

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

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, March 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 Gary Moberly, Keith Giltner, Rody Biggert, Kathryn Engel and John Podliska

**Absent:** Member Marc Connelly

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

3. APPROVAL OF MINUTES

a) February 18, 2015

Member Podliska made a correction to the draft minutes, Member Moberly moved to **approve the minutes of the meeting of February 18, 2015, as amended**. Member Engel seconded the motion.

**AYES:** Members Moberly, Biggert, Engel, Podliska and Chairman Neiman

**NAYS:** None

**ABSTAIN:** Member Giltner

**ABSENT:** Member Connelly

Motion carried.

4. APPROVAL OF FINAL DECISION – None

5. RECEIPT OF APPEARANCES

All persons intending to speak during the public hearing were sworn in by the court reporter.

6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO  
MAKE PUBLIC COMMENT OF A GENERAL NATURE – None

1 **7. PRE-HEARING AND AGENDA SETTING**

2 a) **V-02-15, 36 - 42 South Washington Street**

3 Mr. Peter Coules, attorney representing Dick Roudebush, addressed the  
4 Board to introduce V-02-15. He noted that there has been no change to the  
5 subject property since 1961. In the B-2 zoning district, only two signs are  
6 allowed, but his client needs a new sign. He described the proposed  
7 signage, he noted the existing Coldwell Banker sign may have been in for a  
8 variance or it is pre-code because it is over 100' square feet.

9 Board members questioned whether the proposed sign might provide a  
10 competitive advantage. They also asked that the applicant expand on the  
11 hardship and not self-created standards in more detail.

12 Discussion followed regarding jurisdiction of sign approval and the  
13 necessity of this variance.  
14

15 b) **V-03-15, Salt Creek Properties, LLC**

16 Mr. Peter Coules, the attorney representing Salt Creek Properties,  
17 addressed the Board. This request is a variation for signage; including  
18 eight way-finding signs, ground and monument signs. He gave an overview  
19 of the proposed placement of the signage. He noted the existing Hinsdale  
20 office park sign is coming down. Ms. Kim Cardosi, who designed the signs  
21 for the project, addressed the board explaining the necessity of the  
22 signage. She believes the new cancer center sign is a precedent for this  
23 request.  
24  
25

26 **8. PUBLIC HEARINGS**

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

28 Chairman Neiman called the public hearing to order. Mr. Robert  
29 Blinstrubas, attorney for the applicant, addressed the Board regarding their  
30 request for side yard setback relief. He explained that the homeowner had  
31 approved drawings for a remodel on the existing footprint and foundation.  
32 However, there was a misunderstanding about the walls, for which they  
33 apologize. They removed the walls and wanted to reassemble them in the  
34 same location exactly as they were. The intention was to keep the property  
35 on the same foundation and footprint. Mr. Darius Jusitis, project manager,  
36 addressed the Board and explained the walls they removed would be  
37 reassembled using the same materials, not new materials, they would be  
38 the same walls. They took them down so they could raise the basement up  
39 two feet and then put the same walls back up. The walls were put back up  
40 after the stop work order was issued. They asked for an inspection on  
41 additional foundation work, and then it was discovered that the walls were  
42 down. Mr. Jusitis said it was a misunderstanding; they did not ignore the  
43 instructions of the Village. He said the Deputy Building Commissioner  
44 said to keep 51% of building, they had a discussion with their architect, who  
45 said it was okay to do it the way they did. He suggested they would not

1 have asked for an inspection if they thought something was wrong. They  
2 believed that reconstructing the walls was different than demolishing the  
3 walls, because they could put them back.

4 Mr. Paul Poloz, the architect on the project, told the Board he believes this  
5 is a unique situation, because they were lifting the walls two feet. He  
6 understands there are different methods to do this, but the architect does  
7 not make that the decision. The sub-contractor called him and described  
8 the reconstruction idea, Mr. Poloz told him to talk to the Village.

9 Chairman Neiman recapped the homeowner's position on the matter and  
10 asked to hear from the Village. Deputy Building Commissioner Tim Ryan  
11 explained that all his communications were with Victor, the site  
12 superintendent. Mr. Ryan said they discussed the removal of the walls and  
13 he told Victor what would constitute a technical demolition and that the  
14 walls must remain according to the approved drawings. He explained at  
15 length how to raise the foundation the desired two feet without having to  
16 remove the walls. He stated that the concept of removing and  
17 reconstructing the walls was not discussed. On December 18<sup>th</sup>, the Village  
18 inspected the site and found that the walls were gone. The Village issued a  
19 stop work order at that time.

20 Mr. Poloz stated that he believes the contractor on this job was not  
21 qualified to jack up the house, and the reconstruction of the walls was their  
22 solution. Discussion followed about what Victor understood from his  
23 conversation with the Village. Mr. Ryan confirmed that it would be easier to  
24 do what they did than to do the work according to code.

25 Mr. Blinstrubas stated this is not a self-created situation because the owner  
26 relied on his contractors to know what to do, and now they are in a situation  
27 of asking for mercy from the Village.

28 Mr. Poloz stated if the variance is not granted, they will have to demolish  
29 the existing foundation, which is in beautiful shape. There will be trucks  
30 and noise and mud to build a new foundation. They would rather preserve  
31 the existing foundation, as this is more environmentally friendly.

32 Member Moberly suggested that instead of making this a zoning issue, this  
33 is a compliance issue and the homeowner should be fined for not following  
34 the rules, as he has seen done in other communities. Mr. McGinnis said  
35 this is a \$250.00 fine at most in Hinsdale. Member Podliska wondered if  
36 the homeowner had information regarding the differences in cost between  
37 the two different ways to fix this. Mr. Poloz said he never heard a  
38 conversation about the costs, however Mr. Jusitis stated more money was  
39 spent to take the walls down and save them, than not. Mr. Ryan was  
40 skeptical. Member Biggert moved to **close the public hearing on V-01-**  
41 **15, 321 East Ninth Street.** Member Moberly seconded the motion.  
42  
43  
44  
45

1       **AYES:** Members Moberly, Giltner, Biggert, Engel, Podliska and Chairman  
2       Neiman

3       **NAYS:** None

4       **ABSTAIN:** None

5       **ABSENT:** Member Connelly

6  
7       Motion carried.

8  
9                               **D E L I B E R A T I O N S**

10  
11       Member Giltner had a question for Mr. McGinnis. So that discussion would be  
12       on the record, Member Moberly moved to **reopen the public hearing on V-01-**  
13       **15, 321 East Ninth Street.** Member Engel seconded the motion.

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

17       **NAYS:** None

18       **ABSTAIN:** None

19       **ABSENT:** Member Connelly

20  
21       Motion carried.

22  
23                               **P U B L I C   H E A R I N G   -   R E S U M E D**

24  
25       Member Giltner asked Mr. McGinnis if these kinds of misunderstandings  
26       happen often. Mr. McGinnis noted the most recent example is 125 W. Second  
27       Street. The walls were in poor shape, and the contractor on the project  
28       reframed almost the entire building. The difference in this case is these plans  
29       clearly showed what was to stay. He noted that Article 10 of the zoning code  
30       sets fair and reasonable standards for additions and remodeling. Further  
31       discussion took place regarding the intent of the code to eliminate non-  
32       conformities and the goal to bring structures into compliance with the zoning  
33       code; at what point do you lose rights to maintain a non-conformity. Member  
34       Biggert believes this is a technical distinction; the applicant states that the  
35       walls were not demolished, but were reconstructed and reinstalled. It was  
36       confirmed that the two options in this case were to remove the foundation and  
37       build a conforming structure, or maintain the existing walls and build up, as  
38       described by Mr. Ryan. There being no further discussion, Member Moberly  
39       moved to **re-close the public hearing on V-01-15, 321 East Ninth Street.**  
40       Member Biggert seconded the motion.

41  
42       **AYES:** Members Moberly, Giltner, Biggert, Engel and Podliska and Chairman  
43       Neiman

44       **NAYS:** None

45       **ABSTAIN:** None

1       **ABSENT:** Member Connelly

2  
3       Motion carried.

4  
5                   **D E L I B E R A T I O N S - R E S U M E D**

6  
7       Chairman Neiman began discussion stating that on the one hand it is clear the  
8       Village told them what to do, but the owners, through their contractor, did  
9       something else. However, the idea of tearing it all down, starting over and  
10       environmental issues are real. This is a public policy issue; does granting a  
11       variance under these circumstances invite other future owners to effectively  
12       disregard Village instructions, and come before us and hope we grant a  
13       variance because they made a mistake. Member Giltner agreed and  
14       wondered if the Village can address whether or not the removal and  
15       reinstallation of the walls is acceptable; can the ZBA then treat this as a one-  
16       off. Member Biggert noted this applicant is trying to improve the housing stock  
17       by rebuilding; he is concerned about digging up the foundation, is willing to  
18       say yes, and doesn't think this is precedent setting. Chairman Neiman  
19       reminded the Board that the ZBA decisions have no precedential value, as  
20       advised by the Village Attorney, one ruling on one case does not apply to other  
21       cases. Member Moberly said Hinsdale is lenient, and our fines are light. We  
22       allow contractors to make grievous mistakes and he does not believe we  
23       should allow contractors to run roughshod over the code. He agrees with the  
24       arguments, but we need to send a message to contractors and homeowners  
25       that they need to follow the rules. He noted, too, that he is struggling with the  
26       self-created criteria.

27       Member Podliska said this is an important decision regarding not gaming the  
28       system. He agrees with Mr. McGinnis that the purpose of the code is to bring  
29       things into compliance, not to perpetuate the non-conformity. We are told the  
30       walls were put back up at Christmas time, but Member Biggert has said they  
31       are not up. He suggested that the Board could approve the variance,  
32       conditioned that only the original walls go up at the original spot. Chairman  
33       Neiman noted we are still allowing the benefit of doing it their way. Member  
34       Biggert said it is not for this Board to decide how construction problems should  
35       be addressed, but likes the idea of a condition on the approval. Further, he is  
36       struggling with the definition of demolish; if the walls are kept intact, but only  
37       removed for re-installation, is that a demolition? Member Moberly noted we  
38       have routinely granted variances for construction of homes and garages on the  
39       existing footprint, but there is a reason for the building process and they did  
40       not follow it.

41       Mr. Poloz asked if he could ask a question, therefore, Member Moberly moved  
42       to **reopen the public hearing on V-01-15, 321 East Ninth Street**. Member  
43       Podliska seconded the motion.

44  
45       **AYES:** Members Moberly, Giltner, Biggert, Engel, Podliska and Chairman

1 Neiman

2 **NAYS:** None

3 **ABSTAIN:** None

4 **ABSENT:** Member Connelly

5  
6 Motion carried.

7  
8 **PUBLIC HEARING - RESUMED**  
9

10 Mr. Poloz asked what if the structure of the existing building was almost rotten,  
11 and the Village code said the structure had to be kept. He said he personally  
12 reviews a structure for such problems as mold. These walls would collapse in  
13 ten years anyway. He respects the code, but he believes the true intention in  
14 this case was to save walls, they did not intend to break code. It was noted  
15 there was no mold or other such issue with the walls in question.

16 Member Moberly moved **to re-close the public hearing on V-01-15, 321 East**  
17 **Ninth Street.** Member Biggert seconded the motion.

18  
19 **AYES:** Members Moberly, Giltner, Biggert, Engel, Podliska and Chairman  
20 Neiman

21 **NAYS:** None

22 **ABSTAIN:** None

23 **ABSENT:** Member Connelly

24  
25 Motion carried.

26  
27 **DELIBERATIONS - RESUMED**  
28

29 It was noted that Victor, the contractor who made the decision to remove the  
30 walls, was out of the country at the time of the hearing. Member Moberly  
31 moved **to approve the variation request know as V-01-15, 321 East Ninth**  
32 **Street.** Member Biggert seconded the motion.

33  
34 **AYES:** Members Giltner, Biggert and Podliska

35 **NAYS:** Members Moberly, Engel and Chairman Neiman

36 **ABSTAIN:** None

37 **ABSENT:** Member Connelly

38  
39 There is not an affirmative quorum of the Board; motion denied.

40  
41 **9. NEW BUSINESS – None**

42  
43 **10. OTHER BUSINESS – None**  
44  
45

1 **11. ADJOURNMENT**

2 With no further business before the Zoning Board of Appeals, Member Engel  
3 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
4 **March 18, 2015.** Member Podliska seconded the motion.  
5

6 **AYES:** Members Moberly, Giltner, Biggert, Engel, Podliska and Chairman  
7 Neiman

8 **NAYS:** None

9 **ABSTAIN:** None

10 **ABSENT:** Member Connelly  
11

12 Motion carried.  
13

14 Chairman Neiman declared the meeting adjourned at 8:00 p.m.  
15  
16

17 \_\_\_\_\_  
18 Christine M. Bruton  
19 Village Clerk  
20

Approved: \_\_\_\_\_

**FINAL DECISION****VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
PETITION FOR VARIATION**

**Zoning Calendar:** V-01-15

**Petitioner:** Tom Maciulis

**Meeting held:** Public Hearing was held on Wednesday, March 18, 2015 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on February 26, 2015.

**Premises Affected:** Subject Property is commonly known as 321 E. 9th Street, Hinsdale, Illinois and is legally described as:

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

**Subject:** 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'.

**Facts:** 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.

**Action of the Board:** Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the



Hinsdale Zoning Code had not been met, primarily with respect to not being self-created.

A motion to recommend approval was made by Member Moberly and seconded by Member Biggert.

The request was denied as four affirmative votes were not received.

**AYES:** Members Giltner, Engel, Podliska

**NAYS:** Members Moberly, Engel, Chairman Neiman

**ABSTAIN:** None

**ABSENT:** Member Connelly

THE HINSDALE ZONING BOARD OF APPEALS

---

Chairman Robert Neiman

Filed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, with the office of the Building Commissioner.

V-02-15 8a

# DONATELLI & COULES, LTD.

ATTORNEYS AT LAW

15 SALT CREEK LANE, SUITE 312  
HINSDALE, ILLINOIS 60521

MARK R. DONATELLI \*  
PETER COULES, JR.

TELEPHONE (630) 920-0406  
FACSIMILE (630) 920-1338

\*Certified Public Accountant

---

## MEMORANDUM

---

**To:** Robert McGinnis  
Village of Hinsdale Building Commissioner &  
Director of Community Development  
*Via Electronic Mail Only: [rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)*

**From:** Peter Coules, Jr.

**Subject:** V-02-15  
36-42 South Washington Street

**Date:** March 20, 2015

---

Dear Robb:

As you know, I represent Grafton Holdings, LLC concerning Conlon Real Estate and Christie's International Real Estate in the above stated zoning matter. This Memorandum is a follow up to the Pre-Hearing and Agenda Setting that was held on March 18, 2015.

Based on the fact that there are six (6) tenants, the applicant does not need a variance for their request as the building is allowed 150 square feet of wall signage and the request is well within that number. The reason an application was filed is Sean Gascoigne requested that one be filed after the sign permits, and Plan Commission documents for approval of same were filed. In deference to Sean, he did not know the number of tenants and never revisited the matter as then it became a zoning matter. The six tenants are:

1. Jane's Blue Iris Ltd.;
2. Coldwell Banker;
3. Roudebush Properties, which is now part of Conlon, a Real Estate Company and exclusive affiliate of Christie's International Real Estate;
4. The Lashe Spot;
5. Hinsdale Barber Shop; and
6. Lavender.

The Variance should not be necessary (the April 15, 2015 Hearing cancelled) and therefore I am requesting that the Village agree and set the matter on the Plan Commission Agenda for April 8, 2015 (or approved by the Plan Commission chairman).

DONATELLI & COULES, LTD.

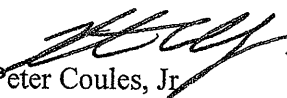
Mr. Robert McGinnis

March 20, 2015

Page 2

Your anticipated cooperation and prompt attention to this matter is greatly appreciated, as Notices would be due to be mailed out by the end of the month. Robb, please contact me upon receipt of this Memorandum with any questions.

Very truly yours,  
DONATELLI & COULES, LTD.

  
Peter Coules, Jr.

PC/sam  
Enclosures

**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



**RECEIVED**  
**CB 3-6-15**

## 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.



**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)

## **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

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

**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

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. Ryan  
Title: Member

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF             )

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that William G. Ryan 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.

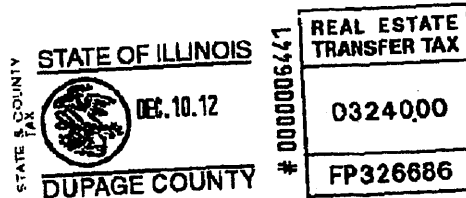
GIVEN under my hand and notarial seal this 30th day of November, 2012.

[Signature]  
Notary Public

My Commission Expires:



9



2

EAST46975072.3

FRED BUCHOLZ     R2012-175305     DUPAGE COUNTY RECORDER

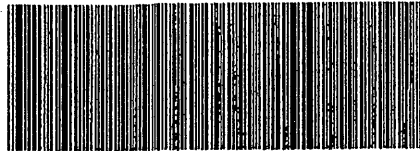
201248722/20126404 added

**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.I.C. DUPAGE

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. #200  
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

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. 2208 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 81118, 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. 2208 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. 2208 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. 2208 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

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, 2006, 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

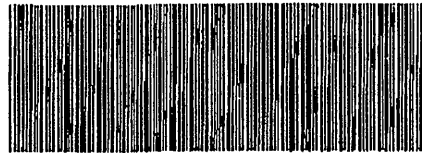
FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

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 SCHMIEDENER 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 R2001-95641.
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

20124822/201264104 kbbled  
②

**TRUSTEE'S DEED**



**FRED BUCHOLZ**  
**DUPAGE COUNTY RECORDER**  
DEC:11,2012 RHSP 11:18 AM  
DEED 06-86-405-019  
**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: *Roseanne M. DePan*  
Assistant Vice President/Trust Officer

ATTEST: *Patricia E. Pennington*  
Vice President

CHARGE C.T.L.C. DuPAGE

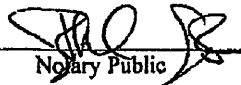
FRED BUCHOLZ      R2012-175304      DUPAGE COUNTY RECORDER

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

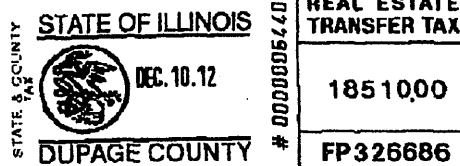


**MAIL RECORDED DEED TO:**  
Salt Creek Campus, LLC  
40 Skokie Blvd., Suite 410  
Northbrook, IL 60062

**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

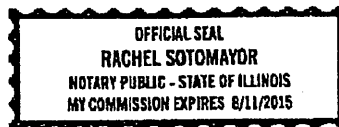
State of Illinois     )  
                              )     SS.  
County of Cook     )

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

FRED BUCHOLZ

R2012-175304

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



**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

201365589/20133558

LD Lulling

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: *James M. [Signature]*  
Assistant Vice President-Trust Officer

ATTEST: *Patricia J. [Signature]*  
Vice President

FRED BUCHOLZ

R2013-169436

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 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-008821 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 Bull Creek Lane (Lot 5) } 60521

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

06-36-405-020 (Lot 5)

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

1143 Indian Trail, Apt 2F  
Hinsdale, IL 60521

06-36-408-011


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

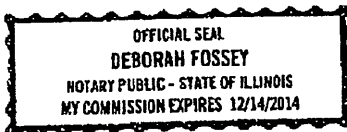
State of Illinois )  
 ) SS.  
County of Cook )

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.

STATE & COUNTY  
TAX

STATE OF ILLINOIS



DEC. 26. 13

DUPAGE COUNTY

# 0000001249

REAL ESTATE  
TRANSFER TAX

0525000

FP326686

FRED BUCHOLZ

R2013-169436

DUPAGE COUNTY RECORDER

Prepared By:

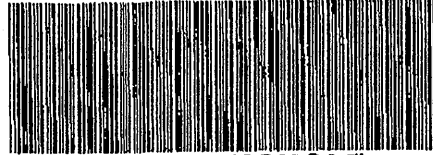
Brian R. Mullins, Esq.  
Perkins Coie LLP  
131 S. Dearborn, Suite 1700  
Chicago, Illinois 60603

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

STATE & COUNTY TAX	STATE OF ILLINOIS	# 000025582	REAL ESTATE TRANSFER TAX
	DEC. 19.13		1583250
	DUPAGE COUNTY		FP326689

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.

55110-0007/LEGAL28674668.2

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: \_\_\_\_\_

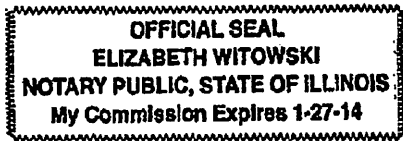
Name: \_\_\_\_\_

Title: \_\_\_\_\_

C. Biga  
Cathleen Biga  
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.



Notary Public

My commission expires: \_\_\_\_\_

[Signature]  
Jan 27, 2014

Signature Page to Special Warranty Deed  
11 Sahr 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

55110-0007/LEGAL28674668.2

11 Salt IL

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.

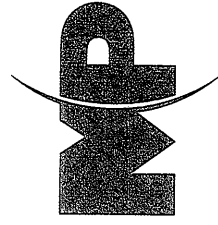
22. RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY RECORDED JANUARY 10, 2003, AS DOCUMENT R2003-012913, MADE BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC., RELATING TO A LAWN SPRINKLER SYSTEM.
23. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO 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



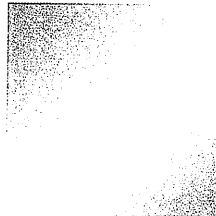
META OFFICE BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

UNIVERS 59 ULTRA CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

COLORS



P1  
MP18073 Pale Silver Metallic

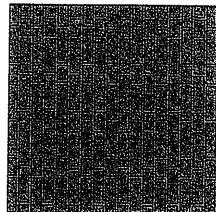


P2  
MP18207 Slate Metallic

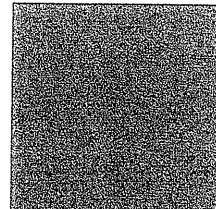


P3  
Black

MATERIALS



Brick, vesper to match  
existing buildings



Limestone to match  
existing buildings

# Sign Location Plan

**Location 1** Side A  
Sign Type W5.1

**Location 2** Side A  
Sign Type W5.1

**Location 3** Side A  
Sign Type W5.1

**Location 4** Side A  
Sign Type W5.1

**Location 5** Side A  
Sign Type W5.1

**Location 6** Side A  
Sign Type W5.1

**Location 7** Side A  
Sign Type W5.1

**Location 8** Side A  
Sign Type W5.1

**Location 9** Side A  
Sign Type W5.1

**Location 10** Side A  
Sign Type W5.1

**Location 11** Side A  
Sign Type W5.1

**Location 12** Side A  
Sign Type W5.1

**Location 13** Side B  
Sign Type W5.2

**Location 14** Side B  
Sign Type W5.2

**Location 15** Side B  
Sign Type W5.2

**Location 16** Side B  
Sign Type W5.2

**Location 17** Side B  
Sign Type W5.2

**Location 18** Side B  
Sign Type W5.2

**Location 19** Side B  
Sign Type W5.2

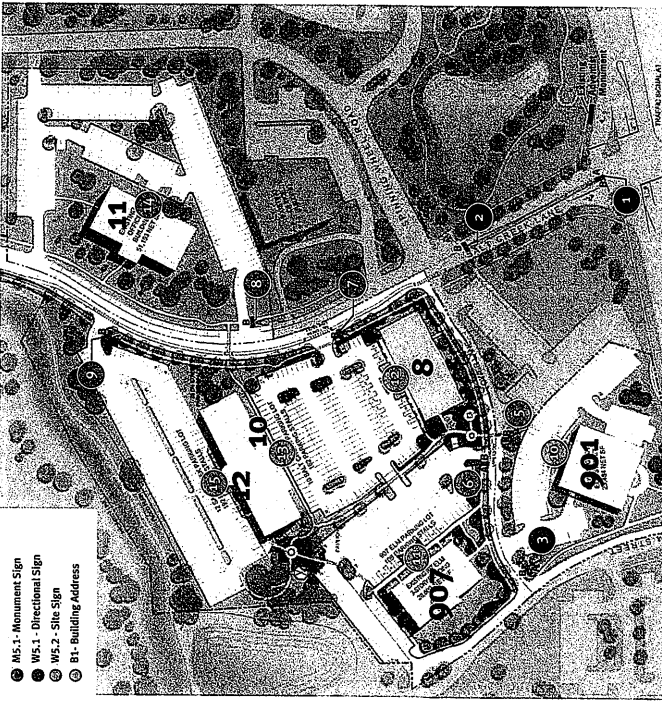
**Location 20** Side B  
Sign Type W5.2

**Location 21** Side B  
Sign Type W5.2

**Location 22** Side B  
Sign Type W5.2

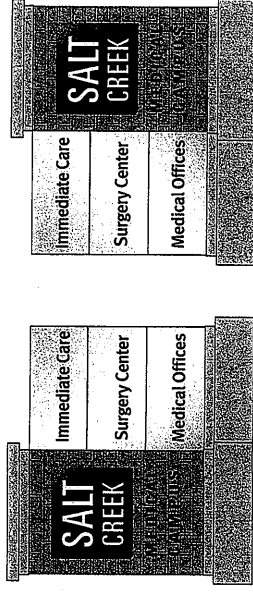
**Location 23** Side B  
Sign Type W5.2

**Location 24** Side B  
Sign Type W5.2



- 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 4** Side A  
Sign Type M5.1

**Location 5** Side B  
Sign Type M5.1

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

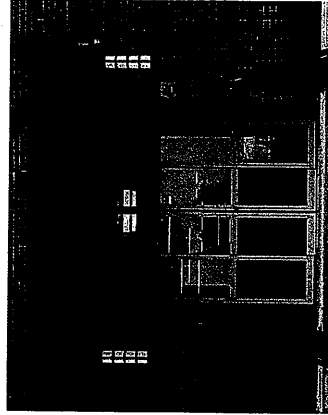
01.30.15

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

901

ELEVATION  
Scale: 1"=1'-0"

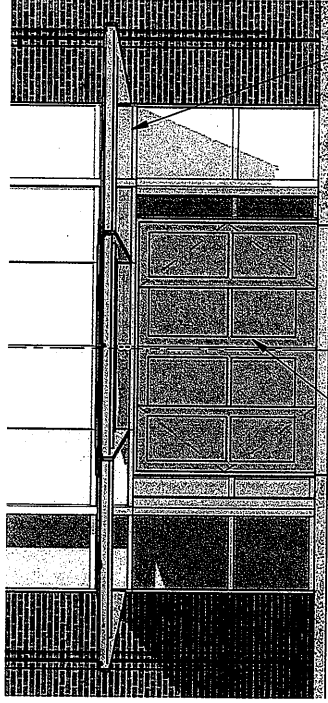
Mount address above entry doors.  
All locations to be field verified.  
Provide a white vinyl backer for glass locations.



901 North Elm Street



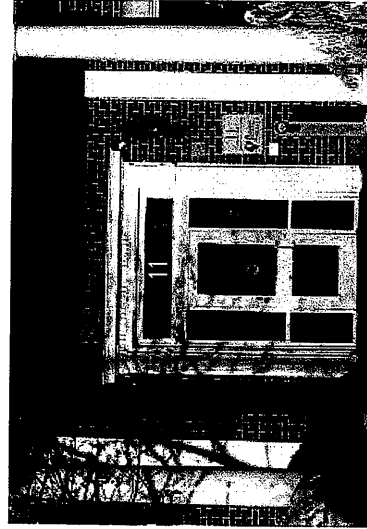
907 North Elm Street



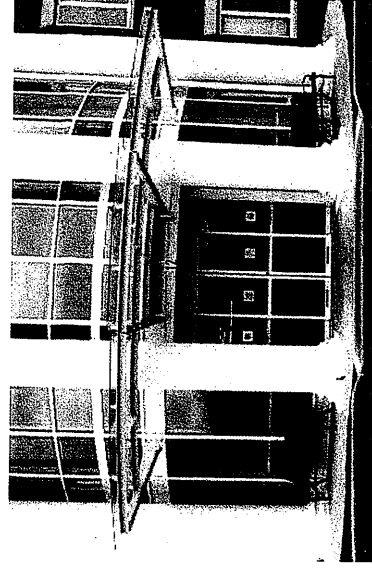
8 Salt Creek Lane



10 Salt Creek Lane

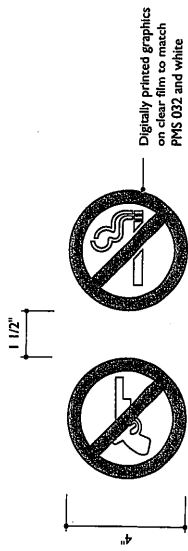
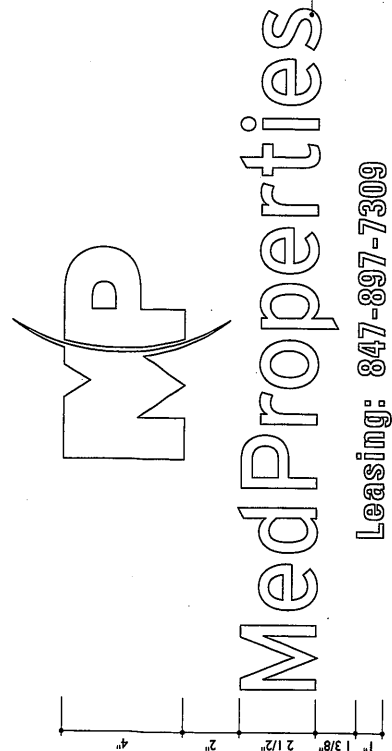
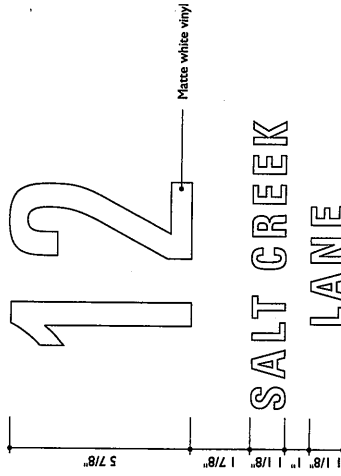
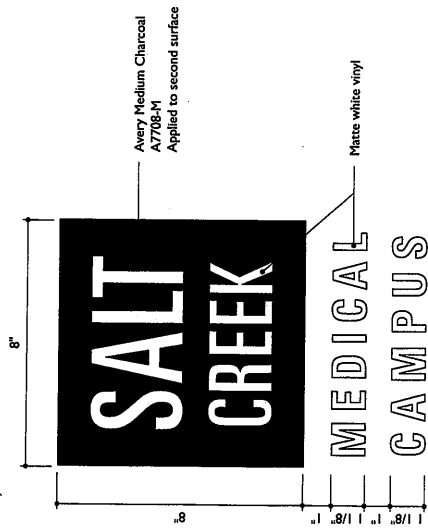


11 Salt Creek Lane

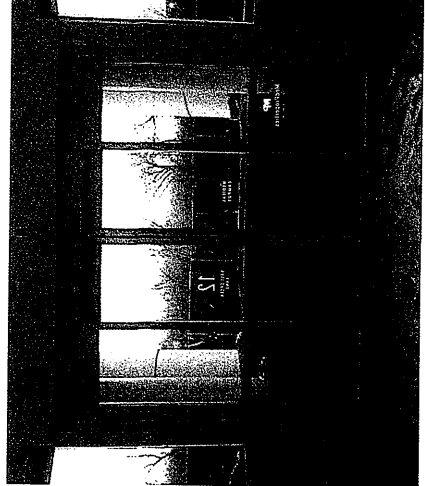


12 Salt Creek Lane

# Exterior Entry Doors



Exterior Side



Interior Side

FRONTVIEW  
Scale: 3/4"=1'-0"

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

Page  
4

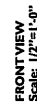
©2015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The information contained herein is confidential and proprietary to Cardosi Kiper Design Group, Inc. and is not to be distributed or used in any form without the written consent of Cardosi Kiper Design Group, Inc.

① Aluminum sign structure with removable panels. No exposed fasteners. Sign construction to have appropriate interior steel structure. Paint to match Pl.

- 2 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
- 3 Limestone cap with recessed light source to highlight masonry.
- 4 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 5 1" aluminum pan (P2) with illuminated push thru white acrylic letters 1/2" from pan face.
- 6 1" thick metal letters (P2). Pin mounted to brick face. Surface illumination from base light source.
- 7 Limestone base with recessed light source to highlight masonry.
- 8 All foundations and footings to be adequate for support of sign.

**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.



**Med Properties**  
**40 Skokic Boulevard, Suite 410**  
**Northbrook, IL 60062**

**Cardosi Kiper Design Group**  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
[www.ck-dg.com](http://www.ck-dg.com)

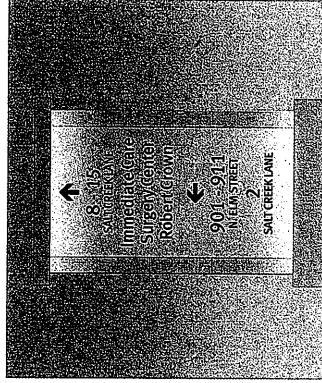
Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

# Sign Type W5.1

## Directional Sign

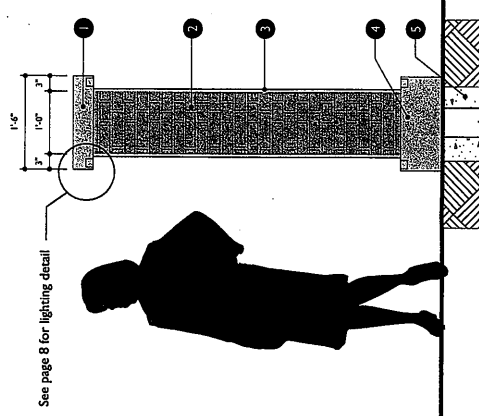
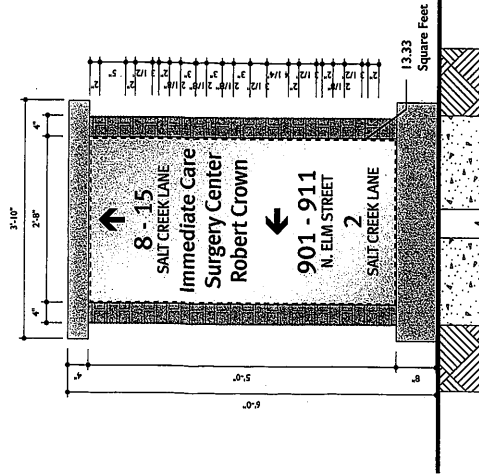
- 1 Limestone cap with recessed light source to highlight masonry.
- 2 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 3 1/2" aluminum panel (P1) with black reflective vinyl lettering.  
Font: Meta Office Book
-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



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.

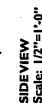


## Site Sign

- ④ Limestone cap with recessed light source to highlight masonry.
- ⑤ 1/2" thick cut aluminum logo (P2).
- ⑥ Vinyl letters painted to match (P2).
- ⑦ Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- ⑧ 1/2" aluminum panel (P1) with black reflective vinyl lettering.  
Font: Meta Office Book
- ⑨ Limestone base with recessed light source to highlight masonry.
- ⑩ All foundations and footings to be adequate for support of sign.

## 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.



**Cardosi Kiper Design Group**  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

**Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois**

Page 7

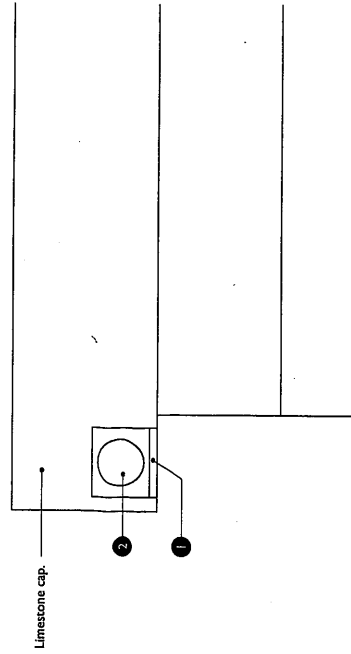
©2015 Cardiac Kiper Design Group, Inc.  
All rights reserved. The intellectual property concepts and designs contained in this document are the exclusive property of Cardiac Kiper Design Group, Inc. Neither this document nor the information it contains may be copied, disclosed to others, or used in connection with any work.





# 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"

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

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

Med Properties

10400  
IFB - REV 0

Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardus! Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

MedProperties

EXTERIOR SIGNAGE SPECS  
SECTION 10400

2. Review Drawings, Shop Drawings, Working Drawings, As-Built Drawings and Incidentals.
3. All required submittals, materials, equipment, tools, labor, temporary light and power.
4. Provide all materials, fasteners, structures, brackets, and other structural and mounting hardware necessary for fabrication and installation of the signs.
5. 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.
6. 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 Practices of Steel Buildings and Bridges", AISI
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 E329 - 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

Med Properties

Wayfinding Signage  
January 30, 2015

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

©2015 Cardus! Kiper Design Group, Inc.  
All rights reserved. The intellectual property concepts and designs contained in this document are the property of Cardus! Kiper Design Group, Inc. No portion of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cardus! Kiper Design Group, Inc.

Page  
9

EXTERIOR SIGNAGE SPECS  
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 0Wayfinding Signage  
January 30, 2015Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608P 773.523.9300  
F 773.523.9305  
www.ck-dg.comEXTERIOR SIGNAGE SPECS  
SECTION 10400

- 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.illinoislocal.com](http://www.illinoislocal.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

Med Properties

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

01.30.15

©2015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The information contained herein is the property of Cardosi Kiper Design Group, Inc. No part of this document may be reproduced without the written consent of Cardosi Kiper Design Group, Inc.

EXTERIOR SIGNAGE SPECS  
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. Whenever 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 landscaping 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 coating 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, SEGCD 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

Med Properties

10400  
IFB - REV 0

Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

EXTERIOR SIGNAGE SPECS  
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, 2015

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

©2015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The software, project documents, and design contained in this document are the exclusive property of Cardosi Kiper Design Group, Inc. No part may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Cardosi Kiper Design Group, Inc.

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 submitted and re-submitted 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

Med Properties

10400  
IFB - REV 0Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

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

Med Properties

Wayfinding Signage  
January 30, 2015

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

Page  
12

©2015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The information contained herein is the property of Cardosi Kiper Design Group, Inc. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the written permission of Cardosi Kiper Design Group, Inc.

EXTERIOR SIGNAGE SPECS  
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. Signs 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

Med Properties

10400  
IFB - REV 0

Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

MedProperties

EXTERIOR SIGNAGE SPECS  
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 300 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 stain 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-out 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 break(s) 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

Med Properties

Wayfinding Signage  
January 30, 2015

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

0015 Cardosi Kiper Design Group, Inc.  
As prepared by the architect, owner, engineer, and designer, and subject to the terms and conditions of the contract documents, including the disclaimer of liability, the architect, owner, engineer, and designer shall not be responsible for the accuracy or completeness of the information provided herein, or for the results of any action taken thereon, or for any damages, including consequential damages, that may be incurred by the owner, engineer, or designer, or any third party, as a result of the use of the information provided herein.

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 1/32inch 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

Med Properties

10400  
IFB- REV 0Wayfinding Signage  
January 30, 2015Med Properties  
40 Stokio Boulevard, Suite 410  
Northbrook, IL 60062Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608P 773.523.9300  
F 773.523.9305  
www.ck-dg.comEXTERIOR SIGNAGE SPECS  
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: Tremco 10-99, modified alkyd, 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

Med Properties

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

01.30.15

Page  
14©2015 Cardosi Kiper Design Group, Inc.  
Aftercare: The undersigned hereby certifies that this document is the original property of Cardosi Kiper Design Group, Inc. and that it is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written consent of Cardosi Kiper Design Group, Inc.

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 sign 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 hairline 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 heads 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

Med Properties

10400  
IFB - REV 0Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

EXTERIOR SIGNAGE SPECS  
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 surfaces 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

Med Properties

Wayfinding Signage  
January 30, 2015

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

0015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The intellectual property, concepts, and designs contained in this document are the property of Cardosi Kiper Design Group, Inc. All other rights reserved. No part of this document may be reproduced without the written consent of Cardosi Kiper Design Group, Inc.



EXTERIOR SIGNAGE SPECS  
SECTION 10400

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

## 3.6 INSTALLATION

- A. Property 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

Med Properties

10400  
IFB - REV 0Wayfinding Signage  
January 30, 2015

Med Properties  
40 Skokie Boulevard, Suite 410  
Northbrook, IL 60062

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

P 773.523.9300  
F 773.523.9305  
www.ck-dg.com

Phase 4.0 Construction Documents  
Salt Creek Medical Campus  
Hinsdale, Illinois

01.30.15

Page  
16

©2015 Cardosi Kiper Design Group, Inc.  
All rights reserved. The intellectual property, concepts, and designs contained in this document are the property of Cardosi Kiper Design Group, Inc. No portion of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cardosi Kiper Design Group, Inc.

## **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)