City of Chicago

Office of the City Clerk

Document Tracking Sheet

Or2022-240

Meeting Date:	9/21/2022
Sponsor(s):	Waguespack (32)
Type:	Order
Title:	Issuance of permits for sign(s)/signboard(s) at 2604 N Elston Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

CITY COUNCIL
COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS

COUNCIL ORDER

RE: Approval of sign over 100 square feet in area or over 24 feet above grade

ORDERED, that the City Council hereby approves the following sign application submitted by:

Applicant*: Pep Boys

(* The Applicant is the owner of the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

This Order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign: 2604 N Elston Ave Chicago, IL 60647

Zoning District: C3-3

DOB Sign Permit Application #: 100987417

Sign Details:

1. On-premise X OR Off-premise ____
2. Static sign X OR Dynamic-image display sign ____
3. Number of sign faces 2
4. Projecting over the public way No (Yes or No) If yes, Public Way Use #: N/A
5. Dimensions: Length 18 feet 0 inches Height 8 feet 1 inches

   Total square feet in area: 145 feet 0 inches
6. Height above grade: 29 feet 6 inches
7. Elevation (side of building or lot where the sign will be erected): Facing northwest and southeast along Elston Ave.
8. Name of Sign Contractor/Erector: Design Group Signage Corp.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

Scott Waguespack
Alderman

32
Ward

Pep Boys

September 1st, 2022

Cima - Pep Boys
2604 N. Elston Ave.
Chicago, IL 60647

Signage Package

DeSign Group
SIGNAGE CORPORATION
2135 S. Frontage Rd. Des Plaines, IL 60018
P: 847-390-0350 - F: 847-390-9231

DeSignGroup Signage Corp.
2135 S Fairmount Rd. – Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6792
JOB NAME	Advance Auto/Pep Boys Elston Ave.
Location	Brittany Kohler/Mike Delia

Cross - Pep Boys
2604 N. Elston Ave
Chicago, IL 60647
860 235.3483

Sign Specifications

- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ○ Illuminated – 120v / 20 Amps

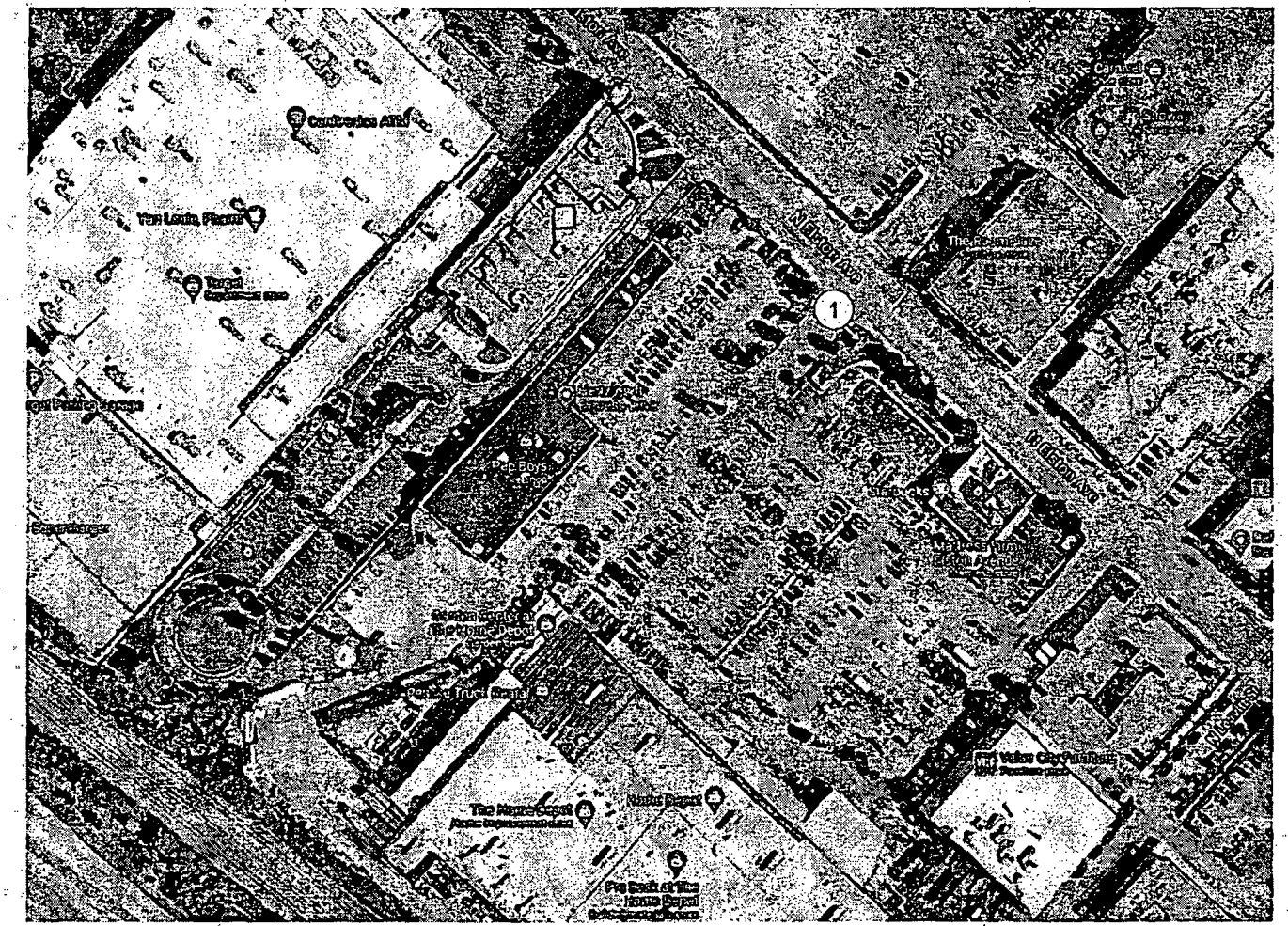
- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date
By

Drawn By: KP Checked By: JG

SITE PLAN

Scale: Not To Scale



Name	Date	Notes
KP	[illegible]	INITIAL SALES DRAWING

Additional Notes

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DESIGNGROUP SIGNAGE CORP. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM DESIGNGROUP SIGNAGE CORP. A SIGN MANUFACTURED ACCORDING TO THESE PLANS DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE HEREIN IS STRICTLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, DESIGNGROUP SIGNAGE CORP. EXPECTS TO BE REIMBURSED $500.00 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

INTERNATIONAL SIGN ASSOCIATION

DeSignGroup Signage Corp.
2135 S. Frontage Rd. – Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
afont@designgroupsignage.com

JOB #	6792
JOB NAME	Advance Auto/Pep Boys Elston Ave.
Location	Brittany Kohler/Mike Delia

Cinco - Pep Boys
2604 N. Elston Ave.
Chicago, IL 60647
860.235.3483

Sign Specifications

- ○ Interior ● Exterior
- ○ Single Face ● Double Face
- ○ Non-Illuminated
- ○ Illuminated – 120v / 20 Amps

- ○ Approved
- ○ Approved As Noted
- ○ Revise & Resubmit

Date
By

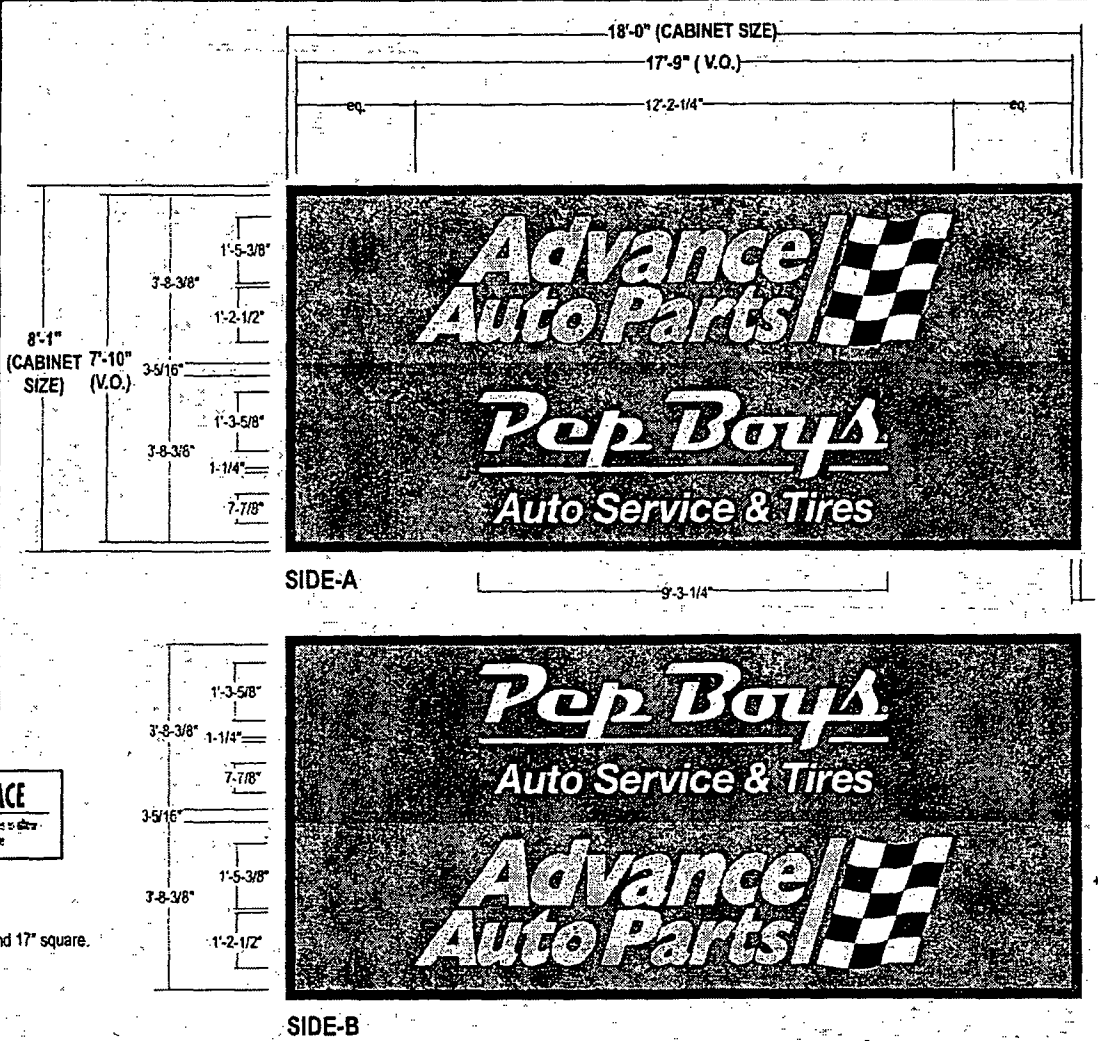
- FACE: White
- VINYL: 3M 3630-53 Trans Card Red
- VINYL: 3M 3630-15 Yellow
- VINYL: 3M 3630-33 Red
- VINYL: 3M 3630-22 Black

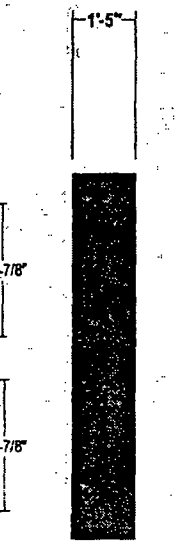
Drawn By: KP Checked By: JG

FLEX FACE SIGN FACE

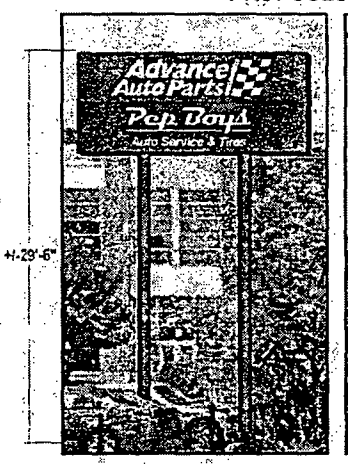
Material to be oversized minimum 6" all sides to allow for stretching & securing to sign frame

NOTE:
Base plates are 1 ½" thick and 17" square.





PROPOSED SIGNAGE



SIDE-A

SIDE-B

DESCRIPTION

Fabricate & Install
Qty:One (1) - D/F Pylon

- Flex Faces-face - full bleed - full color print - All new extrusion parts, accessories and hardware to secure panaflex.
- LED - Kestrel double sided units, brackets, wire, hardware, power supplied and disconnect switch.
- Paint: Prime using AK20 Nobel and finish spray Matthews acrylic polyurethane

1 D/F ILLUMINATED PYLON 145.5 SQ.FT.
QTY:2 SCALE:3/8"=1'-0"

Name	Date	Notes
KP	7-30-22	INITIAL SALES DRAWING

Additional Notes

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INTERNATIONAL SIGN ASSOCIATION

AmericanNational llc
3465 S. Arlington Rd, Suite E#183, Akron, OH 44312
Phone and fax 330-294-1077, www.a-national.com

ALTA/ACSM Land Title Survey

Pin Nos. - S.

Street
Address
5600 N. Clark Ave
Chicago, IL
County of Cook

To: Fidelity National Title Insurance Company, The Pin Boys, and Andersen Holland, Inc.

This professional certificate shall be the limit of the professional knowledge, information and belief, this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in Fidelity National Title Insurance Company, Commitment No. 05-Ald-0027CD dated January 14, 2005 and were made: (1) in accordance with "Minimum Standard Detail Requirements for ALTA, ACSM, and NSPS in 1999," (2) in accordance with the "ASPRS/ACSM Land Title Surveys" and Survey Requirements for Surveys dated 1/16/2003, and" Indicates Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 18 of Table A specifically defined therein, and (3) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that this survey meets or exceeds all requirements in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Richard Leslie
Illinois Professional Land Surveyor
Registration Number 3-2421
Date of Survey: 00-0000
Revision: 1-12-2005
Revision: 1-26-2005
Revision: 1-25-2005
Ref. 20041008-SW

BRIAN P. BURKE
OF ILLINOIS
2421
LAND SURVEYOR

Survey Performed By:
Serko Engineering Inc.
847 Highway 31
Mount Horeb, WI 53572
Phone: 1-608-870-4297
Fax: 1-608-513-1349
E-mail: rleslie@serkoeng.com

Legal Description

RECORD LEGAL DESCRIPTION ON COLUMN TO THE LEFT.

NEW INSURED LEGAL DESCRIPTION

Part of Lot 5, assessor's subdivision of part of the Southwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, lying South and West of the North Branch of the Chicago River, City of Chicago, Cook County, Illinois, being more particularly described as follows:

Beginning at the intersection of the Northwesterly line of said Lot 5 and the Southwesterly line of Clybourn Avenue; thence S44 degrees 30'30"E, 149.83 feet; thence S43 degrees 29'30"E, 45.00 feet; thence 183.83 feet along the arc of a curve to the right having a radius of 540.00 feet, and a long chord subtended bearing S48 degrees 30'30"E, 183.00 feet; thence 109.13 feet along the arc of a curve to the left having a radius of 615.81 feet and a long chord subtended bearing S48 degrees 29'11"E, 108.99 feet; thence S43 degrees 36'29"E, 208.24 feet; thence 124.86 feet along the arc of a curve to the right having a radius of 376.17 feet and a long chord subtended bearing S33 degrees 75'13"E, 124.29 feet; thence S63 degrees 53'56"E, 75.17 feet; thence 108.83 feet along the arc of a curve to the right having a radius of 324.50 feet and a long chord subtended bearing S74 degrees 46'19"E, 107.83 feet; thence 19.73 feet along the arc of a curve to the right having a radius of 307.42 feet and a long chord subtended bearing S87 degrees 41'23"E, 19.72 feet; thence S43 degrees 11'50"E, 730.78 feet to the point of beginning.

Combined within said tract is 78,484 square feet or 1.8247 acres.

This description describes all the land described on Parcel 1 of the title commitment identified as Fidelity National Title Insurance Company Commitment Number 05-Ald-0027CD having an effective date of January 14, 2005.

Legend of Symbols & Abbreviations

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Sign Light
- Cement Light
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Vault
- Cable Box
- Air Conditioner Unit
- Recess Signals
- Flag Pole
- Sign (No Value)
- Well Head
- Gasoline Pump
- Tower
- Water Valve
- Fire Hydrant
- Storm Sewer Manhole
- Water Manhole
- Water Meter Pit
- Water Meter
- Sprinkler Head
- Handicapped Parking
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Curb Storm Inlet
- Storm Pipe
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Indicates Utility Ownership
- Trees (As Noted)

X.XC DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE.

X.XB DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL

(XX.XX) DENOTES RECORDED AS DATA

+ SPOT ELEVATION

Utility Notes

1. All monument and visible improvements are the same unless noted otherwise.
2. There is no visible evidence of construction or land division on the subject property.
3. The monuments shown have identification numbers.
4. There is no observable evidence of recent earth moving work, building construction or building additions within recent months.
5. There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
8. The utility locations shown have been visibly determined by observable above ground appurtenances. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

BASIS OF BEARINGS:

All bearings are referenced to the Southwest line of Clybourn Avenue, City of Chicago, Cook County, Illinois having an assumed bearing of S44 degrees 30'30"E.

PARKING STALLS: LOT AREA:

75 Standard Stalls — 78,484 square feet
3 Handicapped Stalls — 1.8247 acres

Encroachment Statement

(A) The monument mark and elevation mark monument from 0.0 to 0.1 feet Northwest of the Northwest property line and on the subject property

(B) A telephone pole and overhead telephone lines monument from 0.0 to 0.5 feet Southeast of the Northwest property line and from 0.0 to 30.0 feet Southeast of the Northeast property line and on the subject property with an adjacent easement as per the subject title commitment.

(C) The concrete and asphalt parking lot and a row of 9 parking stalls monument from 10.1 to 17.3 feet Southeast of the Northwest property line into the Parcel A and Parcel B mandatory easements.

(D) The concrete curb and gutter encroaches from 0.0 to 20.0 feet Southeast of the Southeast property line into the Parcel A and Parcel B mandatory easements.

(E) The concrete curb and gutter encroaches from 0.0 to 10.7 feet Northeast of the Northeast line of Parcel B into the Parcel A and Parcel B mandatory easements.

(F) A row of 20 parking stalls encroaches from 0.0 to 19.0 feet Northeast of the Northeast line of Parcel B into the Parcel A and Parcel B mandatory easements.

(G) The concrete curb and gutter encroaches from 0.0 to 12.0 feet Northeast of the Southeast line of Parcel B into the Parcel A and Parcel B mandatory easements.

(H) The concrete curb and gutter and paving lands exist encroaches from 0.0 to 17.0 feet Northeast of the Southeast line of Parcel B into the Parcel A and Parcel B mandatory easements.

(I) A light pole encroaches 0.5 feet Southeast of the Northwest property line onto the subject property.

(J) An overhead power line encroaches from 0.0 to 97.2 feet North of the South property line and from 0.0 to 12.1 feet Southeast of the Southwest property line onto the subject property with no apparent easement on per the subject title commitment.

FLOOD NOTE: By graphic plotting only, this property is in Zone [illegible] of the Flood Insurance Rate Map Community Panel No. [illegible] which bears an effective date of [illegible] and is not in a Special Flood Hazard Area.

RECORD LEGAL DESCRIPTION

PARCEL 1:

PART OF LOT 5 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SHOWN ON MAP RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JULY 30, 1858, IN BOOK 100 OF MAPS, ON PAGE 28, AS DOCUMENT 21,230, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 5 AND THE SOUTHEASTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE SOUTH 44 DEGREES 30 MINUTES, 30 SECONDS EAST, ALONG SAID LINE OF NORTH CLYBOURN AVENUE, A DISTANCE OF 149.83 FEET TO A POINT 9.66 FEET NORTHWESTERLY OF THE CORNER LINE OF PARCEL "A" DESCRIBED IN DOCUMENT NUMBER 17998218, RECORDED NOVEMBER 6, 1958; THENCE SOUTHWESTERLY, ALONG A LINE 9.66 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PARCEL "A" WITH THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 43 DEGREES 29 MINUTES, 30 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 534.50 FEET, A DISTANCE OF 183.83 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 612.81 FEET, A DISTANCE OF 109.13 FEET; THENCE SOUTH 43 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 208.24 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 370.17 FEET, A DISTANCE OF 124.86 FEET; THENCE SOUTH 63 DEGREES, 53 MINUTES, 56 SECONDS EAST, A DISTANCE OF 75.17 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 312.50 FEET, A DISTANCE OF 108.83 FEET; THENCE SOUTH 43 DEGREES, 53 MINUTES, 56 SECONDS EAST, A DISTANCE OF 109.73 FEET; THENCE SOUTH 43 DEGREES, 29 MINUTES, 30 SECONDS WEST, A DISTANCE OF 208.51 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 376.17 FEET, A DISTANCE OF 124.29 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 307.42 FEET, A DISTANCE OF 16.72 FEET TO A POINT OF THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE, NORTH 43 DEGREES, 11 MINUTES, 15 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 730.78 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1, CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN HERMAN H. PETERS LUMBER CO., CORPORATION OF ILLINOIS AND PIONEER PAPER STOCK COMPANY, CORPORATION OF ILLINOIS, DATED NOVEMBER 8, 1950 AND RECORDED NOVEMBER 27, 1954 AS RECORDED AT NOMINEE AND EASEMENT MADE BY CONTINENTAL ASSURANCE COMPANY, CONTINENTAL CASUALTY COMPANY AND LASALLE BANK DOING BUSINESS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 31, 1970 AND RECORDED NOVEMBER 13, 1979 AS DOCUMENT 25280251 OVER THE FOLLOWING DESCRIBED LAND:

A PORTION OF LOT 5 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SHOWN ON MAP RECORDED IN THE RECORDER'S OF COOK COUNTY, ILLINOIS, ON JULY 30, 1858, IN BOOK 100 OF MAPS, PAGE 28, AS DOCUMENT 21,230; AND OF THAT PART OF LOT 1 OF THE SHOW ESTATE SUBDIVISION BY SUPERIOR COURT IN AND FOR THE PARTITION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND EAST OF THE NORTH ... BRANCH OF THE CHICAGO RIVER, WITH LOT 1 IN ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30 AFORESAID LYING BETWEEN THE RIVER AND THE RIVER, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1872, IN BOOK 3 OF PLATS, PAGE 26, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 7 WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG THE LAST MENTIONED LINE 1,221.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES, 38 MINUTES, 30 SECONDS WITH THE LAST MENTIONED LINE, 97.11 FEET; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES, 21 MINUTES, 30 SECONDS WITH THE LAST MENTIONED LINE, 1,221.2 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO CHICAGO TELEPHONE COMPANY BY DEED RECORDED AS DOCUMENT 16,388,894 OF ILLINOIS, 1905, AND RECORDED JULY 1, 1905, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 5085 OF RECORDS, PAGE 534, AS DOCUMENT 3,776,899; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY SO CONVEYED TO THE CHICAGO TELEPHONE COMPANY BY DEED AFORESAID, TO THE POINT OF BEGINNING.

SAID PORTION OF LOT 5 IN ASSESSOR'S SUBDIVISION AND SAID PART OF LOT 7 IN SHOW ESTATE SUBDIVISION BEING MORE FULLY DESCRIBED AS PARCEL "A" AND PARCEL "B" AS FOLLOWS:

PARCEL A:

A STRIP OF LAND 16 FEET WIDE IN THE AFORELAND LOT OF THE ASSESSOR'S SUBDIVISION AND IN LOT 7 OF THE SHOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, SAID 16 FOOT STRIP LYING 8 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE WHICH IS 150.83 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY STREET LINE WITH THE NORTHWESTERLY LINE OF SAID LOT 5 OF THE ASSESSOR'S SUBDIVISION, AND RUNNING; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 76 FEET TO A POINT 150.06 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 603.40 FEET, AND CONVEX SOUTHEASTERLY, A DISTANCE OF 164.88 FEET TO A POINT 141.66 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 113.86 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID SOUTHEASTERLY STREET LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 603.40 FEET, AND CONVEX NORTHWESTERLY, A DISTANCE OF 90.00 FEET TO A POINT 132.39 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 217.76 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 208.51 FEET TO A POINT 132.39 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 324.50 FEET AND CONVEX SOUTHEASTERLY, A DISTANCE OF 134.80 FEET TO A POINT 180.03 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 380.91 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 75.17 FEET TO A POINT 50.66 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 380.91 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 324.50 FEET AND CONVEX SOUTHERLY, A DISTANCE OF 113.86 FEET TO A POINT 14.63 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 412.43 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE WESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 404.41 FEET, AND CONVEX SOUTHERLY A DISTANCE OF 98.08 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 AFORESAID, WHICH POINT IS 98.79 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 12.42 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY.

PARCEL "B":

A STRIP OF LAND 16 FEET WIDE IN THE AFORESAID LOT 5 OF THE ASSESSOR'S SUBDIVISION AND IN THE AFORESAID LOT 1 OF THE SHOW ESTATE SUBDIVISION, SAID 16-FOOT STRIP LYING 8 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE WHICH IS 150.83 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY STREET LINE WITH THE NORTHWESTERLY LINE OF SAID LOT 5 OF THE ASSESSOR'S SUBDIVISION, AND RUNNING; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 404.41 FEET, AND CONVEX SOUTHERLY, A DISTANCE OF 438.39 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 AFORESAID, WHICH POINT IS 98.79 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 12.42 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF LOT 5 AND 12.42 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

ZONING DATA

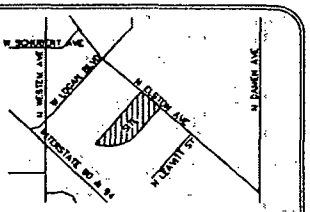
Zoning classification: The property is zoned M3-3, Light Industry District.

Height: There are no building height restrictions in this zoning district.

Setbacks: no side setback shown is a 0.00 foot minimum required front yard setback, a 0.00 foot minimum required rear yard setback, and a 0.00 foot minimum required side yard setback.

Bulk Requirements: The zoning code allows for a maximum floor area ratio of 3.0. The zoning code requires no minimum lot area. The 78,484 square feet of gross floor area, then 0.5 spaces per 1,000 square feet of gross floor area thereafter.

Source: The above information was obtained from the City of Chicago, Zoning, available online at www.cityofchicago.org. Questions can be answered by the City of Chicago, Illinois Zoning Department at 1-312-744-2000.



VICINITY MAP

Notes Corresponding to Schedule B

(X1) An unrecorded easement, in favor of public and quasi-public utility companies, to maintain, operate, repair, renew, relocate and remove, together with the right of access reasonably necessary for the aforesaid purposes, all those facilities within the limits of the easement as shown on Easement Plat No. 79-3456, dated November 26, 1979, Order No. 79-3456. This item is partially and does affect the subject property.

(X2) An unrecorded easement, in favor of public and quasi-public utility companies, to maintain and install facilities, poles and other, together with the right of access thereto, over the property as shown on Easement Plat No. 79-3456, dated November 26, 1979, Order No. 79-3456, prepared by Schaumburg, Inc., dated November 16, 1979. This item is partially and does affect the subject property.

(X3) An unrecorded easement, in favor of public and quasi-public utility companies, to maintain and install facilities, poles and other, together with the right of access thereto, over the South portion of Parcel 1, as shown on Easement Plat No. 79-3456, prepared by Schaumburg, Inc., dated November 16, 1979, Order No. 79-3456. This item is platted hereon and does affect the subject property.

4 Possible encroachment of the building located mainly on the land over and onto the easement(s) adjoining the land described in this Schedule A, as shown on Easement Plat No. 79-3456, dated November 16, 1979, Order No. 79-3456. This item is not platted hereon as it does not affect the subject property.

5 Covenants, rights, terms, Provisions and Conditions and/or easements contained in Warranty Deed recorded November 27, 1950 as Document Number 14982902 and as affected by Quit Claim recorded as Document Number 10621000 and Document Number 10621001. This item is not platted hereon as the nature of said document is unknown to this office and, therefore, we are unable to determine if this item affects the subject property.

6 A Water Main System Connection Agreement recorded November 12, 1975 as Document Number 23289133. This item is platted hereon and does affect the subject property.

7A A street grant for an electric power line, maintained in connection with the property, the approximate limits of said easement being the land, approximately over the Northeasterly line of the land by 0.30 of a foot, as a right and not exclusively for the benefit of the land, as granted by Commonwealth Edison Company of the State of Illinois, dated May 18, 1956, made by Jensen, Schaeffer & Schaumburg, Inc., Order No. 79-3456. This item is not platted hereon as it does not affect the subject property.

7B The rights of a light pole, maintenance in connection with the property, the approximate limits of said easement being the Northeasterly line of the land, 0.30 of a foot, as a right and not exclusively for the benefit of the land, as granted by Commonwealth Edison Company of the State of Illinois, dated May 18, 1956, made by Jensen, Schaeffer & Schaumburg, Inc., Order No. 79-3456. This item is platted hereon and does affect the subject property.

7C A street grant for an electric power line, maintained in connection with the property, the approximate limits of said easement being the Northeasterly line of the land, 0.30 of a foot, as a right and not exclusively for the benefit of the land, as granted by Commonwealth Edison Company of the State of Illinois, dated May 18, 1956, made by Jensen, Schaeffer & Schaumburg, Inc., Order No. 79-3456. This item is not platted hereon as it does not affect the subject property.

8 An Easement Deed Directly Governing Adjoining Premises 14, 1956 as Document Number 16934444. This item is platted hereon and does affect the subject property.

9 An unrecorded and/or unconstructed street dedication for Clybourn Avenue, as disclosed by the plat of survey made by Jensen, Schaeffer & Schaumburg, Inc., dated November 16, 1979, Order No. 79-3456. This item is not platted hereon as it does not affect the subject property.

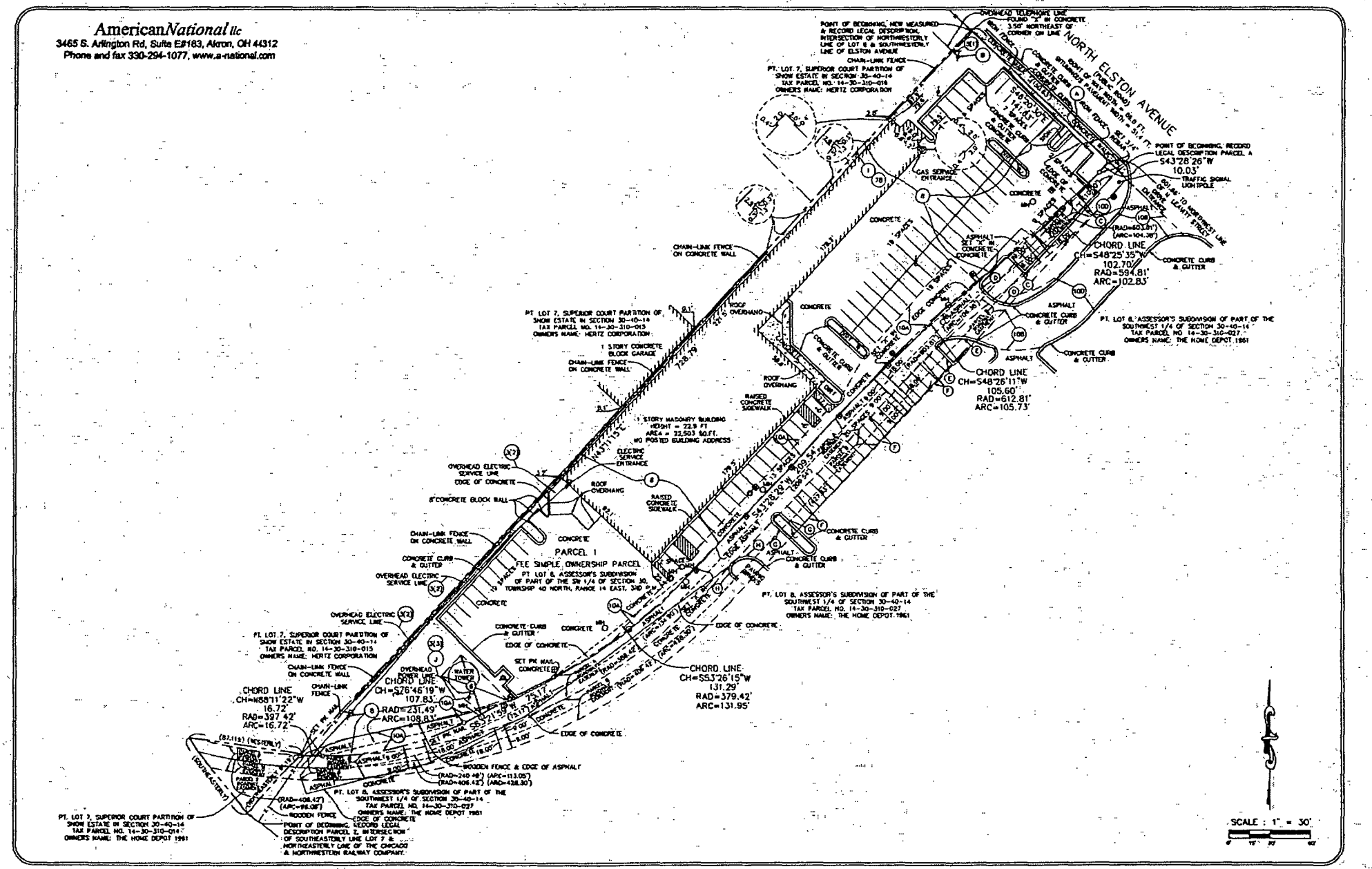
10A An Amoco Easement, as contained in Amended and Restated Easement Agreement recorded December 10, 2001 as Document Number 0011008836. This item is platted hereon and does affect the subject property.

10B An Amoco Easement, as contained in Amended and Restated Easement Agreement recorded December 10, 2001 as Document Number 0011008835. This item is platted hereon and does affect the subject property.

10C A Reciprocal Parking Easement, as contained in Amended and Restated Easement Agreement recorded December 10, 2001 as Document Number 0011008836. This item is not platted hereon as it is shown or noted that does affect the subject property.

10D A Sign Easement, as contained in Amended and Restated Easement Agreement recorded December 10, 2001 as Document Number 0011008836. This item is not platted hereon and does affect the subject property. We were not on the date of this survey, there was no sign location in said Sign Easement area.

11 An Amoco Utility Easement recorded July 27, 1956 as Document Number 16480871. This item is not platted hereon as the description of said easement contained within the subject easement makes location of same or portion of land shown thereon on the plat hereon indicated marked Exhibit A". The copy of Exhibit A referenced to the copy of the plat document provided to this office is illegible. Therefore, we are unable to determine if this item affects the subject property.

SCALE : 1" = 30'
0' 15' 30' 60'

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