

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-013

AN ORDINANCE GRANTING APPROVALS FOR THE SITE, LANDSCAPING AND ARCHITECTURAL PLANS TO WESTFIELD LLC TO ALLOW EXPANSION AND REMODELING OF WESTFIELD HAWTHORN SHOPPING MALL GENERALLY LOCATED AT THE INTERSECTION OF ROUTE 21 (MILWAUKEE AVENUE) AND ROUTE 60 (TOWNLINE ROAD), IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 19th DAY OF MARCH 2013

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 22nd Day of April 2013

ORDINANCE NO. 2013-013

**AN ORDINANCE GRANTING APPROVALS
FOR THE SITE, LANDSCAPING AND
ARCHITECTURAL PLANS TO WESTFIELD
LLC TO ALLOW EXPANSION AND
REMODELING OF WESTFIELD HAWTHORN
SHOPPING MALL GENERALLY LOCATED
AT THE INTERSECTION OF ROUTE 21
(MILWAUKEE AVENUE) AND ROUTE 60
(TOWNLINE ROAD), IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY (Westfield
Approval 1 of 5)**

WHEREAS, Westfield LLC, owners of a property located at 122 Hawthorn Center, being generally located at the northwest corner of Milwaukee Avenue (Route 21) and Townline Road (US Route 60) and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. Preliminary and final approval of the site and landscaping plans; and
2. Preliminary and final approval of the architectural elevations and exterior finishes for the building.

WHEREAS, the requested approvals will allow for construction of a building addition containing a new movie theater and retail space at the Northeast Section of the Shopping Mall, remodeling of the remaining three Mall entrances, remodeling of the area adjacent to the Southeast Mall entrance for a Dave & Buster's and placement of related landscaping improvements throughout the site; and,

WHEREAS, the requested approvals would be in general compliance with the Hawthorn Entitlement Package prepared by Westfield with a date of 12/12/12 and consisting of Pages 1 thru 36, LP-1 thru LP-8 (Landscaping) and C1 thru C11 (Civil) as attached hereto as Exhibit B; and,

WHEREAS, upon due notice and after public hearing held January 30, 2013 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE
AND STATE OF ILLINOIS:**

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of the preliminary and final site and landscaping plans for the entire site as set forth in Exhibit B is hereby granted subject to the conditions listed below in Section III. Said parcel is legally described in Exhibit A.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approval of the architectural elevations and exterior finishes for the building as set forth in Exhibit B is hereby granted subject to the conditions listed below in Section III.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the terms and conditions as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION IV. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION V. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VI. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the property owner Westfield LLC.

SECTION VII. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

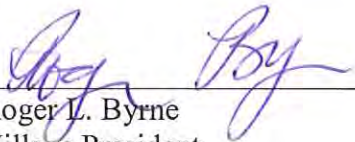
SECTION VIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-013.

Adopted by roll call vote as follows:

AYES: 6 – Koch, Marquardt, Williams, Schwartz, Byrne, Hebda

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schultz



Roger L. Byrne
Village President

PASSED: 3/19/2013

APPROVED: 3/19/2013

PUBLISHED IN PAMPHLET FORM: 4/22/2013

ATTEST:



Michael Allison
Village Clerk

Exhibit A
Legal Description

ORDINANCE 2013-13 EXHIBIT A
HAWTHORN WESTFIELD
PROPERTY DESCRIPTION

LOTS 1, 2, 3, 4, 6 & 7 IN HAWTHORN CENTER, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NUMBER 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2, IN LAKE COUNTY, ILLINOIS.

THIS PROPERTY CONTAINS 4,216,775 SQUARE FEET OR 96.804 ACRES MORE OR LESS.

Exhibit B
Plans

General Compliance with the following plans:

- Hawthorn Entitlement Package prepared by Westfield with a date of 12/12/12 and consisting of Pages 1 thru 36, LP-1 thru LP-8 (Landscaping) and C1 thru C11 (Civil).



HAWTHORN ENTITLEMENT PACKAGE
12.12.2012

RECEIVED

FEB 12 2013

COMMUNITY DEVELOPMENT
DEPARTMENT

Westfield®

HAWTHORN ENTITLEMENT PACKAGE

CONTENTS

COVER

CONTENTS

1. AERIAL VIEW
2. SITE PLAN
3. NE FLOOR PLAN LEVEL 2
4. NE CINEMA LEVEL PLAN
5. NE ELEVATIONS
6. EXAMPLE TENANT FINISHES
7. NE SIGNAGE
8. NE PERSPECTIVE 1
9. NE PERSPECTIVE 2
10. SE PLAN & ELEVATIONS
11. SE PERSPECTIVES
12. SW PLAN & ELEVATIONS
13. SW PERSPECTIVES
14. NW PLAN & ELEVATIONS
15. NW PERSPECTIVES
16. SE, SW & NW SIGNAGE
17. EXTERIOR FINISHES
18. ALCOHOL SERVICE AREA LEVEL 1
19. ALCOHOL SERVICE AREA LEVEL 2
20. ALCOHOL SERVICE AREA LEVEL 3
21. PHOTOMETRIC ANALYSIS
22. MEDIA PANEL SIGNS
23. PARTNERSHIP MARKETING SIGNS

COMPREHENSIVE SITE SIGNAGE

24. LOCATION PLAN
25. MESSAGE SCHEDULE \ SIGN TYPE SD
26. MESSAGE SCHEDULE \ SIGN TYPE SD
27. MESSAGE SCHEDULE \ SIGN TYPE SD
28. MESSAGE SCHEDULE \ SIGN TYPE TD
29. MESSAGE SCHEDULE \ SIGN TYPE SP & SM
30. MESSAGE SCHEDULE \ SIGN TYPE SP2
31. SITE PYLON \ SIGN TYPE SP1
32. SITE PYLON \ SIGN TYPE SP2
33. SITE MONUMENT \ SIGN TYPE SM
34. SITE DIRECTIONAL \ SIGN TYPE SD
35. TRAFFIC DIRECTIONAL \ SIGN TYPE TD
36. COLOR & SPEC

LANDSCAPE & CIVIL

LANDSCAPE

- LP-1 SOUTHWEST ENTRY LANDSCAPE PLAN
 - LP-2 SOUTHEAST ENTRY LANDSCAPE PLAN
 - LP-3 NORTHWEST ENTRY LANDSCAPE PLAN
 - LP-4 CINEMA LANDSCAPE PLAN
 - LP-5 CINEMA LANDSCAPE PLAN
 - LP-6 SIGNAGE LANDSCAPE PLAN
 - LP-7 SIGNAGE LANDSCAPE PLAN
 - LP-8 PLANT MATERIAL
- ##### CIVIL
- C1 SITE PLAN AND SITE PARKING DATA
 - C2 EXISTING CONDITIONS - THEATER AREA
 - C3 EXISTING CONDITIONS - MALL ENTRANCES
 - C4 GEOMETRIC PLAN - THEATER AREA
 - C5 GEOMETRIC PLAN - MALL ENTRANCES
 - C6 GEOMETRIC PLAN - PERIMETER MONUMENT SIGNS
 - C7 PRELIMINARY GRADING PLAN - THEATER AREA
 - C8 PRELIMINARY UTILITY PLAN - THEATER AREA
 - C9 PRELIMINARY ENGINEERING - MALL ENTRANCES

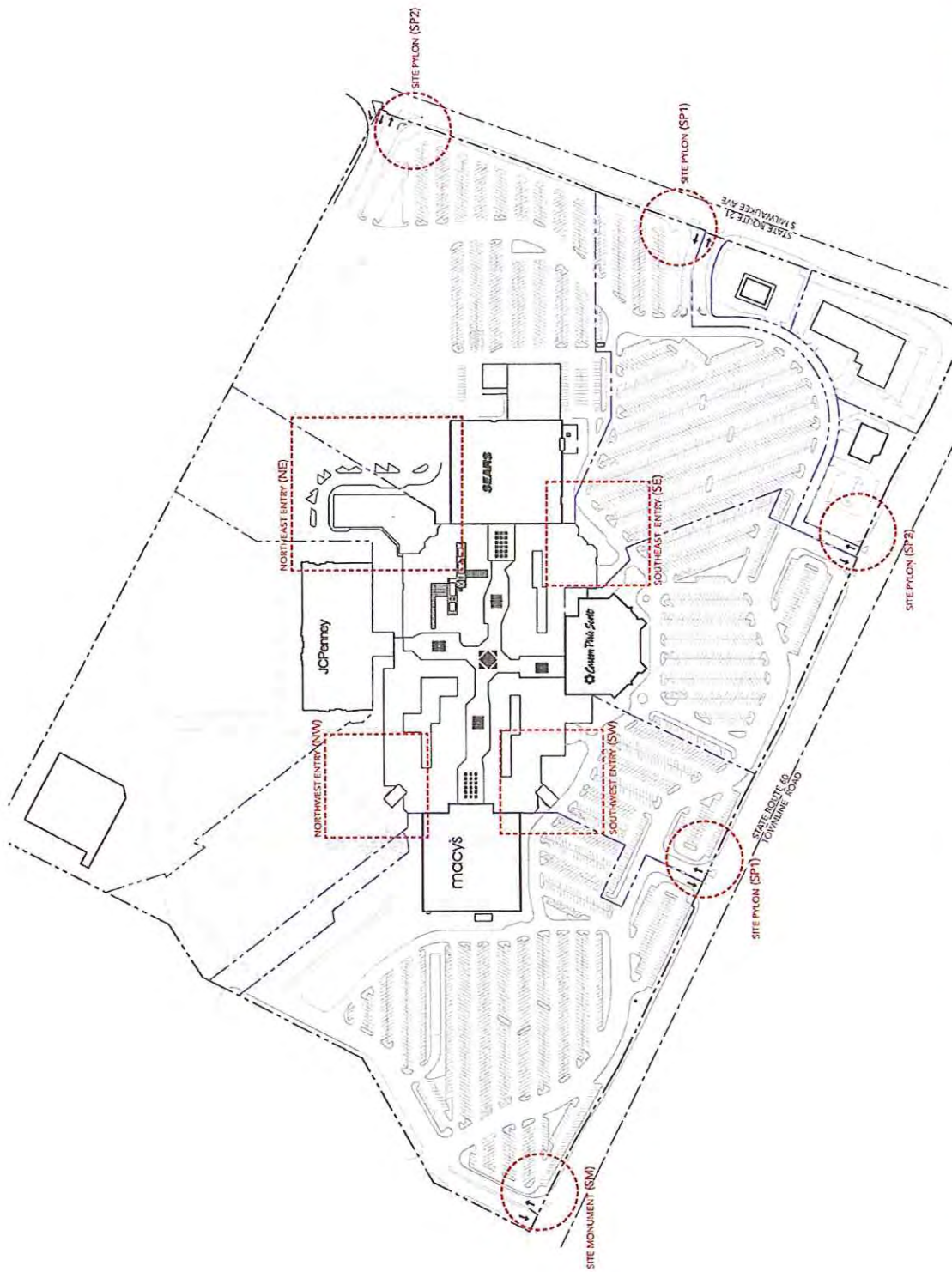


PROPOSED SITE DEVELOPMENT

AERIAL VIEW

SCALE: 1/8" = 1'

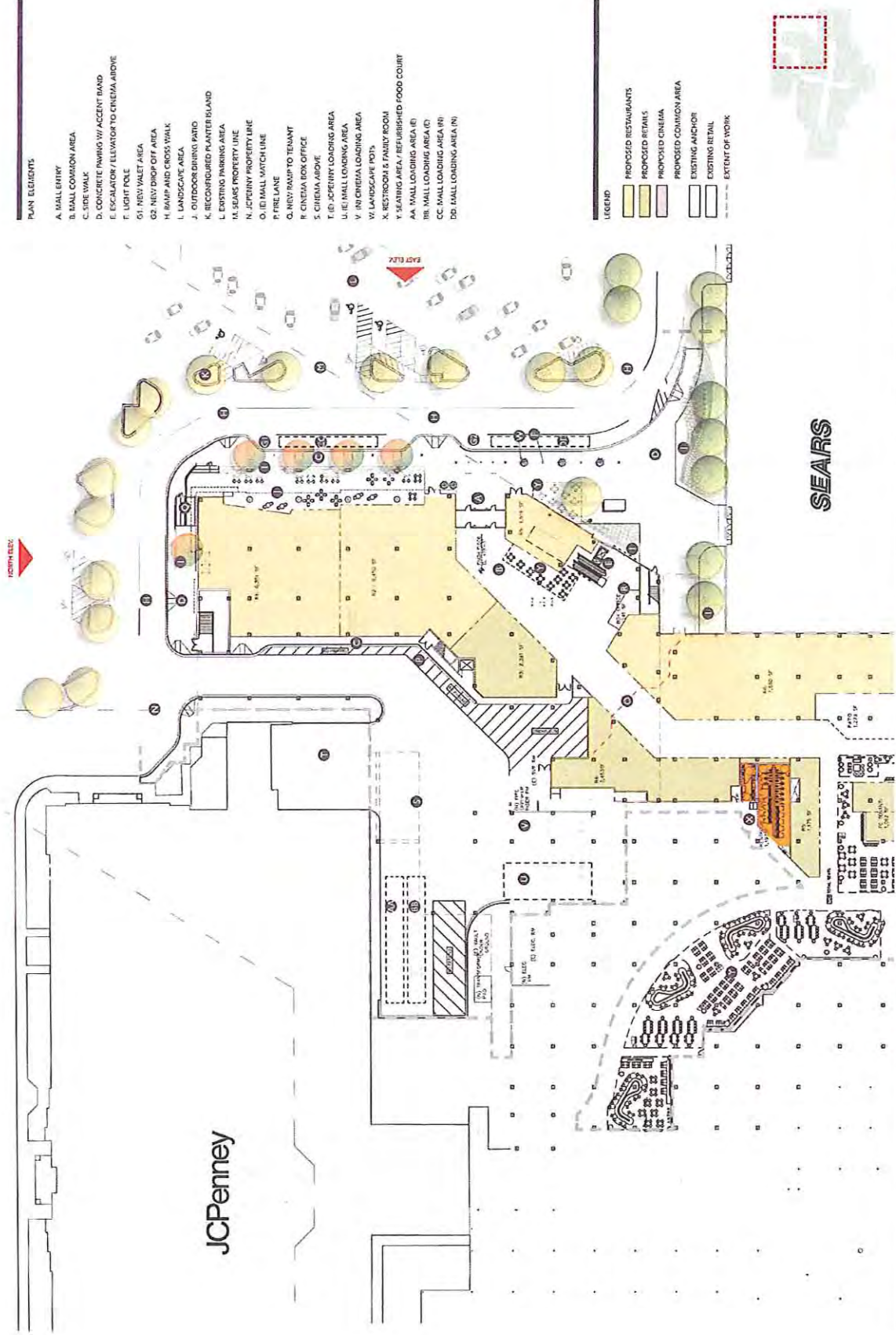
DATE: DECEMBER 12, 2012

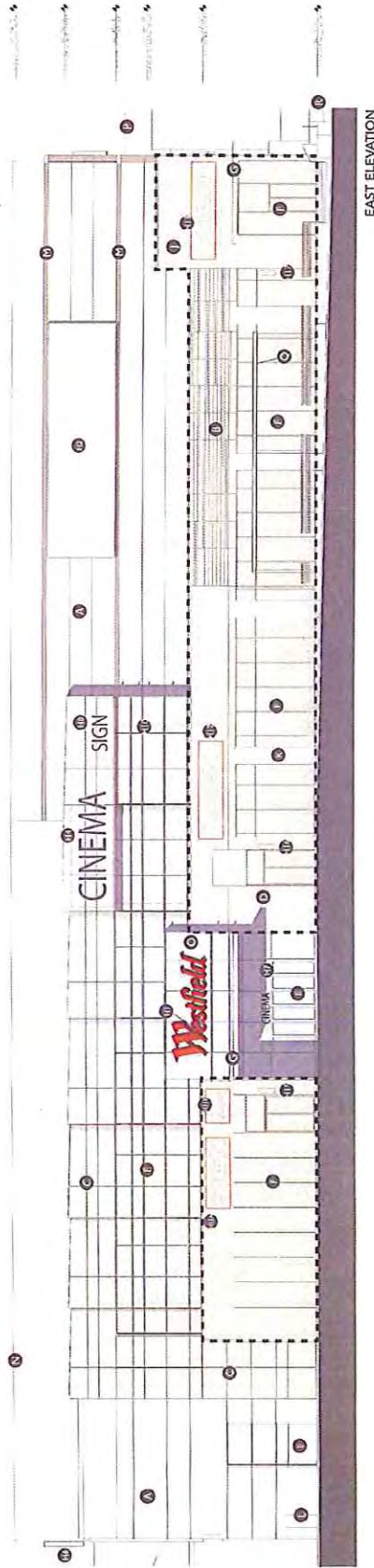


PROPOSED SITE DEVELOPMENT

SITE PLAN

SCALE: 1" = 100'-0" (39% A2)
DATE: OCTOBER 17, 2012

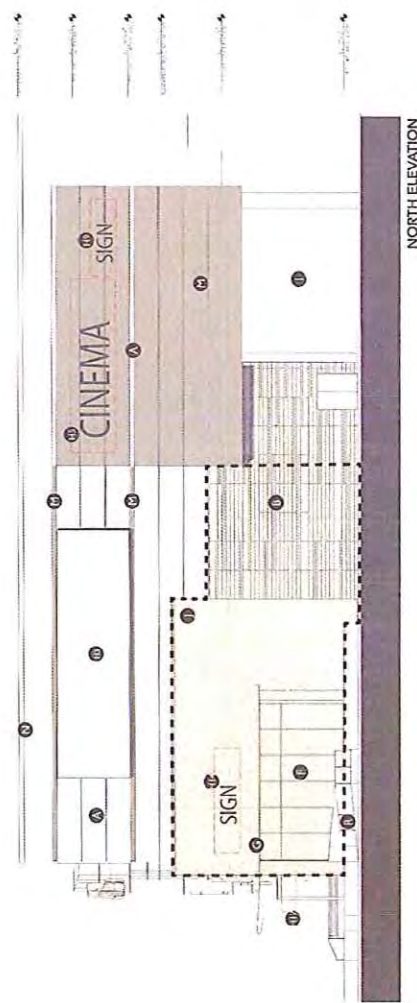
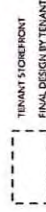




EAST ELEVATION

ELEVATION ELEMENTS

- | | |
|---|---|
| A. SMOOTH PLASTER OR EPS W/ 1" METAL SCREEDS (R1) | I. LOADING DOOR |
| B. WALL TILE (W1) | J. AAC PANEL |
| C. METAL PANEL (M2) | K. CAST STONE COLUMN COVER (C3) |
| D. CONCRETE PANEL | L. METAL EXIT DOOR |
| E. CLEAR GLASS & ANODIZED ALUMINUM (GL3 & M1) | M. SMOOTH PLASTER OR EPS (R12) |
| F. TENANT STOREFRONT FINAL DESIGN BY TENANT | N. 4" METAL COPING (M4) |
| G. PAINTED METAL CANOPY (M2) | O. 8" FT GLASS & ANODIZED ALUMINUM (GL1 & M1) |
| H. SEE NE ENTRY SIGNAGE SHEET FOR SIGNAGE INFORMATION: | P. 4" FIBERGLASS |
| <ul style="list-style-type: none"> H1. WESTFIELD SIGN H2. WESTFIELD MEDIA PANEL H3. WESTFIELD MEDIA PANEL H4. CINEMA SIGN H5. CINEMA SIGN H6. CINEMA SIGN H7. CINEMA SIGN H8. CINEMA SIGN H9. CINEMA SIGN H10. CINEMA INTERIOR SIGN H11A. TENANT SIGN H11B. TENANT SIGN H12. TENANT SIGN H13. TENANT SIGN H14. TENANT SIGN H15. TENANT BLADE SIGN (T307) H16. TENANT BLADE SIGN (T307) | <ul style="list-style-type: none"> Q. METAL TIEBARS AT OUTDOOR SEATING AREA R. BALCONY TO PATIO LEVEL |



NORTH ELEVATION

 - RED BRICK - CAST STONE IN SMOOTH AND ROUGH FINISHES - METAL TRIM IN TIGER OIL/LAC #H103199 - OXIDIZED STEEL  SPORTS BAR	 - COLORED GLASS IN ORANGE, YELLOW AND BLUE - NATURAL STONE VENEER - OXIDIZED STEEL - METAL TRIM IN RAL 8012 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER  LATIN GRILL	 - BLACK ANODIZED ALUMINUM - ALUMINUM GARAGE DOORS WITH CLEAR GLASS - COLORED LED LIGHTING  URBAN GASTROPUB	 - METAL IN RAL 8028 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER PAINTED BENJAMIN MOORE HC-II MANCHESTER TAN  CAFE I
 - ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER PAINTED BENJAMIN MOORE HC-30 PHILADELPHIA CIVILIAN - ACCENTS IN BENJAMIN MOORE 1554 DASH OF PEPPER - AWNINGS IN BLACK AND BLACK/GRAY STRIPE CANVAS  FINE ITALIAN	 - 3-COAT PLASTER PAINTED WITH BENJAMIN MOORE OC-48 DISTANT GRAY - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - HOIRIN METAL PANELS IN REDWOOD, COLONIAL RED, COPPER, PENNEY, SLATE BLUE, REGAL BLUE AND DOVE GRAY  RESTAURANT AND ENTERTAINMENT	 - CLEAR ANODIZED ALUMINUM PANELS AND TRIM - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - STEEL WITH GUN/METAL FINISH - CONCRETE BENCHES - ROSE BRICK  FAST CASUAL, BETTER BURGER	 - CLEAR CONTO, STEEL - BLACK ALDER SOLID STAIN: SW1022 SMOOTH CEDAR - BLACK ALDER SOLID STAIN: SW1022 ROUGH, CUT CEDAR - 3-COAT PLASTER WITH SW 7033-PS3 BRANSTORM BRONZE - 3-COAT PLASTER WITH SW6978 INKER WHITE  CAFE II





PROPOSED SITE DEVELOPMENT - NE ENTRY

PERSPECTIVE 1

SCALE: NTS

DATE: DECEMBER 12, 2012

08

Westfield
Hawthorn



PROPOSED

EXISTING



PROPOSED SITE DEVELOPMENT - NE ENTRY

PERSPECTIVE 2

SCALE: N/A

DATE: DECEMBER 12, 2012

Westfield
Hawthorn

09



SCALE: 1/8" = 1'-0" MAIN LEVEL FLOOR PLAN





SOUTHEAST PERSPECTIVE

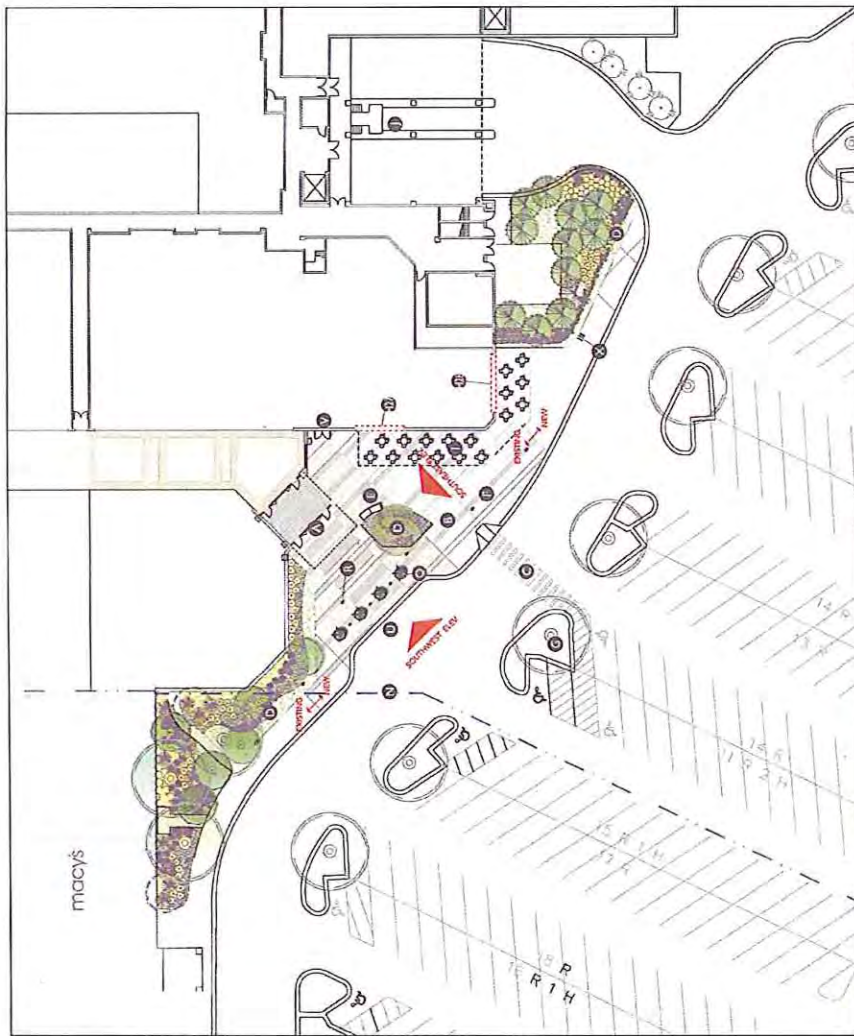


EXISTING

PROPOSED SITE DEVELOPMENT - SE

SE - PERSPECTIVE

DATE: JANUARY 10, 2013



SOUTHWEST ENTRY PLAN
SCALE: 1/8" = 1'-0"

PLAN & ELEVATION ELEMENTS

- | | | | |
|-----------------------------------|---|--|-------------------------------|
| A. MAIN ENTRY | H21. MEDIA PANEL | D. 4" METAL COPING (H2) | W. 12" X 24" TILE BASE (W7) |
| B. SIDE WALK | H22. TENANT SIGN ABOVE | P. MAIL RECYCLO | X. BICE BACK |
| C. RAMP AND CROSS WALK | H23. TENANT SIGN ABOVE | Q. NEW TOTS | Y. COMPOSITE METAL PANEL (H2) |
| D. NEW LANDSCAPING AT (E) PLANTER | I. PHOTO | R. NEW LIGHT POLE | |
| E. ENHANCED PAVING | J. EXISTING LOADING | S. METAL PANEL (H2) | |
| F. PAVING ACCENT BAND | K. NEW METAL CANOPY (H2) | T. EXISTING TENANT STOREFRONT (MATERIAL TRUCK) | |
| G. (E) PLANTER ISLAND | L. FIRST GLASS & ANODIZED ALUMINUM (GL1 & M1) | U. NEW DROP OFF | |
| H. SEE SIGNAGE SHEET FOR DETAIL | M. EXISTING STOREFRONT | V. PROPOSED ENTRY FOR TENANT | |
| H19. WESTFIELD SIGNAGE | N. MACY'S PROPERTY LINE | | |

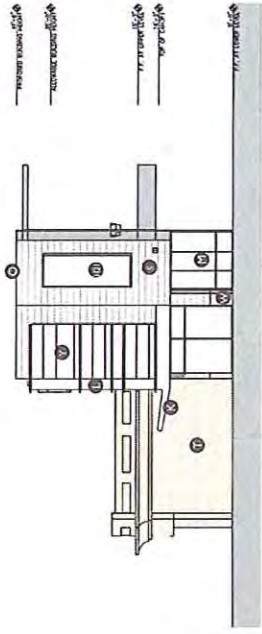
PROPOSED SITE DEVELOPMENT - SW ENTRY

PLAN & ELEVATIONS

DATE: OCTOBER 12, 2002



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING



PROPOSED



PROPOSED SITE DEVELOPMENT - SW ENTRY

PERSPECTIVES

SCALE: NTS

DATE: DECEMBER 12, 2014



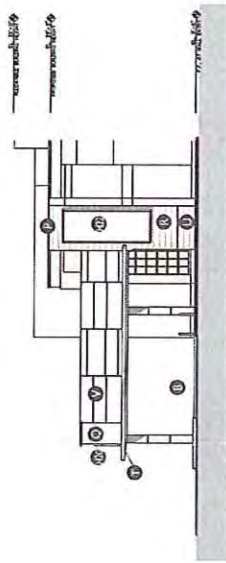
SCALE: 1/4"=1'-0" NORTHWEST ENTRY PLAN

PLAN & ELEVATION ELEMENTS

- A. MAIN ENTRY
- B. DROP OFF
- C. SIDE WALK
- D. IMPING ACCENT BAND
- E. LANDSCAPE POTS
- F. LIGHT POLE
- G. NEW SEATING BENCH
- H. SEE SIGNAGE SHEET FOR DETAIL
- I20. WESTFIELD SIGNAGE
- H22. MEDIA PANEL
- I. NEW LANDSCAPE AREA
- J. EXISTING AUTO AREA
- K. CANOPY ABOVE
- L. EXISTING PARKING AREA
- M. MACY'S PROPERTY LINE
- N. JOFFE'S PROPERTY LINE
- O. RAMP AND CROSS WALK
- P. 9' METAL CORNING (S2)
- Q. FRIT GLASS & ANODIZED ALUMINUM (G1 & M)
- R. METAL PANELS (S2)
- S. CLEAR ANODIZED ALUM. STOREFRONT SYSTEM (W)
- T. FRUITED METAL CORNING (S2)
- U. 12" X 24" TILE BASE (W2)
- V. COMPOSITE METAL PANEL (S2)
- W. TRASH/RECEPTACLE AND BIKE RACK



SCALE: 1/8"=1'-0" NORTHWEST ELEVATION



SCALE: 1/8"=1'-0" SOUTHWEST ELEVATION



PROPOSED SITE DEVELOPMENT - NW ENTRY

PLAN & ELEVATIONS



DATE: DECEMBER 12, 2012

Westfield
Hawthorn



PROPOSED

EXISTING



PROPOSED SITE DEVELOPMENT - NW ENTRY

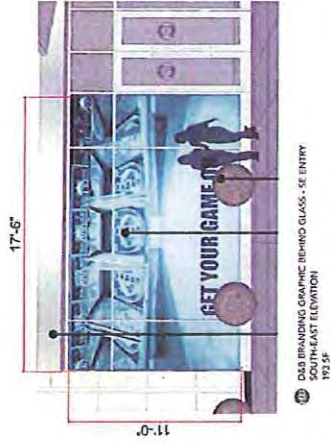
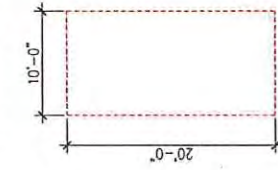
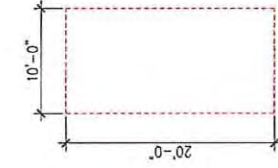
PERSPECTIVES

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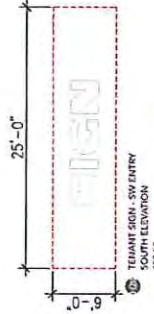
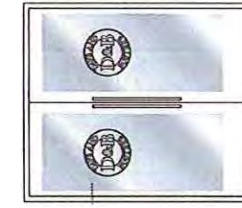
DATE: NOVEMBER 2012

Westfield
Hawthorn

WESTFIELD SIGNAGE



TENANT SIGNAGE



* NOTE: ALL TENANT SIGNAGE INTERNALLY ILLUMINATED

PROPOSED SITE DEVELOPMENT - SE, SW & NW ENTRY

SIGNAGE

SCALE: 1/8" = 1'-0"

DATE: DECEMBER 12, 2012

16

Westfield
Hawthorn



PL1
Material: EPS or Three Coat Plaster
Finish: Fine Sand
Color: To MatchICI Paints "Ivory White"
Specify #3357/0035
Order #41172



PL2
Material: EPS or Three Coat Plaster
Finish: Fine Sand
Color: To MatchICI Paints "Saffron Beige"
Specify #2004/43/003
Order #41176



WT2
Material: Through Body Porcelain to Match CaesarGlam "Jewel"
Finish: Matte



WT1
Material: Wall Tile / Through Body Porcelain To Match Atlas Concorde "Forest Brown"
Finish: Matte



GL1
Material: Glass with Ceramic Frit Pattern

GL2
Material: Opaque Glass



GL3
Material: Clear / Vision Glass



M1
Material: Metal - Aluminum
Finish: Clear Anodized



CS1
Material: Cast Stone
Finish: Light Sandblast
Color: to match SpecStone "Granada White" #1801



CT1
Material: Concrete
Finish: Broom
Color: Standard Gray



CT2
Material: Concrete
Finish: Broom
Color: Davis 641 "Pebble"



CT3
Material: Concrete
Finish: Broom
Color: Davis 860 "Cobblestone"



M2
Material: Metal - Painted
Finish: Powdercoat
Tiger Drylac RAL 7037 or to match Moben "Acet White" #318453

M3
Material: Metal - Painted
Finish: Powdercoat
Tiger Drylac RAL 7042



M4
Material: Metal - Painted
Finish: Powdercoat
Tiger Drylac RAL 7027



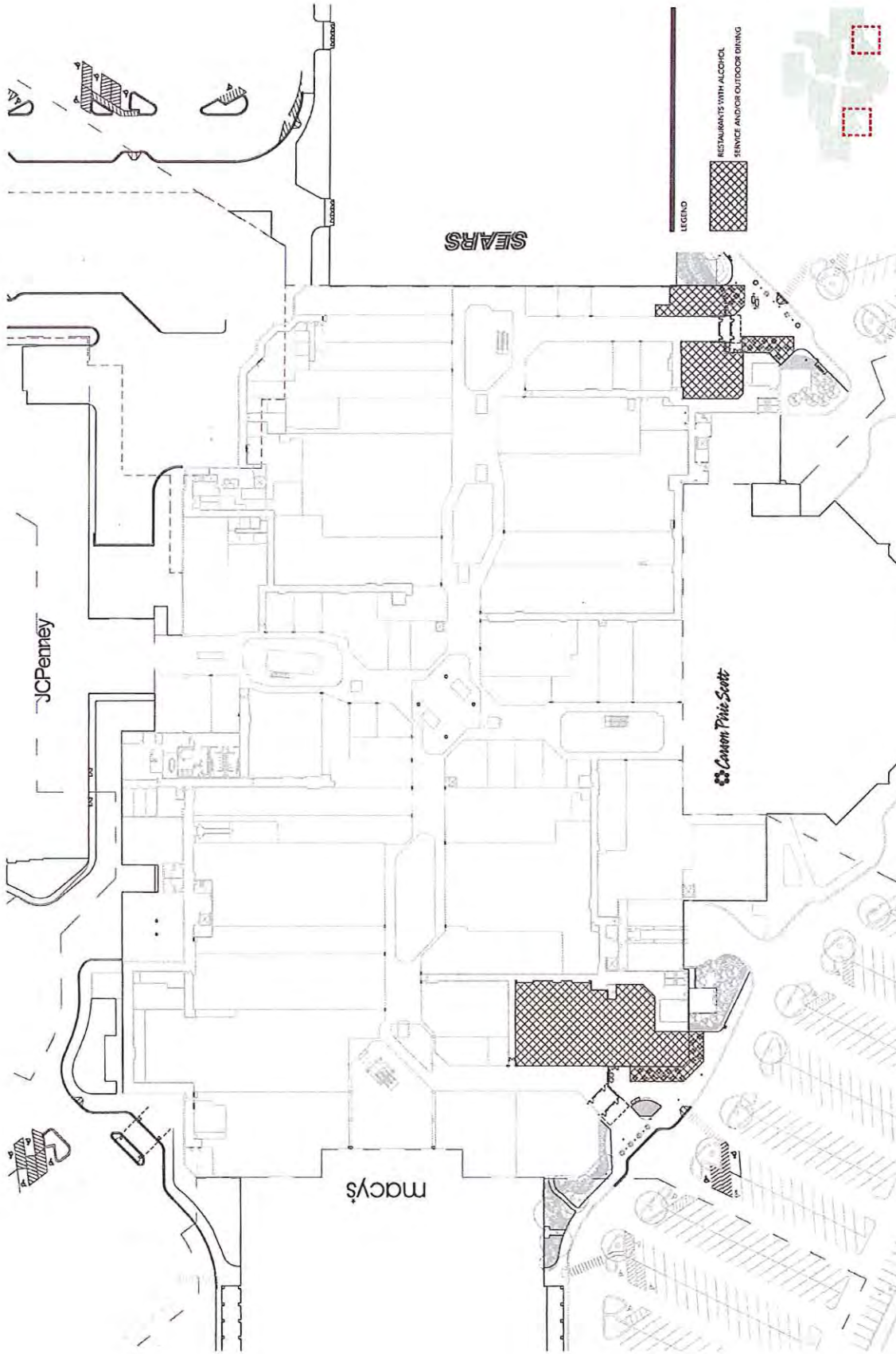
M5
Material: Metal - Painted
Finish: Powdercoat
to match Merin Regal Blue

PROPOSED SITE DEVELOPMENT

EXTERIOR FINISHES

DATE: OCTOBER 12, 2017

SCALE: 1/8"=1'-0"



PROPOSED SITE DEVELOPMENT - ALCOHOL SERVICE AREA

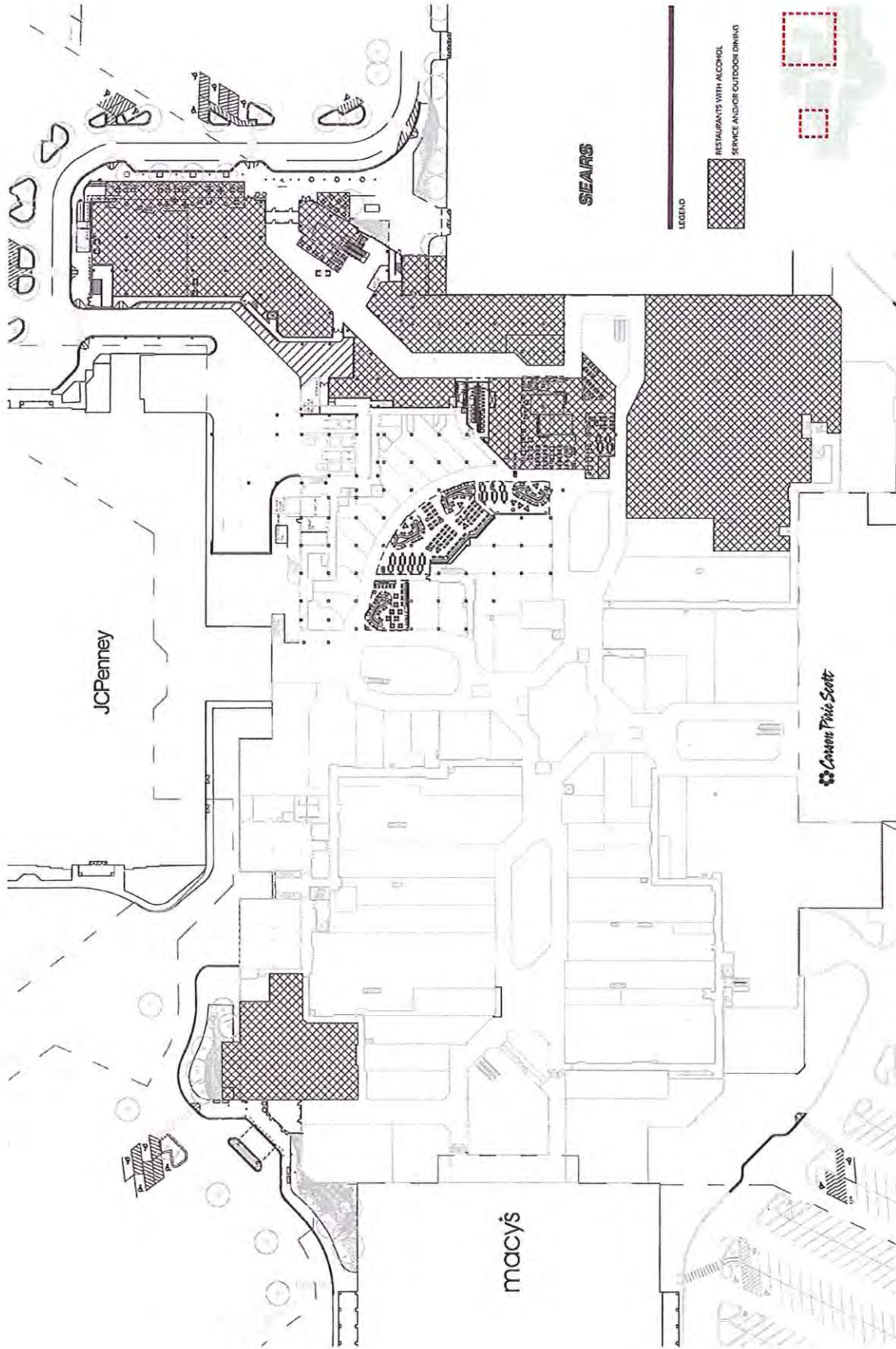
FLOOR PLAN LEVEL 1

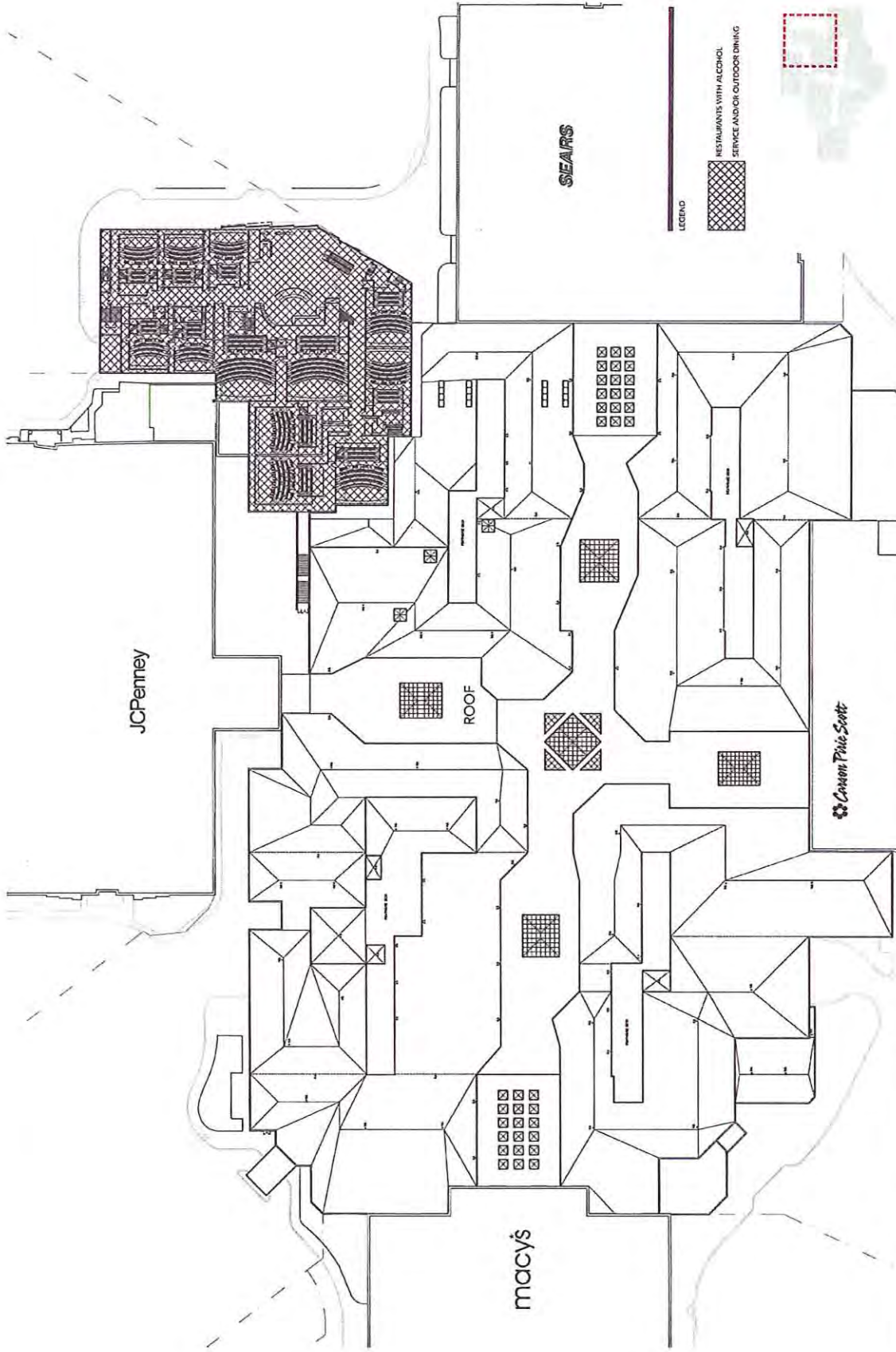
SCALE: 1" = 30'-0" (30' x 42')

DATE: 12/01/2010

18







SPECIFICATION SHEET

Model: _____
 Size: _____
 Color: _____
 Material: _____
 Finish: _____
 Mounting: _____
 Illumination: _____
 Power: _____
 Voltage: _____
 Frequency: _____
 Lifespan: _____
 Warranty: _____
 Notes: _____



INSTALLATION INSTRUCTIONS

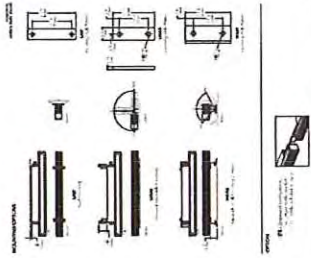
1. Select a suitable location for the sign, ensuring it is visible and accessible.

2. Prepare the mounting surface by cleaning and leveling it.

3. Attach the mounting brackets to the sign and the mounting surface using the provided hardware.

4. Connect the sign to the power source, ensuring all electrical connections are secure and comply with local codes.

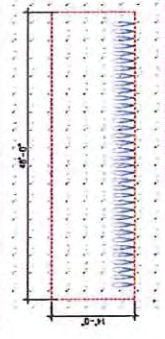
5. Test the sign to ensure it is properly illuminated and functioning.



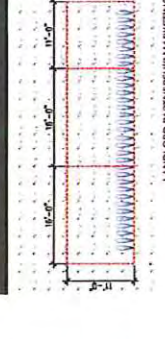
LANDLORD PARTNERSHIP MARKETING SIGN - 14' X 4'-0" 1 FOOT AWAY FROM WALL



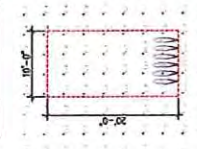
LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 4'-0" 1 FOOT AWAY FROM WALL



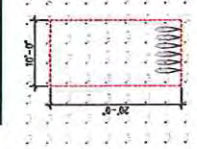
LANDLORD PARTNERSHIP MARKETING SIGN - 14' X 4'-0" 2 FEET AWAY FROM WALL



LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 4'-0" 2 FEET AWAY FROM WALL

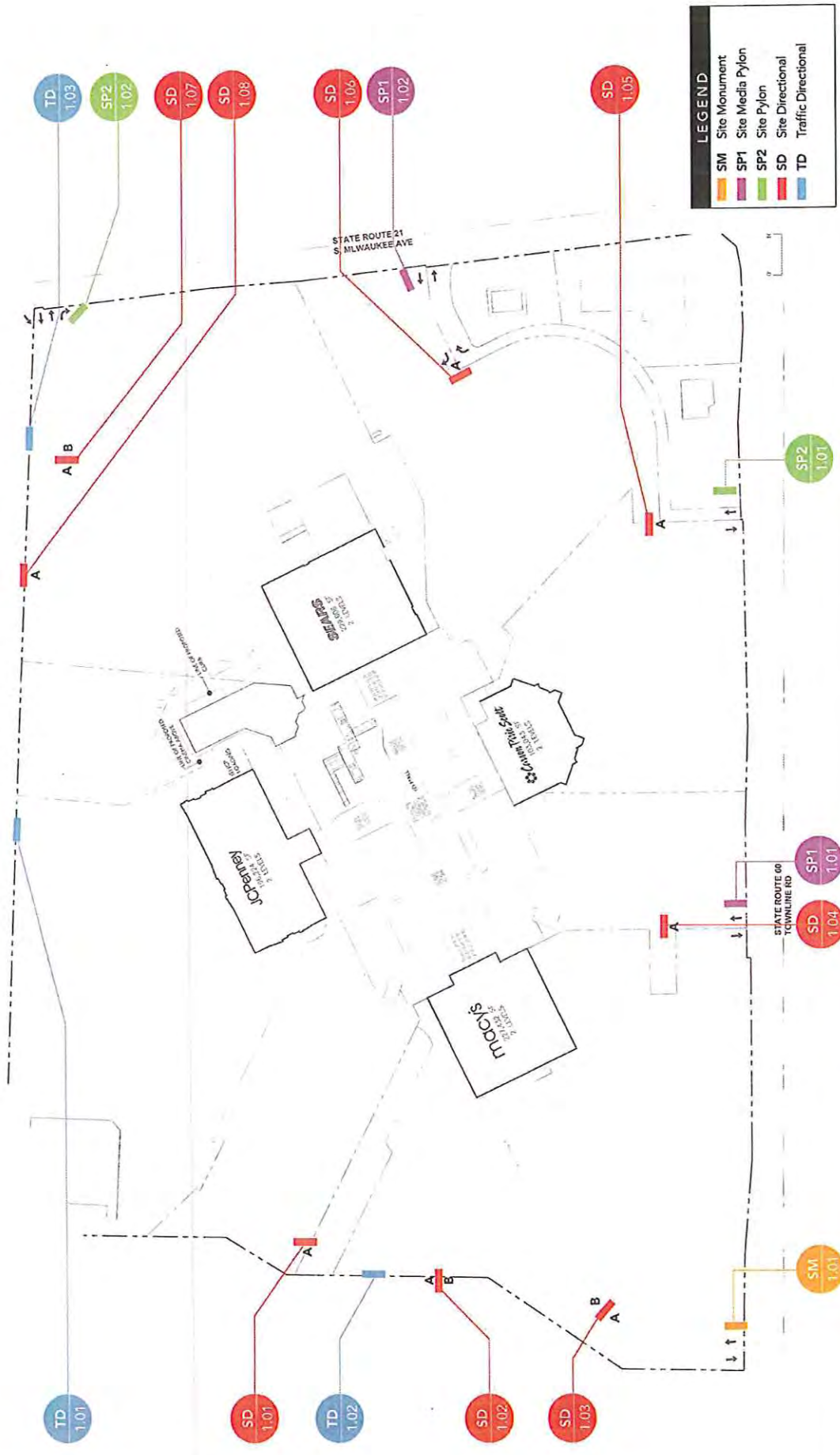


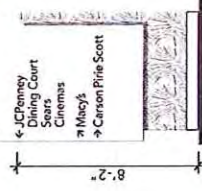
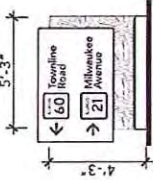
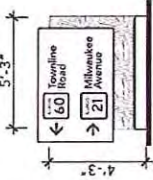
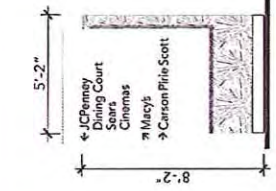
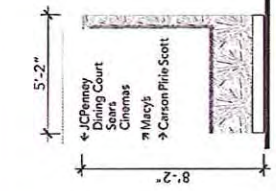
LANDLORD PARTNERSHIP MARKETING SIGN - 20' X 10' 1 FOOT AWAY FROM WALL

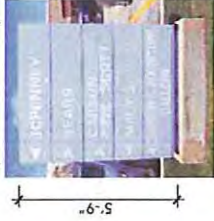
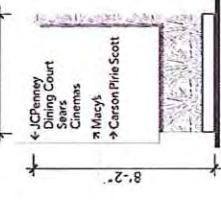
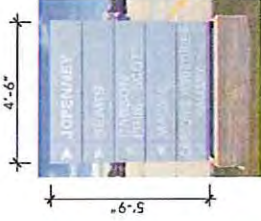
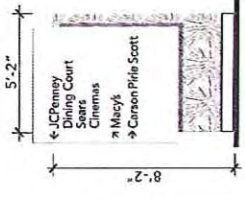
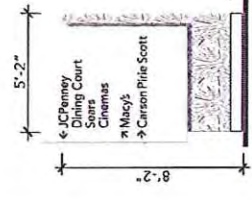


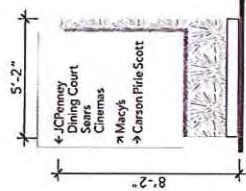
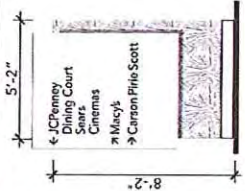
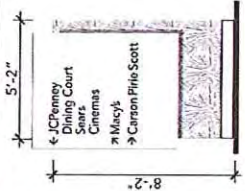
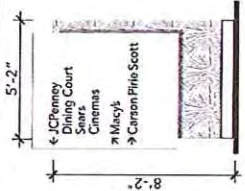
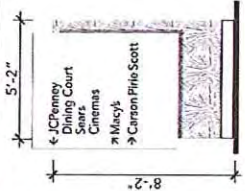
LANDLORD PARTNERSHIP MARKETING SIGN - 20' X 10' 2 FEET AWAY FROM WALL

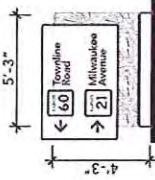
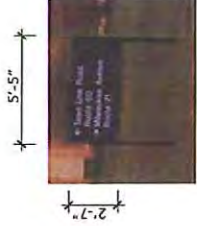
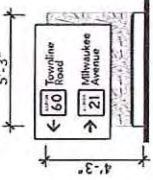
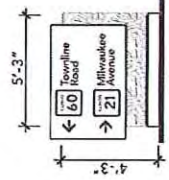
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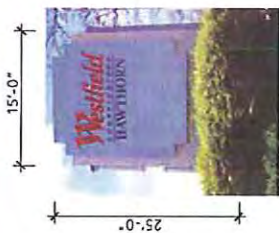
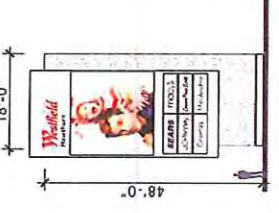
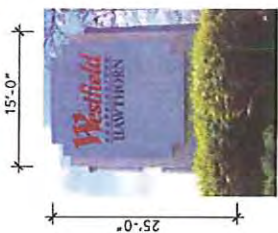
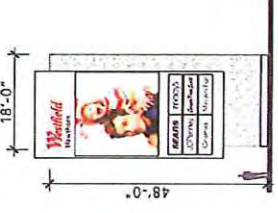
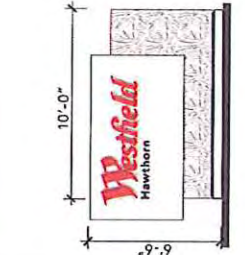


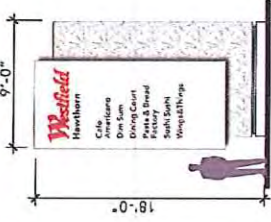
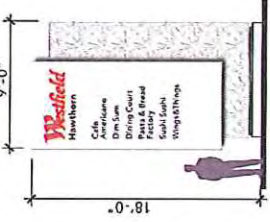
Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	← JCPenney ← Sears ← Carson's Furniture Gallery ← Cinemas → Macy's → Carson Pine Scott	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.01
Site Directional	Site	A	↑ Route 60 ← Macy's ← Carson Pine Scott	 5'-5" x 2'-7" = 11.9sf	 5'-3" x 4'-3" = 22sf	SD/1.02
		B	↑ Route 21 ↑ JCPenney ↑ Cinemas ↑ Sears → Macy's → Carson Pine Scott	 5'-5" x 2'-7" = 11.9sf	 5'-3" x 4'-3" = 22sf	
Site Directional	Site	A	→ Macy's ↑ JCPenney ↑ Cinemas → Sears ↑ Carson's Furniture Gallery → Carson Pine Scott	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.03
		B	↑ Route 60 ← Carson Pine Scott ← Sears	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	

Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	← Macy's ← JCPenney ← Carson's Furniture Gallery ← Cinemas → Carson Pirie Scott → Sears	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.04
Site Directional	Site	A	← Carson Pirie Scott ← Macy's ← Carson's Furniture Gallery → Sears → JCPenney → Cinemas	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.05
Site Directional	Site	A	→ Sears → JCPenney → Carson's Furniture Gallery → Cinemas ← Carson Pirie Scott ← Macy's	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.06

Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	↑ Route 21 → Sears → Carson Pirie Scott → Macy's			SD/1.07
		B	← Sears ↑ Carson's Furniture Gallery ↑ Cinemas ↑ JCPenney			
Site Directional	Site	A	→ Route 21 ← JCPenney ← Macy's ← Cinemas ← Carson's Furniture Gallery			SD/1.08

Description	Location	Side	Message	Existing	Proposed	Type
Traffic Directional	Site	A	← Town Line Road Route 60 → Milwaukee Avenue Route 21	 5'-5" 2'-7"	 5'-3" 4'-3" 5'-3" x 4'-3" = 22sf	TD/1.01
Traffic Directional	Site	A	← Town Line Road Route 60 → Milwaukee Avenue Route 21	 5'-5" 2'-7"	 5'-3" 4'-3" 5'-3" x 4'-3" = 22sf	TD/1.02
Traffic Directional	Site	A	← Town Line Road Route 60 → Milwaukee Avenue Route 21	 5'-5" 2'-7"	 5'-3" 4'-3" 5'-3" x 4'-3" = 22sf	TD/1.03

Description	Location	Side	Message	Existing	Proposed	Type
Site Media Pylon	Site	A	Westfield Hawthorn Sears Macy's JCPenney Carson Pirie Scott Cinemas Mini Major			SP/1.01
Site Media Pylon	Site	A	Westfield Hawthorn Sears Macy's JCPenney Carson Pirie Scott Cinemas Mini Major			SP/1.02
Site Monument	Site	A	Westfield Hawthorn			SM/1.01

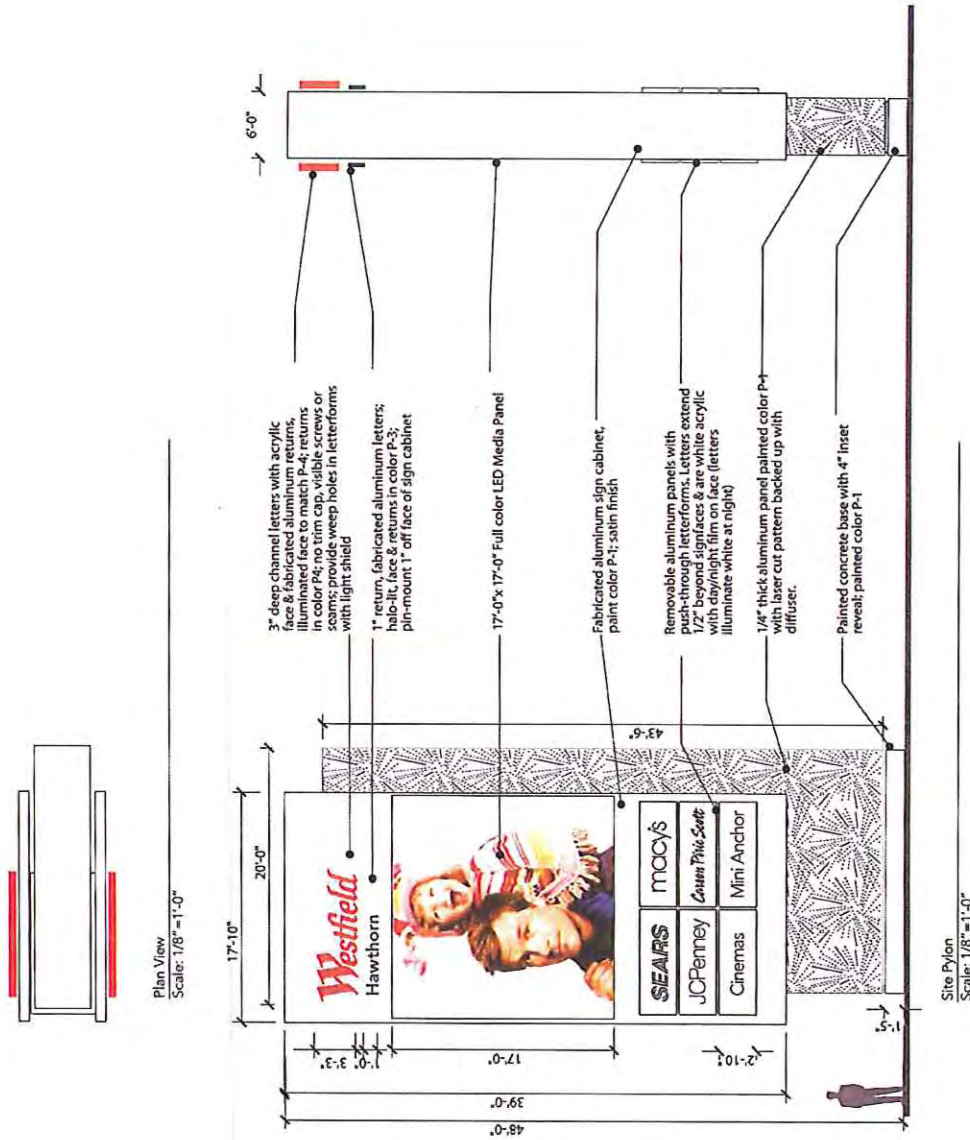
Description	Location	Side	Message	Existing	Proposed	Type
Site Pylon	Site	A	Westfield Hawthorn Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Restaurant 5 Dining Court	 8'-10" 6'-0" 6'-0" x 8'-10" = 53sf	 18'-0" 9'-0" 18'-0" x 9'-0" = 162sf	SP2/1.01
Site Pylon	Site	A	Westfield Hawthorn Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Restaurant 5 Dining Court	 8'-10" 6'-0" 6'-0" x 8'-10" = 53sf	 18'-0" 9'-0" 18'-0" x 9'-0" = 162sf	SP2/1.02

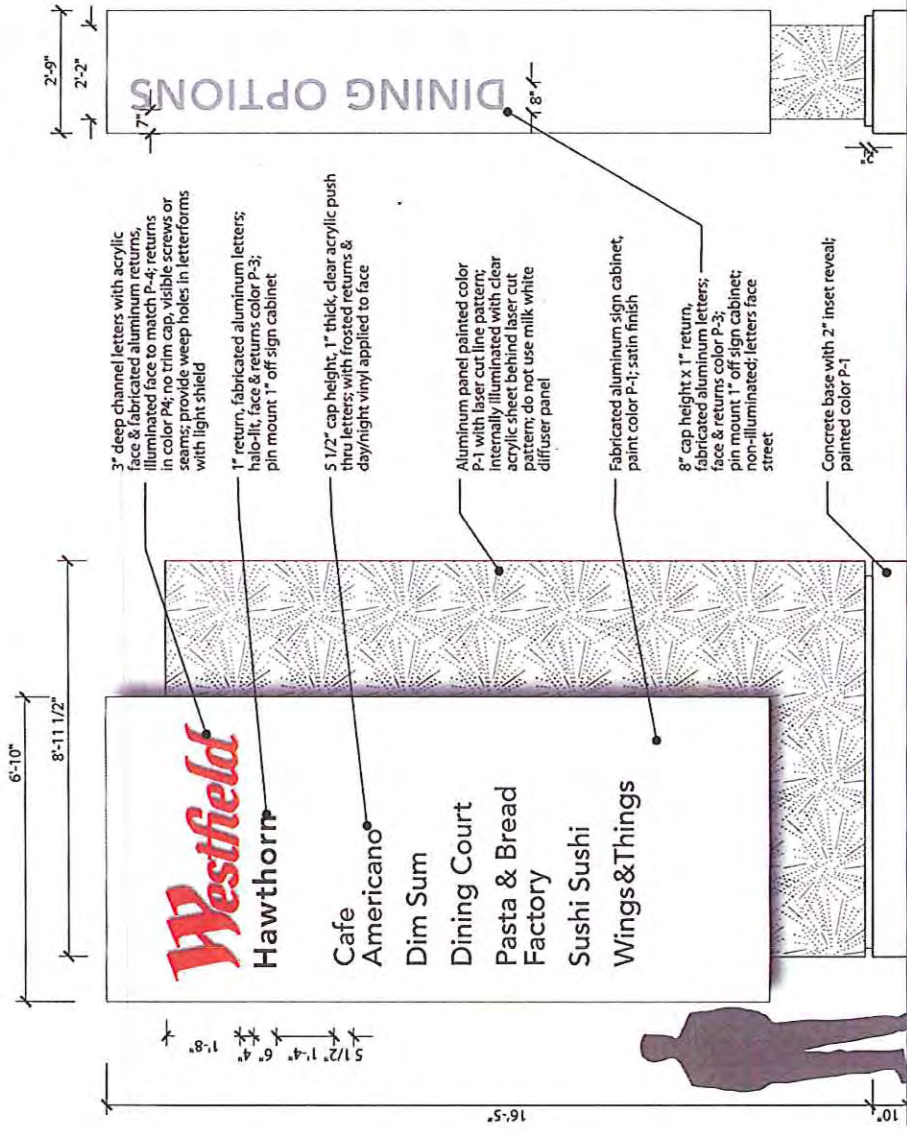


Existing



Proposed

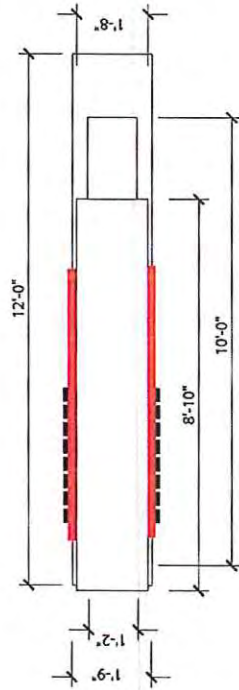




Existing



Proposed



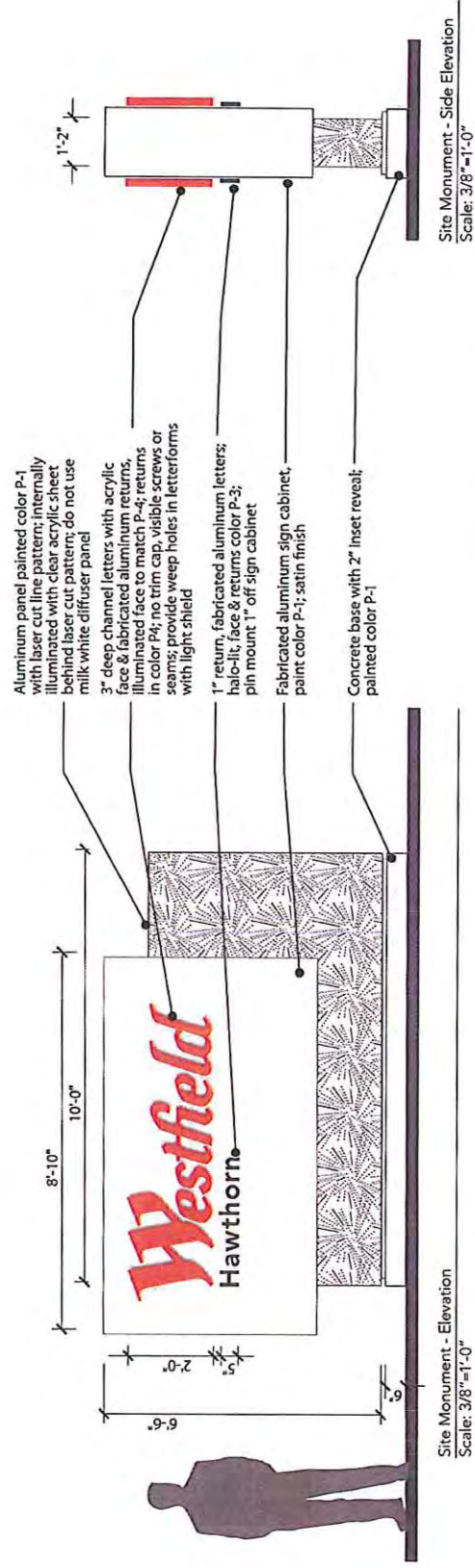
Site Monument - Plan View
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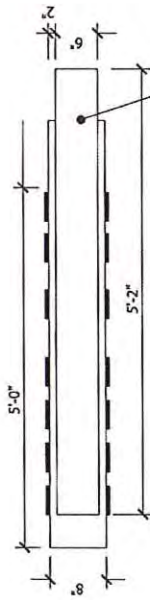


Proposed



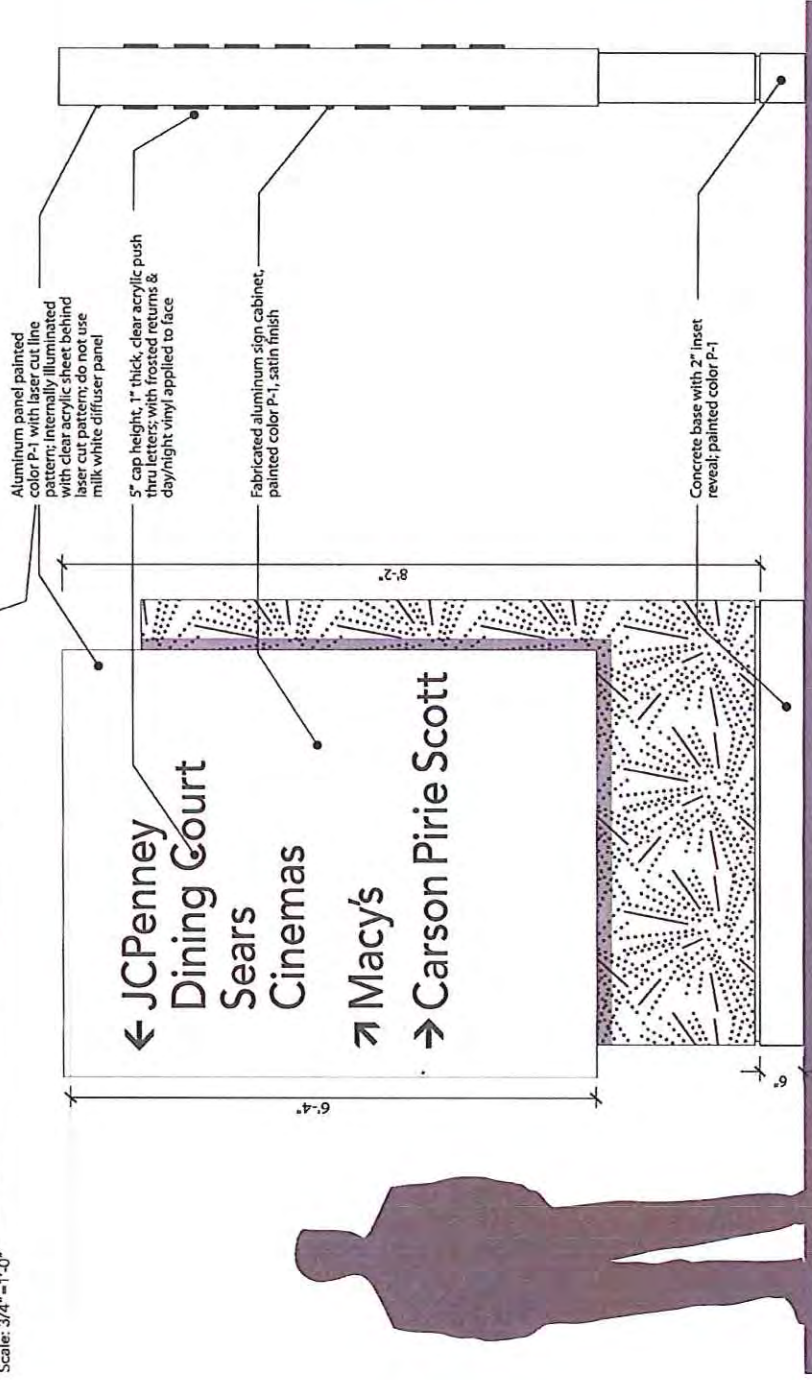
Existing





Top View

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



Side Elevation

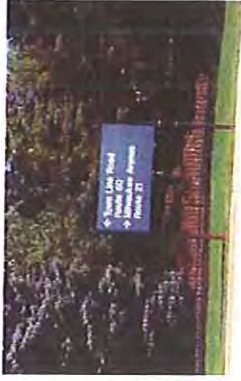
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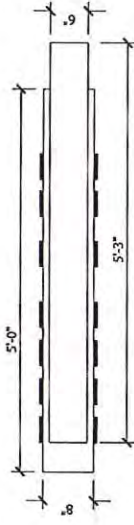
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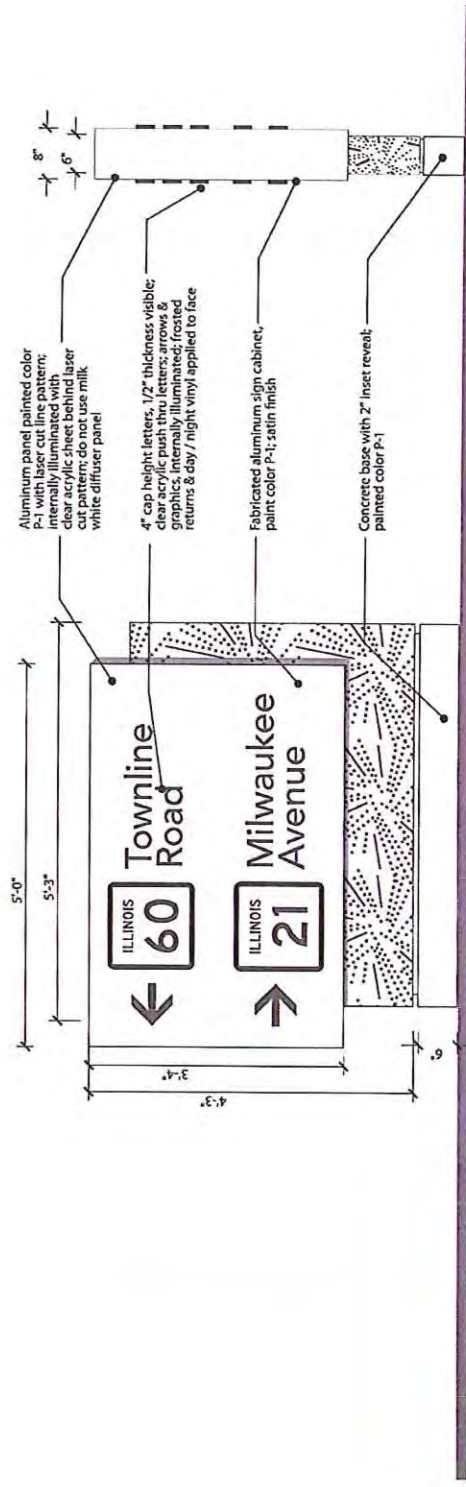
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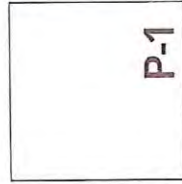
Existing



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



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



AKZO NOBEL
SIKKENS
508-6C



AKZO NOBEL
SIKKENS
492-3A



MATTHEWS PAINT
MP13795
GRAYNOLA



WESTFIELD RED
PANTONE 485 C
MP 41335 SP



MATTHEWS PAINT
MP04991
BROWN COUNTY

COLOR SPEC

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

AVENIR 85 HEAVY

ABCDEFGHIJKLMNOPQRSTUVWXYZ
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AVENIR 65 MEDIUM - 90% CONDENSED

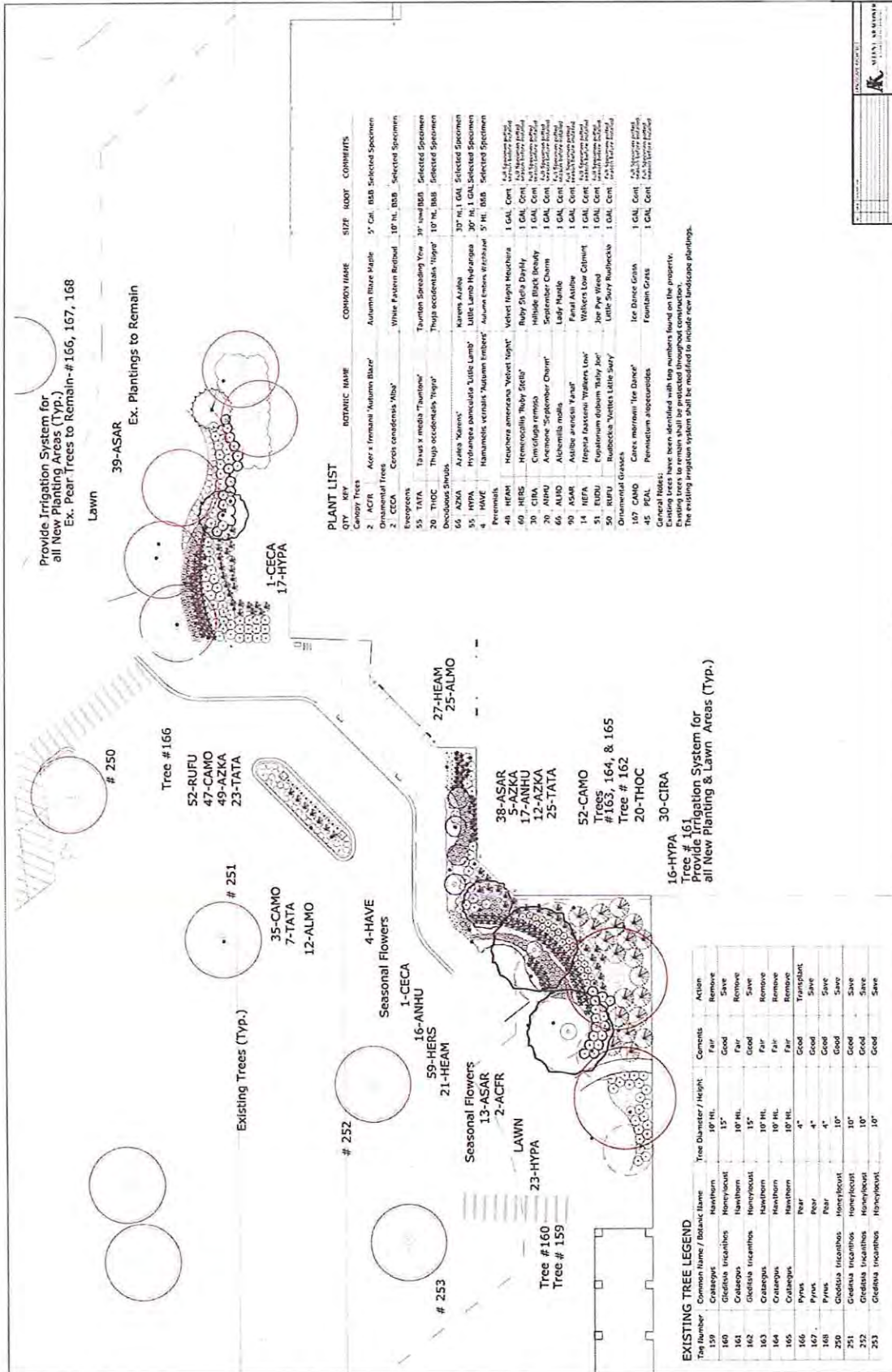
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AVENIR 45 BOOK

TYPEFACE



EXAMPLES - STENCIL CUT METAL



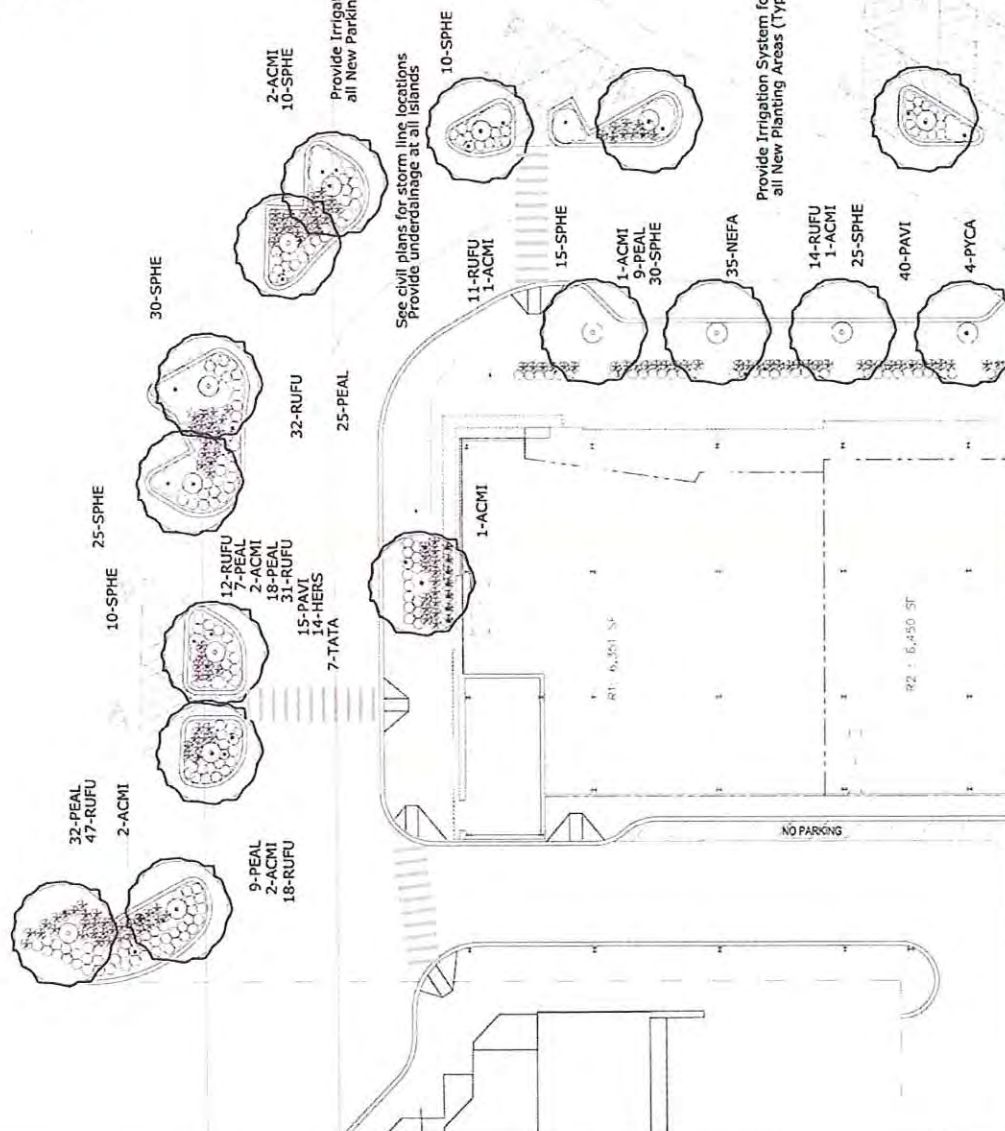
PLANT LIST	PLANT NAME	COMMON NAME	SIZE	ROOT	COMMENTS
2	ACFR	Aster + Fuchsia 'Autumn Blue'	5' Cal.	BBB	Selected Specimen
2	CECA	Cercis canadensis 'Vib'	10' H.	BBB	Selected Specimen
55	TATA	Taxus x media 'Tautone'	30' x 10' DBH	BBB	Selected Specimen
20	THOC	Thuja occidentalis 'Hopi'	10' H.	BBB	Selected Specimen
66	AZKA	Azalea 'Karens'	30' H.	BBB	Selected Specimen
55	HYP	Hydrangea paniculata 'Little Lamb'	30' H.	BBB	Selected Specimen
4	HAVE	Hamelis virginica 'Autumn Embers'	5' H.	BBB	Selected Specimen
48	HEAM	Hedera americana 'Velvet Night'	1 Gal.	Cont.	Selected Specimen
60	HERS	Hemerocallis 'Ruby Star'	1 Gal.	Cont.	Selected Specimen
30	CIRA	Cornifolia eriposa	1 Gal.	Cont.	Selected Specimen
30	ANHU	Anemone 'September Charm'	1 Gal.	Cont.	Selected Specimen
66	ALMO	Alchemilla mollis	1 Gal.	Cont.	Selected Specimen
90	ASAR	Asiatic 'arctica' 'Karl'	1 Gal.	Cont.	Selected Specimen
14	NEFA	Nepeta 'Fascination' 'Willow Low'	1 Gal.	Cont.	Selected Specimen
51	FUDU	Fragaria virginiana 'Fruity Joe'	1 Gal.	Cont.	Selected Specimen
50	RUFU	Rubus 'Little Sary'	1 Gal.	Cont.	Selected Specimen
167	CAMO	Carex morrowii 'Ice Dancer'	1 Gal.	Cont.	Selected Specimen
45	PCAL	Pennisetum alopecuroides	1 Gal.	Cont.	Selected Specimen

EXISTING TREE LEGEND

Tag Number	Common Name / Botanical Name	Tree Diameter / Height	Comments	Action
159	Catalpa	10" H.	Fair	Remove
160	Gliricidia triflorata	15"	Good	Save
161	Gliricidia triflorata	10" H.	Fair	Remove
162	Gliricidia triflorata	15"	Good	Save
163	Catalpa	10" H.	Fair	Remove
164	Catalpa	10" H.	Fair	Remove
165	Catalpa	10" H.	Fair	Remove
166	Pyrus	4"	Good	Remove
167	Pyrus	4"	Good	Remove
168	Pyrus	4"	Good	Save
251	Gliricidia triflorata	10"	Good	Save
252	Gliricidia triflorata	10"	Good	Save
253	Gliricidia triflorata	10"	Good	Save

Plant List

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT	COMMENTS
13	ACMI	State Street Maple	Acer glabrum	5' Cal. 100"	100"	Selected Specimen
5	PIYCA	Cleveland Select Pear	Pyrus calleryana	4' Cal. 100"	100"	Selected Specimen
19	HERS	Hemlock	Podocarpus neriifolia	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.
104	RUFU	Black Eyed Susan	Rudbeckia hirta	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.
172	NEFA	Walker's Low Ceanothus	Ceanothus low	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.
155	SPHE	Prairie Dogg	Sporobolus heterostachyus	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.
90	PAVI	Heavy Metal Garden Grass	Pennisetum purpureum	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.
95	PEAL	Horsetail Grass	Equisetum arvense	1 GAL. Cont.	1 GAL. Cont.	1 GAL. Cont.



Plant List

QTY	REV	BOTANIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
2	ACFR	Acer x freeseanii 'Autumn Blaze'	Autumn Blaze Maple	5" GAL	DBB	Selected Specimen
121	DBDA	Malva sylvestris 'Tina'	Tina Cocksucker	3" H.	DBB	Selected Specimen
187	DBAL	Conium maculatum 'Rufy Heng'	Rufy Heng	30" H.		Selected Specimen
1508	DBDB	Homocentrus 'Rufy Shells'	Rufy Shells Daphnia	1 GAL Cont		Selected Specimen
73	PEAT	Perovskia atriplicifolia	Russian Sage	1 GAL Cont		Selected Specimen
Ornamental Grasses						
251	SPHE	Sporobolus heterostachys	Prairie Dropseed	1 GAL Cont		Selected Specimen

General Notes:
Existing utility easements do exist along Route 60. Refer to civil plans for locations.
Locations illustrated on the landscape plan are approximate. Final locations shall be determined in the field.
Where underground utilities exist, field adjustments must be approved by a representative of the Owner prior to installation.

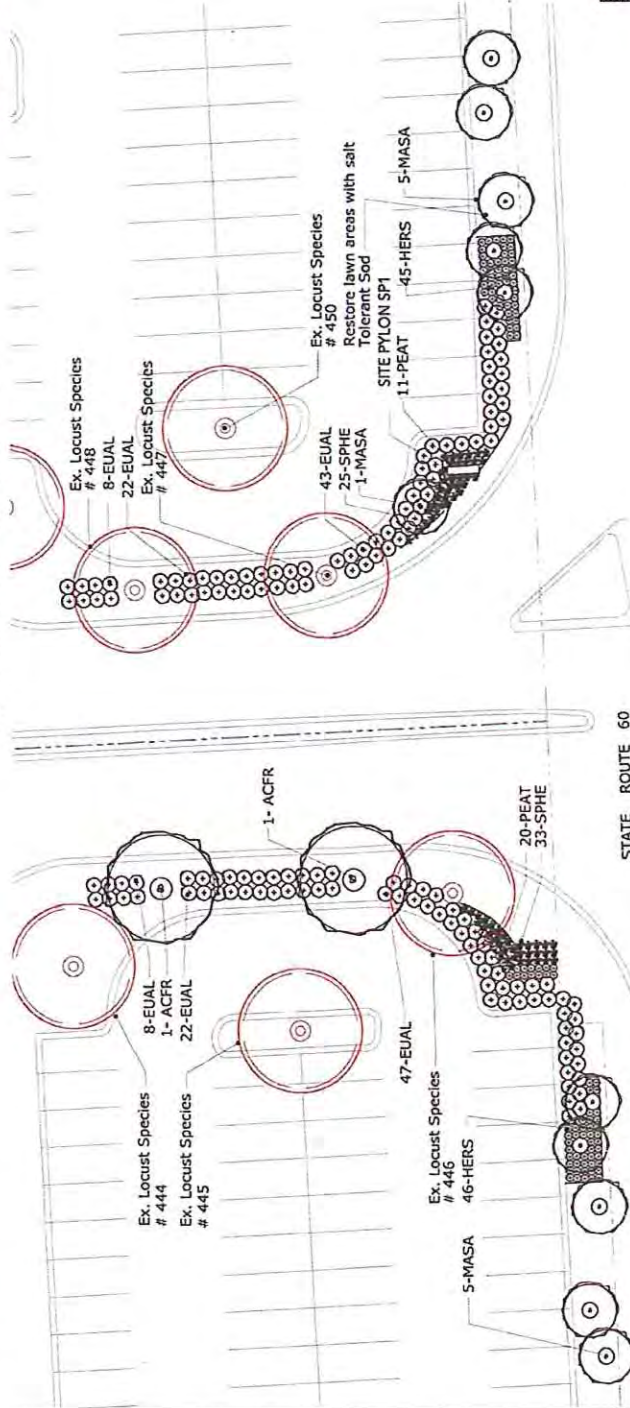
SITE MONUMENT #1 PLANTING PLAN

STATE ROUTE 60

LOCATION PLAN



LOCATION PLAN



SITE PYLON #2 PLANTING PLAN

PROPOSED SITE DEVELOPMENT

SIGNAGE LANDSCAPE PLAN

DATE December 12, 2012

LP-6

Westfield (Newbury)

Plant List

QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
3	ACMI	Acer x hybrid 'Norton'	State Street Maple	6" Cal. DBB	DBB	Selected Specimen
6	MACA	Malus sargentii 'Tus'	Tus Crabapple	5' H. DBB	DBB	Selected Specimen
200	EUAL	Eucalyptus alata 'Tus'	Red Mang	30' H.		Selected Specimen
100	HERS	Hemerocallis 'Ruby Slala'	Ruby Stella Daylily	1 Cal. Cont.	Cont.	100 specimens
94	PCAT	Perovskia atriplicifolia	Russian Sage	1 Cal. Cont.	Cont.	100 specimens
67	SPHE	Sporobolus heterophyllus	Prairie Dropseed	1 Cal. Cont.	Cont.	100 specimens
97	PGAL	Pennisetum alopecuroides	Feather Grass	1 Cal. Cont.	Cont.	100 specimens

Ex. Tree (Typ.) to be Protected throughout Construction

Restore all lawn Areas from Construction Activities with Salt Tolerant Sod Media Pylon

97-PEAL
13-EUAL
44-PEAT

Refer to Civil plans for Monument Sign Easements



LOCATION PLAN

MEDIA PYLON #3 PLANTING PLAN

MILWAUKEE AVENUE

67SPHE
53HERS

24-PEAL
49HERS

77-EUAL
3-ACMI

Site Pylon

50-PEAT
16-PEAL

Ex. Tree (Typ.)

SITE PYLON #5 PLANTING PLAN

MEDIA PYLON #4 PLANTING PLAN

Ex. Tree (Typ.) to be Protected throughout Construction
Restore all lawn Areas from Construction Activities

Media Pylon

69-EUAL
57-PEAT

Ex. Tree (Typ.)

PROPOSED SITE DEVELOPMENT

SIGNAGE LANDSCAPE PLAN

DATE December 12, 2012

LP-7

SCALE: 1" = 10'

Westfield
Landscape



Shade Trees



Ovation Planetree



Autumn Blaze Maple



State Street Maple



Ornamental Trees



Evergreens



Spreading Yew



Rudy Haag Burning Bush



Karen's Azalea



Little Lamb Hydrangea



Ruby Daylily Perennials



Johnson Blue Geranium



Coneflower



Rudbeckia Little Suzy



Black Beauty Baby Joe Pye Weed



Ice Dance Grass



Russian Sage



Velvet Night Heuchera



Fountain Grass



Switch Grass



Lady's Mantle



Prairie Drop-seed



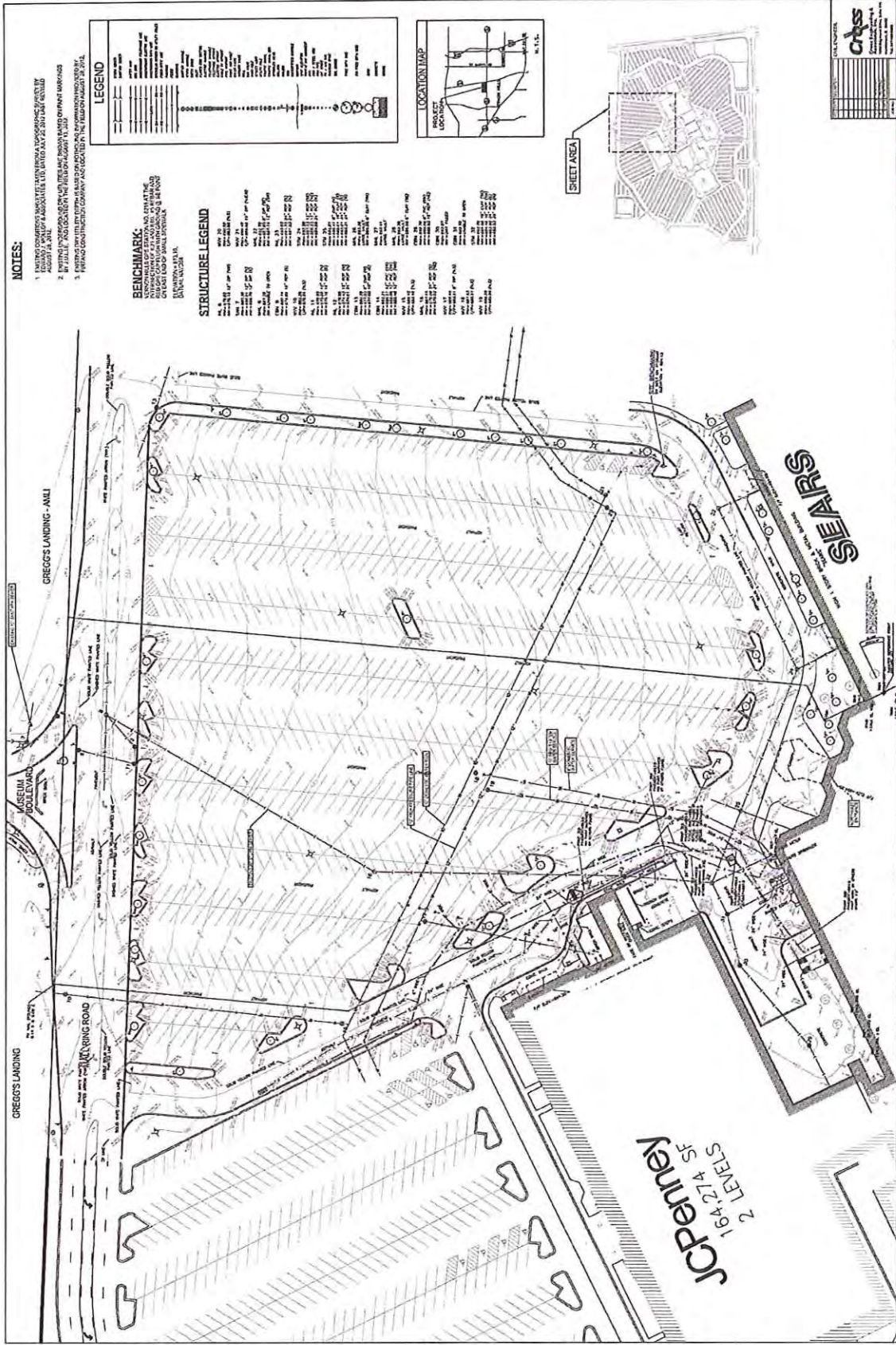
September Anemone



Fanal Astilbe



Velvet Night Heuchera



NOTES:

1. EXISTING CONDITIONS SHOWN FOR INFORMATION PURPOSES ONLY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL APPLICABLE CODES.
2. EXISTING CONDITIONS SHOWN FOR INFORMATION PURPOSES ONLY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL APPLICABLE CODES.
3. EXISTING CONDITIONS SHOWN FOR INFORMATION PURPOSES ONLY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL APPLICABLE CODES.

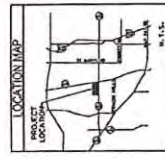
LEGEND

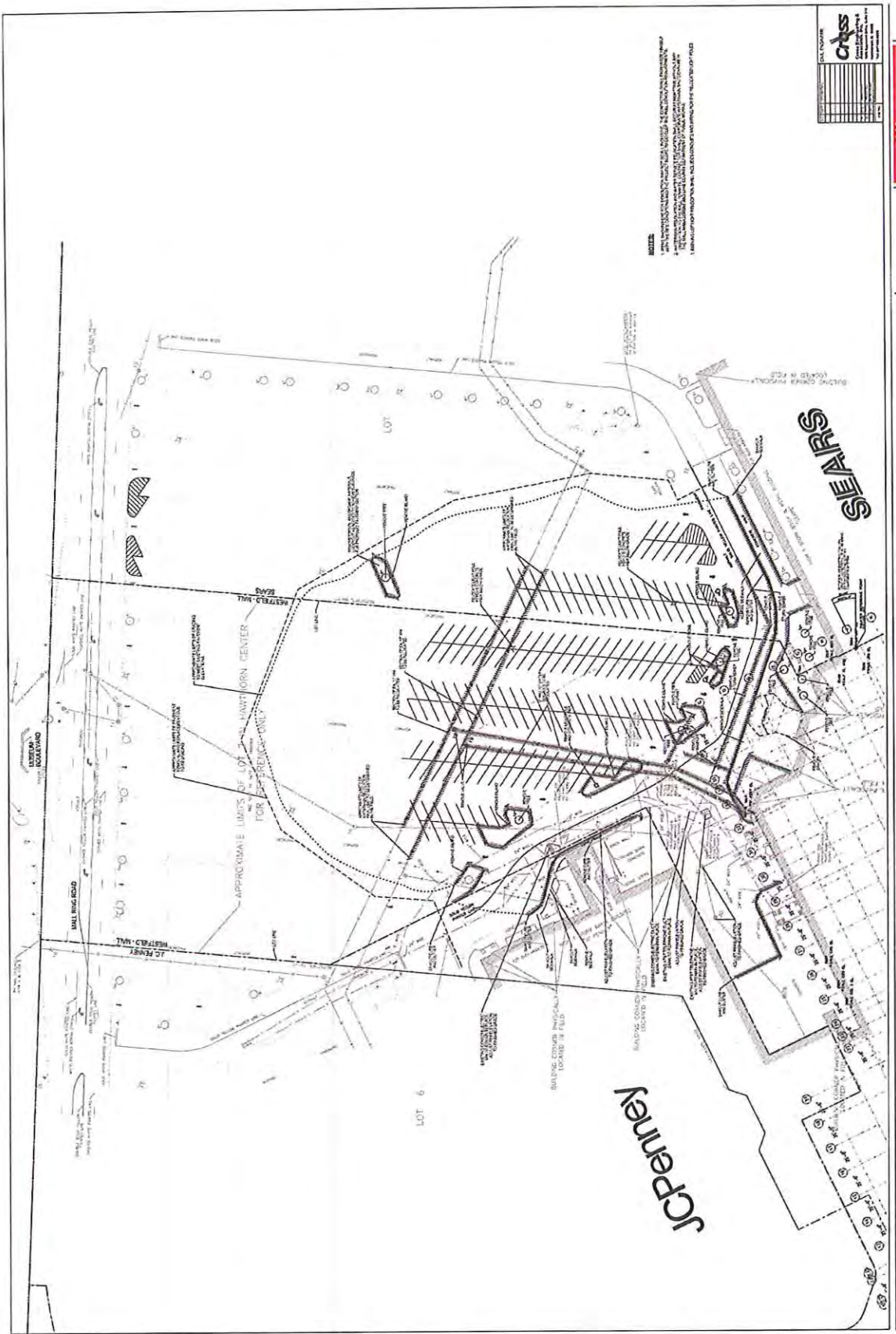
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[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Utilities
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Accessory Structures
[Symbol]	Proposed Other Structures

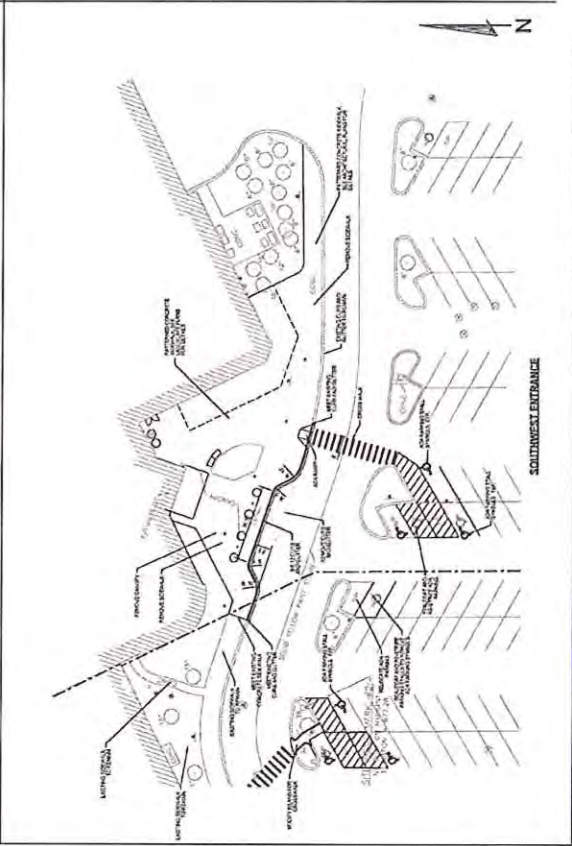
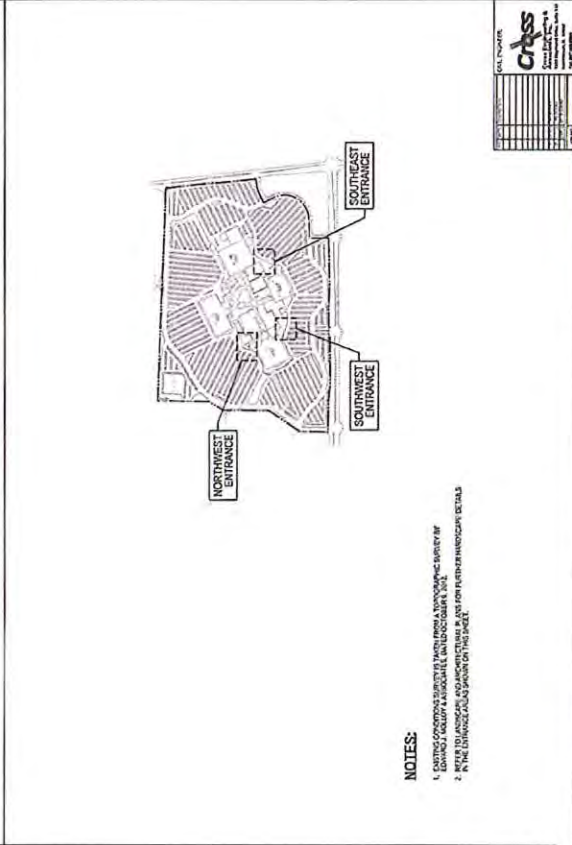
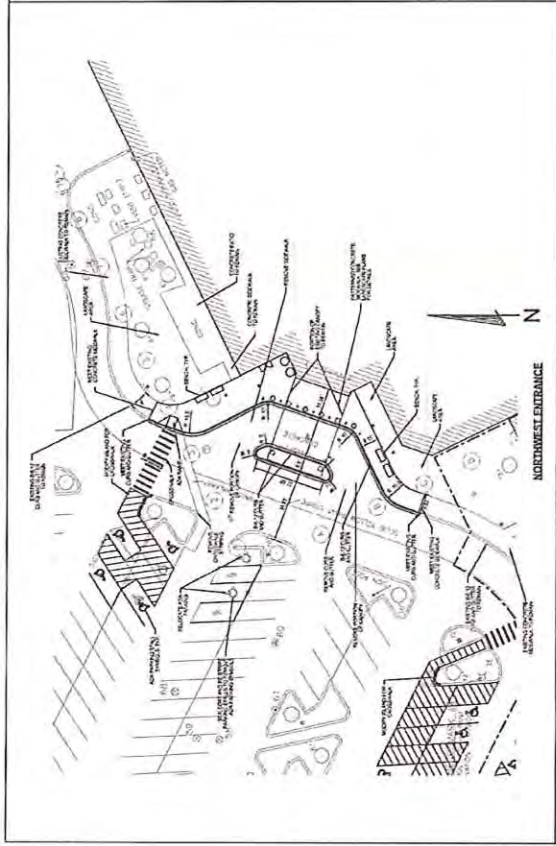
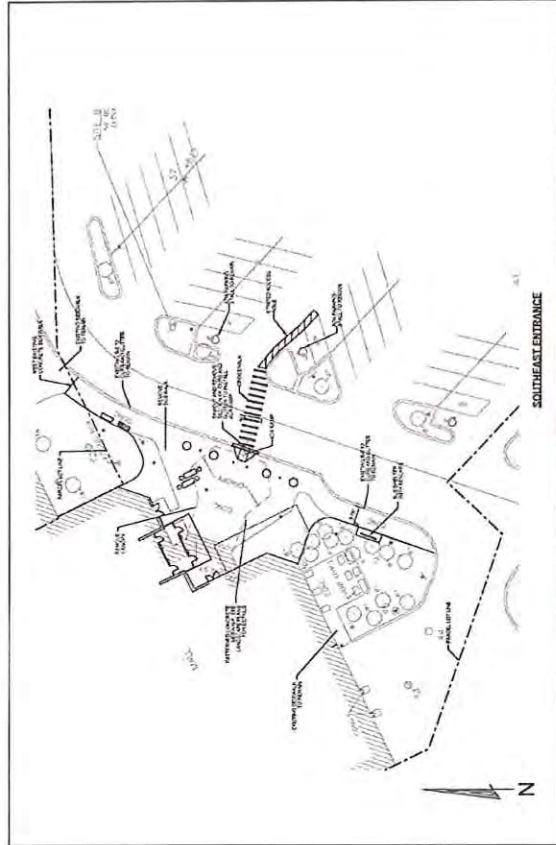
STRUCTURE LEGEND

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[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Utilities
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Accessory Structures
[Symbol]	Proposed Other Structures

BENCHMARK:
 1. BENCHMARK IS A PERMANENTLY PLACED MARKER OF KNOWN LOCATION AND ELEVATION. IT SHALL BE PLACED AT THE CORNER OF THE LOT OR AT THE CENTER OF THE LOT. IT SHALL BE PLACED AT THE CORNER OF THE LOT OR AT THE CENTER OF THE LOT. IT SHALL BE PLACED AT THE CORNER OF THE LOT OR AT THE CENTER OF THE LOT.



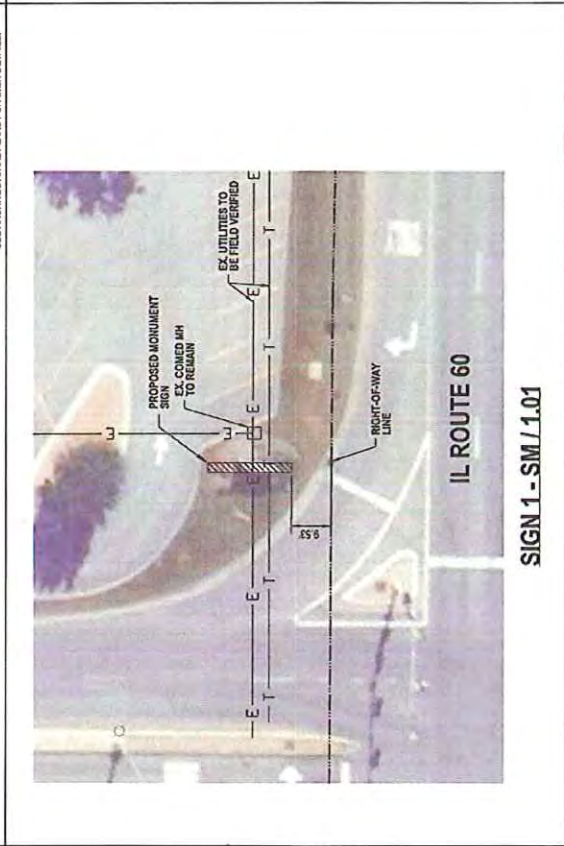
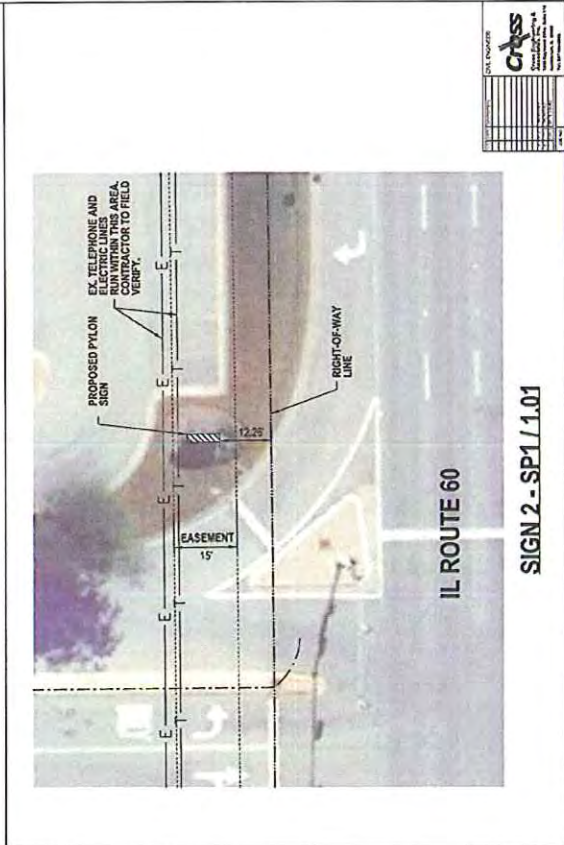
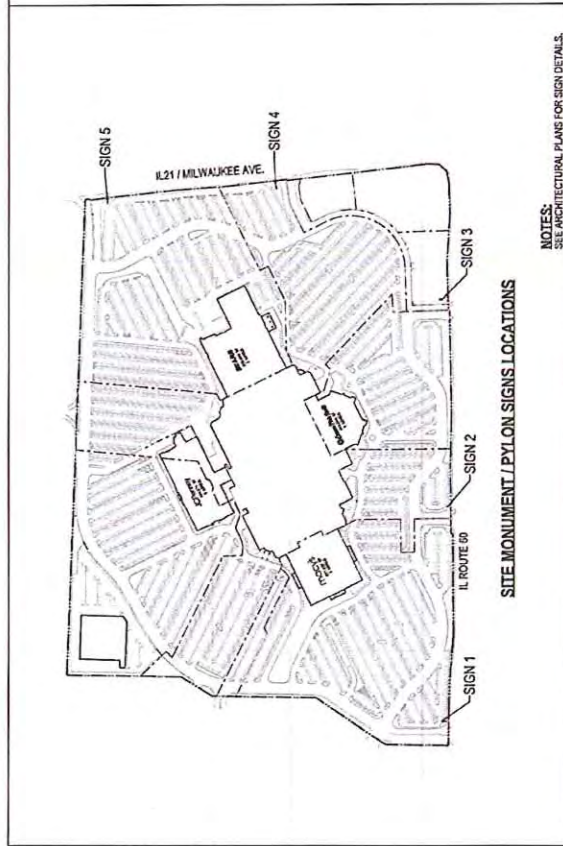
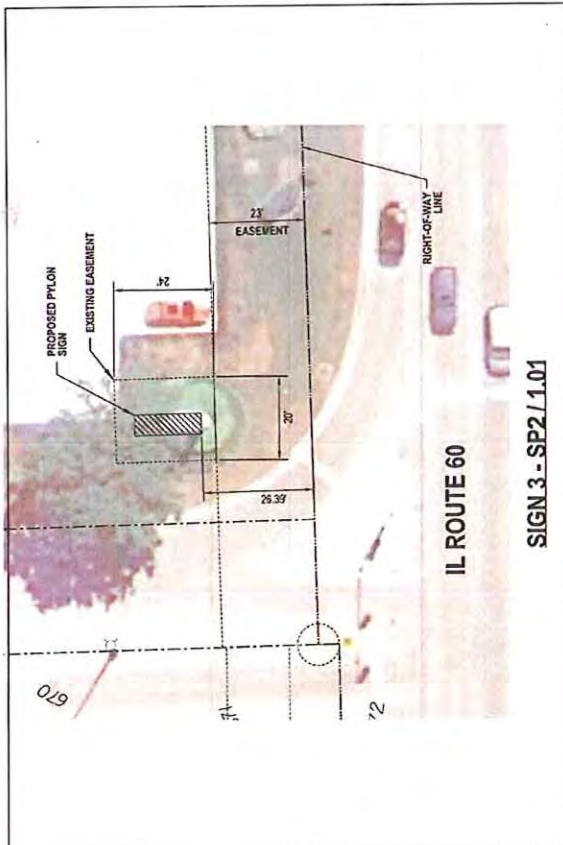


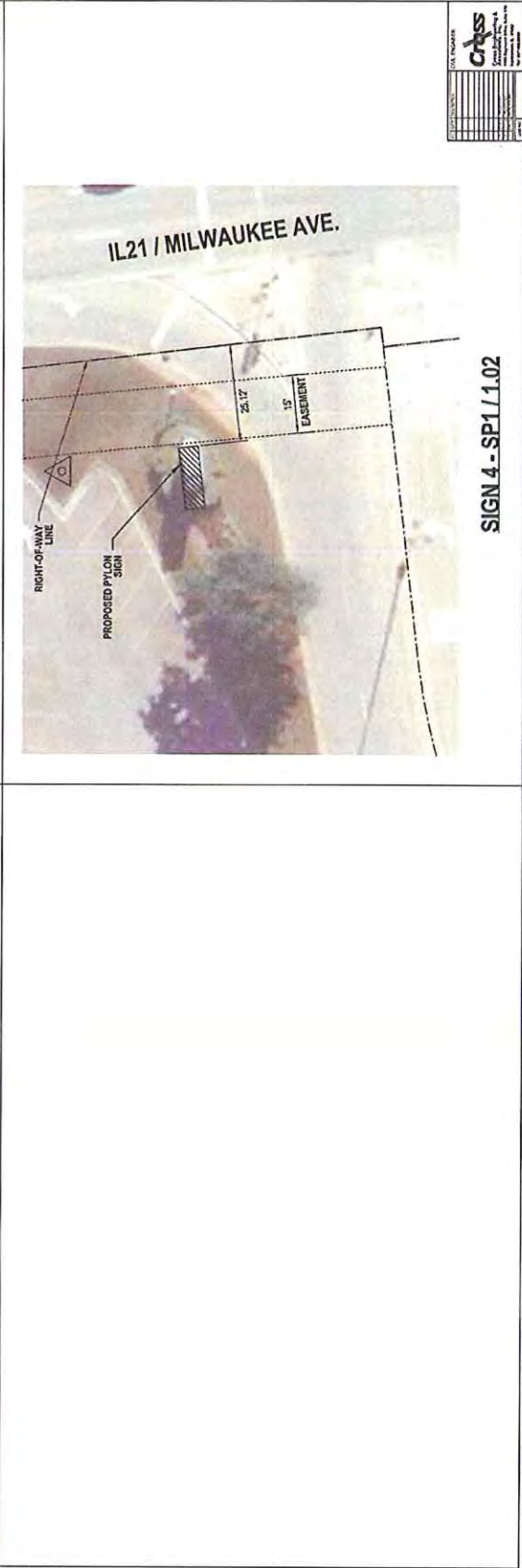
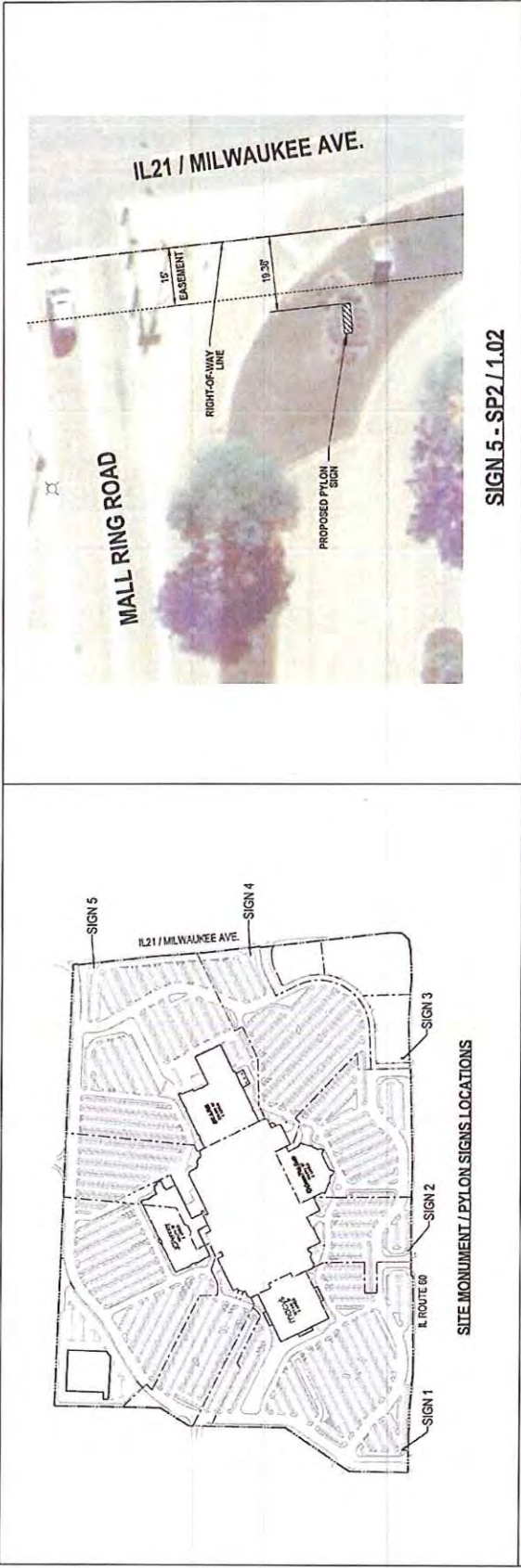


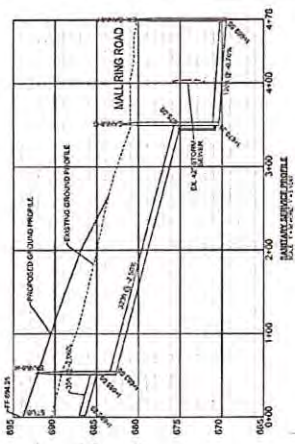
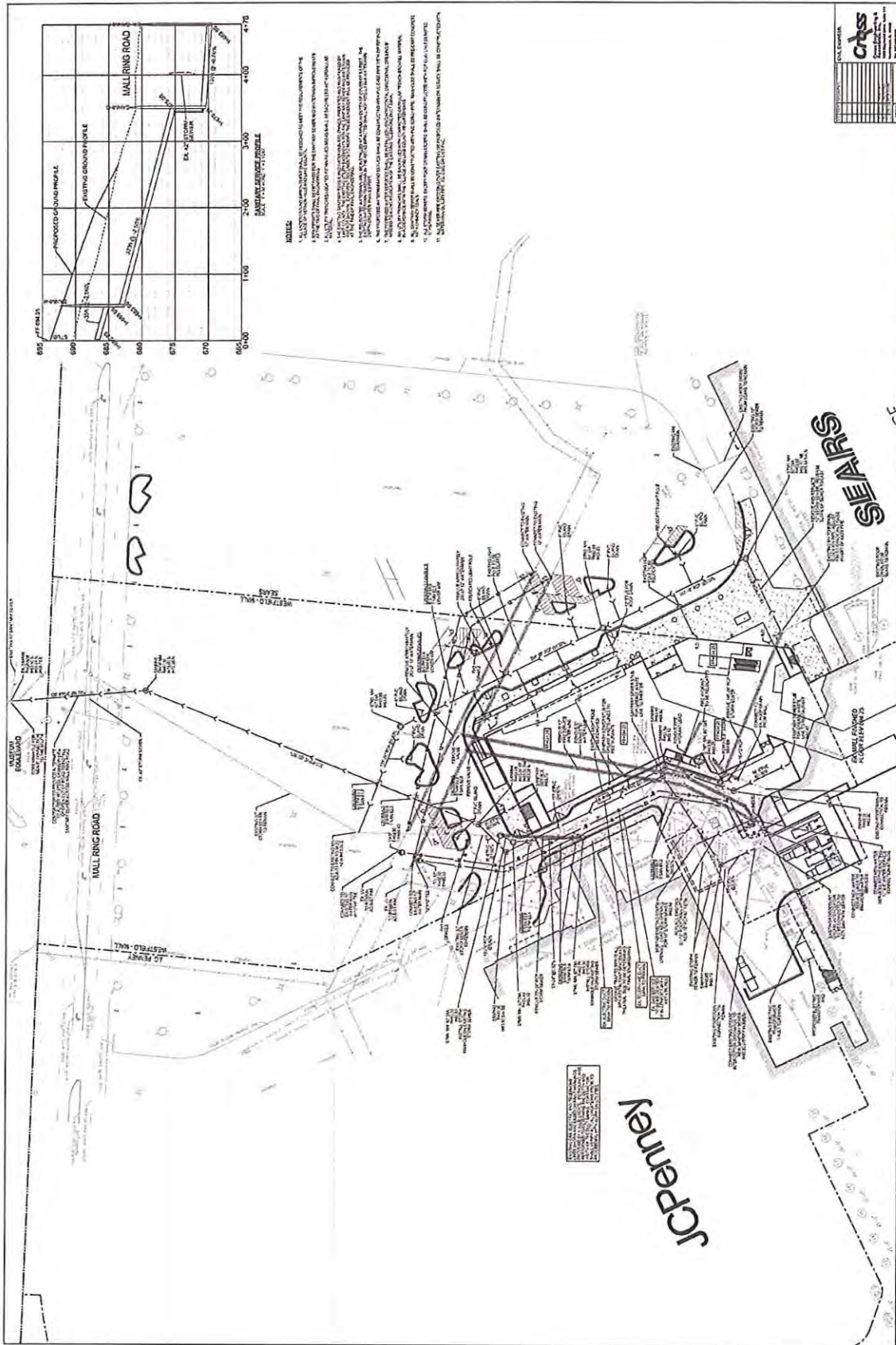
NOTES:

1. EXISTING CONDITIONS SURVEYED IN 2011 FROM A SURVEYING SURVEY BY [FIRM NAME]
2. REFER TO LANDSCAPE ARCHITECTURE P. 101 FOR FURTHER LANDSCAPE DETAILS IN THE ENTRANCE PLANS SHOWN ON THIS SHEET.

DATE	BY	CHKD	APPD
12/12/2012	[Signature]	[Signature]	[Signature]







- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HAWAIIAN ZONING ORDINANCE AND THE HAWAIIAN LAND USE ACT.
 2. THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO THE HAWAIIAN LAND USE COMMISSION FOR REVIEW AND APPROVAL.
 3. THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO THE HAWAIIAN LAND USE COMMISSION FOR REVIEW AND APPROVAL.
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 11. THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO THE HAWAIIAN LAND USE COMMISSION FOR REVIEW AND APPROVAL.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	12/12/2012	J. HAWTHORN	J. HAWTHORN

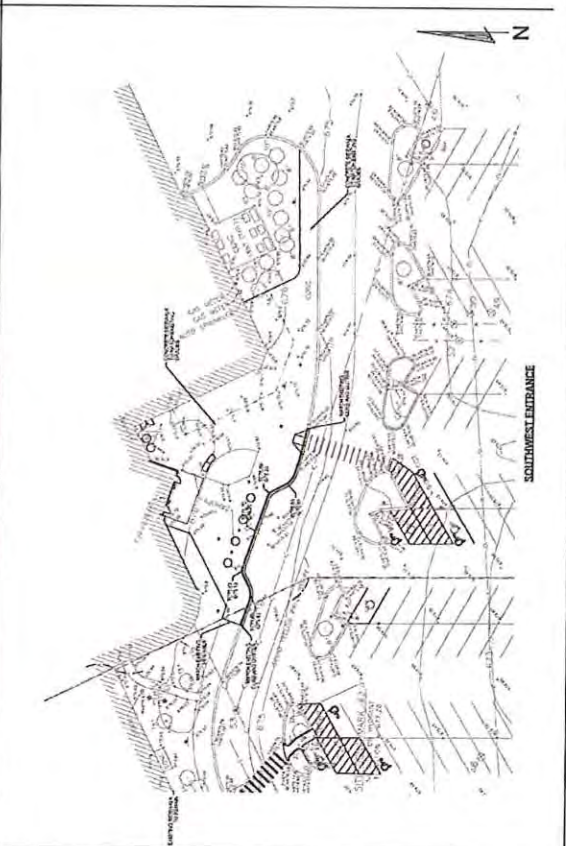
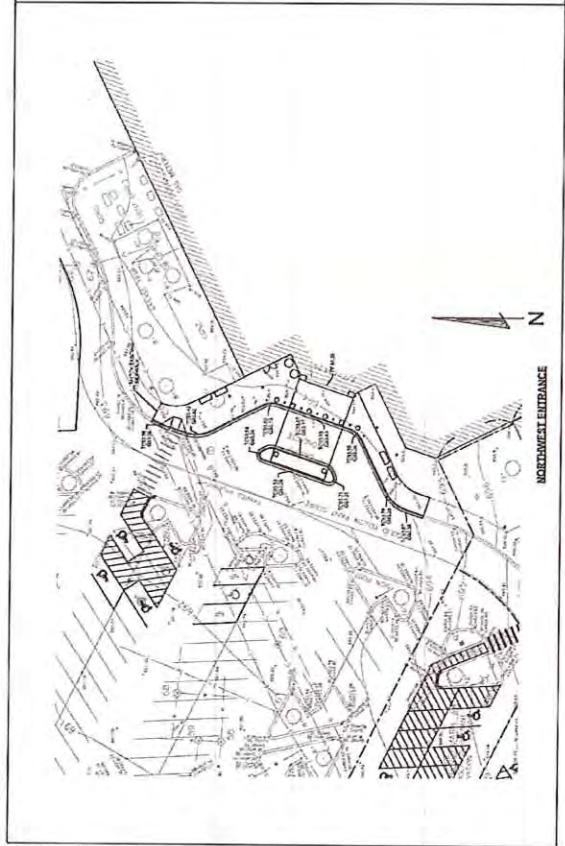


Exhibit C

Terms and Conditions of Approval

General Compliance with the following plans:

- Hawthorn Entitlement Package prepared by Westfield with a date of 12/12/12 and consisting of Pages 1 thru 36, LP-1 thru LP-8 (Landscaping) and C1 thru C11 (Civil).

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a building permit.
2. Annual approval of outdoor dining permits for any restaurant which provides outdoor seating.
3. The proposed building materials for the property shall comply with the material samples and information prepared by Petitioner and provided at the Commission meeting.
4. Prior to issuance of a building permit, the petitioner shall provide cut-sheet details for each of the lights to be used along the sidewalks and building where applicable. The lighting shall comply with Village standards.
5. Prior to issuance of any building permit, Westfield shall provide the following:
 - a. A certificate saying that anchor tenants have been notified about the pending improvements; and
 - b. A certificate demonstrating that the REA allows Westfield to construct certain improvements on adjacent anchor tenant property.
6. The PUD recognized that Westfield provides a parking ratio of 5.0 parking spaces per 1,000 SF of Gross Leasable Area based upon the leasable area for the in-line mall area owned by Westfield plus the leasable area owned by the four anchors. The gross leasable area of the post-expansion in-line mall space owned by Westfield plus the four anchor spaces is 1,319,975 SF; 6,587 parking spaces will remain after the expansion, for a parking ratio of 5.0.
7. For any new tenant whose leasable space has its own exterior storefront, the Building Commissioner shall review the proposed storefront elevation to determine the general compatibility with the Example Tenant Finishes on Page 6 of the Entitlement Package. He may require changes to the elevations or the tenant may request to appear before the Village Board to request approval of the proposed elevation.
8. The portion of the theater building that goes above the existing mall structure, being the west and south sides of the new cinema structure, shall have the same consistent architectural treatments.
9. Compliance with all ordinance and standards of the Village except as otherwise noted.

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2013-013 AN ORDINANCE GRANTING APPROVALS FOR THE SITE, LANDSCAPING AND ARCHITECTURAL PLANS TO WESTFIELD LLC TO ALLOW EXPANSION AND REMODELING OF WESTFIELD HAWTHORN SHOPPING MALL GENERALLY LOCATED AT THE INTERSECTION OF ROUTE 21 (MILWAUKEE AVENUE) AND ROUTE 60 (TOWNLINE ROAD), IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 22, 2013 TO MAY 2, 2013.

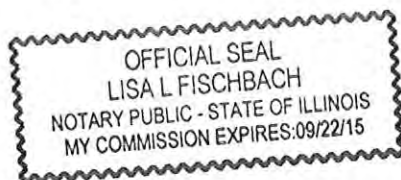


MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 22nd DAY OF APRIL
2013.



Notary Public



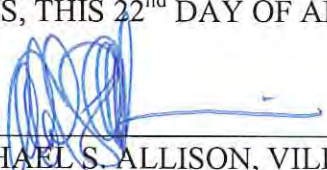
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MARCH 19, 2013, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2013-013, AN ORDINANCE GRANTING APPROVALS FOR THE SITE, LANDSCAPING AND ARCHITECTURAL PLANS TO WESTFIELD LLC TO ALLOW EXPANSION AND REMODELING OF WESTFIELD HAWTHORN SHOPPING MALL GENERALLY LOCATED AT THE INTERSECTION OF ROUTE 21 (MILWAUKEE AVENUE) AND ROUTE 60 (TOWNLINE ROAD), IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2013-013, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING APRIL 22, 2013 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 22nd DAY OF APRIL, 2013


MICHAEL S. ALLISON, VILLAGE CLERK

SEAL

