

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
February 18, 2015

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, February 18, 2015 at 6:32 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Bob Neiman, Members Marc Connelly, Gary Moberly, Rody Biggert, Kathryn Engel and John Podliska

Absent: Member Keith Giltner

Also Present: Director of Community Development/Building Commissioner Robb McGinnis, Building Inspector Tim Ryan and Village Clerk Christine Bruton

3. APPROVAL OF MINUTES

a) December 17, 2014

Member Moberly moved to approve the minutes of the meeting of December 17, 2014, as presented. Member Connelly seconded the motion.

AYES: Members Connelly, Moberly, Biggert and Chairman Neiman

NAYS: None

ABSTAIN: Members Engel and Podliska

ABSENT: Member Giltner

Motion carried.

b) January 22, 2015

Member Connelly made a correction to the draft minutes. Member Moberly moved to approve the minutes of the meeting of January 22, as amended. Member Biggert seconded the motion.

AYES: Members Moberly, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: Members Connelly and Biggert

ABSENT: Member Giltner

Motion carried.

1 **4. APPROVAL OF FINAL DECISION**

2 **a) V-08-14, 4 North Oak Street**

3 Member Engel moved to approve the Final Decision for V-08-14, 4 North
4 Oak Street , as presented. Member Moberly seconded the motion.

5
6 **AYES:** Members Moberly, Engel, Podliska and Chairman Neiman

7 **NAYS:** None

8 **ABSTAIN:** Members Connelly and Biggert

9 **ABSENT:** Member Giltner

10
11 Motion carried.

12
13 **b) V-09-14, 312 Phillippa Street**

14 Member Engel moved to approve the Final Decision for V-09-14, 312
15 Phillippa Street, as presented. Member Podliska seconded the motion.

16
17 **AYES:** Members Moberly, Engel, Podliska and Chairman Neiman

18 **NAYS:** None

19 **ABSTAIN:** Members Connelly and Biggert

20 **ABSENT:** Member Giltner

21
22 Motion carried.

23
24 **5. RECEIPT OF APPEARANCES**

25 The court reporter administered the oath to all those intending to speak at the
26 public hearing.

27
28 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**
29 **MAKE PUBLIC COMMENT OF A GENERAL NATURE - None**

30
31 **7. PRE-HEARING AND AGENDA SETTING – None**

32
33 **8. PUBLIC HEARINGS**

34 **a) V-01-15, 321 East Ninth Street**

35 Chairman Neiman called the public hearing to order. Mr. Robert
36 Blinstrubas, attorney for the applicant, addressed the Board. He explained
37 that the certified mail notices to the surrounding neighbors. He respectfully
38 asked the Board for a continuance. Member Biggert moved to **continue**
39 **the public hearing for V-01-15, 321 East Ninth Street until the next**
40 **meeting of the Zoning Board of Appeals on March 18, 2015.** Member
41 Connelly seconded the motion.

42
43 **AYES:** Members Connelly, Moberly, Biggert, Engel, Podliska and Chairman
44 Neiman

45 **NAYS:** None

1 **ABSTAIN:** None

2 **ABSENT:** Member Giltner

3
4 Motion carried.

5
6 **9. NEW BUSINESS**

7
8 **10. OTHER BUSINESS**

9
10 **11. ADJOURNMENT**

11 With no further business before the Zoning Board of Appeals, Member Moberly
12 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
13 **February 18, 2014.** Member Biggert seconded the motion.

14
15 **AYES:** Members Connelly, Moberly, Biggert, Engel, Podliska and Chairman
16 Neiman

17 **NAYS:** None

18 **ABSTAIN:** None

19 **ABSENT:** Member Giltner

20
21 Motion carried.

22
23 Chairman Neiman declared the meeting adjourned at 6:37p.m.

24
25
26
27 _____
28 Christine M. Bruton
29 Village Clerk

30
31
Approved: _____

7a.

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner

DATE: January 14, 2015

RE: Zoning Variation – V-02-15; 36-42 S. Washington Street

In this application for variation, the applicant requests relief from both the number of wall signs and the maximum wall sign square footage limitations set forth in section 9-106(J (4 (b) for the construction of a wall sign and a canopy sign. The code limits the total number of wall signs to two per lot and the total square footage of wall signs to 25 square foot per tenant for each tenant that has a ground floor entrance in a multi-tenant building or 1 square foot of sign surface area for each foot of building frontage; whichever is greater. It should be noted that this request, if approved, will move on to the Plan Commission for its consideration on the sign content.

This property is located in the B-2 Central Business District in the Village of Hinsdale and is located on the southwest corner of Washington and Hinsdale Avenue. The property has a frontage of approximately 48.6' on Washington Street, 134' on Hinsdale Avenue, a depth of approximately 129.40', and a total square footage of approximately 1,896. The maximum allowable FAR is 4,740 square feet; the maximum allowable building coverage is 80% or approximately 1,517 square feet, and the total allowable lot coverage is 100% or approximately 1,896 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-02-15

Zoning Calendar No. V-02-15

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF TEN (10) COPIES
(All materials to be collated)

FILING FEES: RESIDENTIAL VARIATION \$850.00

NAME OF APPLICANT(S): Grafton Holdings, LLC

ADDRESS OF SUBJECT PROPERTY: 36 and 42 S. Washington Street, Hinsdale, IL 60521

TELEPHONE NUMBER(S): (312) 558-1084

If Applicant is not property owner, Applicant's relationship to property owner.

DATE OF APPLICATION: March 6, 2015



RECEIVED
CB 3-6-15

SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Dick Roudebush
36 and 42 S. Washington Street, Hinsdale, IL 60521
2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: N/A
3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: Grafton Holdings, LLC
1101 W. Lake, 1st Floor, Chicago, IL 60607, (312) 558-1084
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 36 and 42 S. Washington Street, Hinsdale, IL 60521
See attached Legal Description.
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: Peter Coules, Jr., 15 Salt Creek Ln, #312, Hinsdale, IL 60521
 - b. Engineer: Nicer, LLC, 1444 N. Bosworth Ave., Unit 1S, Chicago, IL 60642
 - c.
 - d.

6. Village Personnel. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. N/A

b. N/A

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

N/A

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

See attached.

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

See attached.

4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

See attached.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:

- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

See attached.

SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the application, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner: Dick Roudebush

Signature of Owner:  Attorney In Fact Agent

Name of Applicant: Benjamin Burford, CEO

Signature of Applicant:  Attorney In Fact Agent

Date: March 6, 2015

LEGAL DESCRIPTION

LOT 2 (EXCEPT THE SOUTH 26-1/2 FEET THEREOF) OF GEORGE'S RESUBDIVISION OF BLOCK 3 OF THE TOWN OF HINSDALE, IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 42 South Washington Street, Hinsdale, IL 60521

PIN: 09-12-121-014

Section 1 #9

EXISTING ZONING

The existing zoning for the Subject Property is B-2 District. The Subject Property contains an existing building and no expansion or changes to same are being requested. The development of the Subject Property is just an additional wall sign on the north side of the building and changing the color and signage on an existing awning on the building. The existing building contains the following businesses:

1. Jane's Blue Iris Ltd.;
2. Coldwell Banker;
3. Roudebush Properties;
4. The Lashe Spot;
5. Hinsdale Barber Shop; and
6. Lavender.

The adjacent area for at least 250 feet in all directions from the Subject Property is in the existing zoning district B-2 as well.

Section 1 #10

CONFORMITY

This approval is for the sign package proposed for 36 S. Washington St., Hinsdale, IL. The proposed sign package conforms to the surrounding area as well as what is there now.

Applicant believes that it is justified in seeking approval for a variation from the Village Zoning Code to allow for the proposed signs because the other tenants in the building have signs and the proposed signs will have two businesses advertised. The proposed signage will conform to the signs surrounding them. If, the signage followed to the strict terms of the Zoning Code, it would not conform to signs on the same wall.

Section 1 #11

ZONING STANDARDS

(a) Unique Physical Condition:

The presence of multiple offices in one building on one lot is exceptional compared to other lots subject to the same provision. The lot's irregular physical condition is that it is a corner lot, and thus, physically has more wall space for signs compared to other lots. And, because of its space and convenience for multiple companies and businesses, there is more sign space provided in the provision utilized.

(b) Not Self-Created:

The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title.

(c) Denied Substantial Rights:

Applicant believes that if it were required to carry out the strict letter of the Zoning Code, its rights for signage would be deprived. The Applicant could not even put lettering on the awning even though there was lettering previously on the awning.

(d) Not Merely Special Privilege:

The ability to erect signs on the building is not a special privilege, as all other tenants in the building have signs. Because a corner lot is unique and the amount of offices that it has the right to identify the offices in the building. All of the other tenants have a sign on the building and the problem is that it currently equals 118.28 square feet. Further, this is why the lettering could not be put back on the awning.

(e) Code and Plan Purposes:

The proposed signage for the Subject Property is in harmony with the general and specific purposes of this Zoning Code and the general purpose and intent of the Official Comprehensive Plan.

(f) Essential Character of the Area:

The proposed signage is not materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity. The proposed signage would not increase congestion in the public streets due to traffic or parking. The proposed signage will not increase the danger of flood or fire. The proposed signage will not endanger the public health or safety.

(g) No Other Remedy:

There are no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient without allowing the proposed variations for the proposed signage.

Section II #2

ORDINANCE PROVISION

The specific provision(s) of the Zoning Code from which a variation is sought are as follows:

1. Subsection 9-106 (J) (4) (B) of the Zoning Code provides the requirements for Wall Signage in the B-2 District and permits a total of two wall signs allowing one square foot per foot of building frontage up to a maximum of 100 square feet," for the entire building. Applicant requires a variation from this section in order to allow an additional .58 square feet for the canopy and 14.69 square feet for the wall sign. The new wall sign is for the new tenant as there is a new real estate office going into the building and needs exposure to the public.

Section II #3

VARIATION SOUGHT:

Applicant seeks a variance in accordance with Section II 503 (E) (I) (A), which allows the Zoning Board of Appeals to vary the provisions of the Code in order to reduce the dimension of any required yard, setback, or building spacing, and to allow structures and uses to be located in any required yard in addition to and to a greater degree than those authorized by applicable regulations.

Specifically, Applicant seeks:

1. A variation in order to allow lettering on the canopy as proposed.
2. A variation in order to allow a total of 14.69 square feet additional of wall sign area to the existing 118.28 square feet.

Section II #4

MINIMUM VARIATION:

Applicant requires the following minimum variations in order to permit the proposed signs:

The canopy as is and the wall sign as proposed. The proposed wall sign has been designed to match the existing Coldwell Banker sign.

QUIT CLAIM DEED

STATE OF ILLINOIS COUNTY OF DU PAGE

QUIT CLAIM DEED

THE GRANTOR

SUSAN I. ROUDEBUSH

24 SOUTH CLAY STREET

HINSDALE, IL 60521

of the STATE

of ILLINOIS

County of DuPAGE

(Reserved for Recorder's Use Only)

FRED BUCHOLZ
DUPAGE COUNTY RECORDERAUG.08,2007 RHSP 11:16 AM
DEED 09-12-121-014
002 PAGES R2007-147760

for the consideration of \$ \$685,341.00, in hand paid, CONVEY ☒ and QUIT CLAIM ☒ to:
RICHARD F. ROUDEBUSH, 24 SOUTH CLAY STREET, HINSDALE, IL 60521

all interest in the following described real estate situated in the County of DuPage in the State of Illinois.

LOT 2 (EXCEPT THE SOUTH 26-1/2 FEET THEREOF) OF GEORGE'S
RESUBDIVISION OF BLOCK 3 OF THE TOWN OF HINSDALE, IN THE
NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF
SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 09-12-121-014Address(es) of Real Estate: 42 SOUTH WASHINGTON STREET, HINSDALE, IL 60521Dated this 2 day of August, 2007

PLEASE
PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

Susan I. Roudebush
SUSAN I. ROUDEBUSH

FRED BUCHOLZ, DU PAGE COUNTY RECORDER
421 N. COUNTY FARM ROAD, BOX 936, WHEATON, ILLINOIS 60189

(Rev. 02/05)

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that SUSAN I. ROUDEBUSH
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 SHE signed, sealed and delivered the said instrument
as HER free and voluntary act, for the uses and purposes therein set forth, including the release
and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of August 2007

My Commission expires



Notary Public

This instrument was prepared by

Mail recorded instrument to:
RICHARD F. ROUDEBUSH
34 S. WASHINGTON STREET
HINSDALE, IL 60521

Mail future tax bills to:

09-12-121-014

HARRIS BANK HINSDALE TR L-3274

C/O 34 S. WASHINGTON STREET
HINSDALE, IL 60521-4109

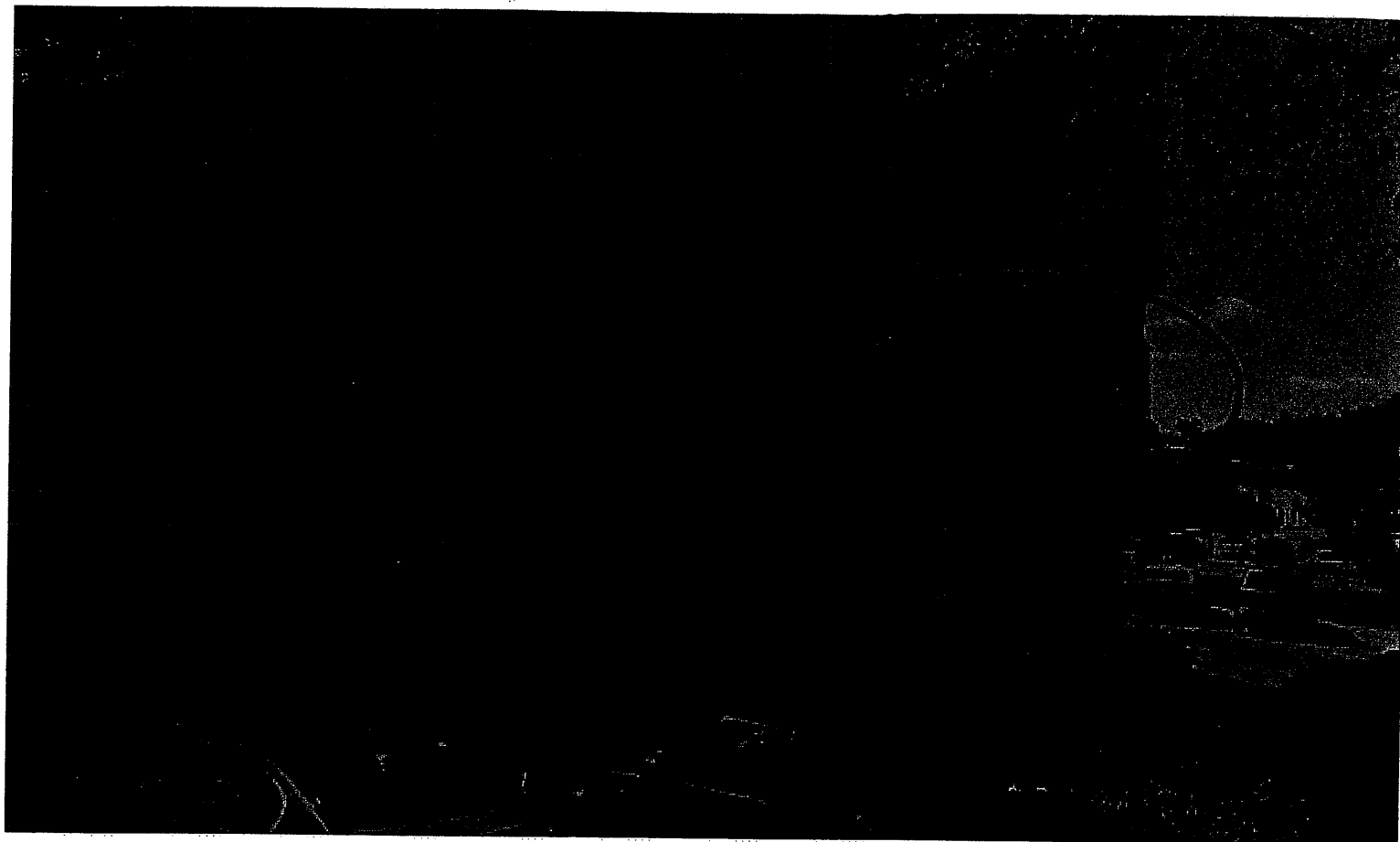
(DuPage County / Illinois Revenue Stamp)

(Municipal Transfer Stamp (If Required))

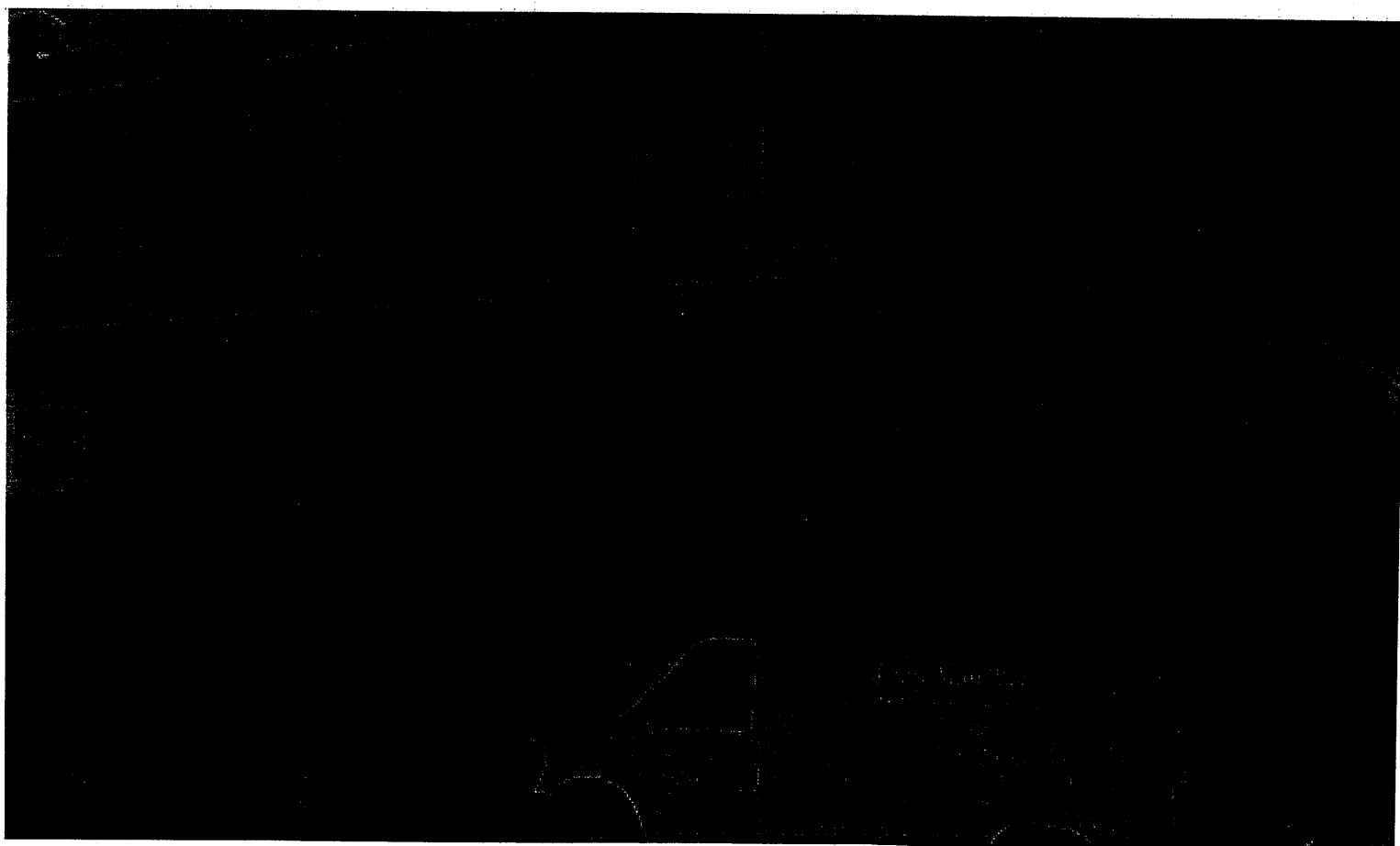
Exempt under provisions of Paragraph
Section 31-45, Property Tax Code

R. 2.07
Date

[Signature]
Buyer, Seller or Representative



Current Signage at 36 S. Washington in Hinsdale, Illinois



SIGN

1

Jane's Blue Iris Ltd. - East Wall



Dimensions

118" x 31"

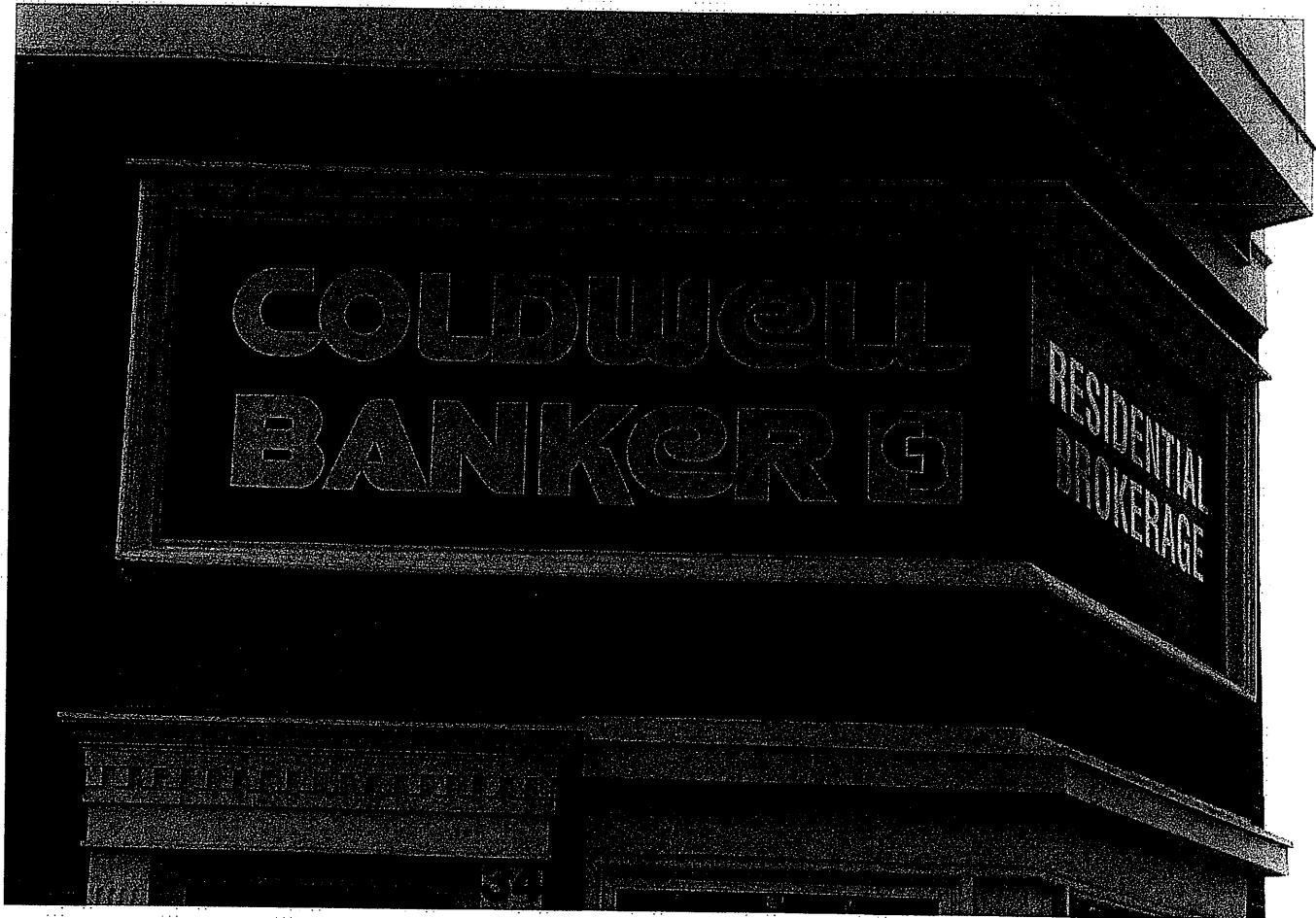
Square Feet

25.40 ft²

SIGN

2

Coldwell Banker - East/NE Wall



Dimensions

197" x 45"

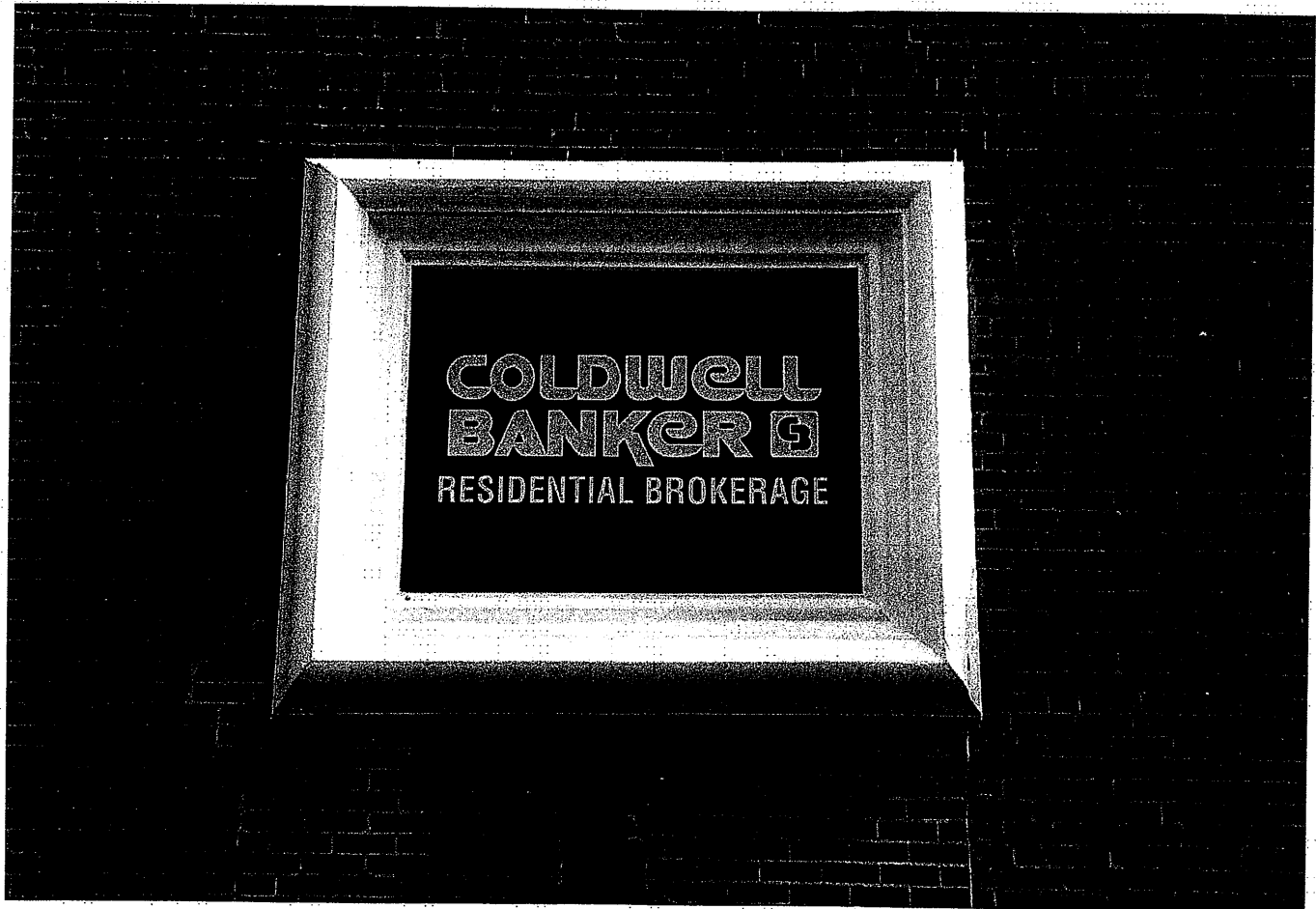
Square Feet

61.56 ft²

SIGN

3

Coldwell Banker - North Wall



Dimensions

64" x 46"

Square Feet

20.44 ft²

SIGN

4

Jane's Blue Iris Ltd. - North Wall



Dimensions

87" x 18"

Square Feet

10.88 ft²

AWNING

1

Red/White Awning - East Wall



Dimensions

83" x 76.5" x 17.5"

Square Feet (of Side w/ Lettering)

0.58 ft² (valance)

AWNING

2

Jane's Awning - East Wall



Dimensions

288" x 35" x 14"

Square Feet (of Side w/ Lettering)

0

AWNING

3

The Lashe Awning - North Wall



Dimensions

108" x 54" x 33"

Square Feet (of Side w/ Lettering)

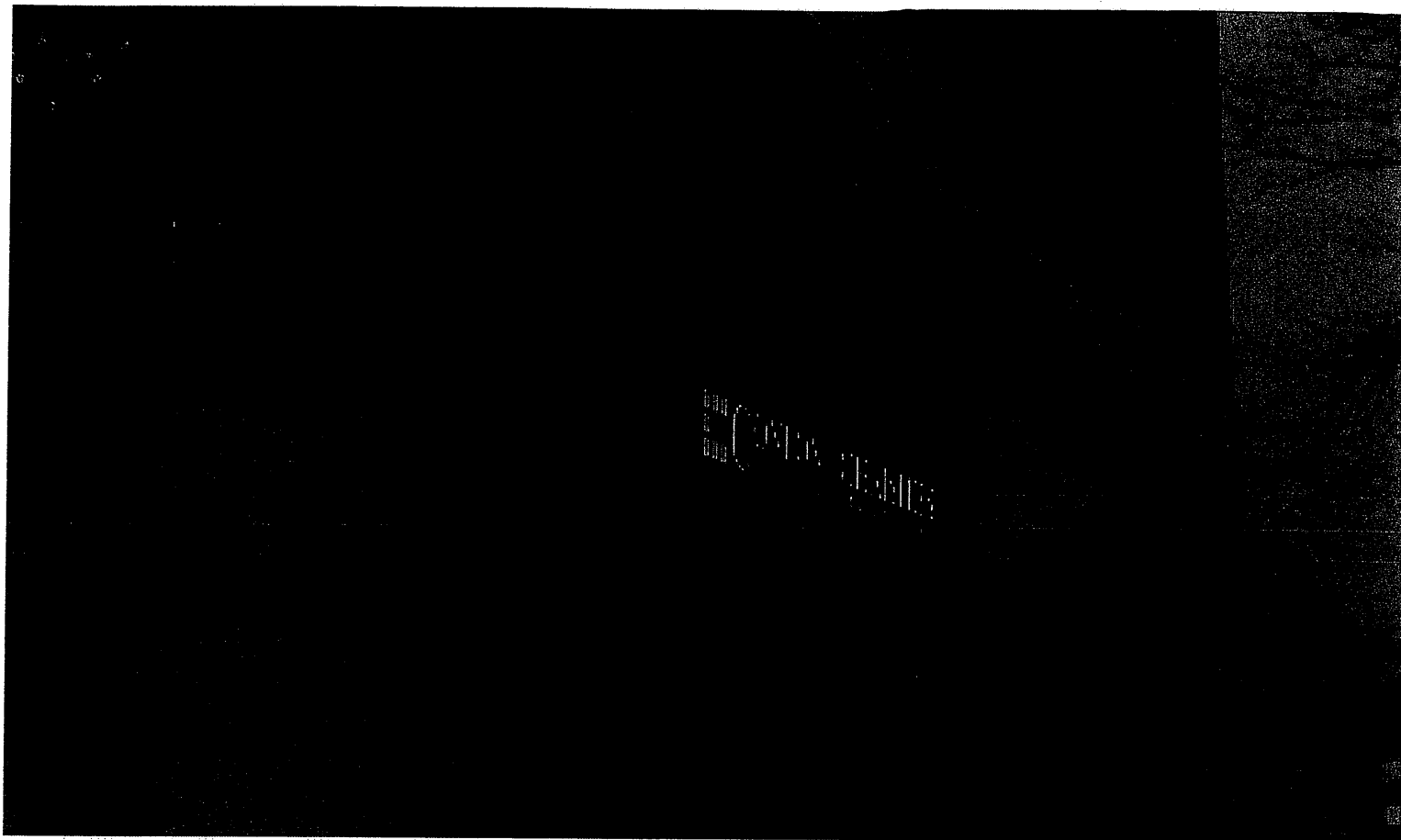
0

CURRENT SIGNAGE ON BUILDING AT 36 S. WASHINGTON

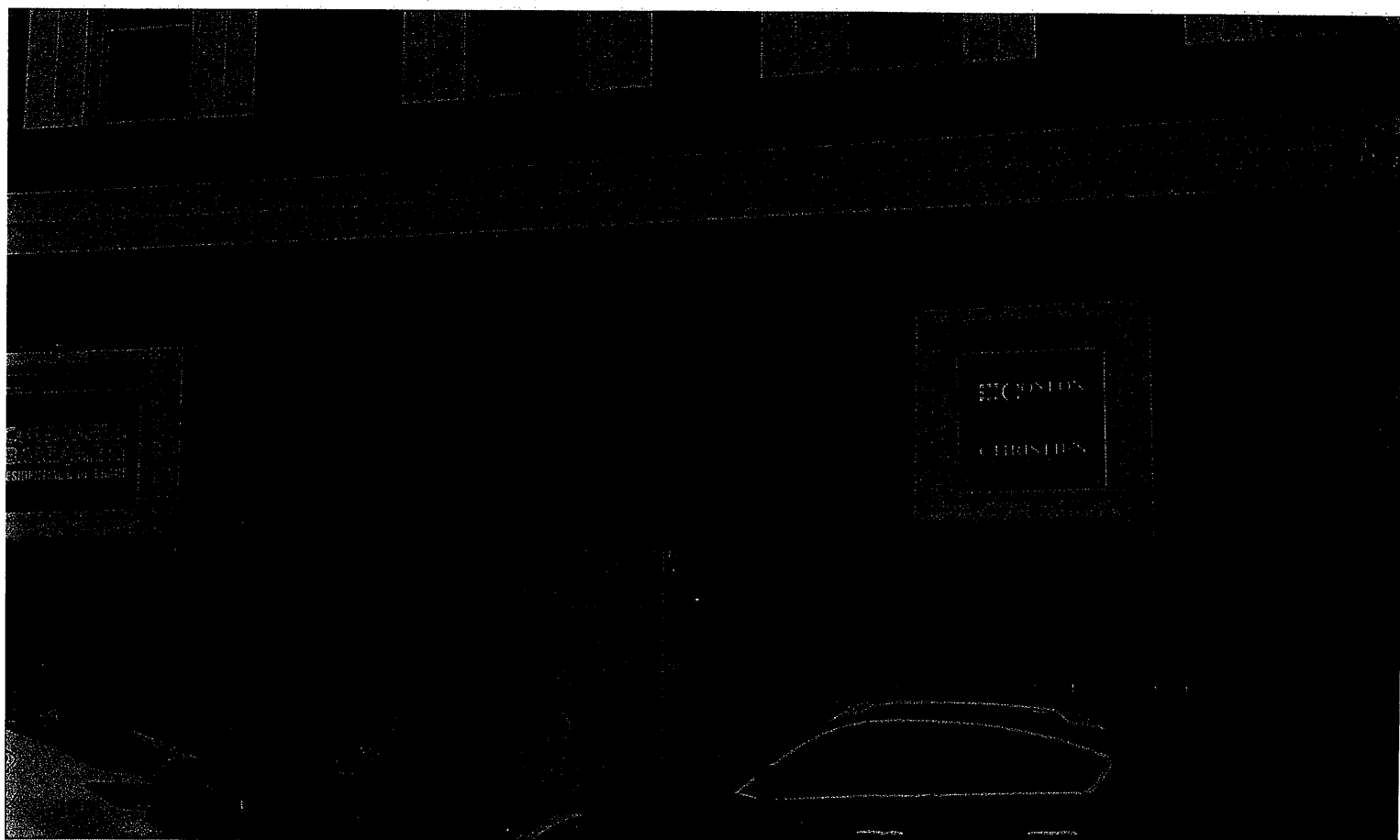
#	SIGN NAME	DIMENSIONS	SQ FT
SIGN 1	Jane's Blue Iris Ltd. - East Wall	118" x 31"	25.40 ft ²
SIGN 2	Coldwell Banker - East/NE Wall	197" x 45"	61.56 ft ²
SIGN 3	Coldwell Banker - North Wall	64" x 46"	20.44 ft ²
SIGN 4	Jane's Blue Iris Ltd. - North Wall	87" x 18"	10.88 ft ²
			TOTAL = 118.28 ft ²

CURRENT AWNINGS ON BUILDING AT 36 S. WASHINGTON

#	AWNING NAME	DIMENSIONS	SQ FT W/ LETTERING
AWNING 1	Red/White Awning - East Wall	83" x 76.5" x 17.5"	0.58 ft ² (<i>valance</i>)
AWNING 2	Jane's Awning - East Wall	288" x 35" x 14"	0
AWNING 3	The Lashe Awning - North Wall	108" x 54" x 33"	0
			TOTAL = 0.58 ft ²



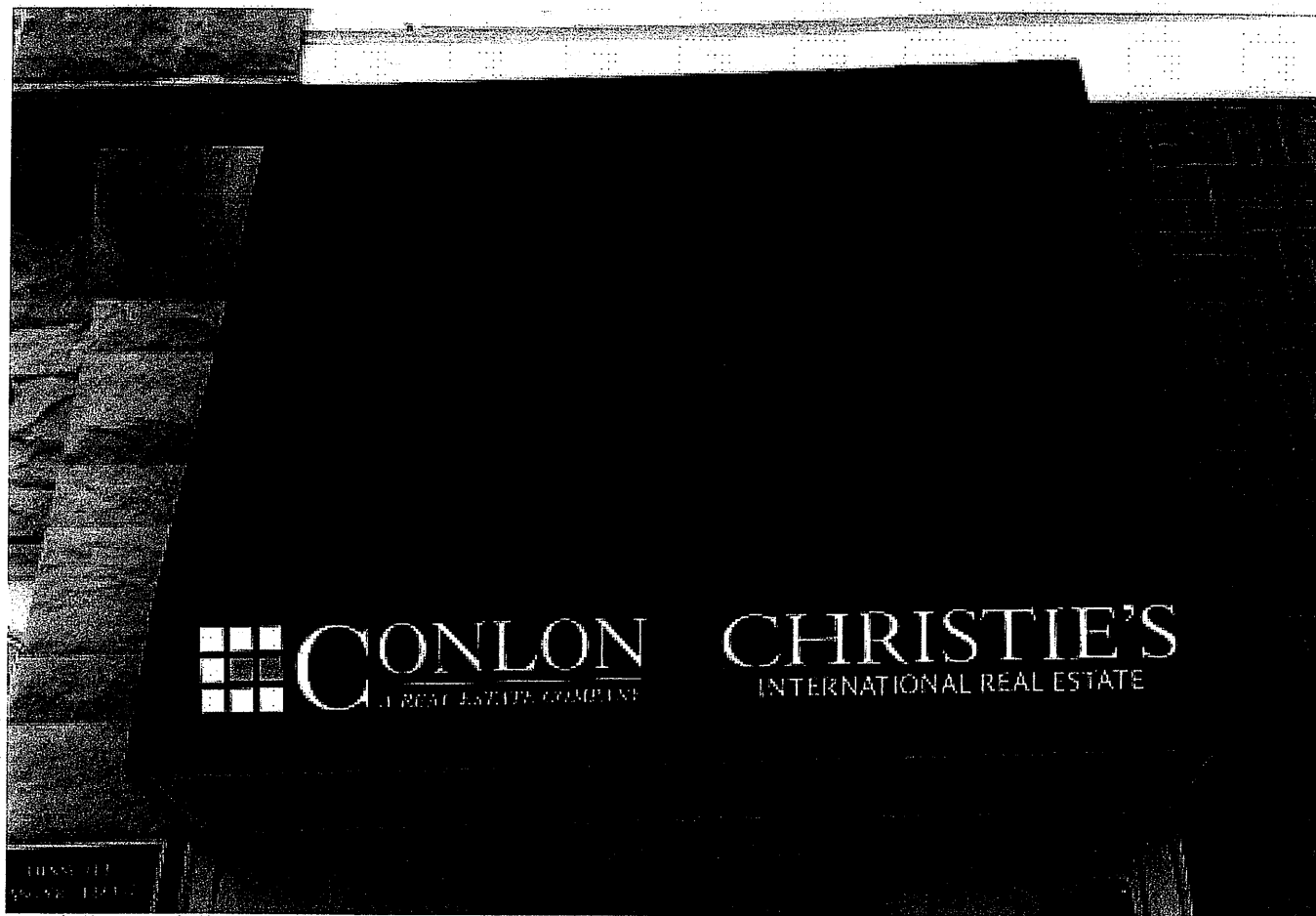
Proposed Signage at 36 S. Washington in Hinsdale, Illinois



PROPOSED

1

CONLON Awning - East Wall



Dimensions	83" x 76.5" x 17.5"
Square Feet Added	0
Note	Replace Current Red/White Awning

PROPOSED

2

CONLON Sign - North Wall



Dimensions	46" x 46"
Square Feet Added	14.69 ft ²
Note	Add Sign to Match Existing CB Sign

PROPOSED SIGNAGE ON BUILDING AT 36 S. WASHINGTON

#	SIGN NAME	DIMENSIONS	SQ FT ADDED
PROPOSED 1	CONLON Awning - East Wall NOTE: Replace Current Red/White Awning	83" x 76.5" x 17.5"	0
PROPOSED 2	CONLON Sign - North Wall NOTE: Add Sign to Match Existing CB Sign	46" x 46"	14.69 ft ²
			TOTAL = 14.69 ft ²

<u>Billing Address:</u>	<u>Property Address:</u>	<u>PIN:</u>
1) Chicago Title Land Trust 34 S. Washington Street Hinsdale, IL 60521	Rouderbusch Realtors, Inc. 34 S. Washington Street Hinsdale, IL 60521	09-12-121-012
2) Hinsdale Lodge 934 P.O. Box 662 Hinsdale, IL 60522	Alixandra Collections 40 S. Washington Street Hinsdale, IL 60521	09-12-121-013
3) 44 S. Washington LP C/o Midwest Property GRP 520 W. Erie Street, Unit 430 Chicago, IL 60654	44 S. Washington Street, Hinsdale, IL 60521	09-12-121-015
4) John W. Cahill/Schoens 1216 Walnut Street Western Springs, IL 60558	Browning & Sons Jewelers, Ltd 46 S. Washington Street Hinsdale, IL 60521	09-12-121-016
5) John W. Cahill/Schoens 1216 Walnut Street Western Springs, IL 60558	Schoen's 48 S. Washington Street Hinsdale, IL 60521	09-12-121-017
6) Wisch Rental Prop LLC P.O. Box 269 Hinsdale, IL 60522	Carousel Shoes & Merle Norman 50 S. Washington Street Hinsdale, IL 60521	09-12-121-018
7) GG Hinsdale LLC 52 S. Washington Street Hinsdale, IL 60521	Village Bootery 52 S. Washington Street Hinsdale, IL 60521	09-12-121-019
8) Armando Cesarini 54 S. Washington Street, No. 4 Hinsdale, IL 60521	Einstein Brothers Bakery 54 S. Washington Street Hinsdale, IL 60521	09-12-121-020
9) Odegard Properties P.O. Box 58 Western Springs, IL 60558	102 S. Washington Hinsdale, IL 60521	09-12-122-008
10) Ms. Catherine A. Shriver 14 W. 1st Street Hinsdale, IL 60521	Worline Studio of Hinsdale, Inc. 14 W. 1st Street Hinsdale, IL 60521	09-12-122-004
11) Bowen, Helen Trustee C/O Christine Conrad 846 Holiday Drive Sandwich, IL 60548	Baird & Warner 28 28 W. Hinsdale Ave. Hinsdale, IL 60521	09-12-121-001
12) Ms. Audrey J. Hartley 33 W. Birchwood Avenue Hinsdale, IL 60521	Hartley's Cycle Shoppe, Ltd. 24 W. Hinsdale Avenue. Hinsdale, IL 60521	09-12-121-002
13) Mr. Rene Sturgeon 1205 Iroquois Lane	The Velvet Touch 20 W. Hinsdale Ave	09-12-121-003

Darien, IL 60561

Hinsdale, IL 60521

- | | | |
|---|---|--------------------------------|
| 14) Mr. Michael D. Laslo
32 S. Center Street
P.O. Box 138
Beulah, MI 49617 | Hinsdale Shoe Service
18 W. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-121-004 |
| | Baskin-Robbins
14 E. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-128-005 |
| 15) Mr. & Mrs. Al Lotfi
45 Baybrook Lane
Oak Brook, IL 60523 | Prudential Preferred Properties
14 W. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-121-005 |
| | Alley Glass
44 Harrison Place
Hinsdale, IL 60521 | 09-12-121-006 |
| 16) Harris NA CRE
P.O. Box 755
Chicago, IL 60690 | Hinsdale Trust & Investment
53 S. Lincoln Street
Hinsdale, IL 60521 | 09-12-121-007
09-12-121-008 |
| 17) Schlamann Tr, Nona
29W061 Morris Court
Warrenville, IL 60555 | LaCuisine Catering Company
19 W. 1st Street
Hinsdale, IL 60521 | 09-12-121-009 |
| 18) Schlaman 538, Ronald J.
29W061 Morris Court
Warrenville, IL 60555 | Hinsdale Flower Shop
17 W. 1st Street
Hinsdale, IL 60521 | 09-12-121-010 |
| 19) Riverside BLD Service, LLC
P.O. Box 185
Wayne, IL 60184 | Zingelmans & Kaehler
13 W. 1st Street
Hinsdale, IL 60521 | 09-12-121-011 |
| 20) Mr. Allen Esses
Sky Realty MGMT, LLC
18 W. 33rd Street, No. 2 Floor
New York, NY 10001 | Starbucks Coffee
33 S. Washington
Hinsdale, IL 60521 | 09-12-128-001 |
| 21) Q & T Group
C/o George Seletos
660 Bending Court
Des Plaines, IL 60016 | Coldwell Banker Residential Brokers
8 E. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-128-002 |
| 22) Dorothy F. Retzel
c/o Janet M. Baker
16 Iroquois Drive
Clarendon Hills, IL 60514 | The French Seam
10 E. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-128-003 |
| | Hinsdale Wine Shop
12 E. Hinsdale Avenue
Hinsdale, IL 60521 | 09-12-128-004 |
| 23) Zazu Salon
c/o Salvatore Segretto | Café Ltd.
16 E. Hinsdale Avenue | 09-12-128-006 |

18 E. Hinsdale, Avenue Hinsdale, IL 60521	Hinsdale, IL 60521	
24) Bryn Hafod Properties LLC 18 E. Hinsdale Ave. Hinsdale, IL 60521	Zazu Hair Salon & Nicho Niche 18 E. Hinsdale Avenue Hinsdale, IL 60521	09-12-128-007
25) Mr. Christopher L. Lekatsos 39 S. Washington Street 814 Lilac Lane Naperville, IL 60540	The Players Club House 39 S. Washington Street Hinsdale, IL 60521	09-12-128-008
26) Mr. Michael D. Laslo 32 S. Center Street P.O. Box 138 Beulah, MI 49617	King Keyser Sporting Goods, Inc. 41 S. Washington Street Hinsdale, IL 60521	09-12-128-009
27) LCGM Properties, Inc. 43 S. Washington Street Hinsdale, IL 60521	Jade Dragon, Inc. 43 S. Washington Street Hinsdale, IL 60521	09-12-128-010
28) 45 S. Washington Hinsdale 527 S. Wells Street, Unit 600 Chicago, IL 60607	Ethel's 45 S. Washington Street Hinsdale, IL 60521	09-12-128-011
29) Phillips Flowers 524 N. Cass Avenue Westmont, IL 60559	Phillips Flowers & Gifts 47 S. Washington Street Hinsdale, IL 60521	09-12-128-012
30) Michael Decker	Michael Decker Washington Street Hinsdale, IL 60521	09-12-128-013
31) Mr. Arthur Sanquist	Arthur Sanquist Washington Street Hinsdale, IL 60521	09-12-128-014
32) Mr. Marion Thermos 11899 E. Terra Drive Scottsdale, AZ 85259	Urban Sole, ArtQuest & Toni's Market 49 S. Washington Street Hinsdale, IL 60521	09-12-128-015
33) JDR Investment Properties 8 Robin Hood Ranch Oak Brook, IL 60523	Sole of Chicago & Lori's 53 S. Washington Street Hinsdale, IL 60521	09-12-128-016
34) Mr. Peter Marberry 315 E. Main Street St. Charles, IL 60174	Giuliano's Pizza & Store 40 Village Place Hinsdale, IL 60521	09-12-128-017
35) True North Investments Agent for Hinsdale First 3000 Woodcreek Drive, No. 300 Downers Grove, IL 60521	Merle Norman Cosmedics & Carousel Shoes 11 E. 1st Hinsdale, IL 60521	09-12-128-018

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner

DATE: March 9, 2015

RE: Zoning Variation – V-03-15; 10, 11, 12 Salt Creek Lane & 901, 907 Elm Street

In this application for variation, the applicant requests several sign variations in conjunction with the medical office campus being assembled and constructed by Med Properties. The sign package will be reviewed by the Plan Commission in terms of design and content, and as such, the relief being requested is for only the number and size of the signs and not the content, materials, etc. It should be noted that this request is being driven by the fact that the Code does not account for campus type signage or the unusual nature of the relationship between their buildings and the rest of the office park. As a result, the applicant is requesting variations from the following:

Section 9-106(G)(5) - to allow off premises identification signs.

Section 9-106(G)(5) – to allow illumination of off premises identification signs.

Section 9-106(J)(3)(d) - to allow 8 ground signs in lieu of 1 permitted.

Section 9-106(J)(4)(d) - to allow a total square footage of 110 square feet, in lieu of the 100 square feet permitted for ground signs.

It should be noted that this request, if approved, will move on to the Plan Commission for its consideration on the sign content.

These properties are located in the O-3 Office District in the Village of Hinsdale and are located on the north side of Ogden Avenue between York Road and the Tri-State. There are a total of 5 parcels included in the request.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-03-15

Zoning Calendar No. V-03-15

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF TEN (10) COPIES
(All materials to be collated)

FILING FEES: RESIDENTIAL VARIATION \$850.00

NAME OF APPLICANT(S): Med Properties

10 Salt Creek Lane, Hinsdale, IL 60521;
11 Salt Creek Lane, Hinsdale, IL 60521;
12 Salt Creek Lane, Hinsdale, IL 60521;

ADDRESS OF SUBJECT PROPERTY: 901 Elm Street, Hinsdale, IL 60521; & 907 Elm Street, Hinsdale, IL 60521

TELEPHONE NUMBER(S): (847) 897-7310

If Applicant is not property owner, Applicant's relationship to property owner.

DATE OF APPLICATION: March 6, 2015



SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Salt Creek Campus, LLC
40 Skokie Boulevard, Suite 410, Northbrook, IL 60062, (847) 897-7310
2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: N/A

3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: Med Properties- Bill Dvorak
40 Skokie Boulevard, Suite 410, Northbrook, IL 60062,

4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) See Attached.

5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: Peter Coules, Jr. 15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521
 - b. Engineer: Cardosi Kiper Design Group, 2437 South Western Avenue, Chicago, IL 60608
 - c. _____
 - d. _____

6. Village Personnel. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. N/A

b. _____

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

N/A

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

See attached.

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

See attached.

4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

See attached.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:

- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

See attached.

SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the application, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.


SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner: Salt Creek Campus, LLC

Signature of Owner:  Agent

Name of Applicant: Salt Creek Campus, LLC

Signature of Applicant:  Agent

Date: 3-6-15

Section I #9

EXISTING ZONING

The existing zoning for the Subject Properties are O-3 District. The Subject Properties are professional medical office buildings.

The Subject Properties are surrounded by the O-3 Office District on all sides and is surrounded by various professional and medical office buildings. Further to the south of the site, the zoning is B3-3 District and there are various commercial uses fronting Ogden Avenue.

Section I #10

CONFORMITY

This approval is for the sign package proposed for 10 Salt Creek Lane, 11 Salt Creek Lane, 12 Salt Creek Lane, 901 N. Elm Street, 907 Elm Street. The proposed sign package conforms to the surrounding area. The request for sign variations conforms with both the Village Official Comprehensive Plan and the Official Map, however, the signs will not be in conformity with the strict terms of the Zoning Code.

Applicant believes that it is justified in seeking approval for a variation from the Village Zoning Code to allow for the proposed signs because there is no provision for campus-style signage in the Village Code. Additionally, Applicant believes that the development will require additional signage so that individuals may find different offices and buildings easily, as the proposed signage includes other buildings.

Section I #11

ZONING STANDARDS

Compliance with the Zoning Ordinance is not possible and variations from the strict letter of the Zoning Code are required because the current relationship of the properties is a campus style.

(a) Unique Physical Condition:

The Subject Property is exceptional because it will be an additional building to the campus style buildings already existing. The proposed signage is required to identify the different properties.

(b) Not Self-Created:

The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title.

(c) Denied Substantial Rights:

Applicant believes that if it were required to carry out the strict letter of the Zoning Code, its rights for signage would be deprived.

(d) Not Merely Special Privilege:

The ability to erect the proposed signs on the Subject Property is not a special privilege. Applicant has encountered a hardship in that it must be able to identify the different buildings and new development.

(e) Code and Plan Purposes:

The proposed signage for the Subject Property is in harmony with the general and specific purposes of this Zoning Code and the general purpose and intent of the Official Comprehensive Plan.

(f) Essential Character of the Area:

- 1) The proposed signage is not materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity.
- 2) The proposed signage will not impair the supply of light and air to the properties and improvements in the vicinity.
- 3) The proposed signage would not increase congestion in the public streets due to traffic or parking.
- 4) The proposed signage will not increase the danger of flood or fire.
- 5) The proposed signage will not impact public utilities or facilities in the area.
- 6) The proposed signage will not endanger the public health or safety.

(g) No Other Remedy:

There are no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient without allowing the proposed variations for the proposed signage.

Section I #12

SUCCESSIVE APPLICATION

N/A

Section II #1

See attached Deeds

Section II #2

ORDINANCE PROVISION

The specific provisions of the Zoning Code from which a variation is sought are as follows:

1. Section 9-106 (G) (5) – Applicant requires a variation from this Section in order to allow off-premises identification signs on the Subject Properties.
2. Section 9-106 (J) (3) (d) – Applicant requires a variation from this Section in order to allow eight (8) ground signs.
3. Section 9-106 (J) (4) (d) – Applicant requires a variation from this Section in order to allow a total of 110 square feet of ground sign area.

4. Section 9-106 (G) (5) – Applicant requires a variation from this Section in order to allow for illuminated signs.

Section II #3

VARIATION SOUGHT:

Applicant seeks a variance in accordance with Section II 503 (E) (I) (A), which allows the Zoning Board of Appeals to vary the provisions of the Code in order to reduce the dimension of any required yard, setback, or building spacing, and to allow structures and uses to be located in any required yard in addition to and to a greater degree than those authorized by applicable regulations.

Specifically, Applicant seeks:

1. A variation in order to allow off-premises identification signs on the Subject Properties
2. A variation in order to allow eight (8) ground signs.
3. A variation in order to allow a total of 110 square feet of ground sign area.
4. A variation in order to allow for illuminated signs.

Section II #4

MINIMUM VARIATION:

Applicant requires the following minimum variations in order to permit the proposed signs:

1. A variation in order to allow off-premises identification signs on the Subject Property.
2. A variation in order to allow eight (8) ground signs.
3. A variation in order to allow a total of 110 square feet of ground sign area.
4. A variation in order to allow for illuminated signs.

Section II #5

STANDARDS FOR VARIATION:

SEE SECTION I #11

LIST OF ALL PROPOSED SIGNS

(See attached Sign Package)

Location 1

Sign Type: M5.1 Monument Sign
Illumination: Internally illuminated push thru acrylic letters. Brick face surface illuminated with recessed light source in limestone.
Overall Panel Size: 45.66 Square Feet
Overall Sign Size: 8'-6" x 8'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane and Ogden Ave.

Location 2

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane

Location 3

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: N. Elm Street and Tower Lane

Location 5

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 901 N. Elm Street)

Location 6

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 907 N. Elm Street)

Location 7

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 8 Salt Creek Lane and 10 Salt Creek Lane)

Location 8

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 11 Salt Creek Lane)

Location 9

Sign Type: W5.2 Site Sign

Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.

Overall Panel Size: 13.33 Square Feet

Overall Sign Size: 3'-10" x 6'-0"

Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.

Lot/Street Frontage: Salt Creek Lane (identify 12 Salt Creek Lane)

Billing Address:**Property Address:****PIN:**

OPH 6 LLC
12 Salt Creek Lane, Unit 400
Hinsdale, IL 60521

2 Salt Creek Lane
Hinsdale, IL 60521

09-01-207-012

Adventist Hinsdale Hospital
c/o Elm Creek Property MG
907 N. Elm Street, Unit 100
Hinsdale, IL 60521

Adventist Hinsdale Hospital
1 Salt Creek Lane
Hinsdale, IL 60521

09-01-207-013
06-36-405-023
06-36-405-024

KOB Inc
602 Burr Ridge Club
Burr Ridge, IL 60527

Land Rover Hinsdale, LLC
300 E. Ogden Avenue
Hinsdale, IL 60521

09-01-210-038

Napleton Investment LP
1 E Oak Hill Drive, No 100
Westmont, IL 60559

General Motors Training Center
336 E. Ogden Avenue
Hinsdale, IL 60521

09-01-211-001
09-01-211-002

GA HC REIT II Hinsdale MO
4000 Mac Arthur Blvd, Unit 200
Newport Beach, CA 92660

908 N. Elm Street
Hinsdale, IL 60521

09-01-207-008
06-36-405-018

911 Elm Street
Hinsdale, IL 60521

06-36-405-017

Graue Mill Homeowners
c/o Midwest Land Co.
115 S. Vine Street
Hinsdale, IL 60521

Road D
Hinsdale, IL 60521

06-36-404-066

Foxford LLC
c/o Lincoln Property Co.
901 N. Elm Street
Hinsdale, IL 60521

Salt Creek Lane
Hinsdale, IL 60521

06-36-405-026

Harris Banke Hinsdale Trust L 2525
120 N. Oak
Hinsdale, IL 60521

120 N. Oak

06-36-406-005

Schwendender 15
P.O. Box 713
Hinsdale, IL 60522

Hinsdale, IL 60521

06-36-406-013

15 Spinning Wheel, LLC
21 Spinning Wheel
Hinsdale, IL 60521

Spinning Wheel
Hinsdale, IL 60521

06-36-406-015

21 Spinning Wheel
Hinsdale, IL 60521

06-36-406-018

AHS Midwest Region
c/o Elm Creek Property MGMT
907 N. Elm Street No. 100
Hinsdale, IL 60521

120 N. Oak
Hinsdale, IL 60521

06-36-406-016

Mr. & Mrs. Edward Frandsen 1141 Indian Trail, 1A Hinsdale, IL 60521	1141 Indian Trail, 1A Hinsdale, IL 60521	06-36-408-001
Ms. Mary Jane Gibbs 1139 Indian Trail Road Hinsdale, IL 60521	1139 Indian Trail Road Hinsdale, IL 60521	06-36-408-002
St. Mary's St. Real Estate c/o Mary H. Baldwin 105 Buttercup Bank Burr Ridge, IL 60527	1137 Indian Trail Hinsdale, IL 60521	06-36-408-003
Ms. Judy Diekmann 1135 Indian Trail Road, 1D Hinsdale, IL 60521	1135 Indian Trail Road, 1D Hinsdale, IL 60521	06-36-408-004
Ms. Rosemary L. Tye 1133 Indian Trail Road, 1E Hinsdale, IL 60521	1133 Indian Trail Road, 1E Hinsdale, IL 60521	06-36-408-005
DuPage Forest Preserve P.O. Box 5000 Wheaton, IL 60189		06-36-404-061
Robert Crown Center 21 Salt Creek Lane Hinsdale, IL 60521		06-36-406-007
21 Spinning Wheel Drive, LLC 21 Spinning Wheel Drive Hinsdale, IL 60521	21 Spinning Wheel Drive Hinsdale, IL 60521	06-36-406-017
Mr. & Mrs. Will Einspar 1153 Indian Trail Hinsdale, IL 60521	1153 Indian Trail Hinsdale, IL 60521	06-36-408-006
Mose, TR, Janet Cloud 1151 Indian Trail Rd Hinsdale, IL 60521	1151 Indian Trail Road Hinsdale, IL 60521	06-36-408-007
Ms. Nickolene M. Burrello 1149 Indian Trail Road, 2C Hinsdale, IL 60521	1149 Indian Trail Road, 2C Hinsdale, IL 60521	06-36-408-008
Dorothy A. Gurzynski 1147 Indian Trail Road, 2D Hinsdale, IL 60521	1147 Indian Trail Road, 2D Hinsdale, IL 60521	06-36-408-009
1st National Bank Evergreen Park 15370 Melvin Wichter 1212 Hawthorne Court Hinsdale, IL 60521	1145 Indian Trail Road, Apt 2E Hinsdale, IL 60521	06-36-408-010

Mr. & Mrs. Carl Laudando
1143 Indian Trail, 2F
Hinsdale, IL 60521

1143 Indian Trail, Apt 2F
Hinsdale, IL 60521

06-36-408-011

20124872/20126404 added

This Instrument Prepared by:

Martin Murphy, Esq.
The Murphy Law Firm
One Westbrook Corporate Center,
Suite 300
Westchester, Illinois 60154

After Recording Return to:

Salt Creek Campus LLC
40 Skokie Blvd
Suite 410
Northbrook, IL 60062



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.11,2012 RHSP 11:18 AM
DEED 06-86-405-021
009 PAGES R2012-175305

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

OPH 6 LLC, an Illinois limited liability company ("Grantor"), having its principal address at 12 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to SALT CREEK CAMPUS LLC, a Delaware limited liability company ("Grantee"), having its principal address at 40 Skokie Boulevard, Suite 410, Northbrook, Illinois 60062 and to its successors and assigns, forever, the following described real estate situated in the County of DuPage, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting said premises to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to said premises; **TO HAVE AND TO HOLD** said premises unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

Grantor, for itself and its successors and assigns, does covenant, promise and agree to and with Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the title to said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

CHARGE C.T.I.C. DUPAGE

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

IN WITNESS WHEREOF, Grantor executes this Deed as of the 30th day of November, 2012.

OPH 6 LLC,
an Illinois limited liability company

By: [Signature]
Name: William G. Rogers
Title: member

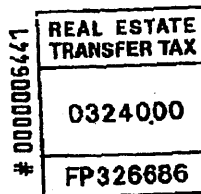
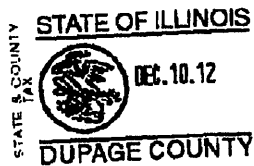
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned a Notary Public in and for the County and State aforesaid, do hereby certify that William G. Rogers, as member of OPH 6 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of November, 2012.

[Signature]
Notary Public

My Commission Expires:



2

EASTV46975072.3

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

EXHIBIT A

Permanent Index Numbers:

06-36-405-021

09-01-207-010

Send Subsequent Tax Bills To:

12 SALT CREEK LN. #202
HINSDALE, IL 60521
Salt Creek Campus LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

Legal Description:

PARCEL 1: LOT 6 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

A-1

FRED BUCHOLZ

R2012-175305

DUPAGE COUNTY RECORDER

EXHIBIT B

PERMITTED ENCUMBRANCES

[PERMITTED ENCUMBRANCES TO BE ADDED]

B-1

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes not yet due and payable.

2. THE LAND LIES WITHIN THE FLAGG CREEK FORMERLY KNOWN AS HINSDALE SANITARY DISTRICT, WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES.

3. GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE, A PARTNERSHIP, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED AUGUST 13, 1973 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69217, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS DESCRIBED ON THE PLATS ATTACHED THERETO AS EXHIBIT "A" AND EXHIBIT "B" AND MADE A PART THEREOF, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

4. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 21, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.

(AFFECTS ALL)

5. AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 82019, AND AS TRUSTEE UNDER TRUST NUMBER 81118, AND CATHERINE SOUSTEK, DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-35331, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENT AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.

B-1

FRED BUCHOLZ

R2012-175305

DUPAGE COUNTY RECORDER

6. EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AND AMENDED BY DOCUMENT R89-072896 AND R89-072897, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

(AFFECTS PARCEL 1)

7. LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61116, DATED FEBRUARY 15, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT R79-107322, AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 RELATING TO INGRESS AND EGRESS TO AND FROM OGDEN AVENUE OVER AND ACROSS THE PRIVATE ROADS KNOWN AS SALT CREEK LANE AND ELM STREET, FURTHER PROVIDING FOR THE TERMINATION OF THIS AGREEMENT TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

8. SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823 RECORDED JUNE 11, 1973 AND DEPICTED ON SURVEY MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5 AND ON THE SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

9. EASEMENT CREATED BY A GRANT RECORDED ON OCTOBER 6, 1978 AS DOCUMENT R78-98678, FROM THE DROVERS NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1967 AND KNOWN AS TRUST NUMBER 67927, TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING OF WIRES, CABLES, ETC., OVER A STRIP OF LAND 10 FEET IN WIDTH AS SET FORTH ON EXHIBIT "A" OF SAID DOCUMENT, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

B-2

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

10. GRANT DATED JUNE 10, 1970 AND RECORDED JUNE 16, 1970 AS DOCUMENT R70-19379, MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 6, 1969 AND KNOWN AS TRUST NUMBER 89249 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO INSTALL THEIR RESPECTIVE FACILITIES, OVER A STRIP OF LAND 10 FEET IN WIDTH, AS SHOWN ON THE PLAT ATTACHED THERETO AND MADE A PART THEREOF, AND MARKED "EXHIBIT A", AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.
11. GAS MAIN EASEMENT MADE BY PAUL SCHWEDENER TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DATED MARCH 2, 1970 AND RECORDED APRIL 7, 1970 AS DOCUMENT NUMBER R70-10262, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
- THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.
12. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 21, 2001 AS DOCUMENT R2001-95841.
13. RIGHTS OF OWNERS NORTH AND ADJOINING IN AND TO THE USE OF SIDEWALKS ON EITHER SIDE OF SALT CREEK LANE AS DISCLOSED BY SURVEYS MADE BY MACKIE CONSULTANTS LLC, DATED MAY 30, 2012, PROJECT NUMBER 2147.
- (AFFECTS PARCEL 2)
14. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

B-3

15. OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200711, AND RE-RECORDED JANUARY 10, 2008, AS DOCUMENT R2006-005826, AND AMENDED BY R2012-024784, MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C.
16. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC FOR THE HINSDALE CLUB, A MIXED-USE DEVELOPMENT RECORDED AUGUST 1, 2008, AS DOCUMENT R2008-120585.
17. GRANT MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61116, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, DATED JUNE 10, 1970 AND RECORDED JUNE 15, 1970 AS DOCUMENT R70-19380, OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT THEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF PROPERTY SITED IN DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:
- STRIPS OF LAND 10 FEET IN WIDTH AS SHOWN SHADED ON THE ATTACHED SKETCH MARKED EXHIBIT "A" AND MADE A PART THEREOF ON THE PROPERTY OF THE GRANTOR
- (AFFECTS LOTS 4 AND 6)
18. GRANT DATED JUNE 30, 1969 AND RECORDED JULY 8, 1969 AS DOCUMENT R69-30080, BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1969 AND KNOWN AS TRUST NUMBER 69035, TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OF EASEMENTS TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE SUCH POLES, WIRES, CABLES AND NECESSARY FACILITIES AND EQUIPMENT IN, OVER, UNDER, ACROSS, ALONG AND UPON STRIPS OF LAND 10 FEET IN WIDTH AS SHOWN SHADED ON PLAT ATTACHED AND MADE A PART THEREOF AND MARKED "EXHIBIT A" TOGETHER WITH PROVISIONS THEREIN CONTAINED.
- (AFFECTS LOTS 4 AND 6)

B-4

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

19. THE SURVEY PREPARED BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6, INCLUDES A CERTIFICATION BY THE SURVEYOR: ACCORDING TO THE INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SAID DESIGNATIONS BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 17043C0609H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 17043.

(AFFECTS LOTS 4 AND 6)

20. ENCROACHMENT OF THE CIRCULAR CONCRETE PAD LOCATED MAINLY ON THE PROPERTY SOUTHWESTERLY AND ADJOINING AND ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY SURVEY DATED NOVEMBER 20, 2012, AS PREPARED BY MACKIE CONSULTANTS, LLC.

(AFFECTS THE SOUTHWESTERLY CORNER OF LOT 6)

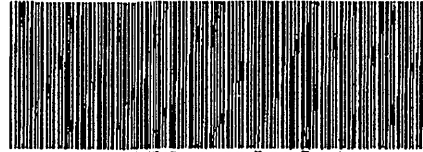
B-5

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

20124822/201244104 kshd

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TRUSTEE'S DEED



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC:11,2012 RHSP 11:18 AM
DEED 06-36-405-019
004 PAGES R2012-175304

This space for Recorder's use only

THIS INDENTURE made this 29th day of November, 2012 between FIRSTMERIT BANK, N.A., national banking association organized under the laws of the United States of America, successor Trustee to Midwest Bank and Trust Company, as Trustee, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said association in pursuance of a certain Trust Agreement dated November 8, 2001, and known as Trust Number 01-1-7933 in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims unto Salt Creek Campus. LLC, a Delaware limited liability company-----

Grantee's address: 40 Skokie Boulevard, Suite 410, Northbrook, IL 60062-----
of Cook County, Illinois, the following described real estate in DuPage County, Illinois:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Property: See Exhibit A

Permanent Index Number: See Exhibit A

Together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President-Trust Officer and attested by its Vice President this 29th day of November, 2012.

FIRSTMERIT BANK, N.A., successor trustee to
Midwest Bank and Trust Company, as Trustee,
as aforesaid, and not personally

BY: *Resene M. L. Pan*
Assistant Vice President/Trust Officer

ATTEST: *Patricia E. Canino*
Vice President

CHARGE C.T.I.C. DuPAGE


FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

State of Illinois)
) SS.
County of Cook)

I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of FIRSTMERIT BANK, N.A., a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of November, 2012

SEAL



Notary Public



MAIL RECORDED DEED TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

MAIL TAX BILLS TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707


FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

State of Illinois)
) SS.
County of Cook)

I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of FIRSTMERIT BANK, N.A., a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of November, 2012

SEAL


Notary Public

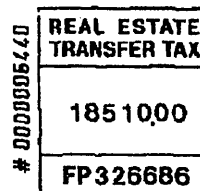
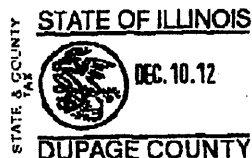


MAIL RECORDED DEED TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

MAIL TAX BILLS TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707

Handwritten initials



FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOTS 4, 5 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2385 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 8 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

907 Elm Street (Lot 4) } HINSDALE, IL
12 Salt Creek Lane (Lot 5) } 60521

Pins: 06-01-207-009
06-36-405-019 x (Lot 4)

06-36-405-020 (Lot 5)

LD Lulling

201365589/20133558

CHARGE CTIC DUPAGE

TRUSTEE'S DEED



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC. 27, 2013 RHSP 10:34 AM
DEED 09-01-207-011
003 PAGES R2013-169436

This space for Recorder's use only

THIS INDENTURE made this 18th day of December, 2013 between **FIRSTMERIT BANK, N.A.**, national banking association organized under the laws of the United States of America, successor Trustee to **Midwest Bank and Trust Company**, as Trustee, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said association in pursuance of a certain Trust Agreement dated November 8, 2001 and known as Trust Number 01-1-7933 in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims unto **Salt Creek Campus, LLC**, a Delaware limited liability company-----

Grantee's address: 460 Highland Avenue, Algonquin, Illinois 60101-----
of Cook County, Illinois, the following described real estate in DuPage County, Illinois:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Property: 901 N. Elm Street. Hinsdale, Illinois 60521

PIN: 09-01-207-011

Together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President-Trust Officer and attested by its Vice President this 18th day of December, 2013.

FIRSTMERIT BANK, N.A., successor trustee to
Midwest Bank and Trust Company, as Trustee,
as aforesaid, and not personally

BY: 
Assistant Vice President-Trust Officer

ATTEST: 
Vice President

FRED BUCHOLZ

R2013-169436


DUPAGE COUNTY RECORDER

State of Illinois)
) SS.
County of Cook)

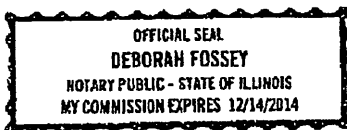
I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of FIRSTMERIT BANK, N.A., a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 18th day of December, 2013.

SEAL



Notary Public



MAIL RECORDED DEED TO:

MAIL TAX BILLS TO:

*East Creek Campville
40 Skokie Blvd
Suite 410
Northbrook IL 60062*

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707

FRED BUCHOLZ R2013-169436 DUPAGE COUNTY RECORDER

EXHIBIT "A"


LEGAL DESCRIPTIONS

LOT 3 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

RAW

<small>STATE & COUNTY TAX</small>  <small>DUPAGE COUNTY</small>	STATE OF ILLINOIS	<small># 0000001249</small>	REAL ESTATE TRANSFER TAX
	DEC. 26. 13		05250.00
	DUPAGE COUNTY		FP326686

FRED BUCHOLZ R2013-169436 DUPAGE COUNTY RECORDER

Prepared By:

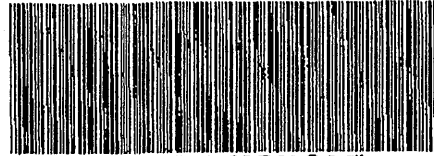
Brian R. Mullins, Esq.
Perkins Coie LLP
131 S. Dearborn, Suite 1700
Chicago, Illinois 60603

After Recording Return To:

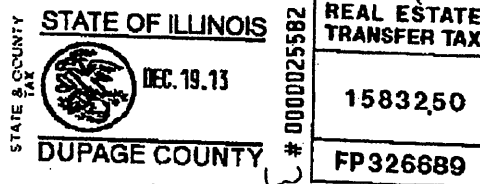
Mary Ann Murray, Esq.
Burke Burns & Pinelli, Ltd.
70 West Madison
Suite 4300
Chicago, IL 60602

Send Future Tax Bills To:

11 Salt Creek Campus LLC
40 N. Skokie Blvd.
Suite 410
Northbrook, IL 60062



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC. 20, 2013 RHSP 9:52 AM
DEED 06-36-405-022
009 PAGES R2013-167535



SPECIAL WARRANTY DEED

15,832.50

(MGR) On this 19 day of December, 2013, HVII PROPERTY LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of ten dollars (\$10) cash and other good and valuable consideration to it paid by 11 SALT CREEK CAMPUS LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 40 N. Skokie Blvd., Suite 410, Northbrook, IL 60062, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("Land") described in Exhibit A hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit B hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2013 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever.

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11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

WITNESS THE EXECUTION HEREOF as of the date first written above.

GRANTOR:

HVII PROPERTY LLC, an Illinois limited liability company

By: C. Biga
Name: Cathleen Biga
Title: managing Partner

STATE OF Illinois)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of December, 2013, by Cathleen Biga, as Managing Partner of HVII Property LLC, an Illinois limited liability company.



[Signature]
Notary Public

My commission expires: Jan 27, 2014

Signature Page to Special Warranty Deed
11 Sat IL

FRED BUCHOLZ

R2013-167535

DUPAGE COUNTY RECORDER

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 10 OF PARCEL 1, (EXCEPT THAT PART OF SAID LOTS FALLING IN SALT CREEK LANE), AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF SPINNING WHEEL ROAD BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY LINE OF OGDEN AVENUE AND ON THE NORTH BY THE NORTHERNMOST BOUNDARY LINE OF THE NEW ROAD LAND EXTENDED EASTERLY TO ITS INTERSECTION WITH THE EAST LINE OF SPINNING WHEEL ROAD, WHICH PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS MAY BE TRAVELED SOLELY (i) IN A NORTH AND SOUTH DIRECTION ALONG SAID PORTION OF SPINNING WHEEL ROAD, AND (ii) IN AN EAST AND WEST DIRECTION ONLY IN THOSE LOCATIONS WHERE CURB CUTS (x) CURRENTLY EXIST AT THE INTERSECTIONS OF SPINNING WHEEL ROAD AND THE HOSPITAL PROPERTIES (AS SPECIFICALLY DESCRIBED IN SECTION 1.4, THEREIN).

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF THAT PART OF LOT 10 IN PARCEL 1 THAT FALLS IN THE NORTHERLY 60 FEET THEREOF, (EXCEPT THAT PART OF SAID LOT

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11 Salt JL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

FALLING IN SALT CREEK LANE), AS FULLY DESCRIBED AS EXHIBIT D, NEW ROAD LAND, AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641 FOR A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT OVER, UPON AND ACROSS THAT PORTION OF THE WESTERN BOUNDARY OF SPINNING WHEEL ROAD WHICH INTERSECTS WITH THE NEW ROAD LAND, FOR THE PURPOSE OF MAINTAINING AND USING THE CURRENTLY EXISTING CURB CUTS IN ORDER TO PERMIT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE NEW ROAD LAND, FROM AND TO SPINNING WHEEL ROAD.

Tax Parcel Number: 06-36-405-022

Commonly Known As: 11 Salt Creek Lane, Hinsdale, Illinois 60521

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

Exhibit B

PERMITTED ENCUMBRANCES

1. OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C., AS AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT NUMBER R2012-024784.
2. THE LAND LIES WITHIN THE FLAGG CREEK WATER RECLAMATION DISTRICT FORMERLY KNOWN AS HINSDALE SANITARY DISTRICT, WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES.

NOTE: TERMS AND CONDITIONS OF THE FLAGG CREEK WATER RECLAMATION DISTRICT AMENDED ORDINANCE 756, RECORDED MARCH 13, 2009, AS DOCUMENT R2009-037066, WHICH RELATE TO THE PAYMENT OF USER CHARGES PRIOR TO THE SALE OR TRANSFER OF REAL ESTATE WITHIN THE DISTRICTS SERVICE AREA, THE COMPUTATION OF WATER CONSUMPTION, AND THE EVALUATION OF CONNECTION PERMITS FOR THE SALE OF COMMERCIAL PROPERTY WITHIN SAID SERVICE AREA.

3. EASEMENT MADE BY AND BETWEEN THE HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, AND OFFICE PARK OF HINSDALE, A PARTNERSHIP, DATED DECEMBER 30, 1971 AND RECORDED FEBRUARY 24, 1972 AS DOCUMENT R72-9137, RELATING TO INTERCEPTOR PIPES, LIFT STATION, WATER STORAGE AND PUMPING STATION, FORCE MAINS AND MAINTENANCE AND OPERATION OF WATER WELLS AND DISTRIBUTION SYSTEM, TOGETHER WITH THE PROVISIONS AND CONDITIONS CONTAINED THEREIN.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

4. GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED NOVEMBER 9, 1972 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69216, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS AND FOR WATER MAINS FOR THE PURPOSE OF CONVEYING WATER, ALL AS

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

DESCRIBED ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" AND MADE A PART THEREOF.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

5. GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE, A PARTNERSHIP, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED AUGUST 13, 1973 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69217, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS DESCRIBED ON THE PLATS ATTACHED THERETO AS EXHIBIT "A" AND EXHIBIT "B" AND MADE A PART THEREOF.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK, AND AS SHOWN ON SURVEY MADE BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.

6. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 21, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.
7. AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 62019, AND AS TRUSTEE UNDER TRUST NUMBER 61116, AND CATHERINE SOUSTEK, DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-35331, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENT AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.
8. EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AND AMENDED BY DOCUMENT R89-072896, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.
9. SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823 RECORDED JUNE 11, 1973 AND DEPICTED ON SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, NUMBER ALTA-02.PLT DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

10. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

11. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 10 FOOT STRIPS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1969 AS DOCUMENT R69-30062.

12. GAS MAIN EASEMENT MADE BY PAUL SCHWENDENER AND OFFICE PARK OF HINSDALE, TO NORTHERN ILLINOIS GAS COMPANY, DATED OCTOBER 19, 1967 AND RECORDED NOVEMBER 14, 1967 AS DOCUMENT NUMBER R67-46566, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS "SALT CREEK LANE: INCLUDING THE WESTERLY 1/2 OF THE WEST BOUND TURN LANE LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

13. GAS MAIN EASEMENT MADE BY PAUL SCHWEDENER TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DATED MARCH 2, 1970 AND RECORDED APRIL 7, 1970 AS DOCUMENT NUMBER R70-10262, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

AFFECTS A PORTION OF THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

14. CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-095641 RELATING TO RIGHT OF WAY/INGRESS AND EGRESS EASEMENTS; CURB CUT EASEMENT, UTILITY EASEMENTS AND THE TERMS, PROVISIONS, AND CONDITIONS AS CONTAINED THEREIN.
15. THE SURVEY PREPARED BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN AN AREA OUTSIDE THE SHOWN FLOOD PLAIN LIMITED IS DESIGNATED ZONE C DEFINED AS AN AREA OF MINIMAL FLOODING BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170105 004 B, DATED JANUARY 16, 1981, IN DU PAGE COUNTY, ILLINOIS.
16. RIGHTS OF OWNERS NORTH AND ADJOINING IN AND TO THE USE OF SIDEWALKS ON EITHER SIDE OF SALT CREEK LANE AS DISCLOSED BY SURVEY MADE BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.
17. TERMS AND PROVISIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED DECEMBER 19, 2001, RECORDED DECEMBER 26, 2001 AS DOCUMENT R2001-284945, BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7933 AND ELM CREEK PROPERTY MANAGEMENT, INC., D/B/A OFFICE PARK OF HINSDALE, AN ILLINOIS CORPORATION AND HINSDALE HOSPITAL, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.
18. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR SPINNING WHEEL ROAD.
19. EASEMENT IN, UPON, UNDER, ALONG AND ACROSS THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED OCTOBER 9, 1967 AS DOCUMENT R67-40511.
20. EASEMENT CONTAINED IN DEEDS RECORDED AS DOCUMENTS R62-10321, R65-15555, R68-53557, R68-53558 AND R68-53559, AND AS SHOWN ON PLAT OF KOPLIN'S ASSESSMENT PLAT RECORDED AS DOCUMENT R67-16396, FOR INGRESS AND EGRESS OVER THE LAND.
21. AGREEMENT DATED DECEMBER 15, 1967 AND RECORDED DECEMBER 28, 1967 AS DOCUMENT R67-52749, AND AMENDED BY DOCUMENT R69-38273, MADE BY AND BETWEEN THE HINSDALE SANITARY DISTRICT AND ALFRED N. KOPLIN COMPANY AND ELMHURST NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1967 AND KNOWN AS

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

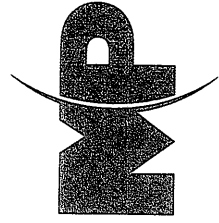
TRUST NUMBER 2487, WHICH PROVIDES FOR THE FURNISHING OF SEWAGE FACILITIES AND SERVICES TO THE LAND AND ANNUAL SEWAGE TREATMENT CHARGES AND TERMINATION OF SERVICES, TOGETHER WITH A 50 FOOT BY 30 FOOT EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER LIFT STATION, TOGETHER WITH A 20 FOOT EASEMENT FOR PUBLIC UTILITIES, INCLUDING SANITARY SEWER FORCE MAIN FROM THE LIFT STATION TO OGDEN AVENUE.

22. RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY RECORDED JANUARY 10, 2003, AS DOCUMENT R2003-012913, MADE BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC., RELATING TO A LAWN SPRINKLER SYSTEM.
23. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) M AS SHOWN ON PLAT OF SURVEY PREPARED BY MACKIE CONSULTANTS LLC DATED AUGUST 24, 2006, PROJECT NO. 949.

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER



MedProperties

Salt Creek Medical Campus Phase 4.0 Construction Documents

01.30.15

Issued for Construction

ARROWS



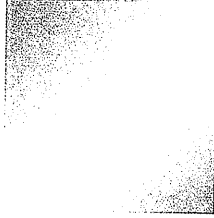
META OFFICE BOOK

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abcdefghijklmnopqrstuvwxyz
1234567890

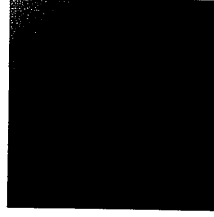
UNIVERS 59 ULTRA CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

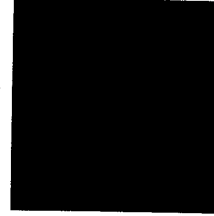
COLORS



P1
MP18073 Pale Silver Metallic

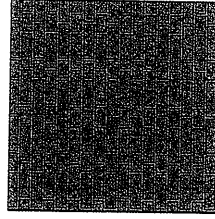


P2
MP18207 Slate Metallic

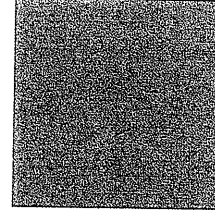


P3
Black

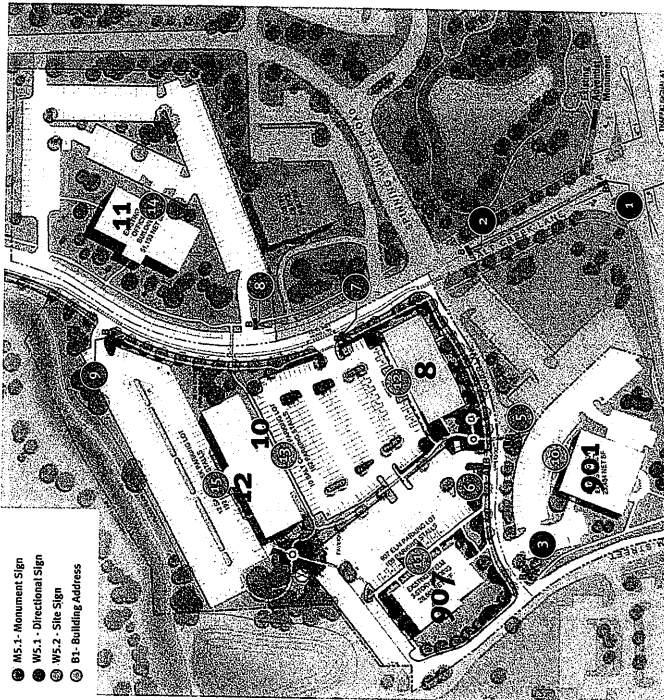
MATERIALS



Brick veneer to match
existing buildings



Limestone to match
existing buildings



- M5.1 - Monument Sign
- W5.1 - Directional Sign
- W5.2 - Site Sign
- B1 - Building Address

NOTE: All sign locations are to be sited with Med Properties on an on site walkthrough and staked for final locations.



Location 



Location

8 Location 

Location 12

10 **Location** 

Location 

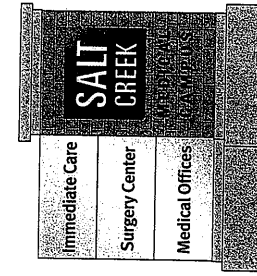
11

Location

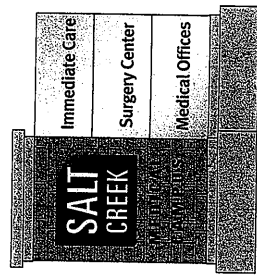
12  Location

Location

NOTE: All building numbers to be field verified for mounting conditions.



Location **1** Side B
Sign Type M5.1



Location **1** Side A
Sign Type M5.1

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Hinsdale, Illinois**

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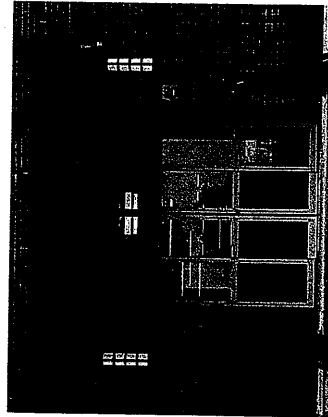
1/2" acrylic dimensional numbers to be painted black or white.
Font: Univers 59 Ultra Condensed

Mount address above entry doors.
All locations to be field verified.

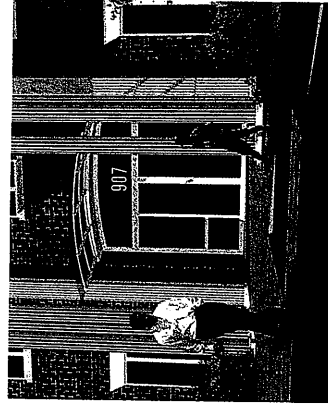
Provide a white vinyl backer for glass locations.

901

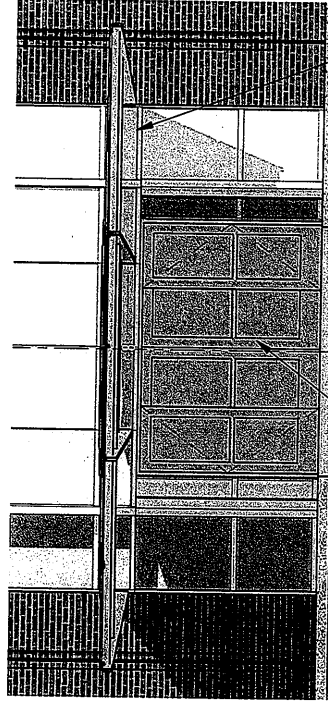
ELEVATION
Scale: 1"=1'-0"



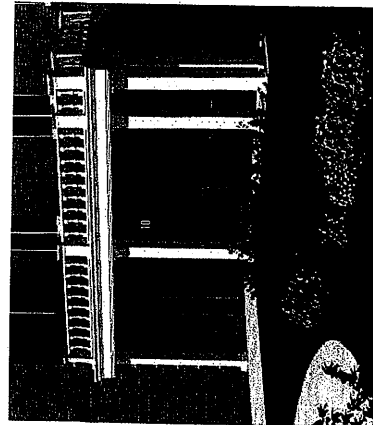
901 North Elm Street



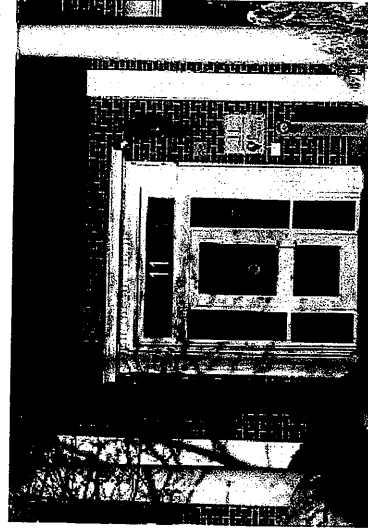
907 North Elm Street



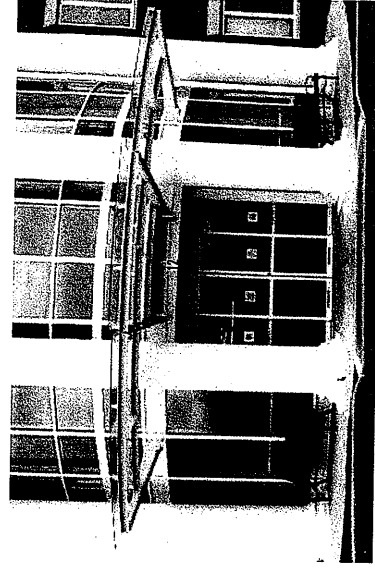
8 Salt Creek Lane



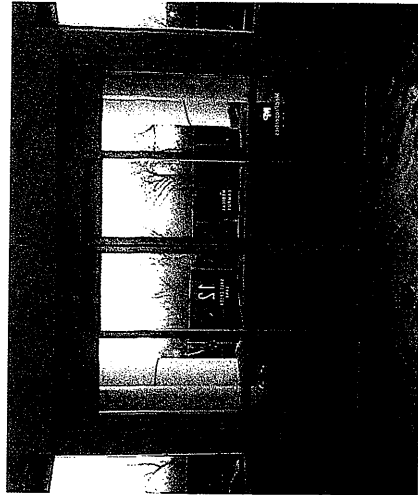
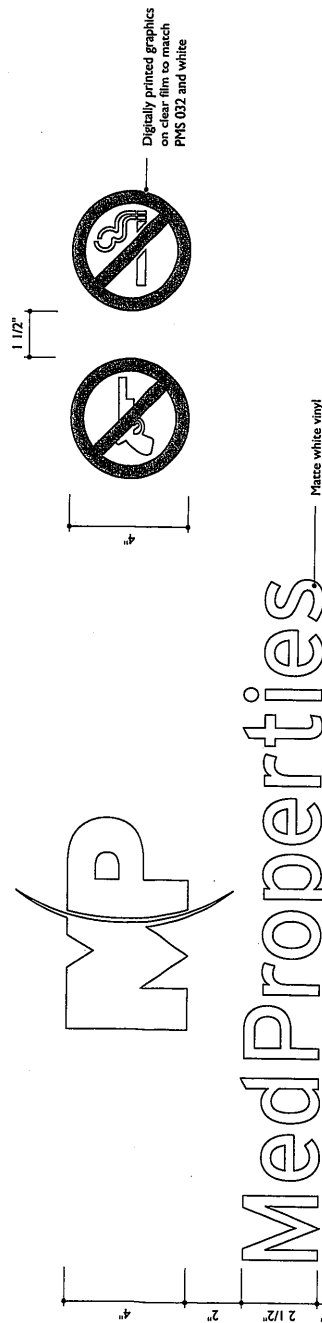
10 Salt Creek Lane



11 Salt Creek Lane



12 Salt Creek Lane



Interior Side

Page 7

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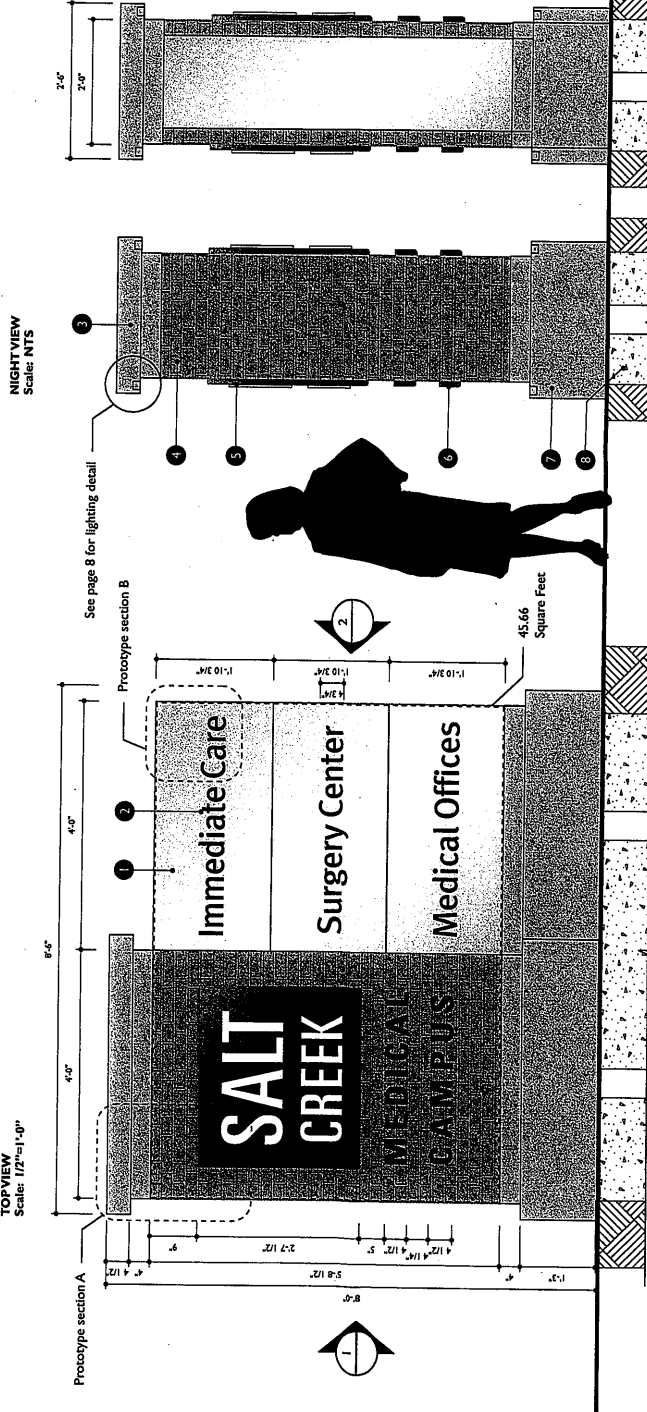
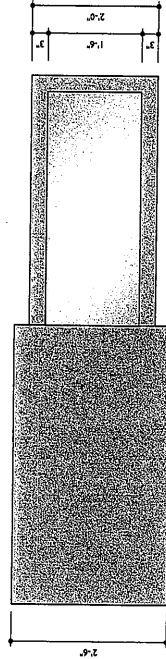
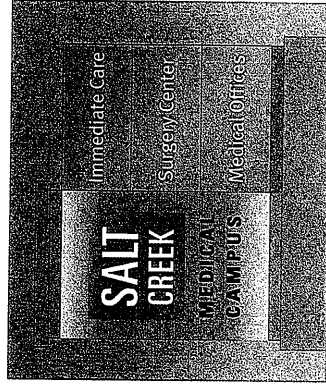
Sign Type M5.1

Monument Sign

- Aluminum sign structure with removable panels. No exposed fasteners. Sign construction to have appropriate interior steel structure. Paint to match P1.
- Routed day/night illuminated push thru acrylic letters, flush with sign face. Allow for appropriate letter tracking for optimum illumination.
Day: black, Night: white
Font: Meta Office Book
- Limestone cap with recessed light source to highlight masonry.
- Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 1" aluminum pan (P2) with illuminated push thru white acrylic letters 1/2" from pan face.
- 1" thick metal letters (P2). Pin mounted to brick face. Surface illumination from base light source.
- Limestone base with recessed light source to highlight masonry.
- All foundations and footings to be adequate for support of sign.

GENERAL NOTES

- Sign faces to have absolutely no "oil-canning."
- Sign fabricator to repair any damage to landscaping during installation.
- Sign fabricator to field verify each location and provide elevations of each with grading shown.
- All drawings to be stamped and sealed by a licensed engineer.
- All signs to be readily accessible for bulb replacement.
- All signs to be controlled by a single astronomical time clock timer.
- Signs to be installed and connected to power provided by owner.



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SIDEVIEW - 1
Scale: 1/2"=1'-0"

SIDEVIEW - 2
Scale: 1/2"=1'-0"

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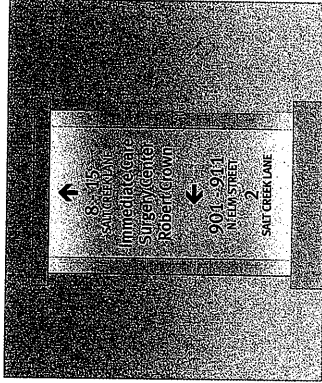
01.30.15

Sign Type W5.1

Directional Sign

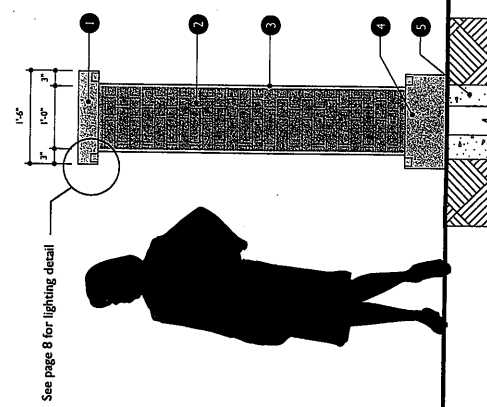
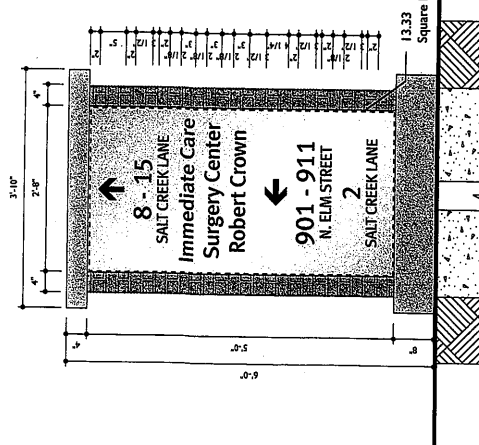
- 1 Limestone cap with recessed light source to highlight masonry.
- 2 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 3 1/2" aluminum panel (P1) with black reflective vinyl lettering. Font: Meta Office Book
- 4 Limestone base with recessed light source to highlight masonry.
- 5 All foundations and footings to be adequate for support of sign.

NIGHTVIEW
Scale: NTS



GENERAL NOTES

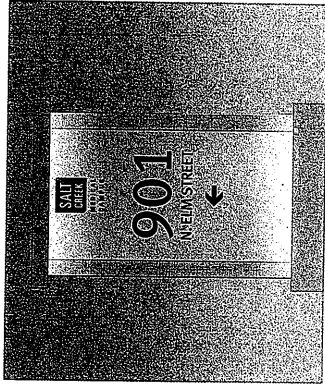
- A. Sign faces to have absolutely no "oil-canning."
- B. Sign fabricator to repair any damage to landscaping during installation.
- C. Sign fabricator to field verify each location and provide elevations of each with grading shown.
- D. All drawings to be stamped and sealed by a licensed engineer.
- E. All signs to be readily accessible for bulb replacement.
- F. All signs to be controlled by a single astronomical time clock timer.
- G. Signs to be installed and connected to power provided by owner.



Sign Type W5.2

Site Sign

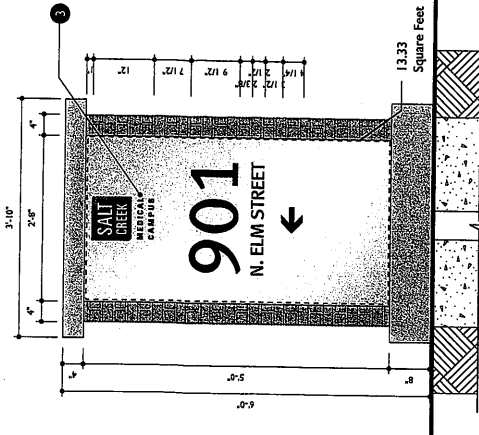
- 1 Limestone cap with recessed light source to highlight masonry.
- 2 1/2" thick cut aluminum logo (P2).
- 3 Vinyl letters painted to match (P2).
- 4 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 5 1/2" aluminum panel (P1) with black reflective vinyl lettering. Font: Meta Office Book
- 6 Limestone base with recessed light source to highlight masonry.
- 7 All foundations and footings to be adequate for support of sign.



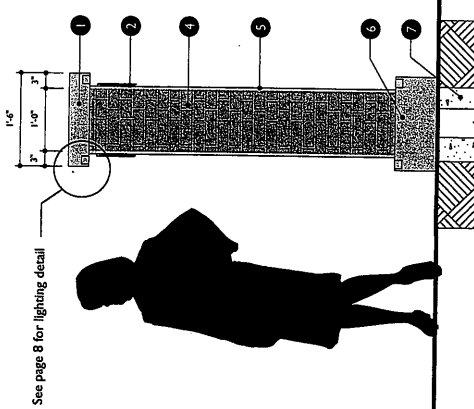
NIGHT VIEW
Scale: NTS

GENERAL NOTES

- A. Sign faces to have absolutely no "oil-canning."
- B. Sign fabricator to repair any damage to landscaping during installation.
- C. Sign fabricator to field verify each location and provide elevations of each with grading shown.
- D. All drawings to be stamped and sealed by a licensed engineer.
- E. All signs to be readily accessible for bulb replacement.
- F. All signs to be controlled by a single astronomical time clock timer.
- G. Signs to be installed and connected to power provided by owner.



FRONT VIEW
Scale: 1/2"=1'-0"



SIDE VIEW
Scale: 1/2"=1'-0"

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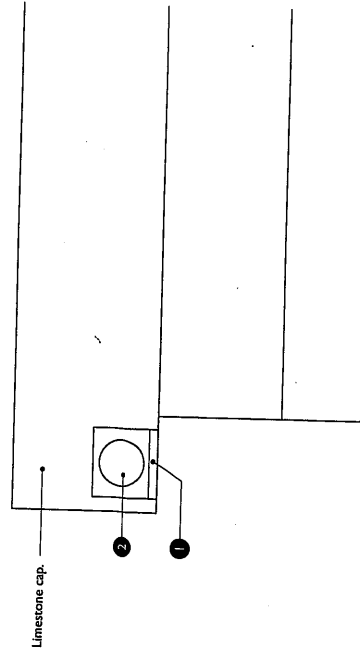
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Lighting Detail

- 1 Acrylic lens.
- 2 Lighting to be recessed into the top and bottom limestone caps and run the width of the brick sign structure. Light source to wash the face of the brick.



LIGHTING DETAIL
Scale: 3" = 1'-0"

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EXTERIOR SIGNAGE SPECS
SECTION 10400

PART 1 - GENERAL

1.1 The work shown in plans, elevations, specifications, work orders, or other drawings (the Drawings) provided is subject to the requirements of the Contract Documents including the General Conditions, Special and Supplementary Conditions and Requirements for Bidding and Instructions for Bidders.

A. The Contract shall be governed by the applicable laws and/or ordinances of the State of Illinois, the City of Hinsdale and any other governing body having jurisdiction over the place where the work is performed.

B. Final Location of Signs

The location of signs as shown on the Sign Drawings is for general reference only and is not representative of the exact final locations. The final locations of signs shall be field located in coordination with the signage consultant and the Owner, at the site.

C. Final Message Schedule

A final message schedule shall be provided that lists every sign location. The schedule shall be keyed into a sign type with the exact message terminology for each sign location. The schedule will be available at the contract award.

1.2 DESCRIPTION OF WORK

A. Review and approval of all signage product data, color/material samples, sign face layouts for all sign types, and shop drawings is required prior to construction.

B. Interior signs are not part of this scope of work

C. Exterior signs included in this Section:

- M - Monument Signs
 - 1. Sign Type M5.1 Primary Monument Pylon (Illuminated)

- W - Wayfinding Signs
 - 2. Sign Type W5.1 Directional Sign (Illuminated)
 - 3. Sign Type W5.2 Site Sign (Illuminated)

- B - Building Entrance Sign
 - 4. Sign Type B1 Building Address (Non-Illuminated)

D. Contractor to provide as requested and required by the Owner the sign work shown on the Drawings, including but not limited to:

- 1. Fabrication and installation of new signs, sign panels, foundation, letters, and components with

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10400
IFB - REV 0

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January 30, 2015

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EXTERIOR SIGNAGE SPECS
SECTION 10400

- message copy and symbols, including all engineering, and erection.
- Review Drawings, Shop Drawings, Working Drawings, As-Built Drawings and incidentals.
- All required submittals, materials, equipment, tools, labor, temporary light and power.
- Provide all materials, fasteners, structures, brackets, and other structural and mounting hardware necessary for fabrication and installation of the signs.
- Engineering of signs, sign structures, sign mounting components and hardware and components, sign foundations and footings for structural adequacy. All signs, sign mounting, and sign support components must be engineered by the fabricator. Shop Drawings to be stamped by a licensed engineer in the State of Illinois.
- Color, finish, material and process matching for all work.

1.3 REFERENCE STANDARDS

A. Where more stringent requirements than those described in the Drawings and/or specifications are set forth under codes, law and/or ordinances of Federal, State and local governing bodies having jurisdiction, notify the Owner in writing before proceeding with work. Work is subject to the applicable portions of the following standards:

- 1. All work shall comply with City of Hinsdale codes and ordinances.
- 2. AWS D1.1 "Structural Welding Code", American Welding Society
- 3. SSPC SP-6 "Surface Preparation Specification No. 6, Commercial Blast Cleaning, Steel Structures Painting Council
- 4. SSPC PA-1 "Painting Application Specifications", Steel Structure Painting Council
- 5. "Aluminum Finishes for Signage Consultation", Aluminum Association
- 6. "Code of Standard Practice of Steel Buildings and Bridges", AISC
- 7. "Specifications for Design, Fabrication and Erection of Structural Steel Buildings", AISC
- 8. American Society for Testing and Materials (ASTM):
 - a. ASTM 46 - "General Requirements for Delivery of Rolled Steel, Shapes, Sheet Piling and Bars for Structural Use"
 - b. ASTM B209 - "Aluminum and Aluminum Alloy Sheet Plate"
 - c. ASTM B221 - "Aluminum and Aluminum Alloy Wire, Rod, Bar, Shapes and Tube; Extended"
 - d. ASTM B241 - "Aluminum and Aluminum Alloy Tube; Extended, Seamless"
 - e. ASTM E1164 - Standard Practice for Obtaining Spectrophotometric Data for Object Color Evaluation
 - f. ASTM E308 - Standard Method for Computing the Colors of Objects by Using the CIE System
 - g. ASTM E284 - Standard Definition of Terms Relating to Appearance of Materials
 - h. ASTM D4956 - Standard Specification for Retroreflective Sheeting for Traffic Control
 - i. ANSI/ASTM E29 - Specification for Agencies Engaged in the Testing and/or Inspection of Materials Used in Construction
- 9. "Specifications for Assembly of Structural Joints Using High Strength Steel Bolts" as approved by

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January 30, 2015

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Salt Creek Medical Campus
Hinsdale, Illinois

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SECTION 10400

- the Research Council on Riveted and Bolted Structural Joints of the Engineering Foundation
10. "Handbook on Bolt, Nut and Rivet Standards", Industrial Fasteners Institute
11. "Steel Structures Painting Manual, Volume 2, Systems and Specifications" SSPC
12. All signage to comply with applicable sections of the Americans with Disabilities Act (ADA) and the Illinois Accessibility Standards (IAC)
13. Contractor to comply with all applicable regulations of the Occupational Safety and Health Administration (OSHA)
14. AASHTO M68 - "Standard Specification for Retroreflective Sheeting for Traffic Control"

1.4 INTENT OF PLANS AND SPECIFICATIONS

- A. The Owner shall be notified in writing by the Contractor of any discrepancies in the Drawings, in field dimensions or conditions and / or changes required in construction details.
- B. The Drawings show design intent and are not intended to cover every detail of materials, parts, construction, mounting or installation. The Contractor shall furnish all required engineering, materials, parts, construction, mounting, and installation necessary to complete the entire work, whether or not said details are shown or specified, at no additional cost to the Owner.
- C. The location of signs as shown on the Sign Location Plans is for general reference only and is not representative of the exact final locations. The sign locations are to be coordinated with the owner. The final sign locations are to be established on the Shop Drawings to be reviewed by the Owner, Signage Consultant, and Engineer.
- D. Contractor shall verify all sign locations in a preinstallation walkthrough and locate all signs with a semipermanent staked location. Permanent signs to be mounted in exact marked locations.
- E. All drawings provided by Contractor for final fabrication shall be stamped and signed by a licensed engineer in the State of Illinois.

1.5 PROJECT / SITE CONDITIONS

- A. Before sign components are delivered to the site, the contractor to examine the locations in which the signs are to be erected, and report in writing any conditions, which will have an effect on the appearance or design intent of the sign, or prevent proper execution of the work or endanger its permanency. The erection of the sign shall not proceed until such conditions are resolved, corrected or adjusted and Contractor receives written notice.
- B. Contractor to obtain measurements at the site and not from the Drawings for correct lengths of sign supports and other items required to be accurately fitted. Design (subject to review by the Owner), engineer, fabricate and install sign supports and attachments. The Contractor will be responsible for the engineering, accuracy of measurements, and the precise fitting and assembly of the finished products. Written dimensions on Drawings shall have precedence over scaled dimensions.

Med Properties

10400
IFB - REV 0

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January 30, 2015

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EXTERIOR SIGNAGE SPECS
SECTION 10400

- C. Modifications to written dimensions shall be made only when accepted in writing by the Owner. The sign fabricator is responsible for JULIE (Joint Utility Locating Information for Excavators) locating any utility conflicts at each sign location. For more information reference www.illinoislead.com.
- D. Additional hand dig may be required for locating other facilities including but not limited to irrigation conflicts. For more information on irrigation systems, PCH can provide landscaping reference drawings.
- E. All locations are staked by contractor and need to be field verified with owner or owners representative. Owner requires on site field verification walkthrough with Contractor and owner or owners representative.

1.6 COORDINATION

- A. Coordinate sizes of finished sign assemblies with access limitations to final locations.
- B. Coordinate with the Med Properties package as required.
- C. Coordinate with other trades involved in the fabrication and erection of the signs or those trades which may be affected by the work shown in the Drawings and/or any approved variations.
- D. Owner is to provide removal of existing signs, repair to site as required. Contractor to coordinate installation of signs with owners removal of existing signs.
- E. Owner to provide electrical to all illuminated locations. Contractor to coordinate installation of signs with electrical work.

1.7 DELIVERY AND PROTECTION

- A. Before delivery to the site, each sign shall be tagged or labeled with identifying number and installation location as shown on the Drawings. Labeling shall be both on the sign and the protective covering. Labels on the signs shall be hidden when the sign is installed (unless otherwise specified) or shall be removed without damage to the sign at time of installation.
- B. Finished surfaces shall be adequately protected during all phases of the work to prevent damage by scratches, stains, discoloration, or other causes. Damage to any surface during fabrication, handling, shipment, storage and the Contractor at his own expense shall remedy installation.
- C. Contractor to arrange with the Owner to provide adequate, secure, locked storage for signs, which have been delivered to the site but not yet installed. If adequate storage space is not available, the

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January 30, 2015

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SECTION 10400

Contractor is to coordinate delivery of the signs to coincide with installation.

- D. If not specified for removal from the site and proper disposal by the Contractor, the Contractor is to arrange with the Owner to provide secure, locked, long term storage for signs, sign structures or materials taken down, removed or dismantled.

- E. Wherever installed signs are exposed to possible damage from ongoing construction, the Contractor will install protective barriers or other measures so as to protect the signs from becoming dirty, dusty, or damaged.

- F. Owner is to provide removal of existing signs, patching and painting of signs as required. Contractor to coordinate installation of signs with owners removal of existing signs.

- G. Contractor to repair any damage to handcaeping during installation.

1.8 QUALITY ASSURANCE

- A. All work shall be done by skilled workmen, especially trained in this type of work. All work done must pay prevailing wage to the workers. It is Seller's responsibility to determine the appropriate current wage rate.

- B. Submit adequate evidence to the Owner prior to the awarding of the Contract that the items to be furnished will conform completely to the Contract Documents

- C. A minimum of 50% of the work shall be performed by the Contractor's own forces. Contractor must list all subcontractors, and work being contracted for as an attachment to costing sheet. Subcontractors cannot be changed without pre-approval by owner.

- D. Contractor must be a firm with at least ten years of successful experience with projects of similar scope. Upon request, the Contractor to provide references, including contact names and telephone numbers, for past projects of similar complexity and scope. Contractor shall be a member of a recognized professional organization including, but not limited to, SEG or NESA.

- E. Contractor to provide financial statements for the past 5 years.

1.9 WARRANTY/CORRECTION OF WORK

- A. Warranties listed below are in addition to and not a limitation of, other rights Owner may have under the Contract Documents.

- B. Fastening devices and adhesives should be tamper-proof, non-corrosive and warranted as to

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SECTION 10400

permanency of performance.

- C. Contractor to warrant to the Owner in writing that the materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted in writing by the Owner; that the work will conform with the requirements of the Contract Documents and the work will be free of defects not inherent in the quality required or permitted in writing by the Owner. Work not conforming to these requirements, including unauthorized substitutions, may be considered defective. If required by the Owner, furnish satisfactory evidence as to the kind and quality of materials and equipment.

- D. Warrant to the Owner in writing that the acrylic polyurethane finishes furnished under the Contract will be of good quality, free of defects in appearance or application, will not develop excessive fading or excessive non uniformity of color, will not crack, peel, or otherwise fail as a result of defects in materials or workmanship for a period of five (5) years beginning upon final acceptance by the Owner.

E. Sheeting Replacement Obligation

1. Where it can be shown that signs with sheeting, supplied and used according to the sheeting manufacturer's recommendations, have not met the performance requirements stated in this Specification, the Contractor shall cover restoration costs as follows for sheetings shown to be unsatisfactory:
 2. For ten (10) years after date of installation, the Contractor will replace the sheeting required to restore the sign surface to its original effectiveness.
 3. In addition, for seven (7) years after date of installation, the Contractor will cover the cost of restoring the sign surface to its original effectiveness at no cost to the Owner for materials and labor.

- F. If, within two (2) years after final acceptance of the Work, any of the work is found to be defective or not in accordance with the requirements of the Contract Documents, the work shall be corrected promptly after receipt of written notice from the Owner to do so, unless the Contractor has previously received written acceptance of such condition. Correction of work to be completed at no additional cost to the Owner. This obligation shall survive termination of the Contract. All work to be done at a time convenient to the Owner.

- G. Contractor to remove from the site and properly dispose of, at his own expense, portions of the work which are defective or not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

- H. If the Contractor does not proceed with the correction of work after a reasonable time fixed by written notice from the Owner, the Owner may have the work corrected. The cost for the corrections to be deducted from the payments due the Contractor. If payments due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If there are no payments due the Contractor, the Contractor shall pay the entire amount of the cost of the corrections to the

Med Properties

Wayfinding Signage
January 30, 2015Phase 4.0 Construction Documents
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01.30.15

DBS Cardosi Kiper Design Group, Inc.
Attn: Project Manager
All work under this contract shall be subject to the terms and conditions of the contract documents and the contract documents shall be subject to the terms and conditions of the contract documents and the contract documents shall be subject to the terms and conditions of the contract documents.

EXTERIOR SIGNAGE SPECS SECTION 10400

Owner.

- I. Contractor must be fully bonded and insured.
- J. Contractor must provide for insurance as required by Med Properties.

1.10 MAINTENANCE INSTRUCTIONS

- A. Contractor to provide written or printed maintenance and safety inspection instructions to the Owner outlining proper maintenance procedures for all sign types installed under this Contract. A scheduled maintenance program should include regular inspection of the sign structures for safety defects.

- B. Contractor to provide to Owner in manufacturer's original packaging and store at the project site where directed the following:
 1. One (1) gallon of touch up paint for each of the colors specified.

1.11 SAMPLES AND SUBMITTALS

- A. Submit a list of all subcontractors, including company name, company address and telephone number, contact name, a minimum of three (3) company references and the percentage of work to be performed by each, for review and approval by the Owner.
- B. Fabricate only from reviewed Shop Drawings. Prior to submission, verify submittal and re-submittal formats, quantities, and procedures with the Owner and Signage Consultant. Shop Drawing submittals will be returned appropriately stamped. Shop Drawings will be checked only for conformance with the design intent of the project. Approval of the Shop Drawings shall not be construed as permitting any departure from the Contract requirements, as relieving the Contractor of the responsibility for any error in details, dimensions or otherwise, as departure from additional details, bulletins or instructions previously furnished by the Owner, unless same has been specifically approved in writing. Also, Shop Drawing approval shall not relieve the Contractor from responsibility for any errors which may exist in the item submitted. If the submitted Shop Drawings show variations from the Contract requirements, make specific reference to such variations on the Drawings and in the letter of transmittal with request for approval. Any substitutions and modifications shall be made only when accepted in writing by the Owner.
- C. If additional review of the Shop Drawings is required after two (2) submittals and two (2) re-submittals, the Owner is to be compensated for any fees or charges for time required to complete subsequent reviews required for acceptance of the Shop Drawings.
- D. Reproduction of any portion of the Owner Construction Documents for use as submittals or Shop Drawings is unacceptable. Such submittals will be returned un-reviewed.
- E. Submit samples of all materials, alphabets, symbols, colors, finishes, fixtures, fittings, extrusions and

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EXTERIOR SIGNAGE SPECS SECTION 10400

hardware as directed by the Owner and Signage Consultant. Color match samples to be provided for each color specified using each graphic technique. Provide color proofs for all digital outputs. The Owner will review the samples and submittals for conformance with the design intent of the project.

- F. Show the sign face graphics for all sign types and sign locations. Camera-ready art for symbols and logos to be Macintosh based digital files provided on CD by Signage Consultant. Sign face layouts are to be in scale. All sign face layouts are to show actual typographic and symbol layout in solid black graphics on white background with the perimeter of the sign face indicated. Font names and color breaks are to be indicated. Layouts will be reviewed for content, accuracy of alignments, typeface, type weight, letter spacing, word spacing, and symbol quality, and quality of reproduction. All work will be expected to conform to the quality of letterform, spacing and acuity of the samples.

- G. All samples and submittals are to be made with such promptness as to cause no delay in the work. Allow a minimum of ten (10) working days for review and response.

- H. Samples and submittals are to be made in accordance with the General Conditions. Samples and submittals are to be of 6" x 6" size to show quality, type, color range, finish, texture, etc. The Contractor shall be responsible for the timely delivery of the samples and submittals in good condition, freight prepaid.

- I. Any work undertaken prior to receipt of written acceptance of the samples and submittals, shall, based upon the acceptance or rejection of the samples and submittals, be corrected at the Contractor's expense. All approvals will be in writing. All materials furnished for the project must be as represented by the approved samples and submittals.

- J. Message Schedules for review shall be provided in the same format and layout (Filemaker Pro) as Signage Consultant's Message Schedule format. Contractor can include company identification on the titleblock.

1.12 PROTOTYPE SIGNS

- A. Prior to commencing fabrication of the final signs, the Contractor shall provide one full size color digital sign face for each sign type for review at the site.
- B. Prior to commencing fabrication of the final signs, the Contractor shall provide one prototype sign type for approval of fabrication technique and quality. Prototype that are approved may be used as a final sign.

M - Monument Signs

1. Sign Type M5.1 Primary Monument Pylon (Illuminated) - Partial sections A & B. See sign type drawing for sections.

1.13 AS-BUILT DRAWINGS

- A. Provide As-built drawings for all sign types that reflect the final construction and approved colors and

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Wayfinding Signage
January 30, 2015

Phase 4.0 Construction Documents
Salt Creek Medical Campus
Hinsdale, Illinois

01.30.15

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SECTION 10400

materials.

- B. Provide as built message schedule to reflect all final approved messages as a Filemaker Pro document

PART 2 - PRODUCTS

2.1 SYSTEM PERFORMANCE

- A. Sign and Sign Components, Letters, Symbols, and Logos

1. Sign components, letters, symbols, and logos shall be constructed to present a neat, clean appearance. Edges and corners shall be true and free of saw marks or other defects.
2. Sign components shall be constructed as shown on the Drawings. External surfaces of sign components, faces, structural brackets, elements, and pendants to be finished to match colors specified.
3. All artwork shall be enlarged photographically to sizes and placement as shown on Drawings. Assemble legends and prepare camera-ready art.
4. Each sign shall have access to allow servicing of components. Finish of removable sign surfaces shall match surrounding material, unless otherwise noted. Provide concealed, tamper resistant fasteners and hold open devices adequate for safety and ease of maintenance. Hold open devices shall not be released accidentally, or by the action of the wind and must not interfere with the display when the access panels are closed.

- B. All sign cabinets are to be rain tight. Service access covers are not to be located on the tops of cabinets.

2.2 MATERIALS AND MANUFACTURERS

- A. Source Quality Control

1. Obtain primary materials from a single manufacturer.
2. Provide secondary materials only as recommended by manufacturer of primary materials.
3. Do not change source or brands of materials during fabrication.

- B. Aluminum

1. Material of alloy and temper as best suited to furnish the finish and strength required. Extrusions, plate and sheet as per the Drawings, or equivalent as approved by the Owner and Signage Consultant.
2. Aluminum: ANSI/ASTM B 209

- C. Steel

1. Sheet Steel - cold rolled into 16 gauge channels and other shapes, galvanized, primed.
2. Structural Steel - When structural steel is required, all steel shapes, pipes, etc. are to comply

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SECTION 10400

with all applicable standards.

3. Steel Sections: ASTM A 36.
 4. Steel: ASTM A 283.
 5. Steel Pipe: ASTM A 53, Grade B.
- D. Acrylic Sheet: "Plexiglas" (Rohm & Haas or equivalent). Thickness of material to be determined by Contractor; subject to review by Owner and Signage Consultant, but is to be not less than 1/8" thick.
- E. Di-Noc film available from 3M
- F. Unfinished Threaded Fasteners
1. ASTM A 308 Series Grade A non-magnetic stainless steel.
 2. Tamper resistant screws - Stainless steel, tamper resistant drilled spanner drive screws or equal as approved by Owner and Signage Consultant.

- G. Opaque and Reflective Graphic Films/Sheeting

1. Prepare substrates to receive 3M Graphic Films and Sheeting per the appropriate 3M Specifications.
2. 3M ElectroCut 1170 to be used on VIP Series 3990

- H. Paint

1. Paint to be applied per manufacturer's instructions.
2. For painted sign faces, cabinets, brackets and components - minimum two coats, Matthews Acrylic Polyurethane, with UV inhibiting satin clear coat, over compatible primer appropriate for substrate.

- I. Colors

1. Colors listed for application using paint/coating specified. Color numbers refer to the Drawings. Submit appropriate samples for review and approval. Final color information for logos to be provided. Owner to have sole authority to determine whether match is accurate.

- J. Lettering Style

1. Meta Office and Univers 59
2. Letter weight to match Drawings. Sign face layouts shown on the Drawings are for reference only. Shop Drawings to show letterforms with inter-letter and inter-word spacing per the standards for the font used. Legends shall include letters, numbers, arrows, symbols, logos, graphics, borders, characters, typography, and other applications shown for sign panels. Enlargement or reduction of artwork applications shall be done photographically. Hand-cut masks or templates will not be accepted. Contractor to submit samples of all alphabets, symbols, arrows, and logos for review and approval prior to fabrication. Font name(s) and color breaks/application to be indicated on the Shop Drawings.
3. Sign lettering shall be executed in such a manner that all edges and corners of letterforms and

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January 30, 2015Phase 4.0 Construction Documents
Salt Creek Medical Campus
Hinsdale, Illinois

01.30.15

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EXTERIOR SIGNAGE SPECS
SECTION 10400

symbols are true, clean, photographically precise and must accurately reproduce the letterforms.

K. Symbols

1. Symbols, logos and logotype to match standards as shown. Original art for all symbols, logos and logotype to be supplied by Signage Consultant.
2. Symbols and logos shall be executed in such a manner that all edges and corners are true, clean, photographically precise and must accurately reproduce the symbol or logo.

L. Silk Screen

1. Photographic screen. Hand cut screens will not be accepted. Screens shall be fine mesh fabric as required.

M. Silk Screen Ink

1. Inks to be compatible with specified substrates and finishes. Do not blend materials from different manufacturers.
2. Acceptable Silkscreen Ink Manufacturers:
 - a. Naz Dar
 - b. Akzo Coatings
 - c. Spraylay Corp.
3. Inks for use with 3M Sheeting
 - a. 3M 880 Series Ink and thinner for use with Series 3990 and 3870 3M Sheeting
 - b. 3M 3900, 9700 UV Series ink for Scotchcal 7725 and 3650

N. Double Sided Tape

1. VHB acrylic tape, thickness as required.

O. Interior ADA Compliant Signs

1. To comply with ADA regulations and requirements indicated for materials, thickness, finish colors, designs, shapes, sizes and details of construction.
2. Sign face to be acrylic panel with Di-Noc film and appliques lettering. Copy and Braille to be relieved 1/32 inch minimum from plaque first surface by manufacturer's applique process. Precisely formed, uniformly indicated for size, style, spacing, content, position and color. Sign copy and Braille to comply with relevant ADA regulations and the requirements indicated for size, style, spacing, content, position and color. Contractor to translate sign copy to appear in Braille.

P. Bolts, Nuts, Clips and Washers: ASTM A 325 or ASTM A 307; galvanized to ASTM A 153 for

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January 30, 2015

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SECTION 10400

galvanized components.

- Q. Locks: Universal locking mechanism as approved by Signage Consultant.
- R. Expansion Anchor Devices: Lead-shield or Toothed-steel, drilled-in expansion bolt anchors.
- S. Primer: Tremec 10-99, modified alkylid, gray color; 2.0 to 3.5 mils dry film thickness minimum.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine conditions under which the signage is to be installed.
- B. Notify the Owner in writing of any unsatisfactory conditions.
- C. Do not proceed until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protection: Mask off and protect areas, which may be stained, damaged or adversely affected by installation of the signs.
- B. Clean and prepare surfaces indicated to receive signs prior to installation in accordance with manufacturer's recommendations.

3.3 FABRICATION

- A. Sign materials, design, sizes and thickness shall be as shown on Drawings and herein specified. Methods of fabrication, assembly and erection, however, unless otherwise specifically stated, shall be at the discretion of the Contractor, whose responsibility it shall be to guarantee satisfactory performance as herein specified.
- B. Contractor to provide interior sign assemblies. Contractor to furnish to the Owner engineering calculations to show that maximum stresses and deflections of signage, and signage support system, do not exceed specified performance requirements under full design loading.
- C. Anchor bolt sizes and types should conform to the Shop Drawings prepared and stamped by the Contractor's licensed professional structural engineer. All bolts should be properly tightened and equipped with nut-locking devices when structures are erected.
- D. Insofar as practicable, fitting and assembly of the work shall be done in the shop. Work that cannot

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Wayfinding Signage
January 30, 2015

Phase 4.0 Construction Documents
Salt Creek Medical Campus
Hinsdale, Illinois

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EXTERIOR SIGNAGE SPECS
SECTION 10400

be permanently shop-assembled shall be completely assembled, marked, and disassembled before shipment, to insure proper assembly in the field. Unless otherwise noted, field joints in the face of signs will not be allowed. Contractor to coordinate sizes of finished assemblies with access limitations to final locations.

- E. Steel and aluminum shall be well formed to shape and size. Fabrication shall leave clean, true lines and surfaces. Carefully match exposed work to produce continuity of line and design. Joints, unless otherwise shown or specified, shall be accurately fitted and rigidly secured with halftine contact. Structural details are schematic and the Contractor shall be responsible for thickness of metal and details of assembly and support to give adequate strength and stiffness.
- F. Welding shall be in accordance with appropriate recommendations of American Welding Society, and shall be done with electrodes and methods recommended by manufacturers of alloys being welded. Type, size and spacing of welds shall be as shown on Shop Drawings. Welds behind finished surfaces shall be so done as to minimize distortion and discoloration on finished side. Weld spatter and welding oxides on finished surfaces shall be removed by descaling or grinding. Unless otherwise shown or specified, all weld beads on exposed polished surfaces shall be ground and polished to match and blend with finish on adjacent parent metal. Remove paint from existing steel members at contact areas and on surfaces with 2 inches of field welds, in order to attach signage steel supports. At attachments to exposed steel, grind exposed field welded joints smooth and restore to match factory finishes.
- G. Welding shall be executed by experienced, certified operators with proper equipment and training and who have been qualified previously by tests as prescribed in the American Welding Society's "Standard Qualification Procedure" to perform the work required.
- H. The Contractor shall be responsible for maintaining correct message order. Correct message order to be shown on the Shop Drawings.

3.4 PAINTING AND FINISHES

- A. Protective coating primer system to be shop applied. Steel material shall be shop coated with 1 coat of primer. Surfaces that will be inaccessible for painting after assembly or installation shall be given 2 shop coats of primer. Provisions should be made for proper handling at all stages of the painting shipping storing and erection for protection of primed surfaces from damage or soiling.
- B. Shop painting shall not be performed on the following surfaces: (Protect these surfaces with a rust inhibiting coating readily removable prior to erection.)
1. On contact surfaces within two inches of field welds.
 2. On contact surfaces.
 3. On milled bearing surfaces.
- C. Aluminum and steel shall be prepared by cleaning in accordance with SSPC SP-1 and shop painted

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SECTION 10400

with primer and finish coats using paint material specified for sign frames and structures.

- D. After being ground and polished, or where subject to severe forming operations, stainless steel surfaces shall be cleaned of all extraneous material, thoroughly rinsed with clean water and dried. Lubricants used in fabrication shall be removed before work leaves the shop.
- E. Shop paint in color as recommended by the manufacturer as a back up to the color of the finish paint.
- F. Field touch up primer after erection (all interior surfaces including bolted connections nuts, and washers, etc.) one coat.
- G. Protection of metals against galvanic action shall be provided wherever dissimilar metals are in contact with galvanized steel. All metals except galvanized steel and stainless steel, which will be in contact with concrete, mortar, plaster, or other masonry, shall also be protected. Protection shall consist of providing stainless steel fasteners and, if concealed, of painting the contact surface with a heavy brush coat of bituminous paint.
- 3.5 ELECTRICAL
- A. Electrical components shall be UL listed. Electrical details are schematic and the Contractor shall identify on submittals the materials and wiring he intends to use. Internally illuminated signs shall be internally wired with concealed leads for connection to service. Electrical wiring, equipment, boxes, conduit, hangers, fittings and fixtures shall conform to all applicable codes including the National Electrical Code and the Med Properties Electrical Requirements.
- B. All surface illuminated signs shall comply with UL, ANSI, NEC and all other applicable safety and performance standards. Contractor's name is not to appear on the visible surfaces of the sign except as required by code.
- C. Contractor to furnish and install electrical conduit, wire, and cable. Provide final electrical connections to the nearest junction boxes- junction boxes to be furnished and installed by others - for all new fixtures, pylons and signs.
- D. All signs or sign components with electrical service shall be equipped with an approved external disconnect switch to be flush mounted on the sign/cabinet and shall have circuits and capacity to control all primary wiring within the sign. Location of switch is to be shown on the Shop Drawings for review.
- E. Provide for sufficient ventilation of sign components to prevent overheating or warpage, while

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Wayfinding Signage
January 30, 2015

Phase 4.0 Construction Documents
Salt Creek Medical Campus
Hinsdale, Illinois

01.30.15

Page
15

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SECTION 10400

maintaining a proper weather seal. Signs/cabinets with light leaks will not be accepted.

3.6 INSTALLATION

- A. Properly and legally remove from the site and dispose of all rubbish and debris resulting from the work.
- B. Complete installation shall be in accordance with manufacturers' printed instructions and accepted shop drawings.
- C. Obtain all necessary licenses and permits.
- D. Install signs level and plumb.
- E. Protect installed signs from damage until acceptance by the Owner.
- F. After installation, clean soiled sign surfaces and installation area. Remove dirt, dust, fingerprints, shavings, adhesives, packing materials, etc.

3.7 COMPLETION

- A. The work shall be under the charge and care of the Contractor until final acceptance of the work by the Owner, including all Punch List work. The work shall not be considered as completed and accepted until written notice is received from the Owner confirming the completion and acceptance of all work, including Punch List work.
- B. Upon completion and before final acceptance of the work, the Contractor shall provide a complete set of drawings and digital files for all signs and sign locations showing As Built conditions. Drawings and digital files shall be formatted as specified by the Owner. As Built Drawings to include changes between the work as shown in the Contract Documents and Shop Drawings indicating the work as actually installed and any specific information, locations, or dimensions not included in the Contract Documents.
- C. All digital files, silk-screens, patterns, and models are to be preserved and shall become the property of the Owner.

END OF SECTION

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Page
16

LIST OF ALL PROPOSED SIGNS

(See attached Sign Package)

Location 1

Sign Type: M5.1 Monument Sign
Illumination: Internally illuminated push thru acrylic letters. Brick face surface illuminated with recessed light source in limestone.
Overall Panel Size: 45.66 Square Feet
Overall Sign Size: 8'-6" x 8'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane and Ogden Ave.

Location 2

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane

Location 3

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: N. Elm Street and Tower Lane

Location 5

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 901 N. Elm Street)

Location 6

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 907 N. Elm Street)

Location 7

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 8 Salt Creek Lane and 10 Salt Creek Lane)

Location 8

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 11 Salt Creek Lane)

Location 9

Sign Type: W5.2 Site Sign

Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.

Overall Panel Size: 13.33 Square Feet

Overall Sign Size: 3'-10" x 6'-0"

Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.

Lot/Street Frontage: Salt Creek Lane (identify 12 Salt Creek Lane)

8a

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner *R*

DATE: January 14, 2015

RE: Zoning Variation – V-01-15; 321 E. 9th Street

In this application for variation, the applicant requests relief from the interior sideyard setback requirements set forth in section 3-110-D2(b) for the reconstruction of a single family home. The applicant is requesting a .66' reduction in the minimum interior sideyard setback from 11' to 10.34' and a 8.57' reduction in the minimum total sideyard setback from 30' to 21.43'.

It should be noted that this request is being driven by the fact that the applicant removed too much of the original structure during construction thereby "demolishing" the structure by definition. Given that the structure originally had a non-conforming minimum interior sideyard setback, as well as a non-conforming total sideyard setback, any rights to maintain this non-conformity were lost once the structure was "demolished". A copy of the letter sent to the property owner on December 18, 2014 is attached for your reference.

This property is located in the R-1 Residential District in the Village of Hinsdale and is located on the north side of 9th Street between Elm and Oak. The property has a frontage of approximately 100', a depth of approximately 199.91', and a total square footage of approximately 19,991. The maximum allowable FAR is 5,997 square feet; the maximum allowable building coverage is 25% or approximately 4,997 square feet, and the total allowable lot coverage is 50% or approximately 9,995 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-01-15

7a

Zoning Calendar No. V-01-15

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF (10) COPIES
(All materials to be collated)

FILING FEES: \$850.00

NAME OF APPLICANT(S): TOM MACIULIS

ADDRESS OF SUBJECT PROPERTY: 321 E 9TH STREET

TELEPHONE NUMBER(S): [REDACTED]

If Applicant is not property owner, Applicant's relationship to property owner.

DATE OF APPLICATION: _____



RECEIVED
CB 1/14/15

SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: TOM MACIULIS
Tel: [REDACTED] 7106 WASHINGTON ST. DARIEN, IL
60561
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: N/A
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: TOM MACIULIS
7106 WASHINGTON ST. DARIEN IL 60561
TEL: [REDACTED]
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 321 E. 9TH STREET, HINSDALE, IL
THE EAST 1/3 OF THE SOUTH 1/3 OF THE WEST 1/2 OF THE NORTHWEST QUARTER 1/4
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THEREFROM THAT PORTION
TAKEN FOR STREETS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: _____
 - c. ARCHITECT: POLOZ & MAKRI'S ARCHITECTS, LTD.
 - d. _____

6. Village Personnel. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. _____

b. _____

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:
THE UNIQUE PHYSICAL CONDITIONS OF EXIST. 2-STORY RESIDENTIAL
PROPERTY WITH NONCONFORMING SIDE YARD SEATBACKS, AND EXISTED
AT THE TIME OF THE ENACTMENT OF THE PROVISIONS FROM WHICH A
VARIATION IS SOUGHT.
3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)
THE EXISTING PROPERTY WAS BUILT IN 1986 WITH SIDE SETBACK OF 10'-4"
ON EAST SIDE, AND 11'-1" ON WEST SIDE. THE PROPOSED REHAB OF THIS
PROPERTY IS NOT REDUCING OR INCREASING COVERAGE OF SIDE YARDS,
AND WILL NOT MAKE ANY DISIMPROVEMENT FOR THE ADJACENT PROPERTIES.
HOWEVER IT WILL WORK AS PRACTICAL & REASONABLE HOME REHAB
FOR THE FAMILY MEMBERS.
4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)
THIS VARIANCE OF EXIST. SIDE SEATBACKS WILL NOT ALTER ANYTHING
OF THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD OR DISTRICT IN WHICH
THE PROPERTY IS LOCATED. IT WILL NOT SUBSTANTIALLY OR PERMANENTLY
IMPAIRED THE ADJACENT PROPERTY, NOR BE DETRIMENTAL TO THE
PUBLIC WELFARE.
5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:

- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

NOT SELF-CREATED.

THE AFORESAID UNIQUE PHYSICAL CONDITION IS NOT THE RESULT
OF ANY ACTION OF THE OWNER, OR OF THE OWNER'S PREDECESSORS
IN TITLE AND KNOWN TO THE OWNER PRIOR TO ACQUISITION OF
THE SUBJECT PROPERTY, AND EXISTED AT THE TIME OF THE
ENACTMENT OF THE PROVISIONS FROM WHICH A VARIATION IS
SOUGHT.

SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the application, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner:

TOM MACIULIS

Signature of Owner:

Name of Applicant:

TOM MACIULIS

Signature of Applicant:



Date:

1-14-15

POLOZ & MAKRIS ARCHITECTS, LTD.

6715 Palma Lane, Morton Grove, IL 60053 E-mail: polozarchitects@gmail.com Tel: 847-309-6966

Date: 1/14/14

To: ZONING BOARD OF APPEALS

RE: 321 East 9th Street, Hinsdale, Illinois

Dear Chairman and Members of Zoning Board of Appeals,

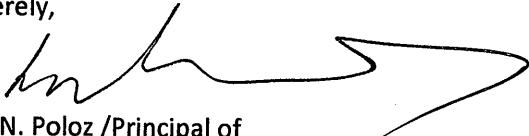
Approximately one year ago, my client, Mr. Maciulis, his wife and two children purchased the property located across a school with the purpose to rehab the existing house and turn it into their family dream home where their children could study and grow up in a healthy and safe family environment. It appeared that the purchased property had pre-existing, nonconforming side setbacks. Therefore, they are asking the Zoning Board of Appeals to grant them a Variance and Permit for the rehab of the existing two-story residence with the existing condition of nonconforming side yard setbacks.

The property is located in the R-1 Residential District in the Village of Hinsdale between S. Elm street and S. County Line, The front of the property is 100' wide with the depth of 199.91', totaling to 19,991 sq.ft. The max. FAR is approximately 5,597 sq.ft. and the maximum proposed rehab is 5,589 square feet. The existing residence was built in 1986 with the site setback of 10'-4" on east side and 11'-1" on west side. This circumstances and unique physical conditions of the existing property with nonconforming side setbacks constitute an insurmountable financial hardship to this family. In this application for variation, they are asking you to grant them the permission to rehab the existing house with nonconforming side setbacks without changing it.

This variance, if authorized, will not alter the essential character of the neighborhood or district. It will not substantially or permanently impair the adjacent properties, nor will it be detrimental to the public welfare.

Thank you for your time and consideration.

Sincerely,



Paul N. Poloz /Principal of
POLOZ & MAKRIS ARCHITECTS, LTD.

GENERAL REQUIREMENTS

4. claims for damages insured by usual personal injury liability coverage.
5. claims for damage, other than to the Work itself, because of injury to or destruction of tangible property, excluding loss of use resulting therefrom.

- Reject.** All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
- Manufacturer's.** All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
- All alternates** are at the option of the owner and shall be at the

- All work shall comply with the following:
- The Local Building Code, Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the Work.
- Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies are noted in the documents appear, the Architect shall be notified of such discrepancies in writing.

- they are unrepresentative.

321 E 9TH STREET, HINSDALE, ILLINOIS

BUILDING CODE SUMMARY

INDEX OF DRAWINGS

INDEX OF DRAWINGS

A-10 FIRE PROTECTION DETAILS

E-2.0 1ST FLOOR PLAN ELECTRICAL PLAN, NOTES
E-3.0 2ND FLOOR PLAN ELECTRICAL PLAN

[illegible]

VILLAGE APPROVAL

•

GENERAL NOTES

APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS.

- ### 1. FIRE RATINGS

- VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.

- STAIR, ELEVATOR AND MECHANICAL SHAFTS ARE DIMENSIONED TO THEIR CLEAR OPENINGS.

- MISCELLANEOUS**
SEALS EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ELEMENTS TO PREVENT THE AIR AND WATER INLEAKAGE.

- PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT.

- I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE VILLAGE OF HINGSDALE ZONING & BUILDING

ARCHITECT'S STATEMENT
OF COMPLIANCE

1

REGISTRATION
EXPIRATION DATE: 11/30/14

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GENERAL INFORMATION

REHAB OF 2-STORY
EXISTING RESIDENCE
821 E. 9TH ST. HINSDALE, IL

POLOZ & MAKRIS
ARCHITECTS P.C.
15 PARKMAN LANE,
CAMBRIDGE, MASSACHUSETTS 02142
TEL: 617.309.5965
FAX: 617.309.5965
polozmak@earthlink.net

CS-10

TOPOGRAPHIC SURVEY

Studnicka and Associates, Ltd.

Topographical
Condominium
Site Plans

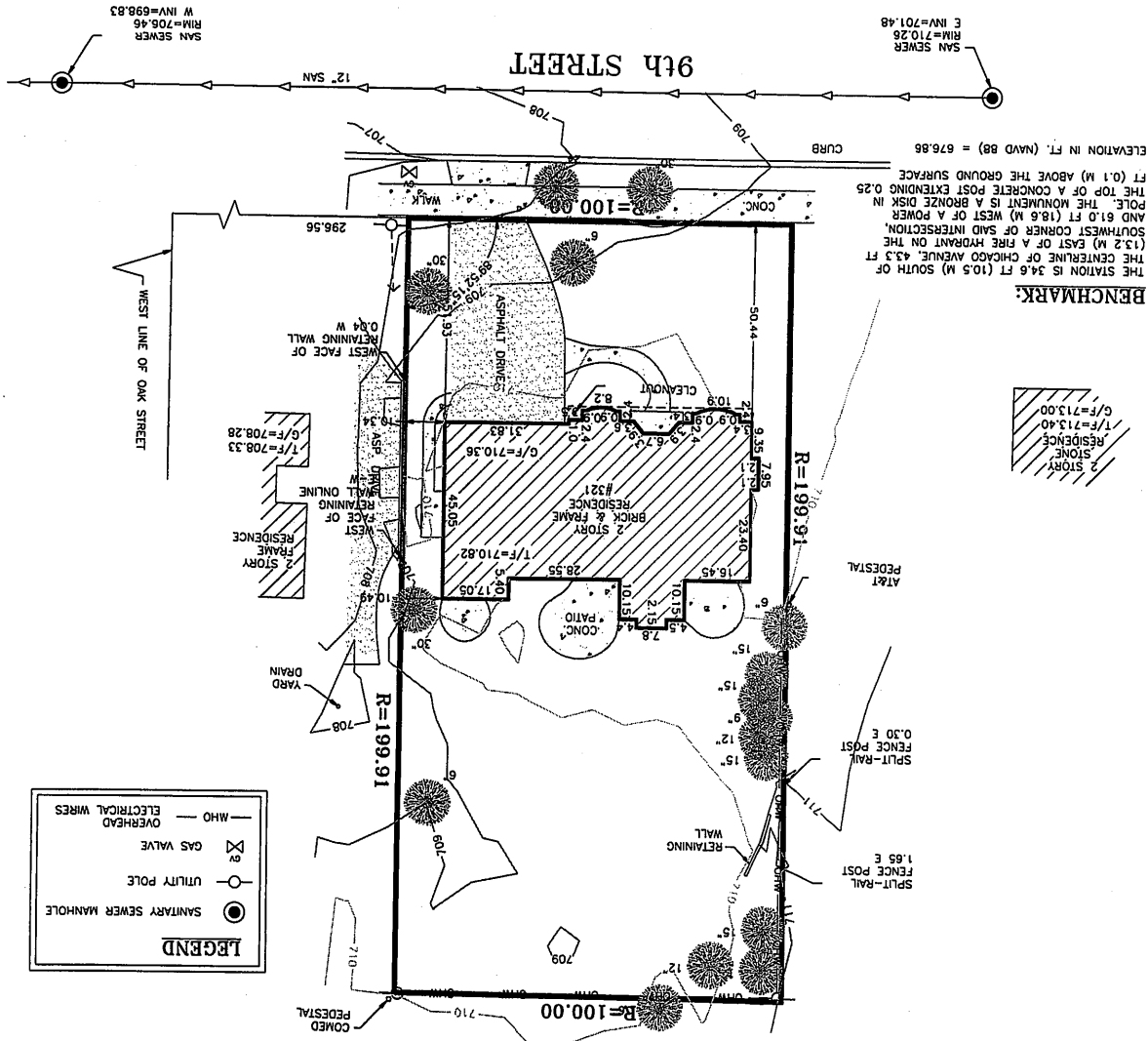
Residential
Commercial
ALTA



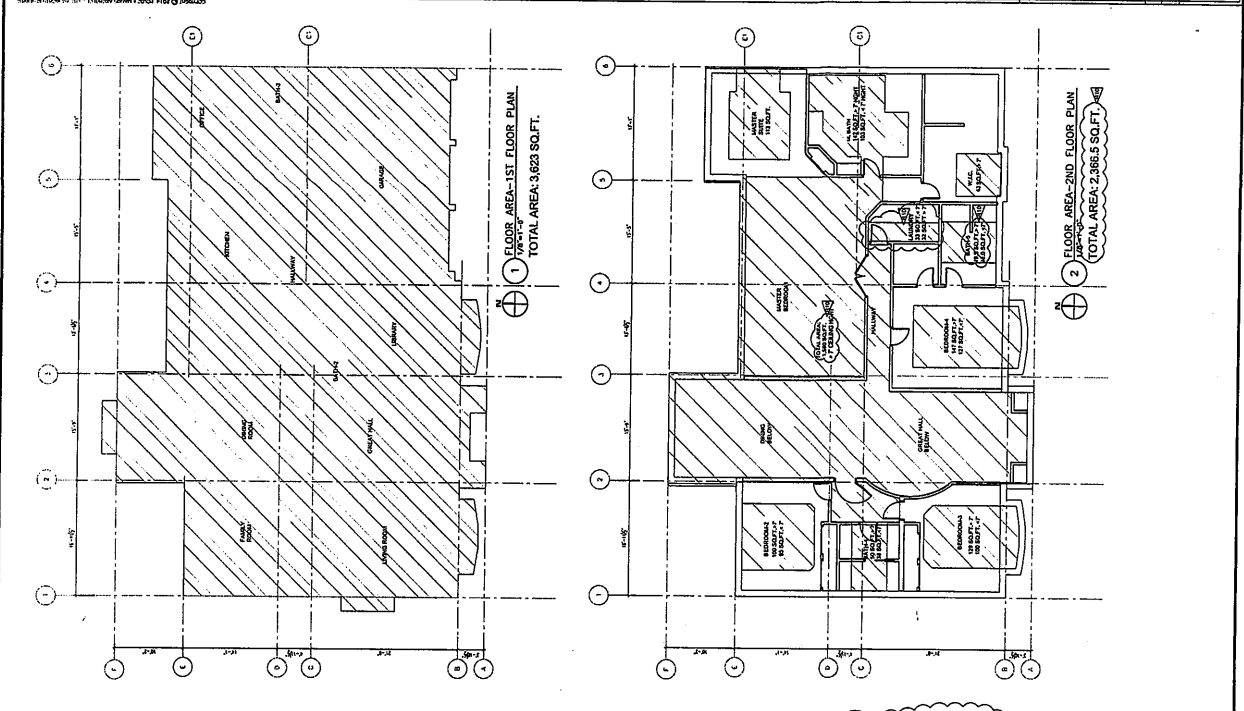
Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

THE EAST ONE-THIRD (1/3) OF THE SOUTH ONE-THIRD (1/3) OF THE WEST ONE-
HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER
(1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) (EXCEPT THEREFROM THAT PORTION
TAKEN FOR STREETS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } ss
COUNTY OF WILL
Studnicka and Associates, Ltd., an Illinois Land Surveying
Corporation does hereby certify that this professional
service conforms to the current Illinois standards for
boundary survey.
Mokena, IL May 23, A.D. 2014
by
License No. 3304 Expires 11/30/14



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2ND FLOOR F.R.A.	DINING BELOW HALL MASTER BEDROOM BEDROOM HALLWAY TOTAL AREA: 1,560 SQ.FT. MASTER SUITE: 112 SQ.FT. MASTER BATH: 142 SQ.FT. W.I.C. 43 SQ.FT. BEDROOM#2: 108 SQ.FT. BEDROOM#3: 128 SQ.FT. BATH#4: 50 SQ.FT. BEDROOM#4: 147 SQ.FT. BATH#5: 49.5 SQ.FT. LAUNDRY: 31 SQ.FT. SUB TOTAL AREA: 2,366.5 SQ.FT.
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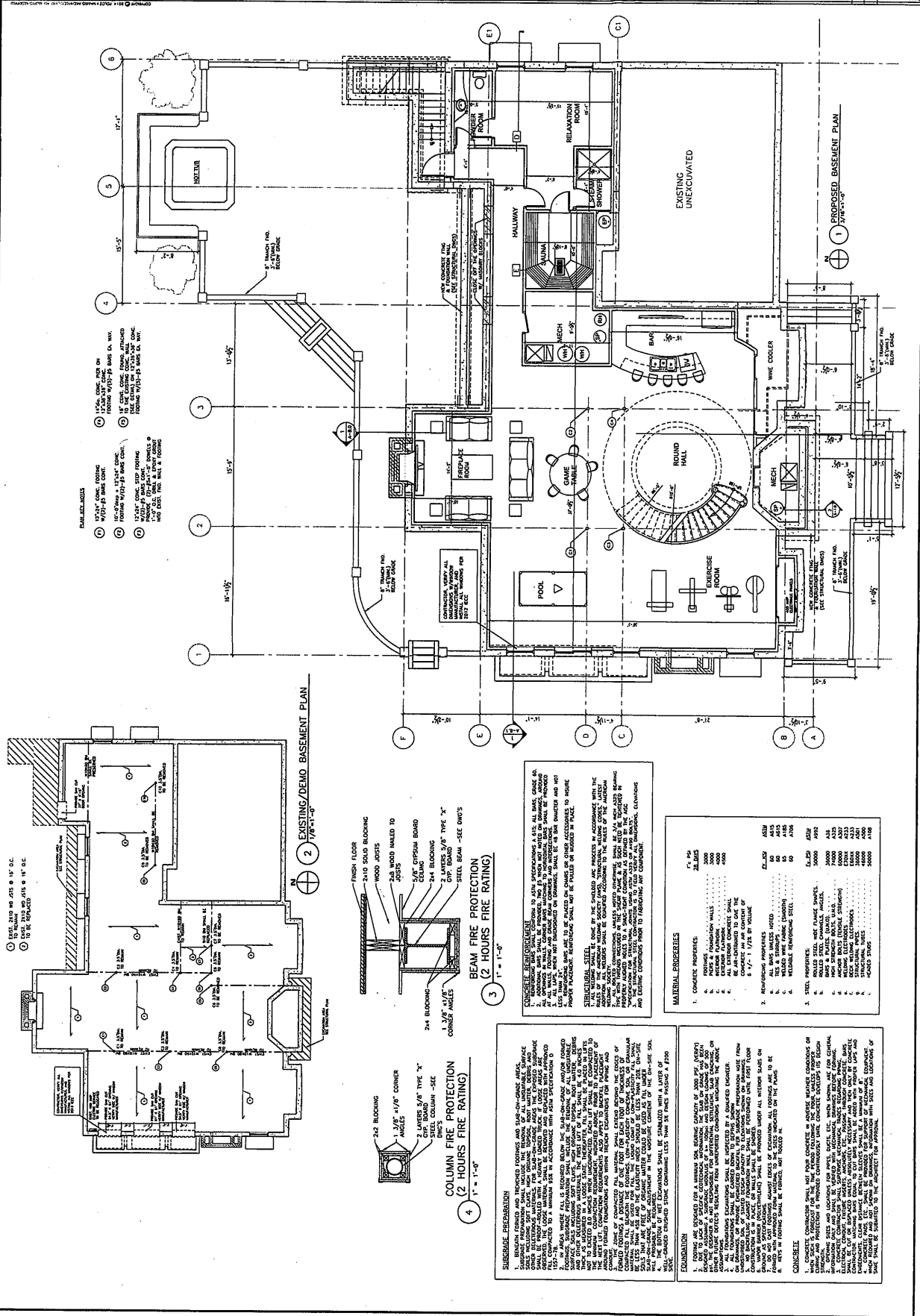
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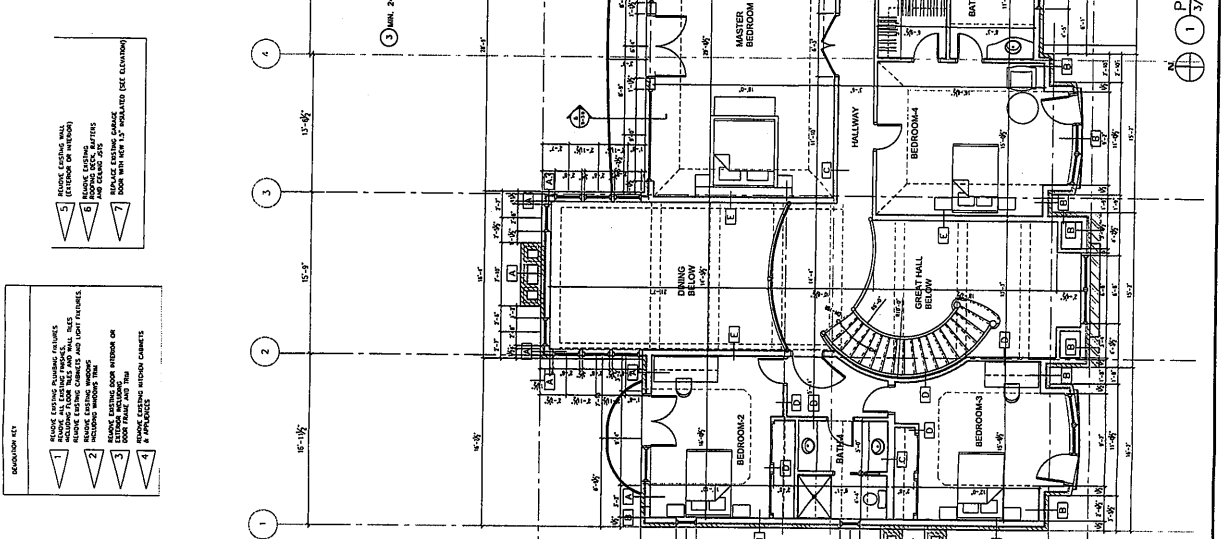
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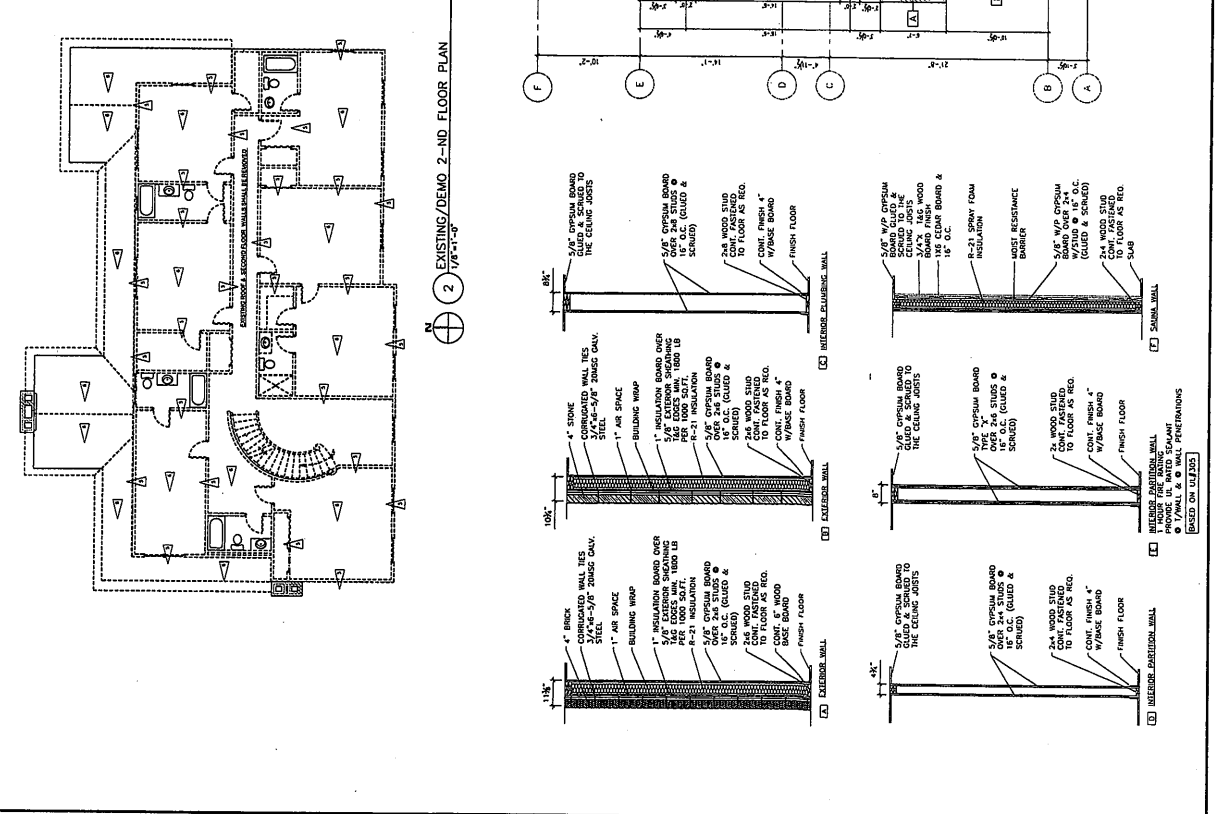
16. ALL LVS SHALL BE SERIES 540 (VENTY W/STATIONS)
17. ALL FRAMING SHALL BE DIMENSION LUMBER AND AT 16K. O.C.
18. ALL ROOF SHEATHING SHALL BE 5/8 IN. EXT. GRADE PLYWOOD (PARTICLE BOARD
NOT PERMITTED)



NOTE: DIMENSIONS SHOWN WITHIN ROOM ARE
WHEN RETURNED DOES NOT ALL TYPED IS REQUIRED.

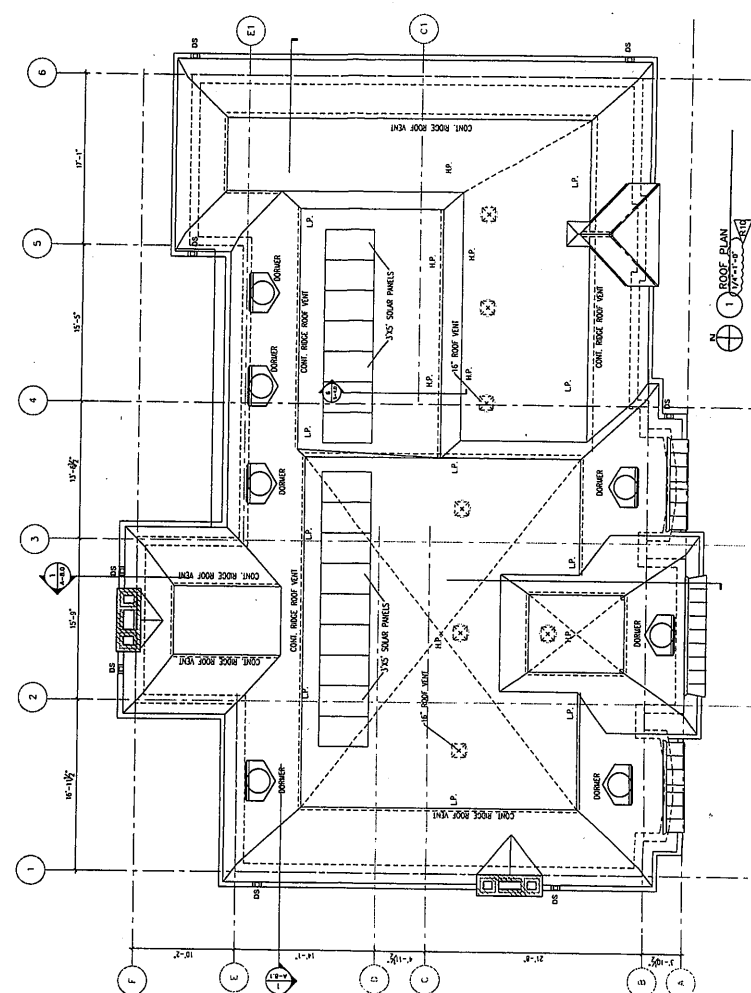
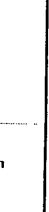
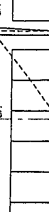
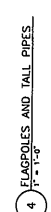
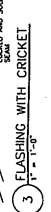
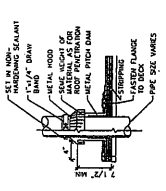


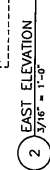
PROPOSED SECOND FLOOR PLAN



2 EXISTING/DEMO 2-ND FLOOR PLAN
1/8"=1'-0"

PROVIDE UL RATED SEALANT
● T/WALL & ● WALL PENETRATIONS
BASED ON UL#305





2 EAST ELEVATION
3/16" = 1'-0"

