



ITEM 5.A.
INDEPENDENCE PLUS
800 JORIE BOULEVARD
SIGN VARIATIONS

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VILLAGE OF OAK BROOK
Zoning Board of Appeals

STAFF REPORT

DATE: April 30, 2019

CASE NOS: 2019-06-ZO-VAR

DESCRIPTION: Variation – To permit the construction of new wall sign.

PETITIONER: Independence Plus, the tenant of the property with the support and approval of the property owners, SF CH2 LLC

ADDRESS: 800 Jorie Blvd.

EXISTING ZONING: ORA-1, Office Research Assembly District

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1, Office Research Assembly District, hotel, the Illinois I-88 Tollway, and ORA-2, Office Research Assembly District, office buildings.

South: ORA-1, Office Research and Assembly District, office buildings.

East: ORA-1, Office Research and Assembly District, office building.

West: ORA-1, Office Research and Assembly District, office buildings.

DISCUSSION:

The applicant, Independence Plus, has submitted a petition seeking approval of variations from the sign regulations to permit and allow a wall sign to be placed on the office building at 800 Jorie Blvd.

The first variation is from Section 13-11-10C.8, which limits the number of wall signs permitted on a frontage. The irregular shaped building has limited visibility to the I-88 Tollway. The applicant is asking to place the new sign on the west facing side, which has an existing PLS sign.

The second variation is from Section 13-11-10D.2.c, which limits the size of the signs. The applicant is requesting a total of 184 square feet be allowed. The Zoning Ordinance limits signs to 100 square feet when located under 50 feet in height, however the section also has a provision for corporate names over 10 letters.

The third variation from Section 13-11-10G.4, is to allow the logo to exceed the size of the sign letters. The applicant's logo is situated in between the two words in the name Independence Plus, and is designed to exceed the lettering.

**STAFF REPORT – INDEPENDENCE PLUS
800 JORIE BLVD.
VARIATIONS – WALL SIGN
CASE NO. 2019-06-ZO-VAR**

Staff Comments:

- SF CH2, LLC, the property owner, has approved the plans as submitted (see letter in the case file).
- Independence Plus does currently have a tenant panel on a monument sign for Jorie Plaza for identification.
- Staff has previously interpreted the code to allow corporate names, which exceed ten (10) letters, to be increased by 17.5 square feet for each letter over the 10th letter.
- The building previously had a sign for ITT Technical Institute on the north side of the building.
- The applicant notes some “staining” on the building façade, staff requests that the stains be removed as part of the installation.
- The wall sign as proposed will meet all other provisions of the sign regulations.
- Staff found that since 2000, Michael Jordan’s restaurant is the only similarly approved variation allowing for a second wall sign.

Please see the case file for additional information regarding this request as well as visual depiction of all the proposed signs.

RESPONSIBILITIES OF HEARING BODIES:

The Zoning Board of Appeals has the responsibility to make a recommendation on requests for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for a variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are:

“Section 13-14-6 D. Standards:

1. The Zoning Board of Appeals shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

**STAFF REPORT – INDEPENDENCE PLUS
800 JORIE BLVD.
VARIATIONS – WALL SIGN
CASE NO. 2019-06-ZO-VAR**

- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
- b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
- c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
- e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variations to the Sign Regulations for the property located at 800 Jorie Blvd., a recommendation would be in order to approve the request subject to the following conditions:

1. The design and placement of the proposed sign shall be in substantial conformance with the plans as submitted and approved.
2. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

However, if you determine that the petitioner has not satisfied the required standards for a variation, the request should be denied.

Findings of fact, which are the basis of the Zoning Board of Appeals determination, should be stated as part of either motion. The recommendation may state any conditions reasonably related to the petition, which the Zoning Board deems necessary to protect the public interest.

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner



800 JORIE

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, May 7, 2019 at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, Independence Plus, 800 Jorie Blvd, Oak Brook, IL 60523, tenant and SF CH2 LLC, 999 N Sepulveda Blvd, Suite 600, El Segundo, CA 90245, property owner. The applicant is seeking variations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is seeking the approval of several variations to allow for the construction of additional signage on the wall of the property located at 800 Jorie Blvd.

The property may be generally described as 800 Jorie Blvd, Oak Brook, IL, with the legal description as follows:

PARCEL 1:
LOT 1 IN CHICAGO BRIDGE & IRON COMPANY SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 OF THE CHICAGO BRIDGE & IRON COMPANY ASSESSPLAT AND LOT 1 OF THE ARMOUR COMPANY ASSESSMENT PLAT, IN THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO BRIDGE & IRON COMPANY SUBDIVISION RECORDED JULY 12, 1976 AS DOCUMENT NUMBER R76-45791, IN DUPAGE COUNTY, ILLINOIS. PIN 06-26-201-022.

The petitioner's application including all supporting documents is on file with the Director of the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

Charlotte Pruss
Village Clerk
Published at the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald April 16, 2019 (4522702)

CERTIFICATE OF PUBLICATION

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County(ies) of DuPage

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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4522702



VILLAGE OF
OAK BROOK
Illinois

**BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523**

April 16, 2019

Dear Resident:

The Oak Brook Zoning Board of Appeals and the Village Board will be considering a variation to the Zoning Regulations. All meetings scheduled are on the reverse side of this notice.

The application has been filed by:	SF CH2, LLC
Property Owner	999 N. Sepulveda Blvd Suite 600 El Segundo, CA 90245
and Tenant	Independence Plus 800 Jorie Boulevard Oak Brook, IL 60523
The property is located at:	800 Jorie Boulevard, Oak Brook
Relationship of applicant to property:	Property Owner and Tenant

Also shown on the reverse side of this notice is a map** of the area to assist you in determining your relationship to the property in question.

The petitioner is seeking the approval of several variations to allow the construction of an additional wall sign on the property at 800 Jorie Boulevard.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Tony Budzikowski, AICP
Director, Development Services Department

TB/gp

In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

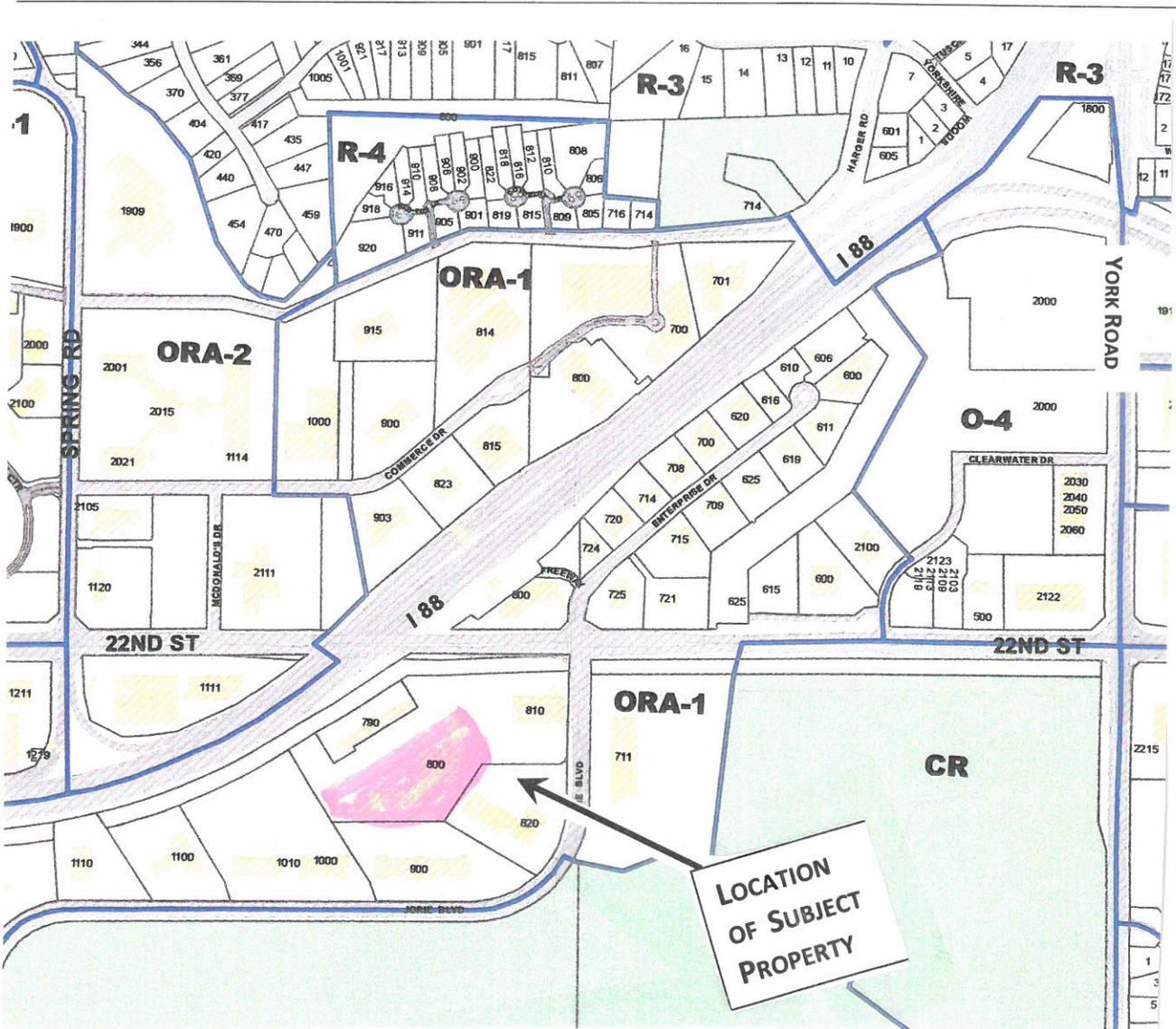
All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

Zoning Board of Appeals*7:00 p.m., Tuesday, May 7, 2019

Board of Trustees Meeting7:00 p.m., Tuesday, May 28, 2019***

*Public Hearing Body – Variation

***Tentative – Follows the completion of the Zoning Board of Appeals public hearing



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property

Clerk Pruss read the Proclamation and President Lalmalani presented the declaration to Head Librarian Jacob Post.

4. RESIDENT/VISITOR COMMENT – Resident Ray Cesca, addressed the Board regarding the impact of rental apartments in Oak Brook. Bill Linderman spoke regarding his concerns with the Commercial Area Revitalization Plan, the Library, the Oak Brook Park District, and the Taste of Oak Brook.

5. APPROVAL OF MINUTES

A. Regular Board of Trustees Meeting of March 26, 2019

Motion by Trustee Yusuf, seconded by Trustee Manzo, to approve the Minutes of the Regular Board of Trustees Meeting Minutes of March 26, 2019. VOICE VOTE: Motion carried.

6. CONSENT AGENDA:

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

A. Accounts Payable for Period Ending, April 4, 2019 - \$547,046.55

Significant Items included in Above:

1) LEGAL SERVICES:

- a) Rathje Woodward, LLC - Legal Services - February 3, 2019 - \$2,899.00
- b) Rathje Woodward, LLC - Legal Services - February 3, 2019 - \$72.50
(FY19 YTD - \$16,983.16)

TOTAL LEGAL BUDGET FOR 2019 IS \$294,000

TOTAL LEGAL BILLS PAID FOR 2019- YTD - \$42,386.16

- 2) Brite - PD License Recognition System - \$155,846.01
- 3) Burns McDonnell - Engineering Services - \$26,983.25
- 4) IRMA - February 2019 - \$20,357.09
- 5) Shales McNutt LLC - PD Renovation/Addition - \$132,360.79

B. Approval of Payroll for Pay Period Ending:

- 1. March 23, 2019 - \$742,352.72

C. Development Services Referrals

- 1. 711 Jorie Blvd. - Parking Variation

2. 800 Jorie Blvd. - Wall Signage

D. Ordinances & Resolutions

1. ORDINANCE 2019-PP-S-1565, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village of Oak Brook
2. ORDINANCE 2019-COMREV+CP-EX-S-1566, An Ordinance Adopting the Commercial Areas Revitalization Plan as an Addendum to the Comprehensive Plan of the Village Code of the Village of Oak Brook
3. RESOLUTION 2019-BD-CL-REC-D-R-1798, A Resolution Authorizing the Destruction of Verbatim Recordings of Certain Closed Meetings of the Village Board of Trustees
4. RESOLUTION 2019-ZO-OZM-EX-R-1799, A Resolution Approving the 2019 Village of Oak Brook Official Zoning Map
5. RESOLUITON 2019-PD-V-PG-R-1800, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of a Police ATV
6. RESOLUTION 2019-SC-V-PG-R-1801, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of a Golf Utility Vehicle

E. Information on the York/Harger Intersection

Motion by Trustee Baar, seconded by Trustee Manzo, to approve the Consent Agenda, with the exception of Items 6.D.1., 6.D.2, and 6.D.5., and authorize expenditures as presented.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Cuevas, Manzo, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustee Saiyed

Motion carried.

7. ITEMS REMOVED FROM CONSENT AGENDA

6.D.1. ORDINANCE 2019-PP-S-1565, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village of Oak Brook

Motion by Trustee Tiesenga, seconded by Trustee Manzo, that the Village Board adopt the attached ordinance authorizing the sale and donation of surplus items.

Trustee Tiesenga asked how the Fire Department selected the Genoa-Kingston Fire Protection District to receive a donation of the Village's equipment. Fire Chief Liss explained that they reached out to Oak Brook through one of the Fire Fighters.

ROLL CALL VOTE:

Ayes: 5 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 1 – Trustee Saiyed

Motion carried.



ITEM 6.C.2

BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Regular Board of Trustees Meeting
of
April 9, 2019

SUBJECT: Referral – Independence Plus – 800 Jorie Boulevard – Zoning Variations for a Wall Sign

FROM: Tony Budzikowski, AICP, Development Services Director TB

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for zoning variations for the number of wall signs, height of logo lettering and wall sign area to the Zoning Board of Appeals for public hearing and recommendation.

Background/History:

The applicant, Independence Plus has submitted a multi-part zoning variation request in order to install a 96 square foot wall sign on the northwest façade of the building located at 800 Jorie Boulevard. Independence Plus executed a lease for 24,000 SF and took occupancy in March 2018. The total leasable area of the building is 193,688 SF and right now 50% of the office building is currently vacant. PLS Financial Services also occupies this building and has an 88 square foot wall sign on the same façade as this wall sign proposal.

The specific zoning variation requests are as follows: 1) to permit two (2) wall signs on the same building facade (Section 13-11-10C.8), 2) to permit the height of the company logo to exceed the height of the wall sign lettering (13-11-10G.4) and 3) to increase the maximum wall sign area from 100 square feet to 184 square feet (13-11-10D.2.c).

Several additional documents have been included with this referral to provide the Board with more detailed and specific information related to the request. This additional application material is provided below and as follows:

RG

1. Public Hearing Application for Zoning Variations,
2. Cover letter(s) explaining the request,
3. Variation Standards,
4. Building elevation with sign proposal, and
5. Building location map

Recommendation:

Please refer the request for zoning variations for 800 Jorie Boulevard to the Zoning Board of Appeals for review, public hearing and a recommendation.

13-11-10: DISTRICT B4, O3, O4, ORA1 AND ORA2 REGULATIONS:

Signs shall be permitted in the B4, O3, O4, ORA1 and ORA2 districts as follows:

C. Number Of Signs Permitted Per Zoning Lot:

1. All signs permitted by section [13-11-6](#) of this chapter; plus
2. One awning sign per entrance; plus
3. One construction sign of any structural type; plus
4. One joint identification sign per zoning lot frontage; plus
5. One monument sign per street frontage for zoning lot frontage that is less than seven hundred feet (700') in length, and up to two (2) monument signs per street frontage for zoning lot frontage that is seven hundred feet (700') or more in length.
6. Two (2) on site directory signs per zoning lot frontage; plus
7. One real estate sign, large size; plus
8. One wall sign per street frontage per building, limit two (2) per building; signs must be "anchored" or oriented to a corner of the building (with the exception of the office buildings located at 1211, 1301, 1415 and 1515 22nd Street may locate their wall signs in the center of the building face), rather than placed on the center of the wall; signs must be located at the uppermost permitted signable area of the building, rather than on the lower levels, except for permitted first floor restaurant signs; signs on adjacent walls must not be "anchored" or oriented on the same corner of the building; signs may be placed on any side of the building; limit of one wall sign per building side. Signs must be of a single line of text, multiple lines of text (one above the other) are not permitted, except as approved for first floor restaurant signs.

D. Maximum Gross Surface Area Of Signs Permitted:

2. Individual Sign Area Limitations: The following individual sign area limitations shall apply to all signs within the B4, O3, O4, ORA1 and ORA2 districts, whether counted toward the total allowable gross sign surface area established in this chapter or not:

a. Awning And Canopy Signs: Not to exceed fifty (50) square feet per sign face. No sign identifying an individual tenant of a multi-tenant building shall cover more than five percent (5%) of the wall to which it is affixed.

b. Monument Signs: Not to exceed one hundred (100) square feet per sign face, nor more than two hundred (200) square feet total.

c. Wall Signs: Not to exceed one hundred forty (140) square feet per sign face for signs mounted greater than fifty feet (50') high and not to exceed one hundred (100) square feet per sign face for signs mounted less than fifty feet (50') high, and in no case covering more than five percent (5%) of the wall to which it is affixed. For ground floor restaurants in an office building or hotel, a special permit is required to erect a wall sign. These signs are permitted to have a maximum area of one hundred (100) square feet. The office buildings located at 1211, 1301, 1415 and 1515 22nd Street, the maximum size for wall signage is increased from one hundred forty (140) square feet to two hundred fifty (250) square feet in order to accommodate corporate names that contain a maximum of ten (10) letters. For corporate names with more than ten (10) letters, the maximum size of the wall sign will be increased by 17.5 square feet per each additional letter including spaces between names with a maximum wall sign being limited to no more than three hundred eighty five (385) square feet in size.

G. Illumination:

1. Signs Without Permits: Signs permitted in section [13-11-6](#) of this chapter shall be illuminated only as permitted in that section.

2. Awnings And Canopies: Shall be illuminated using a direct light source. Direct illumination shall be aimed at the exterior of the awning/canopy.

3. Monument Signs: Monument signs shall be backlit, directly lit, or internally illuminated. All letters must be individually affixed. Any direct light source shall be concealed from view from the right of way.

4. Wall Signs: Letters shall be individually affixed to walls of a building and be either internally illuminated or backlit. All wall signs mounted above thirty feet (30') shall consist of internally illuminated or backlit lettering that is one consistent color for all letters of the sign. Wall signs mounted above thirty feet (30') shall consist of the business name only and not include slogans, tag lines, or other wording. Wall signs mounted above thirty feet (30') may also include the company's primary registered or trademarked logo, which must be no taller than the height of the lettering of the wall sign. (Ord. G-916, 1-12-2010)



VILLAGE OF OAK BROOK

1200 OAK BROOK ROAD

OAK BROOK, IL 60523

630-990-3045

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

APPEAL (\$300)

VARIATION (\$750)

AMENDMENT (\$750)

SPECIAL USE (\$750)

CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF SUBJECT PROPERTY 800 Jorie Boulevard PERMANENT PARCEL NO* 6 26 201 22

LOT NO. _____ SUBDIVISION _____ LEGAL ADDRESS* 800 Jorie Boulevard

ZONING DISTRICT _____ ZONING ORDINANCE SECTION _____

ACTION REQUESTED Allow two wall signs per street frontage per building. 13-11-10C.8

The letters will be individually affixed but the logo will taller than the letters. 13-11-10G.4 And Size: 13-11-10D.2.c.

PROPERTY INTEREST OF APPLICANT: OWNER CONTRACT PURCHASER AGENT

OWNER(S) OF RECORD SF CH2 LLC PHONE 310-563-6291

ADDRESS 999 N Sepulveda Blvd Suite 600 CITY El Segundo STATE CA ZIP _____

BENEFICIARY(IES) OF TRUST N/A PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) Independence Plus PHONE _____

ADDRESS 800 Jorie Boulevard CITY Oak Brook STATE _____ ZIP _____

Contact Name and E-mail Address(s) Danilo Colte dcolte@independenceplus.com

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.

Jennifer Wright 11/21/18 Danilo Colte 3/12/19
Signature of Owner Date Signature of Applicant Date

Jennifer L. Wright as Agent for SF CH 2 LLC

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Date Filed 3-21-19 Fee Paid \$ 2300 Receipt No. 513874 Received By C. Chiarelli

Board of Trustees (Referral) 4-9-19 Notice Published _____ Newspaper Daily Herald Adj. Property Owners Notified _____

PUBLIC HEARING DATES: Plan Commission N/A Zoning Board of Appeals 5-7-19

Board of Trustees 5-27-19* Board of Trustees 6-11-19*

(Approval of Ordinance)

SIGNED - VILLAGE CLERK Charlene K. P... Date March 22, 2019

* TENTATIVE

A

April 2, 2019

Ms. Gail Polanek
The Village of Oak Brook
Planning Technician
1200 Oak Brook Road
Oak Brook, IL 60523

Dear Ms. Polanek,

NAI Hiffman is the acting agent for the owner of 800–810 Jorie Boulevard. The property is approximately 13.49 acres and is located at the southwest corner of 22nd Street and Jorie Boulevard.

The property was a bank owned distressed asset from 2009-2013 until Server Farm LLC purchased the property in late 2013.

The property has a total leasable square footage of 193,688 of which 50% of the property is currently vacant. Two larger tenants totaling 42,000 SF have vacated the property within the last 3 years; ITT (21,000 SF) vacated in 2016 and XO Communications (21,700 SF) vacated in 2017. The exterior frontage signs for the aforementioned tenants have been removed within the last 24 months and to date the only frontage sign is allocated PLS.

Although the benefit of the property is the location, ownership faces the ongoing challenge of leasing due to unique building layout, thus the need for specific tenants such as data/fiber technology or educational institutions. After years of searching and negotiating, the Independence Plus deal (24,000 SF) was signed and commenced March, 2018 – this was the first lease deal in years and a win for all.

Exterior signage rights are typically reserved and negotiated in a lease term for larger tenants 20,000 SF and above as an incentive to relocate. Exterior façade signage that is visible from both 22nd Street and I-88 is desirable by most business owners, including Independence Plus. As part of the lease negotiation ownership agreed to allow Independence Plus to place a sign on the exterior façade of the building at a mutually agreed upon location. Façade signage and location is important to Independence Plus.

Building ownership can be more cognizant of sign allocation for future tenants, but when the property was purchased in 2013 the existing signage and locations were assumed; it wasn't until the two façade signs that were removed and permitting for Independence Plus did ownership learn of the limitations.

The building has only large chunks of vacancy remaining and if The Village of Oak Brook is not willing to make variance accommodations, the likelihood of those larger tenants not choosing 800-810 Jorie Boulevard as their home based is greater. Big tenants want frontage signage.

Despite difficult times and leasing challenges, to date the owner has completed upgrades to the building lobby, has started a phased window replacement project, LED fixture replacements in 1st floor common corridor and is the process of designing a café amenity. A capital \$1.2MM parking lot mill and resurface project is planned to be completed by 3Q, 2019. The project has been submitted for permit while we re-bid to obtain updated pricing.

The owner's intent is to hold the property and create an atmosphere that attracts companies to Oak Brook; 800-810 Jorie Boulevard is a great location with the potential to become more competitive in the market as upgrades are completed.

Should you have any questions regarding the scope of the projects please do not hesitate to contact our office. Thank you.

A handwritten signature in black ink that reads "Jennifer Wright".

Jennifer Wright
Property Manager
NAI HIFFMAN ASSET MANAGEMENT, LLC
As Agent for Owner

Danilo Coité MD
CEO & Administrator/Agency Manager
800 Jorie Blvd, Suite 100
Oak Brook, Illinois 60523
Phone: (630) 463-4434
Fax: (630) 463-4475

Dear Honorable City Council Members,

Independence Plus, Inc. (IPI) respectfully requests three (3) sign variances to the following zoning ordinance:

- Section 13-11-10C8: to allow placement of a second wall sign on the same side of the building (on the only wall of the building that is truly visible from I-88).
- Section 13-1-10D2: to allow a total of 184 square feet of actual square footage (to include the existing and proposed square footage of all signage). The proposed signage would be visible from I-88 and balance the existing PLS sign.
- Section 13-11-10G4: to allow a readable sign with IPI's registered logo slightly taller than the proposed lettering.

BACKGROUND:

IPI was founded in 1987 and continues to be owned by our founder. We are a specialty healthcare company employing more than 300 healthcare professionals. For the past 12 years, Oak Brook has been home to IPI's corporate office for our three licensed, accredited, and state and federal certified divisions. As part of a robust expansion plan, IPI sold our 12,000 square-foot building at 720 Enterprise Drive to Carvana and signed a lease for 26,000 square-feet at 800 Jorie Boulevard. IPI's new space had been vacant for more than five years and extensive remodeling was required to make it usable. The whole point of selling our Enterprise building, was to allow us to expand our share of the marketplace. To do that, we need to increase our recruitment and hiring in a massive way. We already increased our administrative staff to prepare for increased hiring and continual training of a significantly increased number of field staff.

Our new space at 800 Jorie boulevard is located in a large and unusually shaped building at the center of a thirteen (13) acre site. Unfortunately, the building has surprisingly low visibility. The current signage (on the corner of 22nd and Jorie and at the light by RSNA) is insufficient and not as effective as we expected. As part of IPI's 2018 eight-year lease with the property owner, Server Farm, IPI was granted permission for highly readable signage from I-88. This highly visible signage for drivers headed east on I-88. Unfortunately, the building's exposure to vehicles driving west on I-88 is limited and not worth the cost of high quality signage. The signage is a critical element for IPI's growth that is dependent on IPI recruiting a large number of highly skilled nurses to care for our complex patients. 75% of IPI's revenue is generated from our Home Nursing division. Although the market for skilled nursing services has increased, our growth has been virtually flat for the past five (5) years, largely due to our struggle to adequately meet the needs we have to hire and train RNs and LPNs capable of managing the life-saving care for our patients; we are unable to accept the patients who seek our services with our current field staff of over 200 nurses. Our nurses work offsite, with medically complex patients in their homes, also have a difficult time finding our main office. They need to come in to the office, initially to be interviewed and hired and then for required trainings and meetings. In spite of providing them with explicit directions and maps, our field nurses struggle to find out office causing significant frustration and delays. Having the highly visible signage is critical to our success.

There is a serious nursing shortage – and Chicago and surrounding areas are suffering the worst nursing shortage crisis in the US, according to an article dated May 30th 2018 by Jaimy Lee, News Editor at Healthcare LinkedIn. And, amongst the largest metropolitan areas experiencing large population growth (larger than 5% per year), such as Seattle, Denver, and Los Angeles, Chicago is suffering the most substantial shortage of nurses (3830 nurses). Given this nursing shortage crisis and its impact on the current labor market, IPI is at a major disadvantage when compared to large hospital systems, long term care facilities, and health plans, since they are able to offer higher pay and bonuses to attract nurses. Tenet Healthcare, a for-profit hospital

system with a presence in Chicago, is offering signing bonuses up to \$25,000 to stay ahead of their counterparts. These entities are also in better positions as they are partnering with local nursing schools and are donating to support faculty salaries at those institutions to help support their recruitment pipeline. IPI is a local Oak Brook business, and we cannot compete with these large publicly traded companies. We need to pull out all stops related to our recruitment efforts and we need your local help to do so. Thus, it is more important than ever for IPI to secure "brand recognition" without creating a nuisance or threat to public safety in Oak Brook. The main purpose of this zoning is "to promote and protect the public health, safety and welfare by reducing the depreciation of property values caused by signs that are incompatible with surrounding land uses..." This sign variance request will promote the business climate in Oak Brook, will not constitute a hazard to the population, and it will improve property value based on the service we provide to vent dependent complex patients in Chicago and surrounding suburbs.

Furthermore, a previous sign was removed from the proposed location in recent months and left stains which have had a negative distracting impact on the building façade. Granting our sign variance, which will cover the existing stains, will "class up" the building façade and will improve the look as well as balance out the exposed wall (the one sign that still exists is mounted to the far right of the wall as opposed to being centered). The proposed location is a large wall on which the additional sign will cover less than 20% of the total surface area.

SUMMARY:

Skilled homecare service is the future of healthcare in this country. Patients are being discharged quickly from hospitals, frequently without fully preparing them for what is next. Medical technology now allows patients to live at home where they want to be, even when our patients require mini ICUs in their home. This advancement allows patients to avoid the high infection rates associated with extended hospitalizations but we need to rise to the need that is being requested by our referral sources. The extreme nursing shortage has resulted in a great amount of stress to our patients, families, nurses, and seriously slowed the growth of our business. Our nurses are the only lifeline for our patients in the home and lack of coverage requires field staff to cover extended shifts and/or pick up multiple shifts as well as our administrative staff needing to spend many hours looking for an alternate coverage solutions for these patients. We believe that the signage we are proposing will provide us with critical brand recognition which will positively impact our ability to recruit desperately needed professionals for our medically complex patients. We appreciate the partnership the Village is providing to create an employer-friendly environment while maintaining Oak Brook's quality standards.

Respectfully Yours,



Danilo Coite MD
CEO and Administrator/Agency Manager
Independence Plus, Inc.

VARIATION STANDARDS

1. a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

RESPONSE Independence Plus, INC. (IPI) needs a sign visible from I88 to allow us to recruit nurses to care for our complex medical patients. Ownership won't allow us to install the sign in the Northeast elevation of the building and the Southeast elevation is not visible from I88. The location we petitioned is the only location approved in our recently signed 8 years lease for this location hence the need for this request since our future depends on our ability to retain nurses.

1. b. The plight of the owner is due to unique circumstances.

RESPONSE: The exposure of IPIs brand on the requested building site is key to IPI securing "brand recognition" and increasing its ability to recruit quality professional nurses. IPI is in a major disadvantage to large health plans, urgent care facilities, skilled nursing facilities and the merging hospital systems with massive budgets competing with a privately owned Oak Brook healthcare company. The population we serve is very acute and complex in nature and hiring more nursing professionals will provide an unique value to our families when their loved ones quality of lives are improved with being care in the comfort of their homes. There have been two signs positioned on the site that IPI is requesting for years, and, having two signs actually balances the site and enhances the side of the building viewed from I-88/or eastbound I-88.

1. c. The variation, if granted, will not alter the essential character of the locality.

RESPONSE: Should the variation be granted, it will not alter the essential character of the locality, and, in fact will re-balance the side of the building as it was prior to the previous sign being removed.

2. a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

RESPONSE: IPI would suffer a hardship should the signage variation not be granted. IPI feels that continuing their "brand recognition" efforts are key to solving their inability to recruit the needed nursing professionals, and, the applicable signage will play a large part in promoting "brand recognition" for IPI. Our field and office staff go through a tremendous amount of hardship to make sure vent depended patients are covered with 24/7 nursing care in the home. Many nurses will work huge amount of hours to make sure their patients are well taken care. This hardship with the nursing shortage has grown exponentially in recent years.

D

2. b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

RESPONSE: Signage on the side of the building that IPI is requesting is the building where IPI corporate offices are located; IPI has a long-term lease and this is where IPI intends to operate for years to come (IPI has been in Oak Brook since 2007). The other building/signage choices in the same area would not provide even close to the same exposure for IPI.

2. c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

RESPONSE: If granted, this variation would not be detrimental to public welfare (it is not distracting from I-88 and it will be easily readable without causing driver distraction. Again, the side of the building will be enhanced by providing the natural balance needed given that there is currently only one sign on the very far right of the building side.

2. d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

RESPONSE: The proposed variation will not impair the supply of light or air to adjacent property(ies), nor will it increase the danger of fire or otherwise endanger public safety, nor will it diminish or impair property values in the neighborhood.

2. e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

RESPONSE: IPI leases space in the building and does not have any ownership connection with the owner/landlord of the building. Thus, IPI is not paying for the signage exposure and the owner/landlord is not making more money by allowing such signage application.

2. f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

RESPONSE: IPI's hardship was not created by the owner/landlord, and, IPI has no ownership or conflicting relationship with the owner/landlord. IPI's hardship is due to the difficulty it faces recruiting quality nursing professionals, and, granting this variation for signage will help increase IPI's "brand recognition", thereby, increasing IPI's ability to recruit the necessary nursing professionals.

Certification Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

SF CH2 LLC

Printed Name of Owner

Jennifer Wright

Signature of Owner

11/21/18

Date

Jennifer L. Wright as Agent for SF CH 2 LLC

Independence Plus

Printed Name of Applicant

David Cook 3/12/2019

Signature of Applicant

Date

BILL TO INFORMATION:

Parvin-Clauss Sign Co

Mary Clauss

Print Name/Company

Contact Person

630-510-2020x4000

Contact Phone

165 Tubeway Dr Carol Stream IL 60188

Address To be Billed

Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

DuPageMaps - Parcel Report

User Request Date: Monday, April 1, 2019

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DuPage County IT - GIS Department
421 N. County Farm Rd
Wheaton, IL 60187
USA
Ph# (630) 407-5000
www.dupageco.org

PIN 0625101001
Bill Name EXETER 711 JORIE LLC
Property Number 711
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0626202002
Bill Name MARQUETTE BK & TR 13700
Property Number 2616
Property Street Direction
Property Street Name YORK RD
Property Apartment
Property City OAK BROOK
Property Zip 60523

Same

PIN 0623405003
Bill Name 800 ENTERPRISE PROP LLC
Property Number 800
Property Street Direction
Property Street Name ENTERPRISE DR
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0626201008
Bill Name AMER NTL CHGO TR113883-03
Property Number 1100
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0826201001
Bill Name OAK BROOK PARK DISTRICT
Property Number
Property Street Direction
Property Street Name 22ND ST
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0826101010
Bill Name MUTUAL TR LIFE INS CO
Property Number 1200
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

same

PIN 0826201011
Bill Name 900 JORIE BOULEVARD LLC
Property Number 900
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0825100003
Bill Name NORTHERN ILL GAS CO
Property Number
Property Street Direction
Property Street Name
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0624306011
Bill Name VILLAGE OF OAK BROOK
Property Number 1200
Property Street Direction
Property Street Name OAK BROOK RD
Property Apartment
Property City OAK BROOK
Property Zip 60523

same

PIN 0826101021
Bill Name NORTHERN ILL GAS CO
Property Number
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0626201025
Bill Name NORTHERN ILL GAS CO
Property Number
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0626201028
Bill Name LEGACY OF N BARRINGTON
Property Number 1110
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

Same

PIN 0626201012
Bill Name RADIOLOGICAL SOCIETY N A
Property Number 820
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

Same

PIN 0826200008
Bill Name OAK BROOK GATEWAY LLC
Property Number 1111
Property Street Direction W
Property Street Name 22ND ST
Property Apartment
Property City OAK BROOK
Property Zip 60523

See attached

PIN 0626201027
Bill Name SF CH2 LLC
Property Number 800
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0626200003
Bill Name BRAESIDE REALTY TRUST
Property Number
Property Street Direction
Property Street Name 22ND ST
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0626201019
Bill Name 1010 JORIE BOULEVARD LLC
Property Number 900
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

PIN 0626201028
Bill Name SF CH2 LLC
Property Number 800
Property Street Direction
Property Street Name JORIE BLVD
Property Apartment
Property City OAK BROOK
Property Zip 60523

see attached

Subject Property Verification

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06 26 201 022
2. Common Address: 800 JORIE BLVD
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
(SEE ATTACHED)
4. Email the Legal Description to gpolanek@oak-brook.org

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room: (630-682-7398) Contact Person: _____

Date called: _____

I verify that the information provided above is accurate.

NORBY CLAUSS, PARISS-CLAUSS
Printed Name

[Signature]
Signature

SIGNED

Date: 7/23/18

Relationship to Applicant: (SAME)

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes _____

No _____

Approved By: _____

Date _____

F

Independence Plus 800 Jorie Boulevard

Legal Description

PARCEL 1:

LOT 1 IN CHICAGO BRIDGE & IRON COMPANY SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 OF THE CHICAGO BRIDGE & IRON COMPANY ASSESSPLAT AND LOT 1 OF THE ARMOUR COMPANY ASSESSMENT PLAT, IN THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRICIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO BRIDGE & IRON COMPANY SUBDIVISION RECORDED JULY 12, 1976 AS DOCUMENT NUMBER R76-45791, IN DUPAGE COUNTY, ILLINOIS.

F.1

Please Deposit Check in: Zoning Account 10-4302

For:

Independence Plus - 800 Jorie Blvd - Sign Variations (3)

NOTE: 1 check(s) - Total \$ **2300**

Please return receipt(s) to Gail

Thanks

MISCELLANEOUS PAYMENT RECPT#: 513874
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 03/27/19 TIME: 09:54
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: IND.PLUS 800 JORIE B

4302 ZONING/SUBDIVIS 2300.00

AMOUNT PAID: 2300.00

PAID BY: PARVIN CLAUSS SIGN C
PAYMENT METH: CHECK
49211

REFERENCE:

AMT TENDERED: 2300.00
AMT APPLIED: 2300.00
CHANGE: .00

G

PROJECT:

INDEPENDENCE PLUS
healthcare at home

800 Jorie Blvd.
OAK BROOK

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS / BN

DRAWN BY

Bill Goodwyn

DATE

1.11.18

SCALE

3/8" = 1'

SHEET NO.

1 of 2

WORK ORDER

78853

FILE NAME

ind78853

REVISIONS:

1 1.30.18

2 2.15.18 - white outline

3 8.8.18

4 8.14.18

5 12.19.18

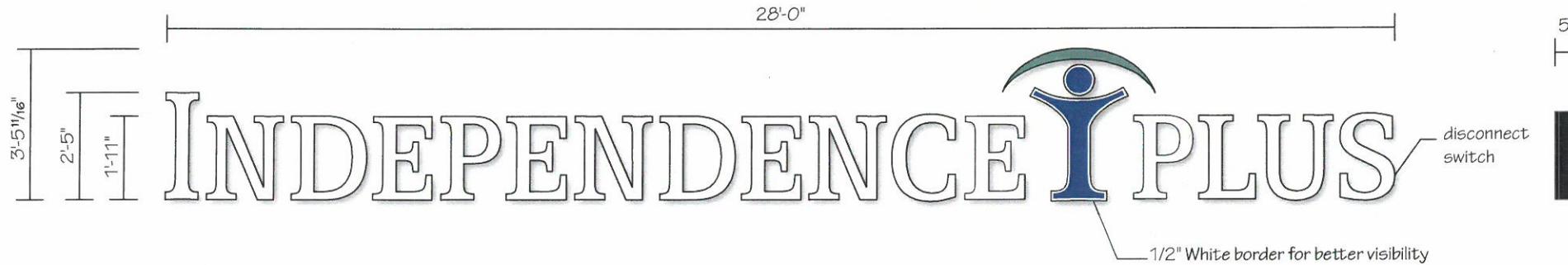
6 3.19.19

7 3.28.19 - add disconnect info - bm

8

9

10



(1) set 5" deep LED-illuminated channel letters - 96.24 SF

Letters: .040" prefinished Black aluminum coil returns, .063" prefinished White aluminum backs

Faces: 3/16" thick 7328 White acrylic w/ 1" Jewelite Black trimcaps

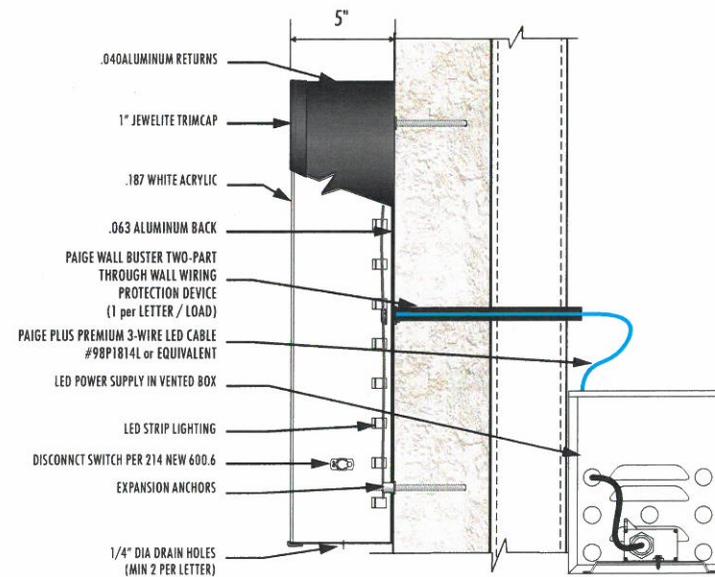
Logo face graphics: 3M 3630-128 Plum Purple and 3630-76 Holly Green translucent vinyl applied on faces

Illumination: White LEDs and low-voltage power supplies

Power: (1) 20 amp @ 120 volt circuit brought to site by others

Mounting: flush-mount on exterior wall

Site survey required prior to production



2014 Code Language:
600.6(A) Location.
(1) At Point of Entry to a Sign Enclosure.
The disconnect shall be located at the point the feeder circuit or branch circuit(s) supplying a sign or outline lighting system enters a sign enclosure or a pole in accordance with 600.5(C)(3) and shall disconnect all wiring where it enters the enclosure of the sign or pole.



Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

1
#

PROJECT:

INDEPENDENCE PLUS
healthcare at home

800 Jorie Blvd.
OAK BROOK

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS / BN

DRAWN BY

Bill Goodwyn

DATE

1.11.18

SCALE

not to scale

SHEET NO.

2 of 2

WORK ORDER

78853

FILE NAME

ind78853

REVISIONS:

1 1.30.18

2 2.15.18 - white outline

3 8.8.18

4 8.14.18

5 12.19.18

6 3.19.19

7 3.28.19 - add demensions from building corners - bm

8

9

10



This sign is built to UL Standards for operation in North America.

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H.1

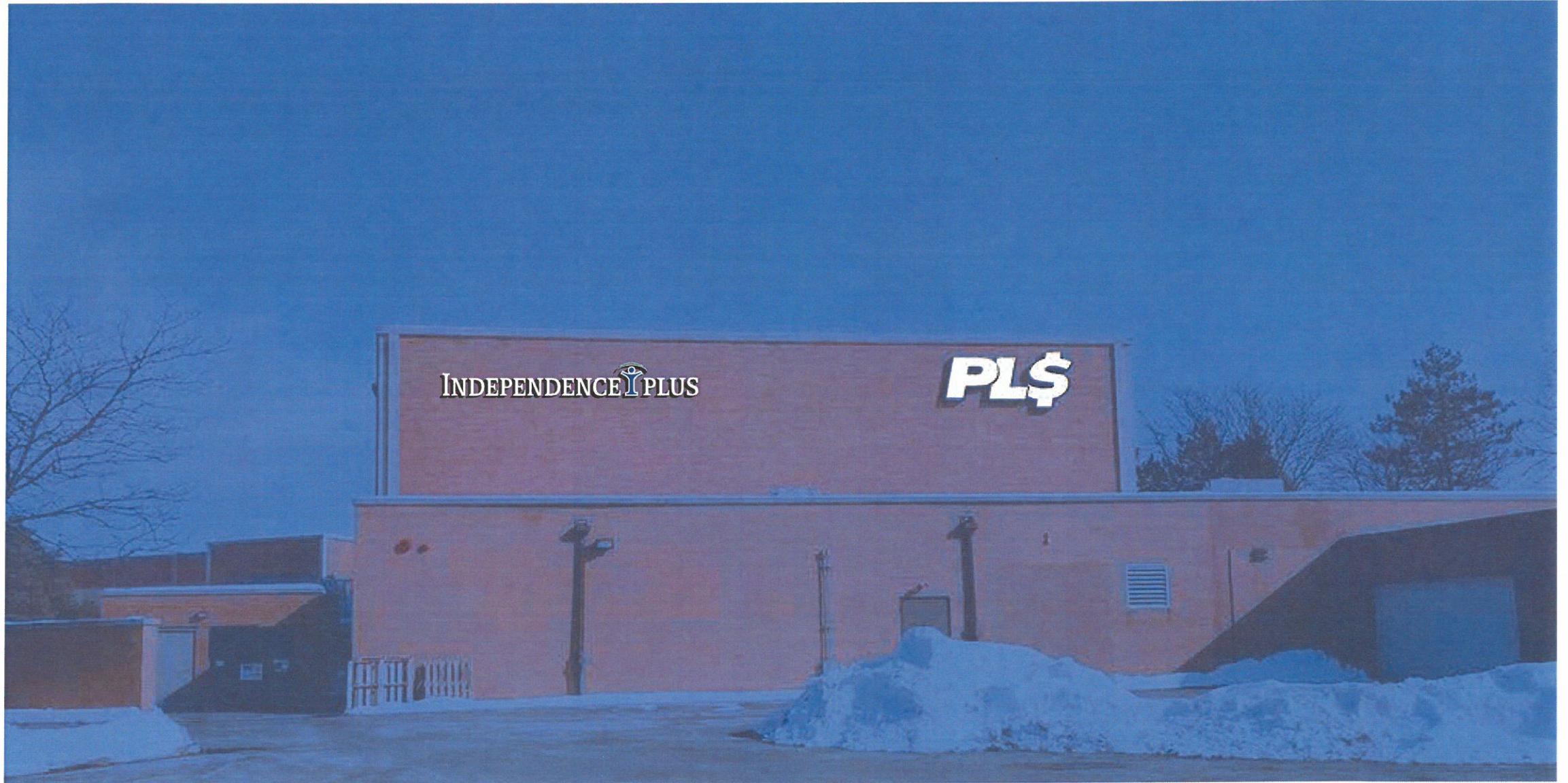


I

I.



I.1



I.2

I.3



I.3

