

DEPARTMENT OF BUILDING AND
ZONING
OF COOK COUNTY, ILLINOIS

Timothy P. Bleuher
COMMISSIONER OF BUILDING AND
ZONING
OF COOK COUNTY



County Administration Building
69 W. Washington, Suite 2830
Chicago, IL 60602-3169
TEL (312) 603-0500
FAX (312) 603-9940
TDD (800) 526-0857

To: Honorable Greg Goslin
Cook County Commissioner District 14

From: Rubina Alam
Zoning Administrator

A handwritten signature in dark ink, appearing to read "RA", is placed next to the name Rubina Alam.

Date: September 26, 2016

Re: Map Amendment Application (MA-16-0006)

Pursuant to the captioned, please find attached a Map Amendment application for property in your District. The January 2002 Zoning Ordinance mandates that this application be sent to the Commissioner in whose district the property is located.

The original is on file with Department of Building and Zoning and will be accepted by the Zoning Board of Appeals upon referral from the Cook County Board of Commissioners at the next County Board Meeting scheduled on October 05, 2016.

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September 26, 2016

TO: Cook County Zoning Board of Appeals

BY: The Lamar Companies
500 N. Michigan Ave.
Chicago, IL. 60611

OWNER: BROOKSIDE VENTURE
564 S. Washington St.
Naperville, IL 60540

SUBJECT: Applicant seeks a Map Amendment to rezone a portion of the subject
MA-16- property, (approx. 6,132 sq. ft.) from C-4 General Commercial District to I-1
0006 Restrictive Industrial District for constructing a billboard in section 04 of
Northfield Township.

Fee of 420.00 Paid.

District 14 - Gregg Goslin

A handwritten signature in black ink, appearing to read "Rubina Alam", with a horizontal line extending to the right.

Rubina Alam
Zoning Administrator

13.7 MAP AMENDMENT APPLICATION

Documents	Required	Submitted	Accepted
Application	1 Paper 1 Digital	✓	
Plat of Survey	1	✓	
Ownership	1	✓	
Agent's Authorization*	1		
Notification <ul style="list-style-type: none"> • Letter • Certified Mail Receipts • Attestation 	1 1 1		
Development Schedule	1		
Site Plan	1		
Planning Objective	1		
Concept Plan for Proposed Use	1		
Environmental-Concerns and Issues*	1		
Utilities-Existing and/or Proposed	1		
Traffic-Study/Issues	1	✓	
Financial Impact	1	✓	
Market Study	1	✓	
Application Fee	1	✓	

*If applicable

Reviewed By: _____ Accepted By: _____ Date: _____

Application for Map Amendment
for Unincorporated Cook County

Applicant Information

1. Name: THE LAMAR COMPANIES
Address: 500 N. MICHIGAN AVE., STE. 2200
City: CHICAGO State: IL Zip Code: 60611
Phone # NICHOLAS FTEKAS - ATTORNEY - 312-782-1983

Owner Information

2. Name: BROOKSIDE VENTURE, LLC
Address: 564 S. Washington St STE 200
City: NAPERVILLE State: IL Zip Code: 60540
Phone # 630-505-3620
3. Applicant is: ☐ owner ☐ attorney ☒ other (specify) LESSEE/TENANT
4. Present owner acquired legal title to subject property on 2005
(date)

Property Information

5. Property Address: 455-577 Waukegan Rd. City: NORTHBROOK 60062
Acreage of Property APPROX. 6,132 sq. ft. Lot AREA
Location See attached Survey.
~~NORTHWEST CORNER~~ North East Corner of Waukegan Rd
& I-94 (Edens Expwy)
6. PIN # 04-04-400-014-0000
7. Township NORTHFIELD
8. Legal Description of Subject Property See Attached
9. Present Zoning Classification C-4

Request

10. Proposed Zoning Change I-1

11. Has the present applicant previously sought to rezone the subject site or part of it? ___yes ☒no

If so, when? _____ to what district classification? _____

12. Is the Subject property planned to be improved? ☒yes _____no

13. What will be the actual use of the improvement? MONOPOLE BILLBOARD SIGN

14. Is public sewer available? ☒yes _____no

15. Is public water available? ☒yes _____no

Requirements

One (1) set of the following documents must accompany this application:

- | | |
|---|---------------------------------------|
| A. Registered surveyor's plat of survey | F. Environmental concerns and issues |
| B. Concept plan for proposed use | G. utilities-existing and/or proposed |
| C. Site Plan | H. Traffic-Study/issues |
| D. Planning objective | I. Financial Impact |
| E. Development Schedule | J. Market Study |

COUNTY OF ~~COOK~~ DuPage

S.S.

STATE OF ILLINOIS)

Jon Terpstra

_____, being first duly sworn, on oath deposes and says that all of the above statements and the statements contained in the documents submitted herewith are true.

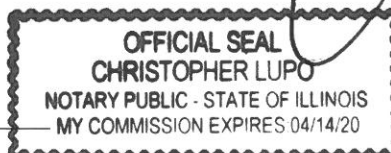
Signature of applicant

Subscribed and sworn to before me this

15 Day of June, 20 16

Notary Public

Christopher Lupo
Christopher Lupo



Statement of Existing Conditions on Property

PIN # 04-04-400-014-0000

Address 455-577 WAUKEGAN RD., NORTHBROOK

Township NORTHFIELD

1. Are there existing Structures or buildings on the site? ☒ Yes ☐ No

a. If yes, describe THE PROPERTY IS GENERALLY DEVELOPED WITH A RETAIL SHOPPING MALL, WITH ON-SITE PARKING

b. Height (number of stories) PROPOSED BILLBOARD - 52'

c. Area (cover the ground) MONOPOLE SIGN STRUCTURE

d. Type of Construction STEEL SIGN SUPPORT

2. Will the building(s) be used if Map Amendment is granted?

* ☒ yes ☐ no

If yes, what will be the intended use? * ONLY THE NEW MONOPOLE SIGN WILL BE INSTALLED ON THE I-1 DISTRICT LOT.

3. Will the intended use of the building(s) conform to the occupancy requirements of the Cook County Building Ordinance? ☐ yes ☒ no (NO OCCUPANCY INTENDED)

COUNTY OF COOK DuPage)
STATE OF ILLINOIS)

S.S.

Jon Terpstra, being first duly sworn, on oath deposes and says that all of the above statements and the statements contained in the documents submitted herewith are true.

[Signature]
Signature of applicant

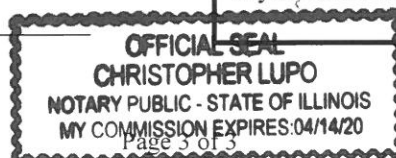
Subscribe and sworn to before me this

15th day of June, 2016

Christopher Lupo
Notary Public
Christopher Lupo

Office Use Only

Is the Property in a floodplain? ☐ yes ☐ no
If yes, is a TOPO available? ☐ yes ☐ no



Map Amendment # _____

Property Address:

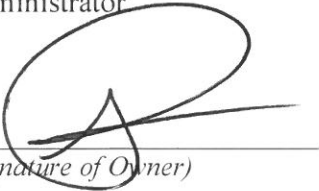
455-577 Waukegan Rd.

Northbrook IL 60062

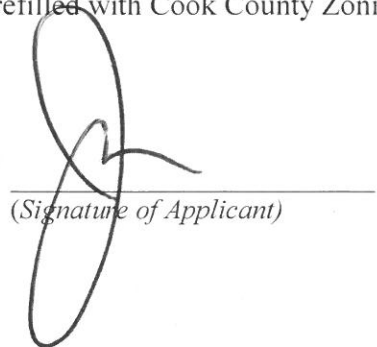
I, Brookside Venture, LLC and, I, The Lamar Companies - Jon Terpstra
property owner applicant

do hereby certify and attest that we are aware of Cook County Zoning Ordinance Article 13, which mandate that no Map Amendment and/or Special Use application shall be accepted or processed for approval while there exist pending judicial proceedings for violations of any Cook County Building and Zoning Ordinances. We hereby certify and attest that there are no pending judicial proceedings for violation of Cook County Building and Zoning Ordinance against the property described above.

We further acknowledge, by signature below, that we understand that if we resume illegal zoning activities after any violations have been adjudicated and remedied and while a Map Amendment and/or Special Use application is in process, the original Map Amendment and/or Special Use application will be declared null and void and the application process, including all notification requirements, must commence again and all application documents, including all filing fees, must be resubmitted and refilled with Cook County Zoning Administrator



(Signature of Owner)



(Signature of Applicant)

Subscribed and sworn to before me this

16th Day of June, 2016

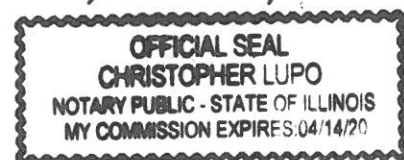
Michelle R. Miller
Notary Public



Subscribed and sworn to before me this

15th Day of June, 2016

Christopher Lupo
Notary Public
Christopher Lupo



Department of Building and Zoning
Applicant's Statement

1. I have in my possession a copy of the "Rules of Practice and Procedure" issued by the Zoning Board of Appeals.
2. I am aware that filing fees may not be refunded.
3. To the best of my knowledge, violation of the Cook County Zoning Ordinance now
___ DOES ☒ DOES NOT exist on the subject property. If it does Violation # N/A
4. To the best of my knowledge, no deed restrictions or private covenants prevent the use, change of zone, special use, or variation sought in this application.
5. As an applicant, I am a lawyer or have been advised of the recommendation of the Zoning Board of Appeals that I obtain legal counsel of my choice to assist me in the preparation and presentation of my case.
6. I have been informed that Public Hearing dates are set by the Zoning Board of Appeals and that I will receive Notice of that date by certified mail at least fifteen (15) days before the Public Hearing.
7. I am aware that I may arrange, or request the assistance of the Secretary of the Zoning Board in arranging for the attendance of a court reporter at the hearing at my expense. I understand that if a court reporter is not present or is unable to make a complex transcript of the entire hearing, regardless of length; my case might be adversely affected by the lack of a complete record of the hearing.
8. I acknowledge that it is my responsibility to prepare all exhibits, arrange for the appearance of qualified witnesses and to have at the Hearing all documents relevant to this case.
9. With respect to soil, water and fire matters:
 - a. For the proposed P.U.D. (planned unit development), I am aware of the applicable ordinance, rules and regulations pertaining to water retention and run-off and understand that failure to prove compliance herewith, will result in denial of my P.U.D. application.
 - b. Except in variation cases, at the hearing I will present evidence of having informed the jurisdictional fire protection district of my plans.
10. Planned Unit Development Applications -Applicant must submit a copy of the preliminary site plan, showing ingress, egress, drainage and parking to the Chief Engineer of the Transportation and Planning Bureau of the Cook County Highway Department for preliminary approval. A public hearing date will be set only upon the submission and approval of said plat.
16. I have been informed of the Zoning Board's presumption of the general desirability of planned developments, where appropriate, and will either seek a planned development, where appropriate, or will offer reasons at the hearing for its inappropriateness in my case.

Applicant Signature _____

Date _____

6-10-16

6/15/16

Via Certified Mailing – Return Receipt Requested
August 3, 2016

Notice of Intent to File for Zoning Relief

To Whom It May Concern:

In accordance with the applicable articles of the Cook County Zoning Ordinance, please be informed that the Applicant, The Lamar Companies, intends to file a Zoning Map Amendment Application and a companion Variation Application, not less than 15 calendar days and not more than 30 calendar days from the date of this notice, concerning the subject property located at 455-577 Waukegan Rd., Northbrook (Northfield Township), Unincorporated Cook County, IL 60062.

The Applicant is seeking a Zoning Map Amendment in order to amend the underlying zoning of a portion of the subject property from a C-4 Zoning District to an I-1 Restricted Industrial Zoning District. The Applicant is also seeking companion Variations to permit a proposed monopole billboard sign measuring 52 feet in height to be located within 304 feet of Forest Preserve Property.

The Lamar Companies, the Applicant and intended operator of the proposed monopole billboard sign, is located at 500 N. Michigan Ave., Ste. 2200, Chicago, IL 60611.

Brookside Venture, LLC, the Property Owner, is located at 564 S. Washington St., Ste. 200, Naperville, IL 60540.

I am the attorney for the Applicant concerning the zoning applications described above. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



Nicholas Ftikas

***Please note that the Applicant is not seeking to purchase or rezone your property.**

***The Applicant is required by the Cook County Zoning Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Map Amendment and Variation Applications, or in the alternative, you are identified as a party who is required to receive said notice.**

04-03-106-025-0000
EUGENIA P HUBER
311 ELM CT
NORTHBROOK, IL 60062

04-03-106-036-0000
NORMAN NATHAN
1930 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-107-007-0000
JACK SZWOB
1243 STRATFORD
DEERFIELD, IL 60015

04-03-111-003-0000
JUDITH FARAH
2043 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-004-0000
JASMIN B FARSHI
461 CLOVER AVE
LAKE FOREST, IL 60045

04-03-111-005-0000
T JENKINS
2033 OAKWOOD
NORTHBROOK, IL 60062

04-03-111-006-0000
CTB RE HOLDINGS LLC
385 WAUKEGAN RD
NORTHBROOK, IL 60062

04-03-111-007-0000
F A REYNEN
2015 OAKWOOD
NORTHBROOK, IL 60062

04-03-111-008-0000
SUSAN M BENITEZ
2005 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-009-0000
NEW GLANCE LTD
2001 OAKWOOD DR
NORTHBROOK, IL 60062

04-03-111-010-0000
SCOT J OH
1935 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-011-0000
PATRICIA A HAUT
1931 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-012-0000
LAWRENCE T LAURIE
1925 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-013-0000
S KNYAZEV F AZIMOVA
1911 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-014-0000
EUGENE R JOHNS
1901 OAKWOOD RD
NORTHBROOK, IL 60062

04-03-111-015-0000
CURT D JOHNSON
2693 TROTTERS TRAIL
WETUMPKA, AL 36093

04-03-111-019-0000
MILLER
1977 KOEHLING RD
NORTHBROOK, IL 60062

04-03-111-020-0000
F M AYWAZ
1979 KOEHLING RD
NORTHBROOK, IL 60062

04-03-111-021-0000
BARBARA M NOETH
1981 KOEHLING RD
NORTHBROOK, IL 60062

04-03-300-001-0000
BROOKSIDE VENTURE LLC
564 S WASHINGTON #200
NAPERVILLE, IL 60540

04-03-300-003-0000
EXEMPT

04-03-300-006-0000
BROOKSIDE VENTURE LLC
564 S WASHINGTON #200
NAPERVILLE, IL 60540

04-03-302-001-0000
MELVIN ROSENBERG
1975 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-002-0000
ALAN SARAH W KANTER
1973 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-003-0000
HELEN J STEVENS
1971 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-004-0000
SUSAN J SWANSON
1969 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-005-0000
ARTHUR S GUNN
1967 KOEHLING
NORTHBROOK, IL 60062

04-03-302-006-0000
TONY HAHM
1965 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-007-0000
JANETTE STRAUSS
1963 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-008-0000
SUSAN HAGUE
1961 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-009-0000
DONALD E BERTAGNA
1959 KOEHLING
NORTHBROOK, IL 60062

04-03-302-010-0000
EDWIN R STONE
1957 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-011-0000
SCHARF
1955 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-012-0000
CHIU HONG LEE CHIU LEE
1953 KOEHLING RD
NORTHBROOK, IL 60062

04-03-302-013-0000
KEITH SMITH
1951 KOEHLING RD
NORTHBROOK, IL 60062

04-04-202-010-0000
LAG INV GARY GOODMAN
3480 RALSTON
HILLSBOROUGH, CA 94010

04-04-202-011-0000
360 WAUKEGAN RD LLC
360 S WAUKEGAN RD
DEERFIELD, IL 60015

04-04-202-012-0000
RED ROOF INNS COMASSOC
360 S WAUKEGAN RD ST C
DEERFIELD, IL 60015

04-04-202-013-0000
RRICA C O DESIGNER KIT
360 S WAUKEGAN STE C
DEERFIELD, IL 60015

04-04-203-002-0000
CTB RE HOLDINGS LLC
385 WAUKEGAN RD
NORTHBROOK, IL 60062

04-04-400-004-0000
EXEMPT

04-04-400-014-0000
BROOKSIDE VENTURE LLC
564 S WASHINGTON #200
NAPERVILLE, IL 60540

04-04-400-015-0000
BROOKSIDE VENTURE LLC
564 S WASHINGTON #200
NAPERVILLE, IL 60540

04-04-400-016-0000
EXEMPT

04-03-106-037-0000
EXEMPT

Supplemental Notice List for 455-577 Waukegan Rd., Northfield Township, Unincorporated Cook County, Illinois.

Mr. Kent S. Street
Deerfield Village Clerk
850 Waukegan Rd.
Deerfield, IL 60015

Ms. Debra J. Ford
Northbrook Village Clerk
1225 Cedar Lane
Northbrook, IL 60062

Ms. Patti Lechner
Northfield Township Clerk
3801 W. Lake Ave., 1st Floor
Glenview, IL 60026

Comm. Peter Amarantos
Northfield Township Highway Dept.
3801 W. Lake Ave., 1st Floor
Glenview, IL 60026

Superintendent Mike Riggle
Northfield Township High School District 225
3801 W. Lake St.
Glenview, IL 60026

Superintendent Larry Hewitt
Northbrook School District 28
1475 Maple Ave.
Northbrook, IL 60062

Officer Jose Torres
Northbrook Fire Chief
740 Dundee Rd.
Northbrook, IL 60062

Mr. Kevin Frangiamore
Northbrook Fire Prevention Bureau
740 Dundee Rd.
Northbrook, IL 60062

TERRENCE O'BRIEN & Co.

TERRENCE M. O'BRIEN, MAI

CONSULTING REPORT

FOR

455-577 WAUKEGAN ROAD

NORTHBROOK AREA, ILLINOIS

UNINCORPORATED COOK COUNTY

MAP AMENDMENT/VARIATIONS

FOR

CONSTRUCT AN ADVERTISING DEVICE AS DEFINED

BY THE COOK COUNTY ZONING ORDINANCE

FOR

REAL ESTATE DEVELOPMENT GROUP

ATTENTION: MR. CHRIS LUPO

REAL ESTATE APPRAISERS - CONSULTANTS

1247 WAUKEGAN ROAD · SUITE 103 · GLENVIEW, ILLINOIS 60025-3058

TERRENCE O'BRIEN & Co.

REAL ESTATE APPRAISERS - CONSULTANTS

1247 WAUKEGAN ROAD · SUITE 103 · GLENVIEW, ILLINOIS 60025-3058

(847) 729-1310

TERRENCE M. O'BRIEN, MAI

FAX (847) 729-8103

August 21, 2016

Real Estate Development Group
Attention: Mr. Chris Lupo
500 North Michigan Avenue - Suite 2200
Chicago, Illinois 60611

Re: 455-577 Waukegan Road
Northbrook Area, Illinois
Map Amendment/Variations

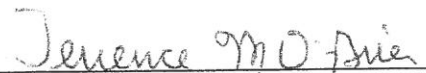
Dear Mr. Lupo:

Pursuant to your request, I have personally inspected the subject property and surrounding area for the purpose of arriving at an opinion as to whether or not the proposed Map Amendment and Variations fulfill the various Standards set forth in the Cook County Zoning Ordinance.

Based upon my study, it is my professional opinion that the requested Map Amendment and Variations at the referenced property fulfill all of the Standards set forth in the Cook County Zoning Ordinance. Furthermore, it is my professional opinion that these requests are harmonious and compatible with other land uses in the area and will have no adverse impact upon the use, enjoyment or property values.

After your review of this consulting report, should any questions arise please feel free to call. I thank you for giving me the opportunity of be of service.

Respectfully submitted,
Terrence O'Brien & Co.


TERRENCE M. O'BRIEN, MAI

GENERAL CERTIFIED APPRAISER
CERTIFICATE NUMBER 553-000100
(ILLINOIS LICENSE EXPIRES 9/30/17)
TMO/bas (L-2)

TERRENCE O'BRIEN & Co.

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CITY OF CHICAGO DATA

Chicago—Illinois' largest city is located in the north-eastern tip of the State. Lying along the southwesterly shores of Lake Michigan, it encompasses over 29+ miles of shoreline and protected harbors with a total land area of approximately 228+ square miles. Strategically located, with the added bonus of having access to overseas shipping through Lake Michigan and connected waterways, Chicago is ideally situated for business, commerce and recreation.

The *Eight Counties of Metropolitan Chicago*¹ help make the City a cross section of both people and topography. Overall, the land is flat, with several hills and ridges in both northern and southern areas. Branching in two directions, the Chicago River divides the City into the south, west and north sides. The "Loop" - which is the heart of the City - is Chicago's Downtown Area where the majority of business is conducted.

Although it is the largest city in the Cornbelt of the Nation, Chicago's residents are employed primarily in non-agricultural capacities. Prior to the Chicago Fire, the growth of the City centered on the organization of the Union Stock Yards. This enabled Chicago to serve as a nationwide center for agricultural trade. Subsequent to the Fire of 1871, the metropolitan area evolved into an industrial hub. This included, in the late 1800s, the development of iron and steel mills along the Calumet River. By the turn of the century, the economy of this City was derived chiefly from industrial production. Coal, from southern Illinois and Indiana, iron ore and by-products, from the Lake Superior region, were the raw materials used to produce iron and steel for other areas of the Nation.

At the present time, there is a tremendous diversification in the complexion of the work force. Business, finance and commerce are as much a part of the fabric of Chicago's economy as industrial production. Today, sizable manufacturing plants of electrical products and machineries, household products, etc. coexist with the employment of people in trade, public utilities, finance, insurance, transportation, communication, construction, real estate and government.

¹The Eight Counties include the Illinois counties of Cook, DuPage, Lake, Kane, Will and McHenry as well as the Indiana counties of Porter and Lake.

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CITY OF CHICAGO DATA (cont'd)

Chicagoans are governed by a Mayor and Council. The Council itself is made up of 50 aldermen. As of the 2010 census, there were over 2,696,000± people residing within the City. Considering that as of the first census in 1840, Chicago's population numbered 4,470± residents, increases have been substantial - making Chicago the third largest city by population in the United States. The Greater Metropolitan Chicagoland Area (Eight Counties) has a population in excess of 8± million. It is the fourth largest metropolitan area in the country, encompassing 4,657± square miles. As a result, the Chicagoland Area is considered to have one of the biggest and most lucrative retail markets in the country.

The City of Chicago is divided into 77 community areas. These include Rogers Park, Lincoln Park, Logan Square, Hyde Park, Hegewisch, Bridgeport, Englewood, Beverly, Chicago Lawn, Avondale and Morgan Park to name but a few. Each community brings its own unique history, ethnic background and vintage architecture to the City as a whole. Many of these community areas were originally independent villages that were later annexed into the City. For example, in 1889, Chicago annexed the adjacent communities of Jefferson, Lake View, Lake and Hyde Park. Through these annexations alone, the City increased its size fourfold. Chicago has often been called a *City of Neighborhoods*. Within these community areas, individual neighborhoods such as Streeter-ville, Old Town, the Gold Coast, Wrigleyville, Printers Row, Pilsen, Little Italy, Chinatown, Ukrainian Village, etc. add a distinctive quality, lifestyle, economic base and housing often different from other areas of the City. There are approximately 40 landmark districts within Chicago, many of which are clustered in the booming rehab neighborhoods on the North and Northwest sides.

"Growth," in a sense, has always been one of Chicago's trademarks, not only in population but in construction and the planned development of the *Downtown Area*. This is enhanced by more than adequate transportation which has facilitated this development. In Chicago, there is a ready availability of transportation by sea, rail, air and truck. The ability to manufacture, market and easily transport goods and merchandise in and out of this Midwest City has, to a great extent, fostered Chicago's past and present growth pattern.

TERRENCE O'BRIEN & Co.

CITY OF CHICAGO DATA (cont'd)

Of primary importance, is the metropolitan area's almost *direct linkage to foreign trade*. Through the St. Lawrence Seaway (opened in 1959) to the Atlantic Ocean and the Mississippi Waterway Systems to the Gulf of Mexico, Chicago can have a wealth of goods and materials brought to her harbors and people. Chicago's *proximity* to both the St. Lawrence Seaway and the Mississippi River enables millions of tons of cargo to be carried in and out of the City by barges as well as freighters and ships. In addition, the Port of Chicago, with several international shipping lines servicing this area, handles ships bound for overseas.

With the exception of Texas, Illinois has more miles of railroad than any other state, and one has to merely travel in the *Chicagoland Area* for a few minutes to see how important a part the rails have played and are still playing. Operating approximately 50± percent of America's trackage, there are numerous trunk line railroads transporting goods locally and long distance. Millions of tons of goods are transported via rail every year to and from Chicago - more than any other manufacturing district in the country.

In addition, the commuter railroad system now under METRA (which includes the Chicago and North Western Railroad, Milwaukee Road, as well as other suburban rail lines) serves the north, south and west sides - transporting over 250,000± people daily to and from the suburbs. Within the City's boundaries, the Chicago Transit Authority, CTA, provides elevated and subway service along the major thoroughfares. Several close suburban communities are also served by the CTA "L" - these include Evanston, Skokie, Wilmette, Park Ridge, Rosemont, Oak Park, Forest Park, River Forest, Cicero and Berwyn. The CTA also runs rapid transit train service (35± minutes) between Chicago's downtown and O'Hare Airport and Midway Airport (20± minutes). An extensive network of buses is also provided by the CTA maintaining a full schedule (24-hour service), along major and some secondary thoroughfares within Chicago's limits.

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CITY OF CHICAGO DATA (cont'd)

While the railroads have played an important part in the past, today, air and vehicle travel for goods is more significant. O'Hare International Airport, annexed as part of the City and located northwest of Chicago's Loop, is the world's busiest airport. It accommodates in excess of 2,300± flights daily; this includes passenger and freight. In addition, over 60± million passengers annually commute through O'Hare's terminals. Its central location enables O'Hare to be an axis of air travel in the Midwest - originating and connecting air flights coast to coast and overseas. O'Hare has an international terminal to handle the overseas flights. There are a growing number of domestic and international carriers whose overseas flights now originate from O'Hare. In addition, major carriers, such as United Airlines, make O'Hare their home base of operations. This airport ships and receives more mail and freight than any other of the Nation's major airports. Located 20± minutes from Downtown Chicago, Midway Airport provides primarily domestic service, with over 8± million passengers annually.

Through such Interstate Tollroads as 80/90, helping to connect Chicago's metropolitan area from coast to coast, truckers can make available to Chicagoans a wide variety of national and foreign products to serve the 8± million consumers in the *Eight County Chicagoland Area*. At the present time, there are over 2,000± trucking and warehousing companies in the area operating more than 150,000± vehicles. In addition, there are numerous corporate and independent fleets. The City of Chicago is second only to the Dallas-Fort Worth area in truck registrations. This ready accessibility of varied merchandise for its populace is another factor for Chicago's popularity among its citizens.

Expressways and tollroads also play another important part in Chicagoland's urban and suburban travel. The Stevenson, Dan Ryan, and Kennedy Expressways, within the City limits, are toll free. The Kennedy Expressway accommodates over 270,000± vehicles daily which, for its size, makes it one of the busiest stretches of highway in the Nation. The Illinois Tollroad, Northwest Tollroad and Edens Expressway serve the suburban areas. These roads, in conjunction with other main arteries, expedite traffic flow to and from City boundaries during peak travel periods.

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CITY OF CHICAGO DATA (cont'd)

The "heart" of the City, the Loop, as previously mentioned, is "the center" not only for government, industry and commerce, but for all major businesses and financial institutions as well. In addition, along La Salle Street, many local, national and international financial firms have located their corporate headquarters.

Retail shopping, which includes large department stores, is available along State Street. Michigan Avenue, Oak and Wells Streets, as well as Lincoln Avenue, also have numerous exclusive stores, specialty shops, galleries and antique shops. In addition, Water Tower Place - known as 'the atrium mall' - on Michigan Avenue (Chicago's version of a suburban mall) has large department stores (Macy's), as well as restaurants, theatres, and other varied boutiques in a setting of glass, greenery and waterfalls. In addition, the 900 N. Michigan Building offers specialty retail outlets, upscale fashion stores and restaurants. Other malls within or adjacent to Chicago's borders include Evergreen Plaza (in adjacent Evergreen Park), one of Chicagoland's oldest malls (opened in 1952), anchored by Carson Pirie Scott & Co. and containing over 150+ stores; the Brickyard Mall, at Diversey and Narragansett Avenues, houses J. C. Penney and over 120+ fashion and retail shops.

At the present time, Chicago has the biggest grain and product futures markets, and through the Midwest Stock Exchange, Chicagoans can buy and sell over 500+ types of stocks and bonds. Grain futures, commodities and farm produce are bought and traded through the CME, which came about as a result of the merger between the Chicago Board of Trade and the Chicago Mercantile Exchange.

Chicago not only serves the business community but the educational community as well. There are 226+ colleges and universities in the area (this includes 91+ privately owned and 8+ City Colleges). The City Colleges of Chicago have branches in various locations. The system provides for a two-year associate arts degree as well as a myriad of computer and technical type programs. Major and leading universities located here include the University of Chicago, Northwestern and Loyola Universities as well as the Illinois Institute of Technology, DePaul University and the University of Illinois at Chicago. The University of Chicago is one of the more acclaimed educational institutions in the world. The school has produced 61 winners of Nobel Prizes

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CITY OF CHICAGO DATA (cont'd)

throughout its history. The City of Chicago maintains 510+ elementary and 65+ high schools within the City. In addition, the Archdiocese of Chicago helps support 200+ Catholic elementary and high schools. There are also numerous other private and religious elementary and high schools located within the City.

The City of Chicago has 25 police districts with 6 area headquarters. The Police Department employs over 12,000+ police officers (including 28+ mounted police). The Fire Department is divided into 6 districts; there are 24 Battalions and 112 station houses. In addition, the Fire Department maintains 1 fire boat and 2 helicopters. There is a total of 4,363+ firefighters employed with the City and an additional 534+ paramedics providing 911-medical services.

A "wealth" of cultural and recreational facilities are available to Chicagoans. Within the City's boundaries, Symphony Center and the Civic Opera House have national and foreign artists visiting weekly. There are numerous theatres located throughout the City including the Chicago Theatre; Goodman; Auditorium; Arie Crown and Merle Reskin Theatres. Appearances by the Chicago Symphony Orchestra, one of the finest orchestras in the world, at Ravinia in Highland Park (a northern suburb) and Symphony Center (in Chicago) offer *Chicagoland residents* a real choice of performances and selections. In addition, during the summer months, there are numerous free outdoor concerts throughout the City and particularly at Grant Park.

There are 560+ parks which encompass over 7,000+ acres available to all Chicago residents. This includes 32+ bathing beaches, tennis courts (700+ outdoor/6+ indoor), 6+ golf courses, numerous boat launching ramps and 8+ yacht harbors. Scattered throughout the metropolitan area, there are also numerous Forest Preserve Districts (operated by Cook County). These recreational areas provide open land for sports, as well as formal botanical gardens, arboretums, nature walks, conservation areas, picnic and athletic facilities. Also, on Michigan Avenue is the Millennium Park, a large tourist attraction.

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CITY OF CHICAGO DATA (cont'd)

The Museum of Science and Industry, the Field Museum of Natural History, the Shedd Aquarium and Oceanarium, the Adler Planetarium and the Art Institute offer various exhibits to both residents and tourists. Brookfield Zoo, located in a nearby suburb, and Lincoln Park Zoo, within City limits, compete with the museums as City attractions. Brookfield, one of the Nation's leading zoos, offers a view of the life style of various animals by placing them in many of their own natural environments. Chicago's Public Library and Cultural Center also hosts numerous year-round special events, including concerts and plays.

Its central location to the rest of the country makes Chicago ideally suited for conventions, trade shows and corporate meetings, holding over 29,000± last year alone. There are over 3.5± million people attending Chicago's conventions, trade shows and corporate sales meetings annually. Convention centers include McCormick Place East, McCormick Place North, Donnelley Hall, McCormick Place West, the Amphitheatre and, in adjoining suburbs, the Rosemont Exposition Center as well as the O'Hare International Trade and Exposition Center and the Arlington Park Exposition Center. Hosting National political conventions for both Democrats and Republicans, Chicago's desirability as a "meeting place" and convention headquarters stems primarily from its central location, as well as excellent hotel accommodations, varied and first class restaurants and the added amenities of its lakefront, theatres, museums and fine shopping districts.

The Central Business District of Chicago has accounted for the majority of the recent office construction boom. Chicago has some of the tallest buildings in the United States - the Willis Tower, formerly known as the Sears Tower, (1,454± feet). Additional notable high-rise buildings include the AON Building (1,136± feet); the John Hancock Center (1,127± feet); 311 S. Wacker Drive (970± feet) and Two Prudential Plaza (912± feet). In addition, Chicago has one of the tallest apartment buildings (Lake Point Tower).

Single family construction has increased over the past several years, and there has been an upsurge of apartment/condominium type structures. Chicago can offer its residents the best of both types of living. There are many fine suburban-like homes located northwest of the Downtown Area and many apartment buildings and condominiums directly located within or close to its business/industrial districts. There

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CITY OF CHICAGO DATA (cont'd)

is a renaissance taking place within the City in several older residential areas where townhouses, condominiums and brownstones are being renovated to provide "upscale" housing for Chicago's residents. In many cases, the renovations preserve the "architectural style" of the older buildings and neighborhoods while completely modernizing the interiors.

From 1980 to 1990 the City of Chicago's population decreased 7.37± percent. The 2000 census indicated a reverse in that trend and an increase of 4.03± percent. However, the 2010 census reversed the most recent trend and showed a population decrease of 6.92± percent.

Chicago's central location in the Midwest and Nation, in conjunction with the diversification of jobs available to its residents, the present excellent transportation facilities as well as the varied recreational amenities and tourist attractions, virtually assure the economic future and growth of the City as a whole.

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AREA DATA

The subject property is located approximately 20± miles northwest of Chicago's downtown "Loop" in an unincorporated area of Cook County, Illinois. Although the subject property is located in an unincorporated area, it is within close proximity of the Villages of Deerfield and Northbrook.

The general area in which the subject is located is developed with mixed uses. The subject property itself is located within the Brookside Shopping Center, which consists of a single story, multi-tenant, retail structure with an adjoining paved parking lot. Also, in the immediate vicinity of the subject immediately to the north of the Brookside Center is the Centrust Bank facility. Located immediately north of Centrust Bank is a single family residential development located in unincorporated Cook County. Also located immediately east of the Brookside Shopping Center is a residential development. Located immediately west of the Brookside Shopping Center is Waukegan Road. Located west of that is a commercial development consisting of a Red Roof Motel as well as a small strip, multi-tenant, shopping center. Also located on the west side of Waukegan Road is a medical office building and located north of the medical office building is a large shopping center. Immediately south of the subject and the Brookside Shopping Center is the Edens Spur, which provide access to the Tri State Tollway as well as the Edens Expressway. Located south of the Edens Spur is vacant land utilized by the Forest Preserve District of Cook County.

Public transportation for the subject area is considered fair. The Regional Transportation Authority (RTA) provides bus service along some of the main thoroughfares throughout the area. In addition, a rail commuter service is available in the downtown area of Deerfield as well as the downtown area of Northbrook. Commuting time to Chicago's "Loop" via public means of transportation takes approximately 45± minutes. Driving time to Chicago's "Loop" via any number of thoroughfares as well as the Edens Expressway takes approximately 45± minutes under favorable traffic conditions. Driving time to Chicago's O'Hare Airport takes approximately 30± minutes while driving time to Chicago's Midway takes approximately 1± hour under favorable traffic conditions.

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AREA DATA (cont'd)

Shopping is readily available along Waukegan Road, which is a well established retail/commercial strip. Located in the general vicinity of the subject are numerous convenience type stores including grocery marts, hardware stores, coffee shops, restaurants, automobile service stations, financial institutions, etc.

Public and private grammar schools and high schools are located in some of the surrounding communities. Churches of various denominations are also located in these abutting communities.

Medical facilities in the form of doctors' offices, dentist offices and clinics are located along some of the main thoroughfares including Waukegan Road, Lake Cook Road, etc. Hospitals servicing the subject area are located in the communities of Glenview and Highland Park.

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SUBJECT PROPERTY

As of the date of my inspection, June 11, 2016, the subject property was a vacant, irregular shaped parcel of land that contains 6,132± square feet. It should be noted that the subject property is located at the extreme southwest corner of the Brookside Shopping Center parking lot.

ABUTTING PROPERTIES

Immediately east of the subject property is a portion of the Brookside Shopping Center parking lot. Immediately west of the subject property is Waukegan Road, which is considered a primary thoroughfare in the subject area. It is paved with concrete curbs and gutters abutting same and travels two ways in a north/south direction. Immediately north of the subject property is a portion of the Brookside Shopping Center parking lot. Immediately south of the subject property is the Edens Spur, which connects the Tri State Tollway with the Edens Expressway.

The properties located immediately east of subject and immediately north of the subject, which consists of the Brookside Shopping Center parking lot, are zoned C-4, which is a General Commercial District. The properties located on the west side of Waukegan Road, along the northern portion of the Brookside Shopping Center, is zoned C-4, which is a General Commercial District. The property located immediately west of Waukegan Road and the Edens Spur is zoned I-1, which is a Restricted Industrial District.

PROPOSED MAP AMENDMENTS/VARIATIONS

The Applicant wishes to rezone the subject property from C-4, which is a General Commercial District to I-1, which is a Restricted Industrial District. In addition, the Applicant is seeking a Variation to increase the height of a proposed mono-pole Advertising Device from 40± feet to 52± feet. Also the Applicant is seeking a Variation to reduce the distance from the Forest Preserve land for an Advertising Device from 500± feet to 304± feet.

This Map Amendment and the two Variations are necessary in order to construct the proposed Advertising Device.

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CURRENT ZONING

The subject property is currently zoned by Cook County as C-4, which is a General Commercial District. Some of the permitted uses allowed under this zoning classification include retail businesses, service facilities, professional offices, hotels, motels, recreation and social facilities, public and governmental land and buildings, educational institutions, religious institutions, etc.

PROPOSED REZONING I-1

The Applicant wishes to obtain a Map Amendment to rezone the subject property from a C-4 to an I-1, which is a Restricted Industrial District. The Cook County Zoning Ordinance describes the I-1 Restricted Industrial District as "The I-1 Restricted Industrial District is intended to control the development of lands to be used by industrial firms that have high standards of performance and that locate in close proximity to residential and business uses without creating nuisances".

Some of the permitted uses allowed under the I-1 zoning district include wholesale and warehouse, retail business services, which includes signs as regulated by Article 12 of the zoning ordinance as well as Chapter 114-Signs, which allows for the construction and utilization of a property zoned I-1 for Advertising Devices such as billboard and off premise outdoor advertising signs.

MAP AMENDMENT STANDARDS

The *Map Amendment Standards* are:

- 1) Uses of surrounding property.

The proposed Map Amendment for the utilization of the subject property for an outdoor Advertising Device at the subject location is compatible with surrounding land uses. As previously mentioned, the location of the subject fronts on Waukegan Road as well as the Edens Spur. The majority of land uses located in the

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MAP AMENDMENT STANDARDS (cont'd)

1) (cont'd)

immediate vicinity of the subject as well as along Waukegan Road are zoned for commercial and industrial purposes. The current land uses in the same area conform to the current zoning classification stated herein.

2) Zoning classifications for surrounding property.

The zoning classifications for the surrounding properties are primarily commercial and industrial in nature. The current zoning of the subject property is C-4, which is a General Commercial District. The properties located south of the Edens Spur, as well as portions of the west side of Waukegan Road and west of the Edens Spur, are zoned I-1, which is Restricted Industrial District. The properties located on the west side of Waukegan Road, just north of the subject, are all zoned C-4, which is a General Commercial District.

3) Suitability of the subject property for the use permitted under the existing zoning classification.

Under the current zoning classification, Advertising Devices for billboard and off premises outdoor advertising signs are not permitted. However, under the I-1 zoning district, this type of use is permitted. Advertising Devices such as billboards must be located in areas with high traffic volumes. The average daily traffic on Waukegan Road is approximately 25,000± vehicles. The average daily traffic on the Edens Spur is approximately 54,000± vehicles. The average daily traffic for the off ramp of the Edens Spur at Waukegan Road is approximately 4,600± and the on ramp for the Edens Spur at Waukegan Road is approximately 3,500±. Given these circumstances, the suitability of the subject property for the use permitted under the existing zoning classification is not practical in recognition of the average daily traffic volumes on the abutting roadway system.

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MAP AMENDMENT STANDARDS (cont'd)

- 4) Trend of development in the area.

The trend of development in the area is consistent with the current zoning classifications. That is the area located along Waukegan Road as primarily commercial and industrial in nature and this trend is expected to continue in the foreseeable future.

- 5) Length of time the property has been vacant as zoned considered in the context of land development in the surrounding area.

Currently the subject property is utilized in part for automobile parking with regard to the Brookside Shopping Center. In the event the Map Amendment/Variation was granted, there would be no loss of automobile parking within the existing Brookside Shopping Center. Furthermore, it is important to note that currently there are two on premises advertising billboards for the existing shopping center.

- 6) Extent to which property values are diminished by particular zoning restrictions.

The subject property which is located in an existing parking lot contains 6,132± square feet. It is my professional opinion that there is no need and/or demand for this property other than an Advertising Device such as a billboard. Thus, I have concluded that the subject's value under the current zoning classification has a nominal value of \$1.00±.

For purposes of estimating the Market Value of the subject in the event the Map Amendment and Variations were granted, the subject could generate a substantial amount of rental income. My client would not indicate the proposed rental value of the subject since it is confidential information. However, my client indicated that sign locations such as the subject usually generate \$3,000± to \$5,000± per month or an average monthly rent of \$4,000±. My client further indicated that leases usually are for a period of 10 to 20± years and I have used an average of 15± years.

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MAP AMENDMENT STANDARDS (cont'd)

6) (cont'd)

Based upon my knowledge of the real estate market and taking into consideration Price Waterhouse Cooper Real Estate Investment Survey, I have concluded that the proper discount rate for the subject rental income is 6.5± percent per year. Assuming the rent is payable at the beginning of each month for a 15± year period, the discount factor for the subject is 115.4182. Thus, the value of the subject property during the term of the lease is equivalent to $\$4,000\pm \times 115.4182 = \$461,673\pm$ rounded to \$460,000.

7) Need in the community for the proposed use.

Given the location of the subject property and the traffic volumes along Waukegan Road and the Eden Spur, the proposed Map Amendment and Variations fulfill a need to inform people of various services and products which the proposed Advertising Device for an off premise billboard sign fulfills a need for the community and vehicles using the abutting roadways.

8) Consistency with the Cook County Comprehensive Land Use and Policies Plan.

The proposed Map Amendment and Variations do not conform with the current Cook County Comprehensive Land Use and Policies Plan. However, it should be noted there are many instances throughout Cook County where current land uses do not comply. Furthermore in recognition of the substantial traffic volumes located on Waukegan Road and the Edens Spur, I am of the opinion that the proposed use is compatible and harmonious with surrounding land uses.

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STANDARDS FOR VARIATIONS

The Zoning Board of Appeals shall not recommend to the Board of Commissioners that it grant or deny a Variance unless the Zoning Board of Appeals first makes written findings of fact on each of the following standards based upon the evidence presented.

- 1) Physical surroundings, shape, topographical conditions of the property would result in the hardship upon the owner as distinguished from a mere inconvenience if the provisions of this ordinance were followed.

With regard to the physical surroundings as previously mentioned, the subject property is located in the parking lot utilized in conjunction with the Brookside Shopping Center. Also, immediately to the south of the subject is the Eden Spur and located immediately west is Waukegan Road which both have extremely high average daily traffic volumes. With regard to the shape of the subject, it is highly irregular. It contains 6,132± square feet. With regard to the topographical conditions, the subject is a relatively level parcel of land; however, it should be noted that the Edens Spur is located approximately 25± feet below grade with the subject. It is my professional opinion that the property would result in a hardship upon the owner as distinguished from a mere inconvenience if the provisions of this ordinance were followed and the Variations were not granted.

- 2) Conditions which are unique to the property exist and are not applicable to other properties within the same zoning classification.

It is important to note that the subject property is unique. It has exposure and/or frontage on both the Edens Spur and Waukegan Road. The average daily traffic volume on these public right-of-ways is substantial and warrants the location of an Advertising Device and/or billboard at this location. The request for a Variation to increase the height of the sign from 40± feet to 52± feet is necessary given the fact that the Edens Spur is approximately 25± feet below grade with the subject property. The Variation requesting the location of an Advertising Device and/or billboard within 304± feet of the Forest Preserve

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STANDARDS FOR VARIATIONS (cont'd)

2) (cont'd)

District rather than the required 500± feet will have no adverse impact upon the Forest Preserve land in the subject area.

3) The Variation sought is not based exclusively upon the desire to make the property more profitable.

The Variations are not based exclusively upon the desire to make the property more profitable. The purpose of the Variations is to allow the construction of an Advertising Device and/or billboard. This billboard will fulfill a need to inform people of various products and services available.

4) Hardship or alleged difficulty is caused by this ordinance and not any person presently having an interest in the property.

The hardship is a result of the fact that an Advertising Device and/or billboard is not allowed under the existing zoning classification. In recognition of the fact that the subject fronts on two primary thoroughfares, which includes the Edens Spur and Waukegan Road, it is an ideal site for the proposed use.

5) Variations will not be detrimental to the public welfare or injurious to other properties in the neighborhood.

It is my professional opinion that in the event the Map Amendment and Variations were granted, they would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. As previously mentioned, Waukegan Road is primarily commercial and business in nature. There are numerous outdoor advertising signs located along Waukegan Road. In fact, there are two outdoor advertising signs for the Brookside Shopping Center along Waukegan Road. Furthermore, I would point out that I am aware of at least three other Advertising Devices and/or billboards located along the southwest side of the Edens Spur that are less than 500± feet from the adjoining Forest Preserve land.

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STANDARDS FOR VARIATIONS (cont'd)

- 6) Variation will not impair an adequate supply of light and air to adjacent properties, substantially increase congestions in the public streets, increase the danger of fire, cause increased flooding risk to adjacent properties, endanger public safety or substantially diminish or impair property values within adjacent neighborhoods.

Given the proposed size and height of the proposed Advertising Device and/or billboard, it will not impair an adequate supply of light and air to adjacent properties. The proposed Advertising Device and/or billboard will have no impact upon congestions in the public streets. It will have no increase of danger of fire. It will not cause any increase flooding risk to adjacent property owners and will not endanger public safety. With regard to the possibility of impairing property values within the adjacent neighborhood, it is my professional opinion that the proposed Advertising Device and/or billboard will have no impact upon property values. As previously mentioned and noted, Waukegan Road is primarily a commercial/retail area and there are numerous billboards located in this area. Furthermore, it is important to note that there are several billboards located along Waukegan Road utilized in conjunction with the Brookside Shopping Center. Finally, it is important to note that the location of the proposed Advertising Device and/or billboard abuts Waukegan Road and the Edens Spur. Its location is far removed from any less intensive uses such as residential.

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CONCLUSIONS/BENEFITS

The proposed Map Amendment/Variations, if granted, will:

- 1) fulfill a need;
- 2) put to a higher and better use the subject property;
- 3) provide employment opportunities during construction;
and
- 4) be harmonious and compatible with surrounding land uses and will not have an adverse impact upon the use and enjoyment of other properties in the subject area and will have no adverse impact upon property values in the subject area.

Sincerely,

TERRENCE M. O'BRIEN, MAI
GENERAL CERTIFIED APPRAISER
CERTIFICATE NUMBER 153-000100

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ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to this analysis and/or report unless noted elsewhere within this appraisal and/or preliminary study.

The legal description(s), if cited herein, is assumed to be correct, and no guarantee is made as to the accuracy of same.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to the title, which is assumed by the appraiser(s) to be good and marketable.

The property, if appraised, is assumed to be free and clear of mortgage indebtedness, assessments, or liens of any sort other than current real estate taxes.

If a survey(s) of the property has been furnished the appraiser(s), it is assumed to be correct, and no guarantee is made as to the accuracy of same.

The possibility exists that the final conclusion(s) as to value could be different in those instances where one or more approaches (Cost, Sales Comparison and Income Capitalization) are not utilized.

Any drawing, diagram and/or sketch included in this analysis and/or report is to serve only as a visual aid, and no guarantee is made as to the accuracy of same.

To the best of the appraiser's(s') knowledge and belief, the statements and opinions contained in this analysis and/or report are supportable. The factual data has been compiled by the appraiser(s) from sources deemed reliable, and no guarantee is made as to the accuracy of same.

Disclosure of the contents of this analysis and/or report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this analysis and/or report (especially any conclusions as to value(s), the identity of the ap-

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ASSUMPTIONS AND LIMITING CONDITIONS (cont'd)

praiser(s) or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

The appraiser(s) is not required to give testimony and/or to appear in court by reason of this assignment without the prior written consent and approval of the undersigned.

The appraiser(s) has made a diligent effort to obtain the financing data on all comparable sales cited herein. Where such information was available, an explanation was included; where such information was unavailable, reliance on that particular sale was limited.

Any estimate(s) of value contained in this analysis and/or report is under the proposed or existing program of utilization described herein.

The appraiser(s) assumes that the property has no "wetlands", adverse soil conditions, and/or structural defects which would render it more or less valuable.

The appraiser(s) assumes that any/all mechanical equipment located on the property is operable and in good working condition.

The appraiser's(s') conclusion(s) in this analysis and/or report is based upon the assumption that no potentially hazardous and/or toxic materials are present, or were used, in the maintenance and/or construction of the property that would render it more or less valuable.

With regards to the Americans with Disabilities Act (ADA), we have not made nor have we been supplied a specific compliance survey and analysis of the property that is the subject of this appraisal to determine whether or not it is in conformity with the requirements of the ADA. Furthermore, we are not experts in this area; thus, we did not consider possible non-compliance with this requirement in rendering our opinion as to the Market Value of the subject property.

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CERTIFICATE

1. Terrence O'Brien & Co. and the signatories have no present or contemplated future interest in the real estate that is the subject of this report.

2. Terrence O'Brien & Co. and the signatories have no personal interest or bias with respect to the subject matter of this report or to the parties involved.

3. To the best of Terrence O'Brien & Co. and the signatories' knowledge and belief, the statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

4. This report sets forth all of the limiting conditions affecting the analyses, opinions and conclusions contained herein.

5. This report has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice.

6. No one other than those whose names appear have inspected the property, prepared the analyses, conclusions and opinions concerning real estate that are set forth in this report. Terrence M. O'Brien personally inspected the subject property.

7. Neither the employment to prepare this report, nor the compensation received, is contingent on the conclusions arrived at herein.

8. The use of this report is subject to the requirements of the Appraisal Institute and State of Illinois relating to review by their duly authorized representatives.

9. As of the date of this report, I, Terrence M. O'Brien, have completed the requirements under the continuing education program of the Appraisal Institute and the State of Illinois.

10. Within the preceding 3+ years, Terrence O'Brien & Co. has not provided any appraisal or other services for the property which is the subject of this report.

Terrence O'Brien & Co.

Terrence M O'Brien
TERRENCE M. O'BRIEN, MAI
GENERAL CERTIFIED APPRAISER
CERTIFICATE NUMBER 553-000100
ILLINOIS LICENSE EXPIRES 9/30/17

TERRENCE O'BRIEN & Co.

QUALIFICATIONS OF

TERRENCE M. O'BRIEN, MAI

GENERAL EDUCATION

Mount Carmel High School, Chicago, Illinois
Marquette University, Milwaukee, Wisconsin
(Bachelor of Science in Business Administration)

PROFESSIONAL ORGANIZATIONS

MAI - Member of the Appraisal Institute
Certificate No. 5663
G.R.I. - Graduate Realtors Institute
C.P.M. - Certified Property Manager
General Certified Appraiser
by the State of Illinois - Certificate Number 553-000100
Illinois License Expires 9/30/17

Appointed by the Governor to the Illinois Real Estate Appraisal Committee; elected and served as Chairman of this committee for two years. Resigned in 1995 after 5 years service.

CONTINUING EDUCATION

The Appraisal Institute conducts a program of continuing professional education for its designated members. MAI members who meet the minimum standards of this program are awarded periodic educational credits.

As of the date of this report, I, Terrence M. O'Brien, have completed the requirements under the continuing education program of the Appraisal Institute and the State of Illinois.

EXPERIENCE

Appraised a large number of various types of real estate throughout Chicago and its metropolitan area with an aggregate value well in excess of one hundred billion dollars. Experience includes the appraisal of fee, leasehold and partial interest as well as equity investment analysis, feasibility, market and highest and best use studies. Qualified and extensively used as an expert witness in numerous courts of law as well as before several municipal zoning boards.

OFFICE LOCATION

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TELEPHONE - (847) 729-1310 FAX: (847) 729-8103

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QUALIFICATIONS OF TERRENCE M. O'BRIEN, MAI (cont'd)

<u>REAL ESTATE TRAINING</u>	<u>COURSE</u>	<u>SPONSORING INSTITUTION</u>
Basic Principles	I	Illinois Realtors Inst.
Principles	II	Illinois Realtors Inst.
Principles	III	Illinois Realtors Inst.
Practical Methods for Successful Property Management	I	Institute of Real Estate Management
Analysis and Management of Investment Property	II	Institute of Real Estate Management
Land Planning and Development	N/A	Chicago Real Estate Board

REAL ESTATE APPRAISING

Theories and Principles	I	Appraisal Institute
Appraisal Problems	II	Appraisal Institute
Condemnation	IV	Appraisal Institute
Investment Analysis	VI	Appraisal Institute
Industrial Properties	VII	Appraisal Institute
Standards of Professional Practice	A&B	Appraisal Institute

In addition to those cited above, I have taken numerous other courses offered and sponsored by the Appraisal Institute.

REPRESENTATIVE LIST OF TYPES OF PROPERTY APPRAISED

Airports	Mobile Home Parks
Apartments	Motels
Automobile Showrooms	Nursing Homes
Condominiums	Office Buildings
Co-operative Apartments	Office Complexes
Eleemosynary Property	Outlet Malls
Funeral Homes	Religious Institutions
Garages	Churches, Housing and Educational
Hotels	Residences
Hospitals	Restaurants
Industrial Factories/ Light Manufacturing and Heavy Industrial	Retail Stores
Land	Schools, Elementary, High School, University and Technical Colleges
Farms	Service Stations
Commercial	Shopping/Discount Centers
Industrial	Special Purpose Property
Residential	Storage Facilities
Landfill Sites	Supermarkets
Loft Buildings	Tank Farms
Medical Emergency Centers	

TERRENCE O'BRIEN & Co.

QUALIFICATIONS OF TERRENCE M. O'BRIEN, MAI (cont'd)

REPRESENTATIVE LIST OF CLIENTS

GOVERNMENTAL BODIES

City of Highland Park
Chicago Board of Education
Chicago Dept. of Planning,
City and Community Develop.
Chicago Park District
Chicago Public Building Com.
Cook County Forest
Preserve District
Cook County Highway Department
DuPage Airport Authority
Glenview Park District
Illinois Department
of Insurance
Illinois Department
of Transportation
Illinois Medical Commission
Mount Prospect Park District
Northbrook Park District
Solid Waste Agency of
Northern Cook County
Village of Glenview
Village of Hodgkins

FINANCIAL INSTITUTIONS

Amalgamated Trust & Savings
American National Bank &
Trust Company of Chicago
Bell Federal Savings & Loan
Cole Taylor Bank
Continental Bank
Devon Bank
Exchange National Bank
of Chicago
Forest Park National Bank
Glenview State Bank
Harris Bank
Home Savings Bank of Upstate
New York, Albany, New York
Homewood Federal
Hyde Park Bank & Trust Company
Northern Trust Bank

REAL ESTATE ORGANIZATIONS

Balcor Company
Bradford Companies
Burnham Companies
Catellus Development Corp.
Continental Mortgage Investors
Fleetwood Realty Company
Golub & Company
Habitat Company
Hamilton Partners
Hines Interests Ltd. Partnership
Homart Development Company
Independence Mortgage Trust
of California
Inland Real Estate Corporation
JMB Properties Urban Company
John Buck Company
LaSalle Partners
Lexington Development Companies
Lincoln Property Company
Miglin-Beitler Developments
Oxford Properties, Inc.
Pacific Realty Corporation
Piedmont Realty Advisers
Premisys Real Estate Services
Prudential Property Co. Inc.
Shuwa Management Corporation
Stein & Company
Tishman/Speyer Properties.
Tucker Development Co.
Walsh Higgins & Co.

TERRENCE O'BRIEN & Co.

QUALIFICATIONS OF TERRENCE M.O'BRIEN, MAI (cont'd)

REPRESENTATIVE LIST OF CLIENTS (cont'd)

BUSINESS, CORPORATE AND OTHERS

A.B. Dick Company	Home Depot
Allied Van Lines	Hyatt Hotel Corporation
Allis Chalmers, Inc.	Inland/Ryerson Steel Co.
Amoco Corporation	Jewel Food Stores
Amvets, Inc.	Keebler Company
Anheuser-Busch, Inc.	Lutheran General Hospital
Bally Manufacturing Corp./	Maryland Cup Corporation
Bally's Chicago Health Clubs	Matsushita Electric Corporation
CPC International, Inc.	of America
Catholic Archdiocese	Moody Bible Institute
of Chicago	Motel 6 Corporation
Chicago Motor Club	Northern Illinois Gas Company
Chicago Title & Trust Co.	Northwestern Mutual Life
Ciba-Geigy Corporation	Insurance Company
Colt Industries	Paddock Publications
Dominick's Food Stores	Reliance Life Insurance Company
Eastman Kodak Corporation	Rush-Presbyterian Hospital
Elek-Tek, Inc.	Schering Plough
Embassy Suites	Sears Roebuck Corporation
Federal Life Insurance Co.	Spiegel, Inc.
Ford Motor Company	Standard Brands, Inc.
General Cinema Company	Target Stores
General Electric Corporation	Teachers Insurance & Annuity
General Motors	Tootsie Roll Industries
Acceptance Corporation	Union Carbide Corporation
General Telephone	United Insurance Company
and Electric Company	of America
Greyhound Corporation	University of Chicago
Guest Quarters Hotels	University of Illinois-Chicago
Harcourt, Brace &	Vantage Companies
Jovanovich, Inc.	Walgreen's Inc.
Holiday Inns, Inc.	Westin Hotels

March 25, 2016

Christopher Lupo
Real Estate Development Group
500 N. Michigan Avenue
Suite 2200
Chicago, Illinois 60611



Dear Mr. Lupo:

Strategy Planning Associates was retained to evaluate the fiscal and economic impact of the rezoning of a portion of the Brookside shopping center to allow and construction of an off premise billboard sign in unincorporated Cook County.

The requested study is attached.

The Summary findings are:

- The land use is set as the shopping center is built out and operating. The requested action makes no physical changes aside from adding the off premise billboard sign. No other changes to the underlying approvals for the center are under consideration.
- The construction and operation of the off premise billboard sign will further maximize the economic potential of this excellent site.
- The addition of the billboard sign increases economic activity on the site.
- No negative fiscal impact was identified on or off site.
- The fiscal and economic impacts of the site being rezoned, the proposed off premise sign construction and the overall shopping center are and will remain very positive.

Sincerely,

STRATEGY PLANNING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Steven J. Hovany".

Steven J. Hovany, AICP
President

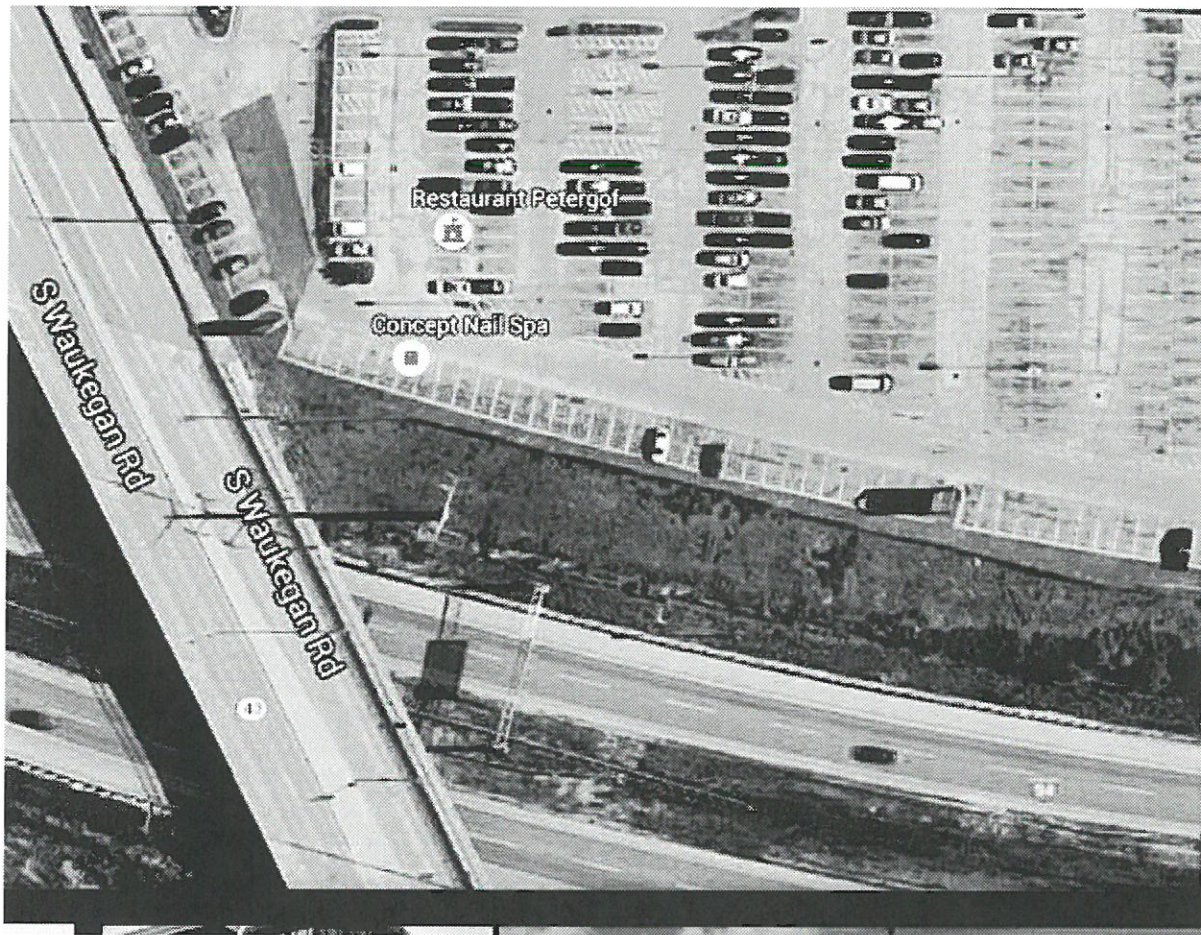
CC: Nicholas Ftikas

1.0 INTRODUCTION

Strategy Planning Associates, has been retained by The Lamar Companies to evaluate the fiscal and economic impact to the taxing jurisdictions of unincorporated Cook County, IL from the rezoning of a portion of the existing shopping center. The proposed rezoning and subsequent sign construction are located on a portion of the existing Brookside shopping center. See Map 1 and Map 2.

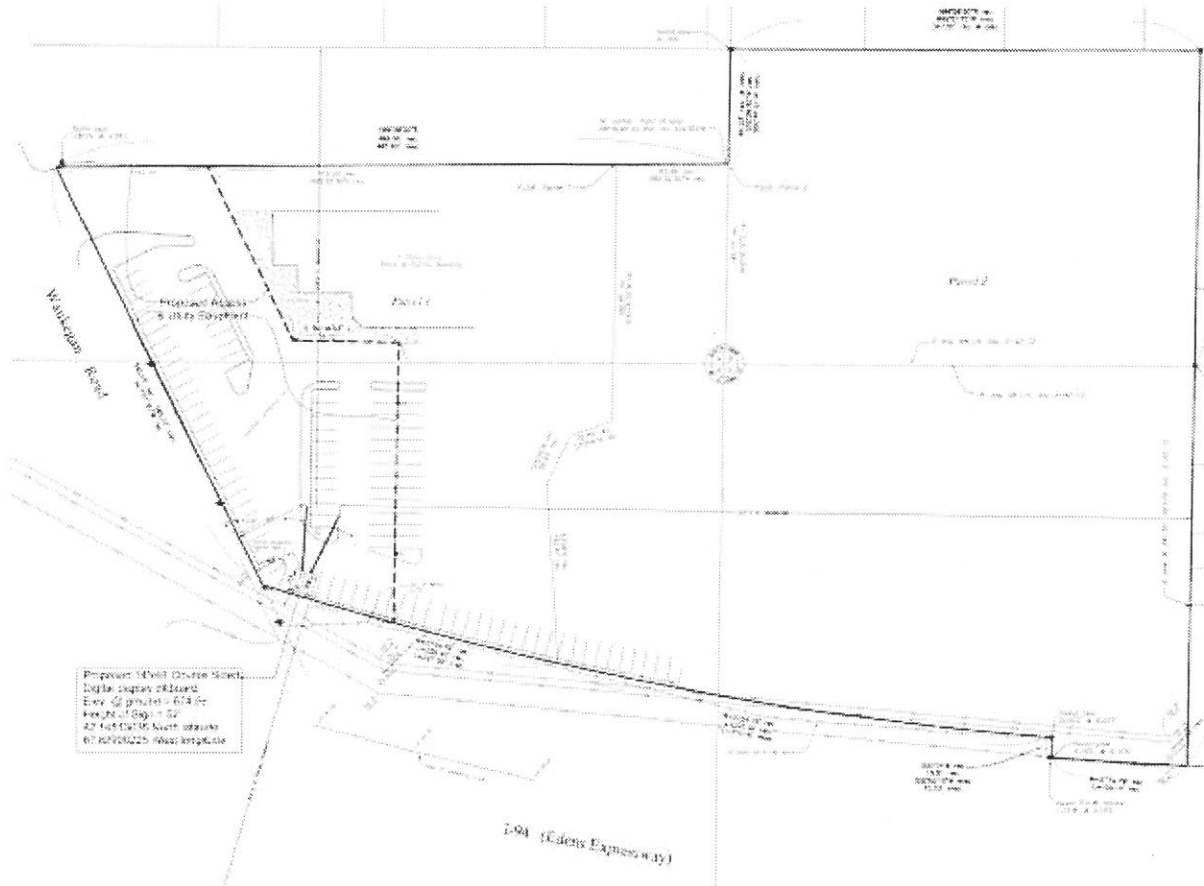
Map 1.

Site Location



Map 2.

Site Plan, Survey of Shopping Center Showing Sign Location



1.1 Purpose of the Study

The primary purpose of this study is to demonstrate the fiscal and economic impact that results from the rezoning and new development to the taxing jurisdictions. All future dollar figures are in present dollar values. We make no allowance for the effects of inflation, increased sales, the appreciation of assessed values, or the increased tax revenues due to those higher assessed values. These adjustments would call for speculation and therefore would be debatable and distort the real objective of the study.

The study is not a budget-forecasting document or development plan. Simply, our findings are intended to help guide policy decisions.

1.2 Occupancy Schedule

The study anticipates construction and occupancy of the sign in late 2016.

2.0 REVENUE IMPACT TO THE TAXING JURISDICTIONS IN UNINCORPORATED COOK COUNTY

The revenues estimated in this study reflect recurring annual revenues related to the new development. We project the fiscal impact on the taxing jurisdictions as a whole, and not to specific departments.

We are not including revenues from building permits or other non-recurring fees in our revenue projections. We assume in this study that building permit fees, inspection fees, and any one-time plat review fees are structured to meet costs of inspection services and planning staff services. Similarly, in this study we exclude revenues related to proprietary operations (for example, those related to water and sewer services). We assume any applicable up-front charges such as tap-on fees and user consumption fees are structured to meet costs of these services.

2.1 Rezoning Assumptions

The rezoning application would rezone a small portion of an existing shopping center to allow the construction of an off premise billboard sign. Using common zoning practices we make the following assumptions:

- The shopping center is built out and the land use is set. With the exception of the new billboard sign, no changes in the existing land use are anticipated by these actions;
- The sign will be built in the grassy edge of the center site and will not effect the shopping center compliance with development codes. Assume it would not put the present or planned center under code;
- The I district zoning will introduce a whole range of allowed uses and regulations. Assume the rezoning petition will discount all that is new with the exception of allowing the sign. The shopping center is controlled by an approved site plan which would not be changed with the exception of the construction of the off premise billboard sign. Given the size of the area being rezoned around the sign these possible additional uses would have zero impact on the property
- The rezoning would create a new zoning lot for the I district. Assume that this has no fiscal effect on anything.

2.2 Property Tax Assumptions

Following standard practise we make the following assumption:

-- While a small portion of the center is being rezoned, the shopping center, except for the added off premise sign, is unchanged. The EAV and subsequent property tax will be unchanged with the exception of the added off premise sign.

2.3 Assorted Revenue

- The sign rental will bring revenue to the center;
- The billboard construction pays a sign permit fee which covers construction related inspection and administering fees. The \$945.00 annual inspection fee, and \$147.00 annual registration fee cover subsequent costs to Cook County.

2.4 Property Tax Revenue

The shopping center site contains 4 tax parcels. See Map 3. These parcels now pay \$600,971. in property tax. The assessed value is \$2,691,870. Applying the Cook County multiplier of 2.7253 results in an equalized assessed valuation of \$7,336,154. Applying the 2014 property tax rate of \$8.188 per \$100 in EAV results in \$600,971. in property tax. See Table 1. Rental Income from the sign to the property owner helps to pay these taxes.

Map 3.

Tax Parcels

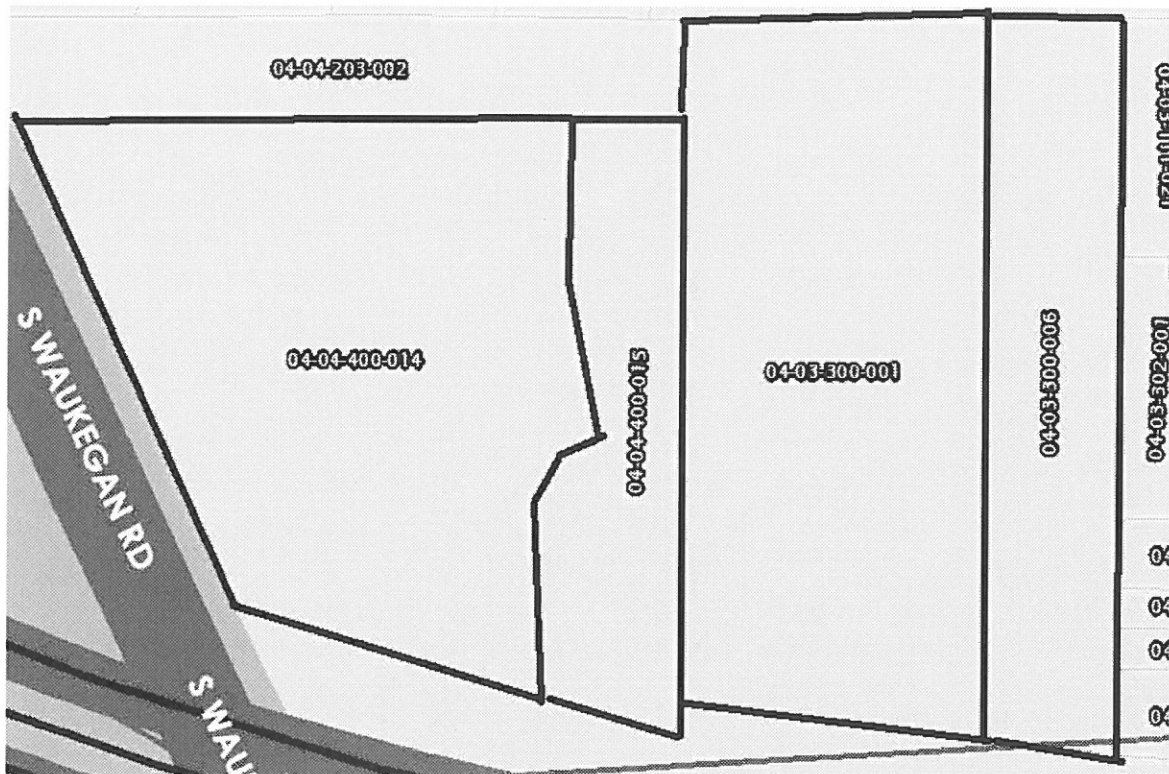


TABLE 1. Tax Parcels

<u>Tax ID</u>	<u>Total 2014 Property Tax</u>	<u>Assessed Value</u>	<u>EAV</u>
04-03-300-006*	\$92,325	\$413,739	\$1,127,563
04-03-300-001	\$214,154	\$958,410	\$2,611,955
04-04-400-014	\$208,147	\$932,779	\$2,542,103
04-04-400-015	\$86,345	\$386,942	\$1,054,533
Total	\$600,971	\$2,691,870	\$7,336,154

Source 2014 Tax bills

* Lot 04-03-300-006 only, pays a small tax to Union Drainage District 1. To simplify the presentation, we left this payment out for this analysis.

2.4.1 Other Income

- The sign permit fee pays for administration and inspection costs of Cook County for the construction of the sign. The \$945.00 annual inspection fee, and \$147.00 annual registration fee covers ongoing Cook County costs.
- The shopping center will receive significant advertising revenue from the sign. The billboard sign is in a prime location and would be well received by advertisers. The revenues will enhance the economics and viability of the shopping center and from an economic development perspective will enhance the economic and fiscal benefits of the site.
- As all revenue, the sign leasing revenue will pay assorted taxes which are beyond the scope of this study.

TABLE 2. Property Tax Distribution

Taxing Jurisdiction	Tax Rate*	2014 EAV	Tax After Rezoning
	2014 rates	Extension**	Extension***
Cook County Forest Preserve District	0.0690	\$5,062	\$5,062
Consolidated Elections	0.0000	\$0	\$0
County of Cook	0.2960	\$21,715	\$21,715
Cook County Public Safety	0.2410	\$17,680	\$17,680
Cook County Health Facilities	0.0310	\$2,274	\$2,274
Northfield Twp Spec Police District	0.0090	\$660	\$660
Road and Bridge Northfield	0.0540	\$3,962	\$3,962
General Assistance Northfield	0.0070	\$514	\$514
Town of Northfield	0.0320	\$2,348	\$2,348
Oakton College District	0.2580	\$18,927	\$18,927
Glenbrook HS District 225	2.3670	\$173,647	\$173,647
Northbrook Elementary SD 28	3.0090	\$220,745	\$220,745
North Shore Mosquito Abate District	0.0110	\$807	\$807
Metro Water Reclamation District	0.4300	\$31,545	\$31,545
Glenbrook Sanitary District	0.0370	\$2,714	\$2,714
Northbrook Rural Fire District	0.8000	\$58,689	\$58,689
Northbrook Park District	0.5370	\$39,395	\$39,395
TOTAL	8.1880	\$600,684	\$600,684

* 2014 individual tax rates

** Present site tax with taxable value (EAV) of \$7,336,154

*** Property tax after rezoning for sign

2.5 Fiscal Impact to Taxing Jurisdictions

There are 17 taxing jurisdictions on the site being rezoned, as well as the whole shopping center site.

- Northshore Mosquito Abatement District, Metro Reclamation District, Glenbrook Sanitary District, and Northbrook Park District are in a very strong fiscal position essentially providing the same services to the site before and after. The rezoning and sign construction will not lessen their positive fiscal impact.
- Northbrook Rural Fire District may have some minor costs to service the sign but not enough to effect their very strong fiscal impact position.
- Oakton College District, Glenbrook High School District 225 and Northbrook School District 28 provide no services to the site or the new construction enjoying a very positive fiscal position which will not be changed.
- Northfield Township Special Police District provides some services for the rezoned site and the new sign but not enough to change the very positive fiscal position of the district.
- Road and Bridge, General Assistance Northfield, and Town of Northfield enjoy a very positive fiscal position and will provide no new services, leaving the positive fiscal position in place.
- Cook County Forest Preserve District, Consolidated Elections, Cook County Public Safety, Cook County Health Facilities provide no services to the site, before or after and will continue to enjoy a very positive fiscal impact position.
- Cook County is in a positive fiscal position but will provide services. The construction, administrative and inspection costs are covered by the permit fee and continuing costs are covered by the \$945.00 annual inspection fee, and \$147.00 annual registration fee.
- No negative impacts on or off site from the rezoning were identified.

2.6 Economic Development Benefits

- The construction and operation of the billboard sign will further maximize the economic potential of this excellent site.
- The addition of the billboard sign increases economic activity on the site.

3.0 SUMMARY

- The land use is set as the shopping center is built out and operating. The requested action makes no physical changes aside from adding the off premise billboard sign. No other changes to the underlying approvals for the center are under consideration.
- The partial rezoning and sign construction have virtually no impact on the very positive fiscal impact position of the shopping center site.
- There is a positive economic impact by maximizing economic activity on the site, the provision of revenue to the center and by the creation of addition commercial construction in the township.
- No negative fiscal impact was identified on or off site.
- The fiscal impact of the partially rezoned shopping center site and the proposed off premise billboard sign construction are very positive and will remain so.

Regards

Dennis

O) 773-365-8701

C) 312-315-0083

WE HAVE MOVED

PLEASE NOTE OUR NEW ADDRESS

KLLM, INC.

Dennis M. Kulak, NCARB

2357 N. Damen Ave.

Chicago, IL. 60647

MEMORANDUM TO: Chris Lupo
Lamar Companies

FROM: Nicholas J. Butler
Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: March 17, 2016

SUBJECT: Preliminary Traffic Evaluation
Proposed Billboard Advertising Sign
Unincorporated Cook County, Illinois

This memorandum summarizes the results of a preliminary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed billboard advertising sign to be located in unincorporated Cook County, Illinois. The billboard sign is proposed to be double sided with at least one side providing a digital sign and the other side providing either a digital or static sign. The billboard sign is to be located in the southwest corner of the Brookside Plaza shopping center which is located in the northeast quadrant of the I-94 and Waukegan Road interchange. Access to the billboard sign will be provided via the existing shopping center parking lot.

Projected Trip Generation

The estimate of the traffic that will be generated by the proposed billboard sign was based on the predicted maintenance of the digital billboard sign and the frequency that a static billboard sign will be changed. According to Lamar Companies, the digital billboard sign will be serviced for maintenance once every couple months which will generate one trip about every three or four months. The static billboard sign will be changed, at a maximum, once every month which will therefore generate an additional trip per month. As such, it can be seen that the billboard sign will generate a very limited volume of traffic.

Access to the Billboard Sign

Access to the billboard sign is to be provided via the shopping center parking lot. The shopping center currently has a single access drive on Waukegan Road opposite the I-94 on-ramp that is under traffic signal control. This access drive has two inbound lanes and two outbound lanes with the outbound lanes striped to provide a separate left-turn lane and a separate right-turn lane. In addition, a separate left-turn lane is provided on Waukegan Road serving the access drive. The existing access drive will be sufficient to accommodate the very limited additional traffic to be generated by the maintenance and service associated with the billboard sign.

Conclusion

Based on the preceding evaluation, the following conclusions are made:

- The proposed billboard sign will generate a very limited volume of traffic. It is estimated that it will generate approximately one trip per month in the event one side of the billboard sign is static along with a single trip every few months for the maintenance of the digital billboard sign.
- The existing signalized access drive on Waukegan Road serving the shopping center will be more than sufficient to accommodate the limited additional traffic to be generated by the billboard sign.

Brookside Plaza

Northeast Corner Waukegan Rd/I-94



Google earth

© 2014 Google



5.83 ft

Brookside Plaza

Northeast Corner Waukegan Rd/I-94



Google earth

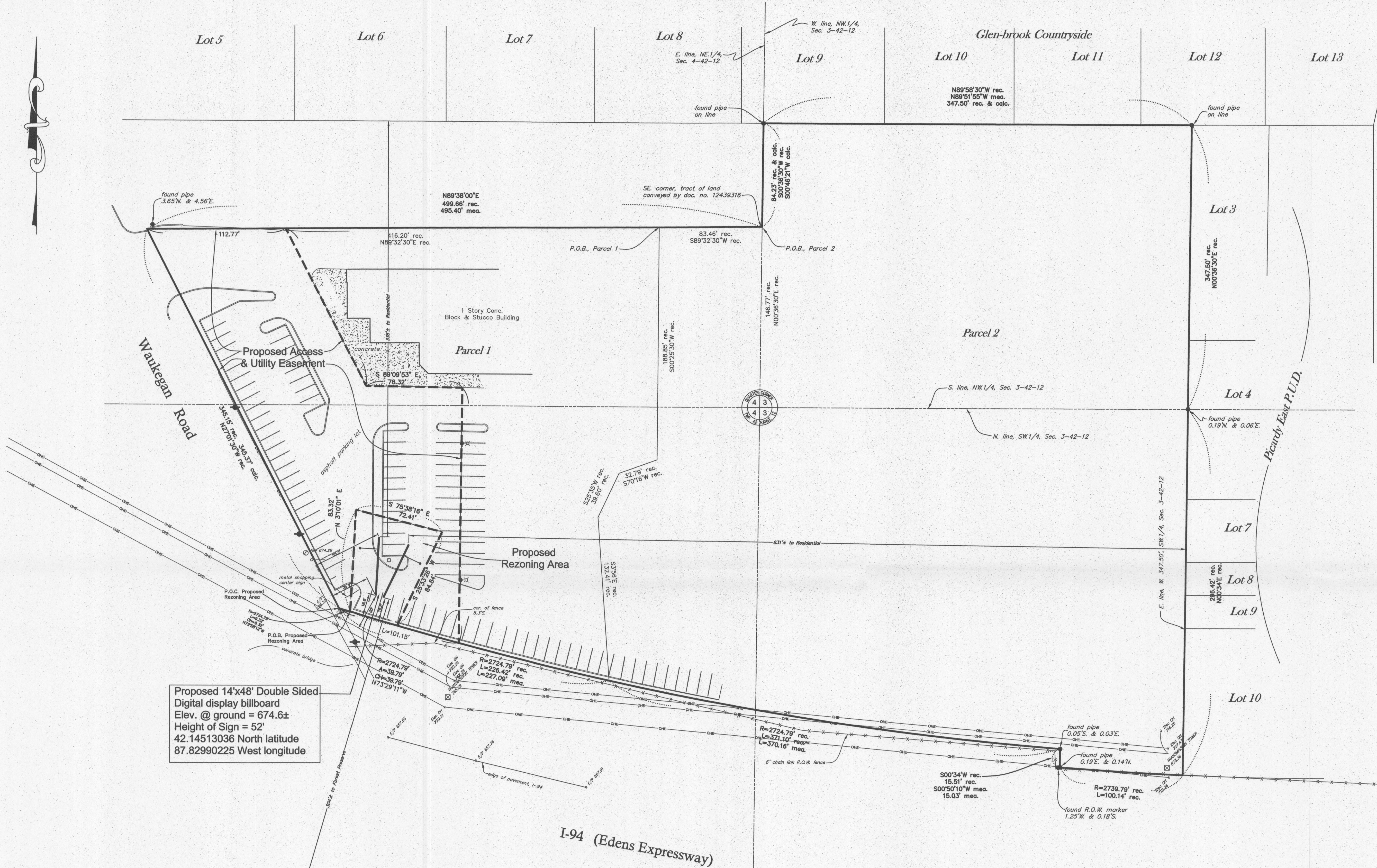
© 2014 Google

6.35 ft

LOOKING WEST
ON I-94



PLAT OF SURVEY



PARCEL 1:
THAT PART OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: (NOTE: THE EAST AND WEST 1/4 LINE OF AFORESAID SECTION 4 BEARS DUE EAST AND WEST FOR THE FOLLOWING COURSES): BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 36 MINUTES 30 SECONDS EAST IN THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION A DISTANCE OF 146.77 FEET TO THE SOUTHEAST CORNER OF A 1 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 12439316; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS WEST IN THE SOUTH LINE OF AFORESAID 1 ACRE TRACT A DISTANCE OF 83.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST IN A LINE A DISTANCE OF 188.85 FEET TO A POINT; THENCE SOUTH 70 DEGREES 16 MINUTES WEST IN A LINE A DISTANCE OF 32.79 FEET TO A POINT; THENCE SOUTH 25 DEGREES 35 MINUTES WEST IN A LINE A DISTANCE OF 39.60 FEET TO A POINT; THENCE SOUTH 3 DEGREES 56 MINUTES EAST IN A LINE A DISTANCE OF 132.41 FEET TO A POINT IN THE NORTHERLY LINE OF THE ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY IN AFORESAID NORTHERLY LINE, BEING A CURVED LINE CONVEX TO THE SOUTH, HAVING A RADIUS OF 2724.79 FEET, AN ARC DISTANCE OF 226.42 FEET TO THE EASTERLY LINE OF WAUKEGAN ROAD, BEING 50 FEET NORTHEASTERLY OF THE CENTER LINE THEREOF; THENCE NORTH 27 DEGREES 01 MINUTE 30 SECONDS WEST IN AFORESAID EASTERLY LINE A DISTANCE OF 345.15 FEET TO THE AFORESAID SOUTH LINE OF THE 1 ACRE TRACT; THENCE NORTH 89 DEGREES 32 MINUTES 30 SECONDS EAST IN AFORESAID SOUTH LINE A DISTANCE OF 416.20 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTIONS 3 AND 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST AND WEST 1/4 LINE OF AFORESAID SECTION 4 BEARS DUE EAST AND WEST FOR THE FOLLOWING COURSES BEGINNING AT THE WEST 1/4 CORNER OF AFORESAID SECTION 3, BEING ALSO THE EAST 1/4 CORNER OF AFORESAID SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST IN THE WEST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 3, A DISTANCE OF 146.77 FEET TO THE SOUTHEAST CORNER OF A 1 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 12439316 FOR THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS WEST IN THE SOUTH LINE OF AFORESAID 1 ACRE TRACT, A DISTANCE OF 83.46 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST, IN A LINE A DISTANCE OF 188.85 FEET TO A POINT; THENCE SOUTH 70 DEGREES 16 MINUTES WEST, IN A LINE, A DISTANCE OF 32.79 FEET TO A POINT; THENCE SOUTH 25 DEGREES 35 MINUTES WEST IN A LINE, A DISTANCE OF 39.60 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES EAST IN A LINE, A DISTANCE OF 132.41 FEET TO THE NORTHERLY LINE OF THE ILLINOIS TOLL HIGHWAY; THENCE SOUTHEASTERLY IN AFORESAID NORTHERLY LINE, BEING A CURVED LINE CONVEX TO THE SOUTH, HAVING A RADIUS OF 2724.79 FEET, AN ARC DISTANCE OF 371.10 FEET TO A POINT IN THE EAST LINE OF THE WEST 347.50 FEET OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 3, SAID POINT BEING 274.97 FEET SOUTH OF THE EAST AND WEST 1/4 LINE OF AFORESAID SECTION 3; THENCE SOUTH 00 DEGREES 34 MINUTES WEST IN AFORESAID PARALLEL LINE, BEING AN EAST LINE OF AFORESAID TOLL HIGHWAY, A DISTANCE OF 15.51 FEET TO ANOTHER NORTHERLY LINE OF AFORESAID TOLL HIGHWAY; THENCE SOUTHEASTERLY ON LAST DESCRIBED NORTHERLY LINE OF AFORESAID TOLL HIGHWAY, BEING A CURVED LINE CONVEX TO THE SOUTH, HAVING A RADIUS OF 2739.79 FEET, AN ARC DISTANCE OF 100.14 FEET TO A POINT IN THE EAST LINE OF AFORESAID WEST 347.50 FEET OF AFORESAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 00 DEGREES 34 MINUTES EAST IN AFORESAID PARALLEL LINE, 296.42 FEET TO THE AFORESAID EAST AND WEST LINE OF SECTION 3; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST IN THE EAST LINE OF THE WEST 347.50 FEET OF THE NORTHEAST 1/4 OF AFORESAID SECTION 3, 231 FEET TO THE SOUTH LINE OF BLOCK 5 IN GLEN-BROOK COUNTRYSIDE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST IN AFORESAID SOUTH LINE OF BLOCK 5, BEING ALSO PARALLEL WITH AFORESAID EAST AND WEST 1/4 LINE, A DISTANCE OF 347.50 FEET TO THE WEST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS WEST IN THE WEST LINE OF AFORESAID NORTHWEST 1/4, A DISTANCE OF 84.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION -PROPOSED REZONING AREA
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS TOLL HIGHWAY, I-94 WITH THE EASTERLY RIGHT OF WAY LINE OF WAUKEGAN ROAD, BEING 50 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF; THENCE SOUTHEASTERLY, ON SAID NORTHERLY RIGHT OF WAY LINE, BEING A 2724.79 FOOT RADIUS CURVE CONCAVE NORTHERLY, 9.32 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 12 SECONDS EAST, 9.32 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 10 MINUTES 01 SECOND EAST, 83.32 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 16 SECONDS EAST, 72.41 FEET; THENCE SOUTH 25 DEGREES 33 MINUTES 26 SECONDS WEST, 84.84 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTHWESTERLY, ON SAID NORTHERLY RIGHT OF WAY LINE, BEING A 2724.79 FOOT RADIUS CURVE CONCAVE NORTHERLY, 39.79 FEET, THE CHORD OF SAID CURVE BEARS NORTH 73 DEGREES 29 MINUTES 11 SECONDS WEST, 39.79 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGEND

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- OVERHEAD ELECTRIC LINE
- FENCE
- POWER POLE
- STREET LIGHT
- ELECTRIC HANDHOLE

NOTE:
THERE ARE NO OFF PREMISE BILLBOARDS WITHIN 600 FEET OF THE PROPOSED SIGN LOCATION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

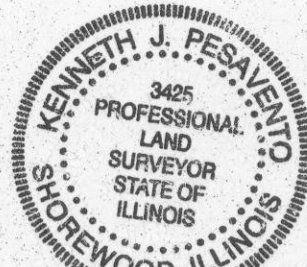
STATE OF ILLINOIS }
COUNTY OF WILL }

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 5-22-15

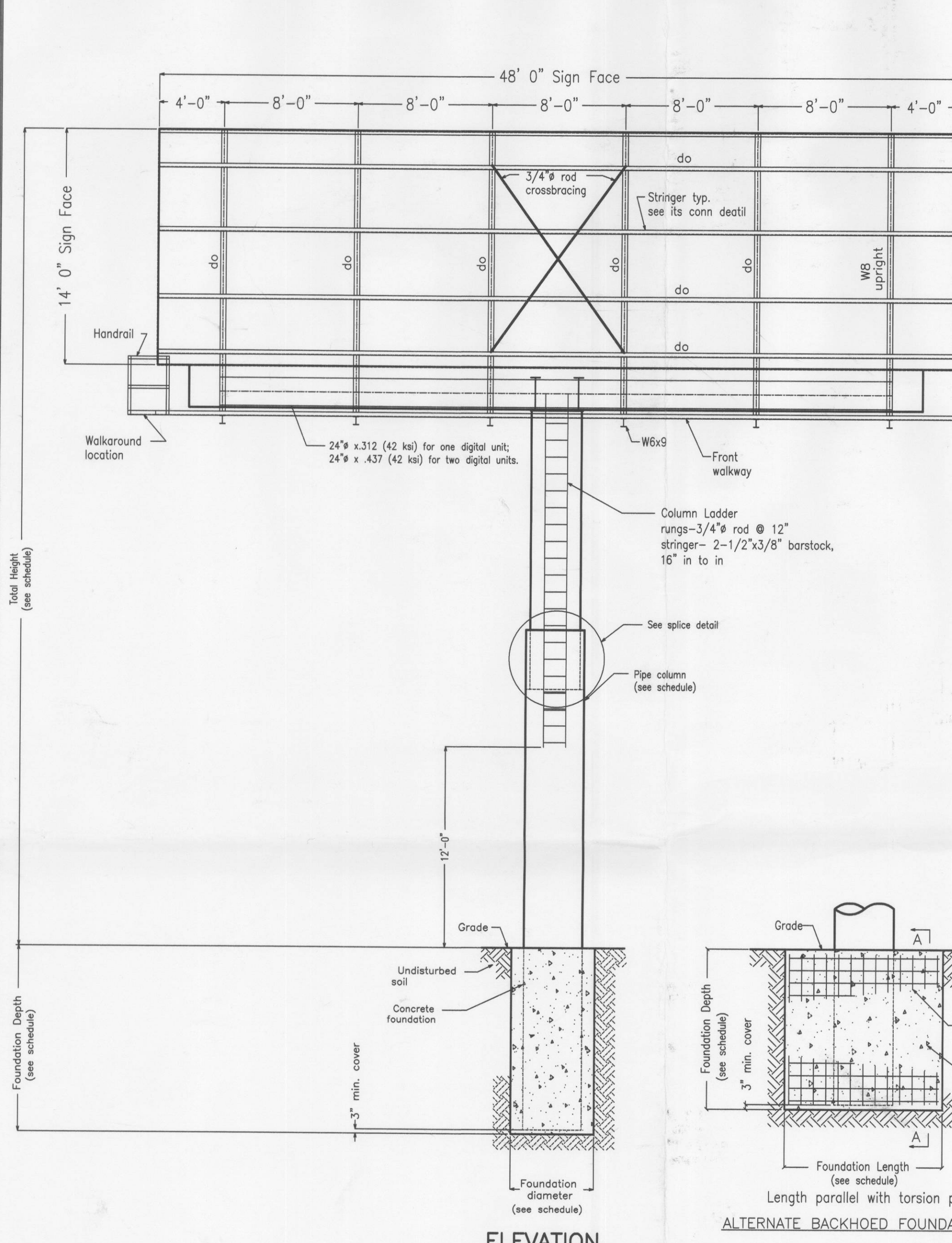
GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF March 2016

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2016)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

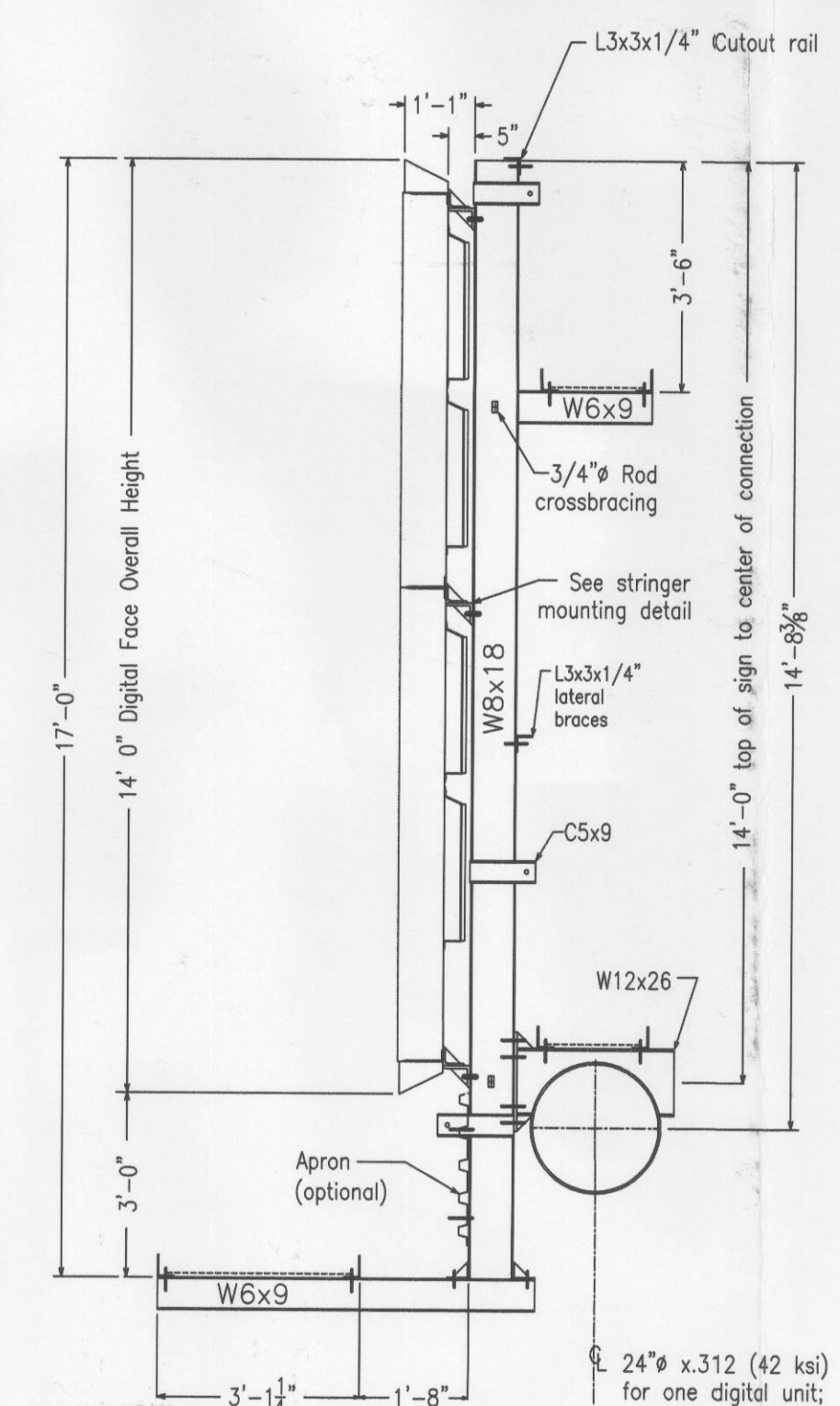


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	3-23-16	ADDED PROPOSED REZONING AREA PER CLIENT	TW

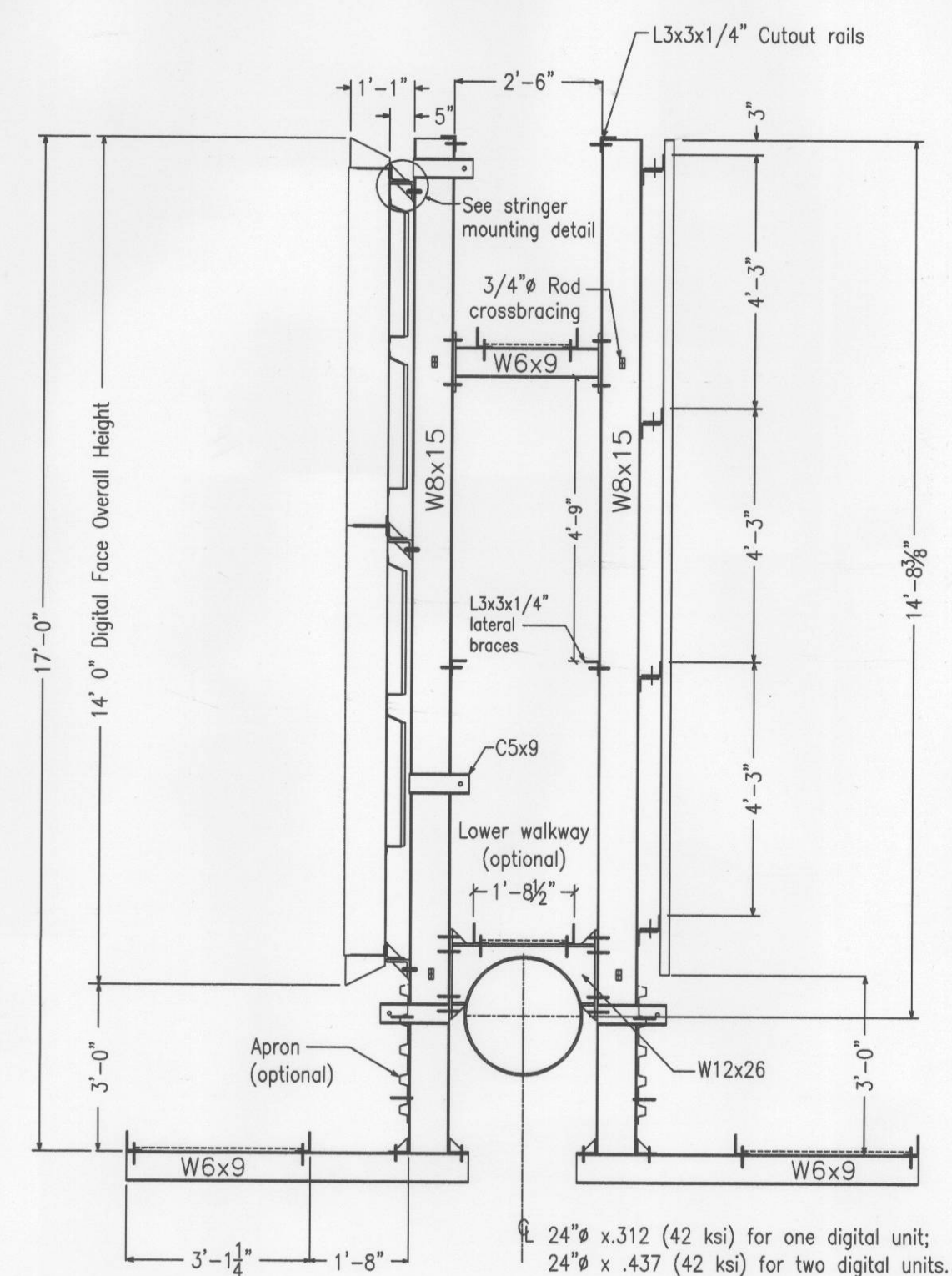
RT & A Ruettiger, Tonelli & Associates, Inc. Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404 PH. (815) 744-6600 FAX (815) 744-0101 website: www.ruettiger-tonelli.com		DATE: 5-15-2015 PREPARED FOR: LAMAR ADVERTISING 1770 W. 41st AVENUE GARY, INDIANA 46408	SCALE: 1" = 40' DRAWN BY: TLW CHECKED BY: KP FIELD BOOK: 28-40 PAGE: 25 DRAWING No.: 315-0379-LS
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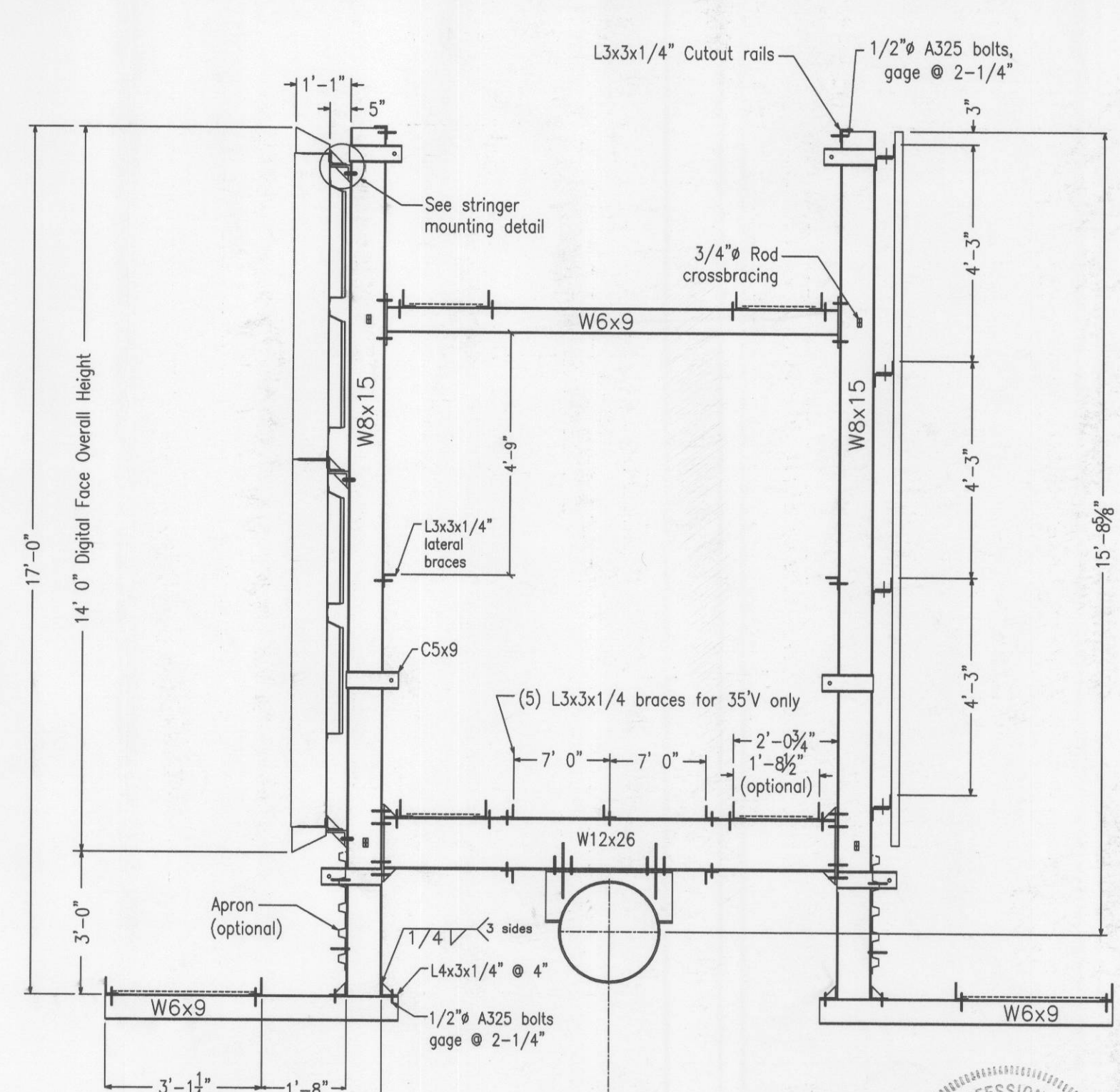
ELEVATION



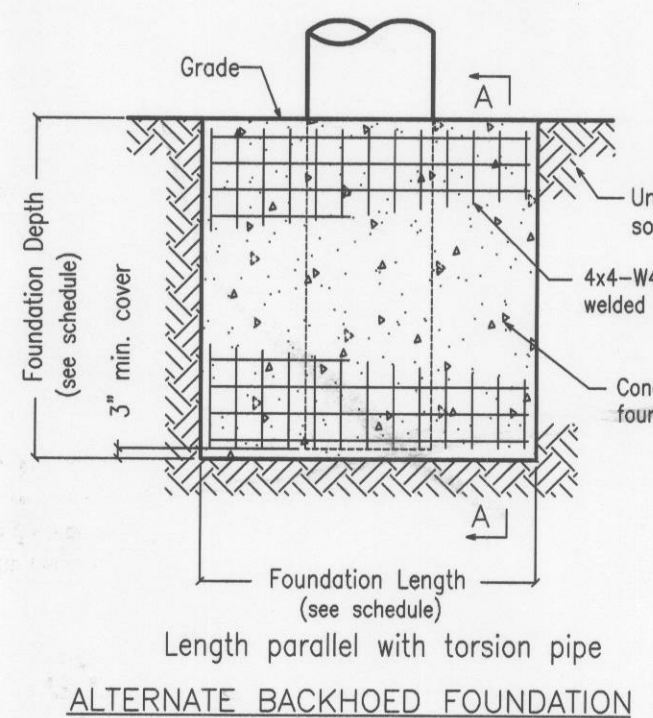
**Frame Detail
for Single Face**



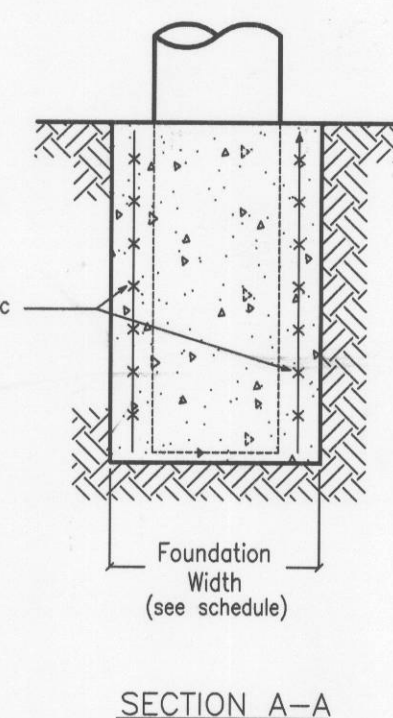
**Frame Detail
for Back to Back**



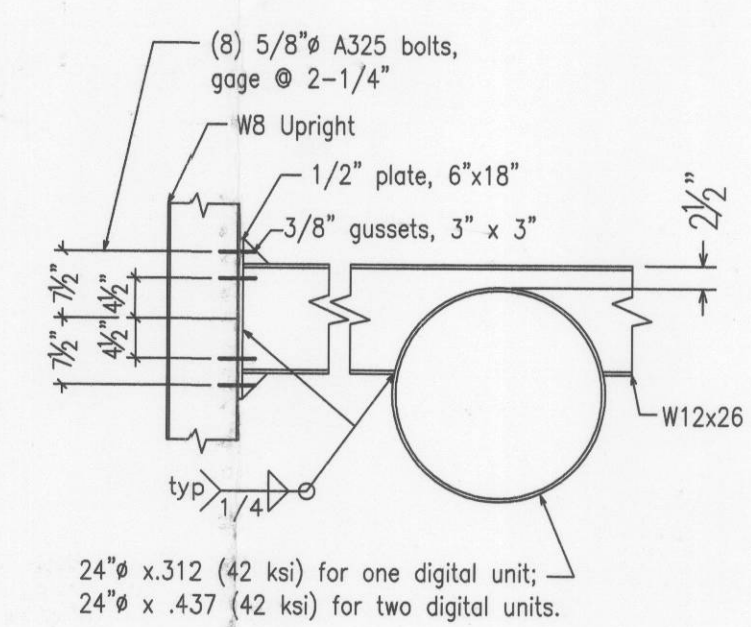
**Frame Detail
Up to 35' V**



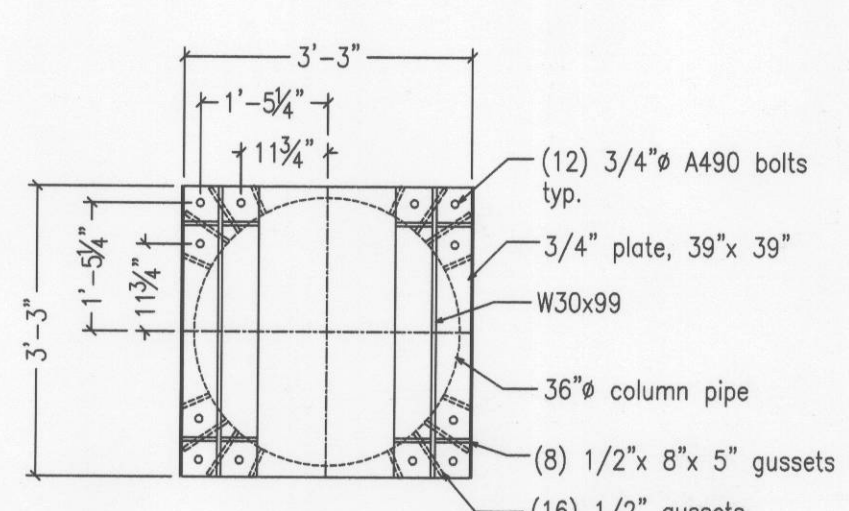
ALTERNATE BACKHOE FOUNDATION



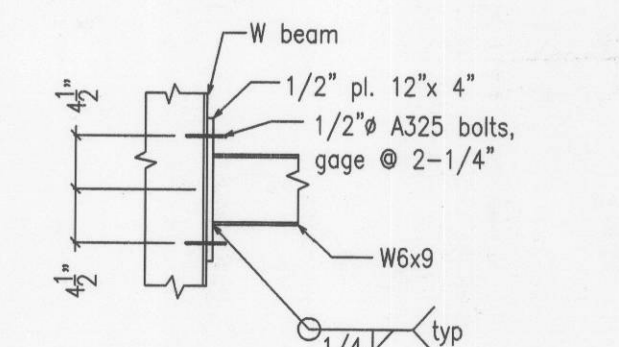
SECTION A-A



**Frame Conn. Detail
Back to Back, Single Face**

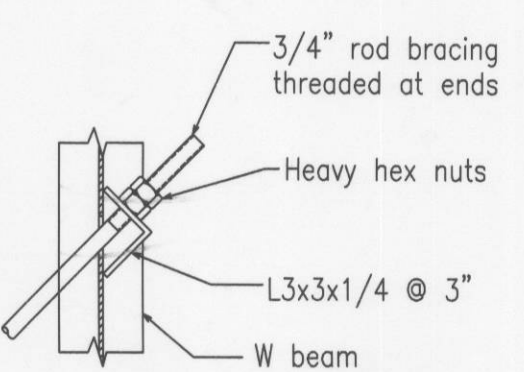
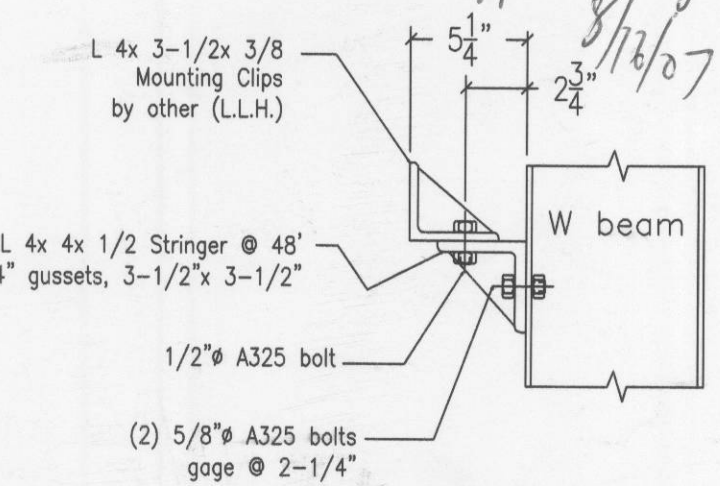


Conn. Plate

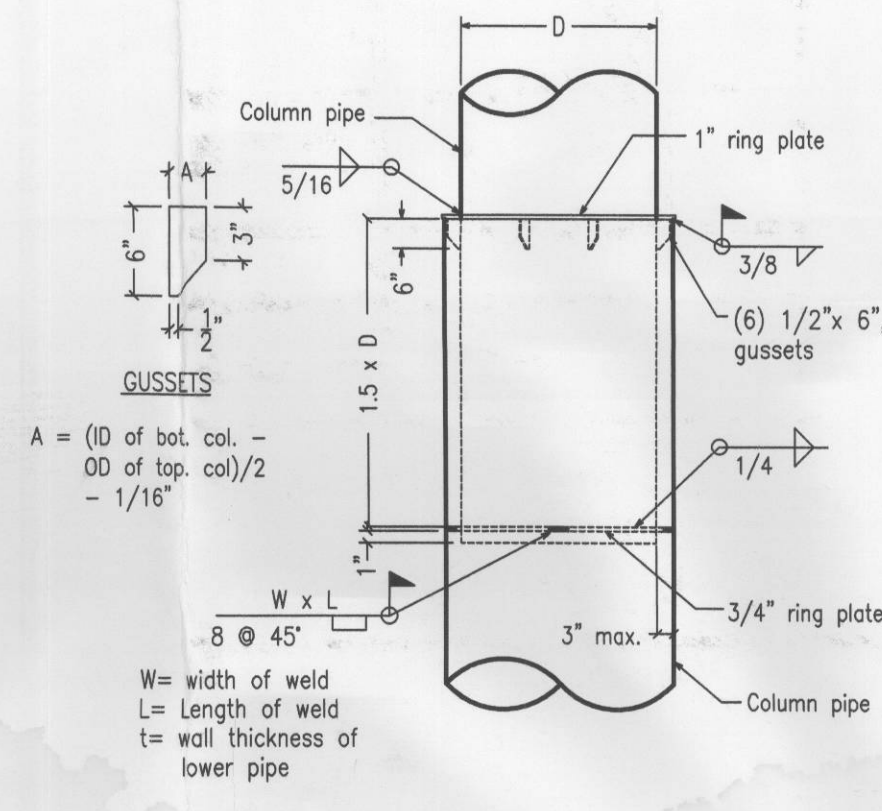


Upper Rear Beam Conn.

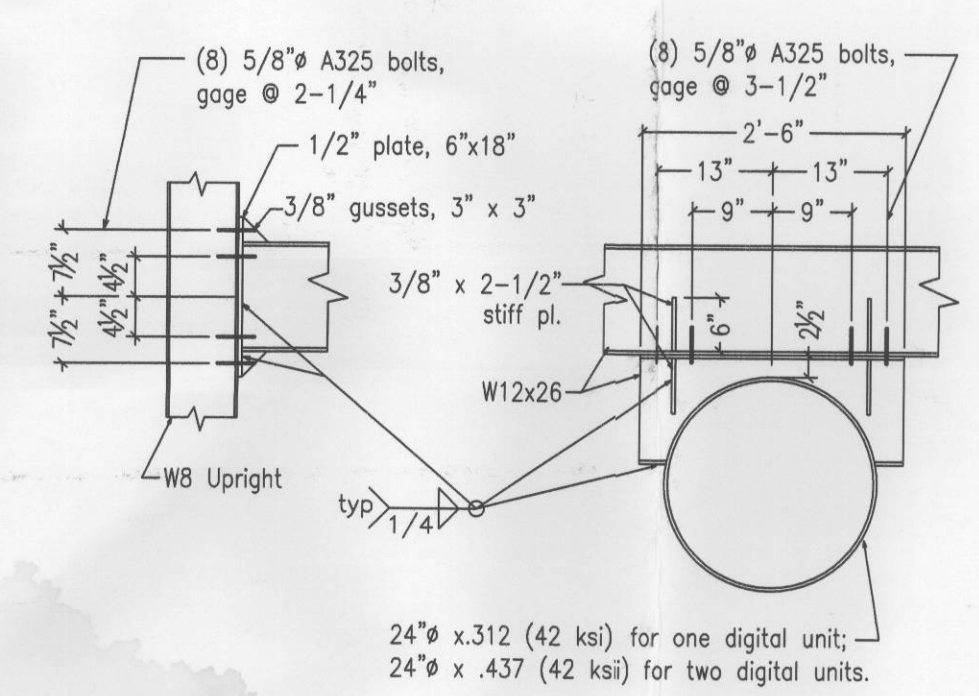
**DB STRINGER MOUNTING DETAIL
for Digital Board**



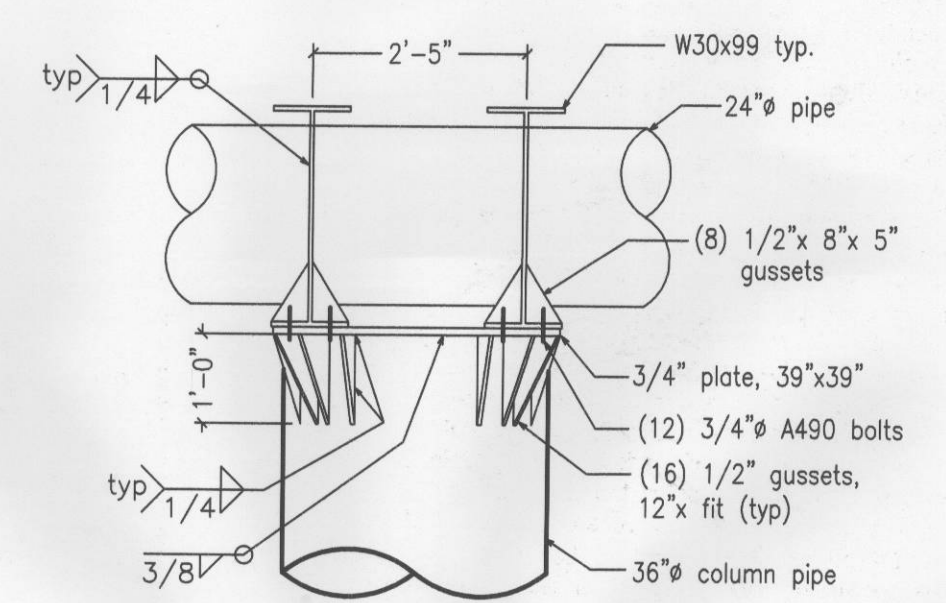
Crossbracing Detail



SPLICE DETAIL



**Frame Conn. Detail
Up to 35' V**



Column Conn. Detail

CENTERMOUNT COLUMN & FOUNDATION SCHEDULE					
Overall Height	Column Pipe F _y = 35 ksi	Drilled Foundation	Backhoe Foundation		
		Depth Diameter	Depth Length	Width	
0'-0" to 35'-0"	36" x .375"	15'-6" 4'-6"	12'-6" 8'-0"	4'-6"	
35'-1" to 45'-0"	36" x .438"	17'-6" 4'-6"	13'-6" 8'-0"	4'-6"	
45'-1" to 50'-0"	36" x .500"	19'-0" 4'-6"	14'-0" 8'-0"	4'-6"	
50'-1" to 55'-0"	42" x .438"	19'-6" 4'-6"	14'-6" 8'-0"	5'-0"	
55'-1" to 65'-0"	42" x .500"	21'-0" 4'-6"	15'-6" 8'-0"	5'-0"	
65'-1" to 75'-0"	48" x .500"	21'-6" 5'-0"	16'-6" 8'-0"	5'-6"	

A = (ID of bot. col. - OD of top. col.)/2 - 1/16"

W = width of weld
L = length of weld
t = wall thickness of lower pipe

W = t + 5/16
L = 4 x t

NOTE: Pipes of equal diameter may be spliced using a full penetration weld all around by a certified welder.

- NOTE:
- Design Wind Pressure is 30 P.S.F.
 - Signs to hold an additional dead load of 10,000 pounds on each sign face evenly distributed.
 - Structural steel to be fabricated and erected according to latest A.I.S.C. specifications and standard practices.
 - Welding shall be in accordance with A.W.S. standards.
 - Bolts shall be A325 with minimum of two per connection unless noted.
 - Pipe shall conform to ASTM A53 grade B (unless noted).
 - Structural steel shall conform to ASTM A-36.
 - Concrete shall attain a minimum compressive strength of f'c = 3000 psi in 28 days.
 - Concrete reinforcing steel shall conform to ASTM A615 grade 60.
 - Welded wire fabric shall conform to ASTM A185.
 - All steel is to receive one coat of steel primer.
 - All steel is to receive one coat of industrial enamel paint.
 - Contractor to insure all work is performed in accordance with federal, state and local ordinances.
 - Footings designed based on soil conditions of compact fine sand (250 psf/ft. of depth) or better.
 - The contractor shall verify all dimensions and conditions in the field prior to erection and notify the engineer of any discrepancies.

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ALL STEEL STRUCTURES, INC.

16301 S. Vincennes - South Holland, IL 60473-2017
1-800-621-1759

Job No. _____ Date: _____

14' x 48" CENTERMOUNT, SINGLE FACE BACK TO BACK, 35' V DIGITAL BOARD ADVERTISING STRUCTURE

DRAWING No. A1448CM-DB

CUSTOMER _____

LOCATION _____

ENG. EES CAD XQ

DATE R7/2/07

WARNING: CHECK PRINTED ON CHEMICAL REACTIVE PAPER. MICRO PRINTING (MP) ON FACE. WATERMARK ON REVERSE SIDE.

THE LAMAR COMPANIES

P.O. BOX 66338
BATON ROUGE, LOUISIANA 70896

OUTDOOR ADVERTISING SINCE 1902

JP MORGAN CHASE BANK
BATON ROUGE, LA

CHECK NO. **3232962**
3232962

VOID AFTER 120 DAYS

FOUR HUNDRED TWENTY AND 00/100 DOLLARS

PAY TO THE ORDER OF
COOK COUNTY COLLECTOR
ATTN MICHAEL FAZIO
69 W WASHINGTON ST STE 2830
CHICAGO, IL 60602-3169

147546

DATE

06/24/2016

AMOUNT

\$420.00

LAMAR
MEDIA
CORP.

K. M. J. PRESIDENT
Kevin J. J. TREASURER

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