
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-45

**AN ORDINANCE
AMENDING ORDINANCE NO. 89-07 TO ALLOW A
SERVICE RELATED USE (VERSITI BLOOD CENTER) ON
THE PROPERTY COMMONLY KNOWN AS 398 W. ARMY
TRAIL ROAD (BLOOMINGDALE SQUARE SHOPPING
CENTER)**

FRANCO A. COLADIPIETRO, Mayor

PAMELA HAGER, Village Clerk

VINCE ACKERMAN
WILLIAM BELMONTE
BILL BOLEN
FRANK BUCARO
PATRICK SHANNON
JUDI VON HUBEN

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 14th day of November, 2022

ORDINANCE NO. 2022-45

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BLOOD CENTER) ON THE PROPERTY COMMONLY KNOWN AS 398 W. ARMY TRAIL
ROAD (BLOOMINGDALE SQUARE SHOPPING CENTER)**

WHEREAS, the Village of Bloomingdale (hereinafter referred to as "Village") is a Home Rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village is authorized by the Municipal Code, 65 ILCS 5/11-13-5, to vary its zoning regulations where there are practical difficulties or particular hardship in observing those regulations for the use, construction or alteration of buildings or structures of the use of land;

WHEREAS, Storebuild, LLC (the "Petitioner"), on behalf of Versiti Blood Center, with consent from Bloomingdale Square, LP, "Owner" of the property commonly known as 398 W. Army Trail Road (the "Subject Property"), is proposing to relocate Versiti Blood Center, which currently operates out of 200 South Gary Avenue, into Suite 110 of the Bloomingdale Court Shopping Center on the Subject Property;

WHEREAS, on February 27, 1989, the Village approved Ordinance No. 89-07, which approved the rezoning of the Subject Property from B-1 to B-3, General Business District, as well as a Planned Development for the shopping center;

WHEREAS, although certain service related uses are permissible in the B-3 General Business District, the existing Planned Development requires 85 percent of the center (or 64,026 square feet, including the outbuilding) to be developed for retail and that 15 percent of the center (or 11,299 square feet) to be developed as restaurant(s), with no specific allowance for service-related uses;

WHEREAS, a blood center is considered a medical office which would be permitted as-of-right at this location, it is considered a service use under the Village's zoning code and as such,

does not fall within the limitations of the approving ordinance;

WHEREAS, Petitioner is requesting an amendment to Ordinance No. 89-07 to allow for the operation of the blood center within the Planned Development at the Subject Property;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the "Commission") conducted a public hearing identified as PC Case No. 2022-110 to consider the Petitioner's request and to hear testimony on the proposal, and as a result of said hearing the Commission has issued a recommendation approving the Petitioner's request as it pertains to this matter, all pursuant to proper notice and in compliance with the laws of the State of Illinois and Ordinances of the Village;

WHEREAS, the Commission found the request to be reasonable in that the requested zoning relief is appropriate under the standards adopted by the Village in Title 11: Zoning Regulations of the Village Code applicable to the Petitioner's Application;

WHEREAS, the Commission made positive findings of fact dated October 4, 2022, in support of said Application;

WHEREAS, the Commission recommended approval of the Petitioners' request by the Board of Trustees of the Village; and

WHEREAS, the Board of Trustees find that the granting of the requested approvals will have no detrimental impact on the health, safety or welfare of the public in general and further finds that the Petitioners have demonstrated practical difficulties or particular hardships in the application of the Zoning Regulations of the Village Code.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Village President and Board of Trustees (collectively the "Corporate Authorities") of the Village of Bloomingdale, DuPage County, Illinois, pursuant to the Village's Home Rule Powers, as follows:

Section One - Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to the Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two – Adoption of Findings and Recommendations

The Board of Trustees hereby adopts the Findings and Recommendations of the Commission as if fully set forth herein, as EXHIBIT A, which is attached hereto and made a part hereof.

Section Three – Description of Property

The properties subject to the granting of the requested approvals is described in EXHIBIT A, which is attached hereto and made a part hereof.

Section Four – Amend Ordinance 89-07

The Village Board hereby amends Ordinance No. 89-07, to allow for a service-related use within the Planned Development on the Subject Property.

Section Five – Additional Requirements

Approval of the Application granted by this Ordinance is further subject to the following conditions and the Petitioner’s compliance therewith:

- (a) Compliance with all plans and testimony presented at the Planning and Zoning Commission meeting of October 4, 2022.
- (b) Other than the relief granted herein, all other restrictions and requirements provided by Ordinance No. 89-07 shall remain in full force and effect.

Section Six – Compliance and Conformity with Plans and Specifications

The relief and approvals granted pursuant to this Ordinance shall be further contingent upon the substantial conformance with the plans, specifications and documents, which were submitted to the Commission and to the Board of Trustees, and which are set forth in the petitioner’s exhibits attached herein, as Exhibit B (the “Approved Plans”), which are attached

hereto and made a part hereof, and shall govern except where they are inconsistent with the specific terms of this Ordinance.

Section Seven – Conditions to Zoning Relief and Conflict Clause

The Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village, including, without limitation, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of antennas and satellite stations; provided, however, the specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there may be any conflict. The grant of these special uses and additional approvals are limited to the specific business operation described herein.

Section Eight – Penalty

Any person violating the terms and conditions of this Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity to correct such violation(s) as the Village may determine appropriate, be subject to a penalty not exceeding \$1,000.00, with each and every day that such violation of this Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other actions they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees of the Village.

Section Nine – Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law; provided, however, this Ordinance shall not take effect until the Consent (a copy of which is attached hereto and made a part hereof as EXHIBIT C) is executed by the Petitioner and by the owner, thereby memorializing its agreement to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within forty-five

(45) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Board of Trustees by motion prior to the expiration of said forty-five day (45) period. If the Consent is not executed within forty-five (45) days after passage and approval of this Ordinance or within an extension of time granted during said forty-five (45) day period, this Ordinance shall be void and of no force or effect, and the request for relief identified herein shall be deemed abandoned.

Section Ten – Recording

This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees.

[Remainder of Page Intentionally Left Blank; Roll Call to Follow]

DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro	X			
Patrick Shannon	X			
Judi Von Huben	X			
Franco A. Coladipietro (only if necessary)				
TOTAL	6	0	0	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 14th day of November, 2022.



Franco A. Coladipietro
Village President

ATTEST:



Pamela Hager
Village Clerk

Exhibit A
Findings of Fact



Village of Bloomingdale
Planning and Zoning Commission
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Tel: 630-671-5694
Fax: 630-893-1596

MEMORANDUM

To: President Coladipietro & Board of Trustees

From: Len Jaster, Chairman
Bloomingdale Planning and Zoning Commission

Date: October 4, 2022

Subject: Planning and Zoning Commission's Findings of Fact and Recommendations
Versiti Blood Center/Storebuild, LLC. ("Petitioner")
Amendment to Ordinance No. 89-07
398 W. Army Trail Road
PC Case No. 2022-110

I. PROJECT SUMMARY AND REQUESTED RELIEF

The Petitioner, Storebuild, LLC. is proposing to relocate Versiti Blood Center, which currently resides at 200 S. Gary, into Suite 110 of the Bloomingdale Court Shopping Center at 398 W. Army Trail Road. Ordinance No. 89-07 approved the rezoning of the property from B-1 to B-3, General Business District, as well as a Planned Development for the shopping center. When the shopping center was approved in 1989, specific provisions were written into the ordinance related to both the permitted uses within the center, as well as the associated parking requirements that the property would be subject to. In terms of the proposed use, the ordinance established that only restaurant (without drive-throughs) and retail would be permitted in the center.

The owner of Bloomingdale Square is proposing to lease approximately 2,600 square feet of existing tenant space to Versiti Blood Center, which is an existing business within Bloomingdale, and currently located on the former Barnes and Noble site. Because a blood center is considered a medical office, which is considered a "service" use by the Village's zoning code, it does not fall within the limitations of the approving ordinance 89-07, which requires that the uses be restricted to restaurant and retail. Otherwise, the current zoning of the property (B-3 General Business District) would allow it as-of-right.

As the business is simply locating from one Bloomingdale location to another, its proposed operations would generally mirror those of the existing facility on Gary Avenue. The current business contains three (3) gurneys where donations occur, four desks with chairs, a reception area, refreshment area and a break room. The current hours of operation are as follows:

Monday through Friday – 11 a.m. to 7 p.m.
Saturday – 7 a.m. to 2:30 p.m.
Sunday – Closed

The Petitioner confirmed that process would be the same as the existing location, with the donation visits taking approximately one-hour, and typical staffing consisting of a team leader and two (2) phlebotomists, for a total of three staff persons on site at a time. While donations are

usually scheduled appointments, they will take walk-ins and they average about 20 donations/visits a day. The proposed location will not contain a lab and will follow similar protocol to its current location where all donated blood is collected and at the end of the day, a courier vehicle will take all donations, along with any medical waste products, back to the main facility in Aurora.

II. PLANNING AND ZONING COMMISSION DELIBERATION AND FINDINGS:

The Planning and Zoning Commission reviewed the staff report dated September 20, 2022, as well as hearing a presentation from the Director of Community and Economic Development and testimony from the petitioner, at the public hearing on October 4, 2022. In addition to the Petitioner's presentation, staff noted, that this was an existing Bloomingdale business, which was simply moving from one location to another, and unlike previous applications for service-related uses in this shopping center which required special uses or other various approvals in conjunction with the amendment to the site-specific ordinance, as a medical office use the blood center would be permitted as-of-right in the shopping center, if not for the site-specific ordinance restricting it. Based on the information presented by staff and the petitioner regarding the use, the Commission was comfortable with the request presented at the hearing.

III. RECOMMENDATION OF THE PLAN COMMISSION -- No. 2022-110:

Moved by Commissioner Coleman, seconded by Commissioner Troiola to recommend in favor of an amendment to Ordinance No. 89-07, to allow for a service-related use (Versiti Blood Center) on the property commonly known as 398 W. Army Trail Road – Bloomingdale Square Shopping Center ("Subject Property")

The Roll Call Vote for #2022-110:

Ayes: Commissioners, Troiola, Poplonski, Coleman, Brambert and Chairman Jaster

Nays: None

Absent: Commissioners Shah and Vitacco

Motion Declared Carried

Other Considerations: None

Minority Report: None

Respectfully submitted,

/s/ Len Jaster, Chairman
Planning and Zoning Commission
October 4, 2022

IV. Findings of Fact and Recommendations – No. 2022-110 – Statutory Requirements

Current Zoning of Subject Property – B-3/PD General Business District

Adjacent Zoning and Land Uses:

North: Stratford Planned Development

South: Unincorporated

East: Stratford Planned Development

West: Stratford Planned Development

Comprehensive Plan - The Comprehensive Land Use Plan for the Village of Bloomingdale, updated in 2010, classifies the site as being appropriate for commercial and institutional uses.

IV. Procedural Requirements:

Date of Meeting: October 4, 2022 **Petition No.:** PZC No. 2022-110

Supporting Data: See list of exhibits and staff reports, **Attachments "A"**

Yes Statement of compliance and evidence demonstrating that the proposal will conform to the standards established for the special use.

Affidavits:

<u>Yes</u>	Publication	<u>Yes</u>	Compliance
<u>Yes</u>	Disclosure	<u>Yes</u>	Posting

Notice:

N/A Fire Protection District

Yes Notice sent to the persons to whom the current real estate tax bills are sent, if any, as shown on the record of the local real estate tax assessor for all lots lying within 250 feet of the property lines of the lot for which the amendment is sought (Copy of list attached).

Yes Publication of a notice of the time, place and purpose of the public hearing on the proposed amendment by the Village Clerk in a newspaper of general circulation within the Village of Bloomingdale not more than 30 days nor less than 15 days in advance of such hearing (Copy of notice attached). Date of Publication: **September 16, 2022**

Yes Posting by the applicant, for a period of not less than 10 days prior to the public hearing, of the Notice as furnished by the Village Clerk.

The notice shall be posted on the property for which the amendment is sought as follows:

Unimproved Lot: Not more than 15 feet from the front lot line and not less than four feet above and not more than six feet above the ground and placed in a manner so as not be obscured from the street

Improved Lot: On the front entrance door of the improvement thereon, or placed in a similar manner as for an unimproved lot

Written Protest:

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage proposed to be altered.

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage directly opposite the frontage proposed to be altered.

No Written protest received which is signed and acknowledged by the owners of 20% of the frontage immediately adjoining or across the alley from the frontage proposed to be altered.

No Copy of the written protest served by the protestor(s) on the applicant for the proposed amendment.

No Copy of the written protest served by the protestor(s) on the attorney for the applicant for the proposed amendment.

Public Testimony at the Hearing - No

Hearing/Meeting:

- Yes Public hearing/meeting on the proposed Special Use approval. Date(s) of hearing/meeting or continuation thereof: **October 4, 2022**
Date Hearing/Meeting Closed: **October 4, 2022**
- Yes A concurring vote of a majority of Planning and Zoning Commission members present (with a minimum of four concurring votes) recommending granting or denying an application for the proposed special use was had at the meeting held on the following date: **October 4, 2022**
- Yes Report to the Village Board containing the number of Planning and Zoning Commission members present and the names of those voting for or against the motion.
- Yes Written findings of fact and recommendations submitted to the Village President and Board of Trustees by the Planning and Zoning Commission within 45 days after the close of the hearing on the proposed amendment.

Attachment "A" - List of Petitioner's Exhibits and Submittals for #2022-110:

No.	Item	Prepared By	Date
1	General Site Plan	Newcastle Properties	N/A

Attachments "B"

Staff report from Community and Economic Development Coordinator dated September 20, 2022
Legal Description and Property Information

Legal Description and Property Information

PARCEL 1: LOT 1 IN STARK'S SECOND ASSESSMENT PLAT OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1955 AS DOCUMENT 774285, EXCEPTING THEREFROM THAT PART TAKEN UNDER DOCUMENT NO. R79-27720, ALL IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: THE WESTERLY 462.29 FEET (AS MEASURED ALONG THE CENTER LINE OF ARMY TRAIL ROAD AND PARALLEL WITH THE WEST LINE OF STARK'S SECOND ASSESSMENT PLAT) OF THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF ARMY TRAIL ROAD AS DEDICATED BY DOCUMENT R79-28379, NORTH OF THE NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE WEST LINE AND THE WEST LINE EXTENDED SOUTH OF STARK'S SECOND ASSESSMENT PLAT RECORDED AS DOCUMENT 774285, (EXCEPT THAT PART THEREOF FALLING WITHIN LOT 1 OF SAID ASSESSMENT PLAT) IN DUPAGE COUNTY, ILLINOIS

PARCEL 3: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE AS OF FEBRUARY 23, 1989 AND RECORDED MAY, 1989 AS DOCUMENT R89- BY AND BETWEEN TOYS "R" US, INC, A DELAWARE CORPORATION AND BLOOMINGDALE LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP, FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, DELIVERY AND PASSAGE IN AREAS DESIGNATED THEREFOR AND FOR PARKING IN AREAS DESIGNATED FOR PARKING OVER THE COMMON AREA OF THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, WITH THE CENTER LINE OF ARMY TRAIL ROAD, SAID POINT BEING 370.25 FEET AND NORTH 00 DEGREES 09 MINUTES WEST OF THE CENTER OF SAID SECTION 20 THENCE SOUTH 88 DEGREES, 39 MINUTES, 40 SECONDS EAST ALONG THE CENTER LINE OF ARMY TRAIL ROAD, A DISTANCE OF 937.84 FEET; THENCE SOUTH 00 DEGREES, 09 MINUTES, 00 SECONDS EAST A DISTANCE OF 50.02 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD (DEDICATED AS PER DOCUMENT R79-13181, RECORDED FEBRUARY 14, 1979) FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 39 MINUTES, 40 SECONDS EAST ALONG SAID SOUTH LINE OF ARMY TRAIL ROAD, A DISTANCE OF 270.02 FEET; THENCE SOUTH 00 DEGREES, 09 MINUTES, 00 SECONDS EAST A DISTANCE OF 590.74 FEET TO THE NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 71 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 285.04 FEET; THENCE NORTH 00 DEGREES, 09 MINUTES, 00 SECONDS WEST, A DISTANCE OF 506.17 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD AND THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS;

AND

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20 WITH THE CENTERLINE OF ARMYTRAIL ROAD, SAID POINT BEING 370.25 FEET AND NORTH 00 DEGREES 09 MINUTES WEST OF THE CENTER OF SAID SECTION 20

THENCE SOUTH 88 DEGREES, 39 MINUTES, 40 SECONDS EAST ALONG THE CENTERLINE OF ARMY TRAIL ROAD, A DISTANCE OF 1209.16 FEET; THENCE SOUTH 01 DEGREES, 20 MINUTES, 20 SECONDS WEST PERPENDICULAR TO THE CENTERLINE OF ARMY TRAIL ROAD, A DISTANCE OF 50 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD (DEDICATED AS PER DOCUMENT R79-13181, RECORDED FEBRUARY 14, 1979) FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 39 MINUTES, 40 SECONDS EAST ALONG SAID SOUTH LINE OF ARMY TRAIL ROAD, A DISTANCE OF 351.71 FEET TO THE WEST LINE OF STARK'S 2ND ASSESSMENT PLAT (DOCUMENT NUMBER 774285, RECORDED SEPT 22, 1955); THENCE SOUTH 00 DEGREES 09 MINUTES EAST ALONG THE WEST LINE AND THE WEST LINE EXTENDED SOUTH OF SAID STARK'S 2ND ASSESSMENT PLAT, A DISTANCE OF 700.89 FEET TO THE NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 71 DEGREES, 24 MINUTES, 30 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 371.28 FEET; THENCE NORTH 00 DEGREES 09 MINUTES WEST, A DISTANCE OF 590.74 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD AND THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

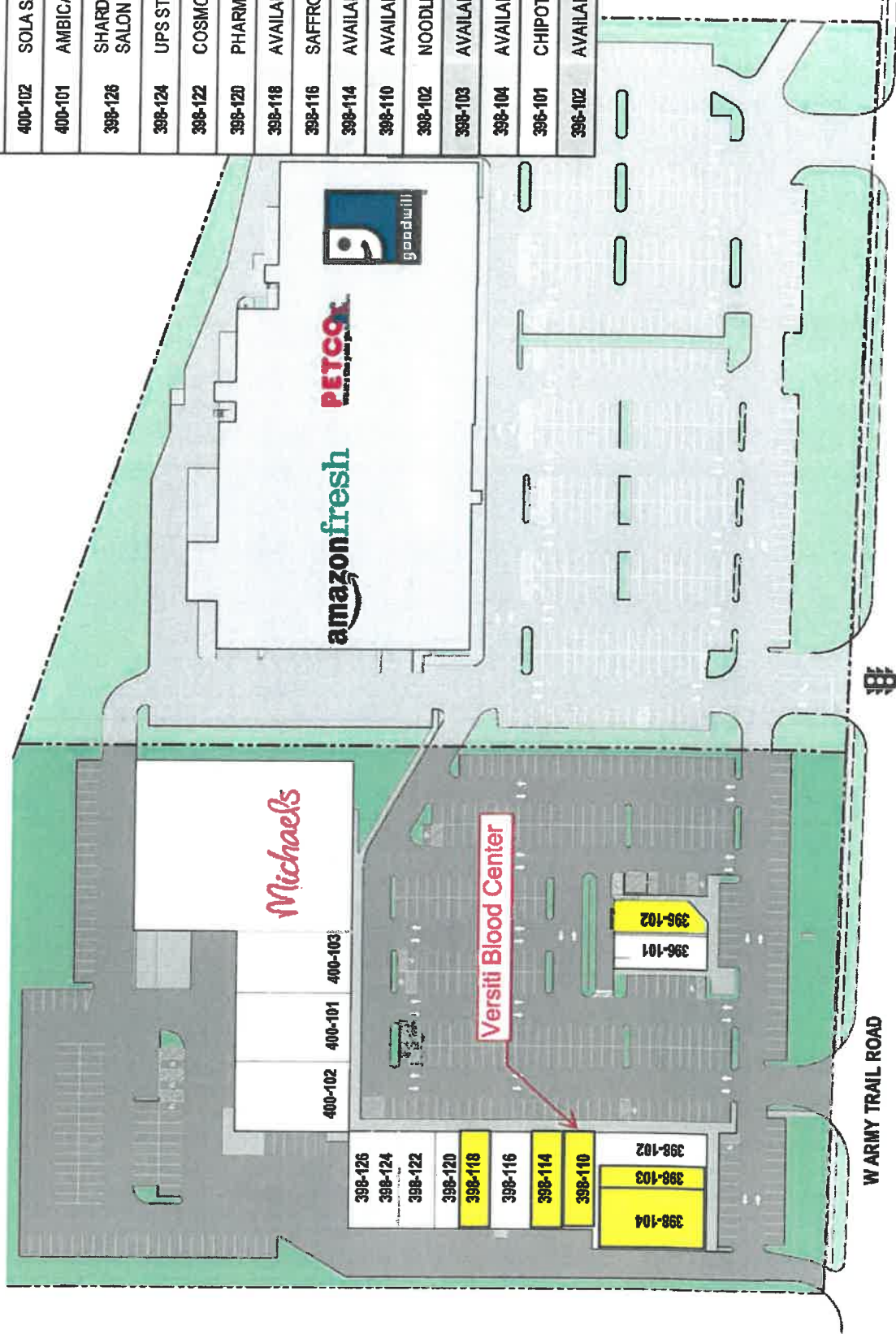
Common address: 398 West Army Trail Road
 Bloomingdale, Illinois
P.I.N. Number: 02-20-400-012

Exhibit B
Approved Plans

BLOOMINGDALE SQUARE

398-402 Army Trail Road, Bloomington, IL

UNIT	TENANT	SQ. FT.
402	MICHAEL'S	26,970 SF
400-103	D-1 TRAINING	5,500 SF
400-102	SOLA SALON	6,000 SF
400-101	AMBICA FOODS	5,500 SF
398-126	SHARDA'S SALON	1,245 SF
398-124	UPS STORE	1,395 SF
398-122	COSMO PROF	2,905 SF
398-120	PHARMACY	1,494 SF
398-118	AVAILABLE	1,680 SF
398-116	SAFFRON	4,000 SF
398-114	AVAILABLE	1,680 SF
398-110	AVAILABLE	2,686 SF
398-102	NOODLES & CO.	2,902 SF
398-103	AVAILABLE	1,850 SF
398-104	AVAILABLE	4,798 SF
396-101	CHIPOTLE	2,315 SF
396-102	AVAILABLE	2,185 SF



CONTACT:

Michael Horne | Senior Vice President


C. 847.685.9800 | C. 847.687.0006 | mhorne@newcastleproperties.com

Exhibit C

Consent

The undersigned, Ryan Murphy, as representative of Storebuild, LLC., Petitioner for and on behalf of Bloomingdale Square, L.P. (an Illinois Limited Partnership), owner of the Subject Property, described in the foregoing Ordinance 2022-45 ("Ordinance"), having read a copy of the Ordinance, do hereby accept, concur, and agree to develop, use and maintain the Subject Property in accordance with the terms and conditions stated in the Ordinance, to the extent that the Owner has use and control over the Subject Property as of the date of the approval of the Ordinance. This consent shall be binding upon all parties in interest and all successors and assigns to the Subject Property.

DATED this 16th day of NOVEMBER, 2022.




Ryan Murphy – Storebuild, LLC.


Its: MANAGER

SUBSCRIBED AND SWORN to before me
this 16th day of November, 2022.





Notary Public
(SEAL)



Sean Devine – Bloomingdale Square, L.P.

By: James S. Devine

Its: Authorized Agent/SVP

SUBSCRIBED AND SWORN to before me
this 17th day of November, 2022.





Notary Public