School located at 275 Fairview Avenue complies with the above standards.

RECOMMENDATION

At the July 16, 2026, DRB meeting, the DRB is scheduled to consider the design of the Applicant's proposed gaga ball pit on the Subject Property.

After hearing from the Applicant and the public, the Board may decide to take action on one or 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 Board; or
2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed gaga ball pit at Greeley Elementary School located at 275 Fairview Avenue.

If the DRB wishes to adopt a motion to recommend approval or denial, a DRB member will 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 gaga ball pit at Greeley Elementary School located at 275 Fairview Avenue**, subject to the following conditions:*

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

The DRB's findings are 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.

ATTACHMENTS

Attachment A: Application Materials

V I L L A G E O F W I N N E T K A, I L L I N O I S

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 275 Fairview Ave

Name of Business(es): Winnetka Public Schools/Greeley Elementary School

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

- ☐ Sign — Sign Permit Application attached? ☐
- ☐ Awning — Awning Permit Application attached? ☐
- ☑ Other (general description) Gaga Ball Pit

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The gaga ball pit is a hexagon shaped pit that has 30" high sidewalls made of composite wood.

I/We hereby certify that as Adam Rappaport (Lessee/Owner) of the property located at 275 Fairview Ave (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED _____

PRINTED NAME(S) Adam Rappaport

ADDRESS [redacted]

PHONE NO. [redacted]

EMAIL [redacted]

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA Fee
- ❑ $135
- ❑ $575

PRIMARY DESIGN FIRM N/A
CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

From: [redacted]
To: Ann Klaassen
Cc: [redacted]
Subject: Village of Winnetka / ZBA & DRB / Email re: Greeley Elementary School Gaga Pit
Date: Sunday, June 14, 2026 2:52:40 PM

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.

Hi Ann!

Would you please include the message below in the board packets for the ZBA & DRB regarding the Greeley Elementary School Gaga Pit project? I believe the project will go before both bodies in July, and will be presented by our principal, Lindsay Kopinski (copied).

Many thanks,
Kate

Dear Members of the Village of Winnetka Zoning Board of Appeals, and Design Review Board:

My name is Kate Casale MacNally, and I am writing in my capacity as the 2025-2026 president of the Greeley Elementary School Parent-Teacher Organization ("PTO").

First, please allow me to express my gratitude for your work and efforts on behalf of our community. I served on the ZBA myself for 4 years, and I have a special appreciation for the countless hours of work you do each month behind the scenes to make our Village run efficiently, often without public accolades. Thank you, thank you!

About three years ago, our then-fourth-grade class asked to gift the school a gaga pit for the use of the students who so enjoyed playing this schoolyard game during recess. We purchased a very good model from Amazon, but since it was intended for backyard/family use, it was quickly rendered inoperable due to the wear and tear it received from a student body of 350+ people daily!

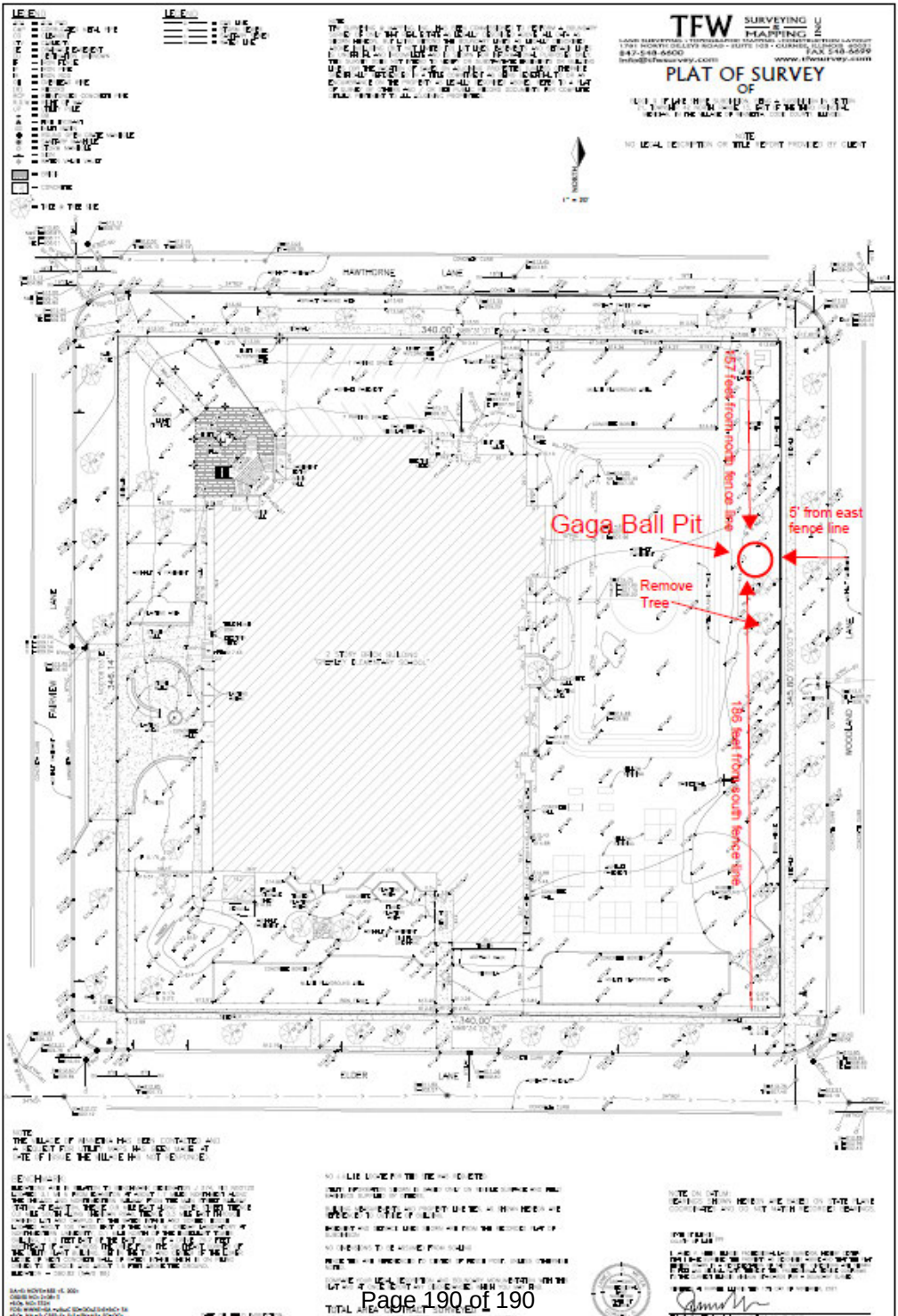
This school year, as part of their leadership work, our 4th grade liaisons to the PTO expressed how much they missed this, and wanted to gift a gaga pit to the school. Over the past 8 months, we've worked with our counterparts at Hubbard Woods Elementary School who installed a permanent gaga pit a few years ago themselves, as well as with Adam Rappaport, the District 36 Director of Buildings and Grounds, and Greeley Principal Lindsay Kopinski. We've identified the right spot for the pit, received the required approval of the D36 School Board, placed the order for materials, and created the work calendar for the site preparation and materials installation. With your approval, we'll be able to install the gaga pit and have everything ready for the first day of school on August 26th.

I'm so sorry that I'm not able to be with you this evening, but Lindsay Kopinski and I have worked very closely this past year on this. Indeed, during the 2026-2027 school year, I'll continue on the Greeley PTO as the president ex officio, so I will happily help see this project

over the goal line. While I have full faith that Lindsay will be able to answer your questions, I'm more than happy to communicate with any of you on this matter - please don't hesitate to reach out!

Again, my most sincere gratitude for your work for our Village, and in particular for your efforts on behalf of the Greeley community.

Many thanks,
Kate Casale MacNally
[redacted] Elder Lane, Winnetka
[redacted]


TFW SURVEYING & MAPPING, INC.
PLAT OF SURVEY
HAWTHORNE LANE
Gaga Ball Pit
Remove Tree
5' from east fence line
167 feet from north fence line
186 feet from south fence line
FARMER
WOODLAND
340.00
340.00
117,827 SQUARE FEET OR 2.7053 ACRES