1. Committee Of The Whole Agenda
   Documents:
   
   051609.COTW.AGENDA.PDF

2. Committee Of The Whole Packet
   Documents:

   20190506.COTW PACKET.PDF
Committee of the Whole  
May 6, 2019  
Village Board Room, Lisle Village Hall, 925 Burlington Avenue  
villageoflisle.org  

AGENDA  

Visitors are welcome to all public meetings of the Village Board. Anyone wishing to provide comment may do so during the “PUBLIC COMMENT” portion of the agenda. When possible, it is requested that one spokesperson be appointed to represent the views of a group. When recognized to speak, individuals are asked to step to the podium, state their name and state the purpose of their commentary prior to providing a statement. Comments should be limited to five minutes per person. Summary explanations appear below each legislative item to assist in the understanding of the item’s purpose.

I. CALL TO ORDER & ROLL CALL  

II. PUBLIC COMMENT  

III. REGULAR AGENDA  

A. An Ordinance approving a special use permit for National Louis University at 850 Warrenville Road  

Presentation of special use permit request for National Louis University at 850 Warrenville Road.

IV. OFFICIALS & STAFF REPORTS  

V. EXECUTIVE SESSION  

A. Review of closed session minutes  

B. Pending or probable litigation against, affecting or on behalf of the Village  

C. Collective negotiating/bargaining matters  

VI. ADJOURNMENT  

VII. RECONVENE OPEN SESSION
The Village of Lisle will make all public meetings accessible to persons with disabilities. Any person needing a reasonable accommodation to participate in a meeting should contact ADA Coordinator, Jack Knight at (630) 271-4144 (Voice) or (630) 271-4142 (TDD) at least 24 hours in advance of the scheduled meeting so that proper arrangements can be made.
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I. CALL TO ORDER & ROLL CALL

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III. REGULAR AGENDA

3 - 42

A. An Ordinance approving a special use permit for National Louis University at 850 Warrenville Road

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Item Title: An Ordinance Approving a Special Use Permit for National Louis University at 850 Warrenville Road

Date: 6 May 2019  
Submitting Department: Development Services  
Contact Person: Derek Rockwell  
Email Address: drockwell@villageoflisle.org

Description of Agenda Item:
Presentation of special use permit request for National Louis University at 850 Warrenville Road.

Background:
The applicant, National Louis University, is requesting a Special Use Permit to allow for the operation of a university at 850 Warrenville Road. This use is identified in Village Code as a permitted special use in the O-R district. The applicant has been operating a university at this property since 2005, and is proposing to continue the operation of that use in a similar manner moving forward.

Staff research into this matter has determined that previous Community Development Department personnel approved the use and occupancy of National Louis University at the property on March 2, 2005. At that time, institutional uses, including schools, were classified as a prohibited use in the O-R district. On May 21, 2012, the Village amended the Village Code to allow for vocational, trade, technical schools, colleges or universities to conduct operations in the O-R district upon receiving a special use permit. The appropriate zoning entitlements for a university use at this location have never been applied for by the applicant or granted by the Village. It is incumbent on the applicant to move forward with such a zoning request for a special use permit at this time.

Staff has reviewed this request and finds that the special use permit will allow the applicant to continue the operation of a university at the subject property. One of the purposes of the O-R zoning district to create a "park like" atmosphere conducive to the quality development of international headquarters, large office buildings, research and educational activities.

The requested special use permit meets the intent of the O-R zoning district and is necessary for the public convenience as it further diversifies the Village’s primary corporate corridor along Warrenville Road. The educational use will contribute to the intended mix of uses in this corridor, which is vital for the area’s long-term health and success.

Action/Recommendation:
Staff requests Village Board authorization for the preparation of an ordinance authorizing a Special Use Permit for National Louis University located at 850 Warrenville Road.

**Recommended by Village Committee/Commission:**
The public hearing for this request was conducted by the Planning and Zoning Commission on April 17, 2019. No objectors were present, and the Planning and Zoning Commission recommended approval by a vote of 5-0.

**Attachments:**

- April 17, 2019 PZC Staff Report
Public Hearing Case Number: PZC-2019-09  
Planning and Zoning Commission Meeting Date: 4/17/2019  
Common Address: 850 Warrenville Road, Lisle, Illinois 60532

I. GENERAL INFORMATION

Owner of Record: JPMCC 2006-LDP7 Warrenville Road, LCC  
Ownership Structure Attached  
Applicant: National Louis University  
Marty Mickey, VP-Finance

Date Application Accepted: March 22, 2019
Requested Action:
1. Approval of a special use permit for a university.
Applicant’s Intentions: To operate a university.
Permanent Index Number: 08-02-101-009
Current Zoning and Land Use: O-R / University Space
Adjacent Zoning and Land Use:
   North: I-88 Tollway  
   South: O-R / Office  
   West: O-R / Office  
   East: O-R / Office
Applicable Regulations:
5-11-2-C-4 Village Code  
5-19-1-B Village Code

II. TECHNICAL INFORMATION

Parcel Size: 6.03 acres
Access from Public Right-of-Way: The subject property is accessible via a full-access traffic signal off of Warrenville Road.
Floodplain and Wetland: N/A
Physical Site Characteristics: The subject property is currently improved with one office building connected in the center by a pedestrian walkway, and associated off-street parking areas.
2004 Village of Lisle Comprehensive Plan: Office / Research
III. STAFF EXECUTIVE SUMMARY

The applicant has requested a special use permit to allow for the operation of a university. The aforementioned use is identified in Village Code as a permitted special use in the O-R district. The applicant has been operating a university at this property since 2005, and is proposing to continue the operation of that use in a similar manner moving forward.

Staff research into this matter has determined that previous Village administration approved the use and occupancy of National Louis University at the property on March 2, 2005. At that time, institutional uses, including schools, were classified as a prohibited use in the O-R district. On May 21, 2012, the Village amended the Village Code to allow for vocational, trade, technical schools, colleges or universities via special use permit in the O-R district. As such, the appropriate zoning entitlements for a university use at this location have never been applied for by the applicant or granted by the Village. As the Village has become aware of this matter, it is incumbent on the applicant to move forward with such a zoning request for a special use permit at this time.

IV. STAFF FINDINGS OF FACT

In accordance with 5-19-1-B of the Village of Lisle Village Code, no special use shall be recommended by the zoning board of appeals unless it finds:

Special use permit for a university.

1. (A) It is necessary for the public convenience at that location.

   The special use permit will allow the applicant to continue the operation of a university at the subject property. It is one of the purposes of the O-R zoning district to create a "park like" atmosphere conducive to the quality development of international headquarters, large office buildings, research and educational activities.

   The requested special use permit meets the intent of the O-R zoning district and is necessary for the public convenience as it further diversifies the Village’s primary corporate corridor along Warrenville Road. The educational use will contribute to the intended mix of uses in this corridor. Such a mix is vital for the area’s long-term health and success.

   (B) It is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.

   Administrative review to ensure compliance with applicable building codes, state regulations, and conditions appended to the special use permit will ensure that the proposed special use does not negatively impact the public’s health, safety and general welfare. Additionally, the use itself provides Village residents access to higher education opportunities. Such educational opportunities help to further one of the Village’s goals of bettering the general public health and welfare.

2. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
The proposed use is compatible with other permitted and special uses in the O-R zoning district and will not cause substantial injury to the value of surrounding properties.

3. Such special use shall conform to the applicable regulations of the district in which it is to be located.

It is one of the purposes of the O-R zoning district to create a "park like" atmosphere conducive to the quality development of international headquarters, large office buildings, research and educational activities. The requested special use complies with the intent of the O-R zoning district.

Additionally, Village Code lays out that the low intensity uses permitted in the O-R zoning district are compatible with adjacent residential and commercial developments. As universities are specifically listed out as a permitted special use, staff finds that the requested special use permit aligns with the intent of Village Code.

The 2004 Village of Lisle Comprehensive Plan calls for Office / Research uses at the subject property. As a university use is listed in the corresponding O-R zoning district, staff finds that the proposed use meets this intent.

The requested special use complies with the parking regulations of the Village Code. Per Code, the tenant space requires 83 parking spaces. There are 186 parking spaces available at the subject property.

Staff has not recommended the placement of a condition on the special use permit request which would limit the applicant’s use of the building or tie the request to a specific floor plan. It is staff’s finding that such a condition would not be necessary should the special use permit be recommended for approval by the Planning and Zoning Commission. Staff finds that, so long as all other requirements of Village Code, such as off-street parking regulations, are complied with in the future in connection with any future modification or expansion of the applicant’s tenant space, that the impact of such a modification would not be injurious to neighboring properties.

V. STAFF RECOMMENDATIONS

1. Approval of a special use permit for a university, based on the Findings of Fact submitted.

VI. ATTACHMENTS

1) Site Photos
2) Aerial Map
3) Zoning Map
4) Comprehensive Plan Map
5) Zoning Application
6) Applicant Findings of Fact
7) Judicial Deed
8) Plat of Survey
9) Floor Plans
10) Square Footage and Parking Information
11) Village Staff Correspondence to Applicant
12) Affidavit of Owner's Consent
13) Disclosures of Beneficiaries
14) Public Hearing Notice
15) List of Surrounding Property Owners

Published Date: April 1, 2019
Prepared By: Derek Rockwell, AICP; Village Planner
Aerial Map - 850 Warrenville Road

The Data is provided without warranty or any representation of accuracy, completeness, or timeliness, and appropriateness of its use. It is the responsibility of the Requester to determine accuracy, timeliness, completeness, and appropriateness of its use. The Village of Lisle makes no warranties, expressed or implied, to the use of the data.

Date: April 10, 2019

± 340 Feet

Aerial Map - 850 Warrenville Road

Village of Lisle GIS
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Date: April 10, 2019
± 340 Feet
Zoning Map - 850 Warrenville Road

The Village of Lisle GIS
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Date: April 10, 2019

± 340 Feet

Comprehensive Plan Map - 850 Warreneville Road

Legend
2014 Lisle Area
Photo
Red: Band_1
Green: Band_2
Blue: Band_3

Comprehensive Land Use Plan
COMMERCIAL
DOWNTOWN MIXED USE AREA
INDUSTRIAL
MULTIPLE FAMILY RESIDENTIAL
OFFICE
OFFICE/RESIDENTIAL
PUBLIC/INSTITUTIONAL
RESIDENTIAL (SF/MF)
SINGLE
FAMILY RESIDENTIAL
Parcels

UNINC
Reagan Memorial Tollway
Reagan Memorial Tollway / I-88
Warenville Rd
Main St
Oldham Av
Oldham Av

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## PART A - APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Owner Information</th>
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<tr>
<td><strong>Full Name</strong></td>
<td>JPMCC 2006-LDP7 Warrenville Road, LLC</td>
</tr>
<tr>
<td><strong>Owner Address</strong></td>
<td>c/o LNR Partners, LLC, 1601 Washington Ave., Suite 700</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Miami Beach</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>Florida</td>
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<tr>
<td><strong>Zip Code</strong></td>
<td>33139</td>
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<tr>
<td><strong>Contact Information</strong></td>
<td>Phone: 305-695-5600</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:jhardacre@lnrpartners.com">jhardacre@lnrpartners.com</a></td>
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<tbody>
<tr>
<td><strong>Full Name</strong></td>
<td>National Louis University</td>
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<tr>
<td><strong>Last Name</strong></td>
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<tr>
<td><strong>First Name</strong></td>
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<td><strong>Number &amp; Street</strong></td>
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<tr>
<td><strong>City</strong></td>
<td>Lisle</td>
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<tr>
<td><strong>State</strong></td>
<td>IL</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>60532</td>
</tr>
<tr>
<td><strong>Contact Information</strong></td>
<td>Phone: (312) 261-3050</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:mmickey@nl.edu">mmickey@nl.edu</a></td>
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<tr>
<th>Agency/Firm Name</th>
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<th>Attorney Information</th>
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| Agency/Firm Name |  |

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<th>Agent Information (if different from above)</th>
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<tbody>
<tr>
<td><strong>Full Name</strong></td>
<td>Mickey</td>
</tr>
<tr>
<td><strong>Last Name</strong></td>
<td></td>
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<tr>
<td><strong>First Name</strong></td>
<td>Marty</td>
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PART B - EXISTING PROPERTY INFORMATION

<table>
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<tr>
<th>PIN(s)</th>
<th>08-02-1001-009, 08-03-206-011</th>
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<tbody>
<tr>
<td>Property Address</td>
<td>850 Warrenville Rd.</td>
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<tr>
<td>City</td>
<td>Lisle</td>
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<tr>
<td>State</td>
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<tr>
<td>Zip Code</td>
<td>60532</td>
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<tr>
<td>Current Zoning</td>
<td>Office/Research</td>
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<tr>
<td>Current Land Use</td>
<td>Educational</td>
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PART C – ZONING REQUEST(S)

- [ ] Administrative Variance
- [ ] Final Subdivision Plat
- [ ] Preliminary Subdivision Plat
- [ ] Annexation
- [ ] Map Amendment
- [✓] Special Use Permit
- [ ] Appeal of Administrative Decision
- [ ] Major Change to Planned Unit Development
- [ ] Variance
- [ ] Development Proposal
- [ ] Minor Change to Planned Unit Development
- [ ] Zoning Text Amendment
- [ ] Final Planned Unit Development
- [ ] Preliminary Planned Unit Development

Purpose of request:
National Louis University received approval in 2004 from the Village of Lisle to open operate as an educational institution at this location. According to Village officials, this prior approval did not fully follow all Village requirements. As such, the Village has requested that the University obtain a special use permit for the business that is, and has been for the last 14 years, operated on the premises.

The University provides a great service to the Village and the Community. The University is a non-profit 501(c)(3) corporation that provides innovative and accessible higher education options to students in programs such as education, business, counseling and behavioral sciences. Over the time frame that the University has operated in this location, the University has peacefully served over 6,578 students having improved the education and knowledge of such students. In addition, the University has been a loyal taxpayer to the Village through the lease it occupies during this time frame.

Is the purpose of this application to address an ordinance or code violation? [✓] YES  [ ] NO

If yes, what is the violation?
National Louis University received approval in 2004 from the Village of Lisle to open operate as an educational institution at this location. Apparently, the Village employee who granted this approval did not have authority to do so and, as such, we have been notified that a violation exists.
PART D – TO BE COMPLETED FOR ALL COMMERCIAL APPLICATIONS

What is the current or previous use of the property?  Institutional College/University
What is the proposed intended use of the property?  Institutional College/University
If the proposed use is currently in operation at another location, what is the location’s address?
National Louis University has other campuses in Wheeling, IL, Elgin, IL, Skokie, IL and Chicago, IL.

What is the business website?  www.nl.edu
What are the days and hours of operation?  Monday - Saturday, 8:00 a.m. - 9:00 p.m.
Will there be employees?  Yes ☑ No ☐
If yes, how many employees will there be?  40
Is there any proposed construction or alteration of existing buildings?  Yes ☑ No ☐
If yes, explain:  A building permit has been filed to make some small changes to a couple of the rooms to provide for office space and an observation room.

Is there any proposed grading, fill, or other site development activities?  Yes ☐ No ☑
If yes, explain:

Will the intended use be open to the public?  Yes ☑ No ☐
If yes, the estimated average number of customers per day is:  100
Will the intended use include any outdoor storage of materials, supplies, merchandise, vehicles, equipment, or other similar materials?  Yes ☑ No ☐

Will the intended use require outdoor lighting?  Yes ☑ No ☐
Will the intended use require a new signage on the property?  Yes ☑ No ☐
What is the estimated number of average daily vehicle trips the proposed use will generate?  140

What is the anticipated noise generation of the intended use?

☑ No different than existing conditions
☐ Minimal increase – If checked, explain: 
☐ Significant increase – If checked, explain: 

Zoning Application  Page 3 of 7  10/01/2018
PART E - FINDINGS OF FACT FOR GRANTING A SPECIAL USE PERMIT

All petitions for a special use permit shall be accompanied by a statement of Findings of Fact. Provide responses to each applicable criteria below. All applicable criteria must be met for approval of a zoning petition. The Findings of Fact shall conform with the applicable provisions of the Illinois State Statutes and the Village of Lisle Zoning Ordinance pertaining to special uses.

In accordance with 5-19-1-B of the Village of Lisle Village Code, no special use shall be recommended by the Planning and Zoning Commission unless it finds:

1a. It is necessary for the public convenience at that location;

National Louis University provides quality higher education to its students and provides degree options for students in several programs, including education, business, counseling and behavioral sciences. The University has operated in this location for 14 years and has provided great service to the community. Over that time frame, the University has served 6,576 students. This location provides good access for students and a west suburban presence for the University.

1b. It is so designated, located and proposed to be operated that the public health, safety and welfare will be protected; and

National Louis University will conform to all Village rules and regulations and all applicable laws regarding public health, safety and welfare. In addition, it should be noted that the University sponsors the American Red Cross to provide services to the public three days/month using the Lisle campus with no charge. The University provides the same benefit to the YWCA and Giant Steps (once/month) for the trainings/services these groups provide.

2. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; and

By providing a higher educational institution option for the Village, the University improves the valuation of properties in the Village. Further, through its lease, the University has been a loyal payor of property taxes for 14 years and its occupancy in this space, compared to other surrounding buildings which are vacant, helps to increase the value of the surrounding property by providing an occupancy for the building.

3. Such special use shall conform to the applicable regulations of the district in which it is to be located.

The University has operated peacefully in this location for 14 years with no issues, and has conformed with all of the requirements of the District. The current use of the University is specifically listed as an allowed special use in the District.
PART F - FINDINGS OF FACT FOR GRANTING ZONING VARIANCES

All petitions for zoning variance shall be accompanied by a statement of Findings of Fact. The Findings of Fact shall include specific examples demonstrating the proposed project would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or buildings involved if strict application of the zoning regulations were applied.

In accordance with 5-19-1-C of the Village of Lisle Village Code, the use of variances is generally intended for cases of exceptional conditions whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of reasonable use of the land or building involved. The Planning and Zoning Commission shall suggest any conditions that it deems to be necessary or desirable. The Planning and Zoning Commission shall not recommend approval of a variance unless it finds:

1. That there are special circumstances or conditions, fully described in the findings, applying to the property (properties) for which the variance is sought, which circumstances or conditions are peculiar to such property (properties) and do not apply generally to properties in the zoning district, and that said circumstances or conditions are such that the strict application of the Village code would deprive the applicant of the reasonable use of the subject property (properties).

Not applicable - Not seeking a zoning variance.

2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the property (properties) and that the variance proposed is the minimum variance that will accomplish this purpose.

Not applicable - Not seeking a zoning variance.

3. That the result of granting by the corporate authorities of the variance will be in harmony with the general purpose and intent of standards set forth within this code and in harmony with the configuration and shape of lots within the subdivision in which the subject property lies, and will not be injurious to adjacent property or otherwise detrimental to the public welfare.

Not applicable - Not seeking a zoning variance.
PART G - SIGNATURE AND NOTARIZATION

I consent that all above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village of Lisle for the purposes of completing any reviews or for the reports deemed necessary by the submittal of this application or for the purpose of posting, maintaining, or removing such notices as may be required by law, or for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of any special use permit approval issued as a result of this application.

I have read and I am familiar with the recommendations of the 2004 Village of Lisle Comprehensive Land Use Plan and subplans; and I have read Title 5 of the Village of Lisle Village Code and I am familiar with each of the criteria for a map amendment, special use permit and/or variance and understand that each applicable criteria must be met for approval of a zoning petition.

If a public hearing is required, I understand that the Village of Lisle will publish a legal notice and notify property owners within 250 feet of the subject property via Certified Mail with return receipt. I further understand that I am responsible for all fees incurred by the Village as part of the public notification process.

I understand that application fees shall not be refunded or waived, except as may be determined on a case-by-case basis, by the Village of Lisle Board of Trustees.

The owner and petitioner agrees that the owner and petitioner shall be jointly and severally liable for payment of fees referred to in Section 1-14-1 of the Village Code (Recovery of Professional Fees). Professional fees may be assessed in conjunction with engineering plan reviews, landscape architect plan reviews, and Village Attorney related legal work.

Name (identify owner/petitioner/attorney/agent)  Signature  Date

National Lewis University  3/27/2019

SUBSCRIBED AND SWORN TO BEFORE ME
this 27th day of March, 2019.

Indiana D. Cooley
Notary Public

Zoning Application  Page 6 of 7  10/01/2016
THE GRANTOR, John E. Zaruba, Sheriff of DuPage County, Illinois, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Order of Sale entered on April 28, 2017, in Case 17 CH 000044 entitled U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7, by and through LNR Partners, LLC, its special servicer v. NK-850/950 Corporetum Property, LLC, Unknown Owners, and Non-Record Claimants, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on October 12, 2017, does hereby grant, transfer, and convey to JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC, as holder of the Certificate of Sale, the following described real estate situated in the County of DuPage, in the State of Illinois, to have and to hold forever:

Parcel 1
LOT 1 IN CORPORETUM OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN SECTIONS 2 AND 3, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1989 AS DOCUMENT R89-105166, IN DUPAGE COUNTY, ILLINOIS.

Parcel 1A
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESERVATION CONTAINED IN TRUSTEE’S DEED FROM THE TRUSTEES OF THE MORTON ARBORETUM TO NORTHERN ILLINOIS GAS COMPANY DATED JUNE 30, 1959 AND RECORDED JULY 21, 1959 AS DOCUMENT 932319 FOR DRIVEWAYS, WALKWAYS, PARKING lots OR FACILITIES, GARDENS, PARKS, LAWNS, OVER THE SURFACE OF THAT PART OF THE PROPERTY LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL 1 DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHERN ILLINOIS GAS COMPANY TROY GROVE RIGHT OF WAY, BEING PART OF LOT 2 OF ASSESSMENT PLAT NUMBER 1 OF LANDS BELONGING TO THE TRUSTEES OF MORTON
ARBORETUM, UNDER WILL OF JOY MORTON, DECEASED, PLAT DOCUMENT NUMBER 357007, IN THE NORTHEAST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 30 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2, BEING ALSO THE CENTER LINE OF WARRENVILLE ROAD, PER SAID ASSESSMENT PLAT NUMBER 1, A DISTANCE OF 101.74 FEET TO A POINT, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 28 DEGREES 46 MINUTES 14 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 126.61 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.01 FEET; THENCE NORTH 53 DEGREES 36 MINUTES 43 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.45 FEET; THENCE NORTH 70 DEGREES 23 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 314.34 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 328.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 80 DEGREES 43 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY Line, A DISTANCE OF 17.90 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 520.00 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 9 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 517.83 FEET; THENCE SOUTH 2 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 82.66 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE SOUTH 88 DEGREES 29 MINUTES 29 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 516.59 FEET; THENCE SOUTH 1 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.26 FEET; THENCE SOUTH 85 DEGREES 57 MINUTES 44 SECONDS WEST ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY A DISTANCE OF 520.70 FEET; THENCE SOUTH 75 DEGREES 53 MINUTES 34 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY A DISTANCE OF 25.51 FEET; THENCE NORTH 1 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 85.41 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.
Parcel 2
EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAYS WHICH CONNECT ONE PARCEL TO ANOTHER, AND CONNECT TO A PUBLIC RIGHT OF WAY, AS CREATED BY COVENANTS, CONDITIONS, AND RESTRICTIONS DOCUMENT R89-105169.

Commonly known as: 850-950 Warrenville Road, Lisle, Illinois 60532.

PIN: 08-02-101-009
08-03-206-011

TO HAVE AND TO HOLD the same, with all the appurtenances there unto belonging and all improvements thereon, and fixtures attached to or used in connection with said premises JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC, forever.

Witness the Hand and Seal of said Grantor,
Dated this 14th day of NOV., 2017

BY:
John E. Zanba
Sheriff of DuPage County, Illinois

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dana Cortino, personally known to me to be the same person whose name as is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and Official seal, this 14th day of NOV., 2017

IMPRESS SEAL HERE

Commission expires 20

Dana Cortino
Notary Public, State of Illinois
My Commission Expires, 04/21/21

Fred Buchholz
H2017-119235
DUPAGE COUNTY RECORDER
TAX EXEMPT PURSUANT TO PARAGRAPH (I), SECTION 45, OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45

11/14/17

GRANTEE CONTACT:
JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC
c/o Dustin Smith, LNR Partners, LLC
1601 Washington Avenue, Suite 800
Miami Beach, FL 33139
Tel. 305-695-5632

TAX BILLS TO:
JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC
c/o Dustin Smith, LNR Partners, LLC
1601 Washington Avenue, Suite 800
Miami Beach, FL 33139

DEED PREPARED BY & RETURN TO:
Matthew J. Stock (Foley & Lardner LLP)
321 N. Clark Street, Suite 2800
Chicago, Illinois 60654-5313
**Total Square Footage of Space**

The total square footage of the space rented by National Louis University at 850 Warrenville Road in Lisle is 57,350. This space is entirely in the 850 Warrenville Road building. The total square footage of both the 850 and 950 Warrenville Road buildings is 99,914 square feet.

**Parking Information**

The maximum number of students and employees that could utilize the National Louis University facility at any one time is 225 and 75, respectively. However, it should be noted that this never happens. In any case, the number of parking spaces provided for the 850 building is 186.

Under the formula provided by the Village of Lisle planning commission, the parking requirements for colleges, universities and trade schools is “1 parking space shall be provided for each 5 students (based on the maximum number of students that the facility is designed to handle at any one time), plus 1 parking space for each 2 employees.”

Under this formula, there should be at least 82.5 parking spaces at the facility and there are 186.
Transmitted Via Email

February 21, 2019

Daniel Waterman
1426 W. Polk Street
Chicago, Illinois 60607
danwaterman15@gmail.com

Re: National Louis University (850 Warrenville Road)
Village of Lisle Building Permit Application 19020015

Dear Mr. Waterman:

The Village is in receipt of the above-referenced building permit application for the commercial remodel of space for National Louis University at 850 Warrenville Road.

Through research of the property’s history, Village staff cannot find evidence that National Louis is currently operating with the benefit of the required zoning entitlements at this location. This property is located in the Village’s O-R (Office-Research) zoning district. In this zoning district, vocational, trade, technical schools, colleges or universities require application for and approval of a Special Use Permit in order to authorize the university use in the district. Application for and authorization of a Special Use Permit is subject to a public hearing before the Village’s Planning and Zoning Commission. This Commission conducts a public hearing and provides a recommendation on the matter to the Village Board, who holds the ultimate decision-making authority on the matter.

Recently, the Village was approached by the new ownership of the property regarding a potential subdivision of the existing lot. Staff held a Pre-Application meeting with ownership representatives and informed them of this matter relating to the necessary Special Use Permit. This matter was also discussed at the January 16, 2019 Planning and Zoning Commission meeting during the course of an informal Development Proposal regarding the proposed subdivision. Commissioners expressed concerns regarding the occupancy of the space by National Louis University without the benefit of the required Special Use Permit, and urged that the issue be addressed as soon as possible.

As such, the Village will not issue building permits of any type for work relating to National Louis University at this location until such time as this underlying zoning matter has been resolved. Consequently, I have placed a zoning hold on the above-referenced building permit application.

Please forward this correspondence to the appropriate representatives of National Louis University and urge them to reach out so that the Village may work with them to resolve the matter.
For reference, I have enclosed the Pre-Application meeting checklist and Planning and Zoning Commission meeting minutes related to this item.

Should there be any questions regarding this matter, please do not hesitate to contact me. I can be reached by telephone at 630-271-4121 or by email at drockwell@villageoflisle.org

Respectfully,

Derek Rockwell, AICP
Village Planner
March 13, 2019

Marty Mickey
Vice President of Finance
National Louis University
122 S. Michigan Avenue
Chicago, Illinois 60603

Re: National Louis University 850-950 Warrenville Road, Lisle, Illinois 60532
   Village of Lisle Building Permit 19020015

Dear Mr. Mickey:

The above referenced building permit was applied for on February 6, 2018. On February 21, 2019, Village Planner Rockwell notified the permit application's primary contact, Daniel Waterman, and informed Mr. Waterman that National Louis University was operating without proper zoning entitlements. The property commonly known as 850-950 Warrenville Road is zoned O-R (Office-Research). In the O-R zoning district, vocational, trade, technical schools, colleges or universities require a special use permit.

Additional staff research into this matter has determined that previous administration approved the use and occupancy of 850-950 Warrenville Road by National Louis University on March 2, 2005. At that time, institutional uses, including schools, were a prohibited use in the O-R zoning district. On May 21, 2012, the Village amended the Village Code and revised O-R zoning district regulations to allow for vocational, trade, technical schools, colleges or universities as a special use permit.

The requirement for National Louis University to obtain proper zoning entitlements was conveyed by Village staff to the property ownership representatives on December 20, 2018. The Lisle Planning and Zoning Commission conveyed a similar message to the property ownership representatives at a Lisle Planning and Zoning Commission hearing on January 16, 2019.

In accordance with the authority granted to me by Section 5-18-2 of the Village of Lisle Code, it is my determination that building permit 19020015 will not be issued until National Louis University has secured the required special use permit. Section 5-18-1 of the Village of Lisle Code establishes the Code Official's authority to order the discontinuance of illegal uses. At this time, the Certificate of Occupancy issued on March 2, 2005 (04100008) has not been revoked. As such, the existing use and occupancy is permitted to continue. No action shall be taken by you that would require building permit approval or act to expand, enlarge, or otherwise increase the extent of the nonconformity.

Please note, this letter serves as formal notice that a special use permit application shall be submitted and the submission shall be accepted by Village staff no later than April 1, 2019. Failure
to submit the special use permit application and have staff acceptance of that application by April
1, 2019 will result in issuance of a Certificate of Occupancy revocation notice.

Should you have any additional questions regarding this matter, please do not hesitate to
contact me. I can be reached by telephone at 630-271-4153 or by email at
msmetana@villageoflisle.org

Respectfully,

Michael Smetana, AICP
Development Services Department Director

Cc: Eric Ertmoed; Village Manager
    Derek Rockwell, AICP; Village Planner
    Timothy Callahan; Building Official
    Kathleen Elliott; Village Attorney
    File; 19020015
AFFIDAVIT OF OWNER’S CONSENT
Development Services Department

James Hardacre

("undesignated"); being the owner of record, or majority
shareholder, officer, director, or authorized agent of the owner or record, grant permission to
Petitioner, Friedman Real Estate

to file (a) petition(s) for Special Use Variance

with the Village of Lisle for proposed action concerning the property commonly known as
850 Warrenville Road
and identified by permanent index number(s)

08-02-101-009

VERIFICATION

I, James Hardacre, being first duly sworn under oath, depose
and state that I am duly authorized to make this consent.

Dated this 8th day of March, 2019.

By, James Hardacre
Vice President

SUBSCRIBED AND SWORN TO BEFORE ME

this 30th day of March, 2019.

Notary Public

Lorrie Rachel Brooiker
Notary Public - State of Florida
Commission # GG 000399
My Comm. Expires Jan 14, 2020
Bound through National Notary Assn.
PART A – APPLICANT INFORMATION

<table>
<thead>
<tr>
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<tr>
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<tr>
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<td>Contact Information</td>
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<table>
<thead>
<tr>
<th>Person making this disclosure</th>
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<tbody>
<tr>
<td>Full Name</td>
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<td>Capacity</td>
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<td>Zip Code</td>
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<tr>
<td>Contact Information</td>
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<tr>
<td>Email</td>
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</table>

PART B – NATURE OF BENEFIT SOUGHT

National Louis University is seeking a special use permit to cure a zoning application issue that arose when apparently a Village official who did not have the authority to do so granted the University the approvals needed to operate as an educational institution in 2004. Since that time, the University has served 6,578 students from this location leading to their betterment and the betterment of the community.

PART C – ENTITY TYPE BEING DISCLOSED (Please select one):

- [ ] a. Corporation / Limited Liability Company
- [ ] b. Land Trust / Trustee
- [ ] c. Trust / Trustee
- [ ] d. Partnership
- [ ] e. Joint Venture
- [ ] f. Other 501(c) Not-for-Profit Corporation
PART D – DISCLOSURE

In accordance with Title 1, Chapter 13, of the Lisle Village Code, identify by name and address each person or entity who is a 5% or more shareholder, officer, and director in the case of a corporation, beneficiary in the case of a land trust or trust, partner in the case of a partnership, joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses, or right to control such entity:

Name | Address and Telephone | Interest
---|---|---

See Attached Exhibit 1

---

Important note: In the event your answer to Part D identifies entities other than an individual, additional disclosures are required for each entity.

VERIFICATION

I, [Name], being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the entity, that I am duly authorized to make this disclosure, that I have read the above and foregoing disclosure of beneficiaries, and that the statements contained herein are true in both substance and fact.

Dated this 27th day of March, 2019.

By: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of March, 2019.

[Signature]

Notary Public

Disclosure of Beneficiaries

Page 2 of 2
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>Telephone Number</th>
</tr>
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<tbody>
<tr>
<td>Scott C. Smith</td>
<td>Chair, Board of Trustees</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Nivine Megahed, Ph.D.</td>
<td>President</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Alison R. Hilsabeck</td>
<td>Provost</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Marty J. Mickey</td>
<td>Treasurer and VP-Finance</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Diane M. Trausch</td>
<td>Secretary</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Juan C. Avila</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Penny Brown</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Brendan Carroll</td>
<td>Trustee</td>
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<tr>
<td>Julie Chavez</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Peter B. Cherecwich</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Michelle L. Collins</td>
<td>Trustee</td>
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<td>(312) 261-3230</td>
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<tr>
<td>Janet Froetscher</td>
<td>Trustee</td>
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<tr>
<td>Thomas J. Fornolo</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
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<tr>
<td>Jeffrey R. Kulwin</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
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<td>J. Michael Locke</td>
<td>Trustee</td>
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<tr>
<td>R. Tighe Magnuson</td>
<td>Trustee</td>
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<td>Richard H. Malone</td>
<td>Trustee</td>
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</tr>
<tr>
<td>Roxane McLean</td>
<td>Trustee</td>
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<tr>
<td>Oliver R. Merrill</td>
<td>Trustee</td>
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<tr>
<td>Kathleen P. Nixon</td>
<td>Trustee</td>
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<tr>
<td>Louis L. Perrin</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
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<tr>
<td>Deborah Quazzo</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
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</tr>
<tr>
<td>Ian G. Ross</td>
<td>Trustee</td>
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</tr>
<tr>
<td>Mario M. Tricoci</td>
<td>Trustee</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Thomas Bergman</td>
<td>VP-Human Resources</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Aarti Dhupella</td>
<td>VP-Undergraduate Education</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Michael Graham</td>
<td>VP-Chief Information Officer</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
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<tr>
<td>Carole Wood</td>
<td>VP-Advancement</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
<tr>
<td>Richard Yaconis</td>
<td>VP-Enrollment and Marketing</td>
<td>122 S. Michigan Ave., IL 60603</td>
<td>(312) 261-3230</td>
</tr>
</tbody>
</table>
### PART A – APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Full Name</th>
<th>JPMCC 2006 - LDP7 Woronville Roof LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>40 LNR Partners, LLC, 1601 Washington Ave, Suite 700 Miami, Beach FL 33139</td>
</tr>
<tr>
<td>Contact Information</td>
<td>(305) 675-5600 Email: <a href="mailto:MRosen@LnrPartners.com">MRosen@LnrPartners.com</a></td>
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<table>
<thead>
<tr>
<th>Full Name</th>
<th>Ronald Rosen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>Vice President of LNR Partners, LLC, attorney</td>
</tr>
<tr>
<td>Address</td>
<td>1601 Washington Ave, Suite 700 Miami, Beach FL 33139</td>
</tr>
<tr>
<td>Contact Information</td>
<td>(305) 675-5600 Email: <a href="mailto:MRosen@LnrPartners.com">MRosen@LnrPartners.com</a></td>
</tr>
</tbody>
</table>

### PART B – NATURE OF BENEFIT SOUGHT

- [ ] 
- [ ] 
- [ ] 

### PART C – ENTITY TYPE BEING DISCLOSED (Please select one):

- [x] Corporation / Limited Liability Company
- [ ] Land Trust / Trustee
- [ ] Trust / Trustee
- [ ] Partnership
- [ ] Joint Venture
- [ ] Other

Disclosure of Beneficiaries Page 1 of 2 10/01/2018
PART D – DISCLOSURE
In accordance with Title 1, Chapter 13, of the Lisle Village Code, identify by name and address each person or entity who is a 5% or more shareholder, officer, and director in the case of a corporation, beneficiary in the case of a land trust or trust, partner in the case of a partnership, joint venturer in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses, or right to control such entity:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address and Telephone</th>
<th>Interest</th>
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<tbody>
<tr>
<td>Please see attached organizational chart</td>
<td></td>
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</tbody>
</table>

Important note: In the event your answer to Part D identifies entities other than an individual, additional disclosures are required for each entity.

VERIFICATION

I, ________________, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the entity, that I am duly authorized to make this disclosure, that I have read the above and foregoing disclosure of beneficiaries, and that the statements contained herein are true in both substance and fact.

Dated this _27 th_ day of __MARCH__ 2019.

By: ________________

RAN        DAU ROSE        N, VICE PRESIDENT OF LIR PARTNERS, LLC, ATTORNEY-IN-FACT FOR ____________________________.

SUBSCRIBED AND SWORN TO BEFORE ME

this _27 th_ day of __MARCH__ 2019.

__________________________

Netary Public

LOREN RACHEL BROVARNIK
Notary Public - State of Florida
Commission # 0602396
My Comm. Expires Jun 14, 2020
Bonded through National Notary Assn.
ORGANIZATIONAL CHART
JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-LDP7 ("Trust")

EIN: 20-5305486
Description in Interest: Sole Member
% Interest: 100%
Business Address & Telephone: 1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139
(305) 695-5600

100%

JPMCC 2006-LDP7 WARRENVILLE ROAD, LLC, a Delaware limited liability company ("Applicant")

Note:
- The Trust is the sole member of the Applicant
- LNR Partners, LLC is the Attorney-in-Fact of the Trust

MIAMI 5938314.1 7249686443
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing of the Village of Lisle Planning and
Zoning Commission will be conducted on April 17, 2019, at the hour of 7 p.m. in the Lisle Village
Hall, 925 Burlington Avenue, Lisle, Illinois 60532, to consider the following request:

1) A Special Use Permit for the operation of a university.

The subject property is commonly known as 850 Warrenville Road, Lisle, Illinois 60532
in the Village of Lisle. The subject property is legally described upon Exhibit A attached hereto
and incorporated herein.

The following documents comprise part of the application and are open to inspection until
April 17, 2019 between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Village Clerk of
the Village of Lisle, 925 Burlington Avenue, Lisle, Illinois, after which the documents will be
available pursuant to the Village Freedom of Information Act procedures:

1) Zoning Application
2) Applicant Findings of Fact
3) Recorded Deed
4) Plat of Survey
5) Floor Plans
6) Affidavit of Owner’s Consent
7) Disclosure of Beneficiaries
8) List of Surrounding Property Owners
9) Public Hearing Notice

All persons interested in this public hearing are encouraged to review the Village Planning
and Zoning Commission public hearing rules and procedures. Copies of these rules and procedures
are available from the Village’s Development Services Department. All participants in the public
hearing process are expected to abide by these rules and procedures.

OWNER: JPMCC 2006-LDP7 Warrenville Road, LLC
1601 Washington Avenue, Suite 700
Miami Beach, FL 33139

APPLICANT: National Louis University
850 Warrenville Road
Lisle, IL 60532

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2019-09
Published by:
EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

LOT 1 IN CORPORETUM OFFICE CAMPUS UNIT 1, BEING A
SUBDIVISION IN SECTIONS 2 AND 3, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED AUGUST 25, 1989 AS DOCUMENT R89-
105166, IN DUPAGE COUNTY, ILLINOIS.

Parcel 1A

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS
CREATED BY RESERVATION CONTAINED IN TRUSTEE'S DEED FROM
THE TRUSTEES OF THE MORTON ARBORETUM TO NORTHERN
ILLINOIS GAS COMPANY DATED JUNE 30, 1959 AND RECORDED JULY
21, 1959 AS DOCUMENT 932319 FOR DRIVEWAYS, WALKWAYS,
PARKING LOTS OR FACILITIES, GARDENS, PARKS, LAWS, OVER
THE SURFACE OF THAT PART OF THE PROPERTY LYING NORTHERLY
OF THE NORTHERLY LINE OF PARCEL 1 DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHERN ILLINOIS GAS COMPANY TROY
GROVE RIGHT OF WAY, BEING PART OF LOT 2 OF ASSESSMENT PLAT
NUMBER 1 OF LANDS BELONGING TO THE TRUSTEES OF MORTON ARBORETUM,
UNDER WILL OF JOY MORTON, DECEASED, PLAT
DOCUMENT NUMBER 357007, IN THE NORTHEAST 1/4 OF SECTION 3
AND THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE
COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2;
THENCE SOUTH 89 DEGREES 30 MINUTES EAST ALONG THE
SOUTHERLY LINE OF SAID LOT 2, BEING ALSO THE CENTER LINE OF
WARRENVILLE ROAD, PER SAID ASSESSMENT PLAT NUMBER 1, A
DISTANCE OF 101.74 FEET TO A POINT, SAID POINT BEING THE
SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL
HIGHWAY; THENCE NORTH 28 DEGREES 46 MINUTES 14 SECONDS
EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE
OF 126.61 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 44
SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 77.01 FEET; THENCE NORTH 53 DEGREES 36 MINUTES
43 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 75.45 FEET; THENCE NORTH 70 DEGREES 23 MINUTES
44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 314.34 FEET; THENCE NORTH 80 DEGREES 43 MINUTES
44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 328.17 FEET TO THE POINT OF BEGINNING OF THE
PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH
80 DEGREES 43 MINUTES 44 SECONDS EAST ALONG SAID
SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 17.90 FEET;
THENCE NORTH 85 DEGREES 57 MINUTES 44 SECONDS EAST, ALONG
SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 532.00 FEET;
THENCE NORTH 88 DEGREES 29 MINUTES 29 SECONDS EAST, ALONG
SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 517.83 FEET;
THENCE SOUTH 2 DEGREES 03 MINUTES 24 SECONDS WEST, A
DISTANCE OF 82.66 FEET TO THE SOUTHERLY LINE OF THE
NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE
SOUTH 88 DEGREES 29 MINUTES 29 SECONDS WEST, ALONG SAID
SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY
RIGHT OF WAY, A DISTANCE OF 516.59 FEET; THENCE SOUTH 1
DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.26 FEET;
THENCE SOUTH 85 DEGREES 57 MINUTES 44 SECONDS WEST ALONG
SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY
RIGHT OF WAY A DISTANCE OF 520.70 FEET; THENCE SOUTH 75
DEGREES 53 MINUTES 34 SECONDS WEST, ALONG SAID SOUTHERLY
LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY A
DISTANCE OF 25.51 FEET; THENCE NORTH 1 DEGREES 39 MINUTES 26
SECONDS WEST, A DISTANCE OF 85.41 FEET TO THE POINT OF
BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel 2

EASEMENT FOR INGRESS AND EGRESS OVER DRIVeways WHICH
CONNECT ONE PARCEL TO ANOTHER, AND CONNECT TO A PUBLIC
RIGHT OF WAY, AS CREATED BY COVENANTS, CONDITIONS, AND
RESTRICTIONS DOCUMENT R89-105169.

This property is commonly known as 850 Warrenville Road, Lisle, Illinois 60532

Permanent Index Numbers: 08-02-101-009
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<th>Address 1</th>
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<td>CHICAGO, IL 60602</td>
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<td>JPMCC 2006-LDP7 WARR</td>
<td>850 Warrenville Rd</td>
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<td>750 WARRENVILLE LLC</td>
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