

COUNTY BOARD EXHIBIT 1A

1. Within 45 Days of the Date of County Board Approval of the pending Development Application, the Property Owner shall record covenants in the Lake County Recorder of Deeds against the subject property as follows:
 - a. The Property Owner shall not seek or consent to the annexation of the subject property to any municipality except to the Village of Hawthorn Woods;
 - b. The Property Owner shall not allow video-gaming in the Development;
 - c. The Property Owner shall require each new business in the development to obtain a Change of Use Permit from the Lake County Department of Planning, Building and Development.

These covenants shall run with the land and be binding on the Property Owner's successors and assigns.

2. Prior to approval of the Final Development Plan, the applicant shall submit evidence documenting that a water supply provided by the Village of Lake Zurich or other approved source supplied via the St. Peter, Galesville portion of the Cambrian-Ordovician Deep Aquifer shall be available to serve the development (final engineering plans approved, improvements bonded and an IEPA and/or other applicable permit(s) secured, and so equipped as to meet USEPA and State drinking water standards) prior to issuance of any certificate of occupancy for the development.

3. Amend the parking structure landscape buffering condition to read as follows:

Parking structures shall be limited to 2 stories; any parking structures oriented to Old McHenry Road shall be visually buffered from the Old McHenry right-of-way and be minimally visible to all other Hawthorn Woods residential properties through additional enhanced screening.

4. A Change of Use Permit shall be required for all new businesses in the development. A Change of Use Permit application in a form substantially similar to the form attached herewith shall be completed by each new business and submitted to the Lake County Department of Planning, Building and Development Department prior to the Department's review of such new business request and issuance of a Certificate of Occupancy for such business.

Dimucci Development: Change of Use Permit Application Form

A Change of Use Permit is required for all new businesses in the Dimucci development pursuant to the County of Lake's conditions of approval for the Dimucci development application (Lake County Zoning Case #'s 3746, 4756). This Change of Use Permit application form shall be completed by each new business and submitted to the Lake County Planning, Building and Development Department prior to the Department's review and issuance of a Certificate of Occupancy for such business.

Required Information:

1. Applicant Information

Name: _____

Address: _____

Telephone # () _____

Contact person: _____

2. Proposed Use Information

Existing Use: _____

Proposed Use: _____

NOTE: Proposed Use shall be consistent with uses permitted in the development, and shall not be among those uses specifically prohibited in the development by Conditional Use Permit condition or otherwise prohibited by the Lake County Unified Development Ordinance or other Lake County Ordinance.

3. Floor Plan

NOTE: Floor Plan must demonstrate compliance with all current required County Building Codes.

4. Lease/Property Owner Assurances

5. Illinois Department of Revenue (IDOR) Authorization to Release Sales Tax Information to Local Governments (currently referenced as PTAX-1002-21 (R-7/11)) [Attached to this Application]

NOTE: This form, to be completed by the applicant and filed with the IDOR, authorizes the IDOR's release of aggregate gross revenue for the development and other information to the County of Lake.

Applicant's Signature

Date

Property Owner's Signature

Date

FOR OFFICE USE ONLY:

Date of Submission _____ Name of Reviewer _____

Comments: _____