

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2022-121

AN ORDINANCE AMENDING ORDINANCE 2013-013 AND 2013-014 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS, RELATED TO THE DEVELOPMENT OF A RESTAURANT WITH OUTDOOR DINING ON AN OUTLOT AT THE SOUTHWEST CORNER OF MILWAUKEE AVE. AND RING RD. ON THE PROPERTY COMMONLY KNOWN AS HAWTHORN MALL, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

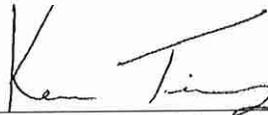
THE 15th DAY OF NOVEMBER 2022

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 15th day of November, 2022

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, 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 NO. 2022-121 AN ORDINANCE AMENDING ORDINANCE 2013-013 AND 2013-014 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS, RELATED TO THE DEVELOPMENT OF A RESTAURANT WITH OUTDOOR DINING ON AN OUTLOT AT THE SOUTHWEST CORNER OF MILWAUKEE AVE. AND RING RD. ON THE PROPERTY COMMONLY KNOWN AS HAWTHORN MALL, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM NOVEMBER 15, 2022 TO NOVEMBER 25, 2022.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 15th DAY OF NOVEMBER 2022



Notary Public



**VILLAGE OF VERNON HILLS
ORDINANCE 2022-121**

AN ORDINANCE AMENDING ORDINANCE 2013-013 AND 2013-014 TO AMEND THE SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN OTHER APPROVALS, RELATED TO THE DEVELOPMENT OF A RESTAURANT WITH OUTDOOR DINING ON AN OUTLOT AT THE SOUTHWEST CORNER OF MILWAUKEE AVE. AND RING RD. ON THE PROPERTY COMMONLY KNOWN AS HAWTHORN MALL, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Centennial Real Estate, owner of certain vacant property located at the southwest corner of Milwaukee Avenue and Ring Road (address to be assigned) within the Hawthorn Mall PUD as legally described in Exhibit A, has petitioned the Village of Vernon Hills, for the following:

1. Approval to amend Ordinance 2013-013, as amended, granting preliminary and final site plan approval, landscaping approval, and architectural approval; and
2. Approval to amend Ordinance 2013-014 as amended, authorizing revisions to a Special Use Permit granting a P.U.D. for Hawthorn Mall to allow the construction of a 11,500 square foot restaurant with outdoor dining;
3. Approval to amend Ordinance 2013-014 as amended, granting certain variations related to the Zoning Ordinance, Sign Code, and Building Code; and
4. Approval to amend Ordinance 2013-014 as amended, granting approval of a plat of resubdivision.

WHEREAS, the Planning and Zoning Commission of the Village of Vernon Hills held a public hearing, duly noticed, on October 12, 2022, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report and recommendation concerning said petition referenced herein, attached hereto as Exhibit B; and

WHEREAS, based upon the application materials and testimony provided at said hearing, the Petitioners have entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commission's report and recommendation at its Committee of the Whole meeting on November 1, 2022, found that sufficient facts were presented which, in its judgment, would justify approving an amendment to Ordinance 2013-013; authorizing site plan, landscape plan and architectural plan approvals related to the development of subject outlot; and approving an amendment to Ordinance 2013-014, authorizing revisions to a Special Use Permit granting approval of a restaurant with outdoor dining, authorizing certain variations related to the Zoning Ordinance and Sign Code, and

a plat of resubdivision. The Village Board also found that sufficient facts were presented which, in its judgment, would justify approval of certain variations related to the Building Code.

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 1. The above listed recitals are incorporated into and made part of this Ordinance.

SECTION 2. The Special Use Permit granting a Planned Unit Development for Hawthorn Mall, documented as Ordinance No. 2013-014, as amended, on the property legally described in **Exhibit A**, is hereby amended to allow the development of a restaurant with outdoor dining, pursuant to Appendix C, Zoning, of the Vernon Hills Code, as described in the application by Centennial Real Estate, dated September 27, 2022, to be developed in accordance the plans and exhibits referenced in Section 3 of this Ordinance, to be located of Lot 1 of the plat of subdivision referenced in Section 6 of this Ordinance.

SECTION 3. The Site Plan, Architectural Plans, and Landscape Plans associated with the Hawthorn Mall PUD, documented as Ordinance No. 2013-013, as amended, on the property legally described in **Exhibit A**, are hereby amended to incorporate a restaurant with outdoor dining, as described in the application by Centennial Real Estate, dated September 27, 2022, and to be developed in accordance with the following plans and exhibits, attached hereto as **Exhibit C**:

- Project narrative by Aria Group, dated August 29, 2022
- Architectural Site Plan, Elevations, and Renderings, by Aria Group, dated October 21, 2022 (8 pages)
- Preliminary engineering drawings (including photometrics), by Kimley Horn, dated March 25, 2022 (18 pages)
- Landscape plan, by Kimley Horn, dated March 25, 2022 and last revised October 21, 2022 (3 pages)

SECTION 4. The Site Plan, Architectural Plan, and Landscape Plan approval granted in Section 3 of this Ordinance are supported by variations from the Zoning Code previously incorporated in the PUD. The following additional variations from the Sign Code and Building Code are hereby approved, as illustrated on the plans and exhibits attached hereto as **Exhibit C**:

1. Building Code, Section 5-78 (Special Architectural Provisions) to permit materials not explicitly listed as approved exterior building materials;
2. Sign Code, Section 19-3 (7b), to permit a ground mounted sign for a business that does not have driveway access on a dedicated street frontage; and
3. Sign Code, Section 19-3 (9b), to permit a ground mounted sign with a total height of ten feet (10.0'), exceeding the maximum permitted height of eight feet (8.0').

SECTION 5. The Site Plan, Architectural Plan, and Landscape Plan approvals granted in Section 3 of this Ordinance are subject to the following conditions:

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer;
2. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided; and
3. Crosswalk locations shall be adjusted for consistency with the master site plan for the development.

SECTION 6. The plats of subdivision associated with the Hawthorn Mall PUD, documented within Ordinance No. 2013-013, as amended, shall incorporate the following additional plat, attached hereto as **Exhibit D**, with the development described in Sections 2-5 of this Ordinance to occur on Lot 1 of said plat:

- Final Plat of Subdivision for Hawthorn Center Resubdivision No. 1, prepared by Compass Surveying Ltd., dated February 28, 2019, and last revised May 24, 2022 (4 pages)

SECTION 7. The plat of subdivision approved in Section 6 of this Ordinance is subject to the following condition of approval:

1. The parcel line between Lots 2 and 3 may be modified, or removed to create a single consolidated lot, subject to the review and approval of the Village Staff, provided that no lot shall be less than forty thousand (40,000) square feet in total area.

SECTION 8. Those elements of Ordinances 2013-013 and 2013-014, and subsequent amendments thereto, not explicitly amended by this Ordinance No. 2022-121 are hereby reaffirmed.

SECTION 9. 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 10. 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 11. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto, which are incorporated herein by reference, are binding on all successors and assigns of the Petitioners and the owners of the property legally described herein.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 13. ORDINANCE NUMBER. This Ordinance shall be known as Ordinance Number 2022-121.

Adopted by roll call vote as follows:

AYES: 5 – Schenk, Marquardt, Forster, Oppenheim, Chairman Pro Tem Koch

NAYS: 0 – None

ABSENT AND NOT VOTING: 2 – Byrne, Takaoka


Thom Koch Jr., Chairman Pro Tem

PASSED: 11/15/2022

APPROVED: 11/15/2022

ATTEST: 11/15/2022

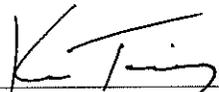

Kevin Timony, Village Clerk



EXHIBIT A

Legal Description – Ordinance 2022-121 (Restaurant Outlot Parcel, address to be assigned)

SUBJECT PROPERTY LEGAL DESCRIPTION (PENDING APPROVAL & RECORDING):

LOT 1 OF HAWTHORN CENTER RESUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

HAWTHORN MALL LEGAL DESCRIPTION BEGINS ON FOLLOWING PAGE

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN HAWTHORN CENTER SUBDIVISION, 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 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2 (EXCEPTING THAT PART OF SAID LOT 2 CONVEYED TO J.C. PENNY PROPERTIES INC., BY DEED DATED JUNE 26, 1997 AND RECORDED JULY 10, 1997 AS DOCUMENT NO. 3991225, DESCRIBED AS FOLLOWS):

COMMENCING AT THE NORTHEAST CORNER OF LOT 6 IN SAID HAWTHORN CENTER, BEING ALSO A CORNER OF SAID LOT 2; THENCE SOUTH 03 DEGREES, 53 MINUTES, 56 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 6, A DISTANCE OF 267.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES, 41 SECONDS 04 MINUTES EAST, A DISTANCE OF 323.15 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 253.50 FEET; THENCE SOUTH 27 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 67.00 FEET; THENCE NORTH 27 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 88.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTHERLY ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING SEVEN (7) COURSES:

NORTH 27 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 47.02 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 81.08 FEET;
SOUTH 72 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 16.97 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 38.00 FEET;
NORTH 17 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 16.97 FEET;
NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 96.02 FEET;
NORTH 03 DEGREES, 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 324.14 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PERMANENT TAX NO.: 11-33-401-020

PARCEL 2:

LOT 7 IN HAWTHORN CENTER SUBDIVISION, 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 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2, IN LAKE COUNTY, ILLINOIS.

PERMANENT TAX NO.: 11-33-401-004

PARCEL 3:

THAT PART OF LOT 6 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 1866654 IN BOOK 62 OF PLATS, PAGES 1 AND 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREE, 38 MINUTES, 22 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 354.00 FEET TO A CORNER OF SAID LOT 6, BEING ALSO THE NORTHWEST CORNER OF LOT 2 IN SAID HAWTHORN CENTER; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING TWO (2) COURSES:

SOUTH 45 DEGREES, 08 MINUTES, 22 SECONDS EAST, A DISTANCE OF 172.78 FEET; SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 515.00 FEET AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC, HAVING A LENGTH OF 11.08 FEET AND A BEARING OF SOUTH 46 DEGREES, 50 MINUTES, 36 SECONDS WEST; THENCE SOUTH 64 DEGREES, 58 MINUTES, 01 SECOND EAST, A DISTANCE OF 137.66 FEET; THENCE NORTH 05 DEGREES, 00 MINUTE, 07 SECONDS WEST, A DISTANCE OF 36.26 FEET; THENCE SOUTH 64 DEGREES, 58 MINUTES, 01 SECOND EAST, A DISTANCE OF 552.72 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 7.23 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID ARC, HAVING A LENGTH OF 7.23 FEET AND BEARING OF SOUTH 04 DEGREES, 16 MINUTES 41 SECONDS WEST; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 31.82 FEET AND A BEARING OF SOUTH 33 DEGREES, 10 MINUTES, 04 SECONDS EAST; THENCE SOUTH 72 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 31.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 17.15 FEET AN ARC DISTANCE OF 13.47 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 13.13 FEET AND A BEARING OF NORTH 84 DEGREES, 48 MINUTES, 56 SECONDS EAST; THENCE NORTH 62 DEGREES, 18 MINUTES, 56 SECONDS EAST, A DISTANCE OF 60.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 THE FOLLOWING NINE (9) COURSES:

SOUTH 27 DEGREES, 41 MINUTES, 04 SECONDS EAST, A DISTANCE OF 24.60 FEET; SOUTH 62 DEGREES, 18 MINUTES, 56 SECONDS WEST, A DISTANCE OF 78.00 FEET; NORTH 72 DEGREES, 41 MINUTES, 04 SECONDS WEST, A DISTANCE OF 71.42 FEET; SOUTH 61 DEGREES, 47 MINUTES, 22 SECONDS WEST, A DISTANCE OF 56.74 FEET TO A POINT OF CURVATURE; WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 85.71 FEET AN ARC DISTANCE OF 43.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC, HAVING A LENGTH OF 42.96

FEET AND BEARING OF SOUTH 76 DEGREES 18 MINUTES, 08 SECONDS WEST;
NORTH 89 DEGREES, 11 MINUTES, 04 SECONDS WEST, A DISTANCE OF 38.41 FEET;
NORTH 03 DEGREES, 23 MINUTES, 23 SECONDS WEST, A DISTANCE OF 92.07 FEET;
NORTH 64 DEGREES, 58 MINUTES, 01 SECOND WEST, A DISTANCE OF 545.28 FEET;
NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A
RADIUS OF 515.00 FEET AN ARC DISTANCE OF 28.85 FEET TO THE PLACE OF
BEGINNING, THE CHORD OF SAID ARC, HAVING A LENGTH OF 28.85 FEET AND A
BEARING OF NORTH 44 DEGREES, 37 MINUTES, 19 SECONDS EAST, IN LAKE
COUNTY, ILLINOIS, AS CONVEYED BY QUIT CLAIM DEED DATED JUNE 26, 1997
AND RECORDED JULY 10, 1997 AS DOCUMENT NO. 3991224 FROM J.C. PENNEY
PROPERTIES, INC., A DELAWARE CORPORATION ("GRANTOR"), TO LASALLE
NATIONAL TRUST N.A., NOT PERSONALLY, BUT AS SUCCESSOR TRUSTEE UNDER
THAT CERTAIN TRUST AGREEMENT DATED MARCH 1, 1971 AND KNOWN AS
TRUST NO. 41999 ("GRANTEE").

PERMANENT TAX NO.: 11-33-401-019

EXHIBIT B

Planning and Zoning Commission Report

Ordinance 2022-121 (Restaurant Outlot Parcel, address to be assigned)

Planning and Zoning Commission
October 12, 2022
 7:30 p.m.

I. Call to Order and Roll Call

Chairman Morris called the meeting to order at 7:30PM.

Attendance: Chairman Morris, Commissioners Cotton, Hezner, Mulcrone, and Heidner. A quorum was established.

Also attending: Andrew Jennings, Director of Community Development, and Recording Secretary Heavrin.

II. Public Hearing

Chairman Morris called for the opening of the following public hearing:

1. **Case #2022-012** being a petition filed by Margarita Shvets, dba Vernon Hills Montessori Academy, requesting approval of a Special Use Permit to allow a day care facility, pursuant to Articles 15, 18 and 21 and Section 21.6 of Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, to be located on the property described below:

Subject Property: 536 Atrium Drive, Units A and B, Vernon Hills Illinois, 60061, Zoned OR&D, Office, Research and Development.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Margarita Shvets, dba Vernon Hills Montessori Academy
 Robert Zgonena, Atrium Business Park LLC

The petitioner is requesting a special use, a zoning variation, and site plan / landscape plan / architectural approval to establish a day care facility within an existing office building. The proposal includes a 1200 sq ft outdoor play area attached to an indoor play area. The school has been located in the Congregation Or Shalom building (21 W. Hawthorn Parkway) for approximately 10 years, and is licensed for 53 students.

There is a fence proposed to the west of the unit to enclose the outdoor play area. Day care facilities are required to have a minimum of one parking space per 200 square feet of floor area. Based on a building size of 8,000 square feet, 40 parking spaces are required at this location. The location has adequate parking for the use. No changes are proposed to the existing building, lighting and signage.

Discussions took place regarding the following items noted in the staff report:

1. Existing landscaping that should be removed to accommodate the play area and attention to removing trees in the center of the play area should be addressed.
2. Additional lighting option for the parking area adjacent to the entrance.

3. Regrading of the play area might impact the foundation of the building.
4. Play equipment should be placed far enough south of the wall to discourage climbing due to the drop off at the loading dock.
5. An alternative fence style that is more difficult to climb should be considered (aluminum wrought iron style fence).

Commissioners expressed safety concerns, thereby requesting that the police and building departments review the plans regarding accessible paths, general security for the school, and the plan for shared use of common areas. Commissioner Hezner wanted to make sure the area is big enough for the special use request. Margarita Shvets confirmed it sufficed and was bigger than her previous space. The consensus of the Commission was that the project should return for additional Commission discussion if the modifications required by the staff review affected the scope of the petition.

PUBLIC NOTICE

Public notices were sent out and no responses were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke, therefore, public comment was closed.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion was made relating to the petition that the proposal meets the standards for a Special Use, Variations, Site Plan, Landscaping and Appearance Approval.

Recommend Approval of a Special Use for A Daycare Facility, for the property located at 536 Atrium Drive, Vernon Hills, Illinois, as required by Section 15.3 (Special Uses in the OR&D District), Article 18 (Special Use Standards), and Section 21.6 (Special Use Procedures), as described in the application by Margarita Shvets dba Vernon Hills Montessori Academy, received September 15, 2022, to be developed in accordance with the following plans and exhibits:

- Site plan (partial, illustrating playground location)
- Survey (partial, illustrating playground location)
- Floor plan

And with the following conditions of approval:

1. The petitioner shall install additional lighting for the parking area if it is determined that the existing light level is not adequate for the proposed daycare use;
2. The petitioner shall provide documentation to demonstrate that the foundation of the building is an adequate depth following the regrading of the play area;
3. The fence style shall be modified to discourage climbing, such as a wrought iron style fence;
4. Play equipment shall be placed to discourage climbing of the loading dock wall;

5. The floor plan shall be reviewed by the police department, and modified as needed to ensure adequate security of interior and exterior entrances to the school unit;
6. The floor plan and existing condition of the building and site shall be reviewed to ensure compliance with accessibility requirements; and
7. Modifications to the floor plan and site plan resulting from the security and accessibility reviews that cause a material/substantive change to the plans associated with the petition shall be referred back to the Commission for additional review.

Second by Commissioner Mulcrone

AYES: 4 – Mulcrone, Cotton, Hezner, Chairman Morris

NAYS: 1 – Heidner

ABSENT: 0 – None

Motion approved.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion regarding Section 4.8 with regards to fences, allows the petitioner to construct the said fence at a distance of 46.0' from the property line (maximum 12" permitted).

Recommend Approval of the following variations from Appendix C, Zoning, for the property located at 536 Atrium Drive, Vernon Hills, Illinois, as required by Section 21.5 (Variations), as described in the application by the application by Margarita Shvets dba Vernon Hills Montessori Academy, received September 15, 2022.

1. Section 4.8, Fences, to allow a fence to be constructed at a distance of 46.0' from the property line (maximum 12" permitted).

And with the following condition of approval:

1. The fence style shall be modified to discourage climbing, such as a wrought iron style fence.

Second by Commissioner Heidner

AYES: 5 – Hezner, Cotton, Heidner, Mulcrone, Chairman Morris

NAYS: 0 – None

ABSENT: 0 – None

Motion approved.

DCD Jennings communicated the next steps leading to the ordinance. Commissioner Hezner explained his hesitancy of the fence location but recognizes the facility usage does not work without the fence in place.

THE PUBLIC HEARING WAS CLOSED BY A VOICE VOTE AT 8:28 PM.

III. Public Hearing

Chairman Morris called for the opening of the following second public hearing:

2. **Case #2022-003** being a petition filed by Daniel Grove, Kimley-Horn and Associates, on behalf of Centennial Real Estate, property owner, requesting: (1) amendments to Ordinance 2013-014 (as amended) to revise the Hawthorn Mall PUD granting variations to the Zoning Code and Sign Code, and to allow for the subdivision of the property described below; and (2) amendments to Ordinance 2013-013 (as amended) to revise the site plan, landscape plan, and architectural plans associated with the Hawthorn Mall PUD to facilitate construction of restaurant on the property described below, in accordance with Appendix C, Zoning, of the Village of Vernon Hills Code of Ordinances, Section 4.12, Section 13.3, Article 18, Section 21.5 and 21.6, and Chapter 19, Sign Code, Section 19.3.

Subject Property: 750 Hawthorn Row, Vernon Hills, IL, 60061, zoning B-1, General Business District. Property is located at the southwest corner of Milwaukee Avenue and Ring Road.

ALL PERSONS PROVIDING TESTIMONY WERE SWORN IN

Sam Whitebread, Centennial Real Estate

Brian Zielensky, Aria Architect

Daniel Grove, Kimley-Horn

Alex Turney, Kimley-Horn

The petitioner requested amendments to the existing Hawthorn Mall Planned Unit Development to facilitate the construction of an 11,500 sq ft restaurant with a 1,000 sq ft patio. The proposal includes the resubdivision of a 5 acre outlot located at the southwest corner of Ring Road and Milwaukee Avenue. The proposed restaurant will occupy the northernmost of the three new lots (102,107 sq ft, 2.34 acres). The restaurant will have a total of 339 seats (291 indoor and 48 on the patio), and 60 employees on a peak shift. The restaurant will be open for dinner every day, and is anticipating lunch service on Fridays.

It is required for restaurants to have a minimum of one parking space per every 2 seats and an additional stall for every 2 employees (200 total stalls based on the description of the restaurant provided). The proposed quantity of 138 stalls would be below the minimum requirement in the code, but within the planned unit development a flat ratio of 4.16 stalls per 1000 sq ft of non-residential applies.

The landscape plan incorporates a variety of shade trees, ornamental trees (serviceberries), evergreen shrubs, deciduous shrubs, perennials and decorative grasses. The area along Milwaukee would consist of decorative grass and big blue lilyturf (tufts of grass with spikes of purple/blue flowers). The building area would be planted with a mix of hydrangea, grasses, and spirea. The landscape plan ends abruptly at the south property line.

There are existing sidewalks on all three sides of the site. The plan shows pedestrian ramps pointing west on each side of driveway, however, it was recognized that single crossing, subject to final engineering review, may be more appropriate.

The primary exterior material is a precolored wall tile. This material is broken up by a mix of storefront glazing and backlit metal screens. There is a covered patio on the north elevation that will connect to an interior bar area with a movable partition wall.

The rooftop mechanicals will be screened by a parapet. Pole lights mounted at a height of twenty feet (20') will be located along the perimeter of the lot. Two taller lights mounted at a height of thirty three feet (33.0') will be located at in the parking area to the south of the building. The plan includes bollard lighting near the port cohere.

Signs have not been finalized, but locations and sizes of the signs have been identified on the elevations. The monument sign height will require a new variation from the sign code to be included in the PUD along with, possibly, the logo proportions.

Discussions took place regarding the following items from the staff report.

1. Trash enclosure door material
2. Design intention of the design for the south end of the parking lot, addressing striping for parking stalls
3. Location of valet parking area
4. Interim landscape plan along the south property line
5. Elimination of a pedestrian ramp, selecting a single crossing location
6. Parapet height

The Commission had concerns related to landscaping along Milwaukee Avenue. Chairman Morris requested that the petitioner revise the plan to improve the screening of headlights in the parking aisle along Milwaukee Avenue.

The Commission also discuss a concern regarding crosswalk locations. The petitioner agreed to review the master plan for crosswalks with the Village as the Phase I, Phase II, and outlot plans. Crosswalks would be located to provide safe and convenient crossings, connecting outlots to the access points for shared parking and discouraging midblock crossings.

The Commission requested clarification regarding the valet operation. Commissioner Heidner was concerned that parking directly on the restaurant parcel was limited, and that allowing valet on the parcel would reduce the stalls available to non-valet customers. The petitioner addressed the concern during by stating that the valet provider would develop an efficient layout to reduce the number of stalls used, and noting that the shared parking within the Phase I building garage was convenient.

Commission Hezner and Commissioner Mulcrone requested that the petitioner the elevations to extend the design features from the north and west elevations to the southeast corner of the building. The petitioner agreed.

Chairman Morris requested additional detail regarding the proposed windscreen. The petitioner indicated that it would be complementary to the building elevations, and allow the patio area to be used several additional months each year.

PUBLIC NOTICE

Public notices were sent out and no responses were received.

THE HEARING WAS OPENED FOR PUBLIC COMMENT

No one from the public spoke, therefore, public comment was closed.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion was made regarding the proposal meeting the standards for an amendment to Ordinance No. 2013-13.

Recommend Approval to Amend Ordinance No. 2013-13, as amended to revise the site plan, landscape plan, and architectural plans associated with the Hawthorn Mall PUD to facilitate the construction of a restaurant with outdoor dining, for the property located at 750 Hawthorn Row, Vernon Hills, Illinois, as required by Section 13.3 (Special Uses in the B-1 District), and Section 4.12 (Site Plan Review), as described in the application by Centennial Real Estate, dated September 27, 2022, as illustrated on the following exhibits:

- Project narrative by Aria Group, dated August 29, 2022
- Architectural Site Plan, Elevations, and Renderings, by Aria Group, dated August 9, 2022
- Preliminary engineering drawings (including landscape plan and photometrics), by Kimley-Horn, dated March 25, 2022

And with the Following Conditions of Approval:

1. The development shall comply with all requirements pertaining to site grading. The petitioner shall provide a site grading plan at the time of permit application that is subject to review and approval by the Village Engineer;
2. The materials illustrated on the building elevation plans are subject to approval of a waiver from the requirements of Section 5-78 (Special Architectural Provisions);
3. The development shall comply with all ordinances and standards of the Village except as may otherwise be provided;
4. Crosswalk locations shall be adjusted for consistency with the master site plan for the development;

5. The patio windscreen shall be a solid color complementary to the building materials;
6. The southeast corner of the building shall be modified to include additional design elements featured on other portions of the building; and
7. The landscape plan shall be reviewed and revised as needed to improve screening of headlights along Milwaukee Avenue.

Second by Commissioner Cotton

AYES: 5 – Cotton, Mulcrone, Hezner, Heidner, Chairman Morris

NAYS: 0 – None

ABSENT: 0 – None

Motion approved.

Chairman Morris stated before the Commission that there is a standing motion to recommend approval. The following motion was made regarding the proposal meeting the standards for an amendment to Ordinance No. 2013-14.

Recommend Approval to Amend Ordinance No. 2013-014, as amended, to revise the Special Use Permit for the Hawthorn Mall Planned Unit Development, for the property located at 750 Hawthorn Row, Vernon Hills, Illinois, as required by Section 13.3 (Special Uses in the B-1 District), as described in the application by Centennial Real Estate, dated September 27, 2022, including the following actions:

- a. Incorporate any additional variations to the zoning code and sign code as may be needed to facilitate the development of the restaurant; and
- b. Approve the Final Plat of Subdivision for Hawthorn Center Resubdivision No. 1

As illustrated on the following exhibits:

- Project narrative by Aria Group, dated August 29, 2022
- Architectural Site Plan, Elevations, and Renderings, by Aria Group, dated August 9, 2022
- Preliminary engineering drawings (including landscape plan and photometrics), by Kimley Horn, dated March 25, 2022
- Final Plat of Subdivision for Hawthorn Center Resubdivision No. 1, prepared by Compass Surveying Ltd., dated February 28, 2019, and last revised May 24, 2022

Second by Commissioner Hezner

AYES: 4 – Cotton, Mulcrone, Hezner, Chairman Morris

NAYS: 1 – Heidner

ABSENT: 0 – None

Motion approved.

Commissioner Heidner stated from his view, that there was no need for the south sign and the two signs at the west elevation points.

THE PUBLIC HEARING WAS CLOSED BY A VOICE VOTE AT 9:14 PM.

IV. Approval of the September 28, 2022 Planning & Zoning Commission minutes

Chairman Morris motioned, second by Commissioner Heidner to approve the minutes of the September 28, 2022 Planning & Zoning meeting.

All in favor vote.

Commissioner Cotton abstained from the vote.

Motion was unanimously approved.

V. Development Review

DCD Jennings updated the Commissioners on Village Board items, noting that Carson's Phase 2 will be on the Committee of the Whole Board Agenda for October 18, 2022. He added that Urban Air has applied for a special use permit located at 413 Milwaukee Avenue, Portillo's and Chick-Fil-A have applied for drive-through modifications and the water reservoir project at White Deer Run has been delayed. He also said that Belle Tire will be the next item for the Planning and Zoning meeting taking place in November.

VI. General Public Comments

There were no comments.

VII. Adjournment

With no further items on the agenda, Chairman Morris motioned, second by Commissioner Cotton, to adjourn the meeting.

All in favor vote.

Motion was unanimously approved.

The meeting adjourned at 9:22PM.

Respectfully submitted,

Andrew Jennings
Director of Community Development

Distribution:
President and Board of Trustees
Village Manager/Village Clerk
Commission Members

11/16/2022
Approval Date


Chairperson Morris

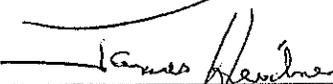

Secretary Heidner

EXHIBIT C

Plans and Exhibits

Ordinance 2022-121 (Restaurant Outlot Parcel, address to be assigned)

Project Narrative

August 29, 2022

Re: Future Restaurant
Milwaukee Outlot #1, Hawthorn Mall
Vernon Hills, IL 60061

Site Location:

The property is located in the Village of Vernon Hills at Hawthorn Mall's Outlot #1 which is at the Southwest corner of Milwaukee Avenue and Ring Drive. The site is currently a parking outlot for Hawthorn Mall.

Proposed Restaurant Services:

Award winning, upscale steakhouse serving steaks, seafood, and chops within a modern, fine dining atmosphere.

Restaurant Hours of Operation:

- Mon – Thurs 4pm to 10pm
- Fri 10:30am to 10pm
- Sat 4pm to 10pm
- Sun 4pm to 9pm

Staffing:

- Number of employees per shift: 60
- Number of employees total: 85

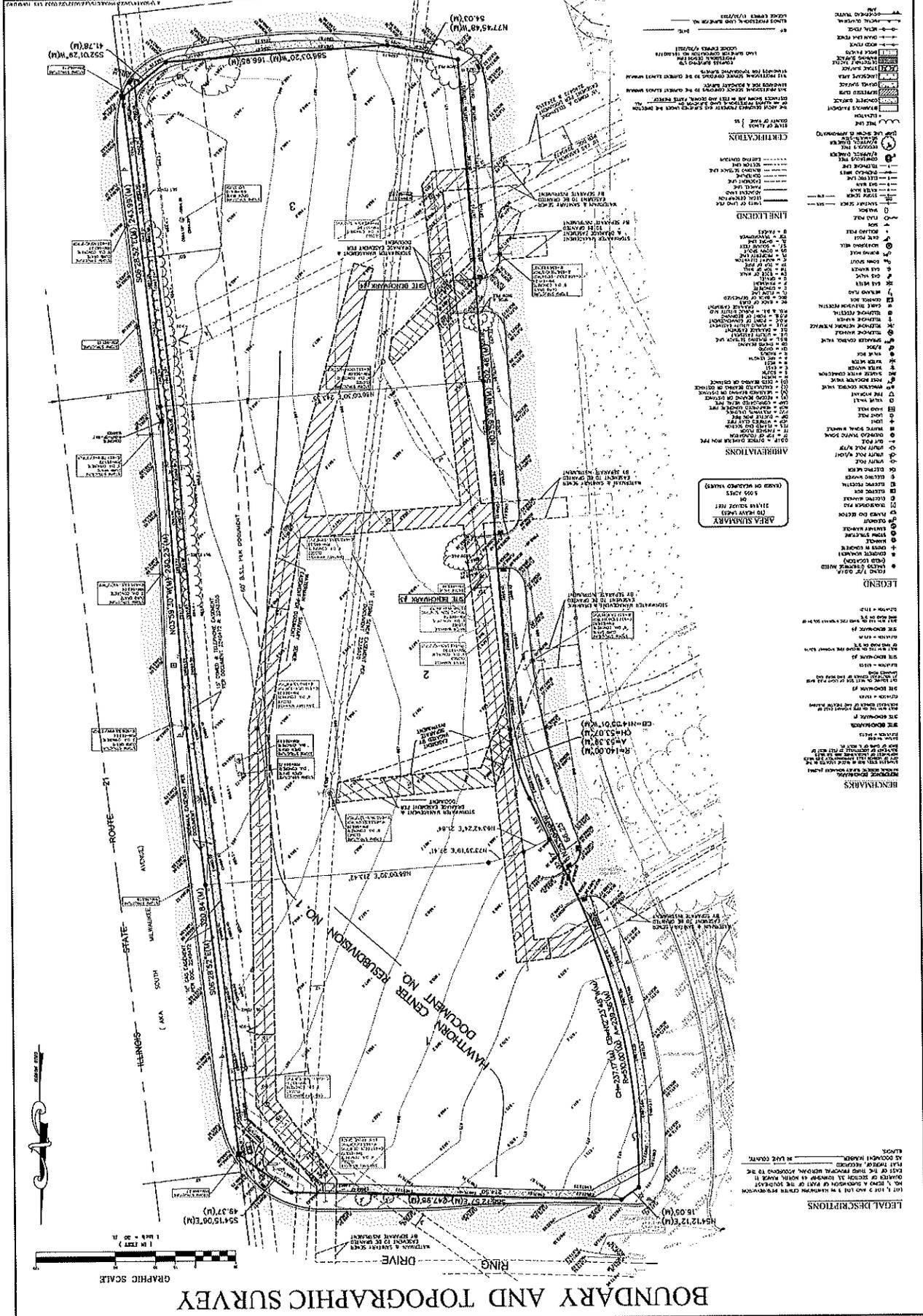
Proposed Building:

- The proposed restaurant is a one-story, slab on grade, freestanding building approximately 12,500 SF (11,500 SF interior, 1,000 SF patio).
- The building height is 29'-10" at the tallest volume; 26'-4" at the parapets.
- The restaurant will have a total of 339 seats (291 interior, 48 patio). The entry of the building is on the West, the bar and patio to the North, main dining and private dining rooms in the center of the space, and the kitchen to the South.
- The exterior of the building is a modern style in keeping with the restaurant's brand image. The materials are mostly a white/creme colored large format tile and storefront with steel accents and backlit decorative metal screens providing some depth and texture. EIFS is only used behind the decorative metal screens.
- The West façade is the drop off porte cochere (15'-0" to underside), valet, and entry to the building. The large glass volume anchors the bar on this façade adjacent to the patio. Glass and backlit metal screens adorn the remainder of this façade.
- The North side of the building includes a patio surrounded with a planter box low wall and storefront doors for egress. Wind/solar screens are provided for patron comfort. Two fire places provide ambiance and warmth. An operable partition opens up to the interior bar to connect the two spaces.
- The East façade has portions of storefront and backlit metal screens at the private dining rooms.
- The South façade is mainly for deliveries and the back of house area of the restaurant.
- Full landscape and landscape lighting will surround the building.

Construction is expected to begin for the building in the spring of 2023 upon pad delivery.

Thank you,

Brian Zielinski, AIA
Project Manager
Aria Group Architects, Inc.
O: 708.445.8400
M: 847.894.2785



BOUNDARY AND TOPOGRAPHIC SURVEY

Kimley-Horn
 301 NORTH WISCONSIN STREET
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414.224.1100
 FAX: 414.224.1101
 WWW.KIMLEY-HORN.COM

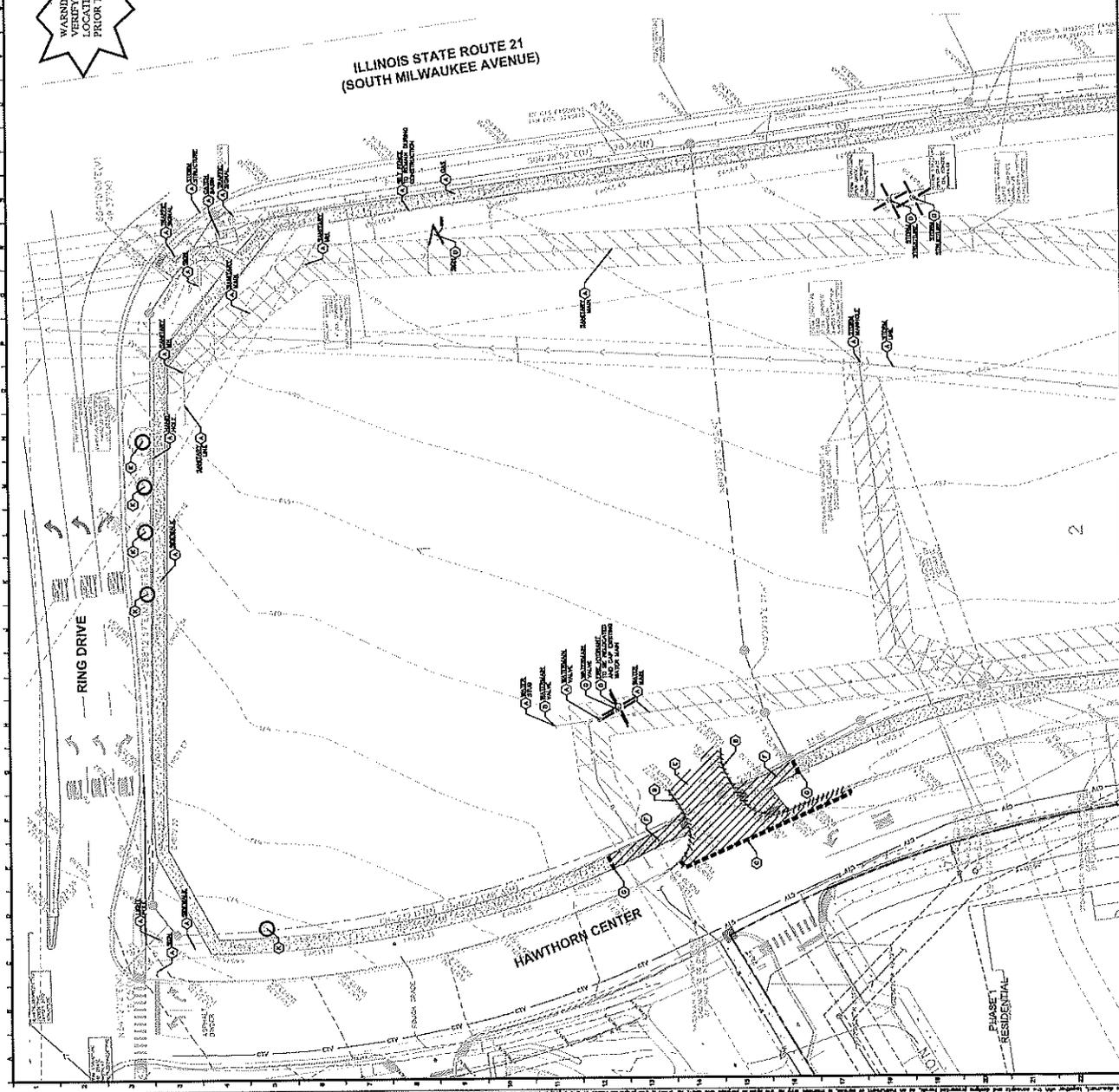
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 11/22/21
 REVISIONS:

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING IMPROVEMENTS TO THE UTILITIES, PAVING, AND AIR CONDITIONING.
2. CONTRACTOR TO REMOVE AND DEMOLISH ALL EXISTING BUILDINGS AND STRUCTURES TO BE DEMOLISHED AS SHOWN ON THIS PLAN. ALL DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
3. ALL DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL UTILITIES, PIPES, AND STRUCTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. ANY OBSTRUCTIONS TO ACCESS SHALL BE IMMEDIATELY REMOVED.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED ON THIS PLAN.
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DEMOLITION LEGEND

- ① TO BE DEMOLISHED (EXISTING CONSTRUCTION)
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- ③ TO BE DEMOLISHED (EXISTING UTILITIES)
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- ㊿ TO BE DEMOLISHED (NEW CONCRETE)





DATE 03/25/22
DRAWN BY
CHECKED BY
APPROVED BY

Kimley-Horn
INCORPORATED
1000 N. MILWAUKEE AVENUE
MILWAUKEE, WI 53233
TEL: 414.381.1000
WWW.KIMLEY-HORN.COM

| NO. | DATE | REVISIONS |
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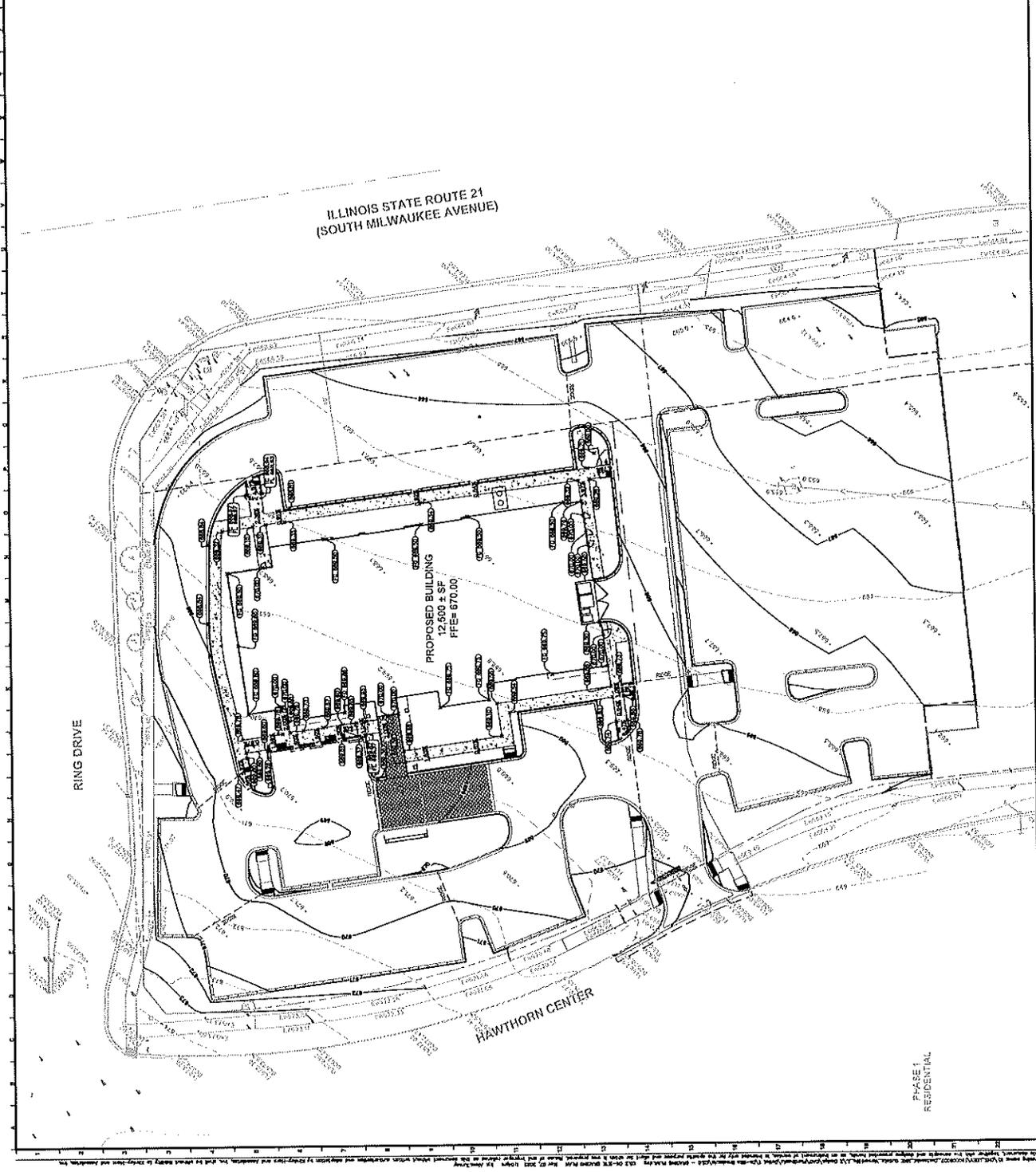
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GRADING LEGEND

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| MC | MINOR ELEVATION |
| MA | MAJOR ELEVATION |
| PS | PROPOSED GRADE |
| PC | PROPOSED CURBLINE |
| PC | PROPOSED CURBLINE |
| SL | SLOPE LINE |
| SL | SLOPE AND FLOW DIRECTION |
| SL | 100-YEAR OVERLAND OVERFLOW ROUTE |
| SL | ELEVATION MARK FOR WALK IMPROVEMENT |
| SL | PROPOSED SIDEWALK |
| SL | PROPOSED RETAINING WALL |
| SL | REVISIONS WITH CURB AND GUTTER |
| SL | ACCESSIBLE WALKWAY |
| SL | BY MAP (SEE DETAILS) |

- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND ELEVATIONS ON THE SITE AND TO VERIFY THE CORRECTNESS OF ANY DIMENSIONS FROM THE EXISTING RECORD PLANS.
 - ALL PAVEMENT SPOTS SHALL BE FINISHED TO THE ELEVATIONS SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
 - ALL EXISTING DRAINAGE STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL NEW DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
 - NO EXISTING SLOPE SHALL BE GREATER THAN 3% UNLESS OTHERWISE NOTED. ALL EXISTING SLOPES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - ALL EXISTING CURBS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL NEW CURBS SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
 - ALL EXISTING GUTTERS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL NEW GUTTERS SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
 - ALL EXISTING UTILITY LINES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL NEW UTILITY LINES SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
 - ALL EXISTING ELEVATIONS AT THE PROPERTY BOUNDARY SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



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STANDARD DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

CONCRETE PAVEMENT SECTION

CONCRETE SIDEWALK

TRAFFIC FLOW ARROW

TYPICAL HANDICAP STRIPING

PAINTED CROSSWALK DETAIL

TRUNCATED CONE SECTION AND DETAIL

CONCRETE COLLAR

WHEEL STOP DETAIL

STOP BAR

STOP SIGN

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PHOTOMETRICS NOTES

1. TARGET ILLUMINATION VALUES ARE BASED ON APPROXIMATE SECTION OF THE VERMION HILLS ZONING ORDINANCE AND ILLUMINATION REQUIREMENTS WILL BE IN ACCORDANCE WITH THE ILLINOIS ILLUMINATION CODE AND STANDARDS FOR ILLUMINATION (IIC).
2. ALL ILLUMINATION VALUES SHOWN ON THESE PLANS TABLES ARE IN FOOT-CANDELA PER SQUARE FOOT (FC/FS).
3. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED EXTERIOR LIGHTING AND ALL LIGHT FIXTURES ARE ASSUMED TO BE MOUNTED ON THE BUILDING EXTERIOR.
4. ANY DEVIATION FROM EXISTING EXTERIOR LIGHTING REQUIREMENTS IN THIS EXHIBIT WILL BE NOTED BY THE CITY ENGINEER.
5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED EXTERIOR LIGHTING AND ALL LIGHT FIXTURES ARE ASSUMED TO BE MOUNTED ON THE BUILDING EXTERIOR.
6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND HEIGHT OF LIGHT POLES, MANUFACTURER, AND LIGHTING FIXTURES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY EXACT LOCATION AND HEIGHT OF LIGHT POLES, MANUFACTURER, AND LIGHTING FIXTURES PRIOR TO CONSTRUCTION.
8. ALL FIXTURES TO BE INSTALLED HORIZONTALLY WITH ZERO DEGREE OF TILT.

TARGET ILLUMINATION LEVELS

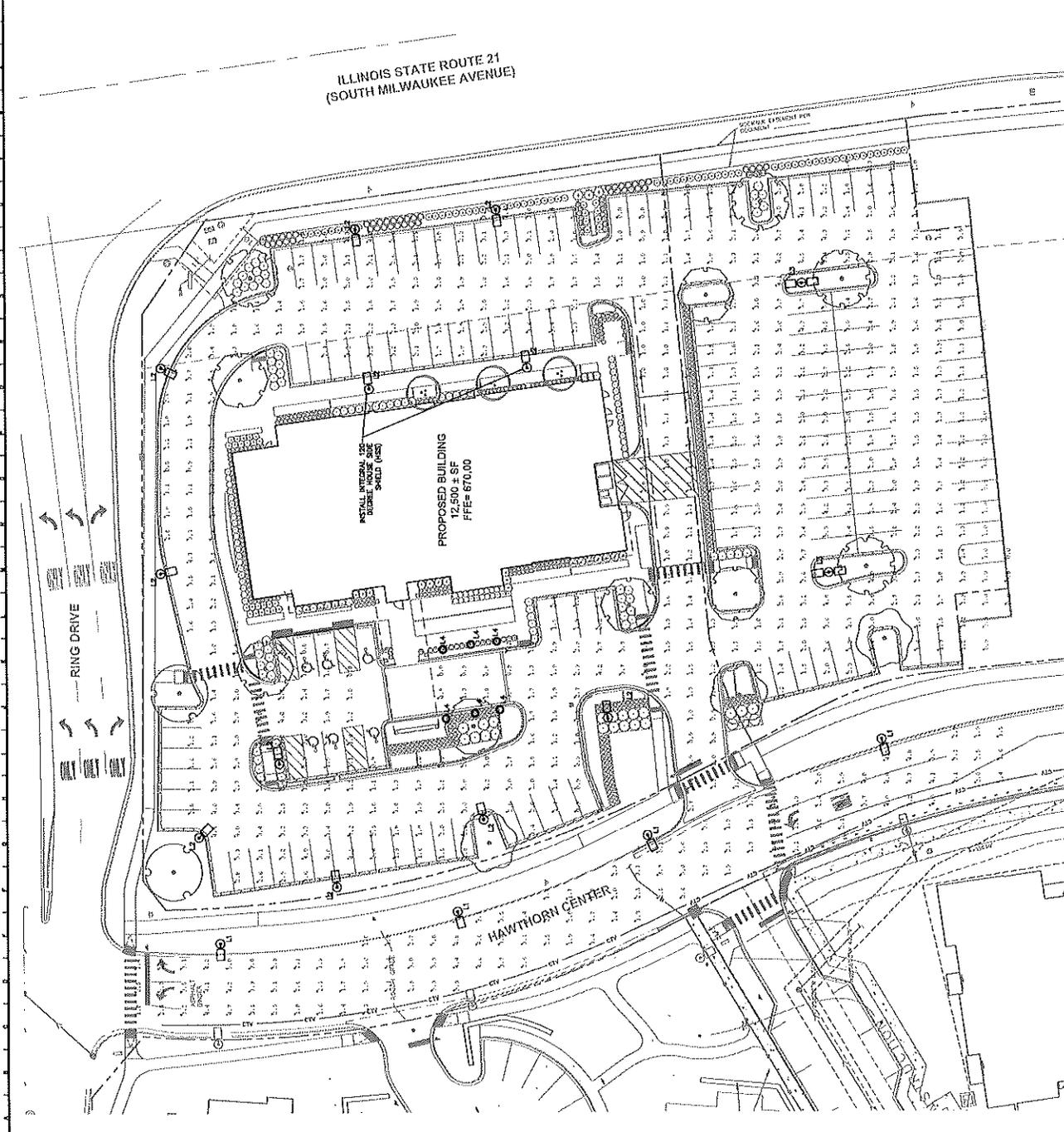
| USE TYPE | MIN. FC/FS | MAX. FC/FS | MIN. FEET | MAX. FEET |
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| COLLECTOR/COMMERCIAL STREET LIGHTING | 0.5 | - | - | 4.0 |
| COMMERCIAL OFF-STREET PARKING AND LOADING | 0.5 | - | - | 3.0 |

CALCULATED ILLUMINATION LEVELS

| USE TYPE | MIN. FC/FS | MAX. FC/FS | MIN. FEET | MAX. FEET |
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| INNE OUTLOTS PARKING | 2.76 | 5.2 | 1.0 | 2.76 |
| STREET LIGHTING | 2.09 | 7.2 | 0.7 | 2.03 |
| INNE OUTLOTS PARKING | - | - | - | 10.29 |

PHOTOMETRICS LEGEND

- EXISTING SINGLE POLE MOUNTED LIGHTING
- PROPOSED DOUBLE POLE MOUNTED LIGHTING
- PROPOSED LIGHT POLLARD
- STARTING AS SHOWN ONLY PROPOSED LIGHTING
- CALCULATION POINT



PH1.0 (11/7/23) (100000007) PHOTOMETRIC PLAN - STEAHOUSE SITE, HAWTHORN MALL (MILWAUKEE OUTLOTS), 1900 W. MILWAUKEE AVENUE, VERMION HILLS, IL 60081. PREPARED BY: JRM. CHECKED BY: JRM. DATE: 11/7/23. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF CENTENNIAL AND SHALL REMAIN THE PROPERTY OF CENTENNIAL. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CENTENNIAL. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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| NO. | DATE | REVISIONS |
| 1 | 11/7/23 | WALDE AND LAKE COUNTY REVISIONS |
| 2 | | |
| 3 | | |
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| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

Kimley»Horn
 6201 WEST 10TH AVENUE, SUITE 200
 MILWAUKEE, WI 53224
 TEL: 414.382.4400
 WWW.KIMLEY-HORN.COM

AS NOTED
 RECORDED BY DATE
 RECORDED BY DATE

Centennial
 CENTENNIAL CITY CENTER
 1000 CENTENNIAL AVENUE
 CENTENNIAL, CO 80014
 TEL: 303.733.1000
 WWW.CENTENNIALCITYCENTER.COM

PHOTOMETRIC PLAN - DETAILS

STEAHOUSE SITE
 HAWTHORN MALL
 (MILWAUKEE OUTLOTS)
 5200 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53227

ORIGINAL ISSUE
 03/25/22
 RWA PROJECT NO.
 10000007

PH1.1
 SHEET NUMBER

LIGHT FIXTURE SCHEDULE

| SYMBOL | TAG | DESCRIPTION | MODEL NUMBER | FIXTURE QUANTITY | SOLE QUANTITY | MOUNTING STYLE | LAMPS | LUF | PAR-MOUNTING | VOLUME | MFTS | LUMENS | COOLK | REMARKS | NOTES |
|--------|-----|--|------------------------|------------------|---------------|----------------|-------|-----|--------------|----------|------|--------|-------|---------|--|
| | L1 | STEMBERG LUMINA 2 IN SOLANA LARGE SCALE POST TOP LUMINAIRE | SL760-SL760T-4L1D1S-CA | 6 | 6 | SINGLE | LED | 0.8 | 800-002 | 120V-27V | 118 | 11,200 | 3000K | 30FT | CONFIRM FIXTURE FINISH AND POLE FINISH WITH OWNER PRIOR TO PURCHASE. |
| | L2 | STEMBERG LUMINA 2 IN SOLANA LARGE SCALE POST TOP LUMINAIRE | SL760-SL760T-4L1D1S-CA | 12 | 12 | SINGLE | LED | 0.8 | 800-002 | 120V-27V | 118 | 11,200 | 3000K | 30FT | CONFIRM FIXTURE FINISH AND POLE FINISH WITH OWNER PRIOR TO PURCHASE. |
| | L3 | GARDCO 2 IN SOLANA LARGE SCALE POST TOP LUMINAIRE | SL760-SL760T-4L1D1S-CA | 4 | 4 | DOUBLE | LED | 0.8 | 800-005 | 120V-27V | 364 | 30,617 | 3000K | 33FT | CONFIRM FIXTURE FINISH AND POLE FINISH WITH OWNER PRIOR TO PURCHASE. TO REDUCE CLARE ON PROPERTY LINE. |
| | L4 | PERFORMANCE LIGHTING BOLLARD | CLB760-1A323K | 6 | 6 | BOLLARD | LED | 0.8 | - | 120V-27V | 14 | 1844 | 3000K | 33FT | CONFIRM FIXTURE FINISH AND POLE FINISH WITH OWNER PRIOR TO PURCHASE. |

SL760 SOLANA SERIES
 Performance (Based on CA Leds)

| Beam Angle | 10° | 15° | 20° | 25° | 30° | 35° | 40° | 45° | 50° | 55° | 60° | 65° | 70° | 75° | 80° | 85° | 90° |
|------------|--------|--------|--------|---------|---------|---------|----------|----------|----------|-----------|-----------|-----------|------------|------------|------------|-------------|-------------|
| 10° | 100% | 80% | 60% | 40% | 20% | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% |
| 15° | 80% | 60% | 40% | 20% | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% |
| 20° | 60% | 40% | 20% | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% |
| 25° | 40% | 20% | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% |
| 30° | 20% | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% |
| 35° | 10% | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% |
| 40° | 5% | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% |
| 45° | 3% | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% |
| 50° | 2% | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% |
| 55° | 1% | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% |
| 60° | 0.5% | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% |
| 65° | 0.2% | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% |
| 70° | 0.1% | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% | 0.0000005% |
| 75° | 0.05% | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% | 0.0000005% | 0.0000002% |
| 80° | 0.02% | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% | 0.0000005% | 0.0000002% | 0.0000001% |
| 85° | 0.01% | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% | 0.0000005% | 0.0000002% | 0.0000001% | 0.00000005% |
| 90° | 0.005% | 0.002% | 0.001% | 0.0005% | 0.0002% | 0.0001% | 0.00005% | 0.00002% | 0.00001% | 0.000005% | 0.000002% | 0.000001% | 0.0000005% | 0.0000002% | 0.0000001% | 0.00000005% | 0.00000002% |

SL760 SOLANA SERIES
 Performance (Based on CA Leds)

Order Guide - Q-Light
 Stemberg Lighting
 1000 CENTENNIAL AVENUE
 CENTENNIAL, CO 80014
 TEL: 303.733.1000
 WWW.CENTENNIALCITYCENTER.COM

POLE MOUNTED FIXTURE - GARDCO ECOFORM (FIXTURE L3)

Q-LIGHT

Order Guide - Q-Light
 Stemberg Lighting
 1000 CENTENNIAL AVENUE
 CENTENNIAL, CO 80014
 TEL: 303.733.1000
 WWW.CENTENNIALCITYCENTER.COM

POST TOP FIXTURE - SL760 SOLANA SERIES (FIXTURE L1/L2)

IN

Order Guide - IN
 Stemberg Lighting
 1000 CENTENNIAL AVENUE
 CENTENNIAL, CO 80014
 TEL: 303.733.1000
 WWW.CENTENNIALCITYCENTER.COM

BOLLARD FIXTURE - Q-LIGHT SERIES (FIXTURE L4)

ECF-L EcoForm large
 Area luminaire

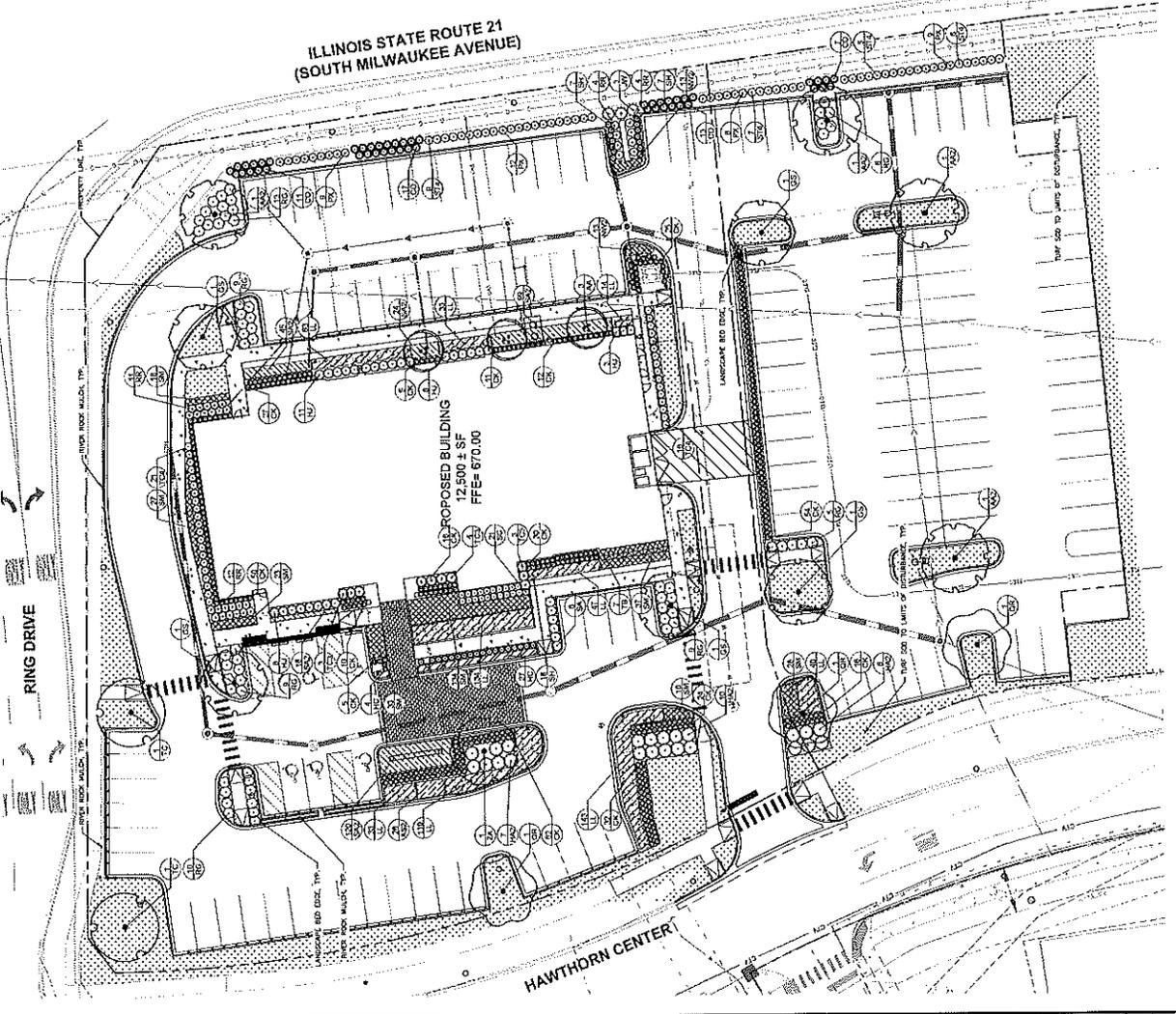
Order Guide - ECF-L
 Stemberg Lighting
 1000 CENTENNIAL AVENUE
 CENTENNIAL, CO 80014
 TEL: 303.733.1000
 WWW.CENTENNIALCITYCENTER.COM



Call Before
800-485-7222
TULIE
1-800-892-0123

PLANT SCHEDULE

| SYMBOL | COMMON NAME | SIZE | QTY | SCALE |
|---------------|---------------------------|--------------|-----|-------|
| (Tree symbol) | ACER FREEMANII | 3" CAL. W.N. | 4 | A&Z |
| (Tree symbol) | GUERTSA TRIANGULARIS | 3" CAL. W.N. | 5 | O&S |
| (Tree symbol) | QUERCUS PRINUS | 3" CAL. W.N. | 3 | GR |
| (Tree symbol) | TULIA COCAONIA | 3" CAL. W.N. | 2 | TC |
| (Tree symbol) | ZELKOVA SERATA | 3" CAL. W.N. | 2 | ZA |
| (Tree symbol) | AMALANDIER CAMARONES | 8" FT. W.N. | 3 | AA |
| (Tree symbol) | HYDRANGEA ARBORESCENS | 36" FT. W.N. | 23 | HAZ |
| (Tree symbol) | HYDRANGEA PANICULATA | 36" FT. W.N. | 28 | HU |
| (Tree symbol) | DEHNELIA X COCCINIFLORA | 36" FT. W.N. | 28 | FX |
| (Tree symbol) | RHUS ARBORESCENS | 36" FT. W.N. | 81 | RO |
| (Tree symbol) | ROSA X INDICATA | 36" FT. W.N. | 31 | RR |
| (Tree symbol) | SPRINGER KUNNINGIA | 36" FT. W.N. | 6 | SA |
| (Tree symbol) | SPRINGER JAPONICA | 36" FT. W.N. | 21 | SO |
| (Tree symbol) | SPRINGER BETAURICIA | 36" FT. W.N. | 27 | STA |
| (Tree symbol) | ANEMONE NORDICUS | 5" FT. W.N. | 3 | AN |
| (Tree symbol) | THALIA OCCIDENTALIS | 5" FT. W.N. | 7 | TB |
| (Tree symbol) | TAXUS X MEDIA | 5" FT. W.N. | 10 | TCS |
| (Tree symbol) | THALIA OCCIDENTALIS | 5" FT. W.N. | 37 | TCR |
| (Tree symbol) | CHAMAECISTIS X ACUTIFLORA | 36" FT. W.N. | 379 | CA |
| (Tree symbol) | CALAMAGROSTIS X ALPINA | 36" FT. W.N. | 48 | CO |
| (Tree symbol) | SPONDYLUS HETEROPHYLLUS | 12" FT. W.N. | 32 | SH |
| (Tree symbol) | ALLIUM X SUMMER BEAUTY | 12" FT. W.N. | 26 | ASZ |
| (Tree symbol) | HEDERA X CHERRY CHESTNUT | 24" FT. W.N. | 31 | HC |
| (Tree symbol) | UNIO X MUSCARI | 18" FT. W.N. | 20 | LL |
| (Tree symbol) | HEPETA X WALTERS | 18" FT. W.N. | 29 | HYC |
| (Tree symbol) | SEDUM X AUTUMN FIRE | 18" FT. W.N. | 305 | SAC |
| (Tree symbol) | SEDUM X FIRE JET | 18" FT. W.N. | 316 | SAF |
| (Tree symbol) | TURF SEED | | | |
| (Tree symbol) | FINISH ROCK MULCH | | | |



STEAKHOUSE SITE
 HAWTHORN MALL
 (MILWAUKEE OUTLOTS)
 VERSION HILLS, IL 60091
 SYNC OF RING DRIVE & HAWTHORN CENTER
 ORIGINAL DATE: 01/25/22
 TULIE PROJECT NO.: 18000007
 SHEET NUMBER: L10

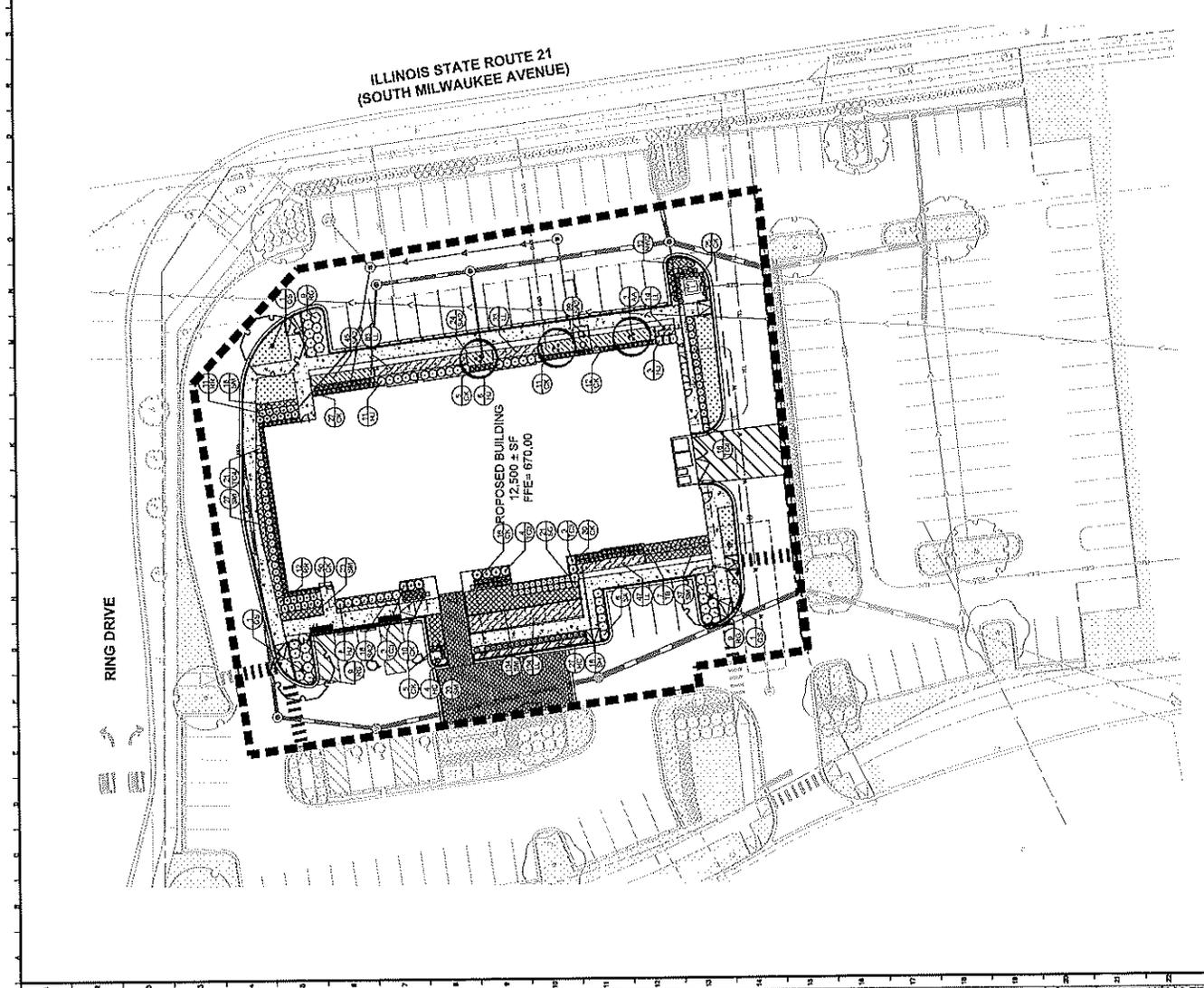
Kimley-Horn
 300 N. LAKE STREET, SUITE 200
 MILWAUKEE, WI 53233
 PHONE: 414.224.1100
 FAX: 414.224.1101
 WWW.KIMLEY-HORN.COM

CHECKED BY: []
 DRAWN BY: []
 SCALE: AS NOTED

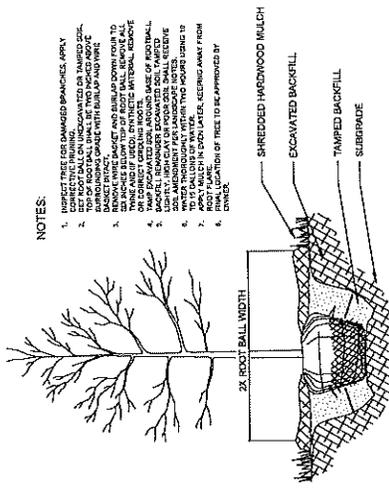
DATE: []
 REVISIONS: []

PLANT SCHEDULE PERRY'S LANDSCAPING

| TREE | CODE | QTY | BOTANICAL / COMMON NAME | CONT. | CAL. | OTHER |
|------------------------|------|-----|--|--------|-------------|--------------|
| DECIDUOUS TREE | 03 | 3 | GLORIOSA TREBASTIENSIS 'SKYLARK' / SKYLARK HONEY LOCUST | 8 E.B. | 7" DIA. MIN | |
| ORNAMENTAL TREE | 04 | 3 | AMELIANCHER CANDIDENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE BURNINGBERRY | 8 B.S. | 6" FT. MIN | |
| SHRUB | H1 | 28 | HYDRANGEA PANDICULATA 'JANE' / JANE LITTLE LIME PANICLE HYDRANGEA | | SEE PLAN | 36" PC. MIN. |
| | R1 | 27 | RUSUS ARNICA 'GRACIOSA' / GRACIOSA FRAGRANT RUSSIAN | | SEE PLAN | 36" FT. MIN. |
| | R2 | 20 | ROSA 'KNOCKOUT' / TIM ROSE | | SEE PLAN | 36" FT. MIN. |
| | S1 | 6 | SPRING X BUBALKA 'ANTHONY WATERER' / ANTHONY WATERER SPRING | | SEE PLAN | 36" FT. MIN. |
| | S2 | 21 | SPRING JAPONICA 'TIN TIN' / DOUBLE PLAY GOLD SPRING | | SEE PLAN | 36" FT. MIN. |
| EVERGREEN SHRUB | TB | 7 | THUNIA DOUGLASSII 'BALDWIN' / TIM TECHNO ABSORPTIVE | | SEE PLAN | 5" FT. MIN. |
| | T1 | 19 | TALIA MEDIA 'DANWOOD' / DANWOOD'S ANGLORANGE GYNER | | SEE PLAN | 36" FT. MIN. |
| | T2 | 37 | TALIA OCCIDENTALIS 'CONDOR' / TIM FIRE CHIEF ARBOREVITAE | | SEE PLAN | 36" FT. MIN. |
| GRASS | CR | 11 | CALAMAGROSTIS ACUTIFLORA 'WALKER' / WALKER REED GRASS | | SEE PLAN | 12" FT. MIN. |
| | S1 | 15 | SPODOPODIUM HETEROLEPIS 'PAMIRE' / DROPPED | | SEE PLAN | 12" FT. MIN. |
| PERENNIALS AND GRASSES | HC | 31 | HEMEROCALLIS X CHERY 'CHERRY' / CHERRY CHEMIS DUTILE | | 3" PC. | |
| | U | 201 | URIOPE MUGSAR 'BIG BLUE' / BIG BLUE JAY TURF | | 1" DC | |
| | NW2 | 13 | NEPETA X YANUSSE 'LOW' / WALKER'S LOW CATMINT | | 1" DC | |
| | S1 | 108 | SODIUM X AUTUMN FIRE / AUTUMN FIRE SODIUM | | 1" DC | |
| | S1 | 272 | SODIUM X TUSE JOY / TIM ROCK 'N' CROW PURE JOY SODIUM | | 1" DC | |
| GRASS | | | BOTANICAL / COMMON NAME | | | |
| | | | TURF SEED | | | |



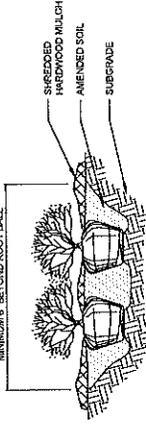
This plan was prepared by Kimley-Horn and Associates, Inc. (KHA) under contract to the client. It is intended for use only for the project and site shown. KHA does not warrant the accuracy or completeness of the information provided herein, nor does it assume any liability for the use of this plan for any other purpose. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY TOPIC ROSE LIME SULFUR TO DAMAGED AREAS.
2. TOP SOIL SHALL BE UNCOMPACTED OR TAMPOD SOIL. MINIMUM OF 6\"/>

1 TREE PLANTING



NOTES:

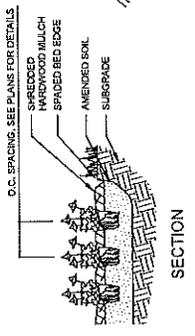
1. APPLY GRANULAR FERTILIZER.
2. SET ROOT BALL OR CONTAINER ON UNCOMPACTED OR TAMPOD SOIL. TOP OF ROOTBALL SHALL BE AT LEAST 1\"/>

2 SHRUB PLANTING

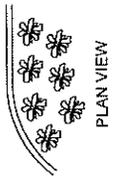
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL MATERIALS AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLANS, FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT. PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULLY DEVELOPED AND FERTILIZED. PLANTS ON COMBUSTIBLE PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE QUARANTINED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE QUARANTINE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR QUARANTINE COMMENSURING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z602.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 12 INCHES IN PLANTING AREAS.
11. PLANTING AREA TO SOIL SHALL BE AMENDED WITH 5% SPHAGNUM PEATMOSS, 5% HUMUS AND 10% PULVERIZED SOIL FOR ALL NON-TURF SEED MIX AREAS, SURVEY, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. BEDDING LIMIT LINES ARE INDICATED. CONTRACTOR SHALL BEDDING ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED BEDDING MIXTURE.
13. EDGING TO BE A SPREAD EDGE UNLESS INDICATED OTHERWISE ON THE PLAN. SPREAD EDGES TO PRODUCE A SPREAD BEDS FROM TURF OR SEED AREAS. A SPREAD EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SPREAD EDGES UNCOMPACTED MULCH AT A 2\"/>

- NOTES:**
1. EXAMINE PLANTING BED.
 2. EXAMINE PLANTING BED.
 3. EXAMINE PLANTING BED.
 4. EXAMINE PLANTING BED.
 5. EXAMINE PLANTING BED.



3 PERENNIAL PLANTING



4 CONCRETE CURB PAVER TO ASPHALT TRANSITION

FINAL PLAT OF SUBDIVISION
OF
HAWTHORN CENTER RESUBDIVISION NO. 1

PART OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
& PART OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

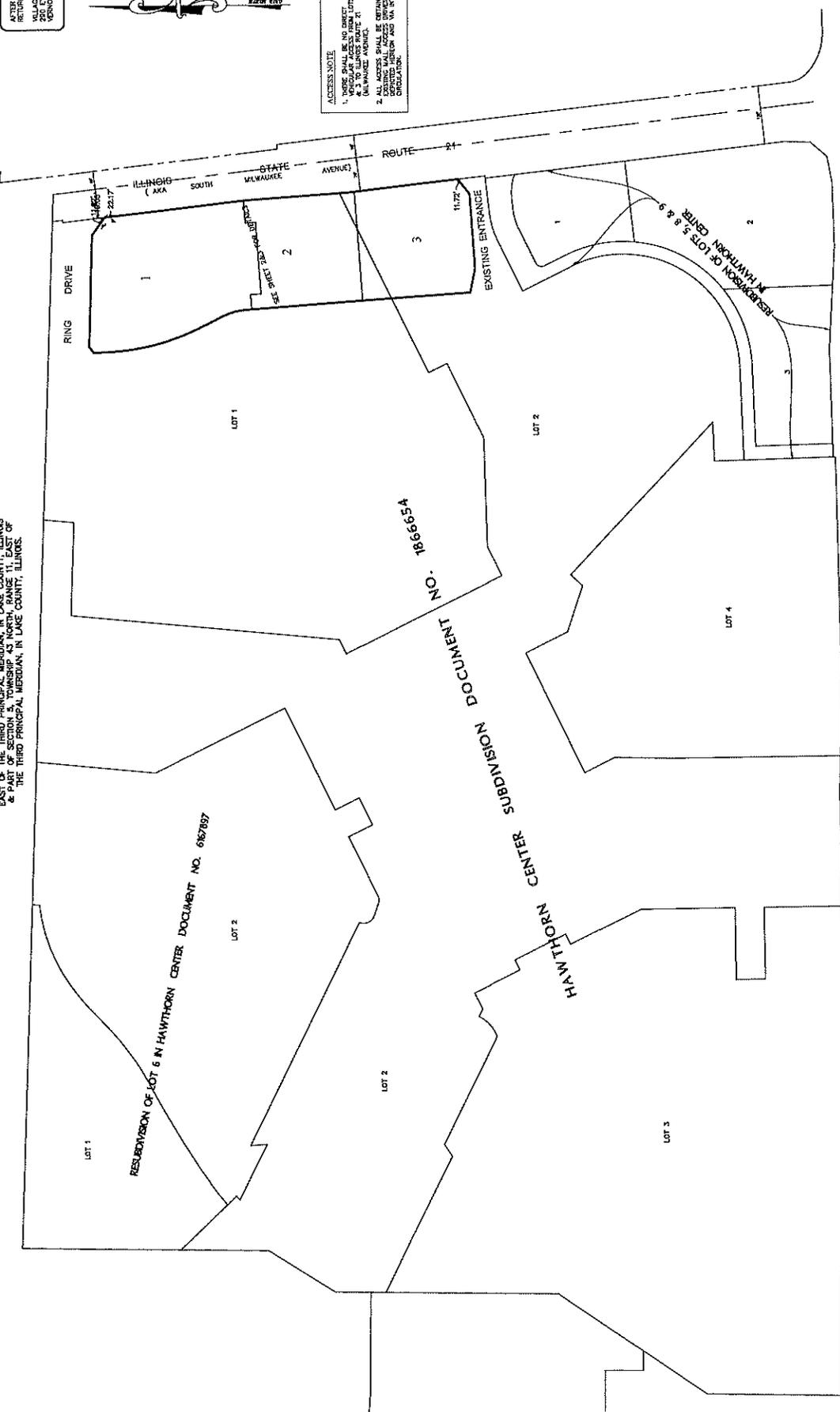


PART OF P.L.N. 11-33-401-096
PART OF P.L.N. 11-33-401-099
PART OF P.L.N. 11-33-401-102

AFTER RECORDING
RETURN TO:
VILLAGE OF VERNON HILLS
PLANNING DEPARTMENT
VERNON HILLS, IL 60180



ACCESS NOTE
1. THERE SHALL BE NO EGRESS
OR VEHICULAR ACCESS FROM LOTS 1, 2,
3 OR 4 TO THE ADJACENT
PUBLIC HIGHWAY.
2. ALL ACCESS SHALL BE OBTAINED VIA
THE EXISTING DRIVE AND/OR
DRIVING ALONG THE ADJACENT
CIRCULATION.



| NO. | DATE | BY | REVISION |
|-----|----------|----|----------------------|
| 1 | 02/27/09 | RM | PRELIMINARY |
| 2 | 03/02/09 | RM | REVISED PER COMMENTS |
| 3 | 03/02/09 | RM | REVISED PER COMMENTS |
| 4 | 03/02/09 | RM | REVISED PER COMMENTS |
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| 6 | 03/02/09 | RM | REVISED PER COMMENTS |
| 7 | 03/02/09 | RM | REVISED PER COMMENTS |
| 8 | 03/02/09 | RM | REVISED PER COMMENTS |
| 9 | 03/02/09 | RM | REVISED PER COMMENTS |
| 10 | 03/02/09 | RM | REVISED PER COMMENTS |
| 11 | 03/02/09 | RM | REVISED PER COMMENTS |
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| 52 | 03/02/09 | RM | REVISED PER COMMENTS |
| 53 | 03/02/09 | RM | REVISED PER COMMENTS |
| 54 | 03/02/09 | RM | REVISED PER COMMENTS |
| 55 | 03/02/09 | RM | REVISED PER COMMENTS |
| 56 | 03/02/09 | RM | REVISED PER COMMENTS |
| 57 | 03/02/09 | RM | REVISED PER COMMENTS |
| 58 | 03/02/09 | RM | REVISED PER COMMENTS |
| 59 | 03/02/09 | RM | REVISED PER COMMENTS |
| 60 | 03/02/09 | RM | REVISED PER COMMENTS |
| 61 | 03/02/09 | RM | REVISED PER COMMENTS |
| 62 | 03/02/09 | RM | REVISED PER COMMENTS |
| 63 | 03/02/09 | RM | REVISED PER COMMENTS |
| 64 | 03/02/09 | RM | REVISED PER COMMENTS |
| 65 | 03/02/09 | RM | REVISED PER COMMENTS |
| 66 | 03/02/09 | RM | REVISED PER COMMENTS |
| 67 | 03/02/09 | RM | REVISED PER COMMENTS |
| 68 | 03/02/09 | RM | REVISED PER COMMENTS |
| 69 | 03/02/09 | RM | REVISED PER COMMENTS |
| 70 | 03/02/09 | RM | REVISED PER COMMENTS |
| 71 | 03/02/09 | RM | REVISED PER COMMENTS |
| 72 | 03/02/09 | RM | REVISED PER COMMENTS |
| 73 | 03/02/09 | RM | REVISED PER COMMENTS |
| 74 | 03/02/09 | RM | REVISED PER COMMENTS |
| 75 | 03/02/09 | RM | REVISED PER COMMENTS |
| 76 | 03/02/09 | RM | REVISED PER COMMENTS |
| 77 | 03/02/09 | RM | REVISED PER COMMENTS |
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| 79 | 03/02/09 | RM | REVISED PER COMMENTS |
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| 91 | 03/02/09 | RM | REVISED PER COMMENTS |
| 92 | 03/02/09 | RM | REVISED PER COMMENTS |
| 93 | 03/02/09 | RM | REVISED PER COMMENTS |
| 94 | 03/02/09 | RM | REVISED PER COMMENTS |
| 95 | 03/02/09 | RM | REVISED PER COMMENTS |
| 96 | 03/02/09 | RM | REVISED PER COMMENTS |
| 97 | 03/02/09 | RM | REVISED PER COMMENTS |
| 98 | 03/02/09 | RM | REVISED PER COMMENTS |
| 99 | 03/02/09 | RM | REVISED PER COMMENTS |
| 100 | 03/02/09 | RM | REVISED PER COMMENTS |

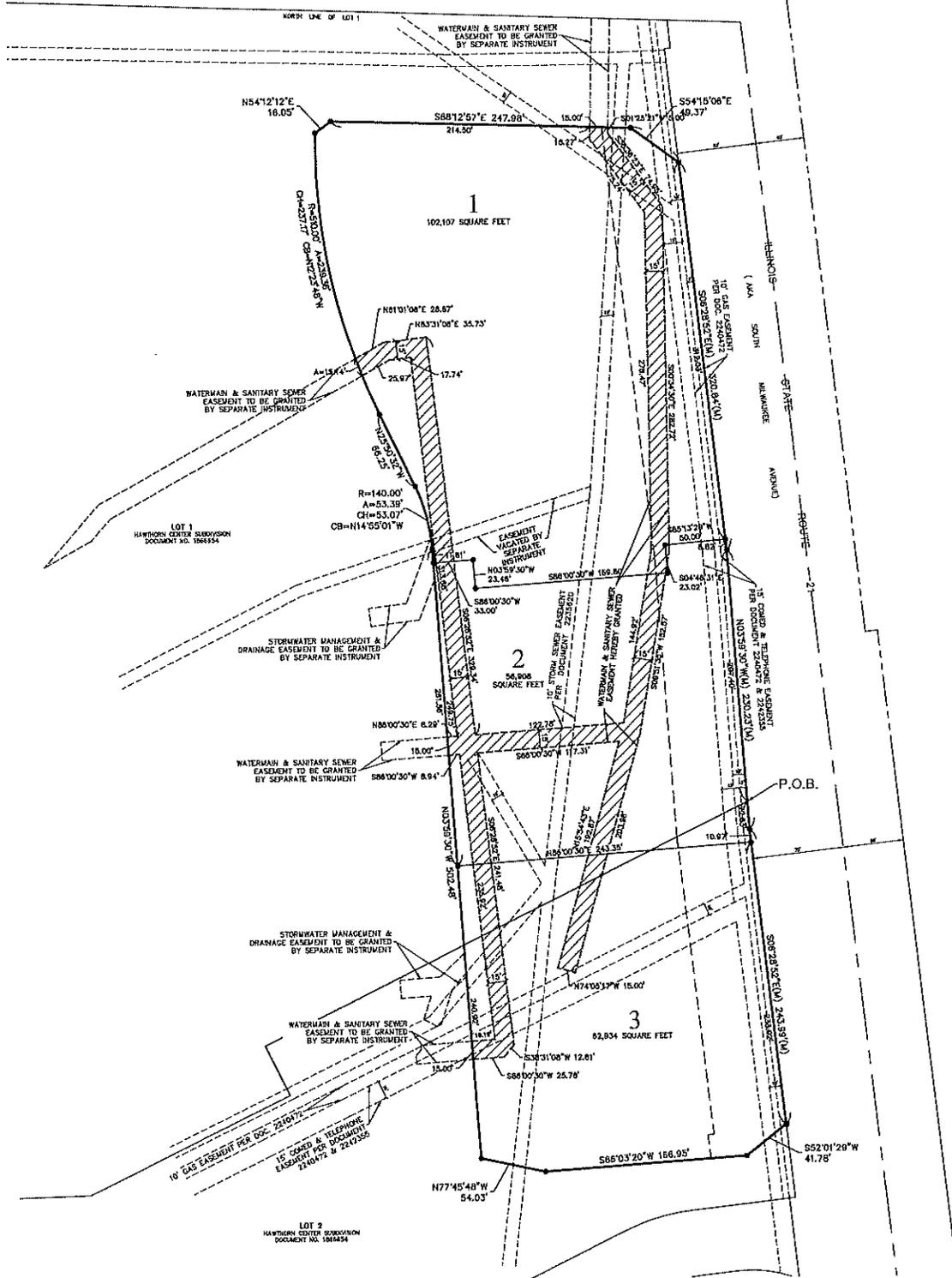
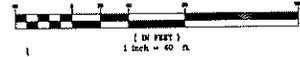
PROJECT: HAWTHORN CENTER RESUBDIVISION NO. 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 03-28-09
 SCALE: 1" = 100'
 SHEET: 1 OF 4
 COMPASS SURVEYING LTD.
 2011 GARDNER ROAD, SUITE 100
 ALTOONA, IL 62009
 PHONE: (618) 241-1111 FAX: (618) 241-1112
 RIMLEY HORN & ASSOCIATES
 1001 RICHMOND ROAD, SUITE 100
 LEBANON, IL 62450

FINAL PLAT OF SUBDIVISION OF HAWTHORN CENTER RESUBDIVISION NO. 1

PART OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
& PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PART OF P.I.N. 11-33-401-096
PART OF P.I.N. 11-33-401-099
PART OF P.I.N. 11-33-401-102

GRAPHIC SCALE



ABBREVIATIONS
 D.O.P. = OUTSIDE DIAMETER IRON PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 R.S.L. = RECORD SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.C. = POINT OF BEGINNING
 P.O.B. = POINT OF BEGINNING
 P.U. & D.C. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND
 • SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND
 — SUBDIVISION BOUNDARY LINE
 — ADJACENT LAND PARCEL LINE
 — LOT LINE
 — EASEMENT LINE
 — CENTERLINE
 — BUILDING SETBACK LINE
 — SECTION LINE

| AREA SUMMARY | |
|-------------------|--|
| GRS | 27,944 SQUARE FEET OR 0.635 ACRES |
| R.O.W. DEDICATION | 6 SQUARE FEET OR 0.000 ACRES |
| NET AREA | 27,944 SQUARE FEET OR 0.635 ACRES (BASED ON MEASURED VALUES) |

COMPASS SURVEYING LTD.
 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKES
 264 CHIMNER WOODS PARKWAY, STE. 100
 AUBURN, IL 61802
 PHONE: (618) 242-4100 FAX: (618) 424-7001 EMAIL: ALTA@COMPASSSURVEYING.COM

KIMLEY HORN & ASSOCIATES
 1601 Westville Road, Suite 300
 Lake Bluff, IL 60042

| NO. | DATE | BY | REVISION |
|-----|----------|----|------------------------|
| 1 | 08/21/19 | JM | PER CLIENT COMMENTS |
| 2 | 11/20/19 | JM | PER CLIENT COMMENTS |
| 3 | 11/20/19 | JM | PER CLIENT COMMENTS |
| 4 | 11/20/19 | JM | PER CLIENT COMMENTS |
| 5 | 02/27/20 | JM | PER CLIENT COMMENTS |
| 6 | 03/27/20 | JM | REVISE LOT 1 AND LOT 2 |

C:\Users\j19\OneDrive\Projects\19\001\19.001\19.001_002.dwg

EXHIBIT D

Plat of Subdivision

Ordinance 2022-121 (Restaurant Outlot Parcel, address to be assigned)

FINAL PLAT OF SUBDIVISION OF HAWTHORN CENTER RESUBDIVISION NO. 1

PART OF P.I.N. 11-33-401-096
PART OF P.I.N. 11-33-401-099
PART OF P.I.N. 11-33-401-102

PART OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
& PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE

(1 INCH = 40 FEET)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT HAWTHORN SP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF A PORTION OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS CAUSED SUCH A PORTION OF THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY HEREBY ACKNOWLEDGES AND ADOPTS THIS SAME UNDER THE STATE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF HAWTHORN COMMUNITY CONSOLIDATED SCHOOL DISTRICT #73 AND LINDSEYVILLE COMMUNITY HIGH SCHOOL DISTRICT #126.

DATED AT _____ THIS _____ DAY OF _____ A.D. 20____

HAWTHORN SP, LLC
BY: US CENTENNIAL WALLS JV, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CENTENNIAL ASSET MANAGER, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

OWNER'S NAME AND ADDRESS:
BY: HAWTHORN SP, LLC
C/O CENTENNIAL REAL ESTATE COMPANY
ATTENTION: GRAY LEGAL COUNSEL
8150 N. CENTRAL EXPRESSWAY, SUITE 1740
DALLAS, TX 75241

NOTARY'S CERTIFICATE

STATE OF TEXAS } SS
COUNTY OF DALLAS }
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME) (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC SIGNATURE
(PRINT NAME)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT HAWTHORN L.P., AN ELKINS LIMITED PARTNERSHIP, IS THE OWNER OF A PORTION OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS CAUSED SUCH A PORTION OF THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED PARTNERSHIP HEREBY ACKNOWLEDGES AND ADOPTS THIS SAME UNDER THE STATE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF HAWTHORN COMMUNITY CONSOLIDATED SCHOOL DISTRICT #73 AND LINDSEYVILLE COMMUNITY HIGH SCHOOL DISTRICT #126.

DATED AT _____ THIS _____ DAY OF _____ A.D. 20____

HAWTHORN L.P.
BY: MEA HAWTHORN SHOPPING CENTER SP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: US CENTENNIAL WALLS JV, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CENTENNIAL ASSET MANAGER, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

OWNER'S NAME AND ADDRESS:
BY: HAWTHORN L.P.
C/O CENTENNIAL REAL ESTATE COMPANY
ATTENTION: GRAY LEGAL COUNSEL
8150 N. CENTRAL EXPRESSWAY, SUITE 1740
DALLAS, TX 75241

NOTARY'S CERTIFICATE

STATE OF TEXAS } SS
COUNTY OF DALLAS }
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME) (TITLE) OF CENTENNIAL ASSET MANAGER, L.L.C. WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC SIGNATURE
(PRINT NAME)

MORTGAGEE'S CERTIFICATE

STATE OF TEXAS } SS
COUNTY OF DALLAS }
JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT AND MORTGAGEE UNDER PROVISIONS OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED DECEMBER 11, 2015 AND RECORDED ON DECEMBER 21, 2015 WITH THE OFFICE OF THE COUNTY RECORDER IN AND FOR LAKE COUNTY, ILLINOIS (THE "MORTGAGE"), AS DOCUMENT NO. 285890, AS AMENDED BY INSTRUMENT DATED JUNE 18, 2020 AND RECORDED JUNE 22, 2020 AS DOCUMENT NO. 786853 IN THE RECORDS, COLLECTIVELY, THE "MORTGAGE", HEREBY CONSENTS TO RECORDING OF SUBDIVISION HEREIN SHOWN.

DATED AT DALLAS, TEXAS, THIS _____ DAY OF _____ A.D. 2021

BY: JP MORGAN CHASE BANK, N.A.
A NATIONAL BANKING ASSOCIATION
AS ADMINISTRATIVE AGENT

BY: NAME: GRAY M. CHAVEZ
TITLE: AUTHORIZED OFFICER

NOTARY'S CERTIFICATE

STATE OF TEXAS } SS
COUNTY OF DALLAS }
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DOES HEREBY CERTIFY THAT GRAY M. CHAVEZ, AN AUTHORIZED OFFICER OF JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, IN HIS CAPACITY AS ADMINISTRATIVE AGENT, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING MORTGAGE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN [HIS] [HER] CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT.

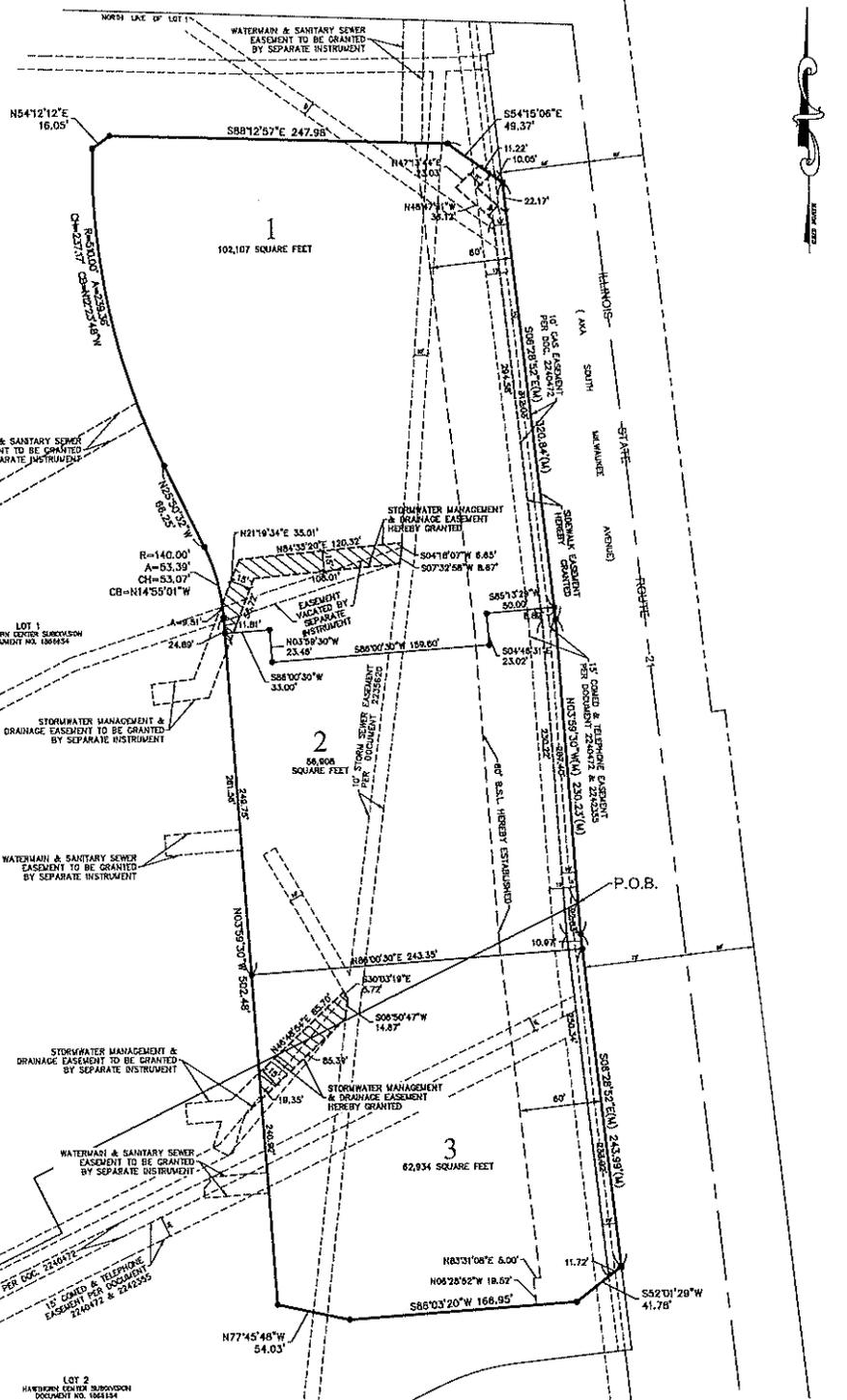
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ABBREVIATIONS

- D.O.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (B) = BEARINGS OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CONTINUING
 - BUILDING SETBACK LINE
 - SECTION LINE



SIDEWALK EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS SIDEWALK EASEMENT ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF YERKON HILLS FOR SIDEWALKS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE SIDEWALK TOGETHER WITH ANY AND ALL NECESSARY APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF YERKON HILLS, UPON ADEQUATE NOTICE AND THROUGH SAID EASEMENT TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE PROPERTY THAT INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR REPAIR OF THE SIDEWALK. THE GRANTEE OR GRANTEE'S PERFORMANCE OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL REASONABLY RESTRICT SUCH ASSETS TO THE GENERAL CONDITION THEY EXISTED PRIOR TO THE WORK, NO PERMANENT BALDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR CARPENS, SHOPS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT TRICK OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PRICES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF YERKON HILLS.

THE VILLAGE HEREBY ACCEPTS THESE SIDEWALK EASEMENT GRANTS AND BY THESE PRESENTS DOES HEREBY WAIVE AND RELEASE THE THREE SIDEWALK EASEMENT GRANTS TO THE VILLAGE RECORDED ON MARCH 18, 2021, AS DOCUMENT NOS. 776445, 776452 AND 776454 TO THE EXTENT THEY FALL WITHIN THE LIMITS OF THE SUBDIVISION BOUNDARY AS SHOWN HEREON.

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAHY • CONSTRUCTION STAKING
3011 GARDNER WOODS PARKWAY, SUITE 300
FRISCO, (972) 242-6100 FAX: (972) 242-7100 EMAIL: ADMIN@COMPASSSURVEYING.COM

| NO. | REVISION | DATE | BY |
|-----|---------------------|----------|----|
| 1 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 2 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 3 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 4 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 5 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 6 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 7 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 8 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 9 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 10 | FOR CLIENT COMMENTS | 11/23/21 | ML |

| NO. | REVISION | DATE | BY |
|-----|---------------------|----------|----|
| 1 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 2 | FOR CLIENT COMMENTS | 11/23/21 | ML |
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| 8 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 9 | FOR CLIENT COMMENTS | 11/23/21 | ML |
| 10 | FOR CLIENT COMMENTS | 11/23/21 | ML |

