

ORDINANCE NO. 2453 25

AN ORDINANCE AUTHORIZING THE EXECUTION OF A CERTAIN DEVELOPMENT AGREEMENT – MJK REAL ESTATE HOLDING COMPANY, LLC – 101 AND 103 ROMAN LANE, HAWTHORN WOODS, IL

WHEREAS, on or about December 6, 2024, MJK Real Estate Holding Company, LLC, as applicant (“Applicant”), filed an application for an amendment to the special use planned development for the development of a retail drive-thru facility, a retail/office building, a future retail building, and a final plat of re-subdivision on the property legally described on **Exhibit “A”** attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Village reviewed and approved the amendment to the special use planned development to allow for the construction of a retail drive-thru facility and a retail/office building on or about February 24, 2025; and,

WHEREAS, as part of the approval of said amendment to the special use planned development, the developer has agreed to enter into a development agreement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois as follows:

SECTION ONE: That the Mayor and Village Clerk be, and the same are, are hereby authorized to execute a certain Development Agreement with MJK Real Estate Holding Company, LLC, in substantially the same form attached hereto as **Exhibit “B”**, and by the reference, made a part hereof, as follows:

SECTION TWO: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section Two.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this ordinance.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kruger, McCarty, Pycroft, Bayen, Hunt, Berner

NAYS: 0

ABSENT AND NOT VOTING: 0

APPROVED: 
Dominick DiMaggio, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: February 24 2025

APPROVED: February 24 2025

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOTS 38 AND 39 IN HAWTHORN TRAILS PHASE 3; BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDAN, IN ELA TOWNSHIP, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JUNE 2, 2017 AS DOCUMENT 739952, IN LAKE COUNTY, ILLINOIS.

EXHIBIT "B"
DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 22nd day of July, 2025 by and between the VILLAGE OF HAWTHORN WOODS, a municipal corporation of the State of Illinois, having its principal offices at 2 Lagoon Drive, Hawthorn Woods, Illinois 60047 (hereinafter called "VILLAGE") and MJK Real Estate Holding Company, LLC (hereinafter called "DEVELOPER").

WITNESSETH:

WHEREAS, on or about December 6, 2024, DEVELOPER, as applicant, filed an application for an amendment to a special use planned development permit with respect to the property legally described on Exhibit "A", attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY") so as to permit for the development of a retail drive-thru facility, a retail/office building, a future retail building, and a final plat of re-subdivision ("PROJECT"); and,

WHEREAS, the DEVELOPER desires to construct the PROJECT on the SUBJECT REALTY and has submitted to the VILLAGE plans for the construction of the commercial buildings, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein, and which the amendment to the special use planned development permit has been approved by the Planning, Building, and Zoning Commission of the VILLAGE; and,

WHEREAS, the VILLAGE is willing to approve the PROJECT provided that the PROJECT is performed in accordance with this Agreement. The PROJECT shall not be approved until this Agreement is executed.

NOW, THEREFORE, it is mutually agreed as follows:

1. The above recitals and exhibits are incorporated herein as part of this Agreement.
2. A portion of the PROJECT is not anticipated to generate significant retail sales tax

revenue for the Village as part of its business operations. To offset this, the DEVELOPER has agreed to provide a one-time contribution of Fifty Thousand dollars and 00/100 (\$50,000) to the VILLAGE in lieu of potential sales tax revenue. This payment shall be made to the VILLAGE on or before the issuance of a building permit for the PROJECT.

3. Construction of the PROJECT shall be substantially in accordance with the plans attached hereto as Exhibit B, the special use and any other applicable codes and laws.

4. This Agreement shall be binding upon and inure to the successors and assigns of the parties to this Agreement. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

5. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and this Agreement may be enforced with that provision severed or as modified by the court.

6. This Agreement sets forth an agreement of the parties insofar as it specifically contradicts, modifies or amplifies any provision of the VILLAGE Code. To the extent that this Agreement does not address an applicable provision of the VILLAGE Code, the VILLAGE Code shall continue to control the parties' activities contemplated by this Agreement regardless of the fact that the VILLAGE Code has not been addressed within the specific terms of this Agreement.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective successors and assigns (including without limitation) successor corporate authorities of the Village.

8. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

9. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

A. VILLAGE at:

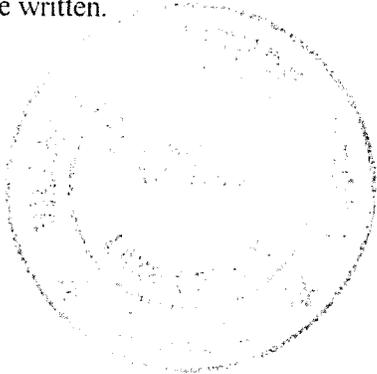
VILLAGE OF HAWTHORN WOODS
2 Lagoon Drive
Hawthorn Woods, Illinois 60047

B. DEVELOPER at:

MJK Real Estate Holding Company, LLC
1622 Willow Road, Suite 201
Northfield, IL 60093
Attn: Richard Silverman

10. This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.



VILLAGE OF HAWTHORN WOODS, an Illinois municipal corporation,

By: [Signature]
Mayor

ATTEST:

[Signature]
Village Clerk

DEVELOPER

MJK Real Estate Holding Company, LLC

By: [Signature]

Name: Richard Silverman

Title: Manager

STATE OF ILLINOIS)

) SS.

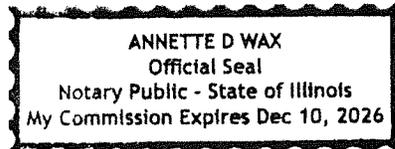
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Richard Silverman, personally known to me to be the same
person whose name is subscribed to the foregoing instrument appeared before me this day in person
and acknowledged that he signed and delivered the said instrument as his own free and voluntary
act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of July, 2025.

Notary Public

Annette D. Wax



STATE OF ILLINOIS)

) SS.

COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominick DiMaggio, Mayor of the VILLAGE OF HAWTHORN WOODS, and Donna Lobaito, Village Clerk of said Village, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Village Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth; and the said Village Clerk then and there acknowledged that she, as custodian of the corporate seal of said Village, did affix the corporate seal of said Village to said instrument, as her own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2025.

Notary Public

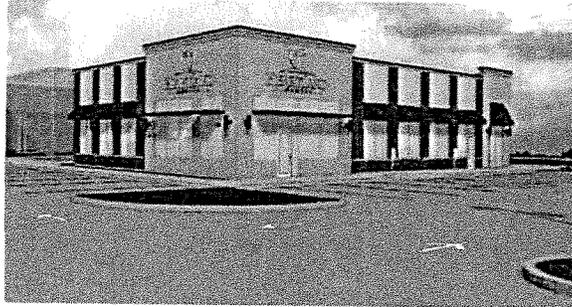
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOTS 38 AND 39 IN HAWTHORN TRAILS PHASE 3; BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDAN, IN ELA TOWNSHIP, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JUNE 2, 2017 AS DOCUMENT 739952, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
CONSTRUCTION DOCUMENTS

MJK Hawthorn Woods - Retail Development
Heartland Dental
 97, 99-101 & 103 Roman Lane, Hawthorn Woods, IL 60047



PC Submittal - DRAWING INDEX (Date January 31, 2025)

SHEET	SHEET TITLE
A-01	EXISTING CONDITIONS AERIAL
A-02	ALTANSPS LAND TITLE SURVEY
A-03 (1 OF 2)	RESUBDIVISION PLAN
A-04 (2 OF 2)	RESUBDIVISION PLAN
A-05	SITE PLAN
A-06 (L-1)	LANDSCAPE PLAN
A-07 (L-2)	LANDSCAPE SPECIFICATIONS
A-08 (L-3)	LANDSCAPE SPECIFICATIONS
A-09 (L-4)	LANDSCAPE SPECIFICATIONS
A-10 (1 OF 2)	SITE LIGHTING PLAN
A-11 (2 OF 2)	SITE LIGHTING PLAN
A-12	HEARTLAND DENTAL - FLOOR PLAN
A-13	HEARTLAND DENTAL - EXTERIOR ELEVATIONS
A-14	HEARTLAND DENTAL - EXTERIOR ELEVATIONS
A-15	EXTERIOR PERSPECTIVES
A-16	EXTERIOR PERSPECTIVES
A-17	BUILDING SECTION
A-18	ROOF PLAN
A-19	TRASH ENCLOSURE DETAILS
A-20	MONUMENT SIGN - COVER SHEET
A-21	MONUMENT SIGN - ELEVATION
A-22	MONUMENT SIGN - SITE PLAN
A-23	MONUMENT SIGN - BACK COVER

MJK Real Estate Holding Company, LLC.
 1622 Willow Road, Suite 201
 Northfield, IL 60093 847-919-4801

Soos & Associates, Inc.
 105 Schelton Road, Suite 101
 Lincolnshire, IL 60069 847-821-7667



⊕ EXISTING CONDITIONS AERIAL

A. SOOS ASSOCIATES
 Soos & Associates, Inc.
 ARCHITECTS

100 North LaSalle Street, Suite 1000
 Chicago, Illinois 60602
 Phone: (312) 541-1000 Fax: (312) 541-1001

PROJECT: MJK REAL ESTATE HOLDING COMPANY, LLC
 1422 HELLBROOK ROAD, SUITE 101
 NORTHFIELD, IL 60061

PROJECT: MJK HAWTHORN WOODS -
 RETAIL DEVELOPMENT
 97, 99-101 & 103 ROMAN
 LANE HAWTHORN WOODS,
 IL 60047

DATE: 04/11/11

ISSUE FOR REVIEW

DATE: APR 11 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

EXISTING
 CONDITIONS
 AERIAL

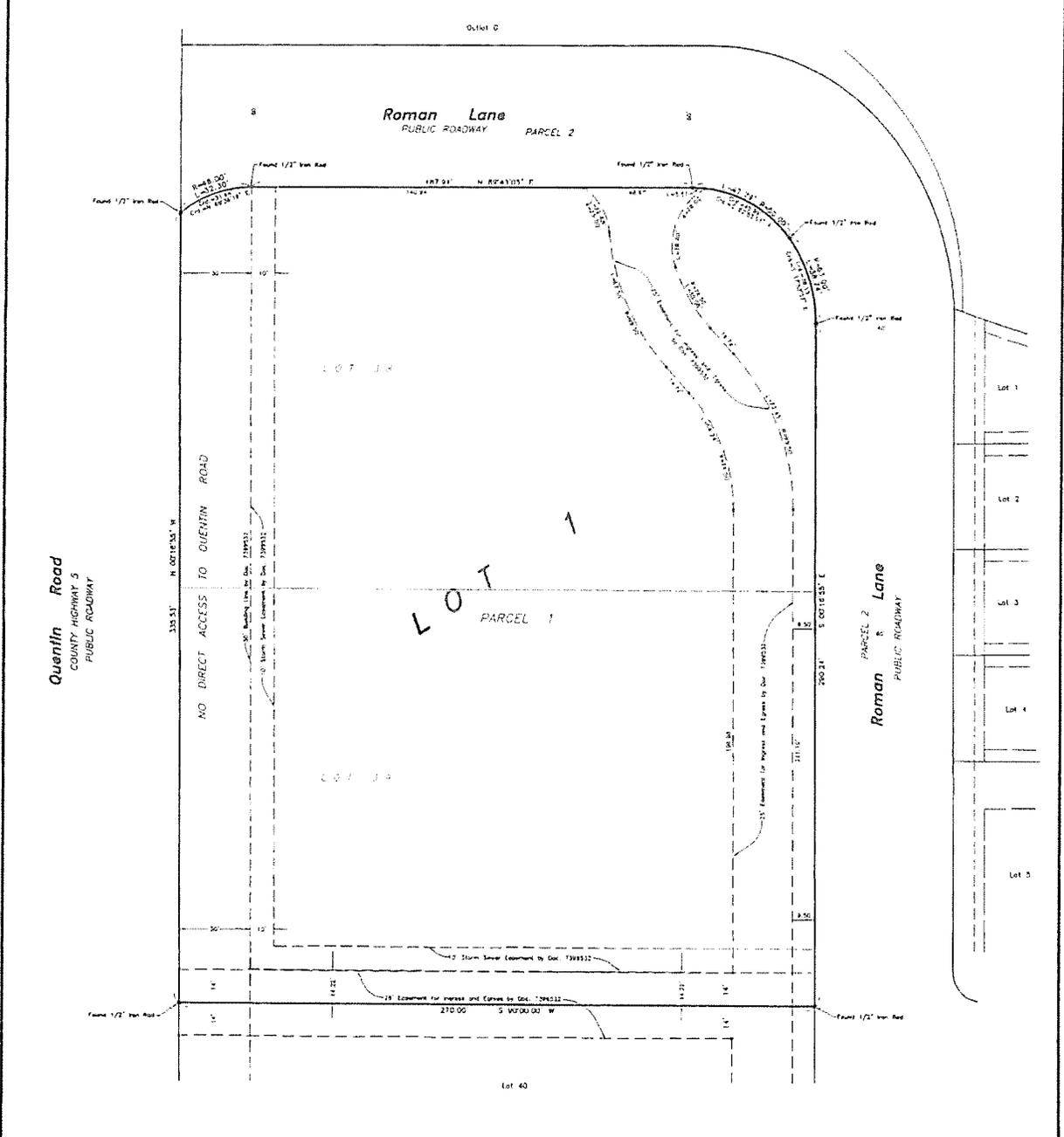
SHEET
 A-01

FINAL PLAT MJK RETAIL DEVELOPMENT RESUB

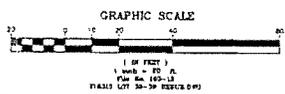
SHEET 1 OF 2

PARCEL 1: LOTS 30 AND 39 IN HARTSHORN TRACT PHASE 3, BEING A RECONVEYANCE OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN ILLINOIS, ACCORDING TO THE PLAN OF SUBDIVISION RECORDED JUNE 2, 2017 AS DOCUMENT 1339532 IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, ACCESS ROAD AND UTILITY FACILITIES FOR THE BENEFIT OF PARCEL 1, CREATED BY THE DECLARATION RECORDED OCTOBER 11, 2019 AS DOCUMENT 160117.



THE PREMISES COMMONLY KNOWN AS
101 & 103 ROMAN LANE, HARTSHORN TRACT, IL
LOT 30 AREA = 45,373 S.F.
PVI 14-15-304-074
LOT 39 AREA = 47,594 S.F.
PVI 14-15-304-075

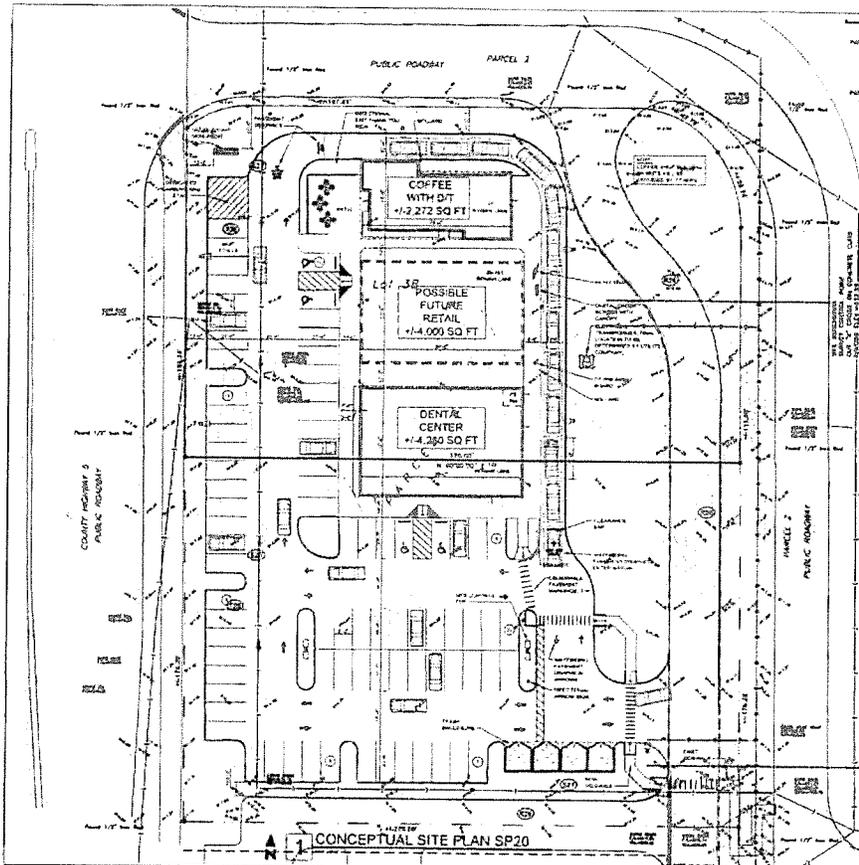


FIELDWORK COMPLETED
CLIENT: MJK Retail Development Company, LLC
ADDRESS: 101 & 103 Roman Lane, Ill.
MEMPHIS, TN 38111

NOTES:
PLAT IS VOID IN THE UNRECORDED SURVEYOR'S DISTRICT FOR REASON:
Only those Building Lines or Easements shown on a Recorded
Examination Plat of Form or Recorded Document are shown.
Necessary check local ordinances before building.

Compare your description and site markings with this plat AT
ONCE. Report any discrepancies which you may find.

RE ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. COMPOSITE, SUITE 100
GRAYLAKE, ILLINOIS 60530
PHONE: 847-227-2014 FAX: 847-223-0860



SITE DATA:

PARCEL 1: 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)

PARCEL 2: 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)

PARCEL 3: 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)
 1.00 ACRES (43,560 SQ. FT.)

USE: COMMERCIAL RETAIL

ADJACENT PROPERTIES:

TO THE NORTH: [REDACTED]

TO THE SOUTH: [REDACTED]

TO THE WEST: [REDACTED]

TO THE EAST: [REDACTED]

ASOOCIATES
 Soos & Associates, Inc.
 ARCHITECTS

1522 Willow Road, Suite 201
 Hawthorn, IL 60092

MJK Hawthorn Woods Retail Development
 97, 99-101 & 103 Roman Lane
 Hawthorn Woods, IL 60047

ISSUE FOR REVIEW
 DATE: 04/12/2011
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

SITE PLAN

A-05

LANDSCAPE SPECIFICATIONS

SECTION 0202

PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

PART 1 - GENERAL

1.01 SUMMARY

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

1.02 RELATED SECTIONS

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

1.03 INSTALLATION

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

PART 2 - PRODUCTS

2.01 MANUFACTURE

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

2.02 SPECIFICATIONS

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

2.03 PLANT SPECIFICATIONS

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

2.04 PLANTING

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

PART 3 - EXECUTION

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.01 PREPARATION

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.02 PLANTING

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.03 MAINTENANCE

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.04 PROTECTION

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.05 CLEANUP

- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.06 PROTECTION

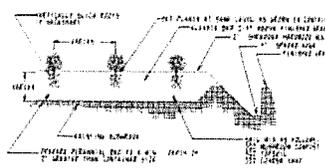
- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.07 PROTECTION

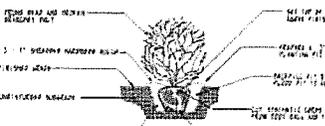
- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS

3.08 PROTECTION

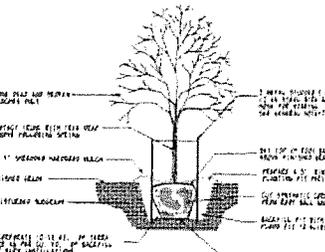
- A. PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER PLANTING TO BE SPECIFIED IN THE SCHEDULE INCLUDE:
- 1. PERENNIALS
- 2. ORNAMENTAL GRASSES
- 3. GROUNDCOVER PLANTS



PERENNIAL PLANTING DETAIL
NOT TO SCALE - USE ONLY QUALITY SEED OR NURSERY STOCK



SHRUB PLANTING DETAIL
NOT TO SCALE - USE ONLY QUALITY SEED OR NURSERY STOCK



TREE PLANTING DETAIL
NOT TO SCALE - USE ONLY QUALITY SEED OR NURSERY STOCK

COURTNEY
Landscape Architecture

Client: Development
Project: Plaza
Address: 1234 Main Street

DATE: 12-08-11
SCALE: AS SHOWN
DRAWING: P&L
SHEET: L-3
OF FOUR

LANDSCAPE SPECIFICATIONS

SECTION 0001

SEEDING

PART 1 GENERAL

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

CONTINUE SECTION 0001 - SEEDING

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

CONTINUE SECTION 0001 - SEEDING

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

- 1.1 SUMMARY
- 1.2 RELATED WORK
- 1.3 SEEDING
- 1.4 PLANTING
- 1.5 MAINTENANCE

COURTNEY
Landscape Architecture
1234 Main Street
Anytown, CA 90210
Tel: (555) 123-4567
Fax: (555) 987-6543
www.courtneylandscape.com

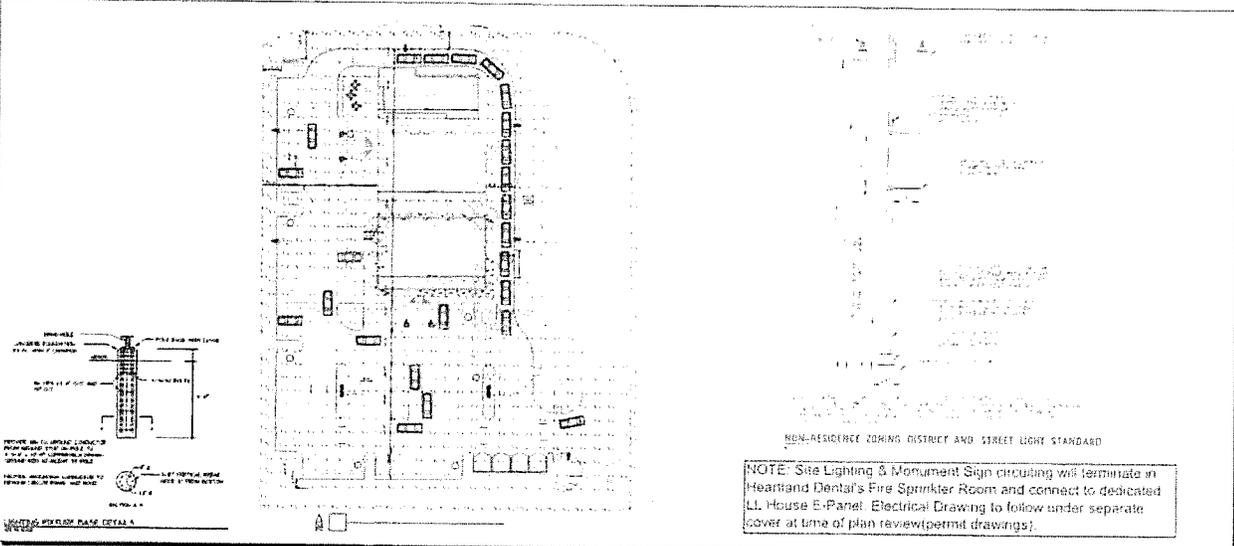
Detail Development
New York
The Great North Street

MJM

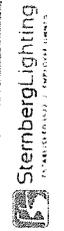
DATE	12-08-11
SCALE	AS SHOWN
DESIGNED BY	FAO
DRAWN BY	L-4
CHECKED BY	FOR FOUR

Symbol	Qty	Label	Arrangement	Description	Tag	DLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	21	Kirlin - LWC-09RD1-2500L-25000-MFL-MFU-30K-UNV, Wall Pack	Single	LWC-09RD1-2500L-25000-MFL-MFU-30K-UNV, Fixtures 9' MH	LWC	0.900	5623	54	1134
⋮	2	Sternberg - Combs Pole - (2) Fixtures 180° Apart	GROUP	(2) 2A-1527LED-24L30T4-MDL01-FG, 25' MH, 2 Fixtures 180° Apart	(2)1527, T4	0.500	N.A.	N.A.	348.4
⊙	3	Sternberg - 1A-1527LED-24L-30-T4-MDL014-FG Arm Mount	Single	1A-1527LED-24L30T4-MDL014-FG, 25' MH, 2' Arm	1527, T4	0.900	10137	87.1	261.3
⊙	3	Sternberg - 1A-1527LED-24L-30-T3-MDL014-FG, Arm Mount	Single	1A-1527LED-24L30T3-MDL014-FG, 25' MH, 2' Arm	1527, T3	0.900	9812	87.1	261.3

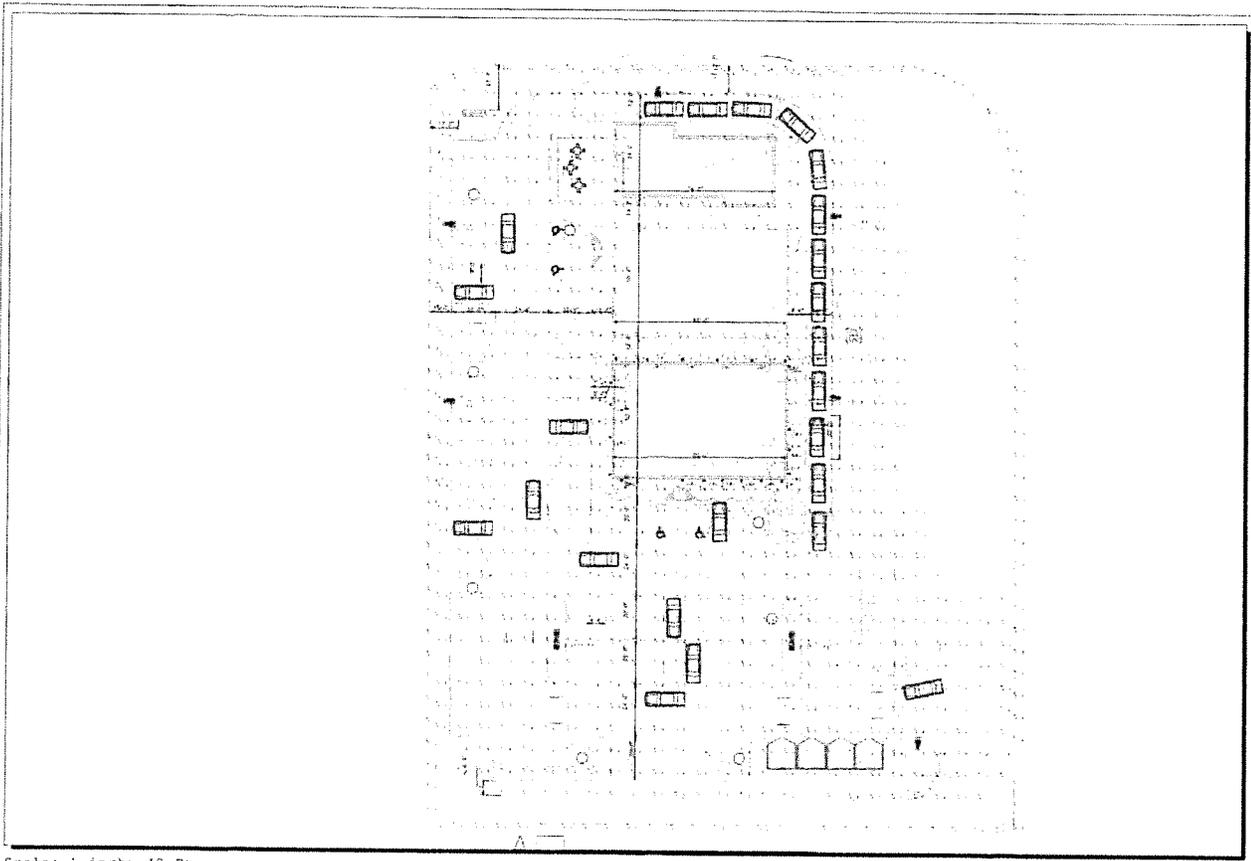
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Area CalcPts 10' OC	Illuminance	Fc	1.86	47.5	0.1	19.60	475.00
Property Line CalcPts 10' OC	Illuminance	Fc	0.24	1.2	0.0	N.A.	N.A.



Not to Scale



Drawn By: MJK	Checked By:
Grading #: 4027	Reviewed By:
Date: 04/11/2023	Approved By:
Scale:	

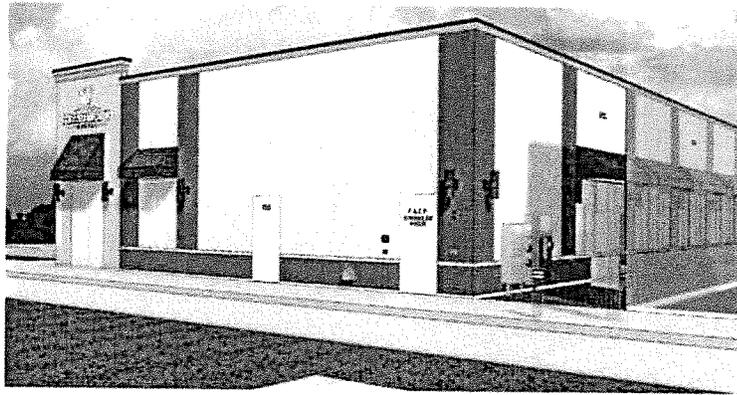


Scale: 1 inch = 40 Ft.

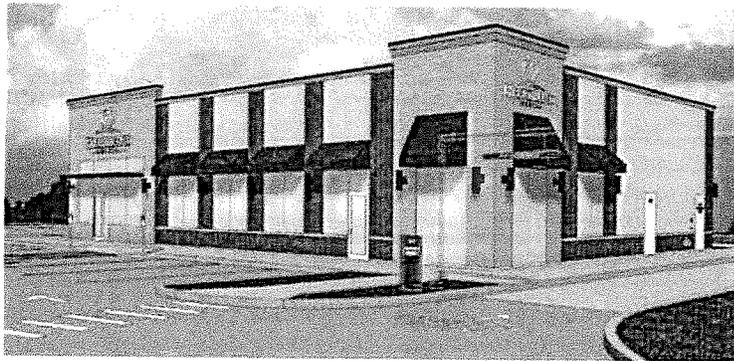


DATE	COMMENTS

Drawn By: WE	Checked By:
Drawing #: 4022	Date: 11/14/2013
Scale:	
MJK Hawthorn Woods	
Hawthorn Woods, IL	



HO VIEW FROM NORTHEAST



HO VIEW FROM SOUTHEAST

A300 ASSOCIATES
 Soos & Associates, Inc.
 ARCHITECTURE

1000 W. WASHINGTON ST. CHICAGO, ILL. 60604
 PHONE: 312.521.1000 FAX: 312.521.1070

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY 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 A300 ASSOCIATES.

LEAD ARCHITECT: JOHN A. SOOS

CLIENT: MJK REAL ESTATE TRADING COMPANY, LLC
 1033 WILLOW ROAD, SUITE 201
 NORTHFIELD, IL 60047

PROJECT: MJK HAWTHORN WOODS - RETAIL DEVELOPMENT

97, 99-101 & 103 ROMAN LANE HAWTHORN WOODS, IL 60047

DATE: 10/1/08

SCALE: AS SHOWN

PROJECT NO.: 08-001

DATE: 10/1/08

PROJECT NO.: 08-001

ISSUE FOR REVIEW

DATE: 10/1/08
 PROJECT NO.: 08-001
 SCALE: AS SHOWN

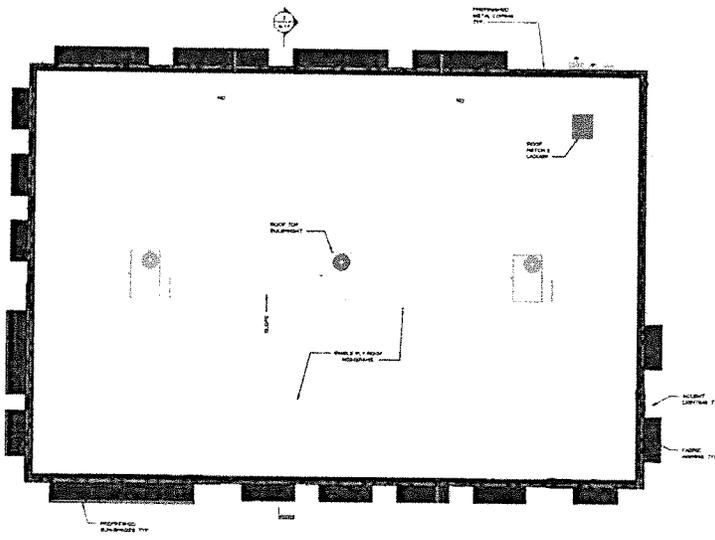
PROJECT: MJK HAWTHORN WOODS - RETAIL DEVELOPMENT

97, 99-101 & 103 ROMAN LANE HAWTHORN WOODS, IL 60047

DATE: 10/1/08

PROJECT NO.: 08-001

A-16



1 PROPOSED ROOF PLAN

ASOOC ASSOCIATES
 Soos & Associates, Inc.
 ARCHITECTS
 1000 North Dearborn Street, Suite 200
 Chicago, IL 60610
 Phone: 312.467.1900 Fax: 312.467.1901

MJK REAL ESTATE HOLDING COMPANY LLC
 1000 WILLOW ROAD, SUITE 201
 WILLOW BROOK, IL 60099

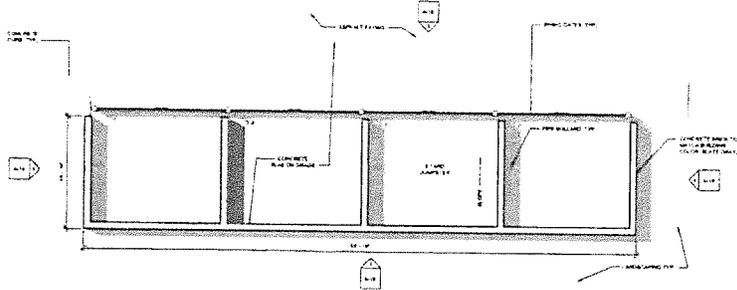
MJK HAWTHORN WOODS - RETAIL DEVELOPMENT
 97 98-101 & 103 ROMAN LANE HAWTHORN WOODS, IL 60447

ISSUE FOR REVIEW

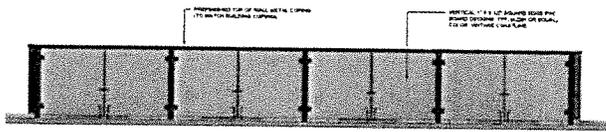
DATE	ISSUE
PROJECT NO.	DATE
DESIGNED BY	DATE
CHECKED BY	DATE

ROOF PLAN

A-18



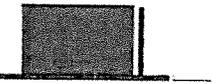
1 PROPOSED TRASH ENCLOSURE PLAN



2 T/E - NORTH ELEVATION



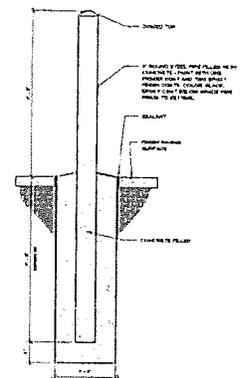
3 T/E - SOUTH ELEVATION



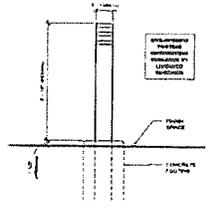
4 T/E - EAST ELEVATION



5 T/E - WEST ELEVATION



6 SITE - BOLLARD, DETAIL HW



7 STARBUCKS DTE - NON-ILLUMINATED BOLLARD

ASOOSOCIATES
 Soos & Associates, Inc.
 Architects

Phone: 618.781.7817 Fax: 618.781.8838
 1100 W. MONROE BLVD. SUITE 201
 NORTH PEORIA, IL 61659

REAL ESTATE HOLDING COMPANY, LLC
 1425 W. MONROE BLVD. SUITE 201
 NORTH PEORIA, IL 61659

PROJECT:
 MJK HAWTHORN WOODS -
 RETAIL DEVELOPMENT
 97, 99-101 & 103 ROMAN
 LANE HAWTHORN WOODS,
 IL 60047

DATE: 02/19/10
 TIME: 11:00 AM
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []

ISSUE FOR REVIEW

TRASH ENCLOSURE DETAILS

A-19