

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-015

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW
WESTFIELD LLC TO LOCATE RESTAURANTS SERVING ALCOHOLIC BEVERAGES IN
VARIOUS LOCATIONS WITHIN WESTFIELD HAWTHORN SHOPPING MALL
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

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HAWTHORN SHOPPING MALL LOCATED AT
THE INTERSECTION OF ROUTE 21
(MILWAUKEE AVENUE) AND ROUTE 60
(TOWNLINE ROAD), IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY (Westfield
Approval 3 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 the following:

1. Approval of a Special Use Permit to allow restaurants serving alcoholic beverages in various locations within the subject property as defined on Pages 18 thru 19 of the Hawthorn Entitlement Package prepared by Westfield dated 12/12/12 but excluding the theater as shown on Page 20 of the Hawthorn Entitlement Package.

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.

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the standards in Section 18.3 of the Zoning Ordinance.

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, the Special Use Permit to allow restaurants serving alcoholic beverages in various locations within the subject property as defined on Pages 18 thru 19 of the Hawthorn Entitlement Package dated 12/12/12 as set forth in Exhibit B is hereby granted. Said parcel is legally described in Exhibit A. The approval, which excludes the theater as shown on Page 20 of the Entitlement Package, is subject to the conditions listed in Section II and the Terms and Conditions as set forth in Exhibit C.

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

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

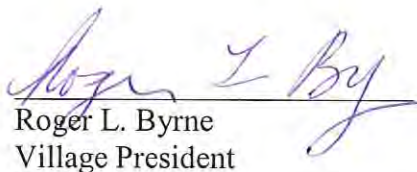
SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-015.

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schultz


Roger L. Byrne
Village President

PASSED: 3/19/13

APPROVED: 3/19/13

PUBLISHED IN PAMPHLET FORM: 4/22/13

ATTEST:

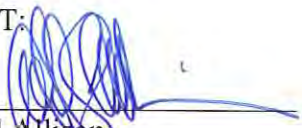

Michael Allison
Village Clerk

Exhibit A
Legal Description

ORDINANCE 2013-15 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

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

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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 LEVEL1
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22. MEDIA PANEL SIGNS
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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

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- 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

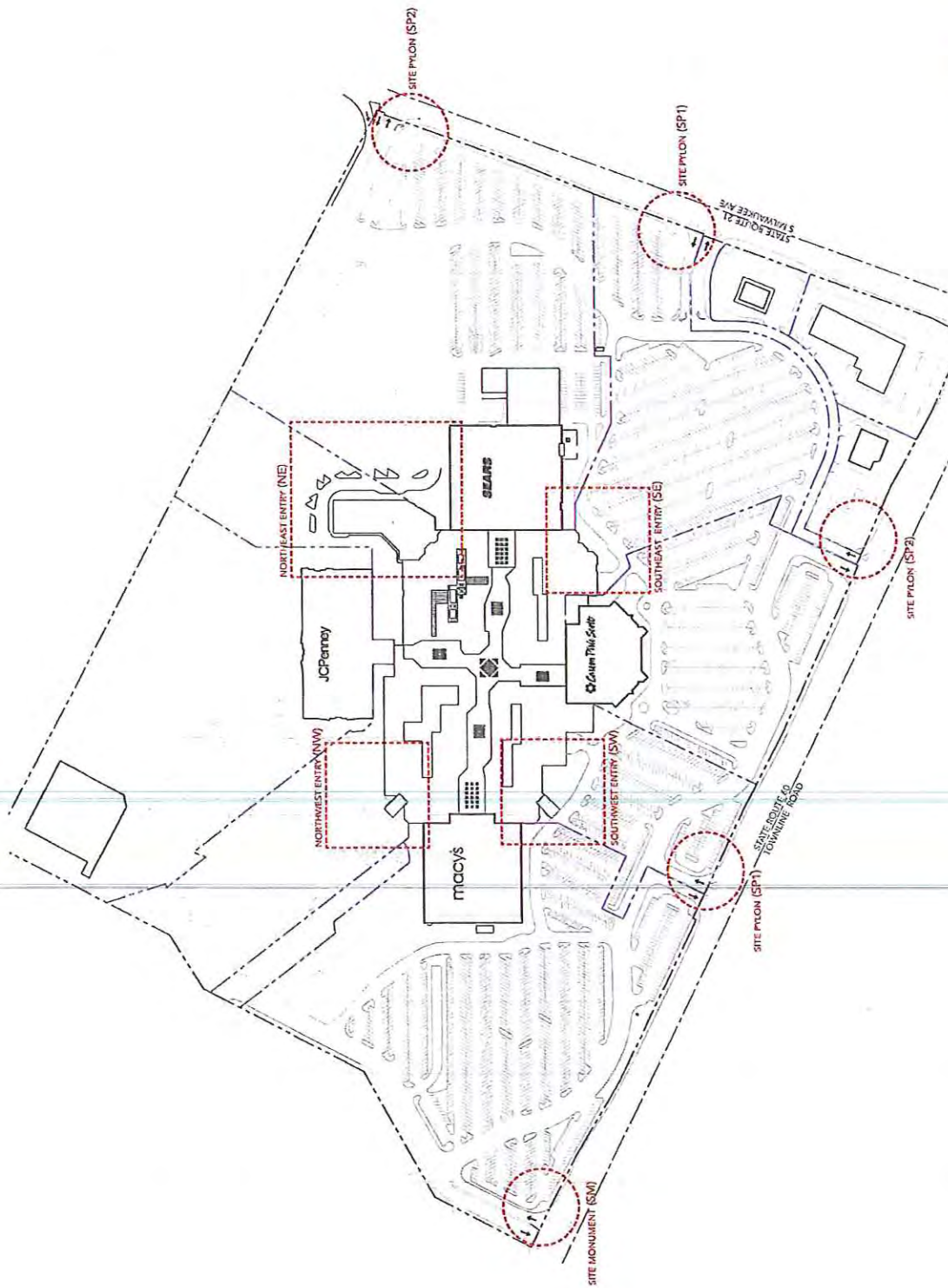
AERIAL VIEW

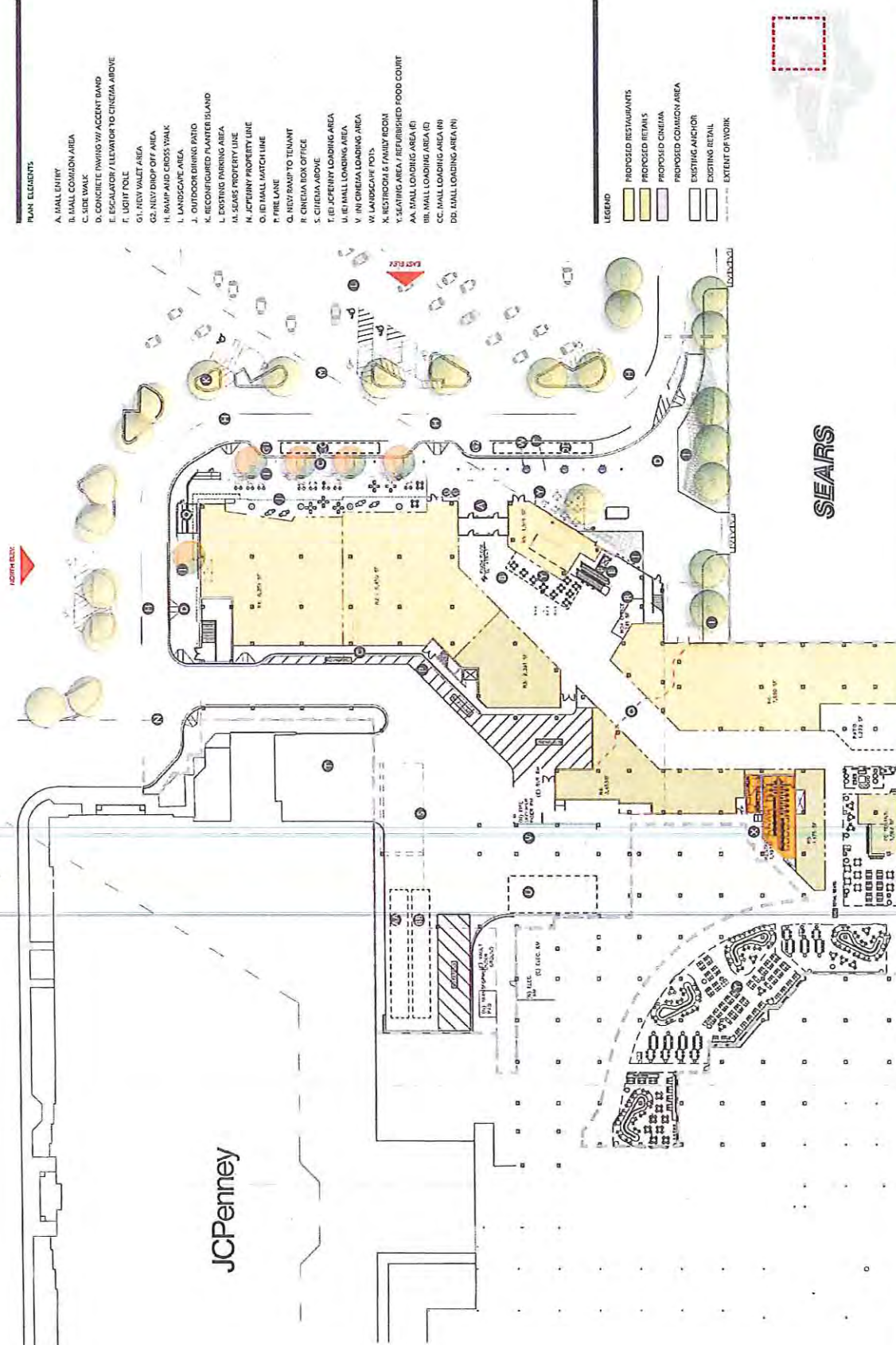
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DATE: DECEMBER 12, 2012

Westfield
Lawson

01



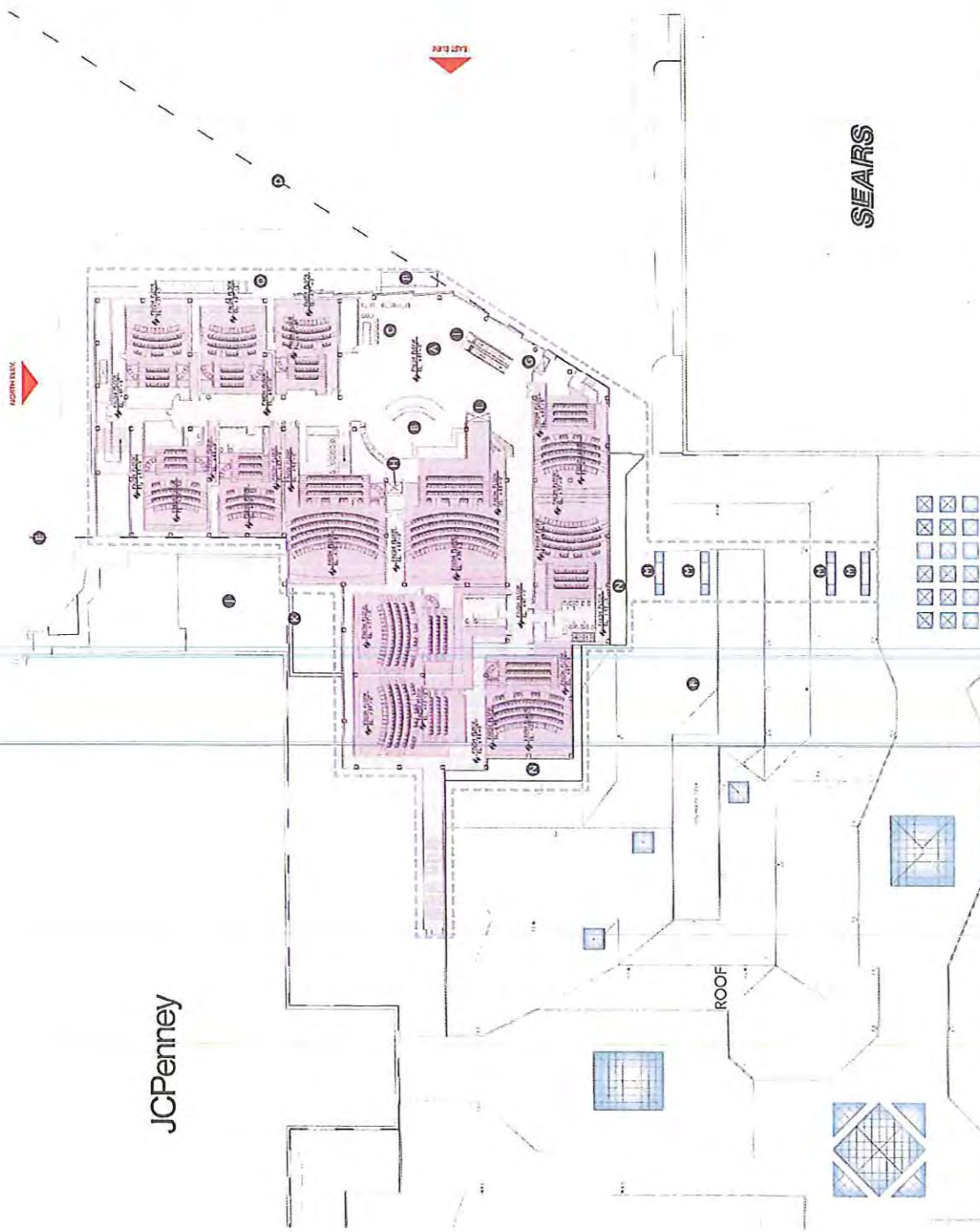


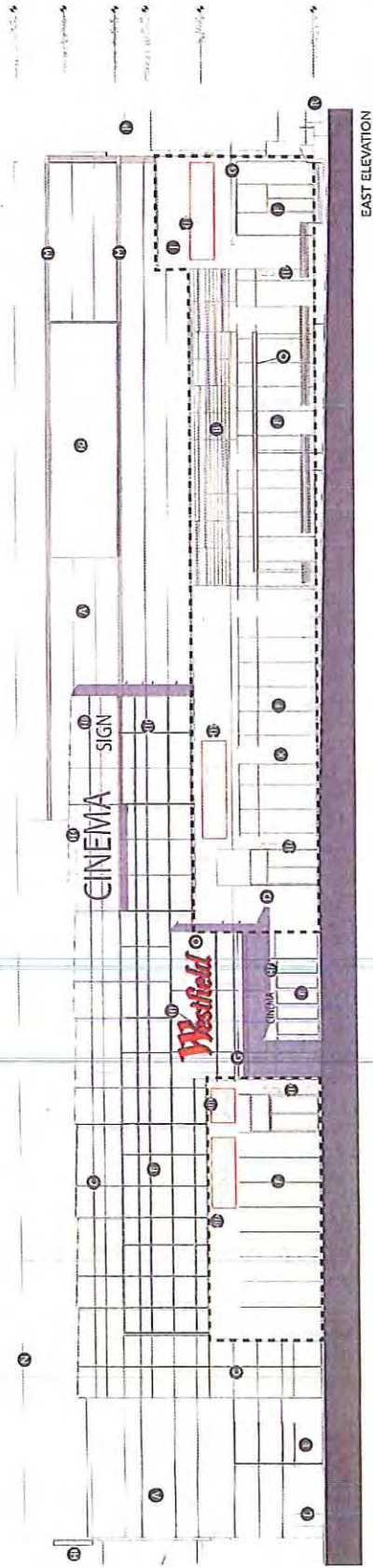
- PLAN ELEMENTS**
- A. HALL ENTRY
 - B. HALL COMMON AREA
 - C. SIDE WALK
 - D. CONCOURSE (PARKING) W/ ACCENT BAND
 - E. ESCALATOR / ELEVATOR TO CINEMA ABOVE
 - F. LIGHT POLE
 - G1. HGV VALET AREA
 - G2. HGV DROP OFF AREA
 - H. RAMP AND CROSS WALK
 - I. LANDSCAPE AREA
 - J. OUTDOOR DINING PATIO
 - K. RECONFIGURED PLANTER ISLAND
 - L. EXISTING PARKING AREA
 - M. SEARS PROPERTY LINE
 - N. JC PENNEY PROPERTY LINE
 - O. ID HALL MATCH LINE
 - P. FIRE LANE
 - Q. HGV RAMP TO TENANT
 - R. CINEMA BOX OFFICE
 - S. CINEMA ABOVE
 - T. ID JC PENNEY LOADING AREA
 - U. ID HALL LOADING AREA
 - V. IN CINEMA LOADING AREA
 - W. LANDSCAPE POOL
 - X. KITCHEN & FAMILY ROOM
 - Y. LOADING AREA / UNFINISHED FOOD COURT
 - AA. HALL LOADING AREA (R)
 - BB. HALL LOADING AREA (L)
 - CC. HALL LOADING AREA (R)
 - DD. HALL LOADING AREA (L)

- LEGEND**
- PROPOSED RESTAURANTS
 - PROPOSED RETAIL
 - PROPOSED CINEMA
 - PROPOSED COMMON AREA
 - EXISTING ANCHOR
 - EXISTING RETAIL
 - EXTENT OF WORK

- PLAN ELEMENTS**
- A. CINEMA LOBBY
 - B. CONCESSIONS
 - C. CAFE / LOUNGE
 - D. SEARS PROPERTY LINE
 - E. JCPENNY PROPERTY LINE
 - F. MALL ROOF
 - G. PASSENGER ELEVATOR
 - H. FREIGHT ELEVATOR
 - I. ESCALATOR
 - J. LOADING DOCK BELOW
 - K. STRUCTURAL FLOOR BEAM BELOW WITH RIFTS
 - L. MECHANICAL SHAFT
 - M. NEW PRUNTS/ARENA NEW COMMON AREA
 - N. NEW ROOF BELOW
 - O. RATIO BELOW
 - P. MALL ENTRY BELOW

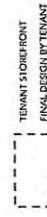
- LEGEND**
- PROPOSED CINEMA: 51,252 SF
 - EXISTING MALL ROOF
 - EXTENT OF VOID



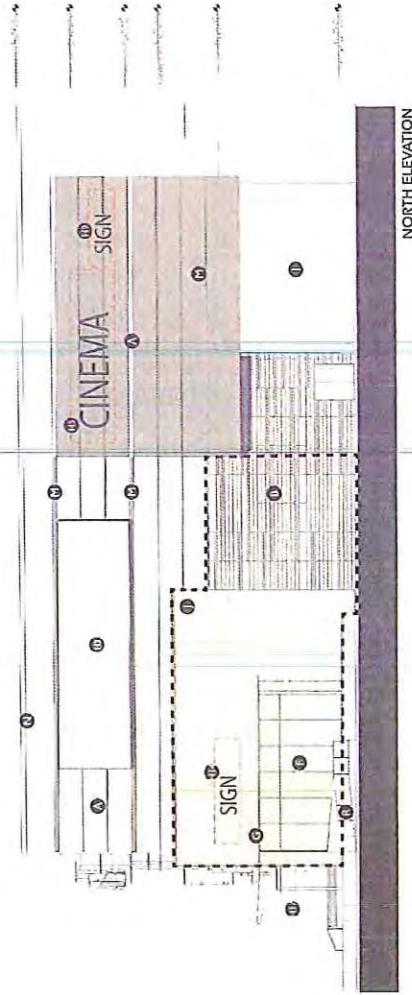


ELEVATION ELEMENTS

- A. SMOOTH PLASTER OR EPS W/7" METAL SCREED (IN 1)
- B. WALL TILE (MT1)
- C. METAL PANEL (IN2)
- D. CONCRETE PANEL
- E. CLEAR GLASS & ANODIZED ALUMINUM (GL1 & MT)
- F. TENANT STOREFRONT FINAL DESIGN BY TENANT
- G. PAINTED METAL CANOPY (IN2)
- H. SEE NE ENTRY SIGNAGE SHEET FOR SIGNAGE INFORMATION:
- 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
- H11. TENANT SIGN
- H12. TENANT SIGN
- H13. TENANT SIGN
- H14. TENANT SIGN
- H15. TENANT BLADE SIGN (T3T)
- H16. TENANT BLADE SIGN (T3T)



TENANT STOREFRONT
FINAL DESIGN BY TENANT



PROPOSED SITE DEVELOPMENT - NE ENTRY

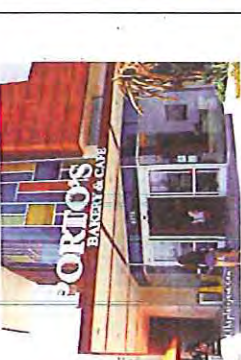
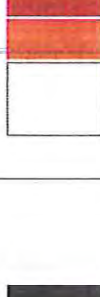
ELEVATIONS

SCALE: 1/8" = 1'-0" (DT 4.27)

DATE: 06/05/2017



05

 - RED BRICK - CAST STONE IN SMOOTH AND ROUGH FINISHES - METAL TRIM IN TIGER DUN LAC 09/08/190 - OXIDIZED STEEL 	 - BLACK ANODIZED ALUMINUM - ALUMINUM GARAGE DOORS WITH CLEAR GLASS - COLORED LED LIGHTING 	 - METAL IN KAL 1028 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER MINTE BENJAMIN MOORE HC-111 MANCHETIAN 	 - CLEAR CONTID STEEL - BLACK ALDER SOLID STAIN SW9322 SMOOTH CEDAR - BLACK ALDER SOLID STAIN SW9322 ROUGH-CUT CEDAR - BLACK PLASTER WITH SW 7033 F51 - BURNED BRONZE - 3-COAT PLASTER WITH SW6278 PAPER WHITE 
 - COLORED GLASS IN ORANGE, YELLOW AND BLUE - NATURAL STONE VENT - OXIDIZED STEEL - METAL TRIM IN KAL 1012 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER 	 - CLEAR ANODIZED ALUMINUM PANELS AND TRIM - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - STEEL WITH GUINPEL FINISH - COPPERITE BRONCHES - ROSE BRICK 	 - 3-COAT PLASTER PAINTED WITH BENJAMIN MOORE OC-48 DISTANT GRAY - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - POINT METAL PANELS IN REDWOODS COLONIAL RED COPPER PENNEY - SLATE BLUE FROM BLUEBERRY BOOTS GRAY 	 - ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3-COAT PLASTER PAINTED BENJAMIN MOORE HC-30 - ACCENTS IN BENJAMIN MOORE USA DASH OF PEPPER - AWNINGS IN BLACK AND BLACKSTAN STEPE CANVAS 
			





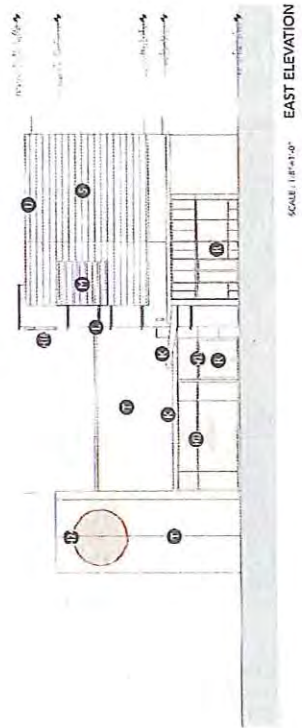
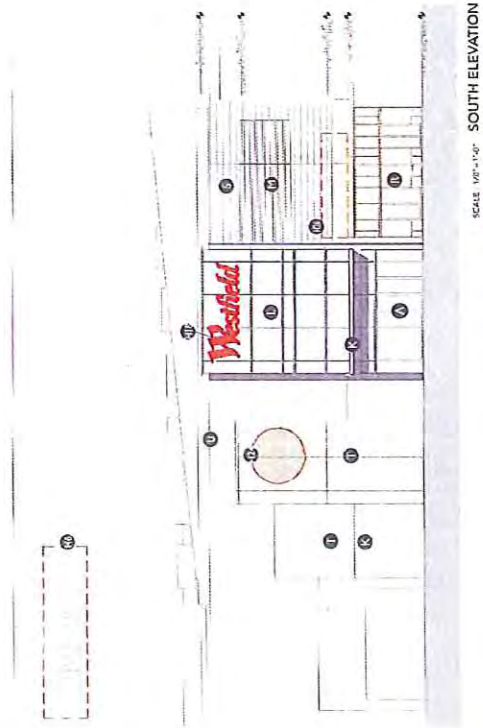
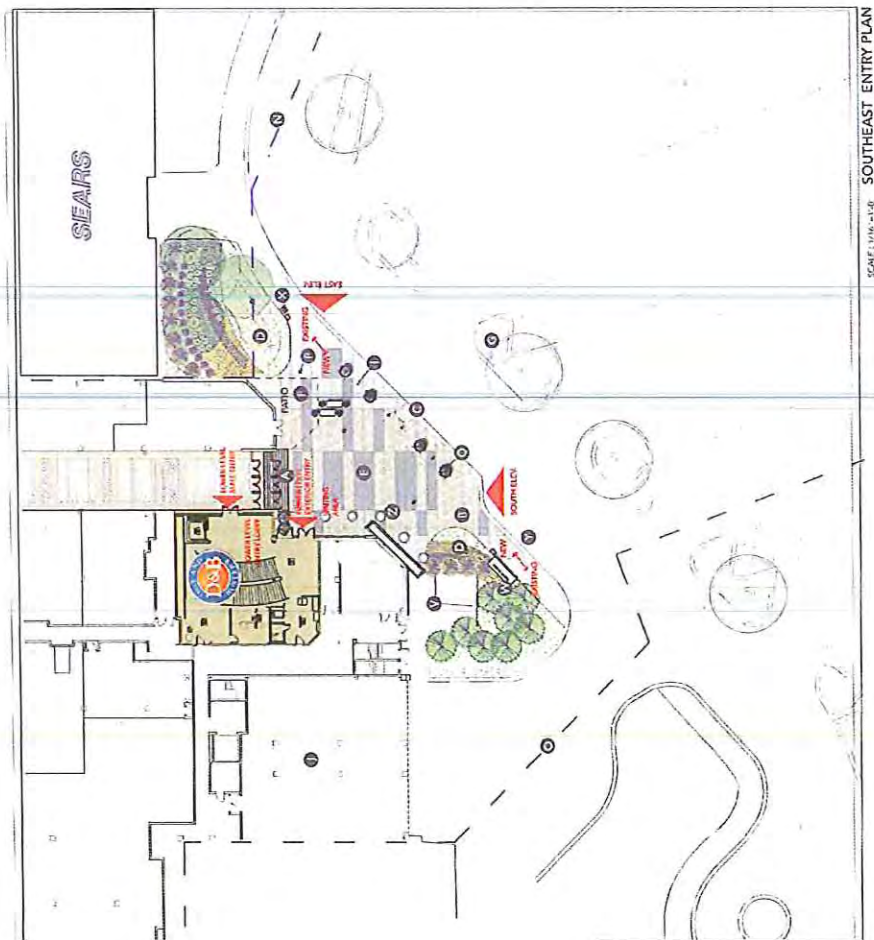
PROPOSED



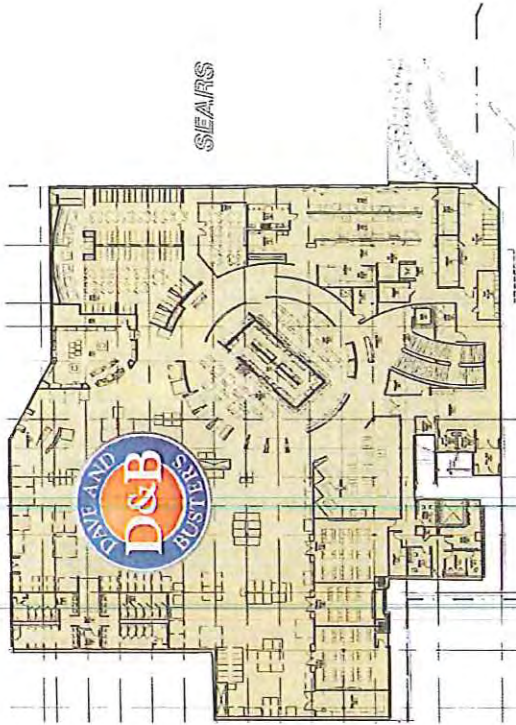
EXISTING



	DATE PREPARED 12/2012	SCALE 1:100	PERSPECTIVE 2	PROPOSED SITE DEVELOPMENT - NE ENTRY
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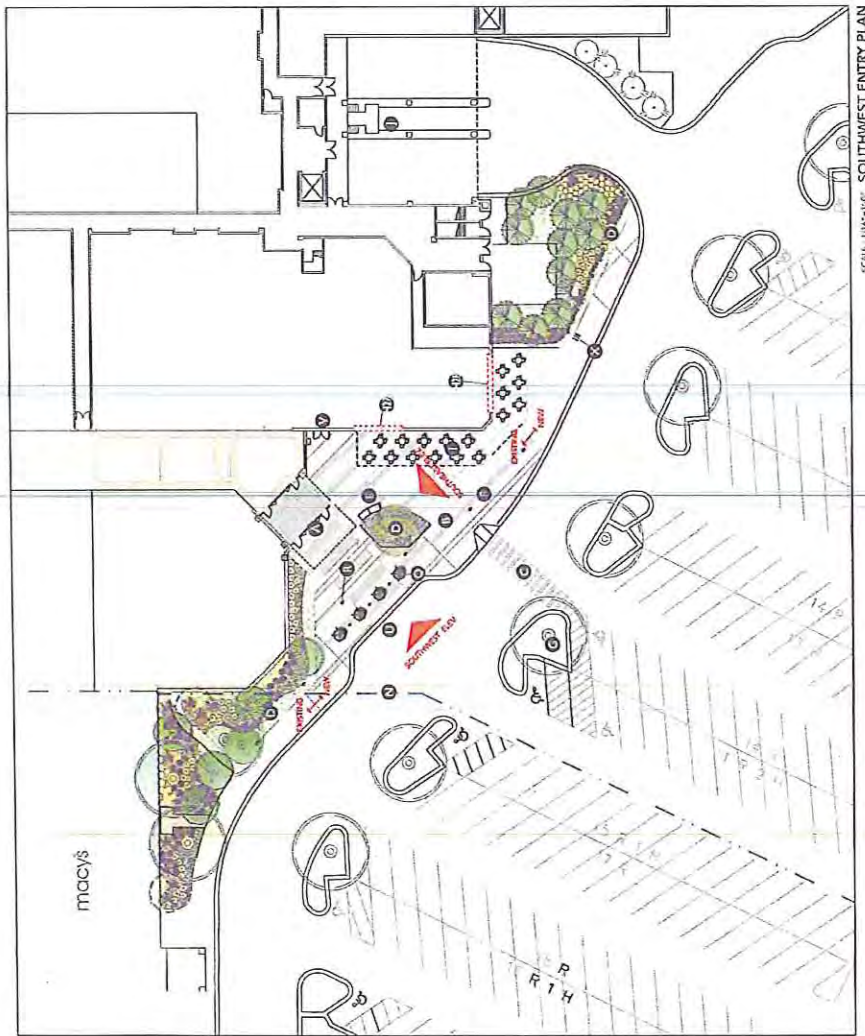
- | PLAN & ELEVATION ELEMENTS | |
|---|---|
| A. HALL ENTRY | U. 9" METAL COPING (A3) |
| B. SIDE WALK | V. SCREEN WALL |
| C. RAMP AND CROSS WALK | W. BUS SHELTER |
| D. NEW UNO/CATING | X. TRASH RECEPTACLE AND BIKE RACK |
| E. ENHANCED PARKING | Y. BUS STOP |
| F. PAVING ACCENT BAND | Z. MONOLITHIC DECORATIVE CONCRETE BOLLARDS |
| G. (3) PLANTER ISLAND | |
| H. SEE SIGNAGE SHEET FOR DETAIL | |
| I. DISTINGUISHING | 1. METAL PANEL (A2) |
| J. NEW METAL CANOPY (A2) | 2. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
| K. TRIT GLASS & ANODIZED ALUMINUM (GL10431) | 3. METAL PANELS (A2) |
| | 4. EPS STOREFRONT, COLOR TBD |
| | 5. METAL PANELS (A2) |
| | 6. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
| | 7. EPS STOREFRONT, COLOR TBD |
| | 8. METAL PANELS (A2) |
| | 9. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
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| | 61. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
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| | 65. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
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| | 81. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
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| | 83. EPS STOREFRONT, COLOR TBD |
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| | 85. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
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| | 87. EPS STOREFRONT, COLOR TBD |
| | 88. METAL PANELS (A2) |
| | 89. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
| | 90. METAL PANELS (A2) |
| | 91. EPS STOREFRONT, COLOR TBD |
| | 92. METAL PANELS (A2) |
| | 93. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
| | 94. METAL PANELS (A2) |
| | 95. EPS STOREFRONT, COLOR TBD |
| | 96. METAL PANELS (A2) |
| | 97. TENANT STOREFRONT - FINAL DESIGN (V TENANT) |
| | 98. METAL PANELS (A2) |
| | 99. EPS STOREFRONT, COLOR TBD |
| | 100. METAL PANELS (A2) |



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



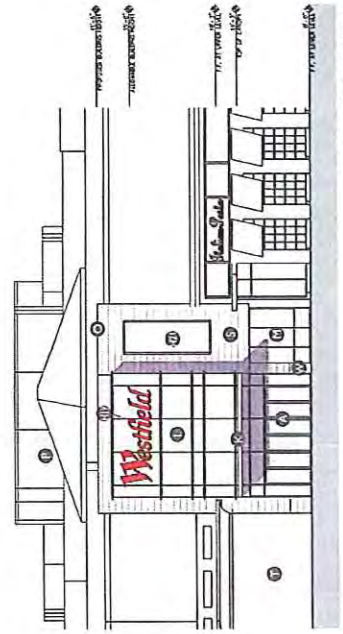




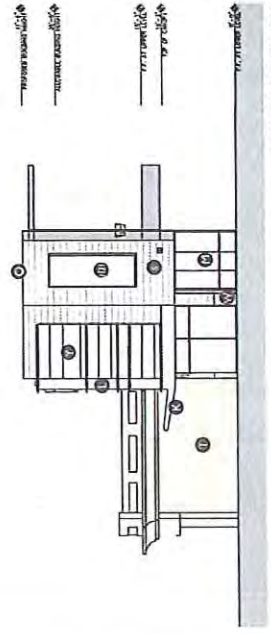
SOUTHWEST ENTRY PLAN
SCALE: 1/16" = 1'-0"

PLAN & ELEVATION ELEMENTS

- A. SMALL ENTRY
- B. SIDE WALK
- C. RAMP AND CROSS WALK
- D. NEW LANDSCAPING AT (B) PLANTER
- E. ENHANCED PAVING
- F. PAVING ACCENT BAND
- G. (B) PLANTER ISLAND
- H. SEE SIGNAGE SHEET FOR DETAIL
- HYX WESTFIELD SIGNAGE
- HYX METAL PANEL
- HYX TENANT SIGN ABOVE
- HYX TENANT SIGN ABOVE
- I. FINISH
- J. EXISTING LOADING
- K. NEW METAL CANOPY (M2)
- L. NEW GLASS & ANODIZED ALUMINUM (GL & M1)
- M. EXISTING STOREFRONT
- N. MACY'S PROPERTY LINE
- O. 4" METAL CORNER (M2)
- P. SMALL SIGN
- Q. NEW LIGHT POLE
- R. NEW LIGHT POLE
- S. METAL PANEL (M2)
- T. EXISTING TENANT STOREFRONT (M2) (M2)
- U. NEW DROP OFF
- V. PROPOSED ENTRY FOR TENANT
- W. 12" X 24" TILE BASE (M2)
- X. BICE BASE
- Y. COMPOSITE METAL PANEL (M2)



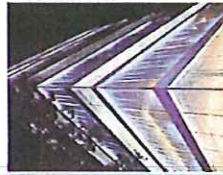
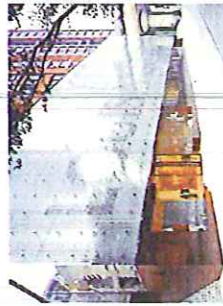
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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



EXISTING



PROPOSED



PROPOSED SITE DEVELOPMENT - SW ENTRY

PERSPECTIVES

SCALE 1:100

DATE: DECEMBER 12, 2009



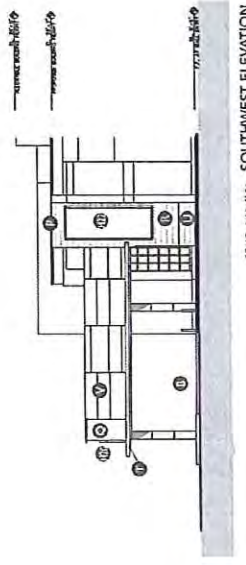
SCALE: 1/8" = 1'-0" NORTHWEST ENTRY PLAN

PLAN & ELEVATION ELEMENTS

- A. MAIN ENTRY
- B. DROP OFF
- C. SIDE WALK
- D. PARKING ACCENT BAND
- E. LANDSCAPE POTS
- F. LIGHT POLE
- G. NEW SEATING BENCH
- H. SEE SIGNAGE SHEET FOR DETAIL
- I. NEW LANDSCAPE AREA
- J. EXISTING INTO AREA
- K. CANOPY ABOVE
- L. EXISTING PARKING AREA
- M. MACY'S PROPERTY LINE
- N. KITCHEN PROPERTY LINE
- O. RAMP AND CROSS WALK
- P. 9' METAL COPING (60)
- Q. FRIT GLASS & ANODIZED ALUMINUM (GL & M)
- R. METAL PANELS (M)
- S. CLEAR ANODIZED ALUM. STONEFRONT SYSTEM (W)
- T. PAINTED METAL CANOPY (L)
- U. 12" X 24" TILE BASE (VT)
- V. COMPOSITE METAL PANEL (M)
- W. TRASH RECEPTACLE AND BKE BACK



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



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



PROPOSED

EXISTING



PROPOSED SITE DEVELOPMENT - NW ENTRY

PERSPECTIVES

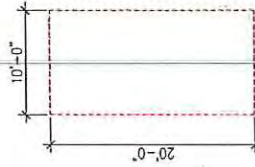
SCALE: 1/8" = 1'-0"

DATE: NOVEMBER 2012

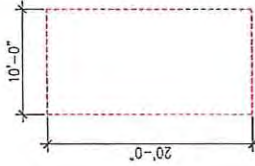
Westfield
Hawthorn

15

WESTFIELD SIGNAGE



10 LANDLORD PARTNERSHIP MARKETING SIGN - SW ENTRY / WEST ELEVATION
200 SF

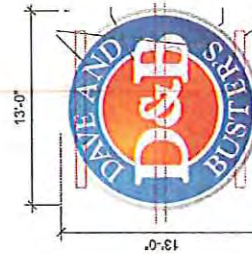


10 LANDLORD PARTNERSHIP MARKETING SIGN - NW ENTRY / NORTHWEST ELEVATION
200 SF

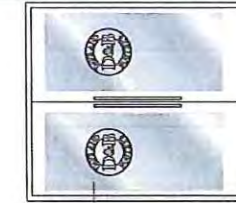


10 OLD BRANDING GRAPHIC BEHIND GLASS - SE ENTRY / SOUTHWEST ELEVATION
193 SF

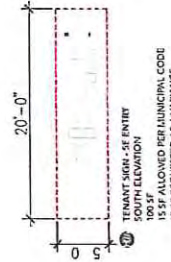
TENANT SIGNAGE



20 TENANT SIGN - SE ENTRY SOUTH ELEVATION
189 SF
158 SF ALLOWED PER MUNICIPAL CODE
40 SF REQUESTED AS A VARIANCE



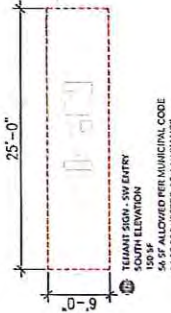
20 TENANT SIGN - SE ENTRY EAST ELEVATION
FOUR (4) LOGOS REQUIRED - 18 SF
189 SF ALLOWED PER MUNICIPAL CODE
40 SF REQUESTED AS A VARIANCE



20 TENANT SIGN - SE ENTRY SOUTH ELEVATION
15 SF ALLOWED PER MUNICIPAL CODE
15 SF REQUESTED AS A VARIANCE



20 TENANT SIGN - SW ENTRY WEST ELEVATION
15 SF ALLOWED PER MUNICIPAL CODE
33 SF REQUESTED AS A VARIANCE



20 TENANT SIGN - SW ENTRY SOUTH ELEVATION
15 SF ALLOWED PER MUNICIPAL CODE
94 SF REQUESTED AS A VARIANCE



* NOTE: ALL TENANT SIGNAGE INTERNALLY ILLUMINATED

PROPOSED SITE DEVELOPMENT - SE, SW & NW ENTRY

SIGNAGE

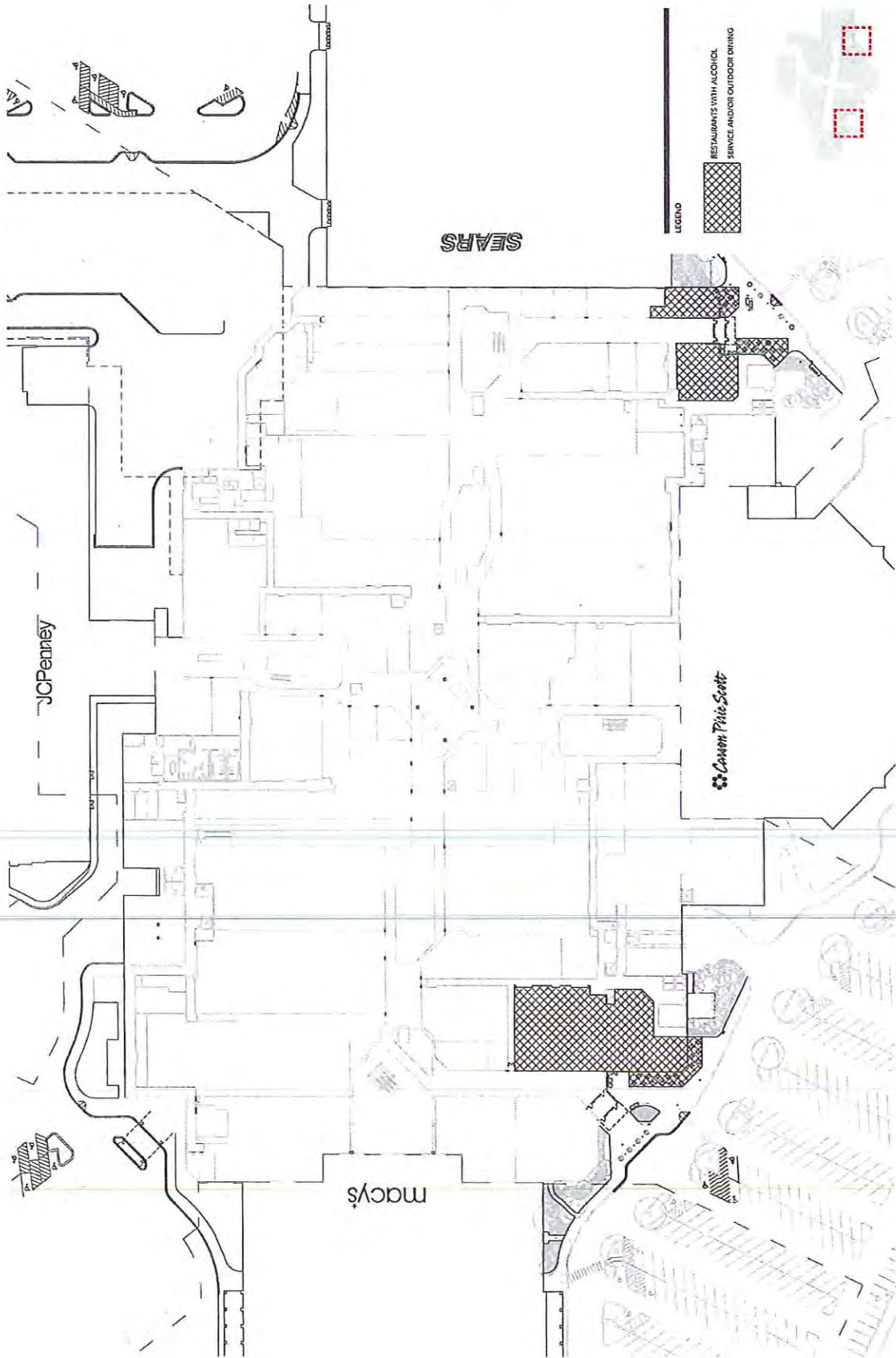
SCALE: 1/8" = 1'-0"

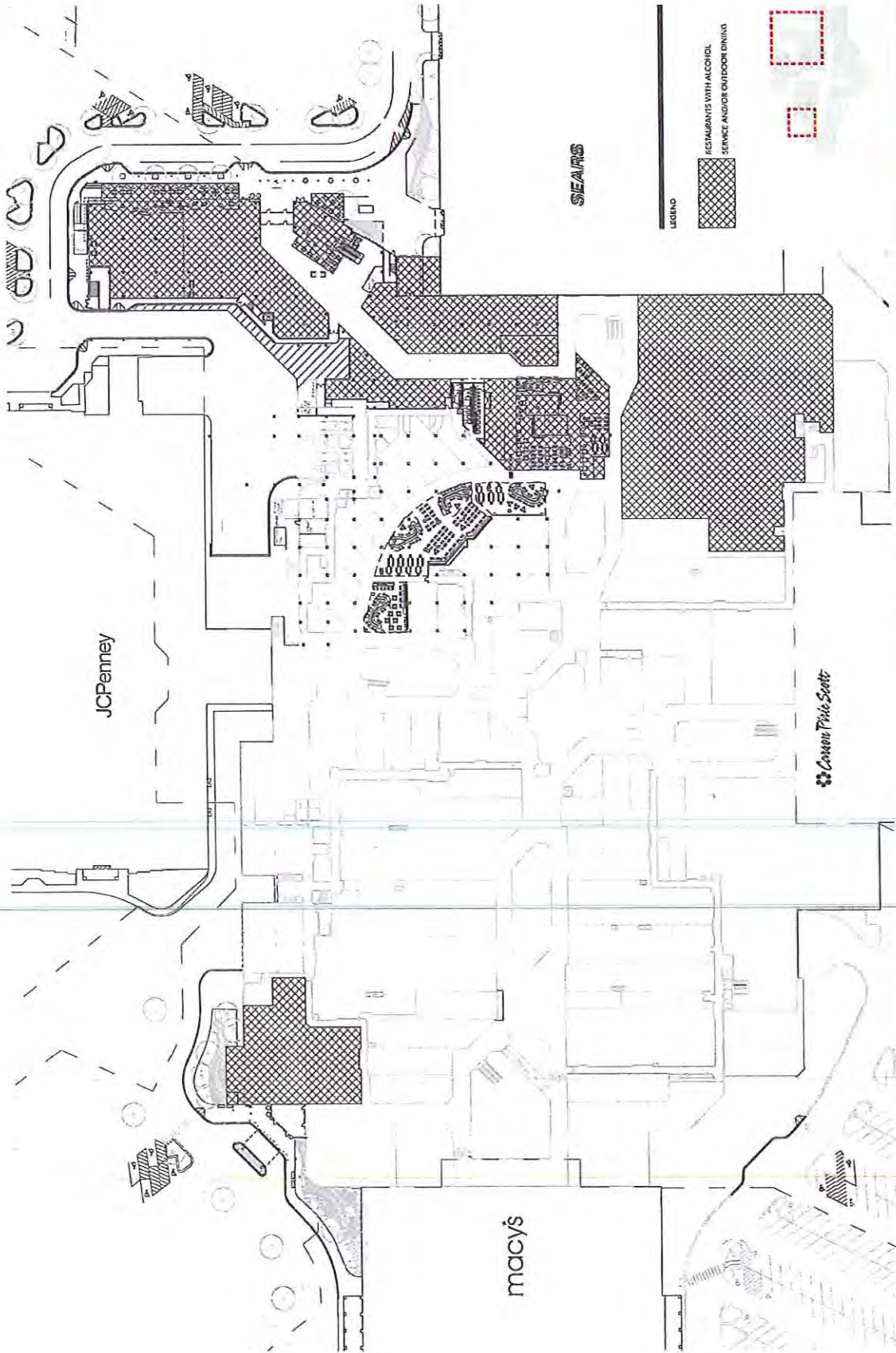
DATE: DECEMBER 12, 2012

16



Material: EIFS or Three Coat Plaster Finish: Fine Sand Color: To Match ICI Paints "Ivory White" Specify #307770035 Order #A1172 PL1	Material: Glass with Ceramic Frit Pattern GL1	Material: Cast Stone Finish: Light Sandblast Color: to match Stephen Granada White #1801 CS1	Material: Metal - Painted Finish: Powdercoat Color: "Acet White" #J18453 M2
Material: EIFS or Three Coat Plaster Finish: Fine Sand Color: To Match ICI Paints "Scroll Beige" Specify #307770033 Order #A1175 PL2	Material: Opaque Glass GL2	Material: Concrete Finish: Broom Color: Standard Grey CT1	Material: Metal - Painted Finish: Powdercoat Color: Tiger Dylac RAL 7032 M3
Material: Through Body Porcelain to Match Alia Concise "Jewel" Finish: Matte WT2	Material: Clear / Vision Glass GL3	Material: Concrete Finish: Broom Color: Davis 611 "Pebble" CT2	Material: Metal - Painted Finish: Powdercoat Color: Tiger Dylac RAL 7027 M4
Material: Wall Tile / Through Body Porcelain to Match Alia Concise "Forest Brown" Finish: Matte WT1	Material: Metal - Aluminum Finish: Clear Anodized M1	Material: Concrete Finish: Broom Color: Davis 610 "Cobblestone" CT3	Material: Metal - Painted Finish: Powdercoat Color: to match Merit Regal Blue M5

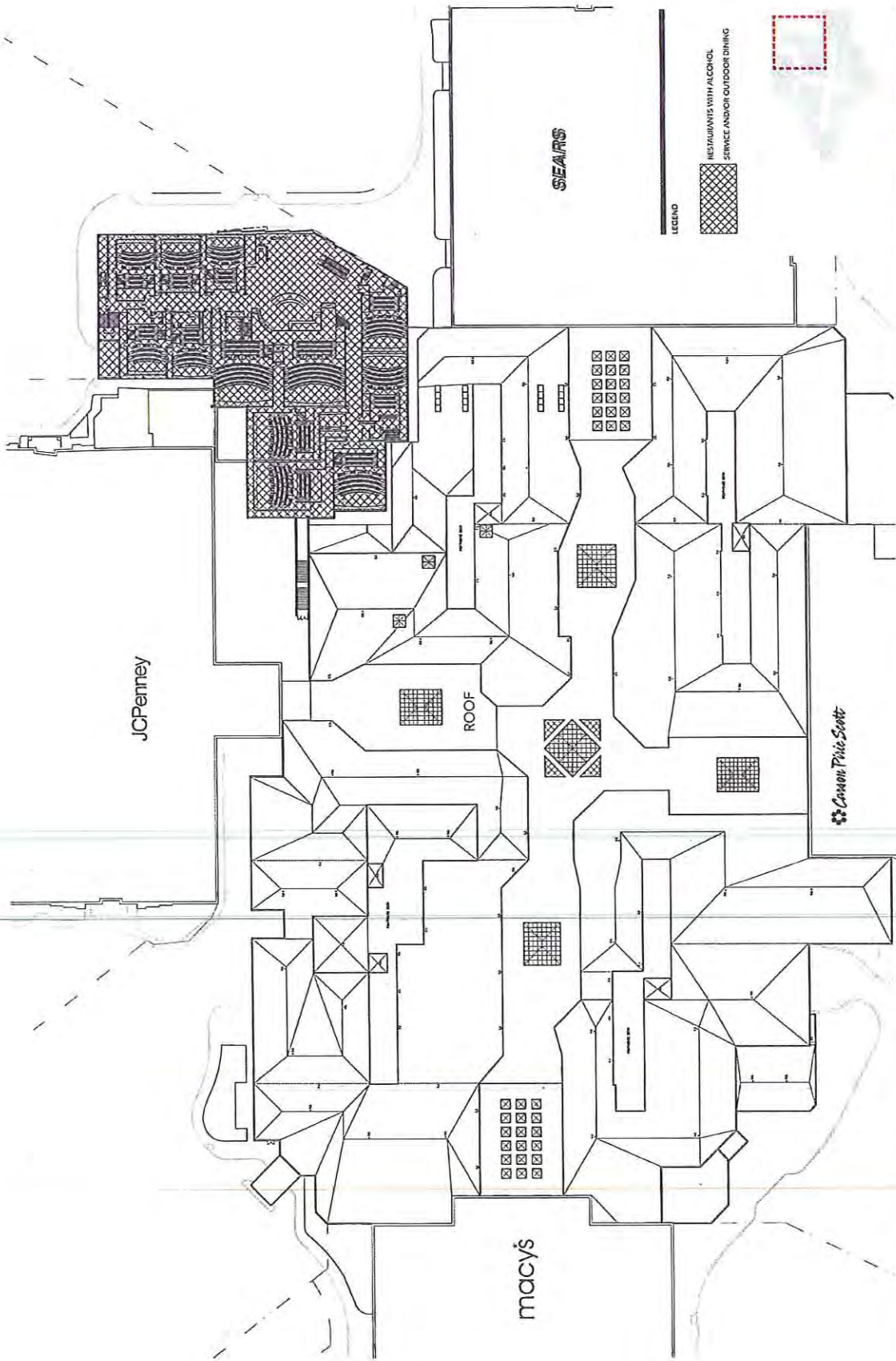




LEGEND

 RESTAURANTS WITH ALCOHOL SERVICE AND/OR OUTDOOR DINING

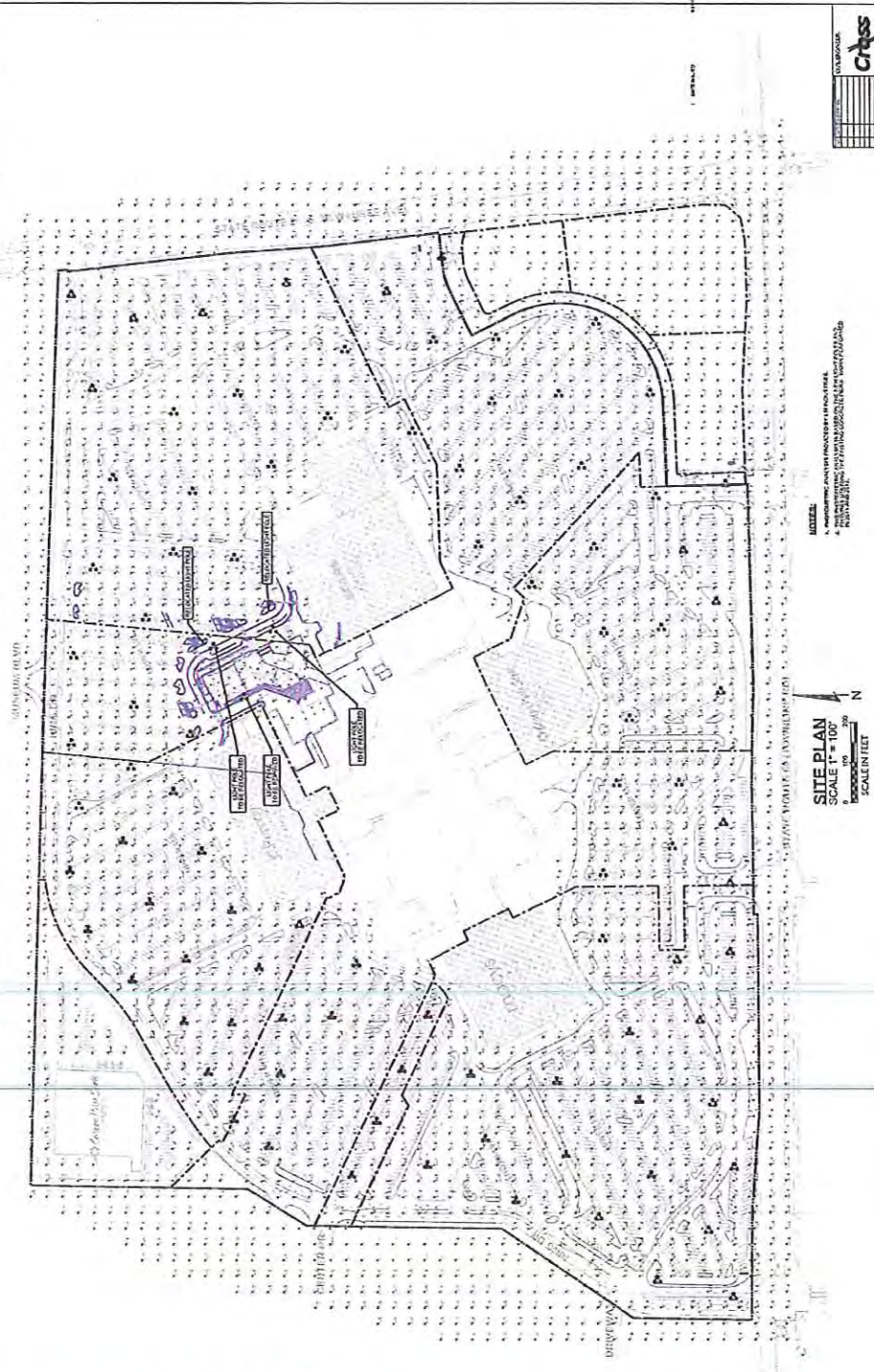




PROJECT NO. 10-00000000
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 PROJECT LOCATION: [REDACTED]
 PROJECT DATE: 10/15/2017

CLIENT: [REDACTED]
 PROJECT: [REDACTED]
 LOCATION: [REDACTED]
 DATE: 10/15/2017
 SCALE: 1" = 100'
 SHEET: 1 OF 1

PROJECT NO. 10-00000000
 PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROJECT DATE: 10/15/2017



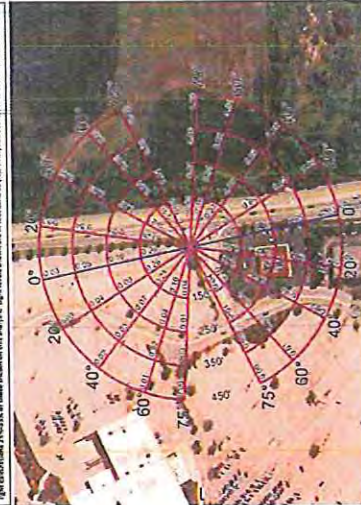
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 PROJECT DATE: 10/15/2017

CLIENT: [REDACTED]
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 LOCATION: [REDACTED]
 DATE: 10/15/2017
 SCALE: 1" = 100'
 SHEET: 1 OF 1

PROJECT NO. 10-00000000
 PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROJECT DATE: 10/15/2017

	Light Analysis for Digital Display Location: Westfield Hawthorn South Side 122 Hawthorn Center Vernon Hills, IL 60061 Prepared by: Glen Viabke Date: 12/18/2012
---	--

*The Digital LED display calculations are based on 231876 sales on November 20%, regular content utilization rate is 25%-33% which results in actual revenue of \$19.4 million. Actual revenue share for the first quarter (Q1). Analysis does not take royalties into account.



	Light Analysis for Digital Display		Date	3/10/2012
	Location: Westfield Hanchison East Side		Prepared by	Chris Wiehe
	122 Hanchison Center			

PROPOSED SITE DEVELOPMENT - MEDIA PANEL SIGNS

[illegible]

Daktronics Multi-Direction Light Sensor



NPDS Features

- Measures ambient light as well as light hitting
- 256 dynamic dimming levels
- GPS coordinates
- Manual override in case of light sensor failure
- Manual dimmer/direction

205 D.W. Hoares *et al.* / *ERG* 15 (2018) 37–58
 E-mail: hoares@ucl.ac.uk
 Tel: +44 (0)20 7679 0604; Fax: +44 (0)20 7679 0605
 Email: hoares@ucl.ac.uk
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PARTNERSHIP MARKETING SIGNS

SPECIFICATION SHEET

1. **GENERAL NOTES:**

- All signs shall be fabricated from 1/2" thick aluminum plate.
- Signs shall be painted in a durable, UV resistant, white paint.
- Signs shall be mounted on a 4" x 4" aluminum post.
- Signs shall be illuminated with LED lights.
- Signs shall be maintained in good condition at all times.

2. **DETAILS:**

ILLUMINATION SOLUTIONS

LANDLORD PARTNERSHIP MARKETING SIGN - 14' X 48"

1 FOOT AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 14' X 48"

2 FEET AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 20' X 10"

1 FOOT AWAY FROM WALL

DETAILS

DETAILS

LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 43"

1 FOOT AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 43"

2 FEET AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 20' X 10"

2 FEET AWAY FROM WALL

DETAILS

DETAILS

LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 43"

1 FOOT AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 11' X 43"

2 FEET AWAY FROM WALL

LANDLORD PARTNERSHIP MARKETING SIGN - 20' X 10"

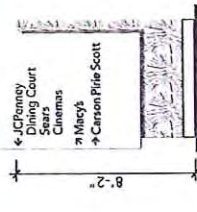
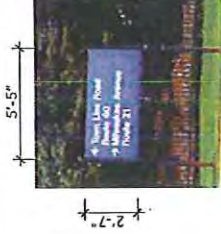
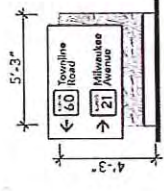
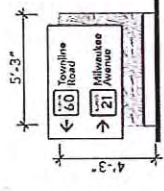
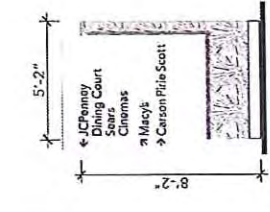
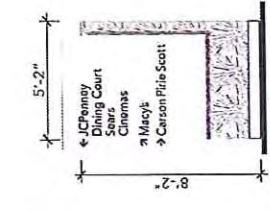
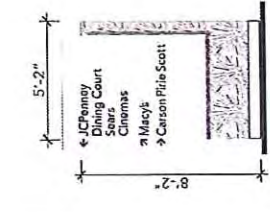
2 FEET AWAY FROM WALL

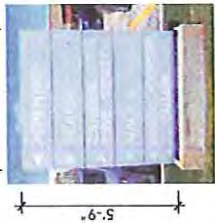
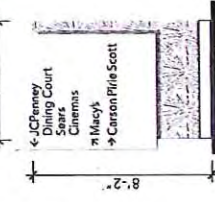
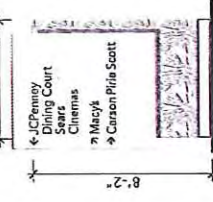
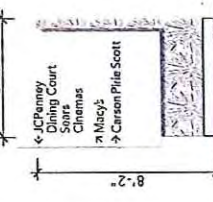
PROPOSED SITE DEVELOPMENT - PARTNERSHIP MARKETING SIGNS

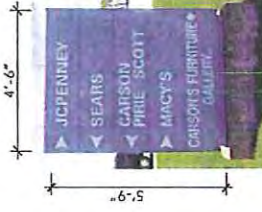
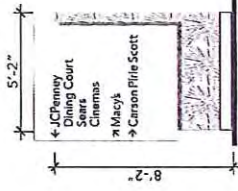
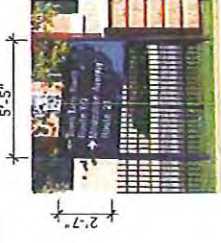
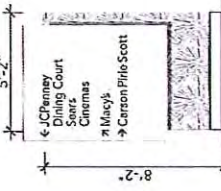
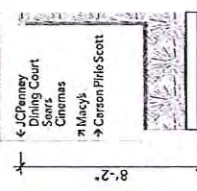
SPECIFICATIONS AND LIGHT LEVELS

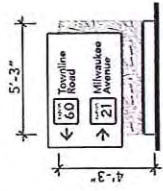
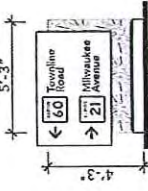
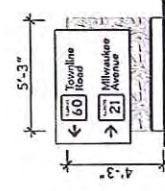
ALL SIGNS ARE DESIGNED TO MEET ONLY
MINIMUM LIGHT AND OTHER CONDITIONS
WILL INFLUENCE FINAL LIGHTING EFFECTS

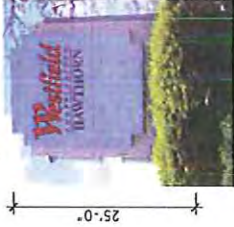
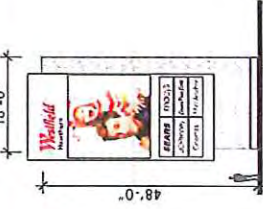
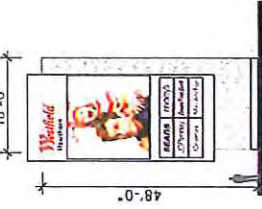


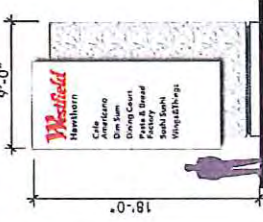
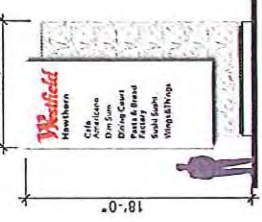
Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	← JCPenney ← Sears ← Carson's Furniture Gallery ← Cinemas → Macy's → Carson Pirie Scott			SD/1.01
		A	↑ Route 60 ← Macy's ← Carson Pirie Scott			
Site Directional	Site	B	↑ Route 21 ↑ JCPenney ↑ Cinemas ↑ Sears → Macy's → Carson Pirie Scott			SD/1.02
		B	↑ Macy's ↑ JCPenney ↑ Cinemas → Sears ↑ Carson's Furniture Gallery → Carson Pirie Scott			
Site Directional	Site	A	↑ Macy's ↑ JCPenney ↑ Cinemas → Sears ↑ Carson's Furniture Gallery → Carson Pirie Scott			SD/1.03
		B	↑ Route 60 ← Carson Pirie Scott ← Sears			

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	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.07
		B	← Sears ↑ Carson's Furniture Gallery ↑ Cinemas ↑ JCPenney	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	
Site Directional	Site	A	→ Route 21 ← JCPenney ← Macy's ← Cinemas ← Carson's Furniture Gallery	 2'-7" x 5'-5" = 26sf	 8'-2" x 5'-2" = 43.5sf	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	 25'-0" x 15'-0" = 375sf	 48'-0" x 18'-0" = 864sf	SP/1.01
Site Media Pylon	Site	A	Westfield Hawthorn Sears Macy's JCPenney Carson Pirie Scott Cinemas Mini Major	 25'-0" x 15'-0" = 375sf	 48'-0" x 18'-0" = 864sf	SP/1.02
Site Monument	Site	A	Westfield Hawthorn	 6'-0" x 8'-10" = 53sf	 6'-6" x 10'-0" = 65sf	SM/1.01

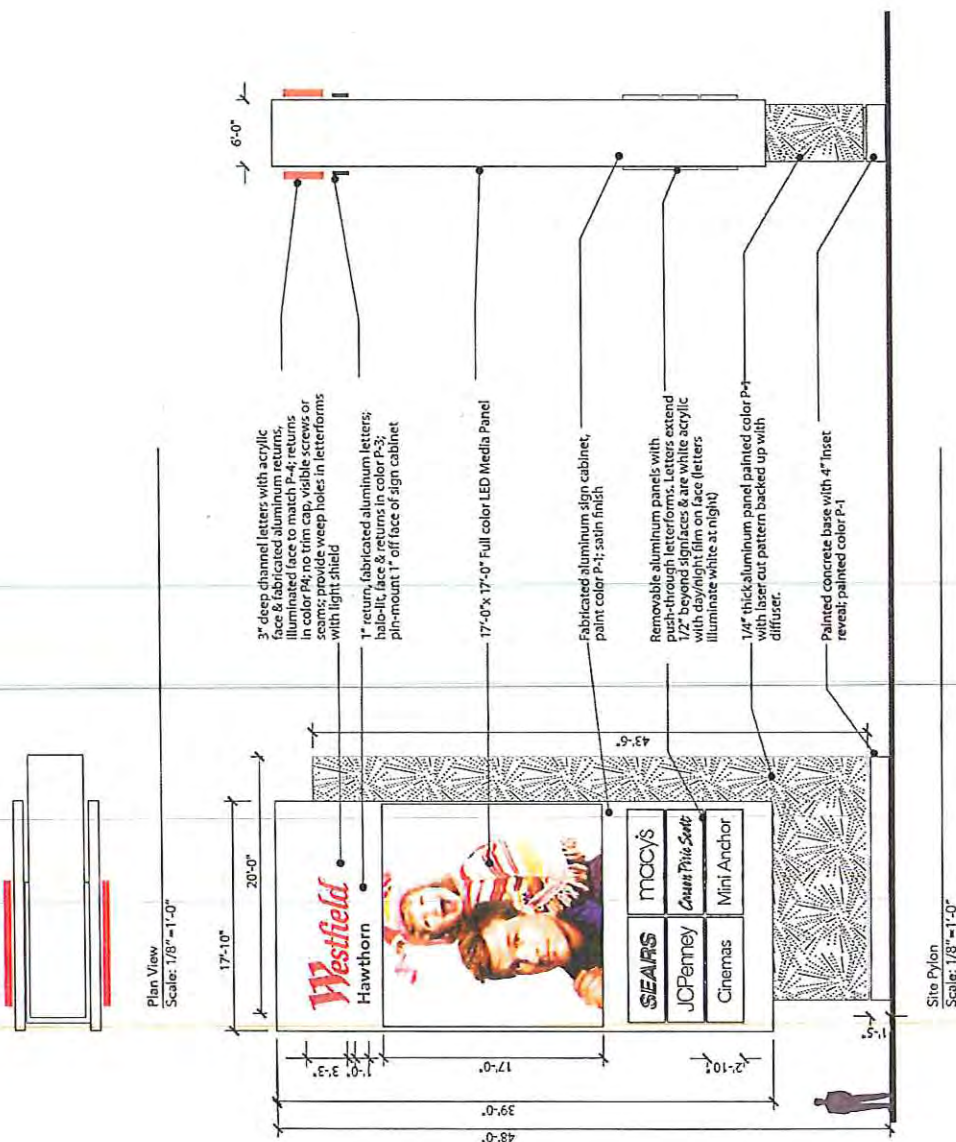
Description	Location	Side	Message	Existing	Proposed	Type
Site Pylon	Site	A	Westfield Hawthorn Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Restaurant 5 Dining Court	 6'-0" x 8'-10" = 53sf	 18'-0" x 9'-0" = 162sf	SP2/1.01
Site Pylon	Site	A	Westfield Hawthorn Restaurant 1 Restaurant 2 Restaurant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

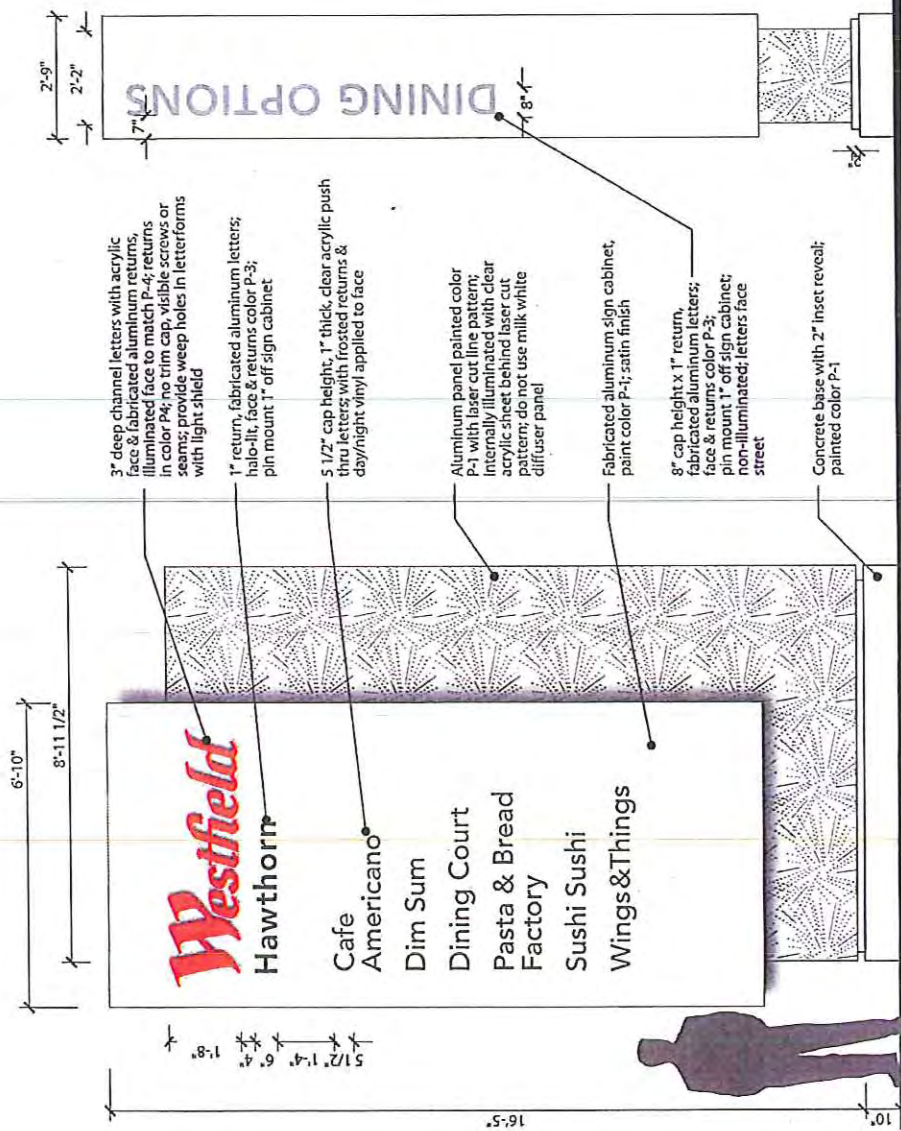


Existing



Proposed





Existing



Proposed



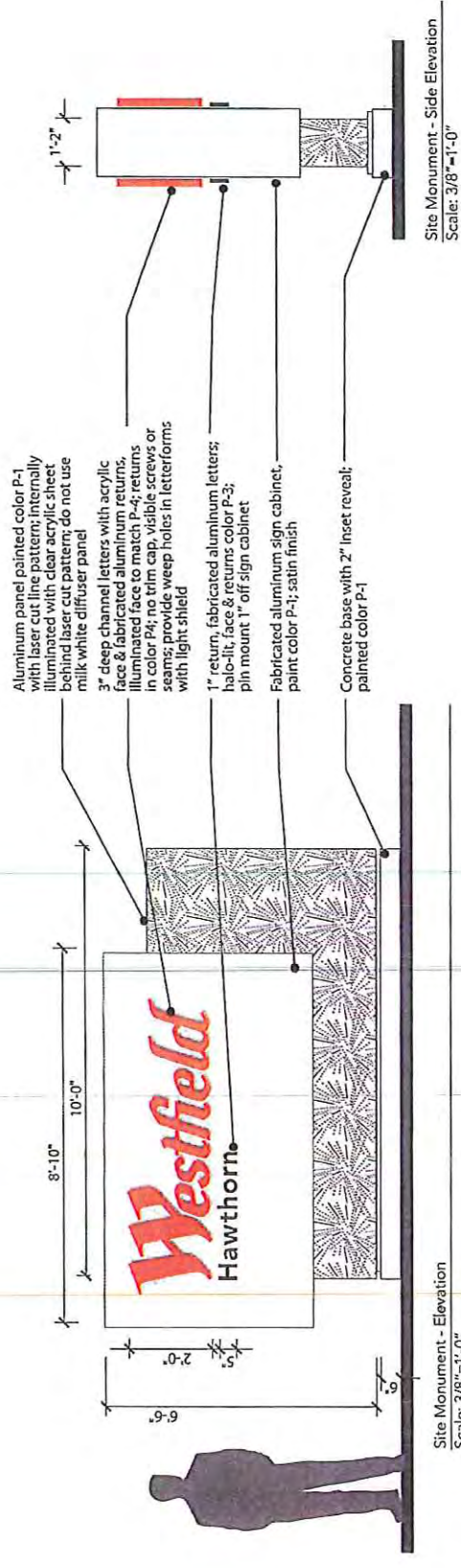
Site Monument - Plan View
Scale: 3/8"=1'-0"



Proposed

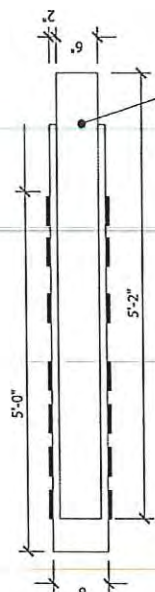


Existing

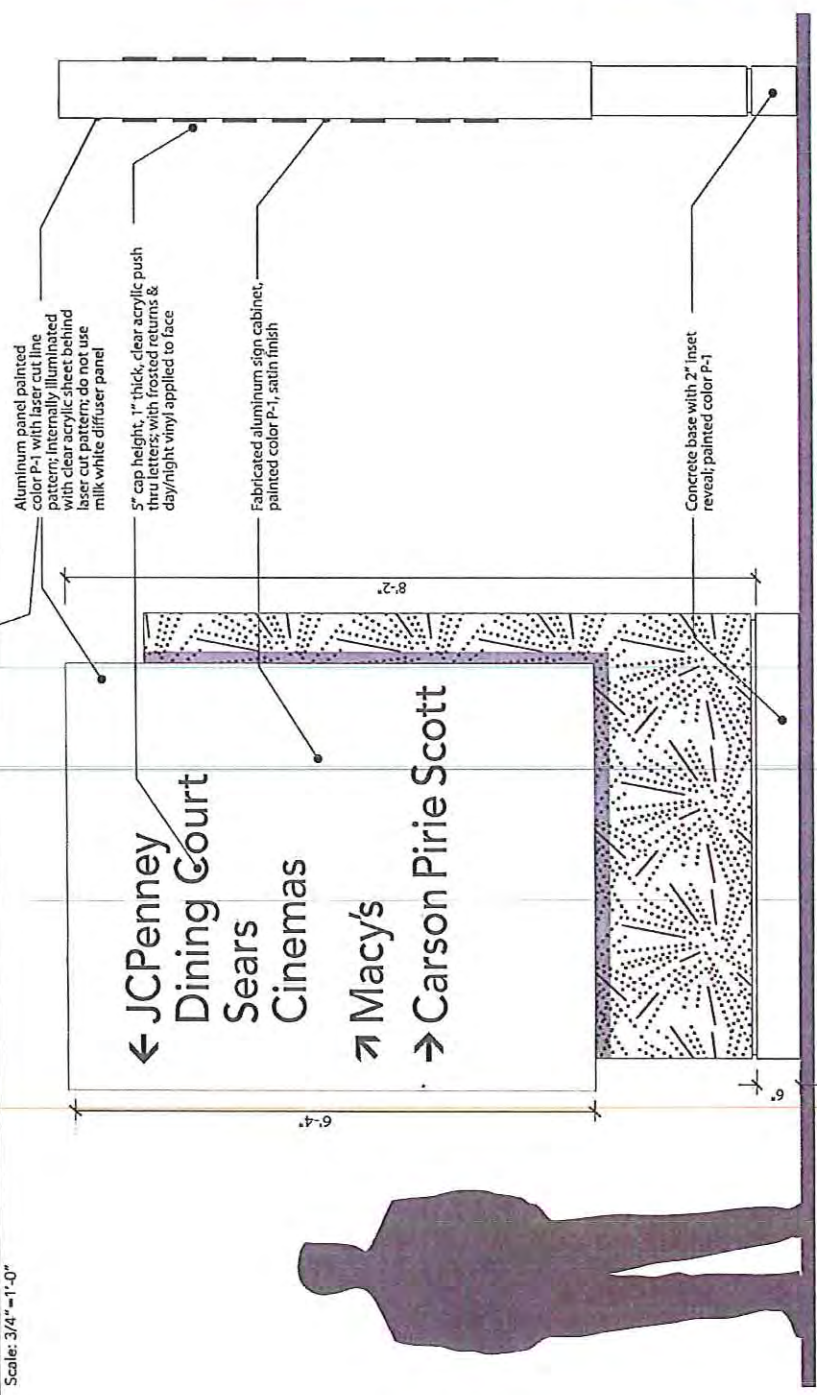


Westfield Hawthorn Comprehensive Site Signage	Site Monument	Sign Type SM	2012.12.17	33
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Top View
Scale: 3/4"=1'-0"



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



Existing



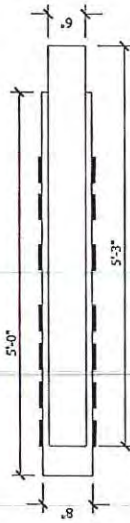
Proposed

Westfield Hawthorn Comprehensive Site Signage	Site Directional	Sign Type SD	2012.12.17	34
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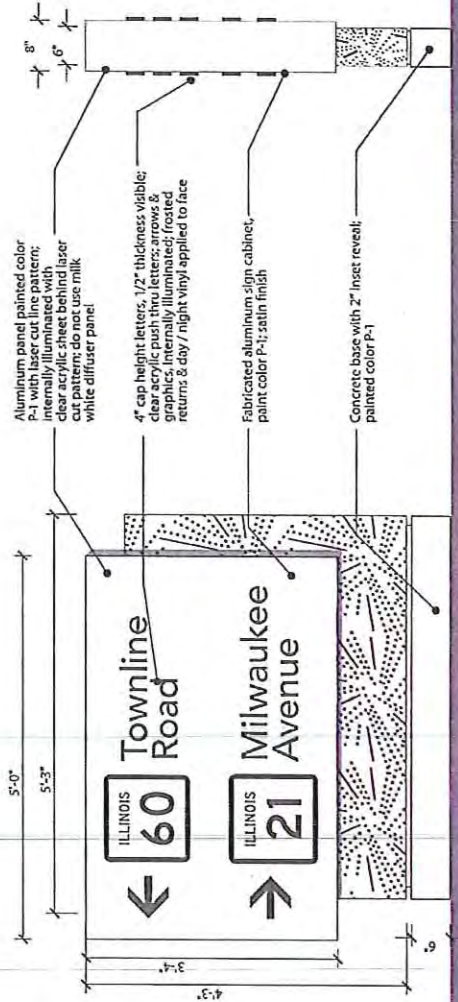




Existing



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



Site Ringroad Directional
Scale: 3/4" = 1'-0"



AKZO NOBEL
SIKKENS
508-6C



AKZO NOBEL
SIKKENS
472-3A



MATTHEWS PAINT
MP13795
GRAYNOLA



WESTFIELD RED
PANTONE485 C
MP 41335 SP



MATTHEWS PAINT
MP04991
BROWN COUNTY

COLOR SPEC

ABCDEF GHIJKLMNOPQSTUV
abcdefghijklmnopqrstuvwxyz

AVENIR 85 HEAVY

ABCDEF GHIJKLMNOPQSTUV
abcdefghijklmnopqrstuvwxyz

AVENIR 65 MEDIUM - 90% CONDENSED

ABCDEF GHIJKLMNOPQSTU
abcdefghijklmnopqrstuvwxyz

AVENIR 45 BOOK

TYPEFACE



EXAMPLES - STENCIL CUT METAL

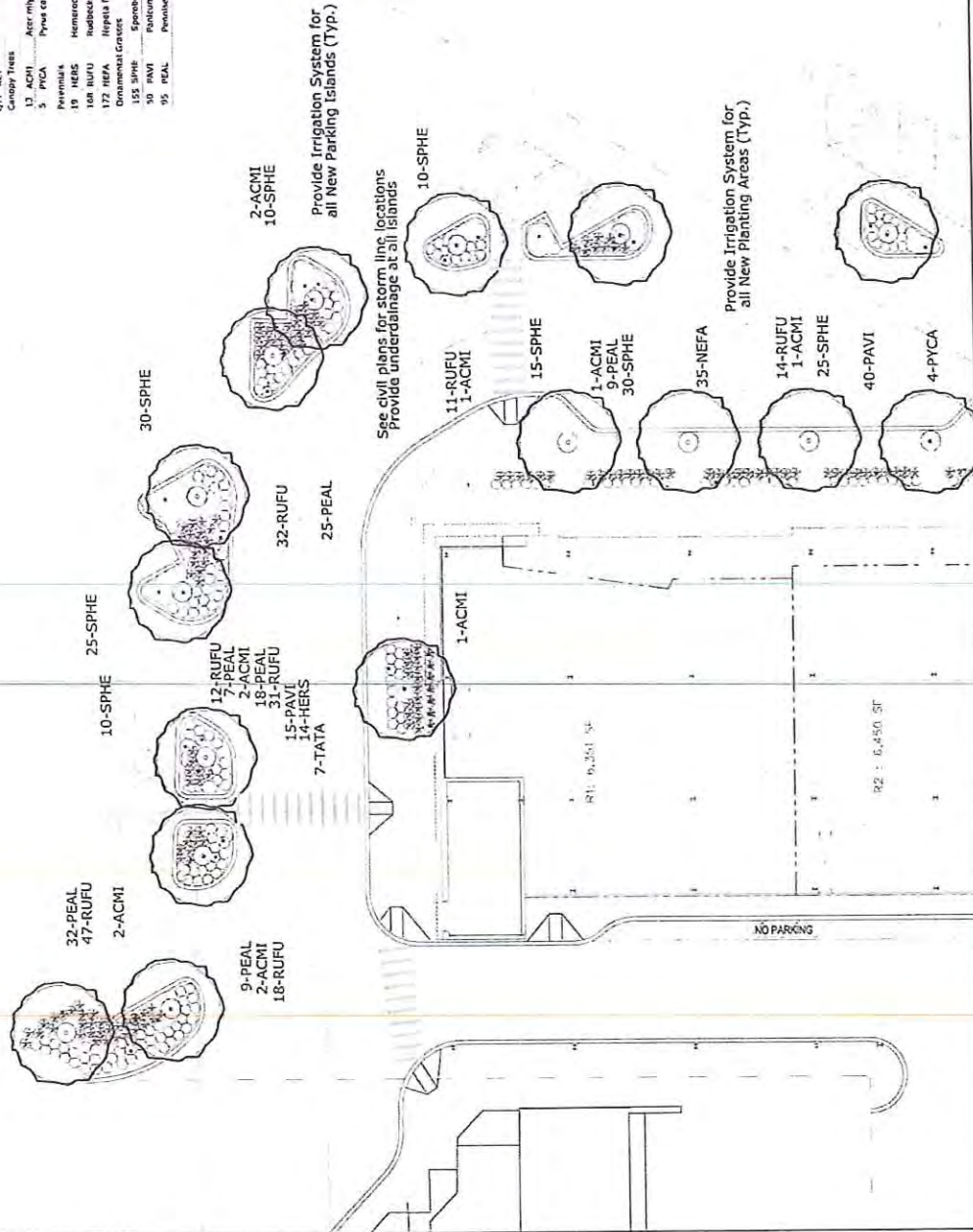
Tree-# 141
4-THOC





Plant List

QTY	KEY	COMMON NAME	SIZE	ROOT	COMMENTS
13	ACMI	Star-Spotted Maple	4" Cal. Ball	Selected Specimen	
5	PYCA	Pyrus calleryana 'Glenn Form'	4" Cal. Ball	Selected Specimen	
19	HERS	Hemerocallis 'Ruby Slips'	1 GAL. Cont.		12/15/2022 2024
168	RUFU	Black Eyed Susan	1 GAL. Cont.		12/15/2022 2024
172	NEFA	Hepeta faassenii 'Valerius Low'	1 GAL. Cont.		12/15/2022 2024
		Ornamental Grasses	1 GAL. Cont.		12/15/2022 2024
155	SPHE	Sporobolus heterostachys	1 GAL. Cont.		12/15/2022 2024
10	PAVI	Potamogeton amplipetiolatus	1 GAL. Cont.		12/15/2022 2024
95	PEAL	Pennisetum subcapitatum	1 GAL. Cont.		12/15/2022 2024



PROPOSED SITE DEVELOPMENT

Scale: 1" = 10'-0"
 Date: 08/08/2024
 LP-5

Wetland
 1/2" = 10'-0"

Wetland
 1/2" = 10'-0"

Restore all lawn Areas from Construction Activities with Salt Tolerant Sod

Media Pylon

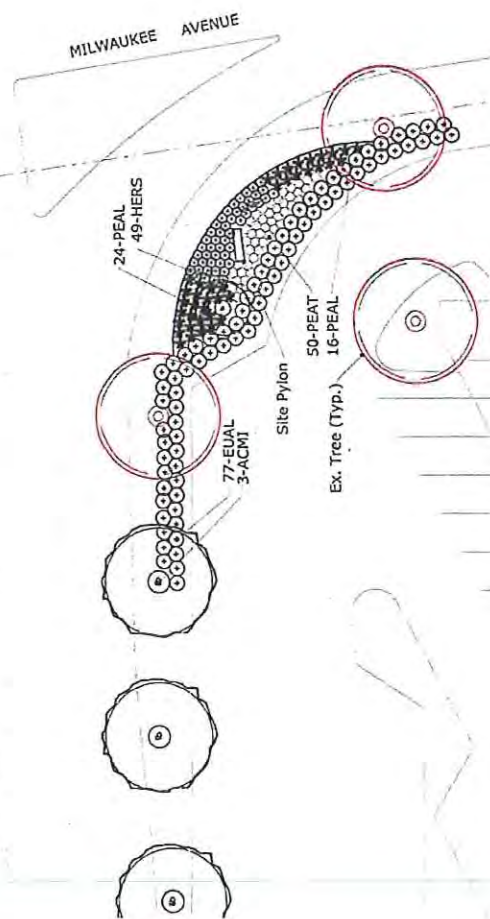
97-PEAL
13-EUAL
44-PEAT

Refer to Civil plans for Monument Sign Easements

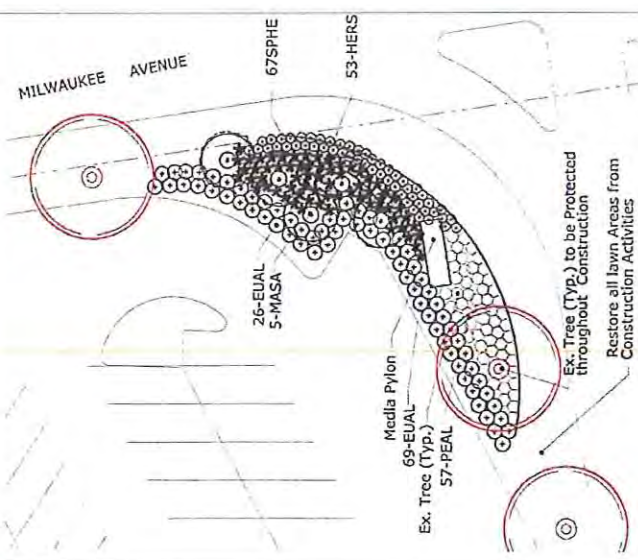
Ex. Tree (Typ.) to be Protected throughout Construction



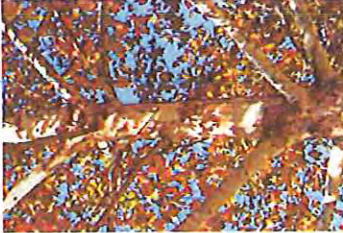
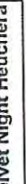
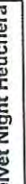
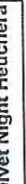
STATE ROUTE 60
MEDIA PYLON #3 PLANTING PLAN



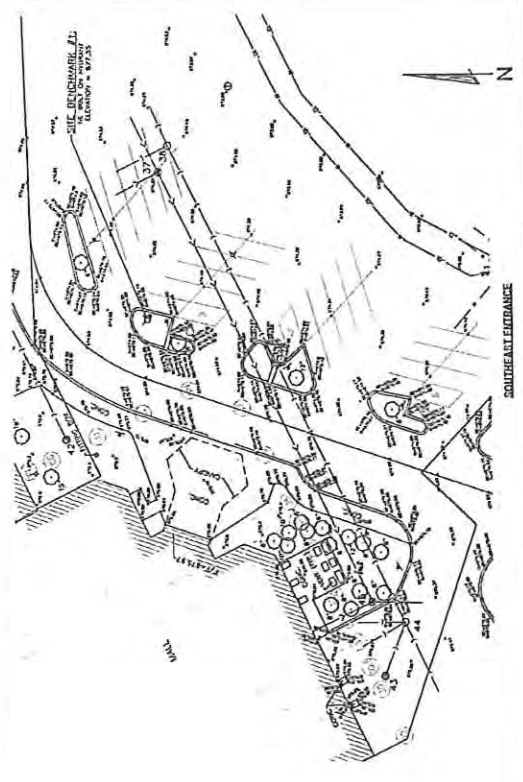
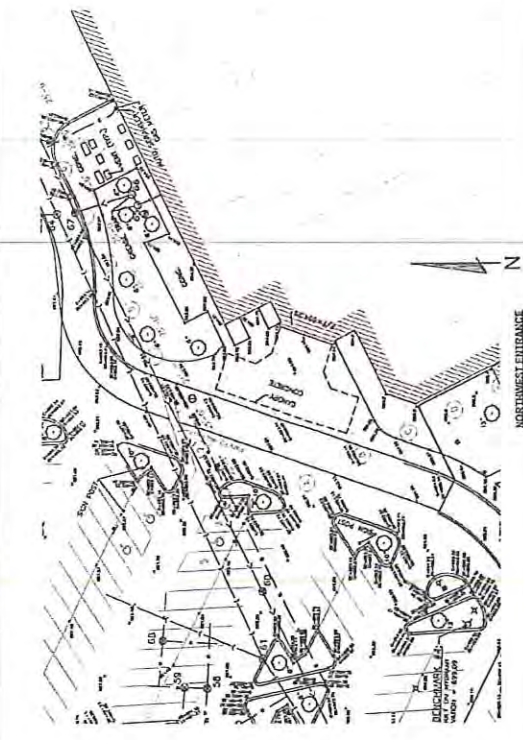
SITE PYLON #5 PLANTING PLAN



MEDIA PYLON #4 PLANTING PLAN

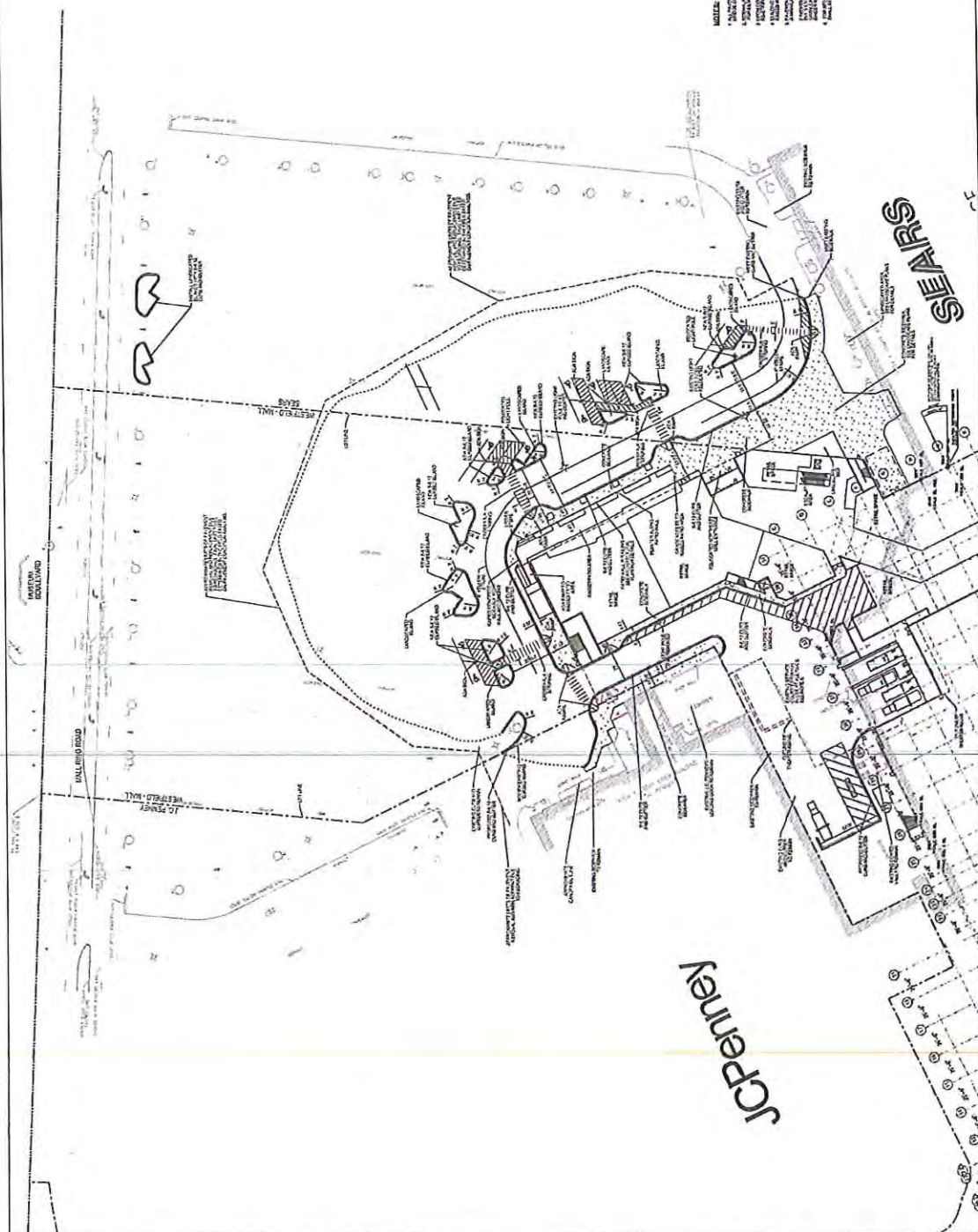
				
Shade Trees	Ovation Planetree	Autumn Blaze Maple	State Street Maple	Little Lamb Hydrangea
				
Ornamental Trees	Nigra Arborvitae	Spreading Yew	Rudy Haag Burning Bush	Karon's Azalea
				
Ruby Daylily Perennials	Johnson Blue Geranium	Coneflower	Rudbeckia Little Suzy	Baby Joe Pye Weed
				
Fountain Grass	Switch Grass	Lady's Mantle	Prairie Drop-seed	September Anemone
				
Ice Dance Grass	Russian Sage	Velvet Night Heuchera	Fanal Astilbe	Velvet Night Heuchera

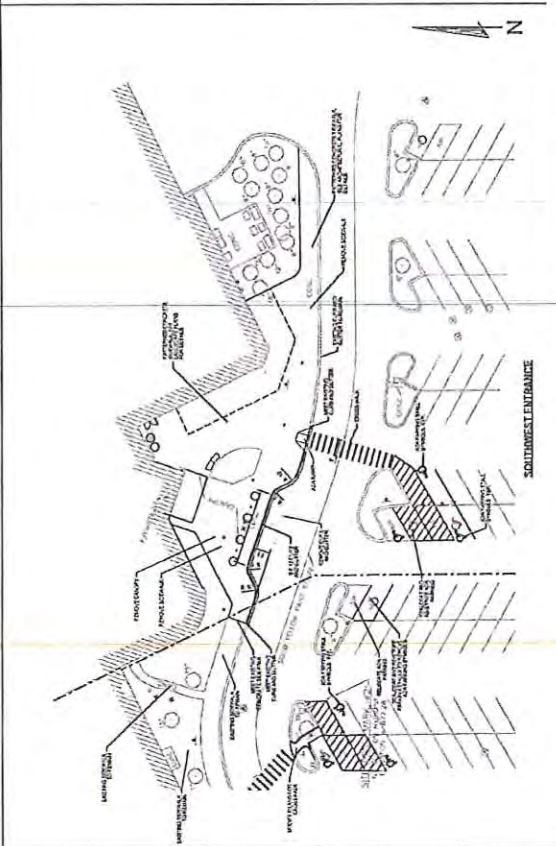
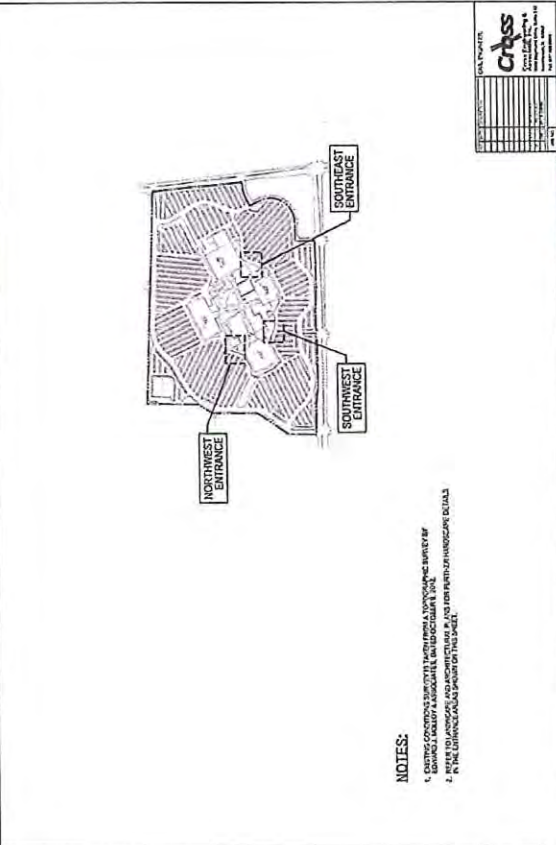
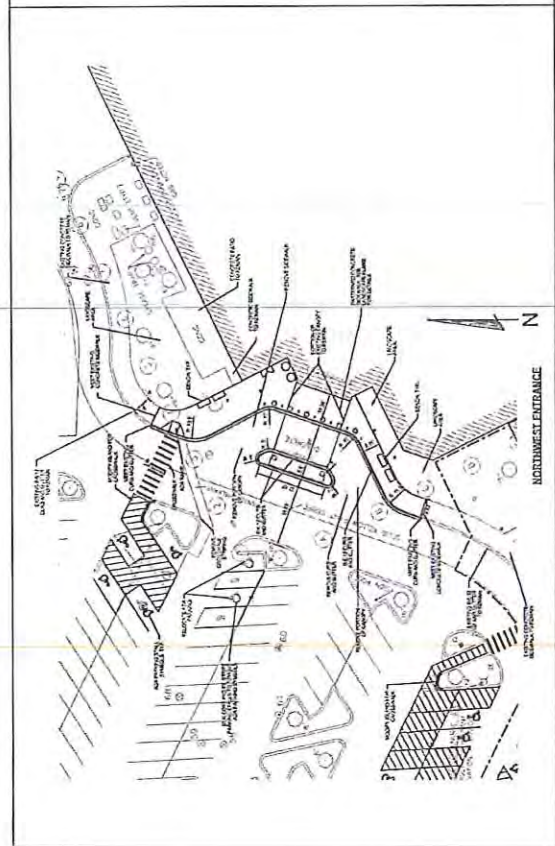
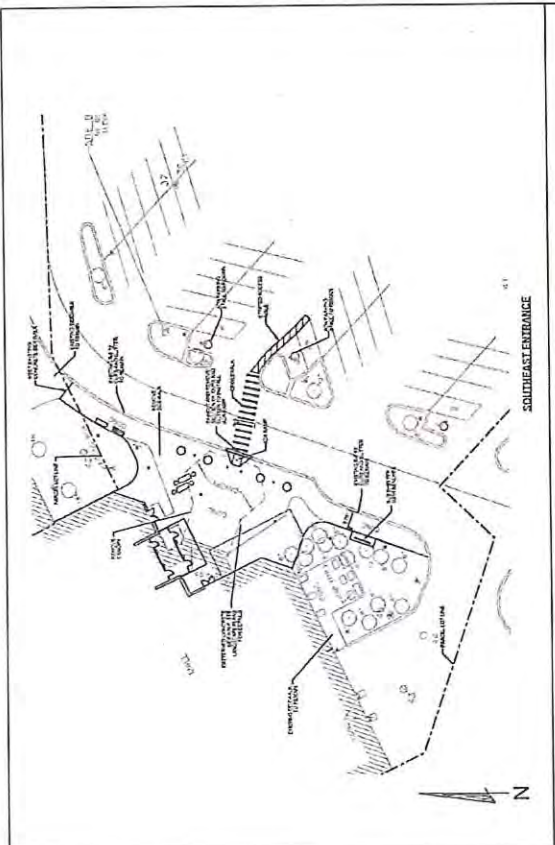


[illegible]

NOTES:

1. EXISTING CONCRETE'S SURFACE IS TAKEN FROM A REPRESENTATIVE SURFACE BY SPACED OUT DATED JUNE 7, 2004 AND UPDATED BASED ON SAIL VARIATION CROSS ENVELOPMENT OF 10% AND 20%.
2. PRIOR TO FINAL ENGINEERING, AN UPDATED TOPOGRAPHIC SURVEY WILL BE PREPARED FOR EACH OF THE AREAS BEING REDEVELOPED.





NOTES:
 1. EXISTING CONDITIONS SHOWN FROM A SURVEY OF THE
 2. EXISTING CONDITIONS AND A SURVEY OF THE
 3. EXISTING CONDITIONS AND A SURVEY OF THE

DATE	BY	CHKD	APP'D
12/12/12	J. J. J.	J. J. J.	J. J. J.



DATE: Dec. 12, 2012



DEMOLITION &
 GEOMETRIC PLAN
 MALL ENTRANCES

WESTFIELD HAWTHORN - SITE ENGINEERING

NOTES:
SEE ARCHITECTURAL PLANS FOR SIGN DETAILS.

SIGN 3 - SP2 / 1.01

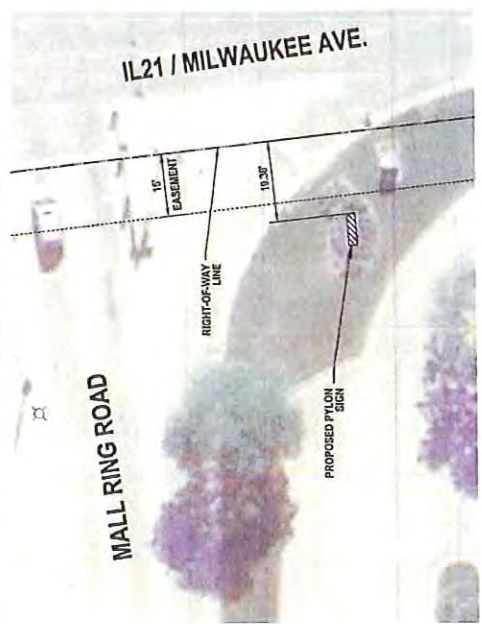
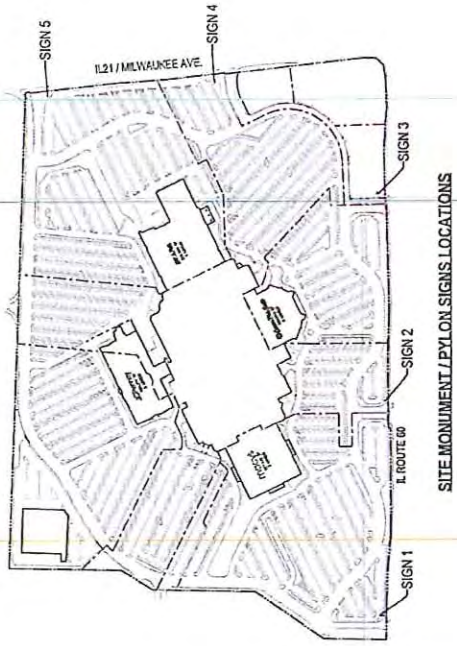
SIGN 1 - SM / 1.01

SIGN 2 - SP1 / 1.01

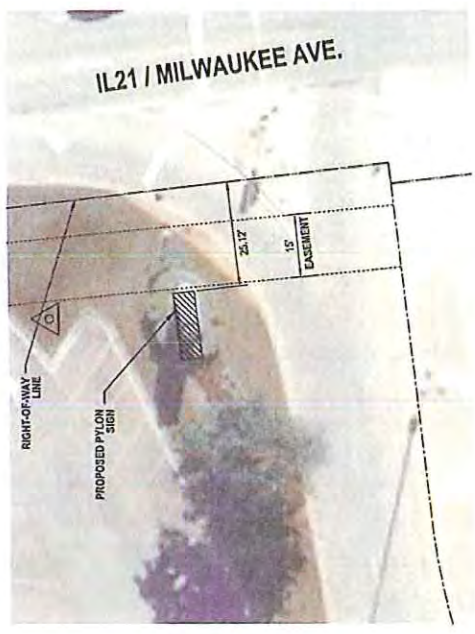
CVL ENGINEER

cross

Cross Engineering & Associates, Inc.
 10000 Highway 100, Suite 110
 Northbrook, IL 60062

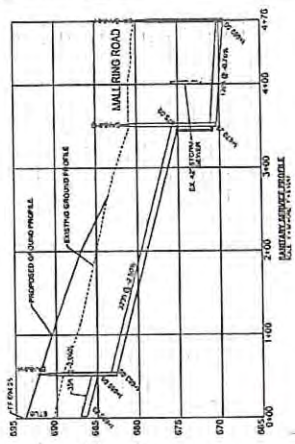
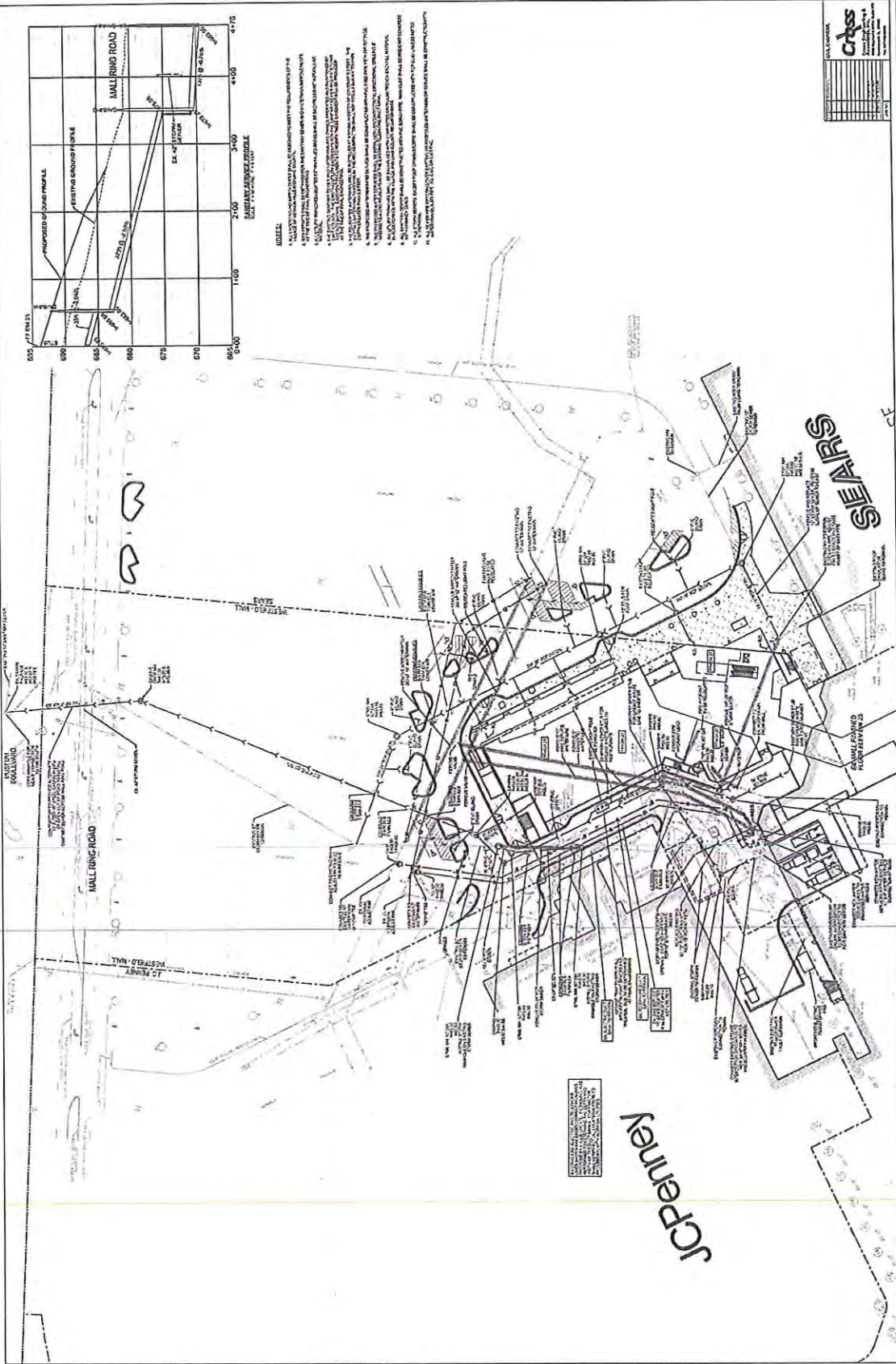


SIGN 5 - SP2 / 1.02



SIGN 4 - SP1 / 1.02





NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWING OF 1984.
2. THE EXISTING GROUND PROFILE IS BASED ON THE RECORD DRAWING OF 1984.
3. THE PROPOSED GRADE PROFILE IS BASED ON THE RECORD DRAWING OF 1984.
4. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
5. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.
6. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
7. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.
8. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
9. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.
10. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
11. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.
12. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
13. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.
14. THE VERTICAL CURVE IS BASED ON THE RECORD DRAWING OF 1984.
15. THE GRADE IS BASED ON THE RECORD DRAWING OF 1984.

[illegible]

Exhibit C

Terms and Conditions of Approval

1. 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)
2. Restaurants serving alcoholic beverages are permitted in various locations within the subject property as defined on Pages 18 thru 19 of the Hawthorn Entitlement Package dated 12/12/12.
3. Compliance with Chapter 11 of the Village Code of Ordinance (Amusement Devices) except as otherwise provided herein.
4. Should for whatever reason Dave & Buster's ceases operations at the approved location, that portion of the special use permit which allows the arcade games shall expire.
5. Annual approval of outdoor dining permits for any restaurant which provides outdoor seating.
6. Approval of a new liquor license category to allow the theater to serve alcoholic beverage within the lobby and theaters or with food.
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. Compliance with all ordinance and standards of the Village except as otherwise noted.

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 2013-015, AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW WESTFIELD LLC TO LOCATE RESTAURANTS SERVING ALCOHOLIC BEVERAGES IN VARIOUS LOCATIONS WITHIN WESTFIELD HAWTHORN SHOPPING MALL 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. 2013-015, 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



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 2013-015 AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW WESTFIELD LLC TO LOCATE RESTAURANTS SERVING ALCOHOLIC BEVERAGES IN VARIOUS LOCATIONS WITHIN WESTFIELD HAWTHORN SHOPPING MALL 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

