

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2014-030

AN ORDINANCE AMENDING ORDINANCE NO. 2010-060 AMENDING PREVIOUSLY
APPROVED FINAL LANDSCAPE PLAN AND BUILDING RENOVATIONS FOR THE
WEISS OFFICE BUILDING LOCATED AT 850/870 NORTH MILWAUKEE AVENUE, IN
THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 5th DAY OF AUGUST 2014

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 7th Day of
August, 2014

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2010-060 AMENDING PREVIOUSLY APPROVED
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BUILDING LOCATED AT 850/870 NORTH
MILWAUKEE AVENUE, IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY**

WHEREAS, Larry Powers on behalf of Centrum Partners, LLC, pursuant to Code of Ordinances, has petitioned the Village of Vernon Hills to amend the approved landscape plan to allow removal and replacement of existing trees and plant materials on the property located at 850 North Milwaukee Avenue, said property legally described in Exhibit A; and

WHEREAS, the building was constructed in 1994 with landscaping along the perimeter of the property adjacent to the roads; and

WHEREAS, Mr. Powers is proposing to amend the approved landscape plan to re-establish the plan and provide greater visibility to the property by removing of old or diseased trees/evergreens/shrubs, vista pruning of the remaining large caliper trees and creating new or re-establishing planting beds which will contain flowers, ornamental grasses and trees, and various sizes of evergreen shrubs; and

WHEREAS, the end result of this new plan will be an improved appearance to the property with significant improvement of the visibility for the building from the intersection.

WHEREAS, Mr. Powers is proposing to renovate the exterior building and provide architectural enhancements to the eastern elevation predominantly on the northeast and southeast corners; and

WHEREAS, Mr. Powers is proposing to install a new two story façade made up of glass, stone and metal paneling; and

WHEREAS, Mr. Powers is proposing to demolish 30 linear feet of precast exterior and reconfigure the interior of the building for the installation of elevators and grand stair case, resulting in a revitalization of the current interior and exterior building; and

WHEREAS, the Board of Trustees, having reviewed and considered the revised architectural elevations, site, and landscaping plans for the 850/870 North Milwaukee Avenue property at the Committee of the Whole meeting on July 15, 2014, found that the plan sufficiently complies with the requirements and standards of Chapter 16, Article IV of the Villages' Code of Ordinances and which, in its judgment, would justify it in recommending approval of the revised landscape and architectural elevation plans:

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 Code of Ordinances, as amended, the amendments to the final landscape plan as set forth in Exhibit B is hereby granted, subject to the following conditions:

1. General compliance with the Site Signage & Landscape plans consisting of 2 pages with revised date of June 13, 2014.
2. General compliance with the revised architectural elevations consisting of 5 pages with revised date of June 13, 2014.
3. General compliance with the Site plan consisting of 3 pages with revised date of June 13, 2014.
4. Final approval of the landscape plan by the Village Landscape Tech.
5. Prior to the commencement of any work, the petitioner or property owner shall pay the required permit/inspection fee and provide the standard bond, pursuant to the Village Code, guaranteeing the work as may be required by the Engineering Division.
6. Amendment of the signage plan to comply with the Sign Ordinance;
7. Material sample and color board shall be provided which are generally consistent with the plan;
8. Install additional awnings on the western building elevation identical to the north and east building elevations.

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

SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2014-030

Dated this 5th day of August 2014

Adopted by roll call vote as follows:

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

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None



Roger L. Byrne, Village President

PASSED: 08/05/14

APPROVED: 08/05/14

PUBLISHED IN PAMPHLET FORM: 08/07/14

ATTEST:

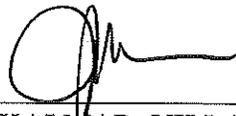


John Kalmar, Village Clerk

AFFIDAVIT OF SERVICE

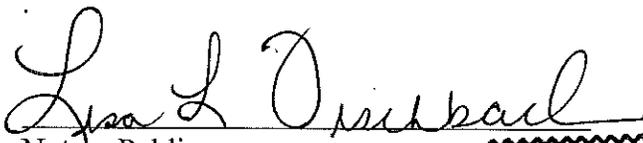
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, 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. 2014-030 AN ORDINANCE AMENDING ORDINANCE NO. 2010-060 AMENDING PREVIOUSLY APPROVED FINAL LANDSCAPE PLAN AND BUILDING RENOVATIONS FOR THE WEISS OFFICE BUILDING LOCATED AT 850/870 NORTH MILWAUKEE AVENUE, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM AUGUST 7, 2014 TO AUGUST 18, 2014.



JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 7th DAY OF AUGUST 2014



Notary Public

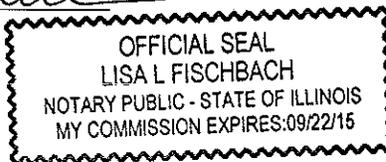


Exhibit A
Legal Description

PARCEL 1:

LOT 2 IN RESUBDIVISION OF LOTS 5, 8 AND 9 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 OF SAID RESUBDIVISION RECORDED AUGUST 22, 1980 AS DOCUMENT 2074279, IN LAKE COUNTY ILLINOIS.

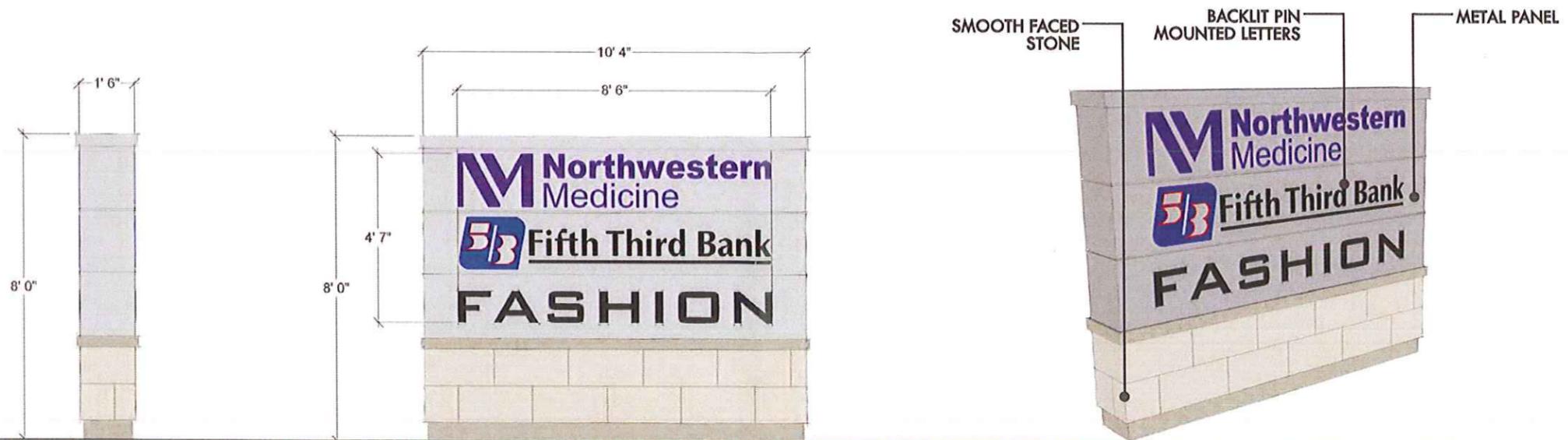
PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON AND ACROSS THE OUTER RING ROAD AS SHOWN ON EXHIBIT ATTACHED TO INSTRUMENT CREATING SAID EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DOCUMENT ENTITLED GRANT OF EASEMENT DATED DECEMBER 30, 1975 AND RECORDED JUNE 18, 1976 AS DOCUMENT 1773409, IN LAKE COUNTY, ILLINOIS.

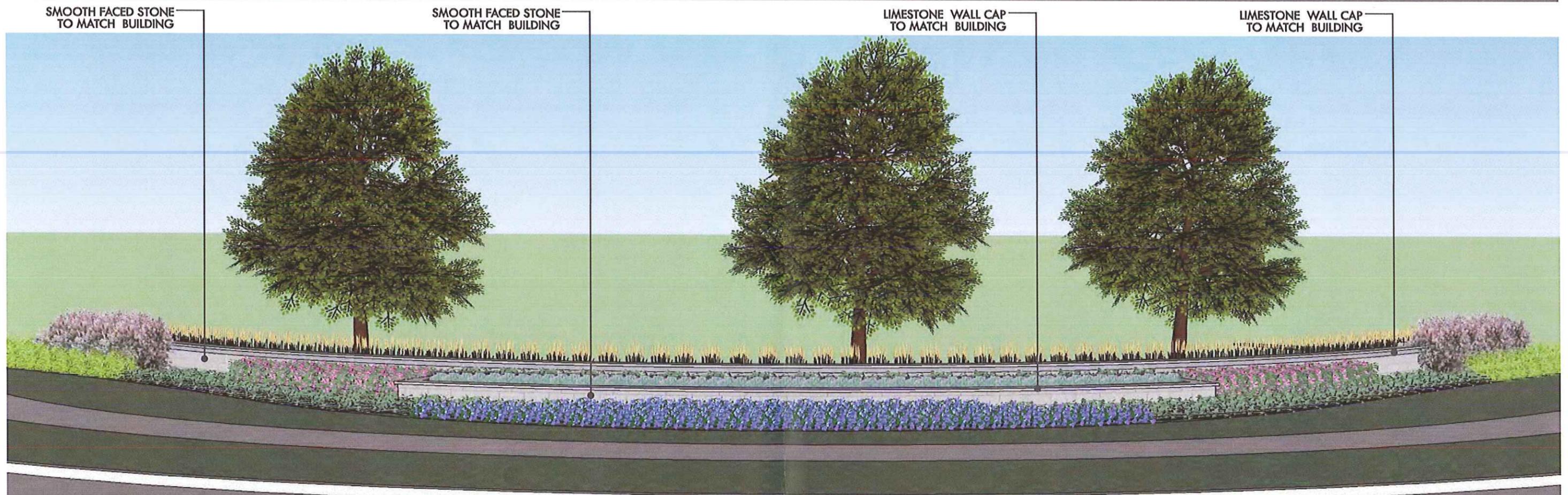
Note: For informational purposes only, the land is known as:

850 N. Milwaukee Avenue
Vernon Hills, IL 60061

Exhibit B
Site Signage & Landscape Plan



Tenant Pylon Signage (Other site signage to be similar)



Milwaukee Ave & Townline Rd. Corner Landscape Feature

CENTRUM PARTNERS, LLC

Proposed Design
Milwaukee & Townline Rd.
Vernon Hills, Illinois

June 13, 2014
13010
NN

HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING





DANIEL WEINBACH & PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312.427.2888
www.dwpd.com

Revisions	
8.	
7.	

6.	RE-ISSUED FOR ZONING APPROVAL	08/13/14
5.	ISSUE FOR VILLAGE APPROVAL	04/29/14
4.	REVISED PER VILLAGE COMMENTS	04/09/14
3.	TECHNICAL REVIEW #2 RESPONSE	03/05/14
2.	TECHNICAL REVIEW #1 RESPONSE	01/31/14

1. ISSUED FOR VILLAGE REVIEW 12/05/13

Project

MILWAUKEE AVE & TOWNLINE RD RETAIL

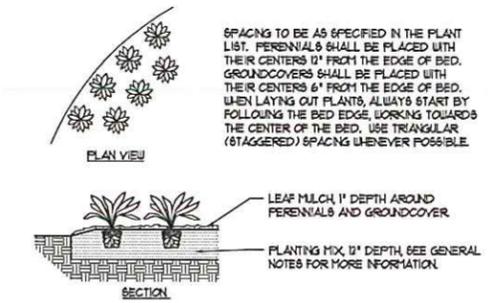
850 NORTH MILWAUKEE AVENUE
VERNON HILLS, ILLINOIS

Sheet Title

LANDSCAPE PLAN

Date	12/06/13	Project No.	DWP 13-180
Scale	1" = 30'-0"	Sheet No.	L-1.0
Drawn By	FERGUSON		
Approved			

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUND COVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



3 PERENNIAL AND ORNAMENTAL GRASS DETAIL
NOT TO SCALE

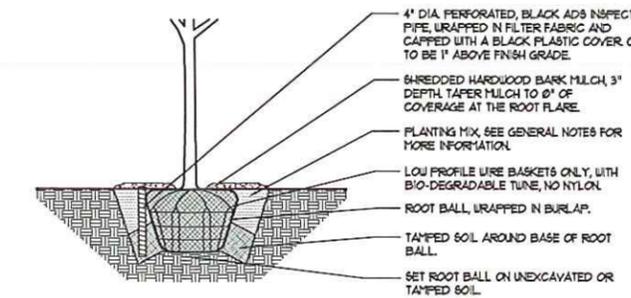
GENERAL NOTES

- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE FILLED, GRADED AND SOODED.
- ALL TREES TO BE SAVED WILL BE CROWN CLEANED AND VISTA PRUNED.
- ANY SETTLEMENT ALONG THE EXISTING SIDEWALKS AND CURBS (RT. 60, RT. 21, RING ROAD) SHALL BE BACKFILLED WITH CLEAN TOPSOIL, SEEDDED AND MULCHED (STRAW BLANKET OR PELLETS) AS NECESSARY TO ESTABLISH TURF.
- EXISTING PARKWAY LAWN SHALL BE AERATED, 2-B CORES PER SQ. FT., AND OVERSEED AT A RATE OF 4 LBS. PER 1000 SQ. FT.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 5% AND 20% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- SOO SHALL BE A TALL FESCUE BLEND SOO, SUCH AS RHIZOMATOUS TALL FESCUE (RTF) OR BLACK BEAUTY, AVAILABLE FROM CENTRAL SOO FARMS. BLUEGRASS BLEND SOO IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 1" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
TREES AND SHRUBS: 10% TOPSOIL, 15% SAND, 5% FINE FINES
PERENNIALS AND ANNUALS: 50% TOPSOIL, 25% SAND, 25% FINE FINES
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24" AND BACKFILL WITH TOPSOIL. BERTM PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'GRADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- TREE PROTECTION FENCING ALONG NORTH PROPERTY LINE AT THE TREES TO BE 4' HIGH ORANGE SAFETY FENCING WITH POSTS EVERY 6'. FENCE IS TO REMAIN DURING CONSTRUCTION.

PLANT NOTES

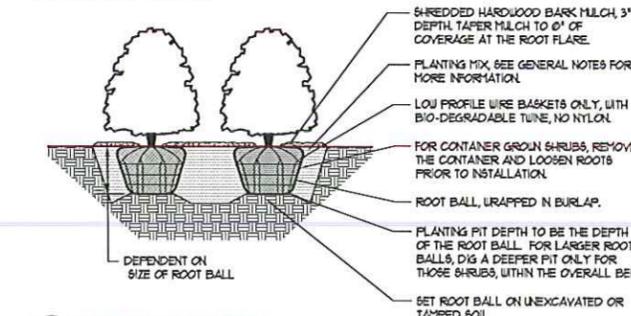
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A NORTHERN ILLINOIS NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE, AND THAT HAS BEEN INSPECTED AND CERTIFIED BY THE ILLINOIS DEPARTMENT OF AGRICULTURE FOR THE CURRENT YEAR.
- ALL DECIDUOUS TREES AND SHRUBS THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 30" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS AND ORNAMENTAL GRASSES MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN 6X MONTHS.
- ALL BALLED AND BURLAPPED MATERIALS SHALL BE INSPECTED AND TAGGED AT THE NURSERY BY THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING. PRE-DUG OR HEEL-D-IN STOCK WILL NOT BE ACCEPTED, WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE FIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE FIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE APPROXIMATELY 5% - 10% OF THE OVERALL BRANCHING TO OFFSET ROOT LOSS. LOCATE ROOT FLARE IN ROOT BALL, AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE FLUME. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

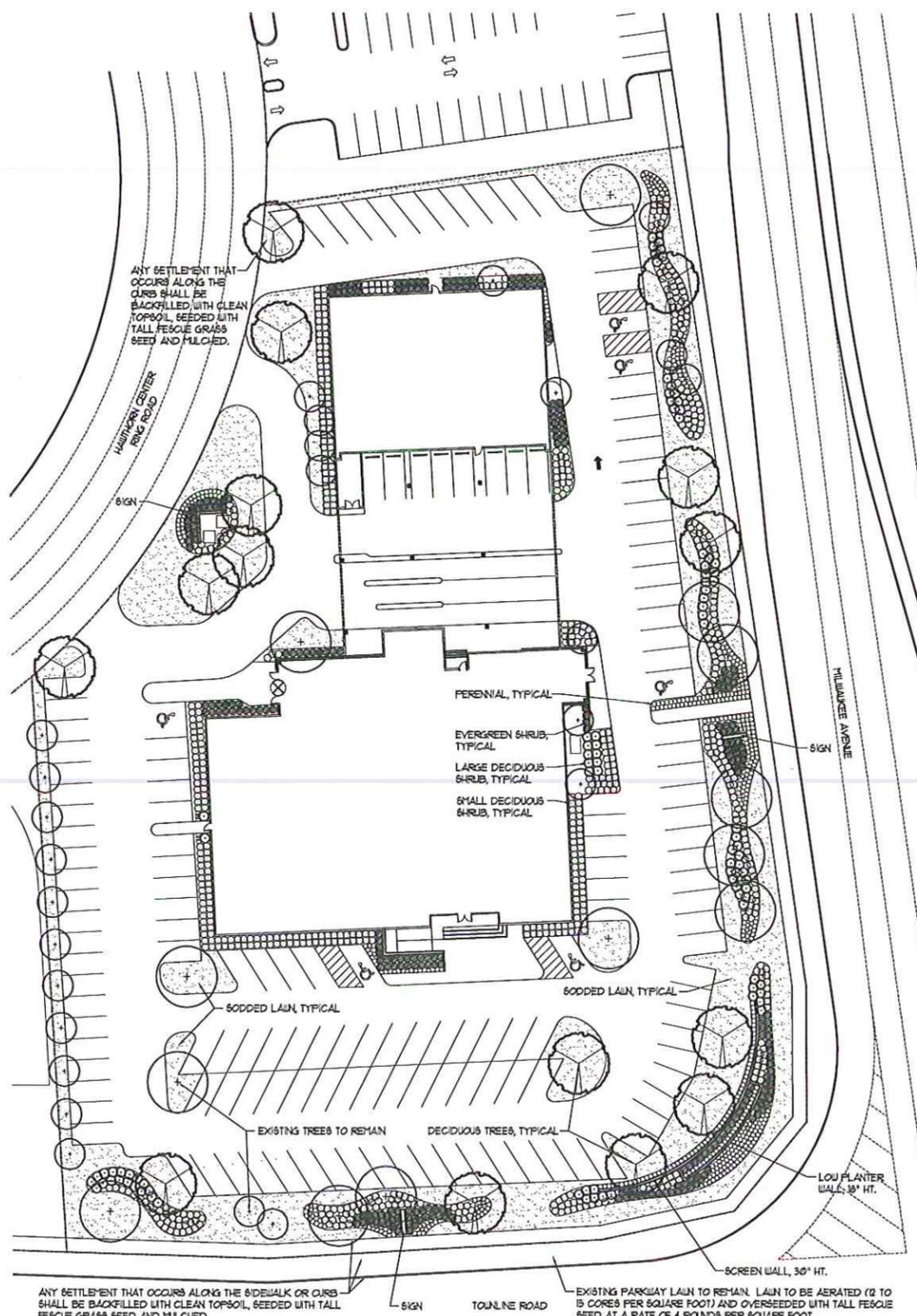
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB FIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB FIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL, AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB FLUME. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



4 SHRUB PLANTING DETAIL
NOT TO SCALE

REPRESENTATIVE PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	NOTES
DECIDUOUS TREES					
ZC	ACER x FREEMANI 'CELZAY'	CELEBRATION MAPLE	3" CALIFER	8	BRANCHED UP 6"
AF	ACER x FREEMANI 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIFER	8	BRANCHED UP 6"
GT	GLEDITSIA T. VAR. NERTIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIFER	5	BRANCHED UP 6"
FC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIFER	4	BRANCHED UP 6"
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIFER	8	BRANCHED UP 6"
DECIDUOUS SHRUBS					
AM	ARONIA MELAN 'IRGOLIO'S BEAUTY'	IRGOLIO'S BEAUTY CHOKEBERRY	18" HT x 24" W	43	
HY	HYDRANGEA P. 'PINKY LINKY'	PINKY LINKY HYDRANGEA	36" HT x 20" W	5	
PO	PHYSCOCARPUS OPULIS 'BEWARD'	SUMMER LINE NINEBARK	24" HT x 24" W	14	
RA	RHUS ARONATICA 'GRO-LOU'	GRO-LOU SUMAC	18" HT x 24" W	750	
RR	ROSA 'RADAZIT'	KNOCKOUT ROSE	18" HT x 18" W	46	
BC	SPIRAEA CANADENSIS 'GREENHEIM'	GREENHEIM SPIREA	18" HT x 18" W	136	
SM	SYRINGA MEYERI 'PALIBI'	DWARF KOREAN LILAC	30" HT x 30" W	71	
VB	VIBURNUM DENTATUM 'CHRISTOP'	BLUE HUFFN VIBURNUM	30" HT x 24" W	46	
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	36" HT x 36" W	16	
EVERGREEN SHRUBS					
B1	BUXUS X 'GREEN GET'	GREEN GET BOXWOOD	18" HT x 18" W	94	
JC	JUNIPERUS CHIN. 'KALLAY COMPACTA'	KALLAY'S COMPACT JUNIPER	18" HT x 24" W	100	
TM	TAXUS X MEDIA 'TAUNTON'	TAUNTON DENSE YEW	24" HT x 24" W	99	
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	48" HT x 36" W	20	
PERENNIALS AND ORNAMENTAL GRASSES					
CA	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	50	SPACED 24" O.C.
HH	HEPHEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	288	SPACED 18" O.C.
HP	HEPHEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GALLON	421	SPACED 18" O.C.
NF	NEPETA X FAASSENII 'WALKERS LOU'	WALKERS LOU CATMINT	1 GALLON	146	SPACED 18" O.C.



1 LANDSCAPE PLAN
1" = 30'-0"

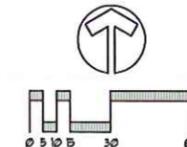


Exhibit C
Site Plan



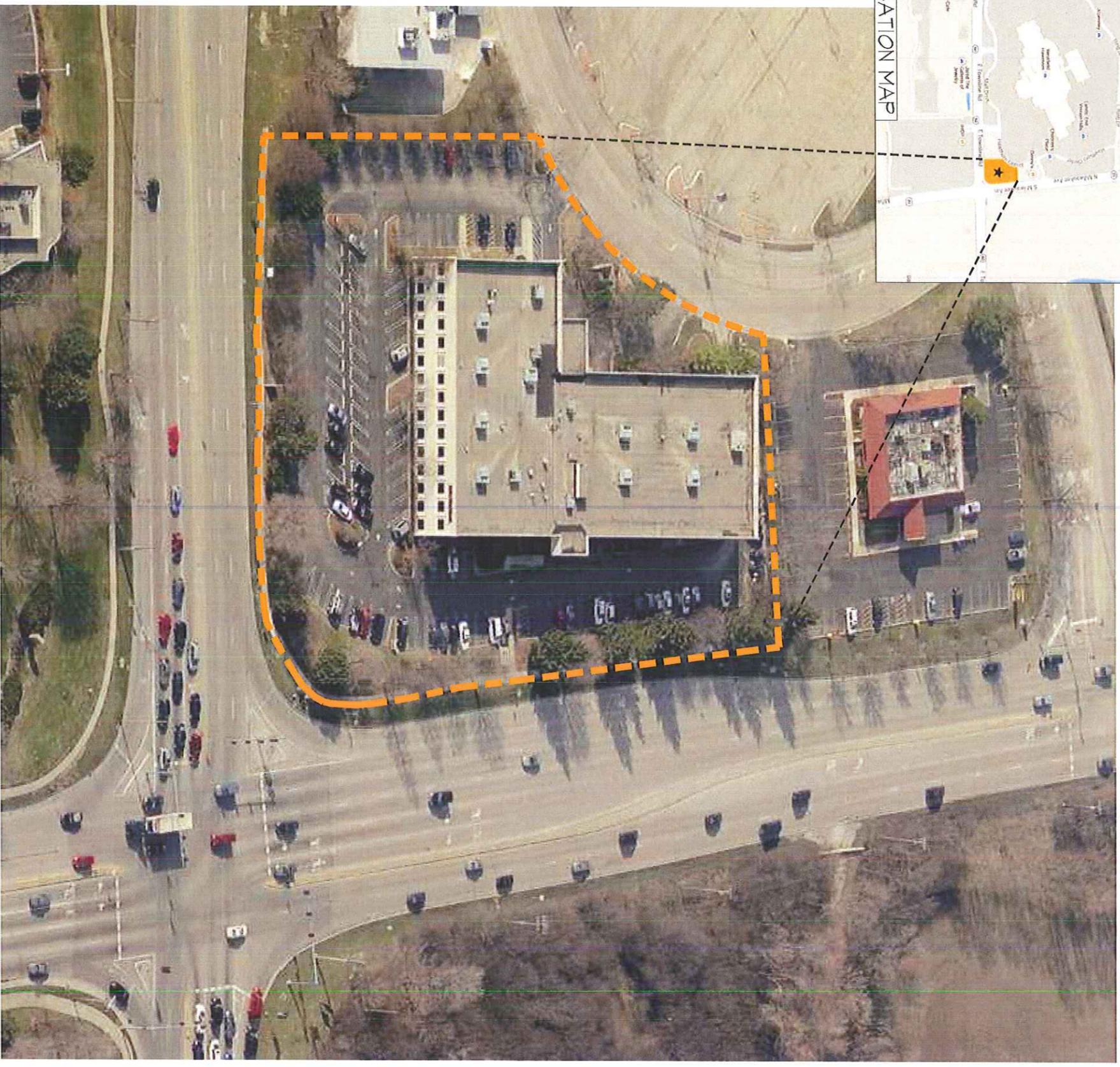
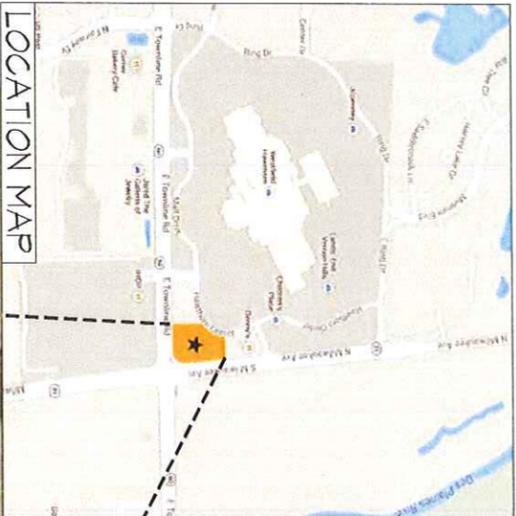
CENTRUM PARTNERS, LLC

Proposed Design
Milwaukee & Townline Rd.
Vernon Hills, Illinois

June 13, 2014
13010
NN

HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING





EXISTING SITE AERIAL VIEW



EXISTING SITE STREET VIEW

Aerial & Location Map

CENTRUM PARTNERS LLC

Concept Site Plan
Milwaukee & Townline
Vernon Hills, Illinois

April 30, 2014
13010
MGL

© HIRSCH ASSOCIATES, LLC 2009

Hirsch Associates LLC
Architecture + Planning



TOTAL: PARKING 152 CARS

HAWTHORN CENTER

R = 231.86'
L = 230.65'
Ch = 224.53'
Ch Brg = N 26° 48' 05" E

B1 ZONING

N 81° 58' 00" W
181.45'

MILWAUKEE AVE
(ILLINOIS ROUTE 21)
N 8° 02' 00" W
359.18'

N 88° 21' 59" W
86.35'

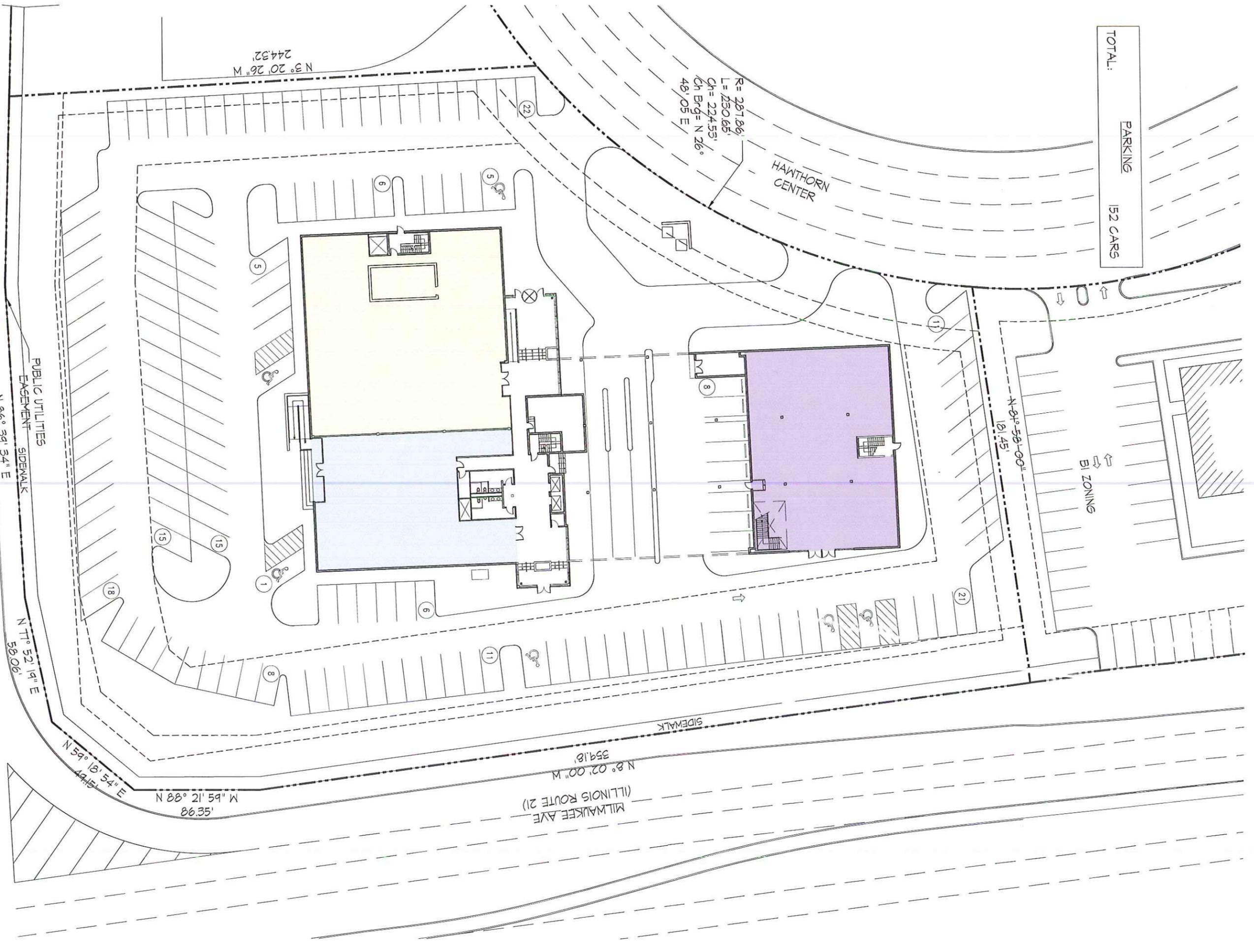
N 59° 18' 54" E
49.15'

N 71° 52' 19" E
58.06'

N 86° 39' 34" E
143.12'

N 88° 21' 54" W
86.35'

N 3° 20' 26" W
244.32'



PUBLIC UTILITIES
EASEMENT
SIDEWALK

E. TOWNLINE RD
(ILLINOIS ROUTE 60)

EXISTING

CENTRUM PARTNERS LLC

Site Plan
Milwaukee & Townline
Vernon Hills, Illinois

June 13, 2014
13010
NN

Hirsch Associates LLC
Architecture + Planning

Scale: 1" = 40'-0"

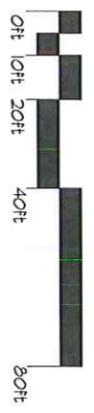
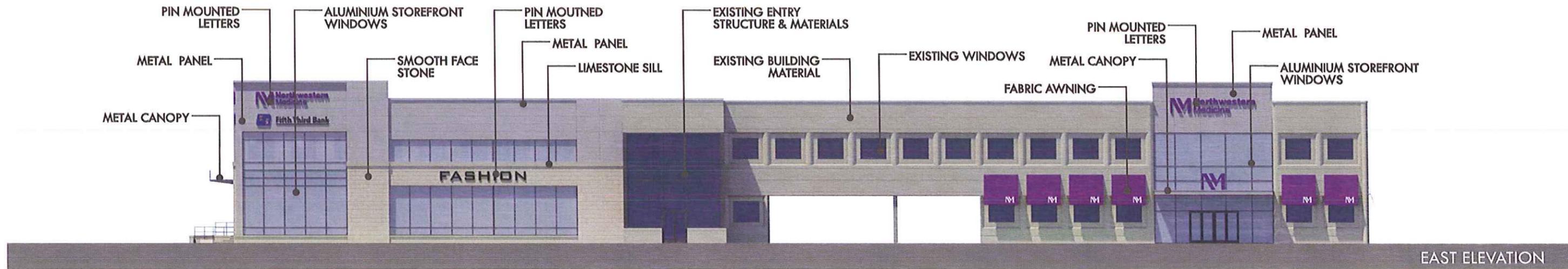
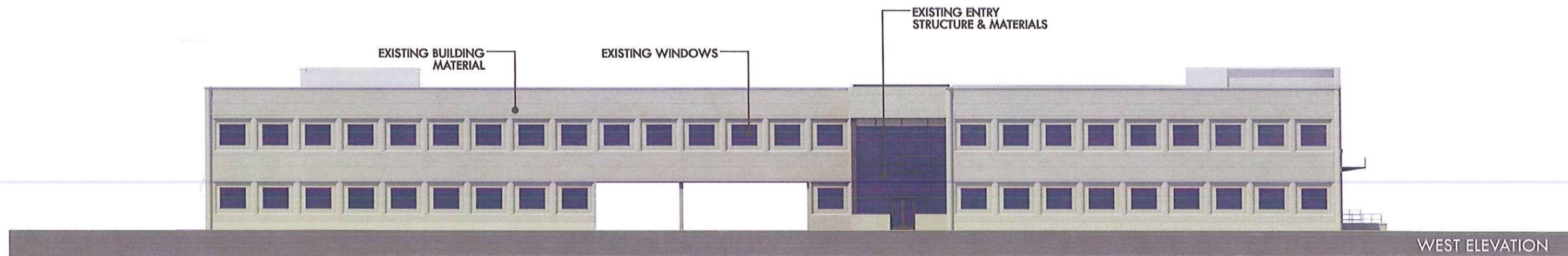


Exhibit D
Architectural Plan



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

CENTRUM PARTNERS, LLC

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Milwaukee & Townline Rd.
Vernon Hills, Illinois

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13010
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HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING



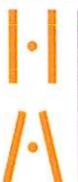
View 'B'

CENTRUM PARTNERS, LLC

Proposed Design
Milwaukee & Townline Rd.
Vernon Hills, Illinois

June 13, 2014
13010
NN

HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING





View 'A'

CENTRUM PARTNERS, LLC

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Vernon Hills, Illinois

June 13, 2014
13010
NN

HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING





View 'C'

CENTRUM PARTNERS, LLC

Proposed Design
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Vernon Hills, Illinois

June 13, 2014
13010
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HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING





View 'D'

CENTRUM PARTNERS, LLC

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13010
NN

HIRSCH ASSOCIATES LLC
ARCHITECTURE + PLANNING

