

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-014

AN ORDINANCE GRANTING CERTAIN APPROVALS TO WESTFIELD LLC RELATED TO THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIATIONS, AND SIGNAGE PLANS FOR THE WESTFIELD HAWTHORN SHOPPING MALL PROPERTY 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

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THE WESTFIELD HAWTHORN SHOPPING
MALL PROPERTY 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 2 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. Approval of a Special Use Permit for a Planned Unit Development for that portion of the subject property, excluding the four (4) anchor tenant properties, to allow for:
 - a. Expansion and remodeling of the existing commercial building commonly known as Westfield Hawthorn Shopping Mall, and;
 - b. Variations related to the building, parking and signage as listed in Exhibit C; and recognition of a blended parking ratio, regardless of use type, of 5.0 parking spaces per 1,000 square feet of gross leasable area for the in-line shopping mall area owned by Westfield and the four anchor spaces.
2. Preliminary and final approval of the signage plans (excluding the Site Media Pylon sign); and

WHEREAS, the requested approvals for the expansion and remodeling of the building and signage plans, but excluding the Site Media Pylon sign, will 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, 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, grant variations related to setback and building height, size and placement of signage on the building and wayfinding/directional signage throughout the site, up to 200 amusement devices within a restaurant (Dave & Buster's) and food service within an entertainment use (movie theater); and,

WHEREAS, the requested variations are necessary due to the unique size of the property and building, the significant distance from the adjacent roads which would limit the effectiveness of the signs and the limitation on the placement, size and amount of signage that can be placed on the property and building by the Village's own Sign Ordinance; and

WHEREAS, due to its regional position in the shopping market of northeast Illinois and its ability to attract shopper from outside the immediate area, the need for enhanced signage on the property is quite apparent; 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.

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 for a Planned Unit Development to allow expansion and remodeling of the existing commercial building commonly known as Westfield Hawthorn Shopping Mall, along certain variations related to the building height, parking, number of amusement devices, food service within an Entertainment Use and signage as listed in Exhibit C, and recognition of a blended parking ratio, regardless of use type, of 5.0 parking spaces per 1,000 square feet of gross leasable area for the in-line shopping mall area owned by Westfield and the four anchor spaces, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed below in Section III and the Terms and Conditions as set forth in Exhibit D.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approvals of the signage plans (excluding the Site Media Pylon sign) as set forth in Exhibit B is hereby granted subject to the compliance with the Sign Variations in Exhibit C and Terms and Conditions as 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 D 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.

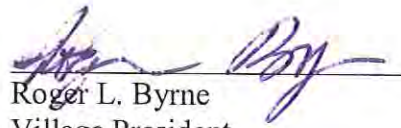
SECTION VIII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-014.

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

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

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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
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LANDSCAPE & CIVIL

LANDSCAPE	
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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
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CIVIL	
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C3	EXISTING CONDITIONS - MALL ENTRANCES
C4	EXISTING CONDITIONS - THEATER AREA
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C6	GEOMETRIC PLAN - PREMIER MONUMENT SIGNS
C7	PRELIMINARY GRADING PLAN - THEATER AREA
C8	PRELIMINARY UTILITY PLAN - THEATER AREA
C9	PRELIMINARY ENGINEERING - MALL ENTRANCES



PROPOSED SITE DEVELOPMENT

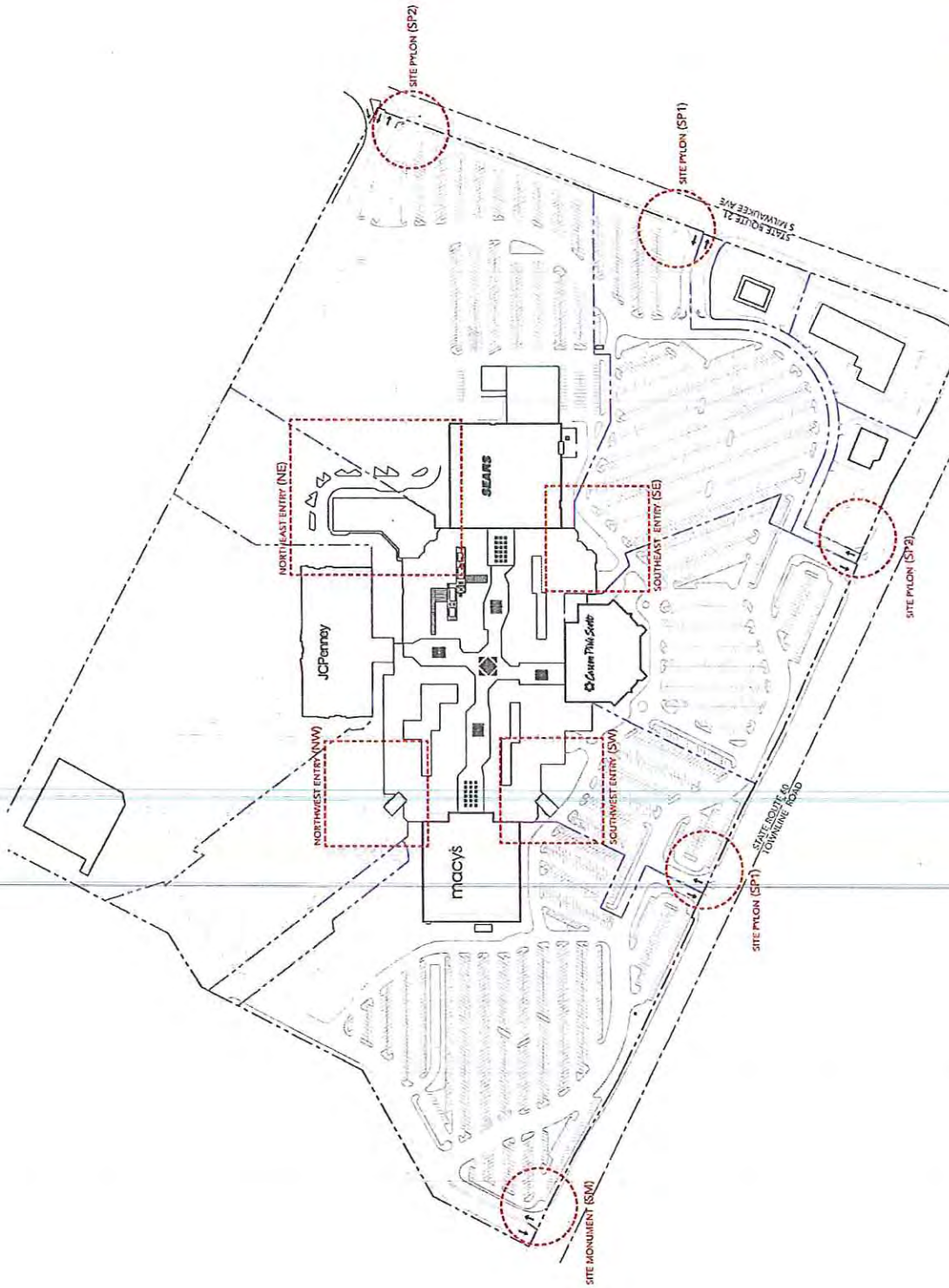
AERIAL VIEW

SCALE: 1:15

DATE: DECEMBER 12, 2012

Westfield
Development

01





PLAN ELEVATIONS

- A. CINEMA LOBBY
- B. CONCESSIONS
- C. CAFE / LOBBY
- D. SEARS PROPERTY LINE
- E. JCPENNY PROPERTY LINE
- F. MAIL ROOM
- G. PASSENGER ELEVATOR
- H. FREIGHT ELEVATOR
- I. ESCALATOR
- J. LOADING DOCK BELOW
- K. STRUCTURAL FLOOR BEAM BELOW WITH EPS CLADDING
- L. MECHANICAL SHAFT
- M. NEW SKYBRIDGE ABOVE NEW COMMON AREA
- N. NEW ROOF BELOW
- O. WING BELOW
- P. MAIL ENTRY BELOW

LEGEND

- PROPOSED CINEMA: 51,000 SF
- EXISTING MAIL ROOM
- EXTENT OF WORK

ACROSS ELEV

EAST ELEV

SEARS

ROOF

JCPenney

PROPOSED SITE DEVELOPMENT - NE ENTRY

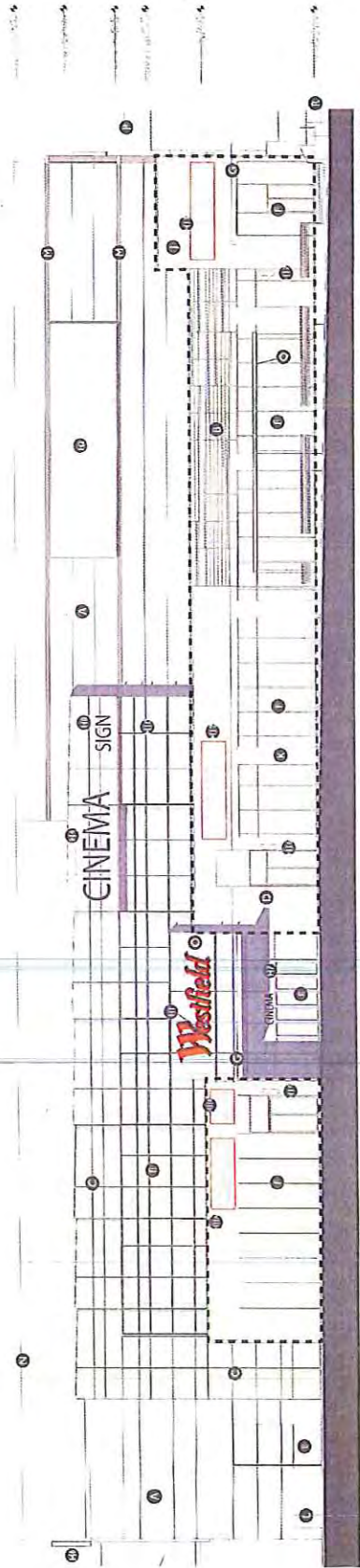
CINEMA LEVEL PLAN

SCALE: 1" = 30'-0" (10' x 40')

DATE: DECEMBER 12, 2017

04

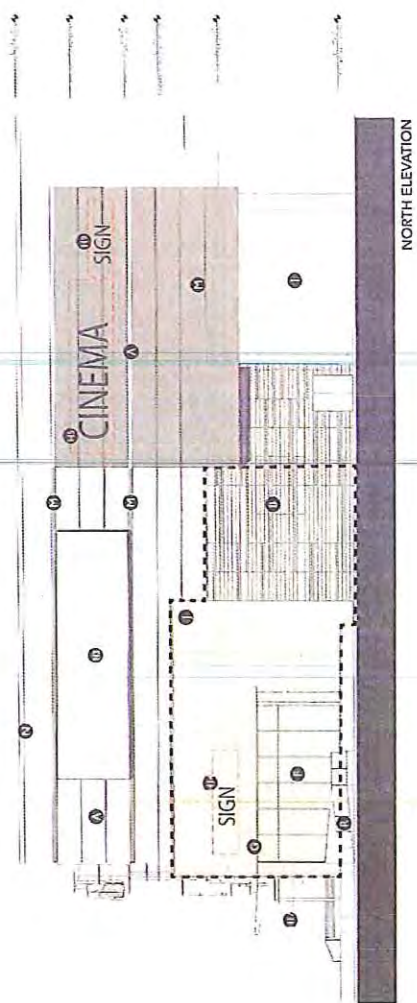




EAST ELEVATION

ELEVATION ELEMENTS

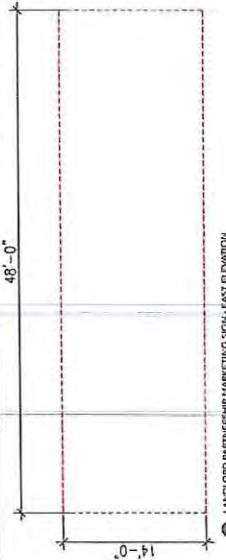
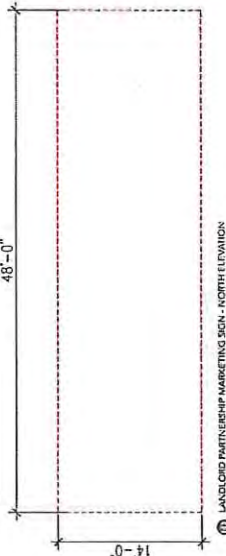
- A. SMOOTH PLASTER OR EPS W/ METAL SCREDS (R/L)
- B. WALL TILE (MT)
- C. METAL PANEL (N2)
- D. CONCRETE PANEL
- E. CLEAR GLASS & ANODIZED ALUMINUM (GL3 & M3)
- F. TENANT STOREFRONT - FINAL DESIGN BY TENANT
- G. PAINTED METAL CANOPY (N2)
- H. SEE NE ENTRY SIGNAGE SHEET FOR SIGNAGE INFORMATION:
- H1. 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 (TX3)
- H16. TENANT BLADE SIGN (TX3)
- I. LOADING DOOR
- J. AAC PANEL
- K. CAST STONE COLUMN COVER (CS1)
- L. METAL EXIT DOOR
- M. SMOOTH PLASTER OR EPS (R/L)
- N. 8" METAL CORING (R/L)
- O. 8" METAL CORING (R/L)
- P. 8" METAL CORING (R/L)
- Q. METAL TRUSS AT OUTDOOR SEATING AREA
- R. RAUP TO PANTO LEVEL
- TENANT STOREFRONT
- FINAL DESIGN BY TENANT



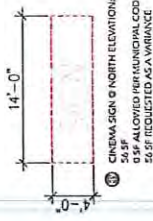
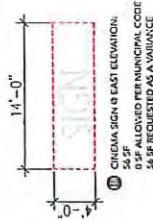
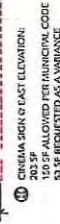
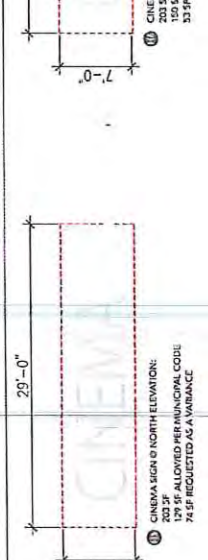
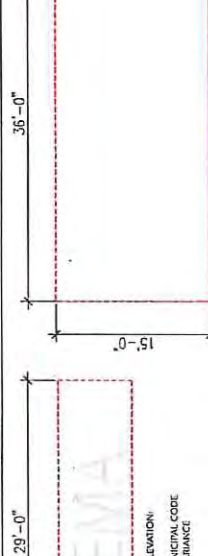
NORTH ELEVATION

 - RED BRICK - CAST STONE IN SMOOTH AND ROUGH FINISHES - METAL TRIM IN TIGER DRYLAC #H103170 - OXIDIZED STEEL 	 - COLORED GLASS IN ORANGE, YELLOW AND BLUE - NATURAL STONE VENEER - OXIDIZED STEEL - METAL TRIM IN PAL 8012 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3 COAT PLASTER 	 - BLACK ANODIZED ALUMINUM - ALUMINUM GARAGE DOORS WITH CLEAR GLASS - COLORED LED LIGHTING 	 - METAL IN PAL 8028 - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3 COAT PLASTER PINTED BENJAMIN MOORE HC-81 MANCHESTER TAN 
 - ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3 COAT PLASTER PINTED BENJAMIN MOORE HC-39 - ACCENTS IN BENJAMIN MOORE 1554 DASH OF PEPPER - AWNINGS IN BLACK AND BLACK/GRAY STRIP CANVAS 	 - 3 COAT PLASTER PINTED WITH BENJAMIN MOORE OC-48 DISTANT GRAY - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - POLYURETHANE PANELS IN POLYURETHANE COLONIAL RED COPPER PENNEY, SCALE BLUE, INCA, BLUE AND DOVE GRAY 	 - CLEAR ANODIZED ALUMINUM PANELS AND TRIM - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR STOREFRONT GLASS - 3 COAT PLASTER PINTED WITH CLEAR STOREFRONT GLASS - CONCRETE BENCHES - POZE BRICK 	 - CLEAR COATED STEEL - BLACK ALDER SOLID STAIN- SW9302 SMOOTH CEDAR - BLACK ALDER SOLID STAIN- SW9302 ROUGH- CUT CEDAR - BLACK ALDER SOLID STAIN- SW9302 F5J - BRANTON BIRCH - 3 COAT PLASTER WITH SW6578 PAPER WHITE 

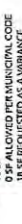
Westfield SIGNAGE



CINEMA SIGNAGE



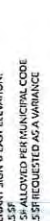
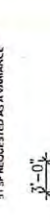
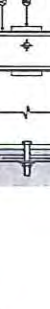
INTERIOR SIGN BY CINEMA
340 SF



TENANT SIGNAGE



TENANT SIGNAGE



TENANT SIGNAGE



TENANT SIGNAGE



TENANT SIGNAGE

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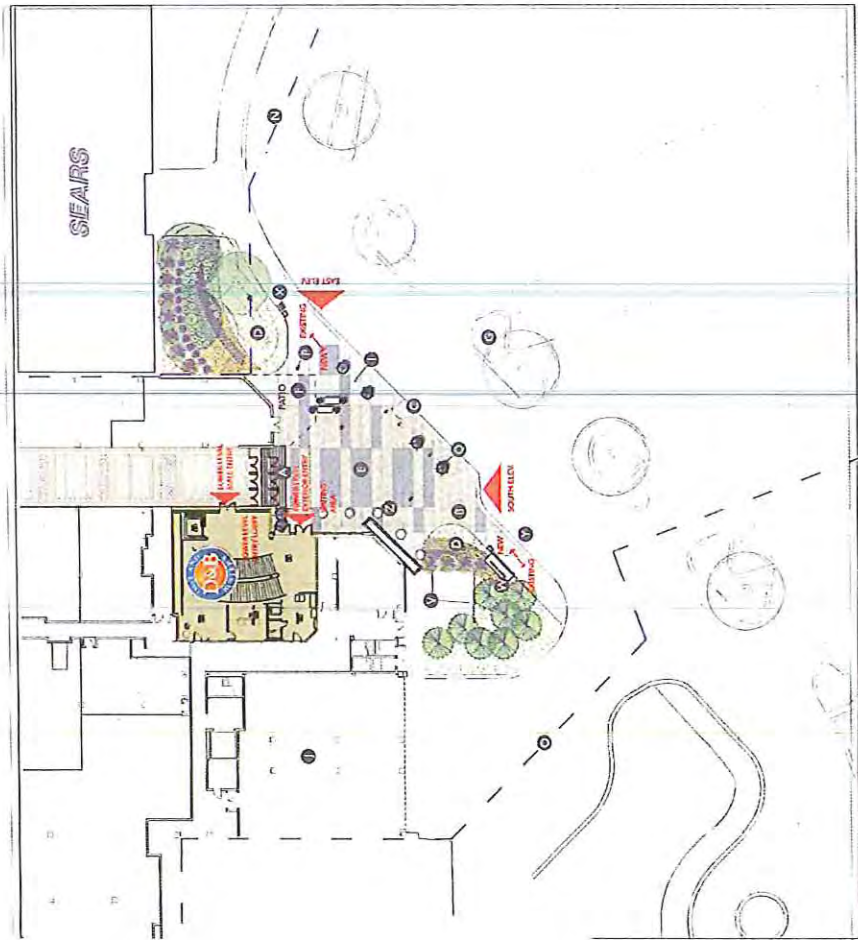




PROPOSED

EXISTING





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

PLAN & ELEVATION ELEMENTS

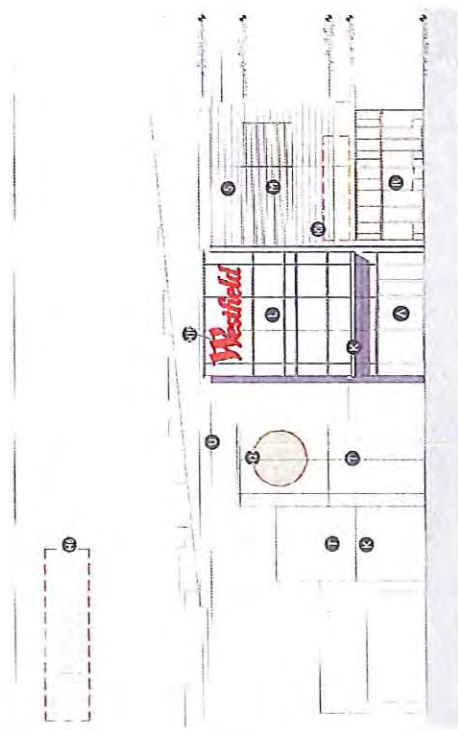
- | | | |
|---------------------------------|---|--|
| A. MAIN ENTRY | M. METAL PANEL (A2) | U. 3" METAL COPING (A3) |
| B. SIDE WALK | N. SEAMS PROPERTY LINE | V. SCREEN WALL |
| C. RAMP AND CROSS WALK | O. CARSON FIRE SCOT PROTECTIVE LINE | W. BUS SHELTER |
| D. NEW LANDSCAPING | P. NEW LIGHT POLL | X. TRASH RECEPTACLE AND BIKE RACK |
| E. ENHANCED PAVING | Q. POTS | Y. BUS STOP |
| F. PAVING ACCENT BAND | R. TENANT STOREFRONT - FINAL DESIGN BY TENANT | Z. MONOLITHIC DECORATIVE CONCRETE BOLLARDS |
| G. (RT) PLANTER ISLAND | S. METAL PANELS (A2) | |
| H. SEE SIGNAGE SHEET FOR DETAIL | T. EPS STOREFRONT COLOR TID | |
| Hb. CREMA SIGN BEYOND | L. NEW METAL CANOPY (A2) | |
| | K. FIBR GLASS & ANODIZED ALUMINUM (GLASS) | |

PROPOSED SITE DEVELOPMENT - SE ENTRY

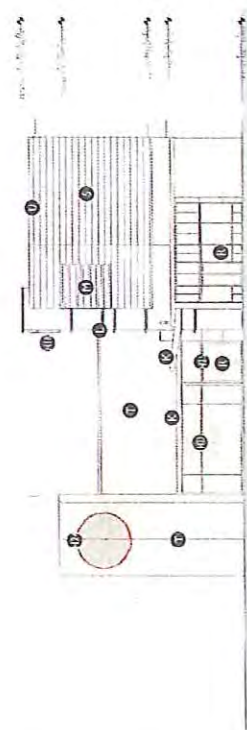
PLAN & ELEVATIONS

DATE: 01/01/12 JOB

10



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



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



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

10A

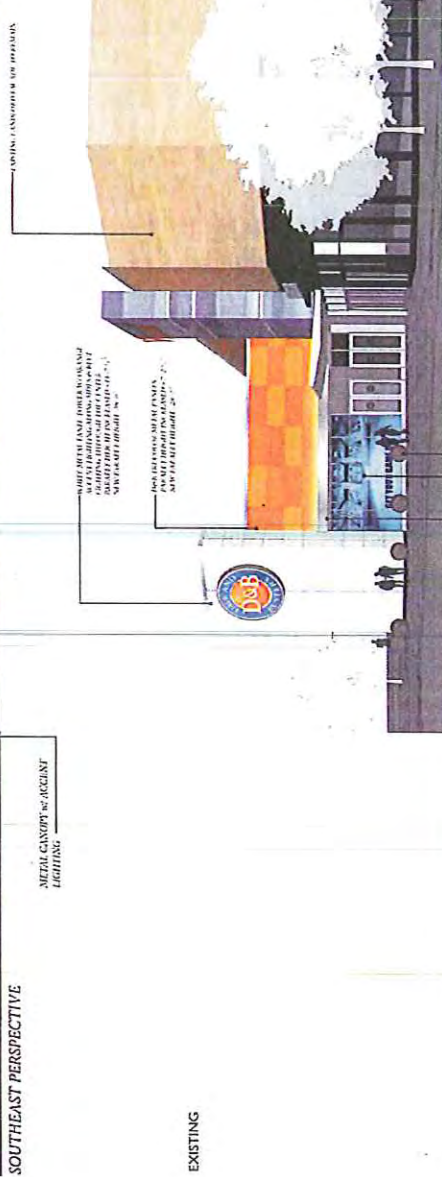
Wesfield
Hawthorn

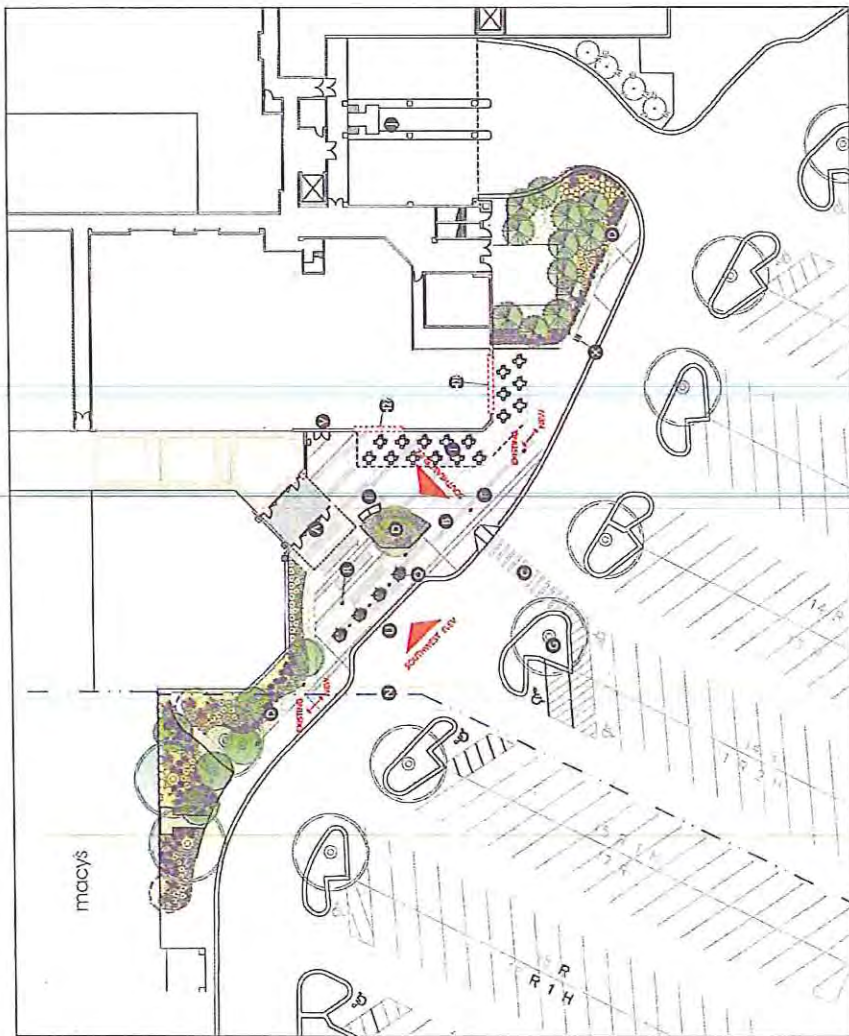
DATE: DEC/2002

①

PLAN - MAIN LEVEL

PROPOSED SITE DEVELOPMENT - SE ENTRY

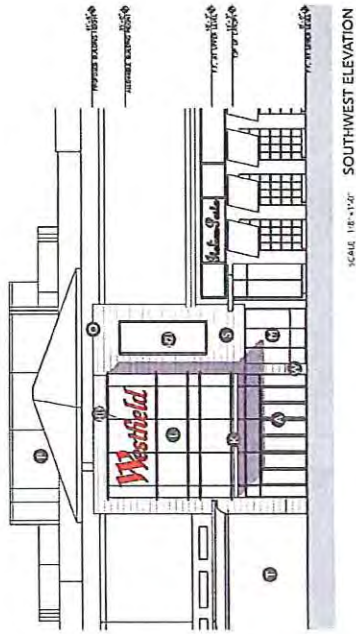




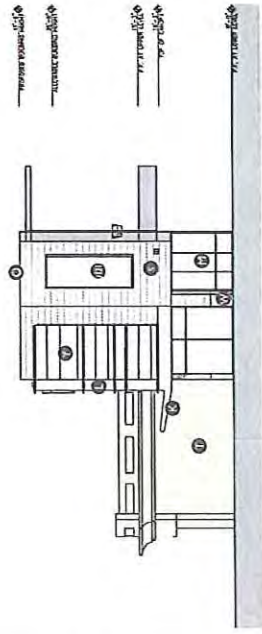
SCALE: 1/8" = 1'-0" SOUTHWEST ENTRY PLAN

PLAN & ELEVATION ELEMENTS

- A. MAIN ENTRY
- B. SIDE WALK
- C. RAMP AND CROSS WALK
- D. NEW LANDSCAPING AT (E) PLANTER
- E. ENHANCED PAVING
- F. PARKING ACCENT DAND
- G. (E) PLANTER ISLAND
- H. SEE SIGNAGE SHEET FOR DETAIL
- H1P. VESTFIELD SIGNAGE
- H2. MEDIA PANEL
- H2Z. TENANT SIGN ABOVE
- H2E. TENANT SIGN ABOVE
- I. PAVED
- J. EXISTING LOADING
- K. NEW METAL CANOPY (R2)
- L. FIRST GLASS & ANODIZED ALUMINUM (GL1 & M1)
- M. EXISTING STOREFRONT
- N. HANCO'S PROPERTY LINE
- O. 8" LUTAL COPING (R3)
- P. HALL REINFORC
- Q. NEW TOTS
- R. NEW LIGHT POLE
- S. METAL PANEL (M2)
- T. EXISTING TENANT STOREFRONT (BARRID TRICOC)
- U. NEW DROP OFF
- V. PROPOSED ENTRY FOR TENANT
- W. 12" X 24" TILE BASE (W2)
- X. BRICK RACE
- Y. COMPOSITE METAL PANEL (M3)



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



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

PROPOSED SITE DEVELOPMENT - SW ENTRY

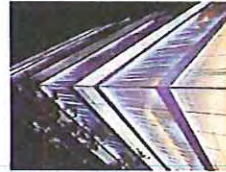
PLAN & ELEVATIONS

DATE: 01/01/2012 12:00 PM





EXISTING



PROPOSED

PROPOSED SITE DEVELOPMENT - SW ENTRY

PERSPECTIVES

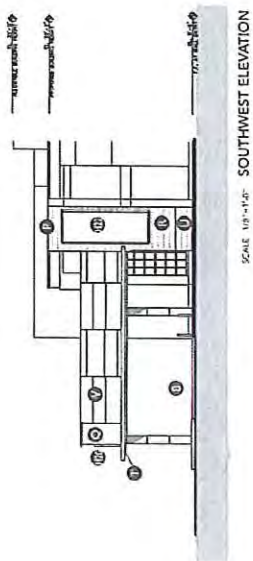
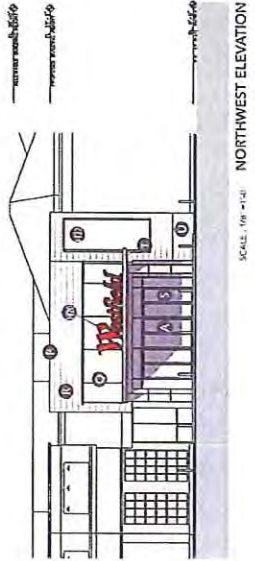
DATE: DECEMBER 12, 2019

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



PLAN & ELEVATION ELEMENTS

- A. MAIN ENTRY
- B. DROP OFF
- C. SIDE WALK
- D. PARKING ACCESS UAND
- E. LANDSCAPE POTS
- F. LIGHT POLE
- G. NEW SEATING BENCH
- H. SEE SIGNAGE SHEET FOR DETAIL
- I. NEW WESTFIELD SIGNAGE
- J. NEW LANDSCAPE AREA
- K. EXISTING PATIO AREA
- L. CANOPY ABOVE
- M. EXISTING PARKING AREA
- N. MACYS PROPERTY LINE
- O. JOSEPH PROPERTY LINE
- P. RAMP AND CROSS WALK
- Q. METAL CORNER (R3)
- R. METAL PANEL
- S. CLEAR GLASS & ALUMINUM STOREFRONT SYSTEM (W)
- T. PAINTED METAL CANOPY (R2)
- U. 12" X 24" TILE BASE (V2)
- V. COMPOSITE METAL PANEL (R2)
- W. TRASH RECEPTACLE AND BIKE RACK





PROPOSED

EXISTING



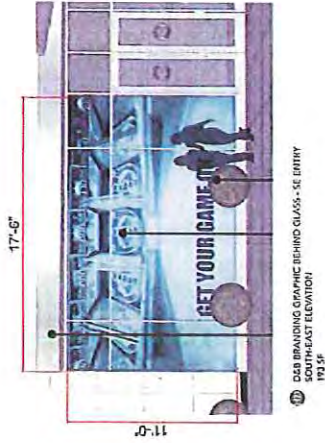
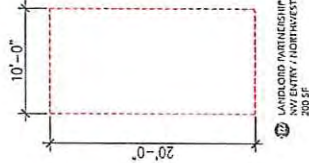
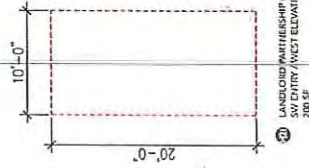
PROPOSED SITE DEVELOPMENT - NW ENTRY

PERSPECTIVES

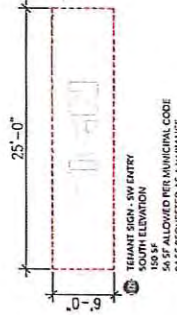
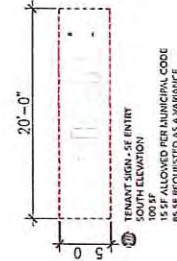
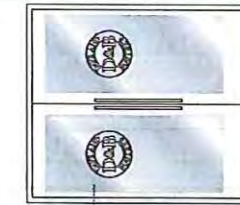
SCALE TEXT

DATE: 10/10/2017

WESTFIELD SIGNAGE



TENANT SIGNAGE



* NOTE: ALL TENANT SIGNAGE INTERNALLY ILLUMINATED

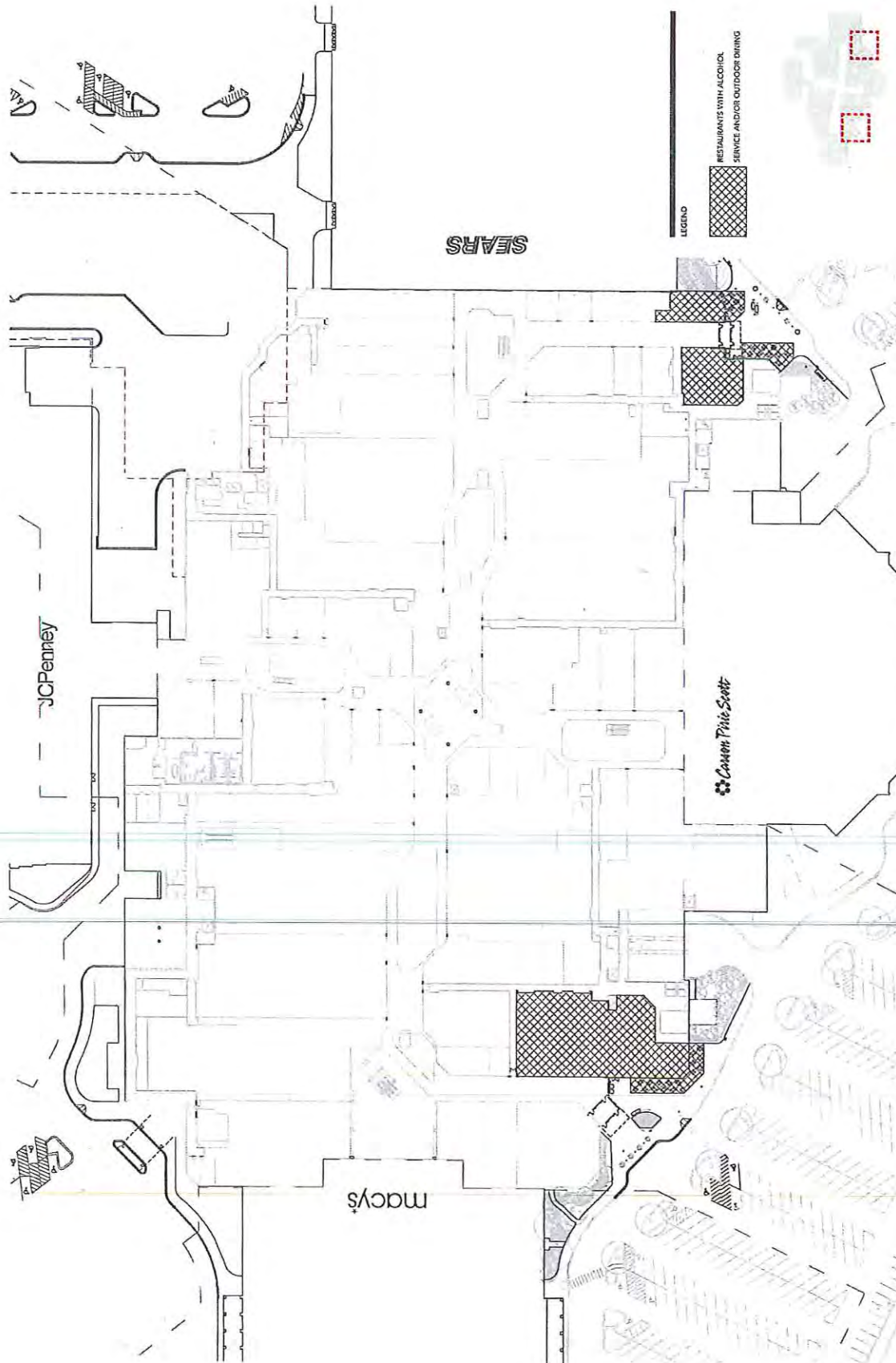
PROPOSED SITE DEVELOPMENT - SE, SW & NW ENTRY

SIGNAGE

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

DATE: DECEMBER 12, 2012





PROPOSED SITE DEVELOPMENT - ALCOHOL SERVICE AREA

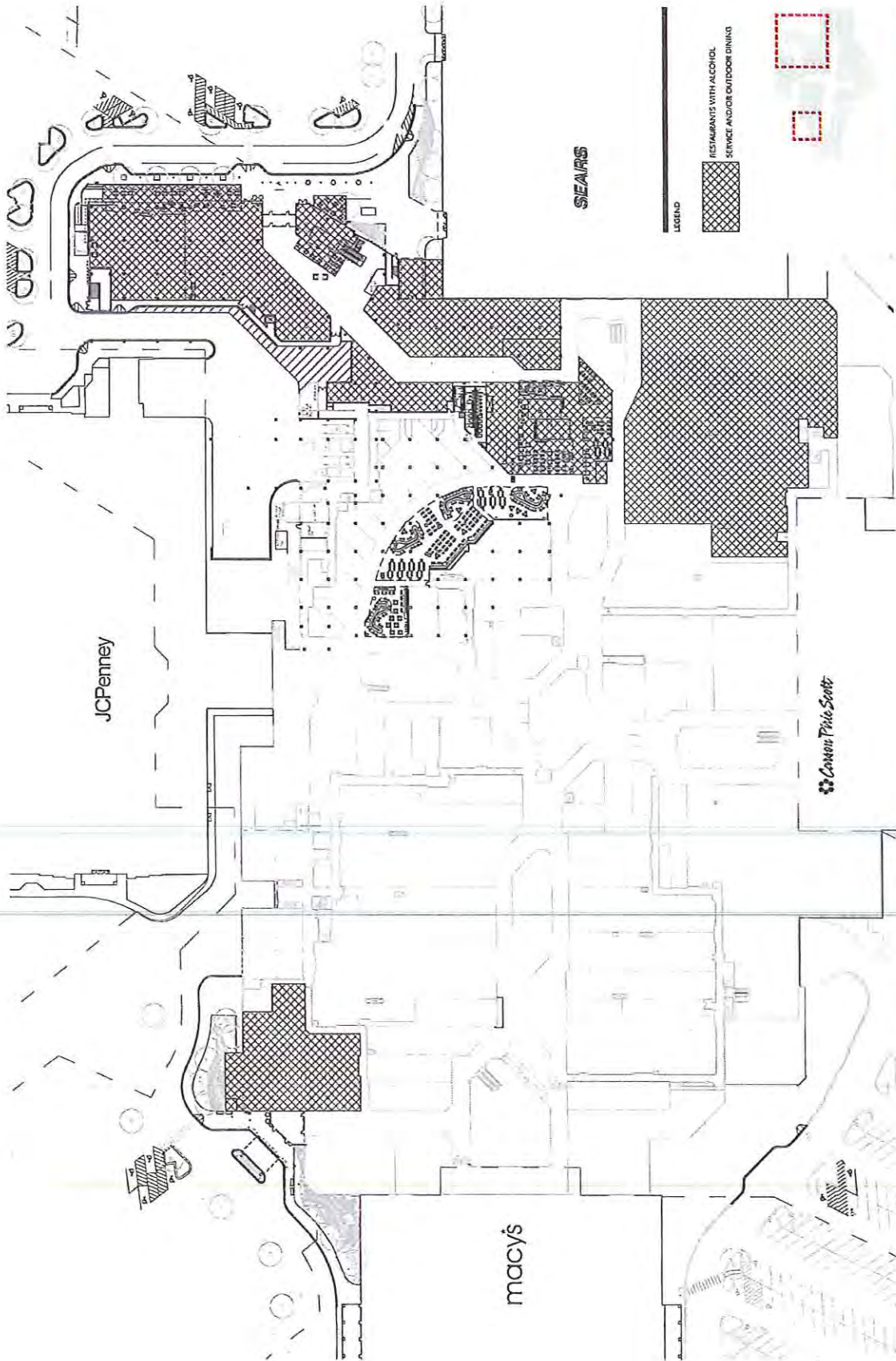
FLOOR PLAN LEVEL 1

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



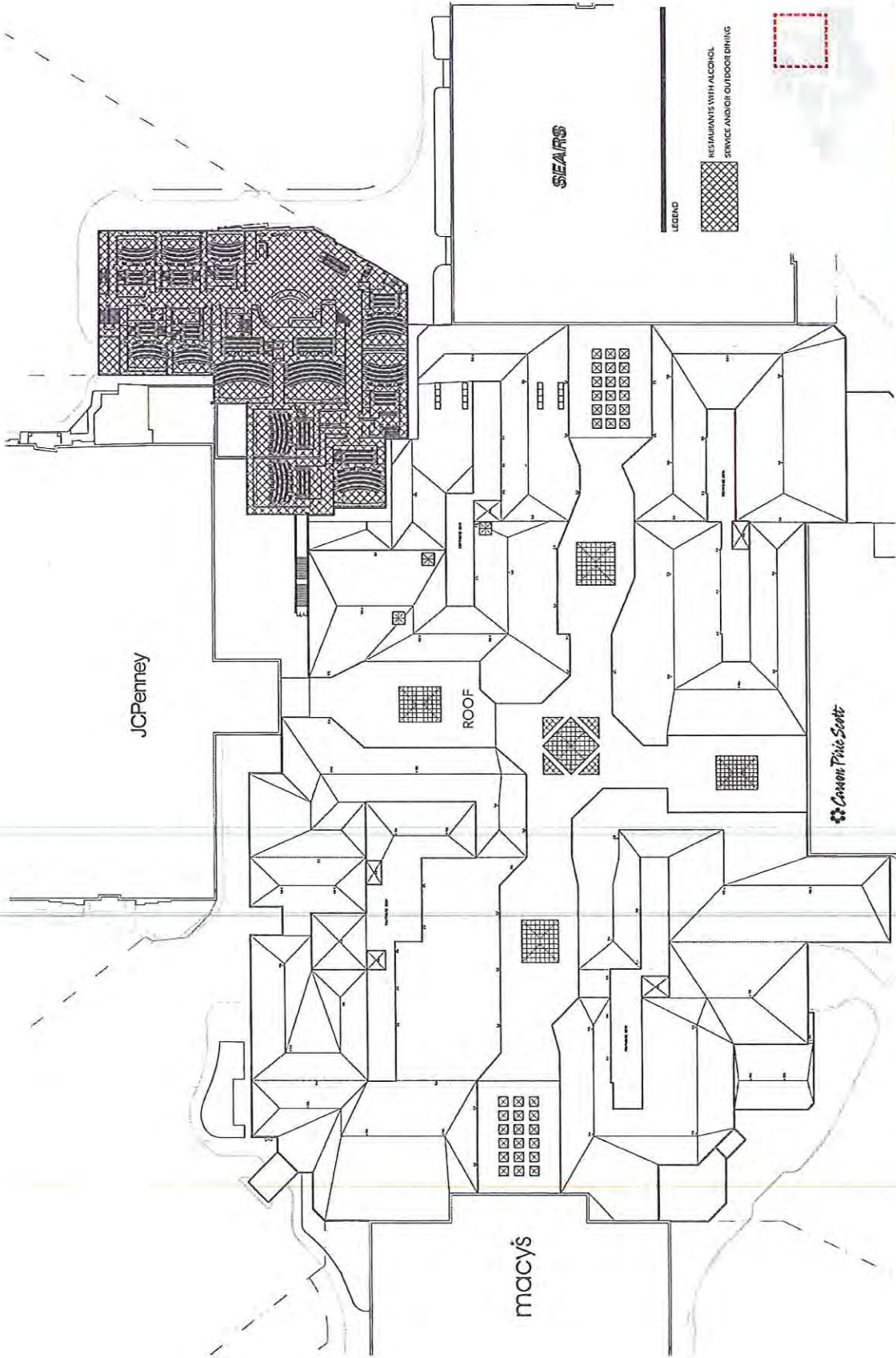
DATE: NOVEMBER 2012

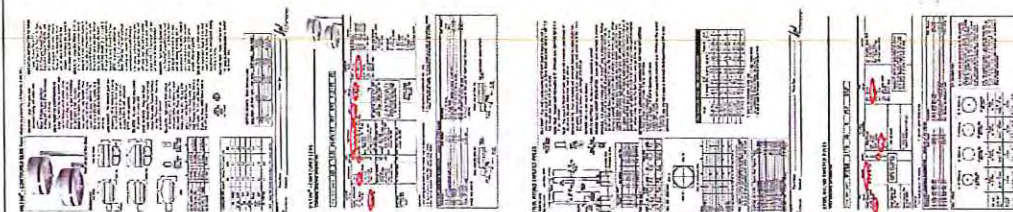




PROPOSED SITE DEVELOPMENT - ALCOHOL SERVICE AREA

FLOOR PLAN LEVEL 2





NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
5. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
6. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
7. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
8. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
9. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

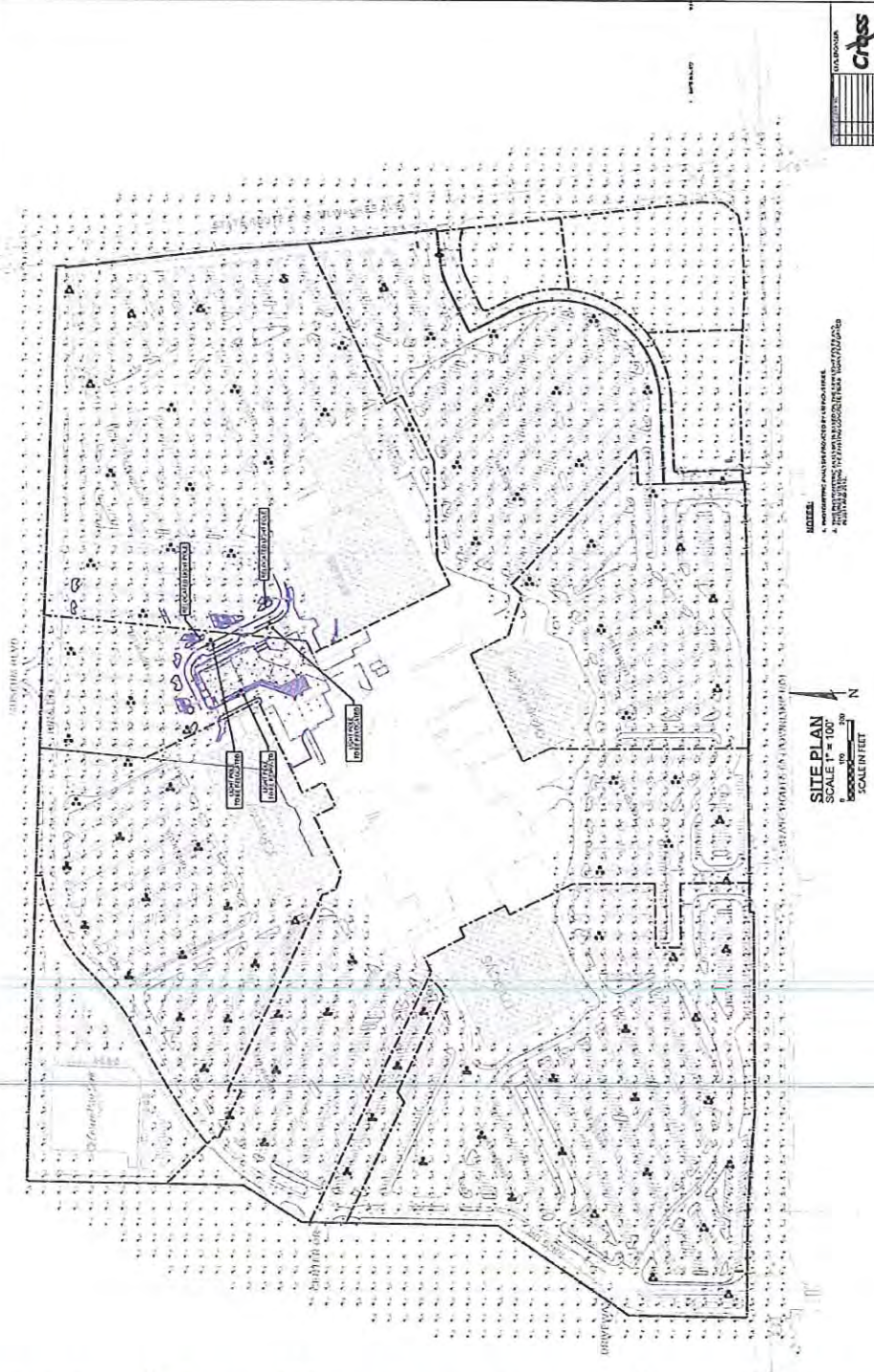
NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
2	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
3	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
4	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
5	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
6	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
7	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
8	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
9	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.
10	REVISION	10/10/2017	J. J. J.	J. J. J.	J. J. J.

DATE: 10/10/2017

BY: J. J. J.

CHECKED: J. J. J.

APPROVED: J. J. J.



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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5. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
6. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
7. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
8. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
9. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

SITE PLAN
SCALE: 1" = 100'

DATE: 10/10/2017

BY: J. J. J.

CHECKED: J. J. J.

APPROVED: J. J. J.

PARTNERSHIP MARKETING SIGNS

SPECIFICATION SHEET

1. Sign Type: _____

2. Sign Size: _____

3. Sign Material: _____

4. Sign Color: _____

5. Sign Finish: _____

6. Sign Mounting: _____

7. Sign Location: _____

8. Sign Orientation: _____

9. Sign Visibility: _____

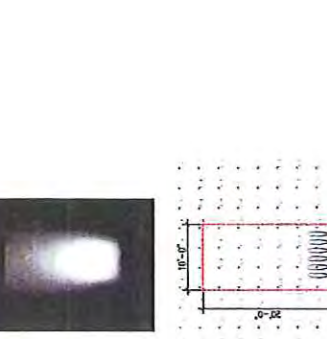
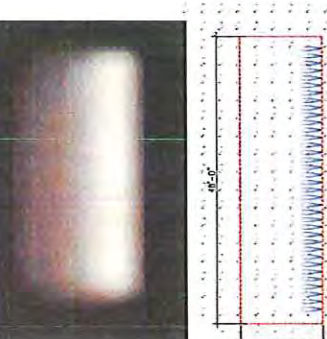
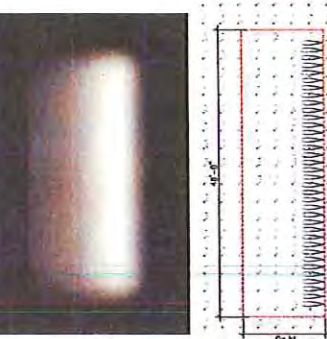
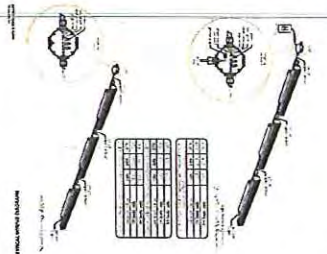
10. Sign Maintenance: _____

11. Sign Cost: _____

12. Sign Lead Time: _____

13. Sign Warranty: _____

14. Sign Notes: _____



DETAILS

1. Sign Type: _____

2. Sign Size: _____

3. Sign Material: _____

4. Sign Color: _____

5. Sign Finish: _____

6. Sign Mounting: _____

7. Sign Location: _____

8. Sign Orientation: _____

9. Sign Visibility: _____

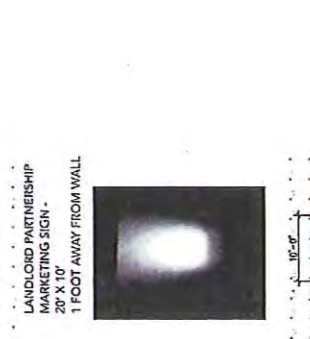
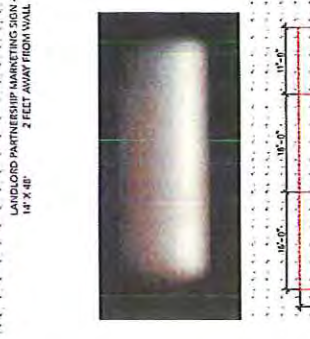
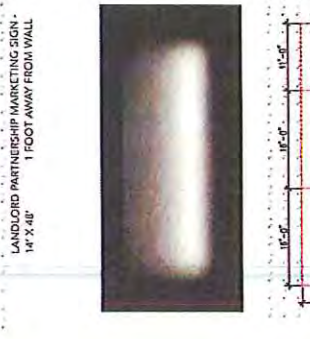
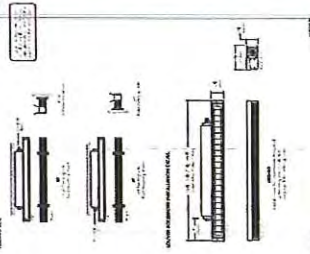
10. Sign Maintenance: _____

11. Sign Cost: _____

12. Sign Lead Time: _____

13. Sign Warranty: _____

14. Sign Notes: _____



DETAILS

1. Sign Type: _____

2. Sign Size: _____

3. Sign Material: _____

4. Sign Color: _____

5. Sign Finish: _____

6. Sign Mounting: _____

7. Sign Location: _____

8. Sign Orientation: _____

9. Sign Visibility: _____

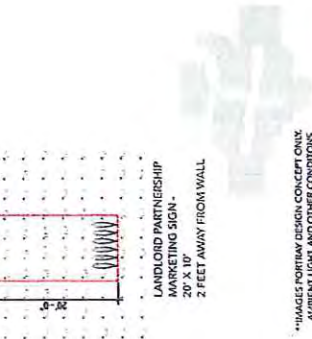
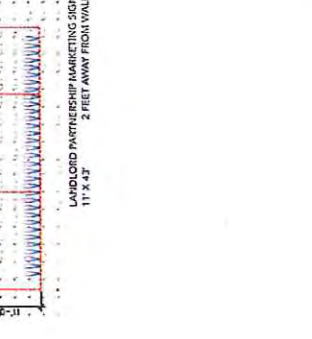
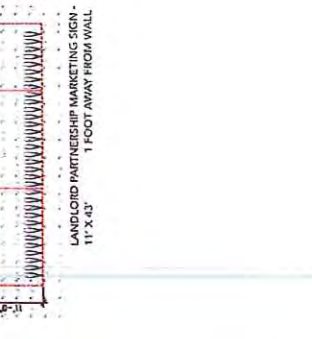
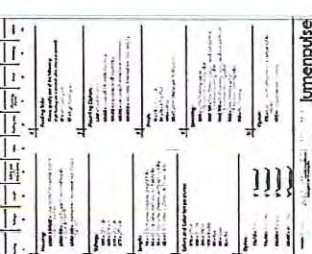
10. Sign Maintenance: _____

11. Sign Cost: _____

12. Sign Lead Time: _____

13. Sign Warranty: _____

14. Sign Notes: _____



PROPOSED SITE DEVELOPMENT - PARTNERSHIP MARKETING SIGNS

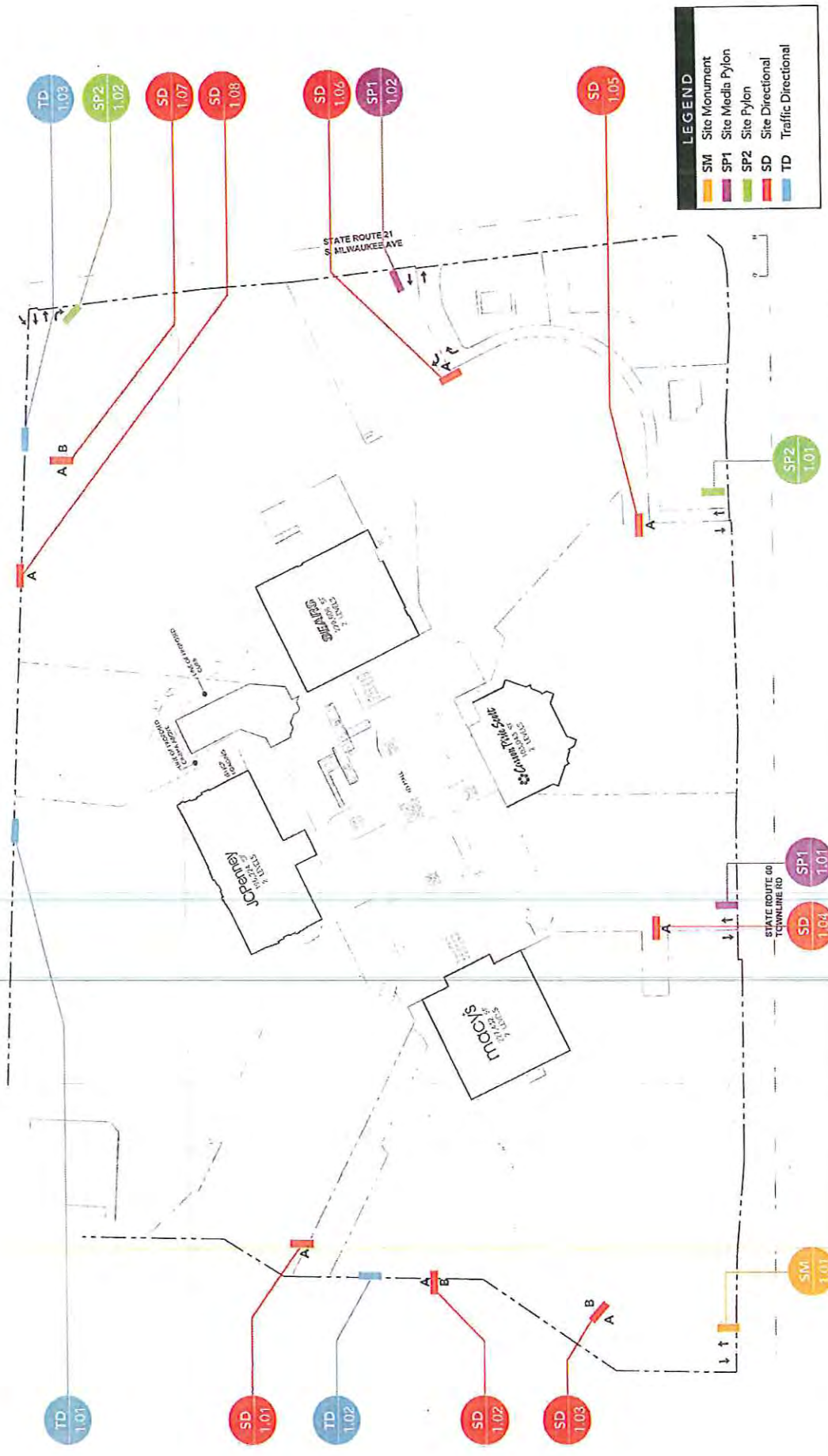
SPECIFICATIONS AND LIGHT LEVELS

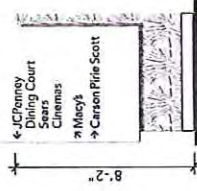
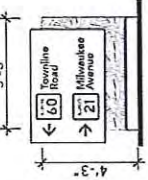
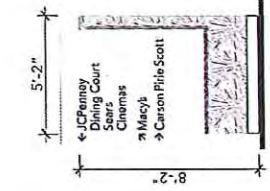
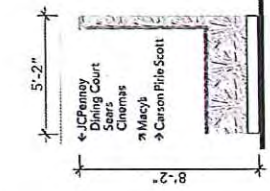


DATE: 12/15/2017

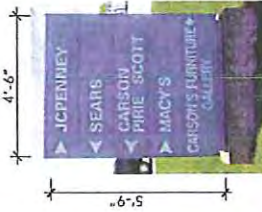
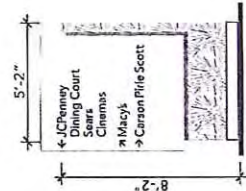
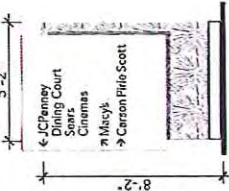
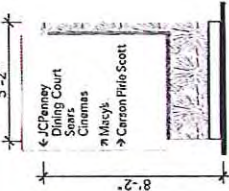


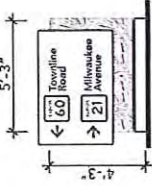
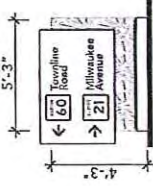
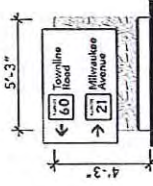
*IMAGES FOR PREVIEW DESIGN CONCEPT ONLY
*FINAL LIGHTING DESIGN AND LIGHT LEVELS
*WILL INFLUENCE FINAL LIGHTING EFFECTS

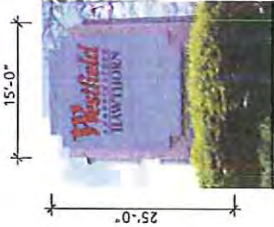
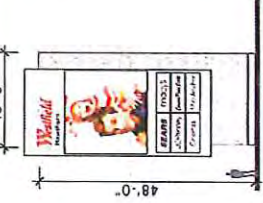
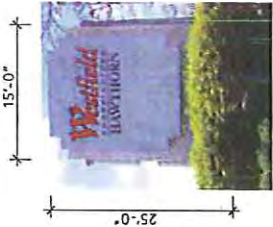
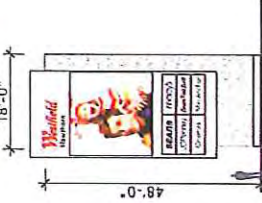
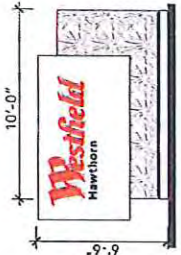


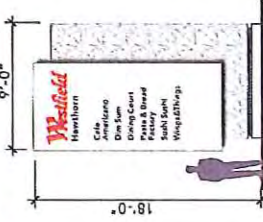
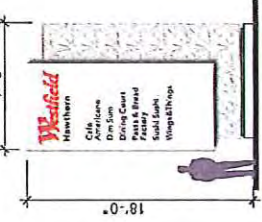
Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	← JCPenney ← Sears ← Carson's Furniture Gallery ← Cinemas → Macy's → Carson Pirie Scott	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.01
			↑ Route 60 ← Macy's ← Carson Pirie Scott	 5'-5" x 2'-7"	 4'-3" x 5'-3" = 22sf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

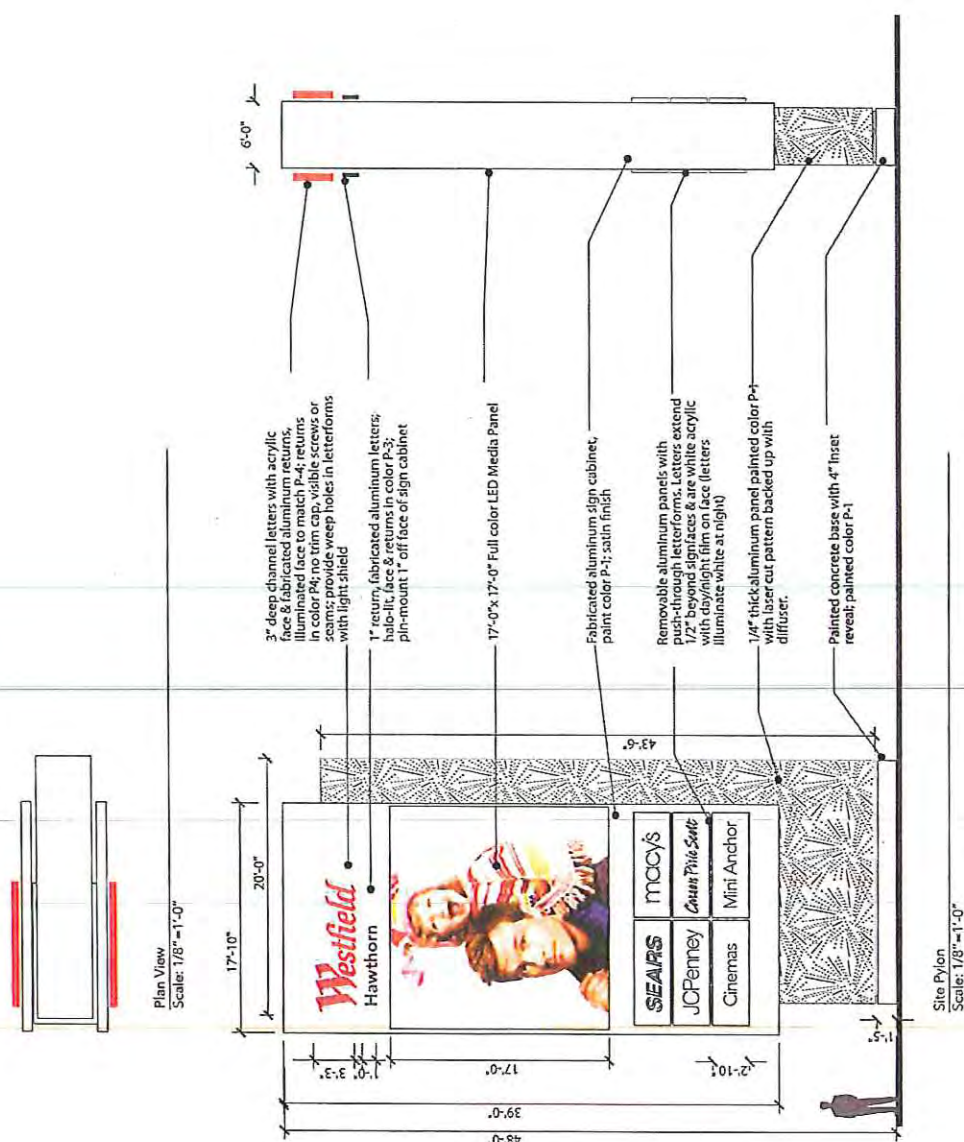
Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	← Macy's ← JCPenney ← Carson's Furniture Gallery ← Cinemas → Carson Pirie Scott → Sears	5'-9" x 4'-6" = 26sf	8'-2" x 5'-2" = 43.5sf	SD/1.04
Site Directional	Site	A	← Carson Pirie Scott ← Macy's ← Carson's Furniture Gallery → 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
Westfield Hawthorn Comprehensive Site Signage			Message Schedule	Sign Type SD		2012.12.17
						26

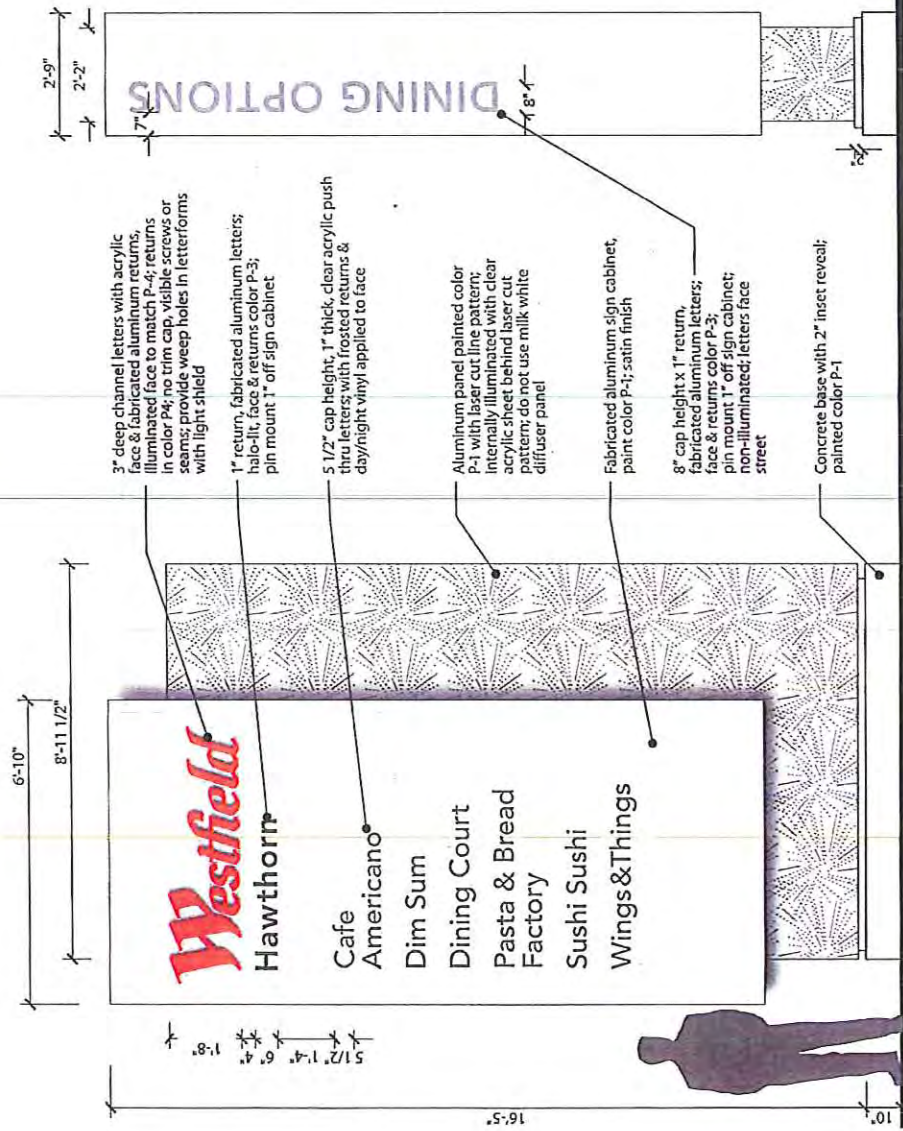
Description	Location	Side	Message	Existing	Proposed	Type
Site Directional	Site	A	↑ Route 21 → Sears → Carson Pirie Scott → Macy's	 5'-9" x 4'-6" = 26sf	 8'-2" x 5'-2" = 43.5sf	SD/1.07
		B	← Sears ↑ Carson's Furniture Gallery ↑ Cinemas ↑ JCPenney	 5'-5" x 2'-7" = 11.9sf	 8'-2" x 5'-2" = 43.5sf	SD/1.08
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" 2'-7" x 5'-5" = 26sf	 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" 2'-7" x 5'-5" = 26sf	 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" 2'-7" x 5'-5" = 26sf	 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





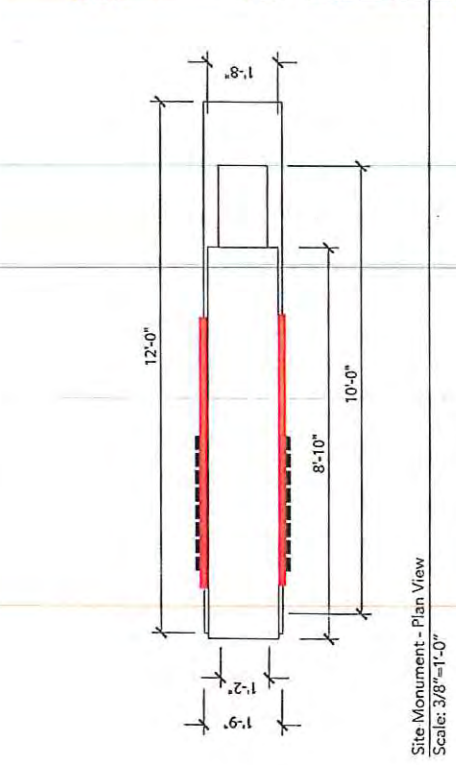
Existing

Proposed

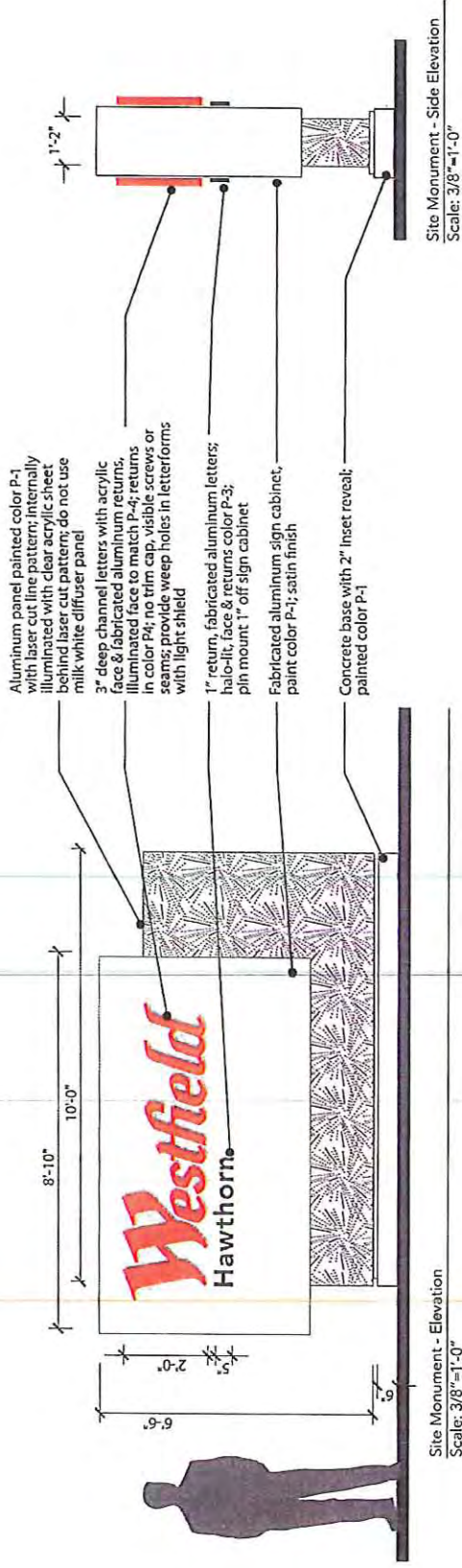




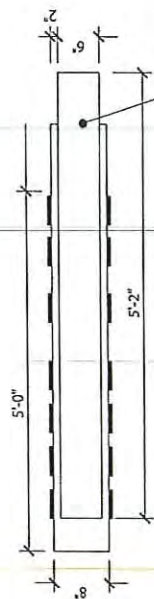
Existing



Proposed

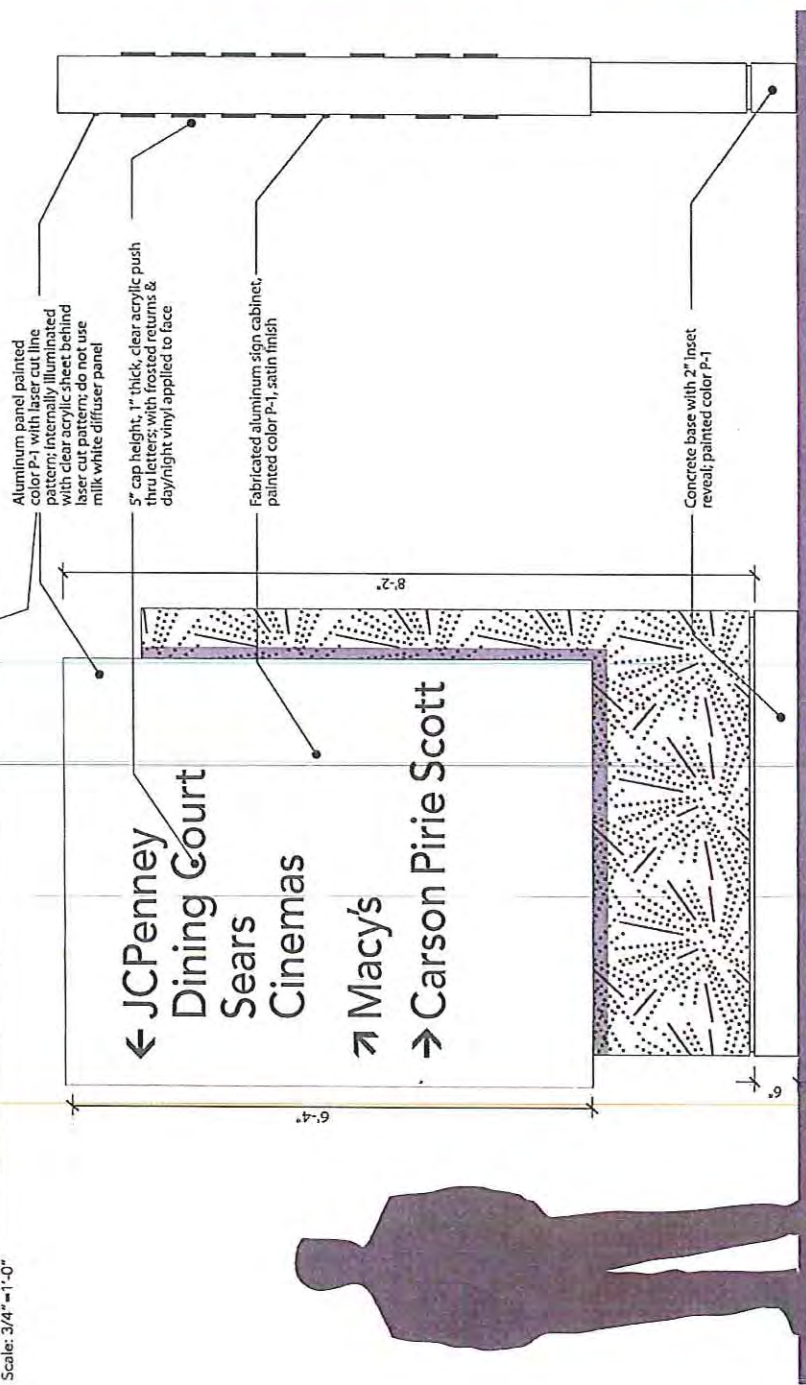


Westfield Hawthorn Comprehensive Site Signage	Site Monument	Sign Type SM	2012.12.17	33
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Top View

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



Site Ringroad Directional

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



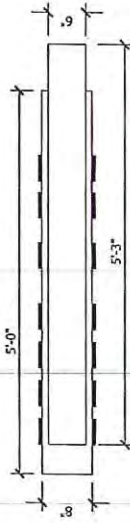
Existing



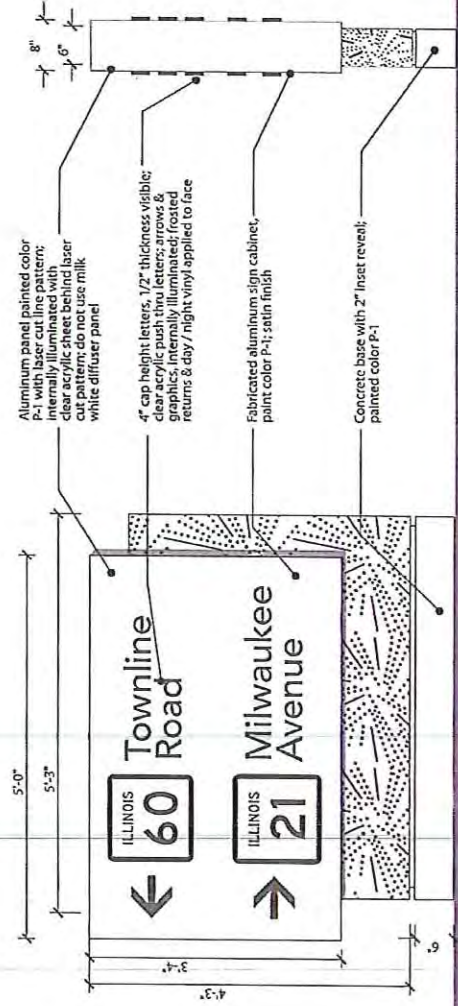
Proposed



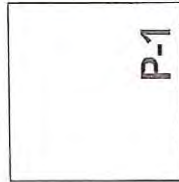
Existing



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



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



AKZO NOBEL
SIKKENS
308-JC

P-1



AKZO NOBEL
SIKKENS
492-3A

P-2



MATTHEW'S PAINT
MP13795
GRAYNOLA

P-3



WESTFIELD RED
PANTONE485 C
MP 41335 SP

P-4



MATTHEW'S PAINT
MP04991
BROWN COUNTY

P-5

COLOR SPEC

ABCDEFGHIJKLMN O P Q R S T U
abcdefghijklmnopqrstuvwxyz

AVENIR 85 HEAVY

ABCDEFGHIJKLMN O P Q R S T U
abcdefghijklmnopqrstuvwxyz

AVENIR 65 MEDIUM - 90% CONDENSED

ABCDEFGHIJKLMN O P Q R S T U
abcdefghijklmnopqrstuvwxyz

AVENIR 45 BOOK

TYPEFACE



EXAMPLES - STENCIL CUT METAL

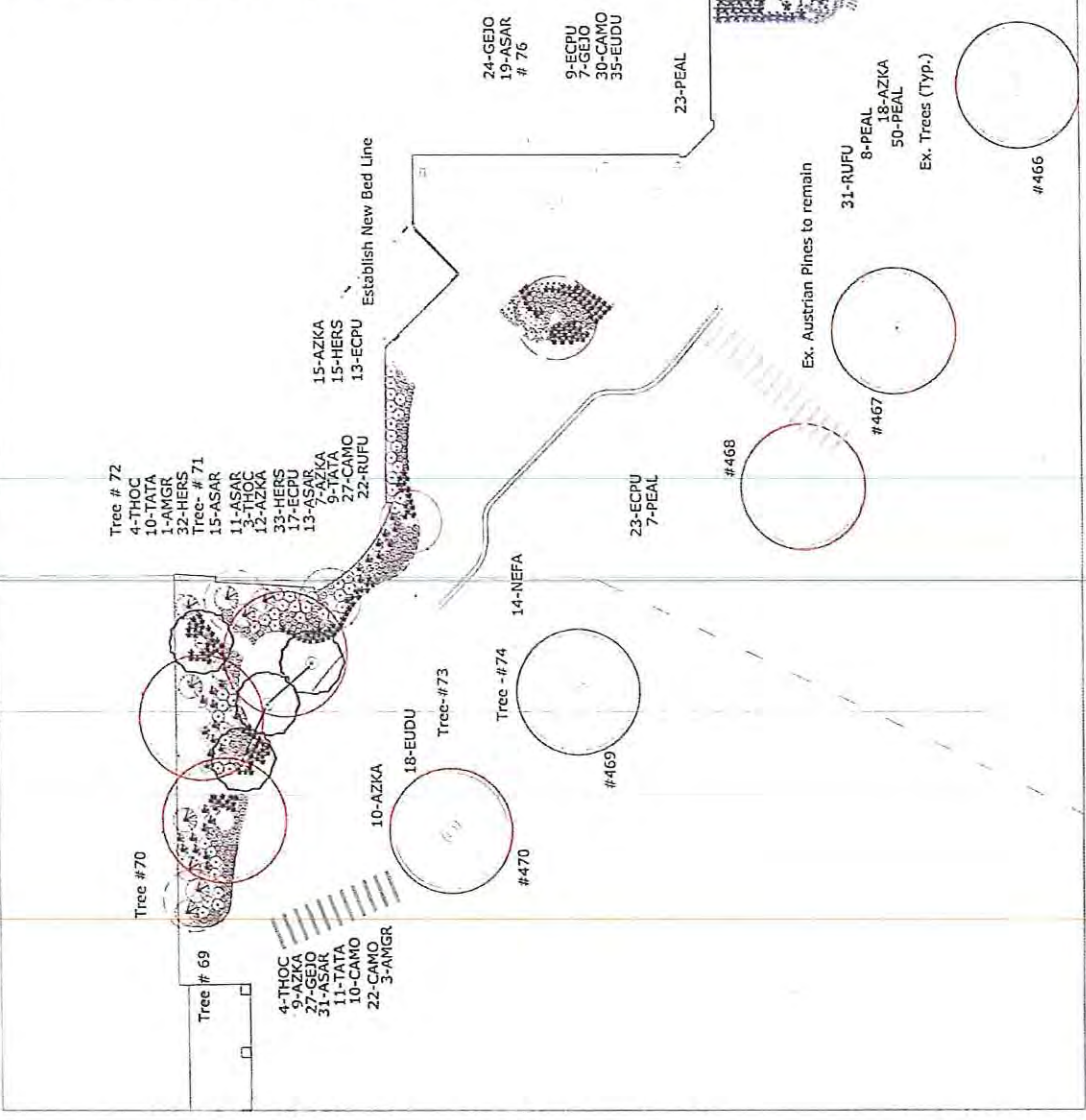
Plant List

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
4	AMGR	<i>Amelanchier grandiflora</i>	White-flowered Dogwood	10' H, DBB	Selected Specimen	
30	TATA	<i>Taxus media</i>	White Pine	30' Specimen	Selected Specimen	
11	THOC	<i>Thuja occidentalis</i>	Eastern White Cedar	10' H, DBB	Selected Specimen	
71	AZKA	<i>Albizia 'Kathleen'</i>	White Butterfly Tree			
31	HERS	<i>Hemerocallis 'Ruby Stilla'</i>	Daylily	1 GA, Cont		
62	ECPU	<i>Echinacea purpurea</i>	Common Coneflower	1 GA, Cont		
96	RUFU	<i>Rudbeckia 'Little Tike'</i>	Black-eyed Susan	1 GA, Cont		
89	ASAR	<i>Asiatic 'Arden's'</i>	Daylily	1 GA, Cont		
14	ITTA	<i>Ipomoea 'Tender'</i>	Morning Glory	1 GA, Cont		
53	EUUD	<i>Eupatorium 'Bibb's'</i>	Joe Pye Weed	1 GA, Cont		
85	CHDO	<i>Chamaecyparis 'Dolores'</i>	Japanese Cedar	1 GA, Cont		
80	NEFA	<i>Neofelis 'Dolores'</i>	Japanese Cedar	1 GA, Cont		
35	PAVI	<i>Pinus strobus</i>	White Pine	1 GA, Cont		

General notes have been identified with tag numbers found on the property.
Existing trees to remain shall be protected throughout construction.
The existing irrigation system shall be modified to accommodate new landscape plan.

Existing Tree Legend

Tag Number	Common Name / Botanical Name	Tree Diameter / Ht.	Comments	Action
69	Crataegus	10' Ht.	Fair - Poor	Remove
70	Crataegus	10' Ht.	Good	Save
72	Crataegus	10' Ht.	Good	Save
73	Crataegus	10' Ht.	Poor	Remove
74	Crataegus	10' Ht.	Good	Save
76	Crataegus	10' Ht.	Good	Save
466	Fraxinus	8"	Good	Save
467	Fraxinus	8"	Good	Save
468	Fraxinus	8"	Good	Save
470	Fraxinus	8"	Good	Save



Plant List

QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
4	PLAC	<i>Platanus x acerifolia</i> 'Heron Buckle'	Quaking Planeleaf	5" Cal. B&B	Selected Specimen	
1	ACFR	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	5" Cal. B&B	Selected Specimen	
36	TATA	<i>Taxus x media</i> 'Tasmanian'	Tasmanian Spreading Yew	10" and B&B	Selected Specimen	
14	THOC	<i>Thuja occidentalis</i> 'Hige'	Thuja occidentalis 'Hige'	10" Nt. B&B	Selected Specimen	
71	HYPA	<i>Hydrangea paniculata</i> 'Little Lamb'	Little Lamb Hydrangea	30" Nt. B&B	Selected Specimen	
27	RHRO	<i>Rhododendron</i> 'Troy Light'	Rose Lights Azalea	30" Nt. B&B	Selected Specimen	
99	HFRS	<i>Hemerocallis</i> 'Ruby Slacks'	Ruby Slacks Daylily	1 GAL. Cont.		
36	GEJO	<i>Cordium</i> 'Johnson Blue'	Johnson Blue Cordium	1 GAL. Cont.		
75	CAMO	<i>Carex maritima</i> 'Ice Dance'	Ice Dance Grass	1 GAL. Cont.		
77	PEAL	<i>Pennisetum</i> 'alpeyoides'	Fountain Grass	1 GAL. Cont.		

General Notes:
 1. All trees to be installed with top numbers found on the property.
 2. Existing trees to remain shall be protected throughout construction.
 3. The existing irrigation system shall be modified to accommodate the new planting design.

Existing Tree Inventory

Tag Number	Common Name / Botanic Name	Tree Diameter / Ht.	Comments	Action
135-133	Pinus	15" - 20" Ht.	Fair - Good	Save
134-140	Pinus	15" - 20" Ht.	Fair - Good	Remove
141	Helus	15" Ht.	Fair	Remove
142	Helus	15" Ht.	Fair	Remove
143	Helus	15" Ht.	Fair	Remove
144	Acer saccharinum	10"	Good	Save
145	Acer saccharinum	10"	Good	Save
146	Acer saccharinum	10"	Good	Save
147	Acer saccharinum	10"	Good	Save
148	Acer saccharinum	10"	Good	Save
149	Acer saccharinum	10"	Good	Save
150	Acer saccharinum	10"	Good	Save

Trees #143, & #144
 9-THOC
 15-TATA
 14-RHRO

13-RHRO
 48-CAMO
 54-HERS
 Tree # 142

13-HYPA
 3-PLAC
 Existing Plantings
 to Remain
 Lawn
 77-PEAL
 Existing Tree (Typ.) #579
 Crown Lawn 18"

1-ACFR

Tree #141
 4-THOC

14-CAMO
 20-HERS
 Lawn

581

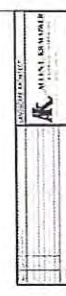
Trees # 134-140

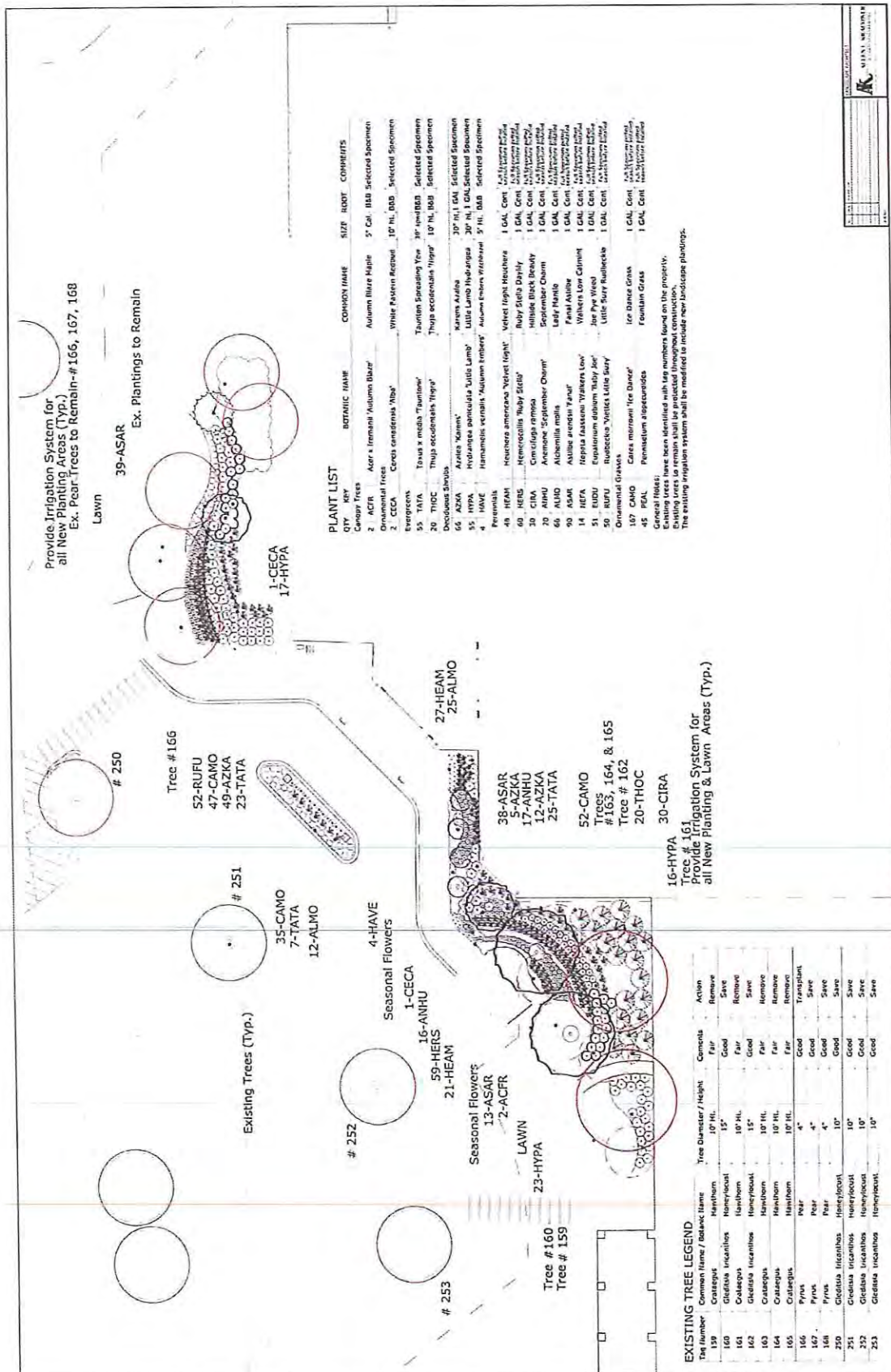
Trees #126-#133

46-GEJO
 14-HYPA

582

Tree # 580



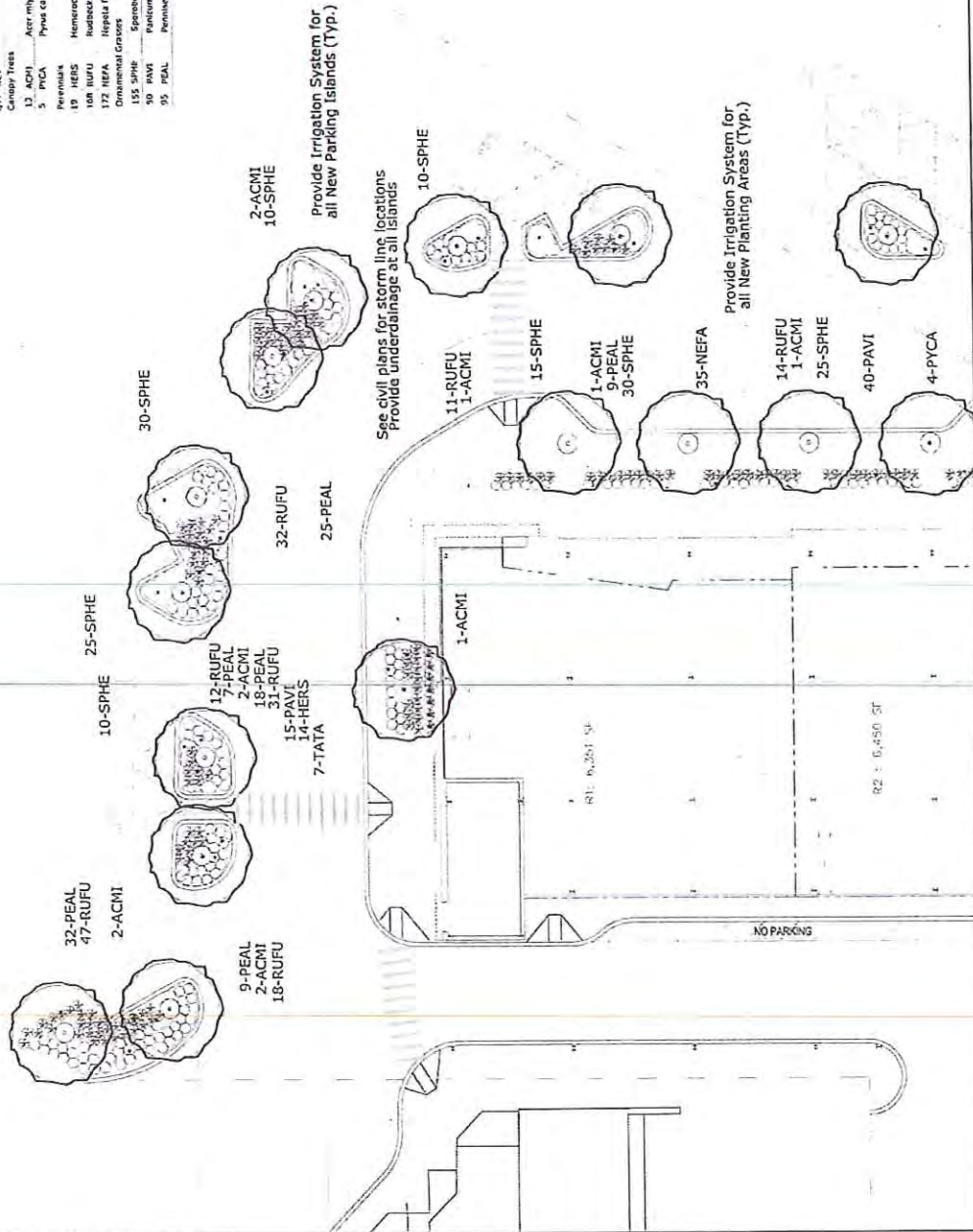


QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	NOTES	COMMENTS
2	CECA	Asar x remans 'Autumn Blare'	Autumn Blare Maple	5' Cal.	18B	Selected Specimen
2	CECA	Cercis canadensis 'Nba'	White Redbud	10' H.	18B	Selected Specimen
20	THOC	Taxus x media 'Tautoune'	Tautoune Spruce	30' H.	18B	Selected Specimen
20	THOC	Thuja occidentalis 'Tiga'	Thuja occidentalis 'Tiga'	10' H.	18B	Selected Specimen
66	AZKA	Arceuthobium 'Arceuthobium'	Arceuthobium	30' H.	18B	Selected Specimen
55	HYP	Hydrangea paniculata 'Tudo Lamp'	Little Lamb Hydrangea	30' H.	18B	Selected Specimen
4	HAVE	Hamelia venusta 'Autumn Embell'	Autumn Embell	5' H.	18B	Selected Specimen
48	HEAM	Hemerocallis 'Velvet Heart'	Velvet Heart Hemerocallis	1' Cal.	18B	Selected Specimen
60	HERS	Hemerocallis 'Ruby Sides'	Ruby Sides Hemerocallis	1' Cal.	18B	Selected Specimen
30	CIRA	Cimicifuga racemosa	Black Cohosh	1' Cal.	18B	Selected Specimen
20	ANHU	Anemone 'September Charm'	September Charm	1' Cal.	18B	Selected Specimen
66	ALMO	Alchemilla mollis	Lady Mantle	1' Cal.	18B	Selected Specimen
90	ASAR	Asar x remans 'Tudo Lamp'	Tudo Lamp	1' Cal.	18B	Selected Specimen
14	HEFA	Hepatica asarifolia 'Tudo Lamp'	Tudo Lamp	1' Cal.	18B	Selected Specimen
51	EUDU	Eupatorium altissimum 'Tudo Lamp'	Tudo Lamp	1' Cal.	18B	Selected Specimen
50	RUFU	Rubus 'Tudo Lamp'	Tudo Lamp	1' Cal.	18B	Selected Specimen
107	CAMO	Carex muscicola 'Tudo Lamp'	Tudo Lamp	1' Cal.	18B	Selected Specimen
45	PCAL	Pennisetum setaceum	Feather Grass	1' Cal.	18B	Selected Specimen

Existing trees to remain shall be protected throughout construction.
The existing irrigation system shall be modified to include new landscape plantings.

Plant List

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
12	ACMI	Acacia saligna (Forest)	Silver Birch Maple	12' Cal. 100'	100'	Selected Specimen
5	PIKA	Pinus coccinea (Forest)	Cleveland Select Pine	4' Cal. 100'	100'	Selected Specimen
10	HERS	Hemerocallis 'Ruby Stiletto'	Ruby Stiletto Daylily	1 GAL. Cont.		100' Specimen
10	HERS	Hemerocallis 'Black Eye Susan'	Black Eye Susan	1 GAL. Cont.		100' Specimen
172	NEFA	Nepenthes 'Walters Low'	Walters Low Columbian	1 GAL. Cont.		100' Specimen
		Ornamental Grasses	Princess Dwarfed	1 GAL. Cont.		100' Specimen
155	SPHE	Spentebus 'Hercules'	Hercules	1 GAL. Cont.		100' Specimen
10	PAVI	Panicum virgatum	Heavy Metal Switch Grass	1 GAL. Cont.		100' Specimen
95	PAVI	Panicum virgatum	Fountain Grass	1 GAL. Cont.		100' Specimen



Plant List

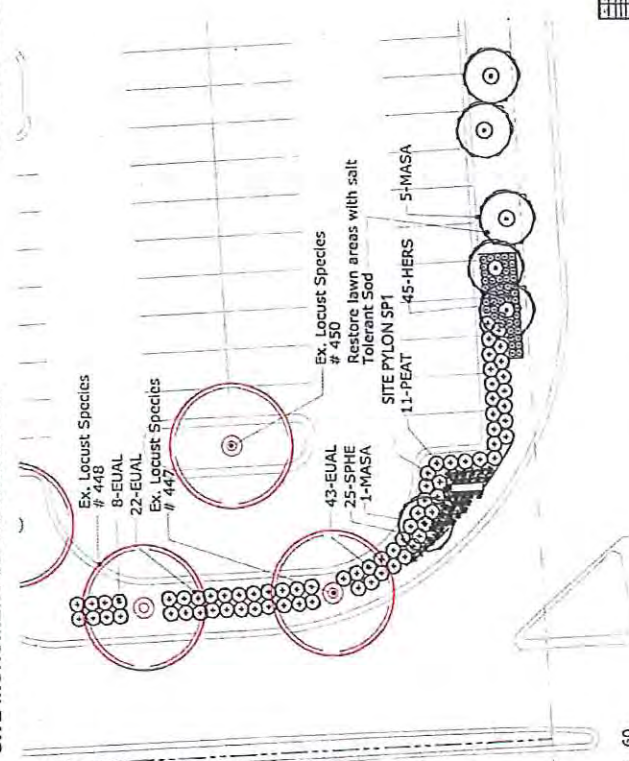
UTL KEY	Botanical Name	Common Name	Size	Root	Comments
2	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	5' Cal.	DBB	Selected Specimen
12	Malva sylvestris 'Tina'	Tina Crapeapple	3' H.	DBB	Selected Specimen
187	Eucalyptus 'Blue Danube'	Blue Danube	3' H.		Selected Specimen
168	Illecebrallia 'Pink Elf'	Pink Elf	1' Cal. Cont.		Selected Specimen
73	Peat	Peat	1' Cal. Cont.		Selected Specimen
221	Sparganium angustifolium	Prairie Dogwood	1' Cal. Cont.		Selected Specimen

General Notes:
 Existing utility easements do not exist along Route 60. Refer to site plans for locations.
 Existing utility easements do not exist along Route 60. Refer to site plans for locations.
 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

LOCATION PLAN



SITE Pylon #2 PLANTING PLAN

PROPOSED SITE DEVELOPMENT

SIGNAGE LANDSCAPE PLAN

DATE: December 12, 2012

LP-6

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

Westfield Landscapes



QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
2	ACM	Acer x hybrid 'Norton'	State Street Maple	6" CAL	DBB	Selected Specimen
5	NASA	Malus sanguinalis 'Tina'	Thin Crabapple	4" NL	DBB	Selected Specimen
100	EUAL	Eucalyptus alba 'Rudy Haag'	Rudy Haag	3/4"		Selected Specimen
100	HERS	Hemerocallis 'Ruby Sluis'	Ruby Sluis Daylily	1 GAL Cont.		Plant before or after construction
94	PEAT	Penstemon studiosus	Russian Sage	1 GAL Cont.		Plant before or after construction
97	SPHE	Sporeobolus hirsutus	Prairie Dropseed	1 GAL Cont.		Plant before or after construction
97	FOAL	Penstemon alpestris	Fountain Grass	1 GAL Cont.		Plant before or after construction

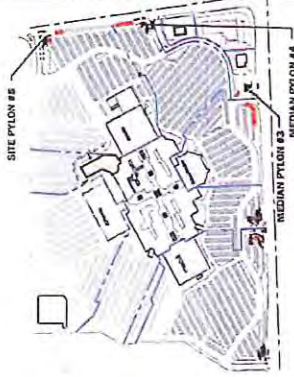
Ex. Tree (Typ.) to be Protected throughout Construction

Restore all lawn Areas from Construction with Salt Tolerant Sod

Media Pylon

97-PEAT
13-EUAL
44-PEAT

Refer to Civil plans for Monument Sign Easements



LOCATION PLAN

MEDIA PYLON #3 PLANTING PLAN

MILWAUKEE AVENUE

24-PEAT
49-HERS

77-EUAL
3-ACM

Site Pylon

50-PEAT
16-PEAT
Ex. Tree (Typ.)

SITE PYLON #5 PLANTING PLAN

MILWAUKEE AVENUE

26-EUAL
5-MASA

67-SPHE
53-HERS

Media Pylon

69-EUAL
57-PEAT
Ex. Tree (Typ.)

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

MEDIA PYLON #4 PLANTING PLAN

PROPOSED SITE DEVELOPMENT

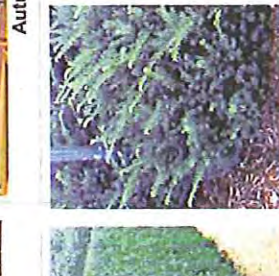
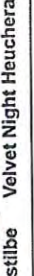
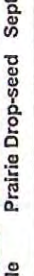
SIGNAGE LANDSCAPE PLAN

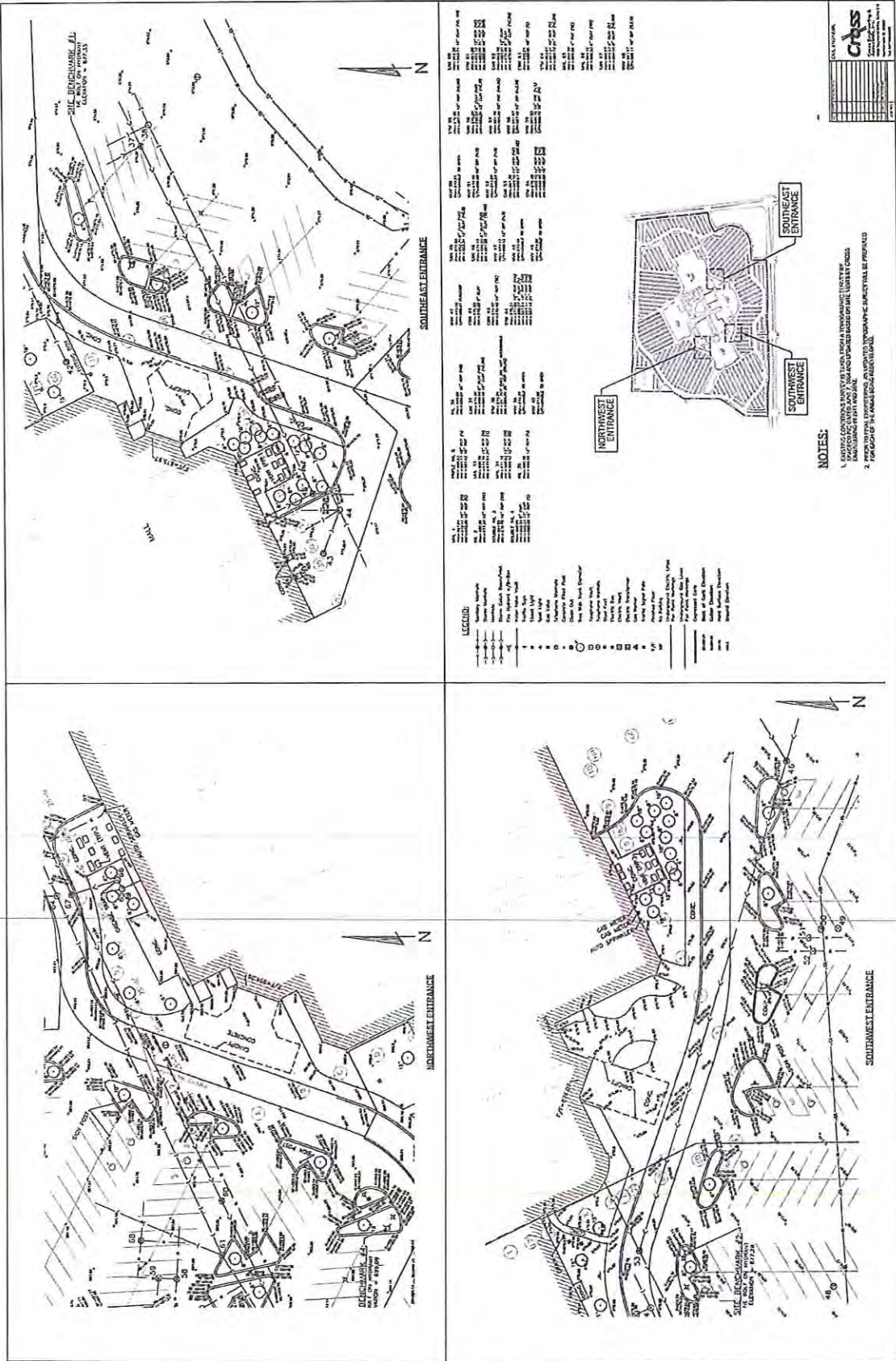
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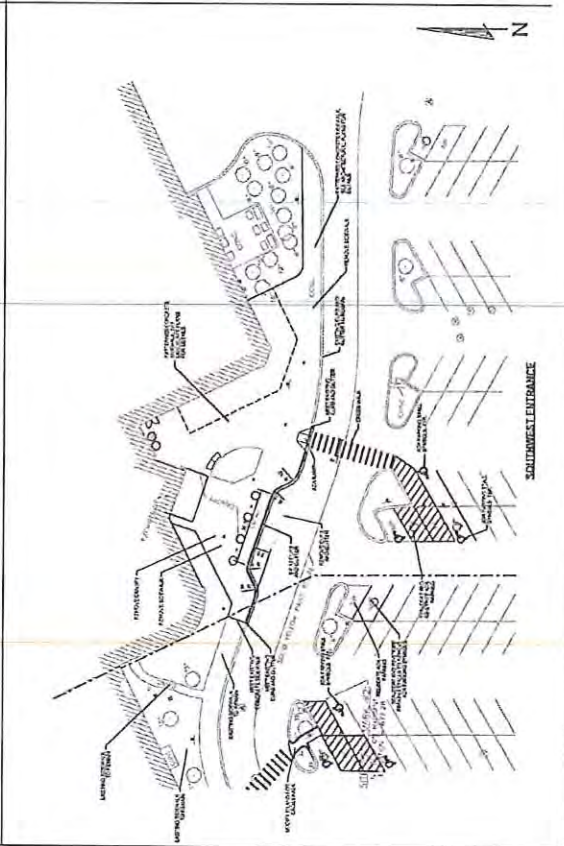
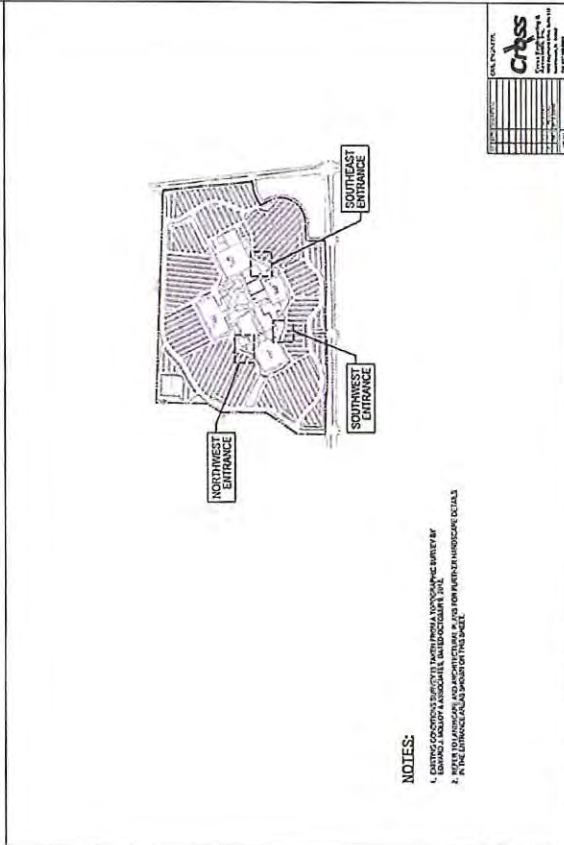
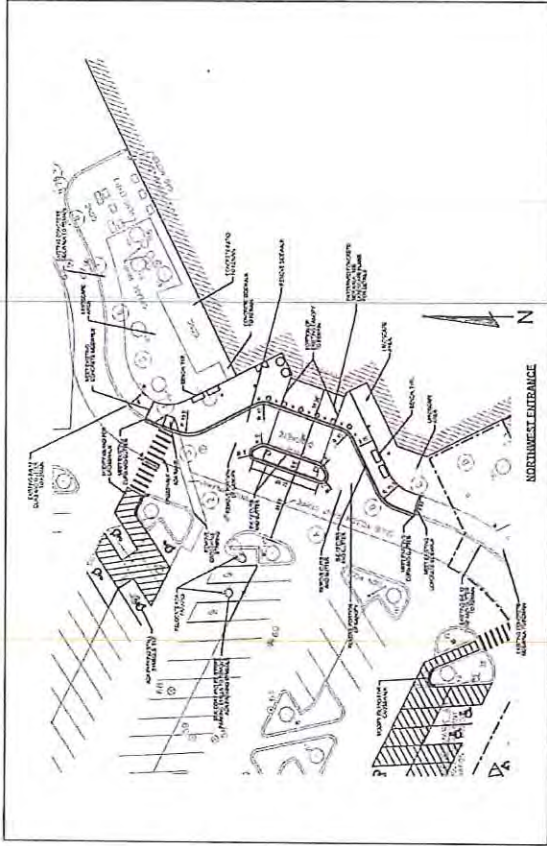
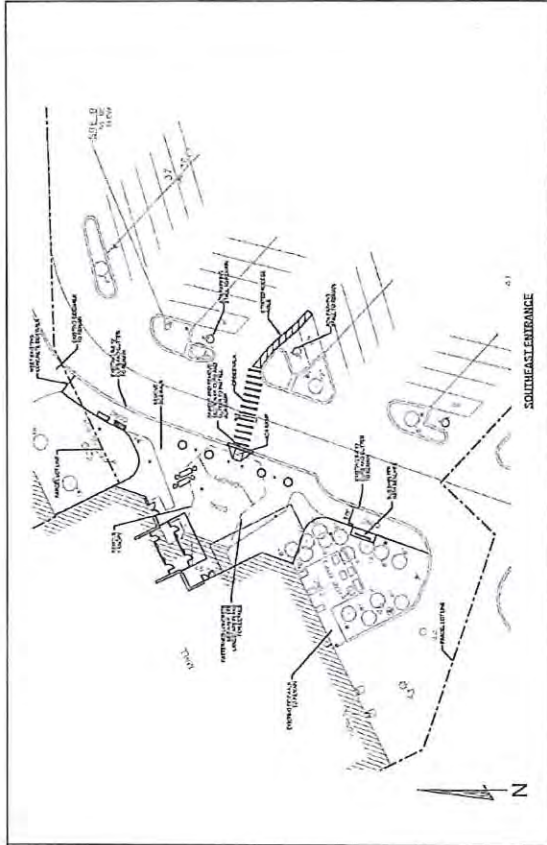
SCALE: 1"=10'

LP-7







NOTES:
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 3. EXISTING CONDITIONS SHOWN (TYPICAL) FROM AERIAL PHOTOGRAPHY SURVEY BY
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 10. EXISTING CONDITIONS SHOWN (TYPICAL) FROM AERIAL PHOTOGRAPHY SURVEY BY

NO.	DATE	BY	FOR
1	12/12/12	W. J. HAWTHORN	DEMOLITION & GEOMETRIC PLAN
2	12/12/12	W. J. HAWTHORN	MALL ENTRANCES

NOTES:
SEE ARCHITECTURAL PLANS FOR SIGN DETAILS.

670

PROPOSED PYLON SIGN

EXISTING EASEMENT

24'

20'

26.33'

23' EASEMENT

RIGHT-OF-WAY LINE

IL ROUTE 60

EX. TELEPHONE AND
ELECTRIC LINES
AND UTILITY AREA
CONTRACTOR TO FIELD
VERIFY.

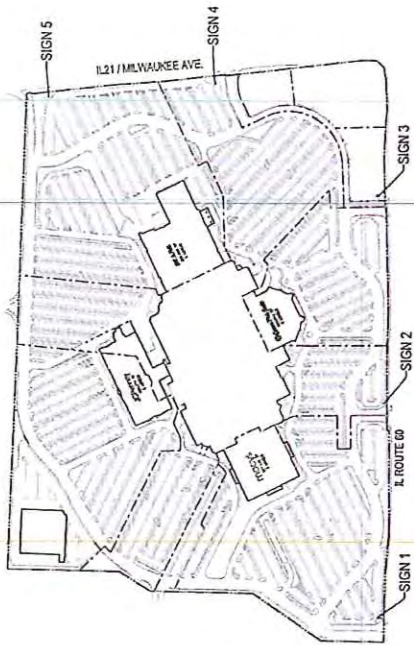
PROPOSED PYLON
SIGN

EASEMENT
15'

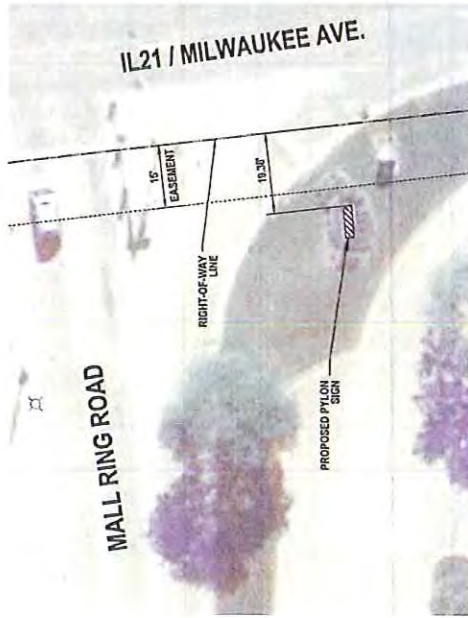
RIGHT-OF-WAY
LINE

IL ROUTE 60

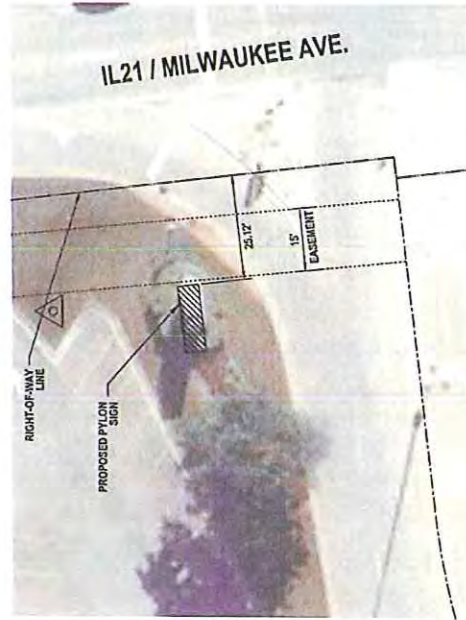
Cross
*Smart Engineering &
 1-800-445-6666*



SITE MONUMENT / PYLON SIGNS LOCATIONS



SIGN 5 - SP2 / 1.02



SIGN 4 - SP1 / 1.02

DATE	12/12/12
BY	CHS
CHECKED	
APPROVED	
SCALE	1" = 20'

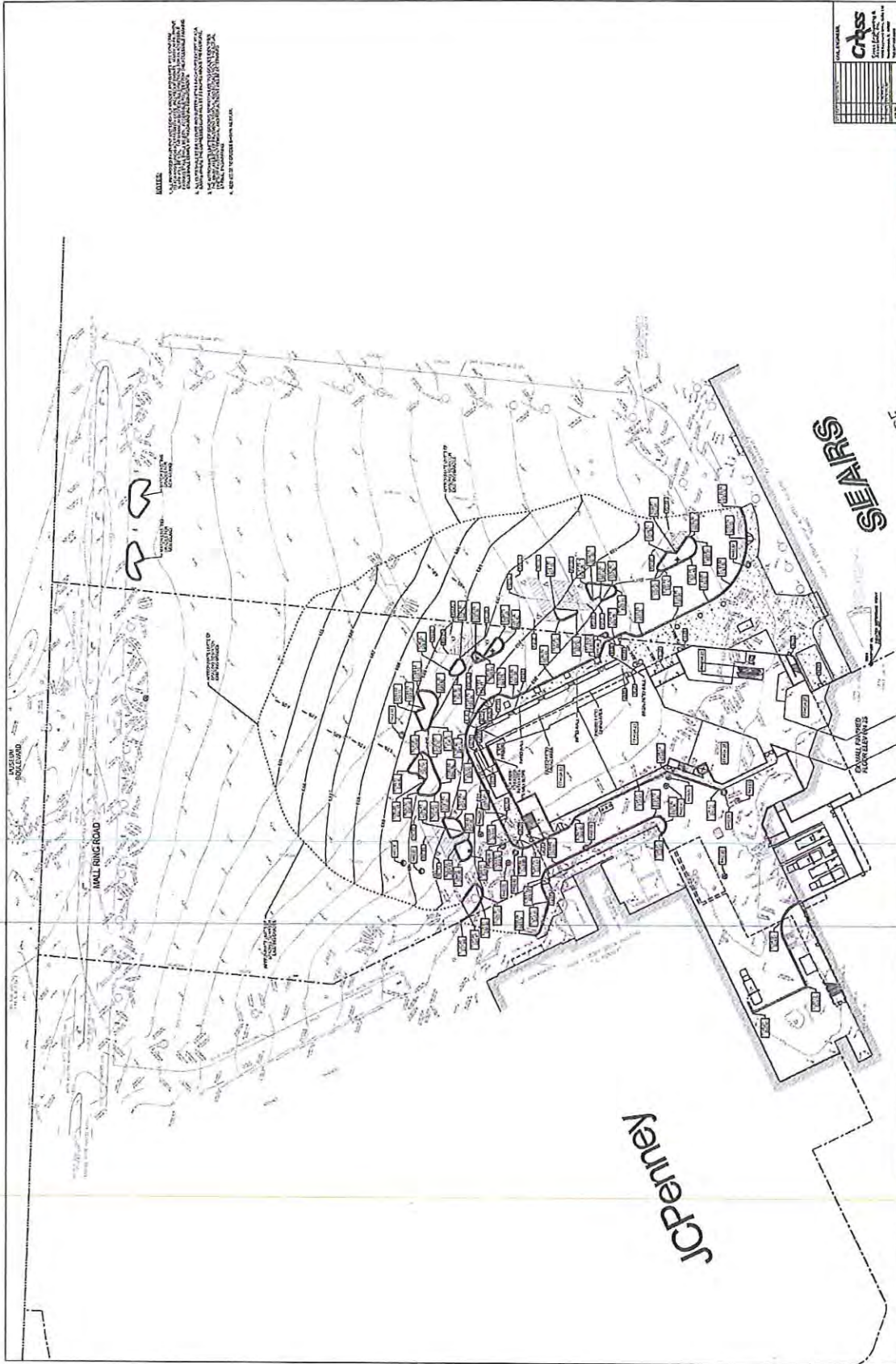
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PERIMETER MONUMENT SIGNS
4 & 5

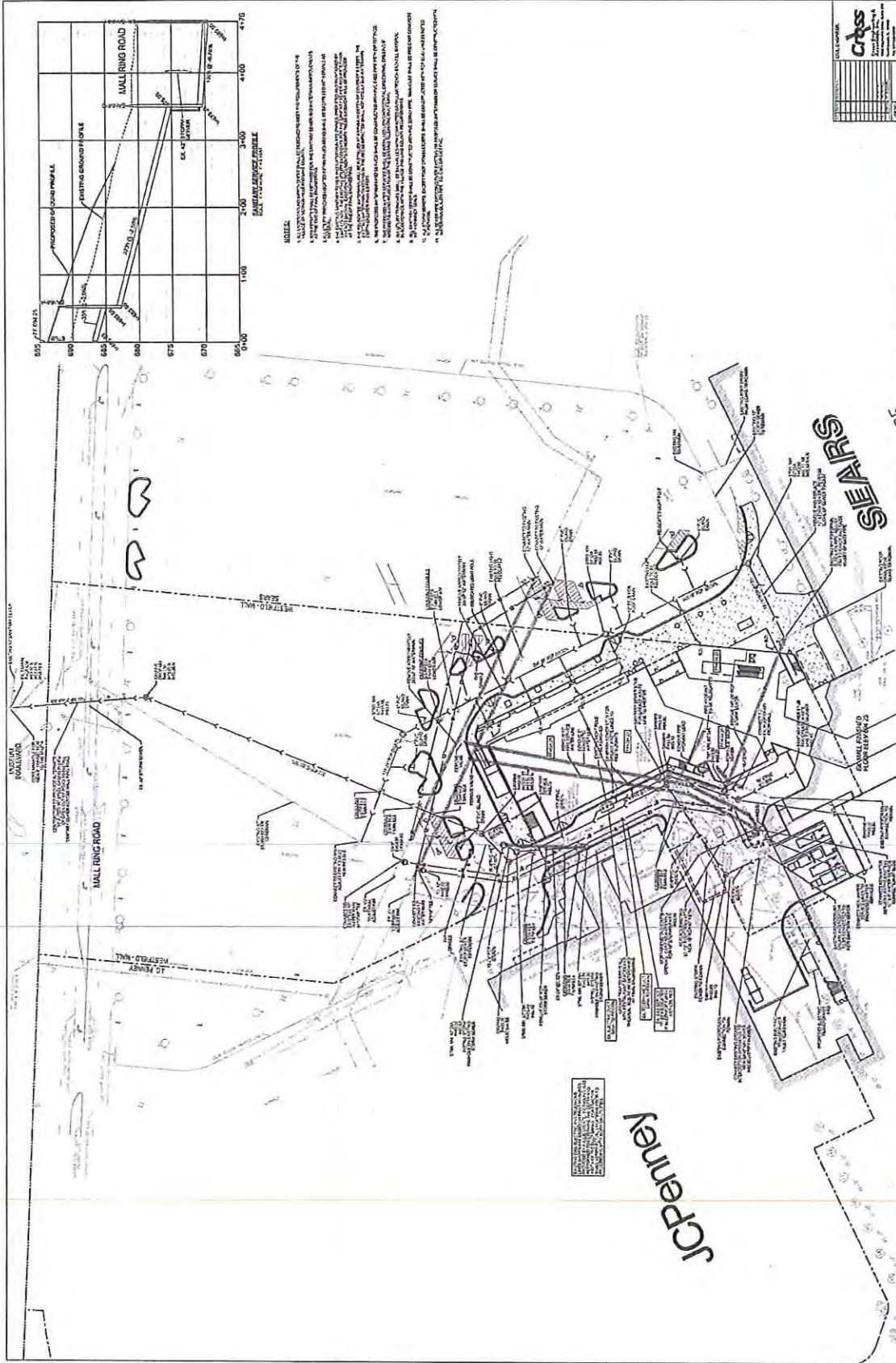
WESTFIELD HAWTHORN - SITE ENGINEERING

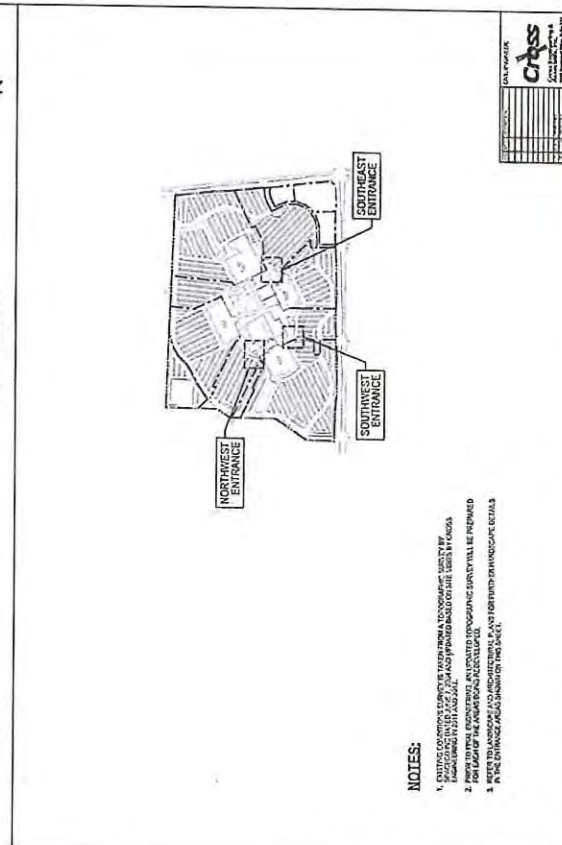
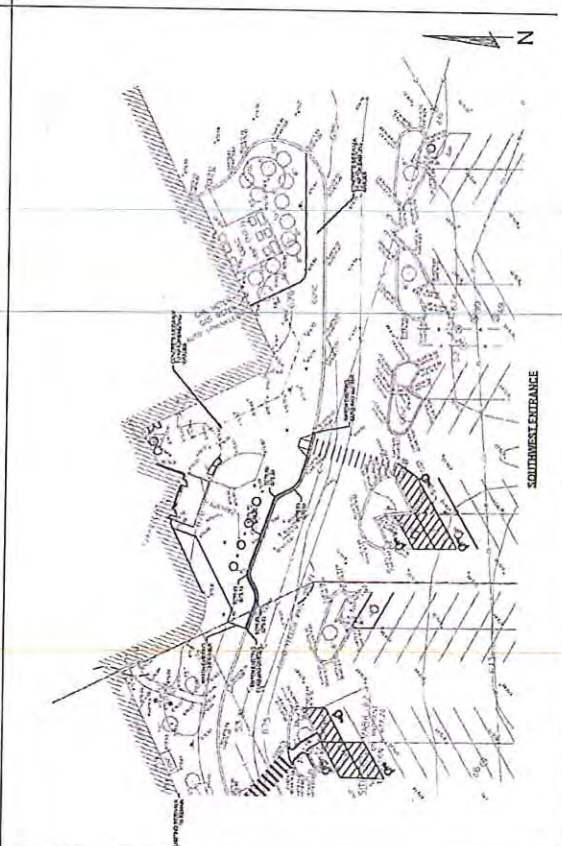
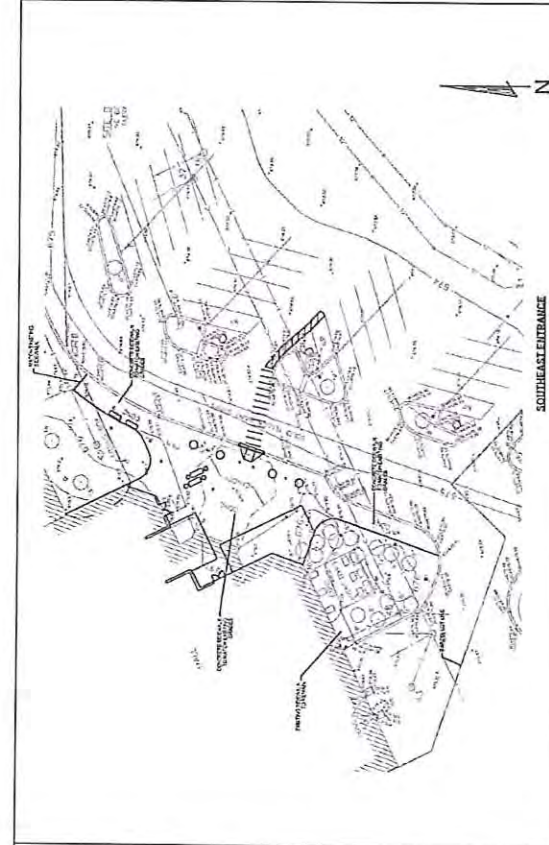
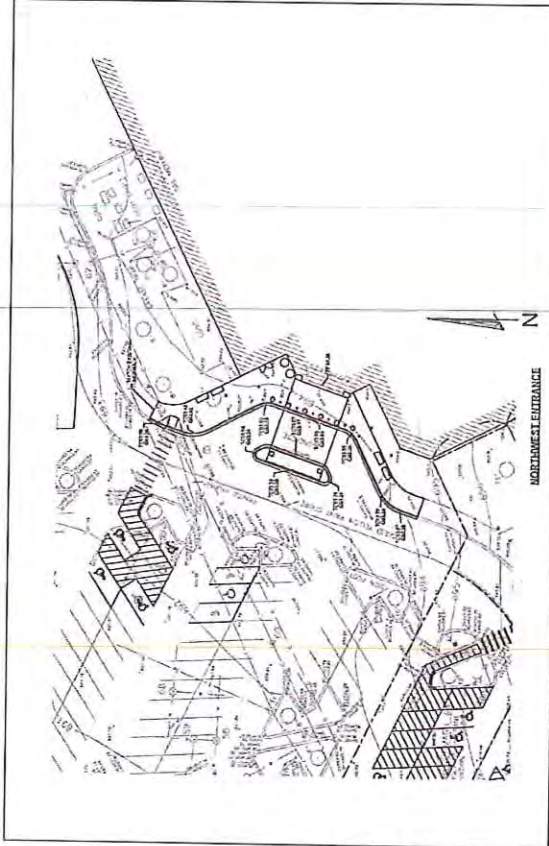
DATE 04-12-2012

C8









NOTES:

1. ALL NOTES AND DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE BUILDING OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE BUILDING OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE BUILDING OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE SPECIFIED.

DATE	BY	CHKD	APPD
12/12/2012	CT1		

Exhibit C

Variations

Pursuant to the Hawthorn Entitlement Package dated 12/12/12

1. A variation to reduce the side yard set back from 35 feet to 0 feet for the mall expansion at the northeast corner of the mall. Because the Mall was developed as a single building with property lines recorded along common walls within the structure, any expansion would require a variation.
2. A variation to increase the maximum permitted building height from 35 feet to the heights depicted in the Entitlement Package for the mall expansion space and the new mall entries. The movie theater building will be approximately 63 feet in height.
3. A variation to permit a blended parking ratio, regardless of use type, of 5.0 parking spaces per 1,000 square feet of gross leasable area for the in-line shopping mall area owned by Westfield and the four anchor spaces (Sears, Carson Pirie Scott, Macy's and JCP), as detailed in the Site Engineering Package filed with the Village.
4. A variation to Chapter 11 of the Vernon Hills Village Code permitting up to 200 amusement devices within a restaurant/beverage amusement device establishment.
5. A variation to allow food service (in addition to items such as the usual candy, popcorn and non-alcoholic drinks) within an entertainment use (Movie Theater).

Sign Variations

Pursuant to the Hawthorn Entitlement Package dated 12/12/12

- A. Manual changing copy signs (being Media Panels H2 & H3, H21 & H22) shall be permitted.

North/East Entry - Wall Signs

1. *Section 19-3(6)*: to allow the combined total size of the "Cinema Signs" (H-4, H-7 and H-8, east elevation), to be 277 square feet rather than the maximum permitted size of 150 square feet.
2. *Section 19-3(6)*: to allow a single tenant (Cinema) to have 3 wall signs on a single elevation rather than the maximum permitted number of one.
3. *Section 19-4(6)*: to allow the size of an interior window sign (H-10, Cinema, east elevation) to be 540 square feet rather than the maximum permitted size of 50 square feet.
4. *Section 19-3(6)*: to allow the size of a tenant sign (H-11a, east elevation) to be 100 square feet rather than the maximum permitted size of 49 square feet.
5. *Section 19-3(6)*: to allow the size of a tenant sign (H-11b, east elevation) to be 30 square feet rather than the maximum permitted size of 20 square feet.

6. *Section 19-3(6)*: to allow the size of a tenant sign (H-12, east elevation) to be 150 square feet rather than the maximum permitted size of 87 square feet.
7. *Section 19-3(6)*: to allow the size of a tenant sign (H-13, east elevation) to be 150 square feet rather than the maximum permitted size of 87 square feet.
8. *Section 19-3(6)*: to allow the size of a tenant sign (H-14, north elevation) to be 150 square feet rather than the maximum permitted size of 98 square feet.
9. *Section 19-3(6)a*: to allow three tenant identity signs (H-15, H-16 and H-17, east elevation) to project perpendicular from the building face which is otherwise not permitted.
10. *Section 19-3(6)*: to allow the size of the “Westfield” sign (H-1, east elevation) to be 120 square feet rather than the maximum permitted size of 30 square feet.
11. *Sections 19-3(7) & 19-3(6)*: to allow an on premise advertising sign (H-2, east elevation) which is otherwise not permitted and to allow the size to be 672 square feet rather than the maximum permitted size of 150 square feet.
12. *Sections 19-3(7) & 19-3(6)*: to allow an on premise advertising sign (H-3, north elevation) which is otherwise not permitted and to allow the size to be 672 square feet rather than the maximum permitted size of 150 square feet.
13. *Section 19-3(6)*: to allow the combined total size of the “Cinema Signs” (H-5 and H-9 north elevation), to be 259 square feet rather than the maximum permitted size of 75 square feet.

South/East Entry – Wall Signs:

1. *Section 19-3(6)*: to allow the size of the “Westfield” sign (H-18, south elevation) to be 120 square feet rather than the maximum permitted size of 91 square feet.
2. *Section 19-4(6)*: to allow the size of an interior window sign (H-23, southeast elevation) to be 193 square feet rather than the maximum permitted size of 50 square feet.
3. *Section 19-3(6)*: to allow the size of a tenant sign (H-24, south elevation) to be 169 square feet rather than the maximum permitted size of 150 square feet.
4. *Section 19-3(6)*: to allow the size of a tenant sign (H-26, south elevation) to be 100 square feet rather than the maximum permitted size of 15 square feet.
5. *Section 19-3(6)*: to allow the size of the “Cinema” sign (H-6, south elevation) to be 203 square feet rather than the maximum permitted size of 150 square feet.

South/West Entry – Wall Signs:

1. *Section 19-3(6)*: to allow the size of the “Westfield” sign (H-19, southwest elevation) to be 120 square feet rather than the maximum permitted size of 25 square feet.
2. *Sections 19-3(7) & 19-3(6)*: to allow an on premise advertising sign (H-21, southwest and southeast elevations) which is otherwise not permitted and to allow the size to be 200 square feet rather than the maximum permitted size of 150 square feet.
3. *Section 19-3(6)*: to allow the size of a tenant sign (H-27, southwest elevation) to be 100 square feet rather than the maximum permitted size of 67 square feet.
4. *Section 19-3(6)*: to allow the size of a tenant sign (H-28, southwest elevation) to be 150 square feet rather than the maximum permitted size of 56 square feet.

North/West Entry – Wall Signs:

1. *Section 19-3(6)*: to allow the size of the “Westfield” sign (H-20, northwest elevation) to be 120 square feet rather than the maximum permitted size of 25 square feet.
2. *Sections 19-3(7) & 19-3(6)*: to allow an on premise advertising sign (H-22, northwest and southwest elevations) which is otherwise not permitted and to allow the size to be 200 square feet rather than the maximum permitted size of 150 square feet.

Site Monument Sign (1 sign; SM, 1.01)

1. *Section 19-3(6)c*: To allow the size of the sign to be 65 square feet rather than the maximum permitted size of 50 square feet.

Site Pylon Signs (2 signs; SP2, 1.01 and 1.02)

1. *Section 19-3(9)b*: To allow the height of each sign to be 18’ rather than the maximum permitted height of 8’.
2. *Section 19-3(6)c*: To allow the size of each sign to be 162 square feet rather than the maximum permitted size of 50 square feet.
3. *Section 19-3(7)b*: To allow the display of 6 tenants panels on each sign rather than the maximum permitted number of 1.

Site Directional Signs (7 signs; SD 1.01, 1.03, 1.04, 1.05, 1.06, 1.07 and 1.08)

1. *Section 19-3(9)b*: To allow the height of each sign to be 8’-2” rather than the maximum permitted height of 8’.
2. *Section 19-5(3)*: To allow the size of each sign to be 43.5 square feet rather than the maximum permitted size of 3 square feet.
3. *Section 19-5(3)*: To allow the display of tenant names which is otherwise not permitted.

Traffic Directional Signs (5 signs; SD 1.02 & 1.08; TD 1.01, 1.02 & 1.03)

1. *Section 19-5(3)*: To allow the size of each sign to be 22 square feet rather than the maximum permitted size of 3 square feet.

Exhibit D

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. Compliance with Chapter 11 of the Village Code of Ordinance (Amusement Devices) except as otherwise provided herein.
3. Should, for whatever reason Dave & Buster's close, that portion of the special use permit which allows the arcade games shall expire.
4. Annual approval of outdoor dining permits for any restaurant which provides outdoor seating.
5. Approval of a new liquor license category to allow the theater to serve alcoholic beverage within the lobby and theaters or with food.
6. The proposed building materials for the property shall comply with the material samples and information prepared by Petitioner and provided at the Commission meeting.
7. 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.
8. 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.
9. 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.
10. 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.
11. Automatic changing copy signs are prohibited for any wall mounted sign.
12. 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.

13. Compliance with all ordinance and standards of the Village except as otherwise noted.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

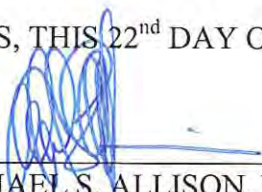
I, MICHAEL S. ALLISON, CERTIFY THAT I AM THE DULY APPOINTED VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON MARCH 19, 2013, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2013-014, AN ORDINANCE GRANTING CERTAIN APPROVALS TO WESTFIELD LLC RELATED TO THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIATIONS, AND SIGNAGE PLANS FOR THE WESTFIELD HAWTHORN SHOPPING MALL PROPERTY 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. 2013-014, 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

SEAL





MICHAEL S. ALLISON, VILLAGE CLERK

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 2013-014 AN ORDINANCE GRANTING CERTAIN APPROVALS TO WESTFIELD LLC RELATED TO THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIATIONS, AND SIGNAGE PLANS FOR THE WESTFIELD HAWTHORN SHOPPING MALL PROPERTY 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

