

Prepared by and return to:
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

THIS SPACE FOR COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING SIGN VARIATIONS
(44 S. Vail Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 6TH DAY OF MAY, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of May, 2024

Village Clerk

AN ORDINANCE GRANTING SIGN VARIATIONS
(44 S. Vail Avenue)

WHEREAS, 44 Vail, LLC (“*Owner*”) is the record title owner of that certain property located in the B-5 Downtown District (“*B-5 District*”), commonly known as 44 S. Vail Avenue, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, the Property is improved with a multi-tenant office building (“*Building*”), and the Owner desires to install a ground sign on the Property identifying the Building’s tenants (“*Proposed Sign*”); and

WHEREAS, Chapter 30 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Sign Code*”), sets forth regulations for the installation and maintenance of signs in the Village; and

WHEREAS, pursuant to Section 30-201.h.5.b of the Sign Code, a ground sign must be located in an area with a 20-foot setback for ground sign placement; and

WHEREAS, the Owner desires to install the Proposed Sign in an area on the Property with a seven foot setback measured from the edge of the public sidewalk to the face of the building, in violation of Section 30-201.h.5.b of the Sign Code; and

WHEREAS, pursuant to Section 30-301.d of the Sign Code, no ground sign may be closer than six feet from any building or other structure; and

WHEREAS, the Owner desires to install the Proposed Sign on the Property four feet from the Building, in violation of Section 30-301.d of the Sign Code; and

WHEREAS, in order to permit the installation of the Proposed Sign, Corporate Sign Systems Inc. (“*Applicant*”), with the consent of the Owner, has submitted an application for variations from Sections 30-201.h.5.b and 30-301.d of the Sign Code (collectively, the “*Requested Relief*”); and

WHEREAS, notification of a public meeting of the Design Commission of the Village to consider approval of the Requested Relief was provided by the Owner pursuant to Section 30-904 of the Sign Code by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on March 12, 2024, the Design Commission conducted a public meeting to consider the Requested Relief, and made findings and recommendations that the Village Board approve the Requested Relief to permit installation of the Proposed Signs, with conditions; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Sign and the recommendations of the Design Commission, and have determined that the Proposed Sign meets the required standards for sign variations in Section 30-902 of the Sign Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-901 of the Sign Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owner for the Proposed Signs:

- A. A variation from Section 30-201.h.5.b of the Sign Code, to decrease the minimum sign setback area from 20 feet to seven feet.
- B. A variation from Section 30-301.d of the Sign Code, to reduce the six foot minimum distance from the Building to four feet.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Code, or any other provisions of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Sign and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time, including, without limitation, the Village Code, the Sign Code, and “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended, except as varied in this Ordinance.
- B. Compliance with Plans. Except for minor changes approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Sign must be substantially compliant with the Signage Plans prepared by Corporate Signs Inc. dated August 3, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (“*Plans*”), but only to the extent the Signage Plans are consistent with the variations granted for the Proposed Signs in Section 2 of this Ordinance and the conditions in this Section 3.
- C. Design Recommendations. Prior to submittal of a building permit application for the Proposed Sign, the Owners is encouraged to: (a) review and consider modifying the landscape materials to be located directly in front of the Proposed Sign, so as not to plant and maintain landscape materials that will grow and hide the Proposed Sign, and (b) review and consider modifying the color temperature of the lights inside the Proposed Sign to be a softer color, not bright white daylight.
- D. Wall Signs. Wall signs are prohibited on the south exterior wall of the Building, which faces Sigwalt Street.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Section 2 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-5 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Code and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law; and
 2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Owner or the Applicant do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS 6th day of May, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 3, 4, 5 AND 6 IN BLOCK 32 IN DUNTON, COOK COUNTY BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS

PARCEL 2:

LOTS 10 AND 11 (EXCEPT THE NORTH 5.00 FEET); TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY, LYING WEST AND ADJOINING LOT 11 AND THE WEST HALF OF THE ALLEY, LYING EAST AND ADJOINING LOT 10 IN SIEBURG'S SUBDIVISION OF BLOCK 25 EXCEPT THE EAST HALF OF LOTS 1 AND 2, ALSO THE NORTH HALF OF BLOCK 32 OF ROBINSON STREET BETWEEN LOTS 25 AND 32 IN DUNTON IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 25, 1985 AND RECORDED AS DOCUMENT NUMBER 85269990 FROM THE VILLAGE OF ARLINGTON HEIGHTS TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 5-FEET OF LOTS 10 AND 11 AND THE SOUTH 2-FFET OF LOTS 9 AND 12, TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY ADJOINTING SAID PORTIONS OF LOTS AS HEREIN DESCRIBED, IN SIEBURG"S SUBDIVISION OF BLOCK 25, AND THE NORTH HALF OF BLOCK 32 AND VACATED ROBINSON STREET IN DUNTON COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 44 S. Vail Avenue, Arlington Heights, Illinois.

PIN: 03-29-346-021; 03-29-346-023; 03-29-346-025

EXHIBIT B

PLANS

(attached)

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Subject Property



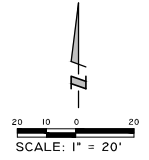
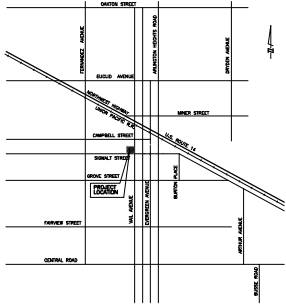
PLAT OF SURVEY

44 South Vail Avenue
Arlington Heights, IL 60005



ALTA / NSPS LAND TITLE SURVEY

P.I.N. 03-29-346-021
P.I.N. 03-29-346-023
P.I.N. 03-29-346-025



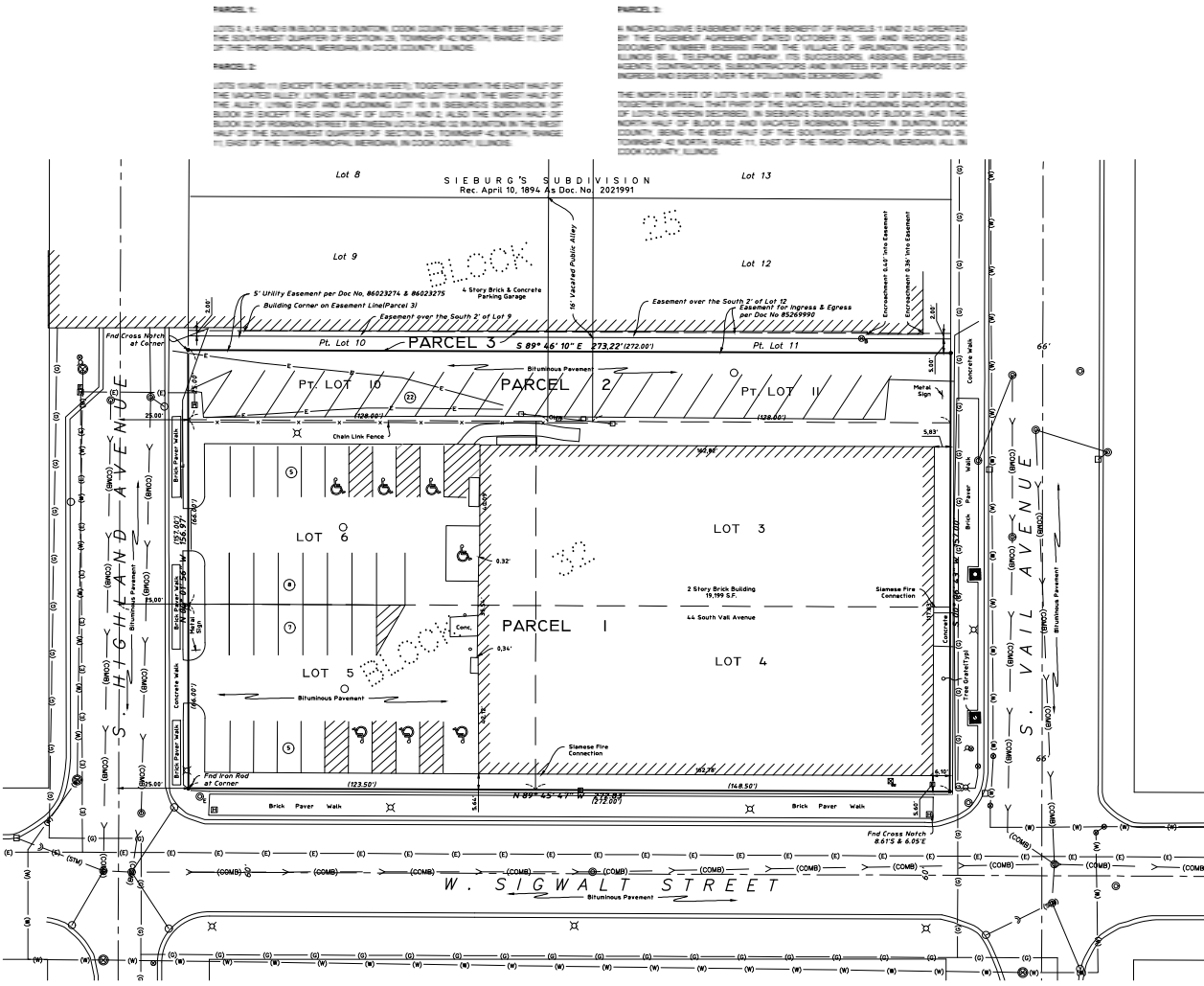
AREA SUMMARY

| | | |
|--------------|--------------------|-------------------|
| PARCEL 1 | 35,986 S.F. | 0.8264 AC. |
| PARCEL 2 | 6,815 S.F. | 0.1565 AC. |
| TOTAL | 42,811 S.F. | 0.9829 AC. |

PARKING SUMMARY

| | |
|-------------------|-----------|
| REGULAR SPACES | 47 |
| ACCESSIBLE SPACES | 7 |
| TOTAL | 54 |

- Surveyor's notes:**
- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kats Company's RTN Network.
 - Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-6123) for utility markings. J.U.L.I.E. Design Stage Ticket No. A2580116-02A was ordered for this project. Possible Utilities:
 - a. COMED - Map has been provided and depicted on the survey.
 - b. AT&T - no reply
 - c. NCCOR - Map has been provided and depicted on the survey.
 - d. MCI - no reply
 - e. NORTHWEST WITH COME - no reply
 - f. WIDE OPEN WEST CABLE - no reply
 - Map of Arlington Heights - Map has been provided and depicted on the survey.
 - Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C003J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."
 - Due to heavy snow coverage at the subject property while conducting the field work, improvements and features that are obscured by snow may not be shown on this survey.
 - In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH2100627J1 with an Effective Date of January 15, 2021.



- LEGEND**
- Manhole
 - Catch Basin
 - Inlet
 - Fire Hydrant
 - Valve Vault
 - Valve Box
 - Light Pole
 - Hand Hole
 - Fence
 - Post Bollard
 - Sign
 - Gas Valve
 - Gas Meter
 - Electric Line
 - Combined Sewer Alias
 - Water Main Alias
 - Electric Line Alias
 - Gas Line Alias
 - Overhead Utility Line
 - Electrical Pedestal
 - Electric Manhole
 - Electric Meter
 - Utility Pole
 - Cable TV Pedestal
 - Flagpole
 - Handicapped Parking Stall
 - Number of Parking Stalls
 - Record

Exception 1 - Terms, provisions and conditions of easement and parking agreement - Doc. No. 8623274 & 8623275

Exception 2 - The subject property is located within the land described herein. However, there are no other items to list.

Exception 3 - Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company - Doc. No. 8623274 - Partial and shown hereon.

Exception 4 - Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company - Doc. No. 8623275 - Partial and shown hereon.

Exception 5 - Easement for parking garage - Doc. No. 8724029 and 10274002 - The survey is subject to the said and the same are shown hereon.

Exception 6 - Possible Encroachment - Doc. No. 8724029 - Partial and shown hereon.

State of Illinois:)
County of Cook:) SS

To: Ketone Acquisitions, LLC, Illinois Bell Telephone Company, a corporation of Illinois, Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 8, 8, 10 and 11 of Table A thereof. The field work was completed on March 1, 2021. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois: March 15, 2021

By: Lendert Kleinman, Licensed Professional Engineer, No. 042-000000

Project No. 21-040

HAEGER ENGINEERING
consulting engineers • land surveyor

100 East Green Parkway, Schaumburg, IL 60193
Tel: 815.371.6600, Fax: 815.371.6608
Illinois Professional Design Firm License No. 184-000132
www.haegerengineering.com

EXISTING PARKING ENTRY

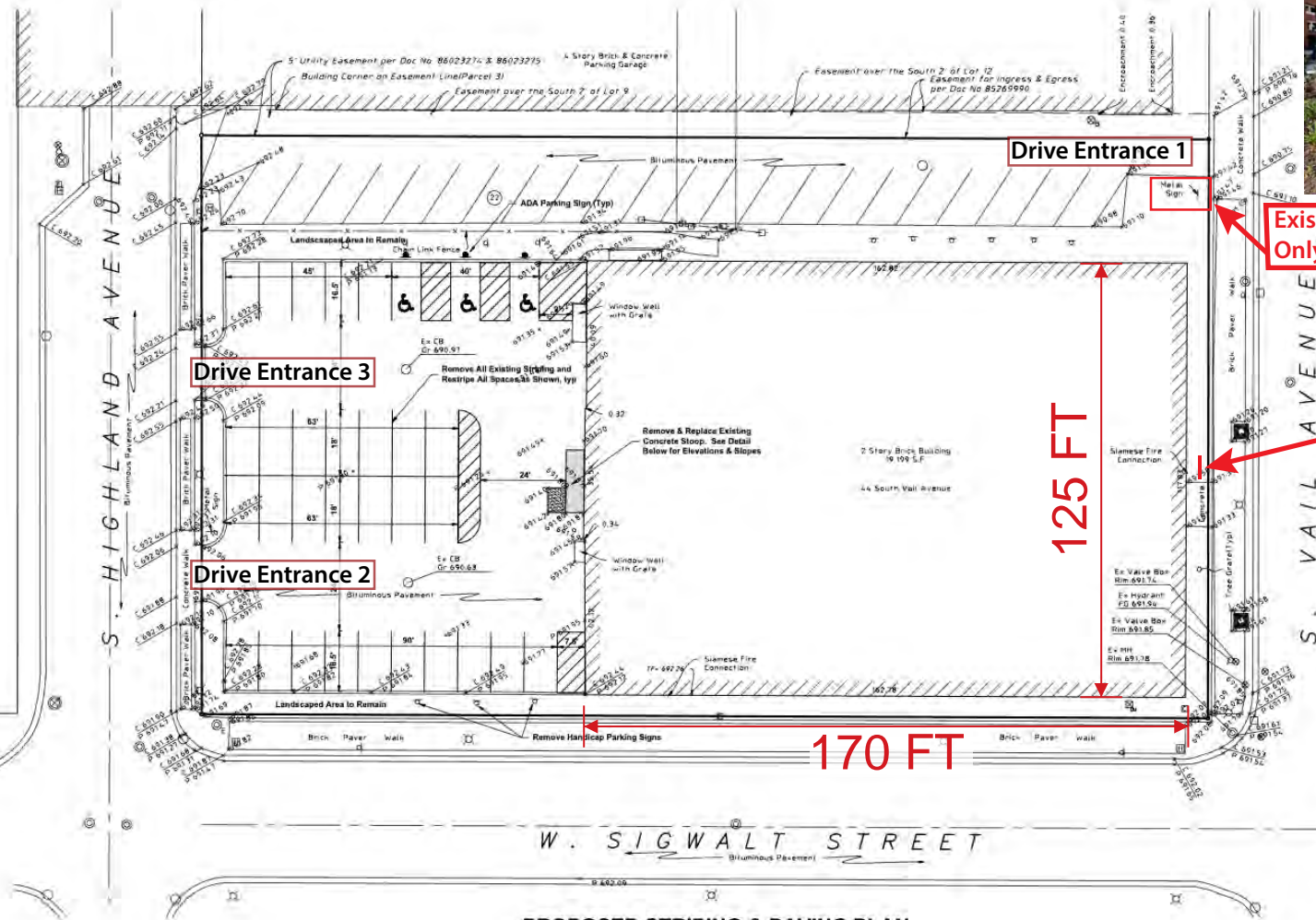
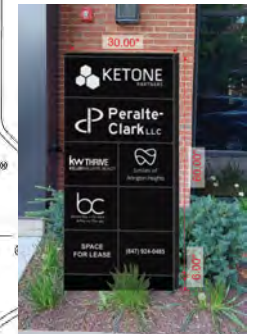


Existing "Permit Parking Only" Sign (24"x36")

PROPOSED TENANT SIGN

***Located at main entry:
East side of building on
S. Vail.**

**Vail frontage: 118 LF
Sigwalt frontage: 170 LF**



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 817.394.6600 Fax: 817.394.6608
Illinois Professional Design Firm License No. 184.003752
www.haegerengineering.com

SITE PARKING LAYOUT PLAN
44 S. VAIL AVE BUILDING RENOVATION
ARLINGTON HEIGHTS

Project Manager: MLA
Engineer: 11.03.2021
Project No: 21-040
Sheet: 1/1

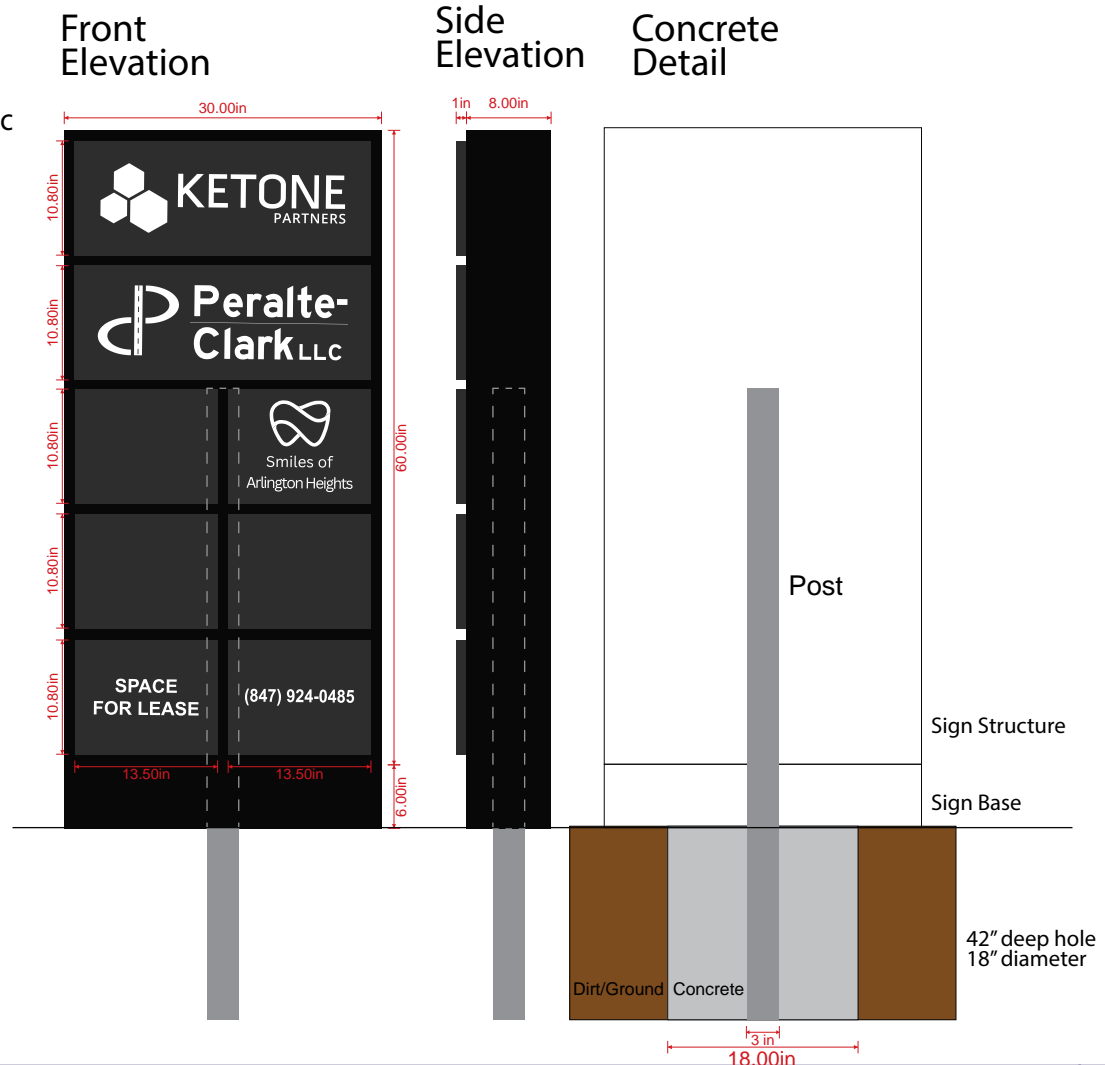
| No. | Date | Revision |
|-----|------------|--------------------------------|
| 1 | 11.11.2021 | Revised ADA Rules and Entrance |

Plot Date: 11/11/2021 1:12:43pm Plotted By: mlm
File Name: H:\2021\11\20210809\01\Engineering\21-040-Parking-Layout.rvt

Ground Sign: Fabricated Panels

44 S Vail - Arlington Heights
Near corner of Sigwalt and S Vail

- 1" Deep pans for tenant names
- Laser cut and backed with translucent white acrylic
- Internally illuminate logos
- All painted black
- 1" Spacing between panels
- Set screws to allow replacement of panels




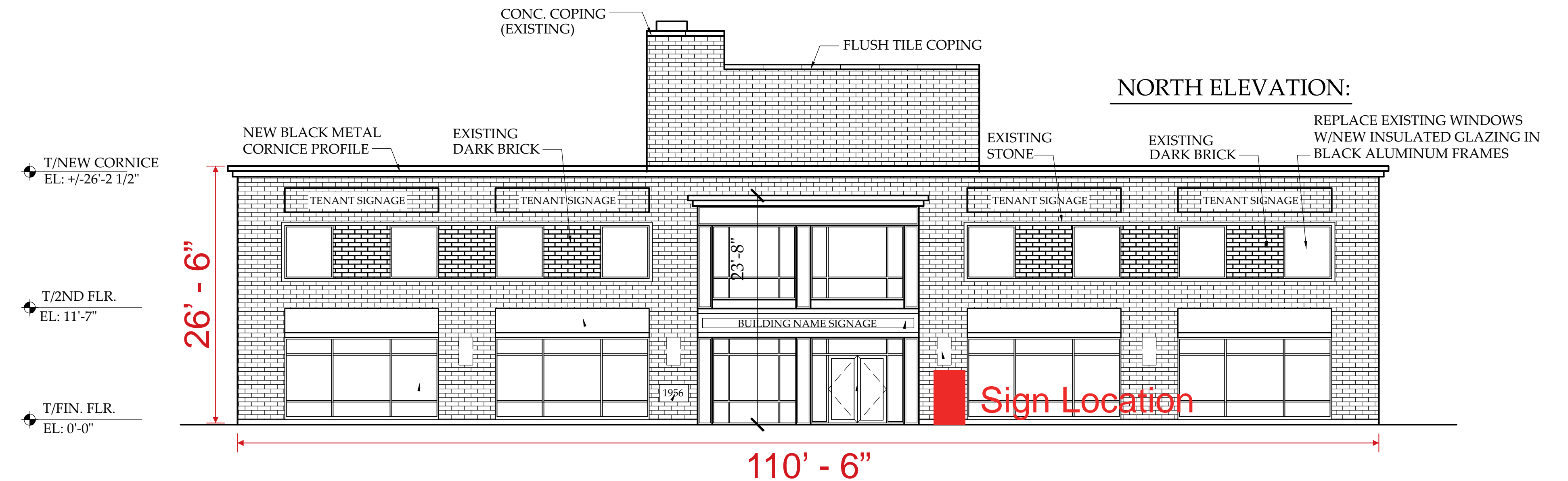
| | | | | |
|---|--|--|--|--|
| <p>Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100</p> | <p>CLIENT: 44 Vail</p> | <p>Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 1</p> | <p style="text-align: center;">_____ Client Approval</p> | <p>Sales Rep: Dale Design By: CSS</p> |
|---|--|--|--|--|

Exhibit B.1

- b. Existing and proposed elevations of the building facades. Must be architectural scale, i.e., 1/4-inch equals 1-foot or 1/8-inch equals 1-foot. Color renderings are required to indicate proposed signage.



Supplement to the Elevation drawing - color elevation included at 1/8" = 1 ft scale on 36"x24" Arch Paper. Color rendering shown and further detail in Exhibit C.1



Ground Sign: Comment 1 Added Detail

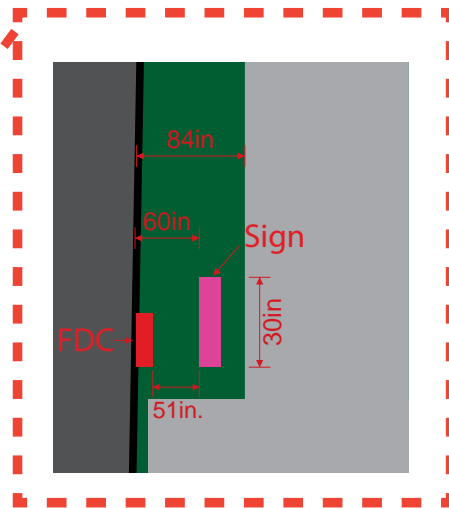
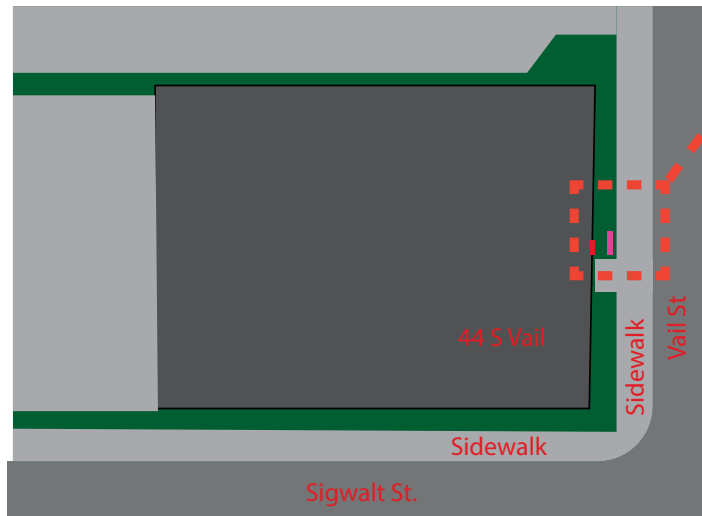
Top / Side View Measurements:
FDC area / distance to sign

1. Plan with dimensions from exterior wall & wall mounted FDC to the sign

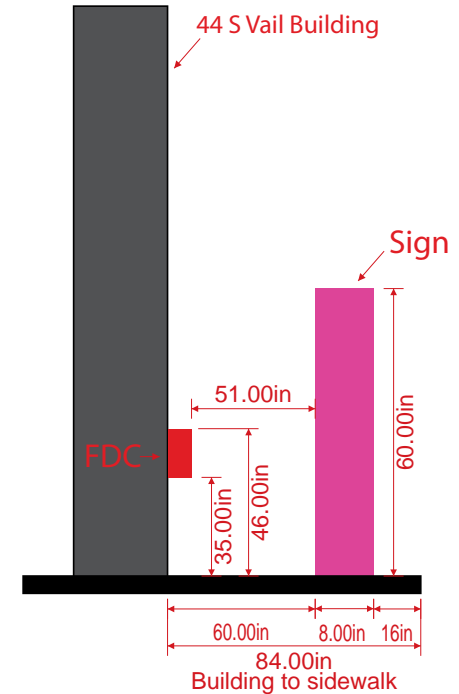
Building Overview




Top View:



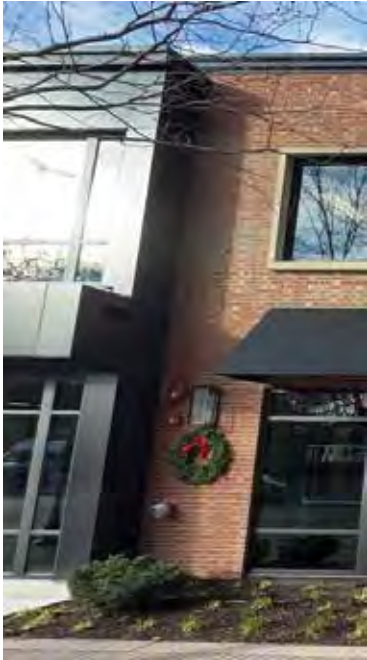
Side View:




| | | | | |
|---|--|--|---|--|
| <p>Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100</p> | <p>CLIENT: 44 Vail</p> | <p>Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 2</p> | <p style="text-align: center;">Client Approval</p> | <p>Sales Rep: Dale Design By: CSS</p> |
|---|--|--|---|--|

Ground Sign: Comment 1 Added Detail

FDC area / distance to sign
 Site Photos



| | | | | |
|--|--|--|---|--|
| <p>Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100</p> | <p>CLIENT: 44 Vail</p> | <p>Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 3</p> | <p style="text-align: center;">Client Approval</p> | <p>Sales Rep: Dale Design By: CSS</p> |
|--|--|--|---|--|

Ground Sign: Rendering day and night

Letters/logos illuminate at night




| | | | | |
|---|--|--|--|--|
| <p>Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100</p> | <p>CLIENT: 44 Vail</p> | <p>Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 5</p> | <p style="text-align: center;">_____ Client Approval</p> | <p>Sales Rep: Dale Design By: CSS</p> |
|---|--|--|--|--|



Exhibit E

- e. List of all sign materials. (See attached Sample on Page 6)

*List of primary colors, textures and materials to be used.

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)



Exhibit G:

Electronic sample board with images of all major materials including colors, textures, and Finishes being proposed, or a digital photo of an actual material sample board. Please note that if a formal Design Commission meeting is required, when actual samples will be required to be brought to the meeting for review.

Materials Per Exhibit E

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)

Photo 1:

Photo of actual material

*not side will not edge glow on perimeter
this is to show aluminum material
and laser cut logo



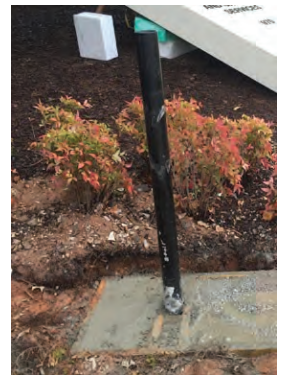
Photo 2:

White acrylic/lexan that backs the aluminum
This creates the white lettering/logos and
will be the only illuminating element



Photo 3:

Post and concrete ex.
installation.

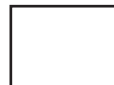


Colors:

Black



White:



*Texture and finish shown in photo 2 - satin paint finish - smooth texture

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (“*Village*”):

WHEREAS, 44 Vail, LLC (“*Owner*”) is the record title owner of that certain property located in the B-5 Downtown District (“*B-5 District*”), commonly known as 44 S. Vail Avenue, Arlington Heights, Illinois (“*Property*”); and

WHEREAS, the Property is improved with a multi-tenant office building (“*Building*”), and the Owner desires to provide exterior signage for each of the Building’s tenants; and

WHEREAS, as part of planned improvements to the Property, Dale Balsitis of Corporate Sign Systems Inc. (“*Applicant*”) desires to install a ground sign on the Property; and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on May 6, 2024 (“*Ordinance*”), grants variations from the Village’s sign regulations for the Building; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant file, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and the Applicant do hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the variations for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2023

ATTEST:

By: _____

By: _____

Its: _____

Its: _____

ATTEST:

CORPORATE SIGN SYSTEMS INC.

By: _____

By: _____

Its: _____

Its: _____