
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2020-07

**AN ORDINANCE
AMENDING ORDINANCE 86-4 AND GRANTING THE
APPROVAL OF ADDITIONAL DIRECTIONAL SIGNAGE,
WITH EXCEPTIONS, FOR THE PROPERTY AT 302-352
W. ARMY TRAIL ROAD; (BLOOMINGDALE COURT)**

FRANCO A. COLADIPIETRO, Mayor

JANE E. MICHELOTTI, 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 24th day of February 2020

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AMENDING ORDINANCE 86-4 AND GRANTING THE APPROVAL OF ADDITIONAL
DIRECTIONAL SIGNAGE, WITH EXCEPTIONS, FOR THE PROPERTY AT 302-352
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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, Bloomingdale Court, LLC., (“Petitioner”) owner of 302-352 W. Army Trail Road, Bloomingdale, IL 60108 (the “Subject Property”), is requesting four new directional signs larger than what is currently allowed, to be placed throughout the Subject Property;

WHEREAS, Ordinance No. 86-4 provided allowances for the three, large identification signs that currently exist on the Subject Property, but did not consider any directional signage for navigation within the shopping center;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the “Commission”) conducted a public hearing identified as PC Case No. 2020-102 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 January 21, 2020, 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 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 No. 86-4

The Board of Trustees hereby grant the following pursuant to certain requirements of Title 11 (Zoning Regulations) of the Village Code, to allow the additional directional signage, as set forth in the petitioner’s exhibits attached herein, as EXHIBIT B (the “Approved Plans”), which are attached hereto and made a part hereof.

- (a) An exception to allow four (4) new directional signs that are 25.83 square feet, in lieu of the 4 square feet permitted;
- (b) An exception to allow four (4) new directional signs that have an overall height of 8’ 4”, in lieu of the 4’0” height permitted; and
- (c) An exception to allow four (4) new directional signs that contain a total of 8 tenants on each sign.

Section Six – Compliance and Conformity with Plans and Specifications

The relief and approvals granted pursuant to Section Four of 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 (45) day 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

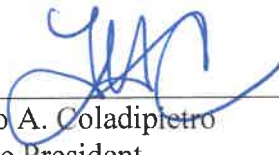
This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees.

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DECIDED pursuant to a roll call vote as follows:


	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			X
William Belmonte	X			X
Bill Bolen			X	
Frank Bucaro	X			X
Patrick Shannon	X			X
Judi Von Huben	X			X
Franco A. Coladipietro (only if necessary)				X
TOTAL	5	0	1	6

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 24th day of February, 2020.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
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: James King, Vice Chairman
Bloomingdale Planning and Zoning Commission

Date: January 21, 2020

Subject: Planning and Zoning Commission's Findings of Fact and Recommendations
Bloomingdale Court/Washington Prime ("Petitioner")
Exceptions Directional Signage
302-352 W. Army Trail Road
PC Case No. 2020-102

I. PROJECT SUMMARY AND REQUESTED RELIEF

The Petitioner, Bloomingdale Court, LLC., is requesting four new directional signs at 302-352 W. Army Trail Road. The signs are part of the overall development of Bloomingdale Court, intended to provide directional assistance to patrons of the shopping center. The shopping center currently has two free-standing ground signs along Army Trail Road and one free-standing ground sign along Schmale Road. All three of the signs are 30'-0" in height and 420 square feet in size. The applicant is now proposing to install four new free-standing directional signs, on the interior road of the shopping center.

As explained by the Petitioner, when customers enter the center, the lack of interior directional signage makes it very difficult to identify the location of certain retailers, given both the size of the shopping center and the number of entrances to the center. As such, they are proposing to install "small-scale" replications of the larger identification signs, along Army Trail and Schmale Road.

Ordinance No. 86-4 provided allowances for the three, large identification signs, but did not take into account any directional signage. Pursuant to the Village's Zoning Ordinance, the shopping center would be permitted to have an appropriate number of directional signage, but it would only be allowed at 4'-0" high and four (4) square feet. While the directional signage portion of the zoning code does not address content or number of panels, most full size, free-standing identification monument signs are only permitted to have a maximum of six (6) tenants (specifically for this development), so staff is suggesting that all approvals for the signage, memorialize the allowance for the eight (8) panels that are being proposed. As such, the Petitioner would need exceptions to allow:

- Four (4) new directional signs that are 25.83 square feet, in lieu of the four (4) square feet permitted;

- Four (4) new directional signs that have an overall height of 8'-4", in lieu of the 4'-0" height permitted; and
- Four (4) new directional signs that contain a total of eight (8) tenants on each sign.

II. PLANNING AND ZONING COMMISSION DELIBERATION AND FINDINGS:

The Planning and Zoning Commission reviewed the staff report dated January 9, 2020, as well as hearing a presentation from the Director of Community and Economic Development and testimony from the Petitioner, at the public hearing on January 21, 2020. Based on the information presented by staff and the petitioner regarding the need for the various exceptions to the sign code and its required sign provisions, the Commission had no objections to the requested number, size or location of the directional signage. Staff explained that, given the few shopping centers of this size in the Village, the code provisions in place for directional signage really don't take into consideration, shopping centers of this size and are more attributable to a single tenant site, like a bank or a restaurant that need directional signage for things such as a drive-thru entrance. The Commission agreed that given the number of businesses in the shopping center and the numerous entrances, that it can be confusing as to where a tenant is located, when someone is entering the center. Furthermore, the Commission acknowledged that all too often people are not paying attention to traffic and instead looking at the building signs beyond the parking lot, to figure out which way they should turn. To that extent, the signs should help drivers keep their focus on the immediate traffic, while providing them direction.

III. RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION -- No. 2020-102:

Moved by Commissioner Flood, seconded by Commissioner Coleman, to recommend for the approval of the following requests and relief relative to the installation of four new directional signs for Bloomingdale Court at the property commonly referred to as **302-352 W. Army Trail Road** ("Subject Property"):

The motion to recommend approval relative to the proposal for the installation of four new directional signs for Bloomingdale Court at the property commonly referred to as **302-352 W. Army Trail Road** included the request for the following exceptions:

- Four (4) new directional signs that are 25.83 square feet, in lieu of the four (4) square feet permitted;
- Four (4) new directional signs that have an overall height of 8'-4", in lieu of the 4'-0" height permitted; and
- Four (4) new directional signs that contain a total of eight (8) tenants on each sign.

The Roll Call Vote for #2020-102:

Ayes: Commissioners, Flood, Coleman, Troiola, Damato and Vice Chairman King

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Declared Carried

Other Considerations: None

Minority Report: No

Respectfully submitted,

James King, Vice Chairman
 Planning and Zoning Commission
 January 21, 2020

IV. Findings of Fact and Recommendations -- No. 2020-102 – Statutory Requirements

Current Zoning of Subject Property:

B-3/PD, General Business District

Adjacent Zoning and Land Uses:

North: Stratford Planned Development and R-1, Single-Family Residential
South: M-1, Limited Manufacturing District
East: Glendale Heights
West: Stratford Planned Development

V. Procedural Requirements:

Date of Meeting: January 21, 2020 **Petition No.:** PC No. 2020-102

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 said approvals.

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 approval 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. **Published on December 30, 2019, Daily Herald**

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

Public Testimony at the Hearing – Yes

Steven Jansky of 345 Martin, questioned why the signs had to be eight feet tall and why they couldn't be shorter and wider. He stated that he was aligned with one of the main entrances and that he felt eight feet would be too tall. The Commission acknowledged Mr. Jansky's concern and confirmed his location, relative to the sign in question. Once confirmed the Commission stated that while they appreciated his concern, the sign(s) would have very little impact on what he sees from his property. They went on to state that the signs were not illuminated and because the signs would be interior to the center, they would likely be difficult to see from the south edge of Army Trail Road, let alone any of the residential properties north of Army Trail. Following the discussion, the Commission again thanked Mr. Jansky, but reiterated that they did not have any concerns with the request.

Hearing/Meeting:

- Yes Public hearing/meeting on the proposed alterations.
Date(s) of hearing/meeting or continuation thereof: **January 21, 2020**
Date Hearing/Meeting Closed: **January 21, 2020**
- 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 alterations was had at the hearing held on the following date: **January 21, 2020**
- 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 alterations.

Attachment "A" - List of Petitioner's Exhibits and Submittals for #2020-102:

TITLE:	PREPARED BY:	DATE:
Sign Details	North Shore Sign	8/20/2019
Site Plan	Washington Prime Group	5/24/2018
Superimposed Photo	North Shore Sign	N/A

Attachments "B"

Staff report from the Director of Community and Economic Development dated January 9, 2020.
Legal Description and Property Information

Legal Description and Property Information

THAT PART OF THE EAST HALF OF SECTION 20, IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 1 DEGREE 00 MINUTES 04 SECONDS WEST 904.73 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE NORTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY; THENCE NORTH 70 DEGREES 09 MINUTES 00 SECONDS WEST 673.58 FEET ALONG THE LAST SAID RIGHT-OF-WAY LINE TO A LINE PARALLEL TO AND 462.29 FEET EASTERLY OF (AS MEASUREMENT ALONG THE CENTERLINE OF ARMY TRAIL ROAD) THE WEST LINE OF STARK'S SECOND ASSESSMENT PLAT THENCE NORTH 1 DEGREE 06 MINUTES 30 SECONDS EAST 845.73 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD AS DEDICATED; THENCE SOUTH 87 DEGREES 24 MINUTES 02 SECONDS EAST 636.49 FEET ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 1 DEGREE 11 MINUTES 30 SECONDS EAST 140.88 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS; EXCEPT A TRACT OF LAND IN THE EAST HALF OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 AND A LINE 50 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF ARMY TRAIL ROAD, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF ARMY TRAIL ROAD; THENCE NORTH 87 DEGREES 24 MINUTES 02 SECONDS WEST 33.51 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 1 DEGREE 11 MINUTES 30 SECONDS WEST 48.15 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 11 MINUTES 30 SECONDS WEST 105.22 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONVEY TO THE SOUTHEAST HAVING A RADIUS OF 29.00 FEET, AN ARC DISTANCE OF 45.46 FEET, AND A CHORD BEARING OF SOUTH 46 DEGREES 05 MINUTES 47 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST 82.98 FEET; THENCE NORTH 1 DEGREE 00 MINUTES 04 SECONDS EAST 134.12 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS 112.33 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. ALSO;

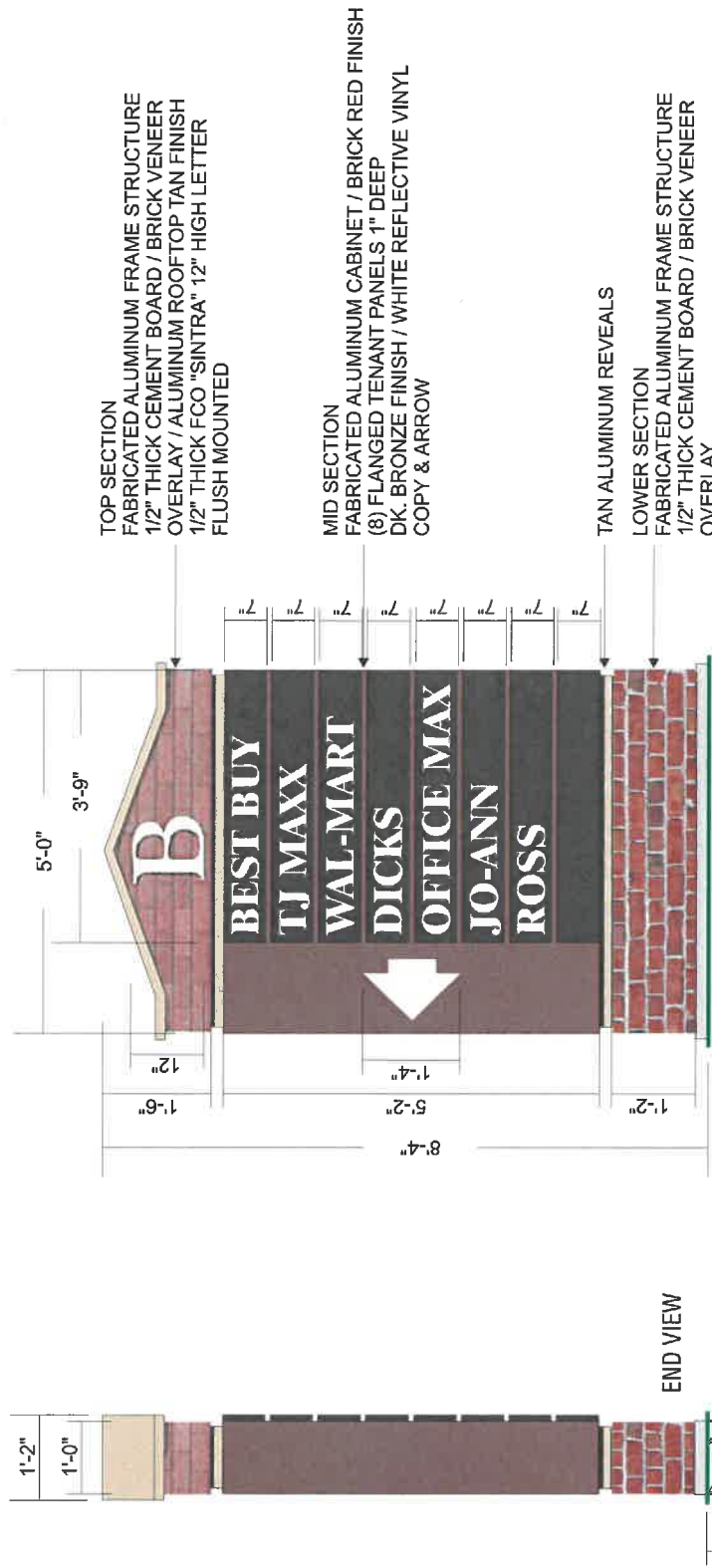
LOTS 3, 4, 6, 7, 10, 13 AND 14 IN BLOOMINGDALE COURT SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1992 AS DOCUMENT NUMBER R92-220592, IN DUPAGE COUNTY, ILLINOIS. ALSO;

LOT 15 IN BLOOMINGDALE COURT SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1992 AS DOCUMENT NUMBER R92-220592, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 302-352 W Army Trail Rd. Bloomingdale, IL 60108
Property Index Number: 02-21-301-025

Exhibit B

Approved Plans



TOP SECTION
 FABRICATED ALUMINUM FRAME STRUCTURE
 1/2" THICK CEMENT BOARD / BRICK VENEER
 OVERLAY / ALUMINUM ROOFTOP TAN FINISH
 1/2" THICK FCO "SINTRA" 12" HIGH LETTER
 FLUSH MOUNTED

MID SECTION
 FABRICATED ALUMINUM CABINET / BRICK RED FINISH
 (8) FLANGED TENANT PANELS 1" DEEP
 DK. BRONZE FINISH / WHITE REFLECTIVE VINYL
 COPY & ARROW

TAN ALUMINUM REVEALS
 LOWER SECTION
 FABRICATED ALUMINUM FRAME STRUCTURE
 1/2" THICK CEMENT BOARD / BRICK VENEER
 OVERLAY

(TYPICAL)
 SINGLE FACE NON-ILLUM. DISPLAYS
 1/2" = 1'-0"

48" DEEP X 12" DIA. CONCRETE
 FOUNDATION / 3000 PSI
 5" DIA. STEEL SUPPORT

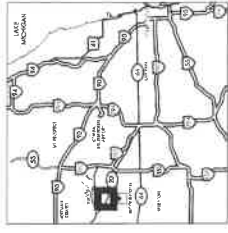
NORTH SHORE SIGN
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"

Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified. This design is the exclusive property of North Shore Sign Company Inc. and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organizations, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distributor, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2019 North Shore Sign Company Inc.

REVISED	COMMENTS
A	9/6/19 CHNG TO SINGLE FACE

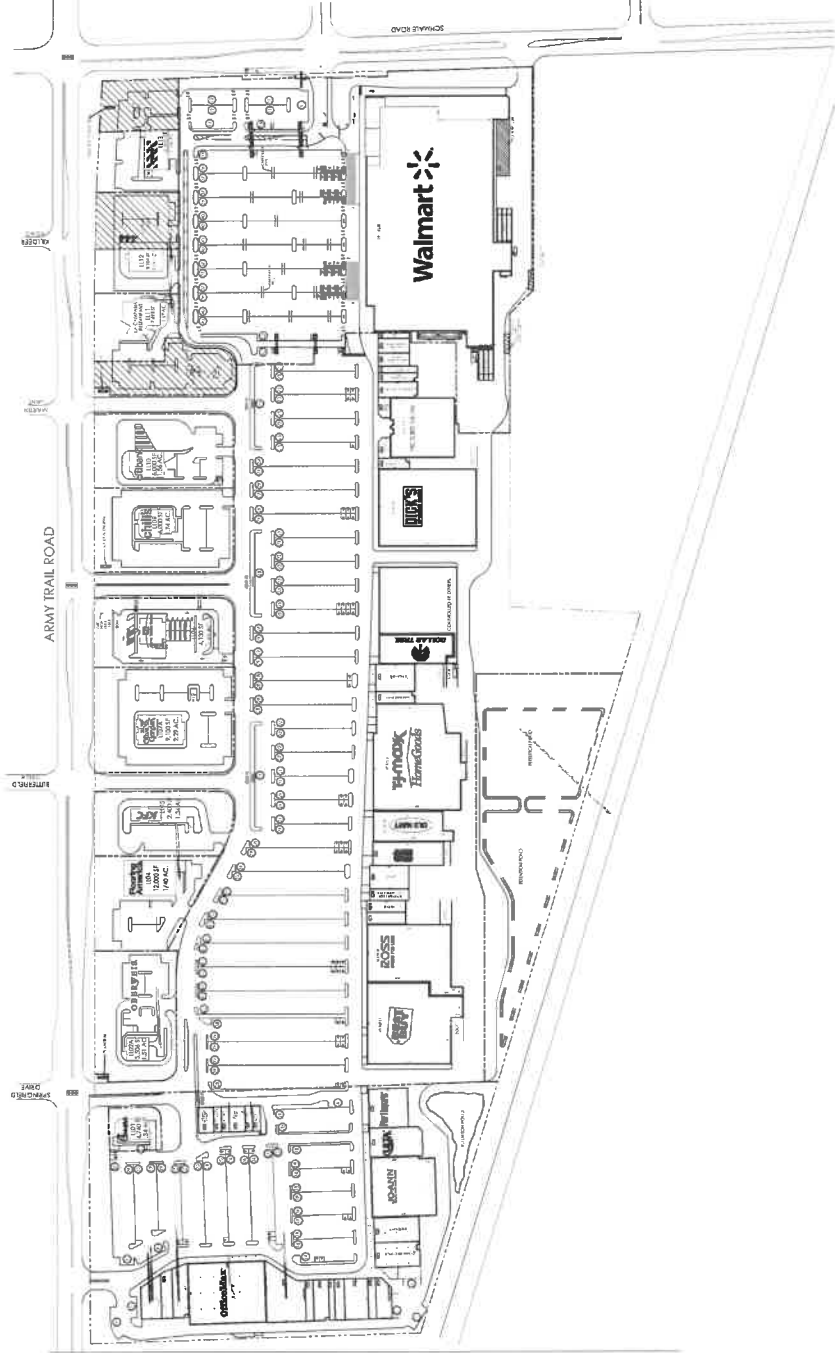
BLOOMINGDALE COURT 364 W. ARMY TRAIL RD. BLOOMINGDALE, IL.	
SCALE	NOTED
DATE	8/20/19
SALESPERSON	LEE
DRAWING #	11886
DRAWN BY:	AS

BLOOMINGDALE COURT



PROJECT DATA

CREATIVE REALTY MNG.	45,287
DICK'S	50,000
JOHNNI FABRICS	25,802
OLD NAVY	15,160
PICTURE SHOW	25,412
ROSS	34,915
WAL-MART	182,845
TOTAL DEPARTMENT STORE GLA	518,993
TOTAL OUTPARCEL GLA	29,000
TOTAL GLA	688,641



BLOOMINGDALE COURT WASHINGTON
ARMY TRAIL & WHEATON ROAD
BLOOMINGDALE, IL 60108
PRIME GROUP

CORP# 00013

This drawing may have been prepared from architectural and engineering plans and may not have been made to scale. It is intended to provide a general impression of the project and is not intended to be used for any other purpose. It is the responsibility of the client to verify the accuracy of the information shown on this drawing. The client warrants that the information shown on this drawing is true and correct to the best of their knowledge and belief. The client warrants that the information shown on this drawing is not intended to be used for any other purpose. The client warrants that the information shown on this drawing is not intended to be used for any other purpose.

MODIFIED, May 24, 2018

Exhibit C

Consent

The undersigned, Lee Gotfried, as representative for North Shore Signs. Petitioner for and on behalf of Washington Prime Group, Inc./Bloomingdale Court, LLC., owner of the Subject Property, described in the foregoing Ordinance 2020- 07 ("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 6th day of March, 2020.

Lee Gotfried, North Shore Signs

By: _____

Its: VP

SUBSCRIBED AND SWORN to before me

this 16th day of March, 2020.

Sandra Marie Lewen
Notary Public
(SEAL)



Robert P. Demchak, Executive Vice President,
General Counsel & Corporate Secretary

By: _____

Robert P. Demchak

Executive Vice President,

Its: _____

~~General Counsel and Corporate Secretary~~

SUBSCRIBED AND SWORN to before me

this 6th day of March, 2020.

Vivian A. Lobb
Notary Public
(SEAL)

