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Doc#: 0903622066 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 01:38 PM Pg: 1 of 13

ORDINANCE NO. 08-47

AN ORDINANCE GRANTING SPECIAL PERMITS FOR
AN ACCESSORY DRIVE-THROUGH FACILITY AND IDENTIFICATION SIGNS IN EXCESS OF
20 FEET IN HEIGHT, YARD, SETBACK AND LOADING SPACE VARIATIONS, SITE PLAN
APPROVAL AND A LEVEL III DESIGN REVIEW PERMIT

(WALGREENS - NORTHWEST CORNER OF WAUKEGAN ROAD AND SHERMER ROAD)
(PLAN COMMISSION DOCKET NO. 08-07)

Passed by the Board of Trustees August 12, 2008

Printed and Published, August 11, 2008

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

Box 400-CTCC

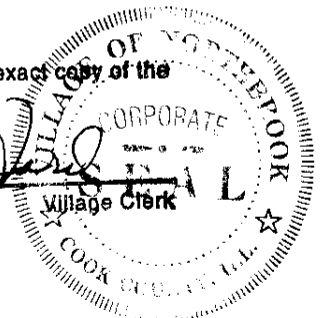
I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the
original

12-1-08
Date

Debra J. Ford
Village Clerk



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ORDINANCE NO. 08-47

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

AN ORDINANCE GRANTING SPECIAL PERMITS FOR AN ACCESSORY DRIVE-THROUGH FACILITY AND IDENTIFICATION SIGNS IN EXCESS OF 20 FEET IN HEIGHT, YARD, SETBACK AND LOADING SPACE VARIATIONS, SITE PLAN APPROVAL AND A LEVEL III DESIGN REVIEW PERMIT

(WALGREENS - NORTHWEST CORNER OF WAUKEGAN ROAD AND SHERMER ROAD)
(PLAN COMMISSION DOCKET NO. 08-07)

shall be, and is hereby, adopted as follows:

Section 1 BACKGROUND.

Waukegan & Shermer LLC ("**Developer**") is the contract purchaser of those certain parcels of real estate, commonly known as 1032-36, 1038 and 1042 Waukegan Road, 1130 Shermer Road, and 1045 and 1041 Angle Avenue and the record owner of that certain parcel of real estate, commonly known as 1116 Shermer Road, which properties collectively comprise the northwest corner of the intersection of Waukegan Road and Shermer Road in the Village of Northbrook ("**Property**").

On August 12, 2008, the Board of Trustees adopted (i) Resolution No. 08-R-115 approving a development and vacation agreement dated as of August 12, 2008 between the Developer and the Village ("**Development and Vacation Agreement**"), and (ii) Ordinance No. 08- 43 authorizing the vacation of the public alley right-of-way abutting portions of the Property (the "**Vacation Ordinance**"). The Developer and the Village have executed the Development and Vacation Agreement.

The Board of Trustees also adopted (i) Ordinance No. 08-44 amending the Northbrook Comprehensive Plan (1982), as amended, to classify the properties on Angle Avenue as appropriate for business use; (ii) Ordinance No. 08-45, amending the District Zoning Map of the Northbrook Zoning Code (1988), as amended ("**Zoning Code**") to rezone the properties on Angle Avenue from the R-5 Single Family Residential District to the C-2 Neighborhood Commercial District and the Village Green Overlay District; (iii) Resolution No. 08-R-116 approving a plat of consolidation for the Property; and (iv) Ordinance No. 08-46, amending the Northbrook Zoning Code's sign regulations for the C-2 Neighborhood Commercial District to allow identification wall signs in excess of 20 feet in height by special permit.

The Developer proposes to develop the Property with a single story (with a mezzanine level), approximately 14,006 square foot building to be initially used as a Walgreens drug store. Drug stores (Northbrook SIC No. 5912.00) are a permitted use in the C-2 Neighborhood Commercial District.

Because the Property is located within the Village Green Overlay District, the Property requires a Level III Design Review Permit, in accordance with the requirements of Section 8-103 of the Zoning Code.

The Developer has applied for the following special permits and approvals for the Property, (i) special permits to allow the construction, maintenance and operation of a drive-through facility accessory to a drug store and four identification wall signs in excess of 20 feet in height, (ii) variations from the setback and yard requirements of the C-2 District and certain requirements of

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Subsection 9-107 F of the Zoning Code regarding setbacks and buffers, (iii) a variation from the loading space requirements from one to zero spaces, (iv) site plan approval, and (v) a Level III Design Review Permit (collectively, "**Requested Relief**").

The President and the Board of Trustees hereby finds that granting the Requested Relief by the Developer would be in the best interest of the Village and the public.

Section 2. DESCRIPTION OF THE PROPERTY.

The Property consists of approximately 1.43 acres legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance.

Section 3. PUBLIC MEETINGS AND HEARINGS.

A. Plan Commission. Pursuant to public notice published in the *Northbrook Star* on April 17, 2008, a public hearing was held by the Plan Commission on May 6, 2008, and continued to June 3, 2008, to consider the Developer's Requested Relief. The Plan Commission made its recommendations to approve the Requested Relief on June 17, 2008 (Resolution Nos. 08-PC-09, 08-PC-10).

B. Architectural Control Commission. The Architectural Control Commission ("**ACC**") considered the Developer's plan for the Property at its regular meeting on June 16, 2008, during which the ACC recommended approval of a Level III Design Review permit for the Property.

Section 4. SPECIAL PERMITS.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the following special permits shall be, and are hereby, granted to the Developer for the Property, all in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook:

A. Drive-Through Facility Accessory to a Permitted Use. A special permit for the construction, use and maintenance of a drive-through facility accessory to a drug store (Northbrook SIC No. 9980.00).

B. Identification Signs Over 20 Feet. A special permit for the construction, use and maintenance of four identification signs on the Property in excess of 20 feet in height (Northbrook SIC No. 9936.00).

Section 5. VARIATIONS.

A. Loading Space. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Property shall be, and is hereby granted a variation to reduce the required number of loading spaces by one space to zero spaces.

B. Yard and Setback. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Property shall be, and is hereby granted the following variations:

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1. a yard variation to reduce the required front corner side yard along Waukegan Road from 25 feet to 10 feet;
2. a yard variation to reduce the required front yard along Shermer Road from 25 feet to 3.5 feet;
3. a yard variation to reduce the required front corner side yard along Angle Avenue from 25 feet to approximately 8.9 feet;
4. a variation to reduce the special landscaping and screening of special front and corner side setback requirements of Paragraphs 9-107 E and 9-107 F2 of the Zoning Code from 25 feet to 3.5 feet.

Section 6. SITE PLAN APPROVAL.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, the Site Plan for the Property, consisting of Exhibit B of this Ordinance, incorporated by reference in Section 8 of this Ordinance, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. DESIGN REVIEW PERMIT.

Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 8 of this Ordinance, a Level III Design Review Permit for the Property is hereby granted to the Developer in accordance and pursuant to 11-605 of the Zoning Code and the home rule powers of the Village.

Section 8. SPECIAL PERMITS, VARIATION AND SITE PLAN CONDITIONS

The special permits granted in Section 4, the variations granted in Section 5, the site plan approval granted in Section 6 and the design review permit granted in Section 7 of this Ordinance are contingent upon the development, use, and maintenance of the Property being in substantial compliance with the Development and Vacation Agreement, as it may from time to time be amended and with the following terms, conditions, and provisions:

A. Compliance with Development and Vacation Agreement. The Developer shall comply with all of the terms and provisions of the Development and Vacation Agreement.

B. Compliance with Plans. The development, use, and maintenance of the Property shall be in strict compliance with the following documents and plans, except for minor changes and site work approved by the Director of Building and Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village codes, ordinances, and standards:

1. Walgreens Site Plan, prepared by SEC Planning, consisting of one (1) sheet, with a latest revision date of July 28, 2008, attached as Exhibit B and, by this reference, made a part of this Ordinance;
2. Walgreens Building Elevations, prepared by PFDA Architects, Inc., consisting of one (1) sheet, with a latest revision date of July 11, 2008,

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attached as Exhibit C and, by this reference, made a part of this Ordinance:

EXHIBIT A

Legal Description of Property

THE WALGREENS SUBDIVISION BEING A RESUBDIVISION OF LOTS 3 THRU 10 AND PART OF THE VACATED ALLEY IN E.R. NOURSE'S SUBDIVISION OF BLOCK 2 A SUBDIVISION OF PART OF EDWARD ZOLLWEG'S SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

Commonly known as 1050 Waukegan Road

Permanent Real Estate Index Nos.:

04 12 09 000-009

04 12 09 000-009

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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20 N. WALKER DRIVE
CHICAGO, IL 60626
TEL: (312) 796-1245
FAX: (312) 796-1250

OWNER
WALGREEN & SHERMER
LLC.

PROJECT
Walgreens
STORE
SHERMER AVE, ANGLE AVE
AND WALKER RD.
NORTHBROOK, ILLINOIS

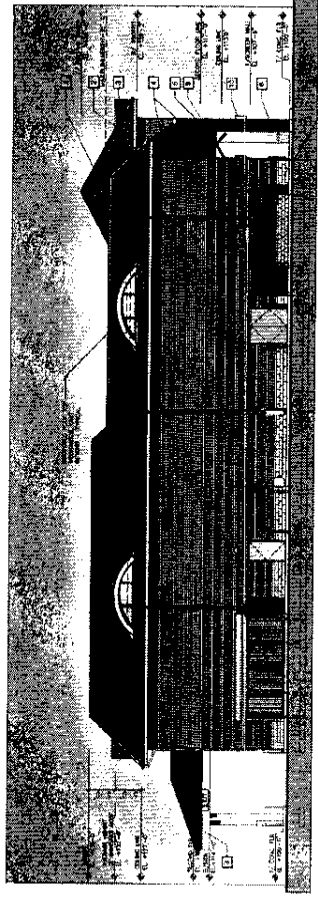
PROPOSED BUILDING ELEVATIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 07/19/10 | WALL ELEVATIONS |
| 2 | 08/03/10 | ROOFING ELEVATIONS |
| 3 | 08/23/10 | WALGREENS STORE |
| 4 | 09/01/10 | WALGREENS STORE |
| 5 | 09/01/10 | WALGREENS STORE |
| 6 | 09/01/10 | WALGREENS STORE |
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| 100 | 09/01/10 | WALGREENS STORE |

DATE: 09/01/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

SHEET
EL-1
JOB NO. XXXX

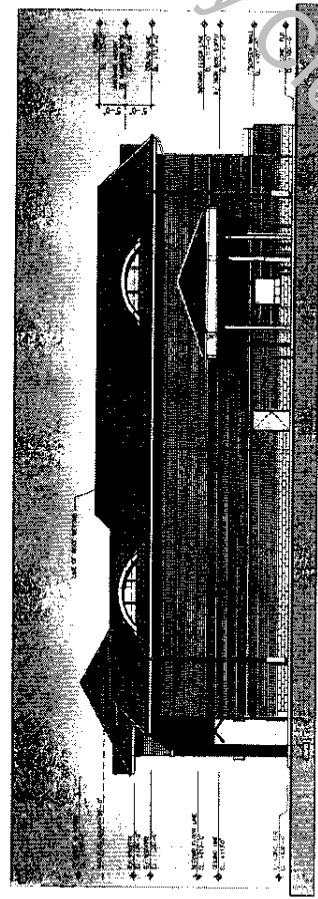
WALGREENS PROPOSED ELEVATIONS



SOUTHWEST ELEVATION (ALONG ANGLE AVENUE)
SCALE: 3/8" = 1'-0"



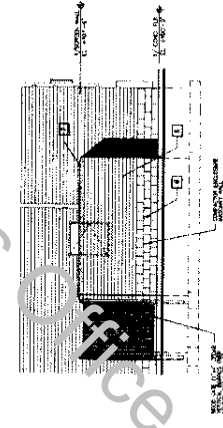
NORTHEAST ELEVATION (ALONG WALKER ROAD)
SCALE: 3/8" = 1'-0"



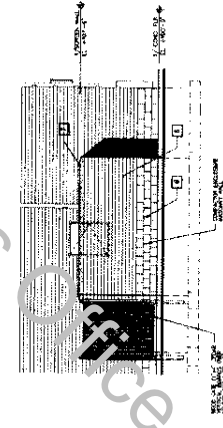
NORTHWEST ELEVATION (ALONG DRIVE THRU)
SCALE: 3/8" = 1'-0"



SOUTHEAST ELEVATION (ALONG SHERMER ROAD)
SCALE: 3/8" = 1'-0"

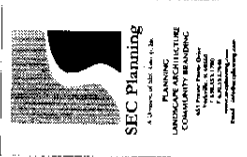


ENLARGED TOTE ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



ENLARGED COMPACTOR ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"

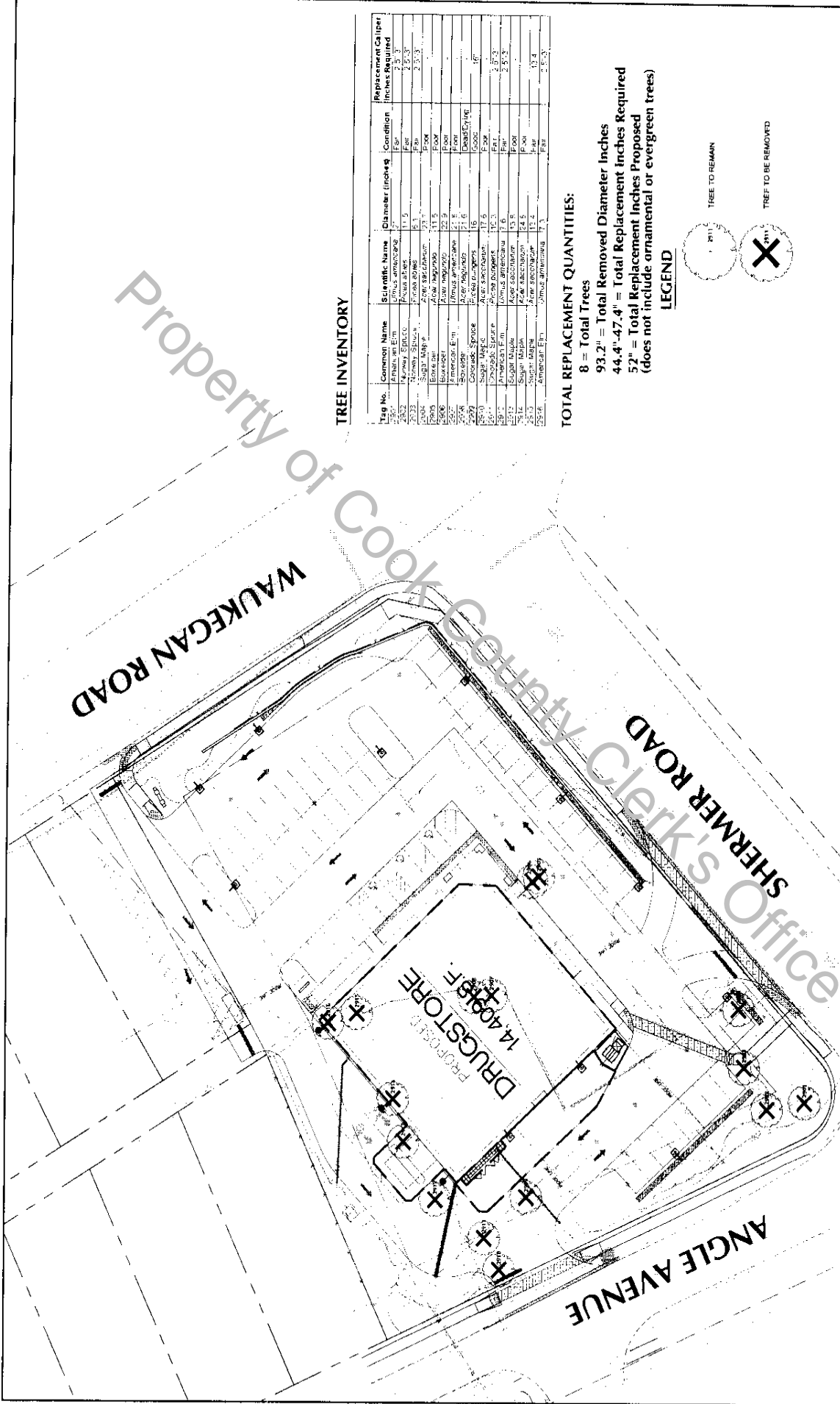
- MATERIALS LEGEND**
- ASPHALT SHINGLE ROOFING - MNFR - CERTAINTED
 - COLORSTYLE - SHADOW GRAY PRESIDENTIAL SHAKE
 - WOOD FAÇA BOARD W/ METAL CLADDINGS & GUTTER P.S. COLOR TO MATCH - BERTRIDGE KYNAR 500 SIERRA TAN
 - CEMENTITIOUS COATING SYSTEM FINISH
 - DRYVT - COLOR # 108 - MANOR WHITE
 - UTILITY SIZE FACE BRICK MNFR. PALMETTO BRICK CO. COLOR - 25 GRAYSTONE, WIRE CUT
 - UTILITY SIZE FACE BRICK MNFR. PALMETTO BRICK CO. COLOR - DARK ROSE WIRE CUT
 - 12"x24" PRECAST STONE VENEER SMOOTH FINISH
 - MNFR. - ROCKCAST COLOR: CREME-BUFF
 - PRECAST STONE SURROUND, CAP ARCHES & BASE
 - MNFR. - ROCKCAST COLOR: CREME-BUFF
 - SPLIT FACED CONCRETE BLOCK - COLOR TO MATCH
 - ROCKCAST COLOR: CREME-BUFF
 - PRE FINISHED FLAT SHEET METAL CANOPY ON METAL FRAME
 - COLOR TO MATCH BERTRIDGE - DARK BRONZE
 - DECORATIVE WALL MOUNTED LIGHT FIXTURE
 - MANUFACTURER: TCI LIGHTING - MODEL F0280
 - GLASS DOORS & WINDOWS ON CLEAR ANODIZED ALUMINUM STOREFRONT



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Preliminary Landscape Plan
 Walgreens - Northbrook
 Northbrook, Illinois

| | |
|-------------------|-------------|
| Drawing File Name | 070713-TERA |
| Project No. | 070713-TERA |
| Client | Walgreens |
| Scale | AS SHOWN |
| Author | TS.1 |
| Checked | |
| Reviewed | |
| Approved | |



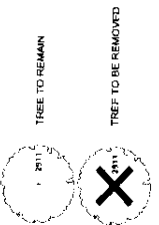
TREE INVENTORY

| Tag No. | Common Name | Scientific Name | Diameter (Inches) | Condition | Replacement Caliber Inches Required |
|---------|-------------|-----------------|-------------------|-----------|-------------------------------------|
| 23.0 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
| 23.1 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
| 23.2 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
| 23.3 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
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| 23.7 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
| 23.8 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
| 23.9 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
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| 24.1 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
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| 25.7 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |
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| 26.0 | Amelanchier | Amelanchier | 11.5 | Fair | 2.5-3" |

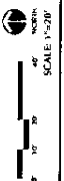
TOTAL REPLACEMENT QUANTITIES:

- 8 = Total Trees
- 93.2" = Total Removed Diameter Inches
- 44.4"-47.4" = Total Replacement Inches Required
- 52" = Total Replacement Inches Proposed (does not include ornamental or evergreen trees)

LEGEND

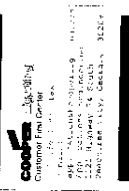


EXISTING TREE INVENTORY PLAN



Property of Cook County Clerk's Office

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PROJECT:
Walgreens #12584
NORTHBROOK, IL

CLIENT:
National Accounts
Pilipuf-Griat & Assoc.

PROJECT #:
0800371D

DATE:
5/19/2008

REVISIONS

SCALE:
1" = 30'

DRAWN BY:
DAG

McGraw-Hill Construction Information Group

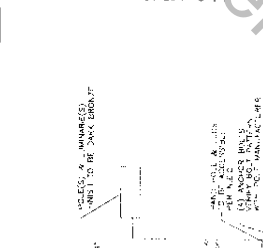
| Category | Product | Comments |
|----------|---------|----------|
| Lighting | COOPER | |

COOPER
CAL
CON-COURSE III

DESCRIPTION:
This fixture is designed for use in a variety of applications...
INSTALLATION:
Mounting height: 10'-0" to 12'-0" (adjustable)
Mounting surface: 1/2" thick metal plate

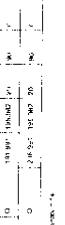
| Part No. | Description | Quantity |
|------------|---------------------------|----------|
| 1000000000 | COOPER CAL CON-COURSE III | 1 |

NOTES:
1. See drawing for mounting details.
2. Mounting surface must be 1/2" thick metal plate.

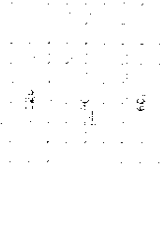
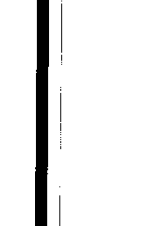
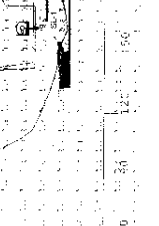
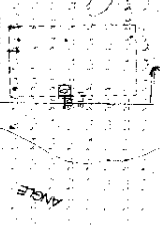
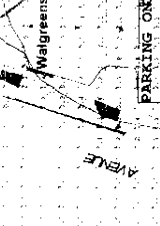
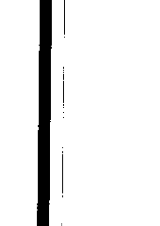
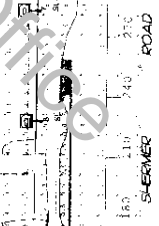
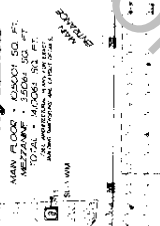
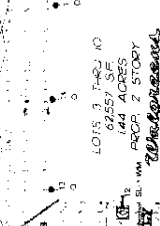
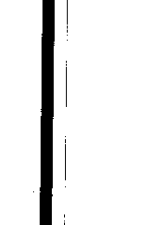
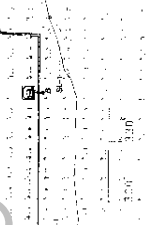
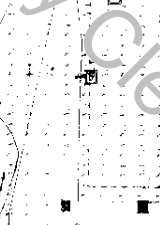
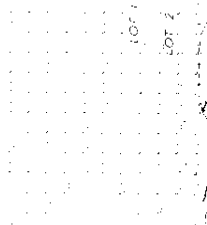


| Lot | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) |
|-----|----------------|----------------|----------------|----------------|
| 1 | 10,000 | 10,000 | 10,000 | 10,000 |
| 2 | 10,000 | 10,000 | 10,000 | 10,000 |
| 3 | 10,000 | 10,000 | 10,000 | 10,000 |
| 4 | 10,000 | 10,000 | 10,000 | 10,000 |
| 5 | 10,000 | 10,000 | 10,000 | 10,000 |
| 6 | 10,000 | 10,000 | 10,000 | 10,000 |
| 7 | 10,000 | 10,000 | 10,000 | 10,000 |
| 8 | 10,000 | 10,000 | 10,000 | 10,000 |
| 9 | 10,000 | 10,000 | 10,000 | 10,000 |
| 10 | 10,000 | 10,000 | 10,000 | 10,000 |
| 11 | 10,000 | 10,000 | 10,000 | 10,000 |
| 12 | 10,000 | 10,000 | 10,000 | 10,000 |
| 13 | 10,000 | 10,000 | 10,000 | 10,000 |
| 14 | 10,000 | 10,000 | 10,000 | 10,000 |
| 15 | 10,000 | 10,000 | 10,000 | 10,000 |
| 16 | 10,000 | 10,000 | 10,000 | 10,000 |
| 17 | 10,000 | 10,000 | 10,000 | 10,000 |
| 18 | 10,000 | 10,000 | 10,000 | 10,000 |
| 19 | 10,000 | 10,000 | 10,000 | 10,000 |
| 20 | 10,000 | 10,000 | 10,000 | 10,000 |

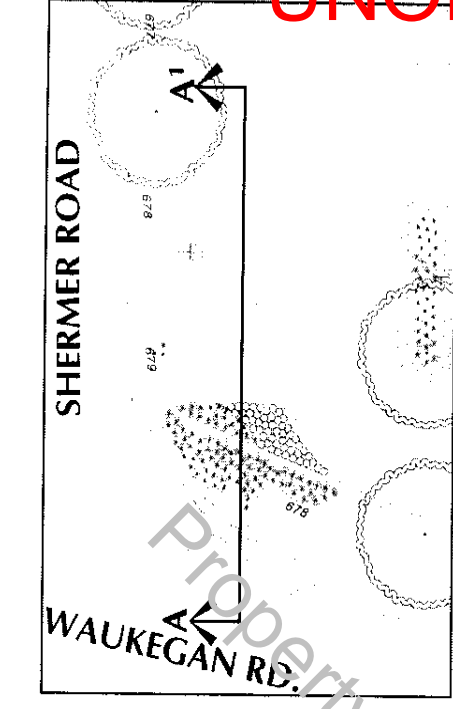
GENERAL NOTES:
1. See drawing for mounting details.
2. Mounting surface must be 1/2" thick metal plate.



ROTATE REFLECTOR FOR CORRECT SOCKET POSITION BEFORE FIXTURE INSTALLATION



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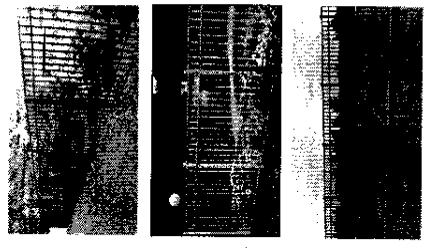
LOCATION MAP

MANUFACTURERS:
 Jerith Manufacturing, Inc.
 Deigard
 Master-Halco
 Ameristar

PRODUCT:
 Aluminum Fence to Correspond to the
 Downtown Northbrook Character

SIZE:
 42" Height

COLOR:
 Black



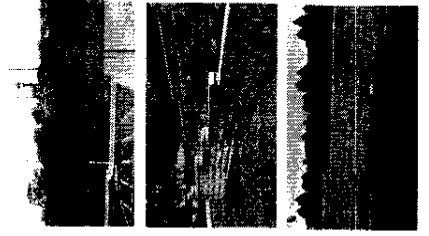
FENCE MATERIALS

MANUFACTURERS:
 Unilock
 Versa-Lok Retaining Wall Systems
 Keystone Retaining Wall Systems
 Best Block Company

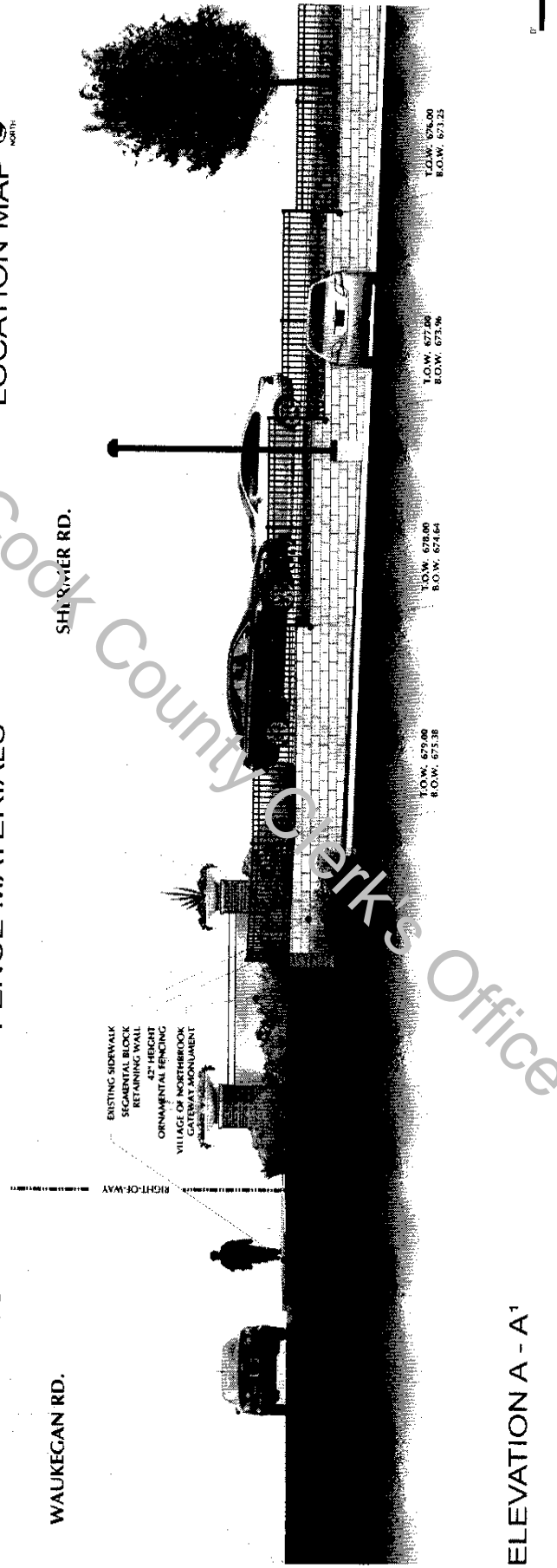
PRODUCT:
 Segmental Block Retaining
 Wall

SIZE:
 TBD When Product is Chosen

COLOR:
 Will be Complementary to the Exterior
 Brick Colors of the Proposed Building



WALL MATERIALS



ELEVATION A - A'

SOUTH PROPERTY LINE ELEVATION

WALGREENS
 NORTHBROOK, ILLINOIS



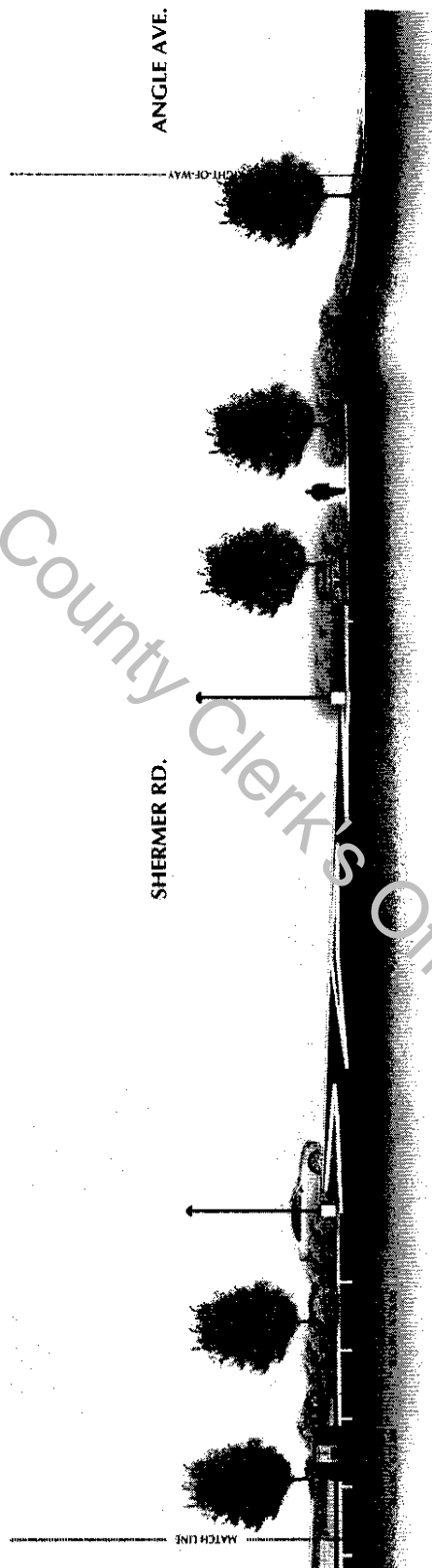
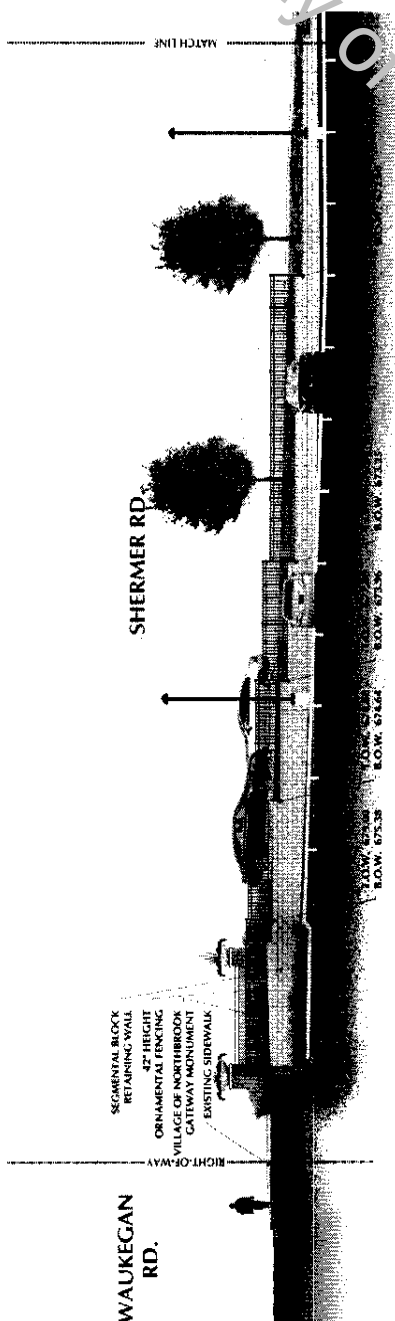
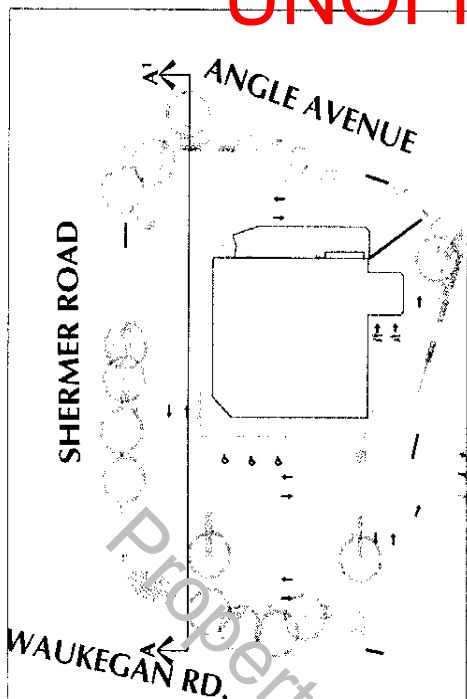
SCALE: 1"=8'
 Date: July 01, 2008

Basic mapping compiled from best available information. All map data should be considered as preliminary in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans is subject to change.

SEC Planning
 Planning • Landscape Architecture • Community Branding
 1150 N. RANDOLPH ST., SUITE 200
 NORTH BROOK, IL 60062
 www.secplanning.com | 847.440.7200



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SECTION A - A'1

SOUTH PROPERTY LINE SECTION

WALGREENS
NORTHBROOK, ILLINOIS

SCALE: 1"=16'

Date: July 01 2008

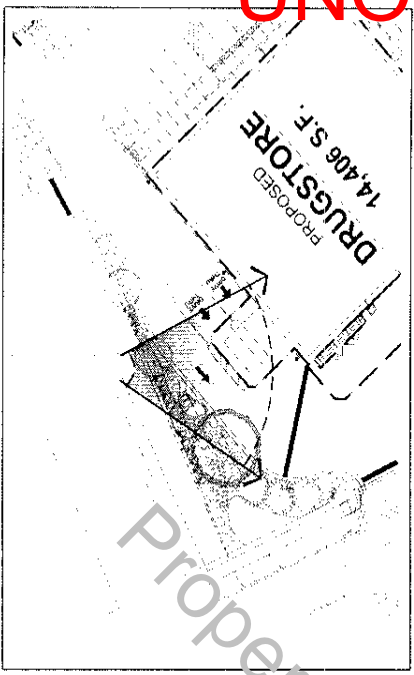


Base mapping compiled from best available information. All map data should be considered as preliminary in need of verification, and subject to change. This plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

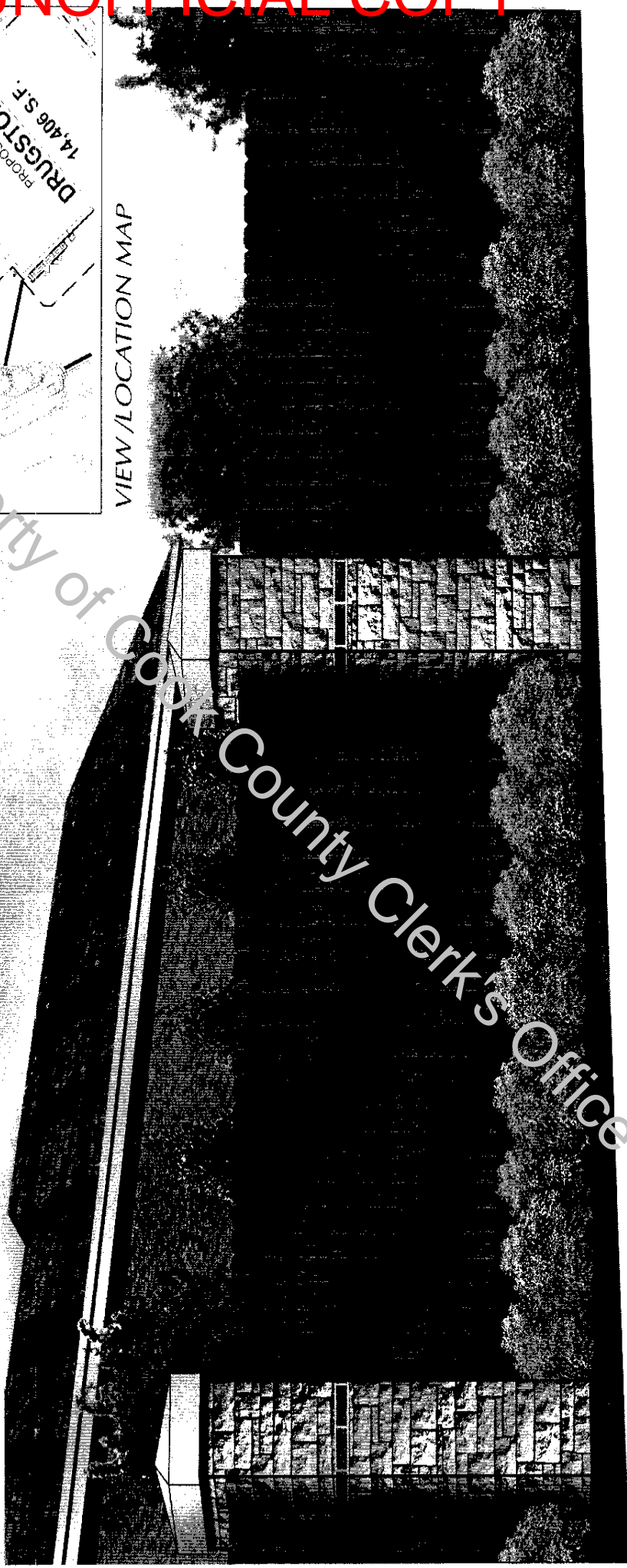
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Planning • Landmarks Architecture • Community Building

1111 N. WISCONSIN ST., SUITE 200
NORTHBROOK, IL 60062
TEL: 847.480.1234
WWW.SECPLANNING.COM

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VIEW/LOCATION MAP



SCREENING ELEVATION

WALGREENS
NORTHBROOK, ILLINOIS

SEC Planning

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SUIT 2000
CHICAGO, IL 60610
www.secplanning.com



Date: May 23, 2008

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This line plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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