

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 11, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment, at Butterfield Square, 1021 Butterfield Road and a First Amendment to the Economic Incentive Agreement Between the Village of Downers Grove and Art Van Furniture-Midwest, LLC	Resolution ✓ Ordinance Motion Discussion Only	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

An ordinance has been prepared 1) to amend Planned Development #44 to permit 990 square feet of signage at 1021 Butterfield Road, Butterfield Square; and 2) approving a First Amendment to an Economic Incentive Agreement between the Village of Downers Grove and Art Van Furniture-Midwest, LLC

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 18, 2014 active agenda per the Plan Commission’s unanimous recommendation. The Plan Commission found that the proposal is an appropriate use in the corridor, is consistent with the Comprehensive Plan, compatible with surrounding zoning and land use classifications, and meets all standards for approval of a Planned Development Amendment as identified in Section 28.12.040.6 of the Municipal Code.

BACKGROUND

The petitioner is requesting approval of an amendment to Planned Development #44 to permit 990 square feet of signage for a proposed furniture store (Art Van Furniture) at 1021 Butterfield Road. The petitioner is proposing an expansion of the retail floor area within the existing building footprint, an extensive interior renovation, a reconfiguration of the parking lot, major façade improvements and a sign package that includes 990 square feet of signage. The renovation and site improvements will be administratively approved with the building permit. The purpose of the Planned Development Amendment is limited to the request to permit a 990 square foot sign package.

The proposed sign package includes the removal of the existing non-conforming monument sign along Butterfield Road and installation of 990 square feet of wall signs. The requested deviations from the sign regulations are as follows:

1. Increase the maximum total sign area from 300 square feet to 990 square feet;
2. Permit a sign on the east façade without frontage where no sign is allowed; and

3. Allow two signs on the north, south and west facades where only one is permitted.

The property is located on the south side of Butterfield Road, where the only access is via Frontage Road at Downers Drive, approximately 1,500 feet west of the site, or Highland Avenue, approximately 650 feet east of the site. The 5.16 acre property, which is zoned B-3, General Services and Highway Business, is Lot 1 of the Butterfield Square Planned Development (#44).

The Village entered into an Economic Incentive Agreement with Art Van Furniture in November 2013, which included the interior and exterior remodel of the building and acknowledged the need to evaluate signage. As recognized in the Comprehensive Plan and the Economic Incentive Agreement, this property has unique access challenges. Additional signage has been determined to be necessary for the property to sustain a retail use.

Compliance with the Zoning Ordinance

The proposed expansion of the retail space within the existing building footprint, reconfiguration of the parking lot, interior remodel and façade improvements are allowed by-right and comply with the requirements in the Zoning Ordinance. The proposed sign package includes the removal of the existing non-conforming monument sign along Butterfield Road and installation of 990 square feet of wall signs.

As the petitioner is removing the non-compliant monument sign and will not be installing a new Butterfield Road or tollway monument signs, the petitioner is essentially requesting to swap the allowance for a tollway monument sign (225 square feet) for wall signage. The tollway monument sign square footage does not count toward the maximum total sign area. Therefore, the petitioner is only requesting an additional 465 square feet of signage in order to overcome site accessibility challenges.

Given the complexities of the adjacent roadways and in order to adequately identify the proposed furniture store, the petitioner has proposed wall signage on all four facades. As a flagship location, two secondary businesses will be co-located within the proposed furniture store and require adequate identification. As such, the petitioner has proposed two wall signs on the north, south and west facades where one sign will identify the proposed furniture store and the other sign will identify one of the two secondary businesses.

Compliance with the Comprehensive Plan

The property is designated as Regional Commercial in the Comprehensive Plan, which includes a blend of corporate offices, large shopping centers, hotels and big box development. The Plan calls for reinvestment of the regional commercial areas, specifically within the Butterfield Road corridor, to retain current businesses and attract new retailers and restaurants. The proposed furniture store is a new business to the area and the petitioner will be modernizing the existing building that has been vacant for the past several years. Reinvestment of this scale is anticipated to spur further reinvestment and modernization of the properties along Butterfield Road and enhance the corridor. Specifically, the Plan identifies the need to maximize visibility, which the petitioner will achieve with the proposed exterior remodeling and sign package. The proposed use, improvements and sign package are consistent with the Comprehensive Plan.

Public Comment

No public comments were received.

First Amendment to Economic Incentive Agreement

On November 12, 2013, the Village Council approved an economic incentive agreement with Art Van. The incentive agreement provided that the Village would consider the creation of a business district as part of the incentive package. Art Van is no longer requesting that that the Village consider the creation of the

business district, therefore, the agreement is being amended to reflect that change. The agreement has also been amended to reflect a new project completion date of December 31, 2015.

ATTACHMENTS

Ordinance

Aerial Map

Planned Development Map

Staff Report with attachments dated October 6, 2014

Draft Minutes of the Plan Commission Hearing dated October 6, 2014

Ordinance

First Amendment to Economic Incentive Agreement

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #44,
BUTTERFIELD SQUARE SHOPPING CENTER, TO PERMIT
A 990 SQUARE FOOT SIGN PACKAGE
AT 1021 BUTTERFIELD ROAD**

WHEREAS, the Village Council has previously adopted Ordinance No. 4886 on July 3, 2007, designating the property described therein as Planned Development #44; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #44 to permit a 990 square foot sign package for the Art Van Furniture store located at 1021 Butterfield Road; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on October 6, 2014, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Development Amendment is hereby authorized to permit a 990 square foot sign package at 1021 Butterfield Road.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-26-14 as set forth in the minutes of their October 6, 2014 meeting.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The proposed Planned Development Amendment shall conform to the sign drawings prepared by Art Van dated August 8, 2014; and
2. No additional wall or monument signs shall be permitted for this site that would result in an increase in overall sign area.

SECTION 5. That the 990 square foot sign package is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*B-3, General Services and Highway Business*” zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

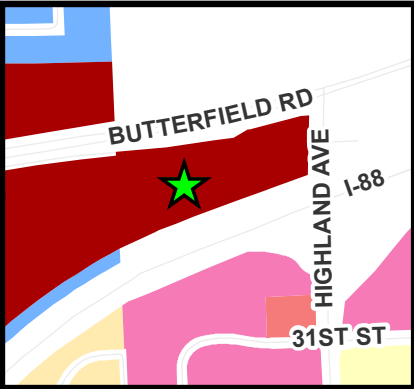
Mayor

Passed:

Published:

Attest: _____

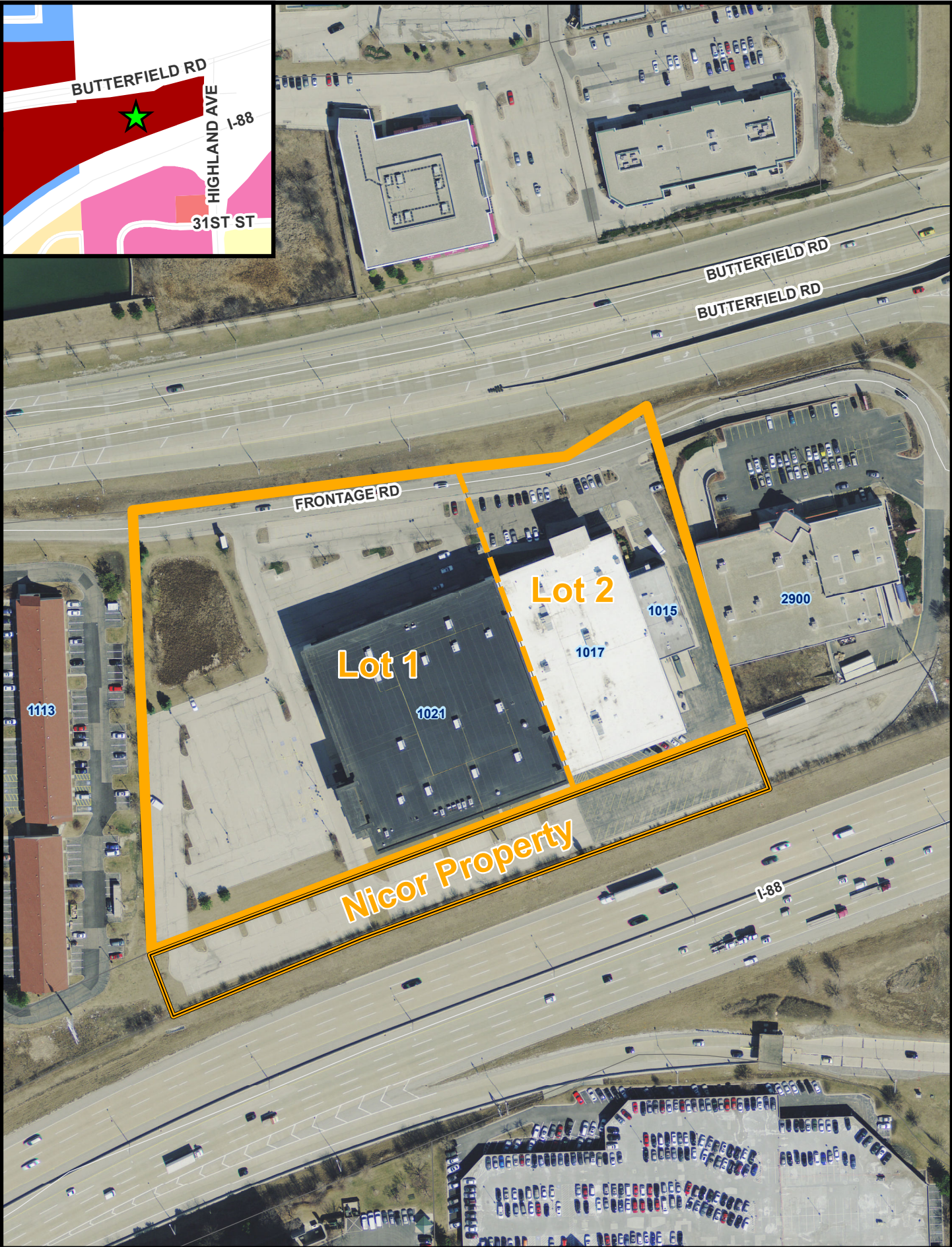
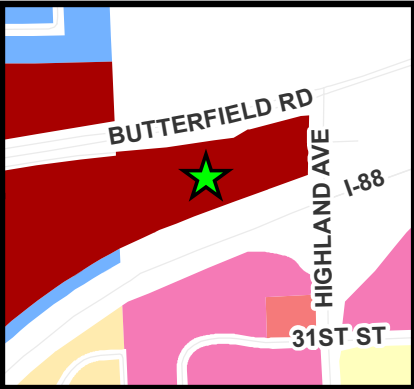
Village Clerk



0 50 100 200
Feet

1021 Butterfield Road - Location Map





0 50 100 200 300 Feet

Butterfield Square, PD #44





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 6, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-26-14 1021 Butterfield Road, Butterfield Square	Planned Development Amendment	Kelley Chrisse Planner

REQUEST

The petitioner is requesting approval of an amendment to Planned Development #44 to permit a sign package at 1021 Butterfield Road, Butterfield Square.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Archie A. Van Elslander Trust
6500 E 14 Mile Road
Warren, MI 48092

APPLICANT: Art Van Furniture
6500 E 14 Mile Road
Warren, MI 48092

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 224,635 square feet (5.16 acres)
PINS: 06-29-302-008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, Community Shopping (Lombard)	n/a
SOUTH:	M-2, Restricted Manufacturing	Utilities
EAST:	B-3, General Services and Highway Business	Office/Corporate Campus
WEST:	B-3, General Services and Highway Business	Office/Corporate Campus

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Proposal Narrative
3. Plat of Survey
4. Proposed Site Plan
5. Architectural Elevations

PROJECT DESCRIPTION

The petitioner is requesting a Planned Development Amendment to approve a 990 square foot sign package for a proposed furniture store located on the south side of Butterfield Road, approximately 650 feet west of Highland Avenue, commonly known as 1021 Butterfield Road. The 5.16 acre property, which is zoned B-3, General Services and Highway Business, fronts both Butterfield and Frontage Roads and backs up to Interstate Route 88 (I-88). The only access to the subject property is via Frontage Road either at Downers Drive, approximately 1,500 feet west of the site, or Highland Avenue, approximately 650 feet east of the site. The property is at a complex navigational point on Butterfield Road where motorists are merging from or exiting to Highland Avenue.

The subject property is part of Butterfield Square, Planned Development #44, which includes two lots. The subject property is Lot 1 of the planned development, where Lot 2 is located immediately east. Lot 1 is improved with an attached, two-story retail building that is sited at the back of the lot with the building setback along Butterfield Road ranging from 140 feet to 200 feet. With the establishment of the planned development in 2007, the Village approved a variation from the off-street parking requirements of the Zoning Ordinance to allow an unrestricted access shared parking agreement. This shared parking agreement includes both the shared parking agreement between the owners of Lots 1 and 2 and the use of the leased Northern Illinois Gas Company (NICOR) property immediately south of the two lots for parking.

Last year, the Village entered into an Economic Incentive Agreement with the petitioner that included the interior and exterior remodel of the building as one of the terms of the agreement. As such, the petitioner is proposing an interior renovation and expansion of the existing floor area from 97,209 square feet to 116,153 square feet of floor area. The addition of approximately 19,000 square feet of first floor retail space does not extend beyond the original building footprint, but will result in a reduction in the number of covered parking spaces and reconfiguration of the surface parking lot. In total, there is a proposed reduction of 60 parking spaces for the planned development. The number of parking spaces remains compliant with the current shared parking agreement. In addition, major façade improvements are being proposed that will locate the main entrance to the retail store on the north façade with a secondary entrance, primarily for a second business, on the west façade. All the aforementioned improvements will be administratively approved at building permit issuance, as none of the proposed changes require an amendment to the planned development.

With the proposed addition, renovation and modernization of the retail space, the petitioner will be removing the existing non-compliant monument sign along Butterfield Road and is requesting a planned development amendment specifically to approve a sign package, as identified in the Economic Incentive Agreement. The signs proposed are as follows:

Sign	Type	Location	Size (square feet)
Art Van Logo	Wall Sign	North Façade	270
PureSleep Mattress Store	Wall Sign	North Façade	80
Art Van Furniture	Wall Sign	West Façade	120
Scott Shuptrine Interiors	Wall Sign	West Façade	50
Art Van Logo	Wall Sign	South Façade	270
PureSleep Mattress Store	Wall Sign	South Façade	80
Art Van Furniture	Wall Sign	East Façade	120
Total Signage			990

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as Regional Commercial in the Comprehensive Plan. Regional Commercial uses include a blend of corporate office, large shopping centers, hotels and big box development. To stay competitive, the Plan calls for reinvestment of the regional commercial areas, specifically within the Butterfield Road corridor, to retain current businesses and attract new retailers and restaurants. The proposed furniture store is a new business to the area and the petitioner will be modernizing the existing building that has been vacant for the past several years. The improvements include the addition of first floor retail space, an interior remodel, reconfiguration of the parking lot, façade improvements and new signage. According to the Comprehensive Plan, this type of reinvestment could spur further reinvestment and modernization of the properties along Butterfield Road and enhance the corridor. Specifically, the Plan identifies the need to maximize visibility, which the petitioner is proposing to do with the proposed exterior remodeling and sign package. The proposed use and proposed improvements are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is in a planned development and zoned B-3, General Services and Highway Business. The proposed furniture store is listed as a permitted use in the B-3 zoning district. The planned development allows certain zoning regulations to be calculated for the overall development, such as open space and FAR.

In 2012, the renovation of the building on Lot 2 of the planned development for a golf shop was administratively approved with the removal of the second floor. The building footprint for the proposed furniture store is not changing and currently meets the setback and height regulations. Previous changes to the building on Lot 2 to accommodate the golf shop in 2012 and the proposed improvements for the furniture store that affect the overall planned development are summarized below:

Butterfield Square Planned Development	Lot 1	Lot 2
Lot Size	224,635 sq. ft.	92,504 sq. ft.
Building Gross Floor Area	116,153 sq. ft.	49,339 sq. ft.

Butterfield Square Planned Development	Regulation	Proposed
FAR	.75 max. (237,838 sq. ft.)	.52 (165,492 sq. ft.)
Parking Spaces (with shared parking agreement)	364 required	392
Accessible Spaces (with shared parking agreement)	8 required	11

Although the interior remodel and site improvements for the proposed furniture store slightly modify the development envelope, the addition of first floor retail space and parking lot reconfiguration will be administratively approved as the proposed improvements comply with codes. The request for the planned development amendment is specific to a sign package that requires deviations from the Zoning Ordinance. Based on the proposed signage, the requested deviations from the sign regulations are as follows:

1. Increase the maximum total sign area from 300 square feet to 990 square feet;
2. Permit a sign on the east façade without frontage where no sign is allowed; and
3. Allow two signs on the north, south and west facades where only one is permitted.

The petitioner is removing the non-compliant monument sign and will not be installing a new monument or tollway monument sign. Essentially, the petitioner is requesting to swap the allowance for the tollway monument sign (225 square feet) for wall signage. As the tollway monument sign square footage does not count toward the maximum total sign area, the petitioner is only requesting an additional 465 square feet of signage in order to overcome site accessibility challenges.

Given the complexities of the adjacent roadways and in order to adequately identify the proposed furniture store, the petitioner has proposed wall signage on all four facades. As a flagship location, two secondary businesses will be co-located within the proposed furniture store and require adequate identification. As such, the petitioner has proposed two wall signs on the north, south and west facades where one sign will identify the proposed furniture store and the other sign will identify one of the two secondary businesses.

NEIGHBORHOOD COMMENT

Notice was provided to all adjacent property owners in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. No inquiries have been received to date.

FINDINGS OF FACT

Section 12.040.C.6 Review and Approval Criteria of Planned Unit Developments

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.

Staff has determined that amendments of a limited scope for existing planned developments where there are no changes to the building footprints or site do not require a rezoning, as the changes proposed are minimal. Thus, this criterion does not apply.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The proposed amendment to planned development #44 is consistent with the Comprehensive Plan. The Plan encourages the reinvestment of commercial properties within the Butterfield Road corridor. The subject property has been vacant for a number of years and the proposed improvements are anticipated to spur further redevelopment of commercial areas in this corridor. Additionally, the proposed increase in signage would maximize visibility in an area with a challenging roadway configuration without adding additional structures of a monument and tollway monument sign. This criterion is met.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

One of the objectives of a PUD is to incorporate attractive, high-quality lighting, architecture and signage, which is what the petitioner has proposed. The petitioner has indicated that this store will be a flagship store and, as such, a significant investment will be made to the property as demonstrated in the attached drawings. The proposed signage is strategically incorporated into the architectural design of the building and is necessary as part of a flagship store. Additionally, the improvements that are proposed will advance the goals in the Comprehensive Plan specific to the Butterfield Road corridor. This criterion is met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The subject site is not a prime retail location given the complexities in the roadway configuration that makes the site difficult to access. As such, this property is designated for Office/Corporate Campus in the Future Land Use Map. Specifically, the configuration of the roadway restricts access to the site from Frontage Road, is separated from Butterfield Road by Frontage Road and is at a key decision point on Butterfield Road that reduces visibility from the roadway. The Village acknowledges the challenges of using this site for retail and has accepted the need to amend the planned development, via the Economic Incentive Agreement, to provide adequate signage in order for this location to be

used as retail. The petitioner has identified that the proposed use would not be viable without the proposed signage. This criterion is met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

The amendment to the planned development is limited to a sign package that has been determined by the Village as being necessary to the viability of this site as a retail location. All other changes that have previously occurred in 2012 for the golf shop and the proposed improvements for the proposed furniture store meet code requirements and can be administratively approved. The anticipated impact of the proposal on the surrounding property owners and residents, existing and future residents of the PD and the general public is a revived commercial property that can spur redevelopment of the Butterfield Road corridor. The surrounding property owners will be protected from additional signage with the condition that no additional signage will be placed on this site. This criterion is met.

RECOMMENDATION

The proposed Planned Development Amendment is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The proposed Planned Development Amendment shall conform to the sign drawings prepared by Art Van dated August 8, 2014; and
2. No additional wall or monument signs shall be permitted for this site that would result in an increase in overall sign area.

Staff Report Approved By:

Stanley J. Popovich, AICP
Planning Manager

SP:kc
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2014 PC Petition Files\PC-26-14 - 1021 Butterfield Rd_Art Van - PD Amendment-Signs\Staff Report PC-26-14.docx

Art Van Furniture Flagship at Downers Grove

Planned Development Amendment

September 15, 2014

We are requesting approval to increase our exterior building signage to total 990 SF. As you know, this property has been vacant for many years and has had a significant negative impact on the surrounding area. When we first purchased this property and worked out an agreement with the Village, we were planning on developing this building similar to our existing stores in Chicagoland. Once we started our design process, we realized that this property along with its challenges also has great potential. We started an internal evaluation to determine if the site would qualify as a flagship location. In order to qualify as a flagship location the site must meet or exceed the following requirements:

1. Great visibility
2. Great access
3. Great signage
4. Greater than 100,000 SF building
5. Must be or have the potential to be a great retail area



Developing this site with a flagship store has the potential to be the change agent for the entire area. It will require working closely with the Village so that items 2, 3, and 5 come to fruition as quickly as possible. As you can see from our proposed elevations, we have completely changed the exterior of the existing building. In addition, there are three separate businesses housed in this building that require signage:

1. Art Van Furniture
2. PureSleep Mattress Store
3. Scott Schuptrine Interiors

The increase in signage is due to the three unique characteristics of this property:

1. **ACCESSIBILITY:** Even though the building has great visibility from I-88 and Butterfield Road, accessibility to the Butterfield service drive is challenged and unidentifiable.
 - A. Currently our building and signage are not visible when you turn onto the service drive. We believe the size of the signage is critical in helping our customers easily find our store.
 - B. The access onto the Butterfield service drive looks more like you are pulling into the existing Savers parking lot than a road.

- C. We would recommend that the Village allow us to increase our signage to 990 SF in order provide our customers the best opportunity to find our store. In addition, we also recommend that the Village allow a small road sign at the entrances to the Butterfield Service drive to identify the current and future retailers along the service drive.
- 2. SIGNAGE PROPORTION:** Based on the current PUD, we are allowed only 300 SF of signage. The standard in most communities especially for large box stores is based on frontage, building setback, percentage of wall area, or internal approval with the planning department. The existing signage allowed is equal to 0.6% of total wall area. Our proposed signage is only 2.0% of the total wall area. Both of these percentages are very small as compared many communities we currently reside.
- 3. EXISTING ENVIROMENT:** As you know, the existing area is not a great retail environment. In fact it is marginal at best, however there is potential for it to be great. We have recognized this fact and determined that making this our Chicagoland flagship store will give this area the spark it needs to help become a great retail environment. We alone cannot make this happen; we will need your support for our signage requests and hopefully for future projects in the immediate area. With our significant investment and partnership, we look forward working with the Village.

We are very interested in making a long term commitment, and we are asking for you to support our request and give us the tools we need in order to have successful business and change the future of retail in our area.

Please consider all the above factors along with what is best for the overall health of our community.



LEGEND:

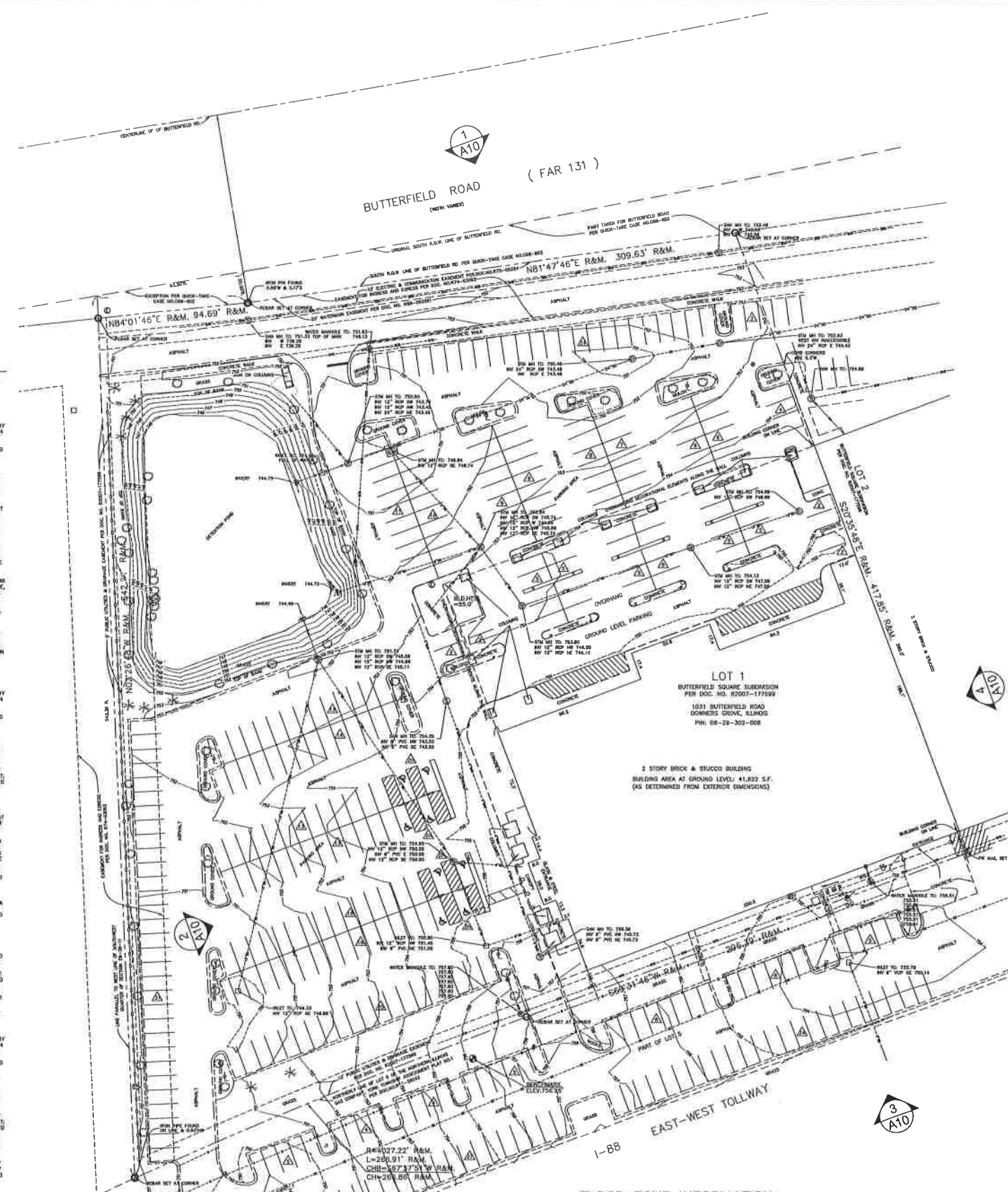
- Surveyed Boundary
Lot/Parcel Line
Right of Way Line
Subtract Line
Existing Easement Line
Section Lines

- SET R.O. SPICE/WALL IN ASPHALT OR IRON PIN W/ CAP IN SOIL OR CUT CROSS IN CONCRETE
SET CONCRETE MONUMENT
REBAR FOUND
IRON PIPE FOUND
NAIL FOUND
SPRUE FOUND
CHECKED CROSS FOUND
DRILL HOLE FOUND
METAL CORRUGATED FOUND
SET MONUMENT FOUND
STONE FOUND
MONUMENT FOUND
R/W MONUMENT FOUND
NARROW TYPH FOUND
CONCRETE MONUMENT FOUND
BRASS PLUG FOUND
BENCH MARK FOUND/SET
POST
FLAG POLE
MARIPOSA
PARKING METER
SOIL BORING
MOUNT WELL
TEXT PIT
DOLLARD
SATELLITE DISH
DEODOROUS TREE
CONIFEROUS TREE
SHRUB
BURNING POST
RR SIGNAL POLES
RR CONTROL BOX
SAWTOOTH WAREHOUSE
CLEANOUT
LIFT STATION
STORM MANHOLE
INLET
CURB INLET
CATCH BASIN
DOUBLE CURB INLET
END SECTION
GAS MANHOLE
GAS VALVE
GAS METER
GAS LINE MARKER/PART/FLAG
GAS REGULATOR
ELECTRIC MANHOLE
PULL BOX
ELECTRIC LINE MARKER/PART/FLAG
TRANSFORMER
GROUND LIFT
ELECTRIC METER
ELECTRIC PEDESTAL
HOMECOMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
TELEPHONE LINE MARKER/PART/FLAG
FIBER OPTIC LINE MARKER/PART/FLAG
CABLE TV LINE MARKER/PART/FLAG
FIRE HYDRANT
WATER VALVE
WATER SERVICE
FIV VALVE
METER PIT
WATER LINE MARKER/PART/FLAG
SHOWER CONNECTION
FIBRE OPTIC CONNECTION
WATER SPOUT/HOSE BIBB
WATER METER
WATER MANHOLE
WELL
SPRINKLER HEAD
SPRINKLER CONTROL VALVE
WATER FOUNTAIN
POWER POLE
TELEPHONE POLE
LIGHT POLE
TRAFFIC SIGNAL POLE
GROUND POST
GLY POLE
AIR CONDITIONING UNIT
TRAFFIC CONTROL BOX
TRAFFIC PULL BOX
TRAFFIC MANHOLE
PARKING COUNT

PROPERTY DESCRIPTION:

PARCEL 1: LOT 1 IN BUTTERFIELD SQUARE SUBDIVISION...
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED JUNE 16, 1973...
PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED JUNE 16, 1973...
PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED SEPTEMBER 4, 1973...

- AREA SCHEDULE:
ZONING INFORMATION:
BENCHMARK:
NO ZONING INFORMATION WAS PROVIDED BY THE OWNER.



FLOOD ZONE INFORMATION:

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER [unreadable] PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH EFFECTIVE DATE OF DECEMBER 18, 2004...

NOTES:

- 1. 'M' DESIGNATES MEASURED DIMENSION/BEARING, 'R' DESIGNATES RECORDED DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. FIELD WORK COMPLETED 11/16/13.
5. THE SUBJECT PROPERTY CONTAINS 277 PARKING SPACES (281 STANDARD, 8 HANDICAP).
6. THE PURPOSE OF SHEET 2 OF THIS ALTA SURVEY IS TO DEPICT THE WGRESS AND EGRESS EASEMENTS, NOT THE SITE IMPROVEMENTS.

SURVEYOR'S NOTES:

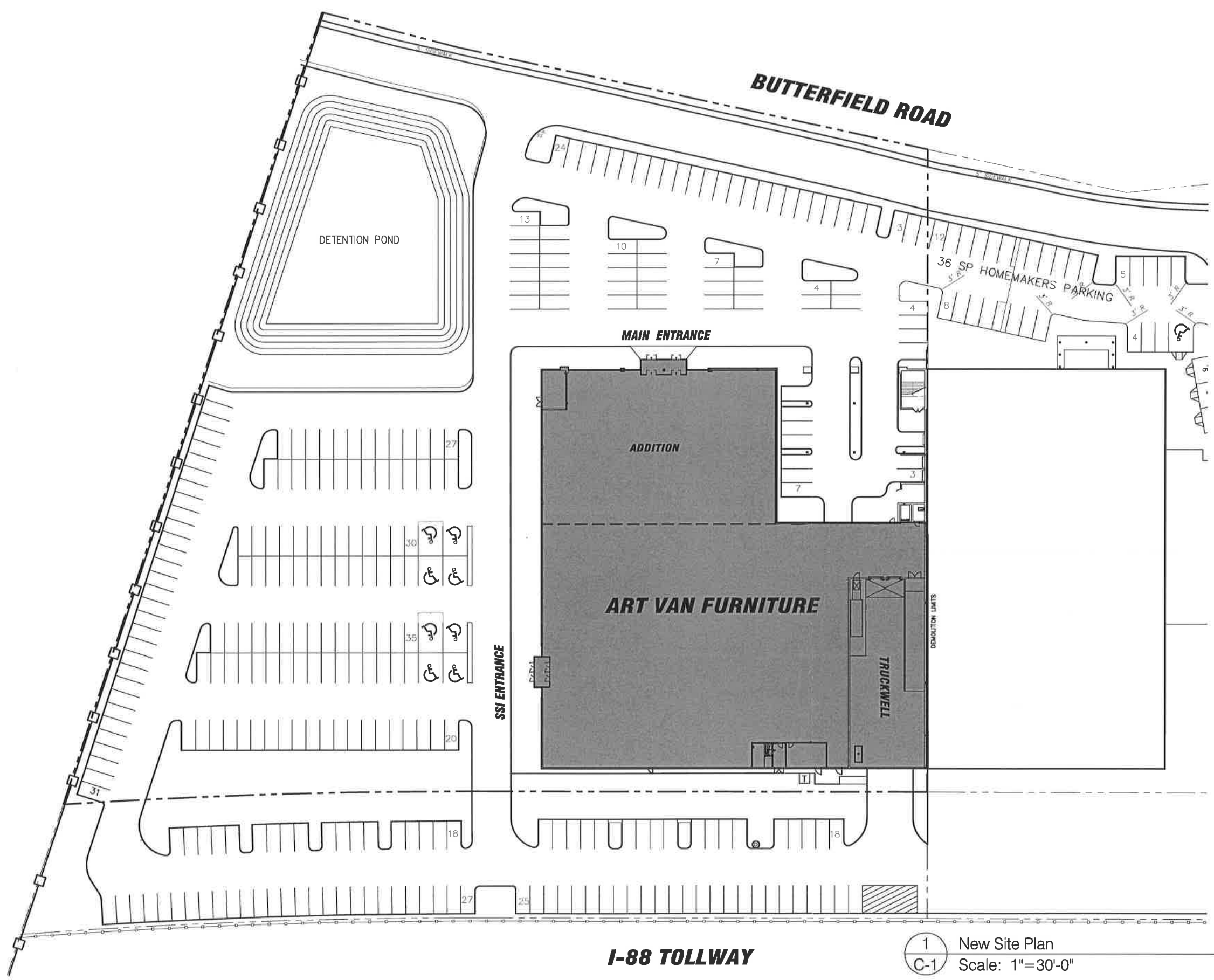
- 1. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS ILLINOIS STATE PLANE COORDINATE EAST ZONE (NAD 83).
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR...
3. SURVEY AS SHOWN WAS PERFORMED FROM A LEGAL DESCRIPTION...
4. THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATION OF THE PARCEL LINES...
5. PROPERTY BUILDING RESTRICTIONS, ENCUMBRANCES AND EASEMENTS WHICH ARE LISTED IN THE ALTA COMMITMENT ARE SHOWN HEREON...
6. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY...
7. CALL JULIE (1-800-889-0125) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION...
8. THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE # OF THE COMMITMENT NOTED IN NOTE 2...
9. LEASE MADE BY KIMCO SELECT CHICAGO 895, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...
10. DECLARATION OF EASEMENTS AND COVENANTS MADE BY KIMCO SELECT CHICAGO 895, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY...
11. PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF BUTTERFIELD SQUARE SUBDIVISION...
12. TERMS, CONDITIONS AND PROVISIONS OF THE DECLARATION OF EASEMENT DESCRIBED IN PARCEL 1...

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS } ss
COUNTY OF DUPAGE }
I, KIMCO SELECT CHICAGO 895, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ART VAN FURTER, INC.
MORDEcai VAN ELLERANDER, TRUSTEE USAJ NOVEMBER 28, 1982
FIRST AMERICAN TITLE INSURANCE COMPANY

Project information: PROJECT No. 1574, DATE 11/20/13, SCALE AS SHOWN, DRS. SRK, DES. SRK, DRG. PTK, C.K.D. SRK, 11/26/13 ELEVATION INFORMATION ADDED. BUTTERFIELD SQUARE, DOWNS GROVE, IL. A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS. ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY. WOOLPERT, INC. 1815 South Meyers Road, Suite 120, Calumet Terrace, IL 60811. WOOLPERT 630.464.9800, FAX 630.464.9797. SHEET NO. 1 of 2.

Project: 2013\Projects\Downers Grove\UG_Neccess\Building_Survey\Survey.dwg, Plotted By: m.thompson, Plotted: Sep 15, 2014 - 3:26pm



PROJECT INFORMATION

ART VAN FURNITURE	± 5.14 ACRES
NIGAS EASEMENT	± 1.09 ACRES
TOTAL	± 6.23 ACRES
BUILDING AREA	
ART VAN FURNITURE	116,153 SF

PARKING COUNT SUMMARY FOR AVF

REQUIRED BY THE CITY
(REQUIRED, 1.67 PER 1000 GSF)

TOTAL REQUIRED	194 SPACES
TOTAL PROVIDED	306 SPACES

PARKING COUNT SUMMARY FOR TOTAL DEVELOPMENT

TOTAL EXISTING	452 SPACES
TOTAL PROPOSED	392 SPACES

ZONING CLASSIFICATION

EXISTING	B-3
PROPOSED	B-3



6500 14 Mile Road
Warren, MI 48092
(586) 983-2125 ph.
(586) 939-8252 fx.

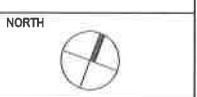
Approved By:

KIM YOST	
ART VAN	
KIM YOST	
GARY VAN	
JOHN WYATT	
BARRY DAVIDSON	
MIKE RUPERT	
Total Store Sq.Ft.=	
Showroom Sq.Ft.=	
Modified Sq.Ft.=	

ART VAN FURNITURE
Downers Grove, IL
Site Plan

Revisions:
XX/XX/XXXX

Seal:



Drawn/Checked By:
MT/MR

Plot Scale:
1" = 30'-0"

Date:
10/14/2013

Sheet Number:
C-1

I-88 TOLLWAY

1 New Site Plan
C-1 Scale: 1"=30'-0"



1 North Elevation (Butterfield Rd.)
A10 Scale: N.T.S.



2 West Elevation
A10 Scale: N.T.S.



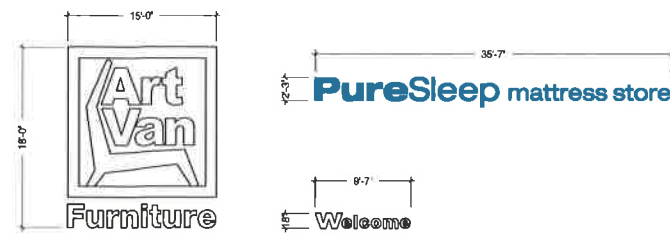
3 South Elevation (I-88 Tollway)
A10 Scale: N.T.S.



4 East Elevation
A10 Scale: N.T.S.

AVF DOWNERS GROVE PROPOSED SIGNAGE

BUTTERFIELD ROAD ELEVATION (NORTH)



PARKING LOT ELEVATION (WEST)



I-88 ELEVATION (SOUTH)



BUTTERFIELD INTERSECTION ELEVATION (EAST)



Proposed Exterior Signs
Scale: 1/8" = 1'-0"

SIGNAGE SF		
PROPOSED SIGNS:		
BUTTERFIELD ROAD (NORTH):		
ART VAN LOGO		270 SQ. FT.
PURESLEEP MATTRESS STORE		80 SQ. FT.
SUBTOTAL		350 SQ. FT.
PARKING LOT ELEVATION (WEST)		
ART VAN FURNITURE		120 SQ. FT.
SCOTT SHUPTRINE INTERIORS		50 SQ. FT.
SUBTOTAL		170 SQ. FT.
I-88 (SOUTH)		
ART VAN LOGO		270 SQ. FT.
PURESLEEP MATTRESS STORE		80 SQ. FT.
SUBTOTAL		350 SQ. FT.
BUTTERFIELD ROAD INTERSECTION (EAST)		
ART VAN FURNITURE		120 SQ. FT.
SUBTOTAL		120 SQ. FT.
TOTAL PROPOSED SIGNS:		990 SQ. FT.



6500 14 Mile Road
Warren, MI 48092
(586) 983-2125 ph.
(586) 939-8252 fx.

Approved By:

Total Store Sq Ft. =

Showroom Sq Ft. =

Modified Sq Ft. =

Project:
ART VAN FURNITURE
Downers Grove
1031 Butterfield Road, Downer's Grove, IL
Exterior Elevations + Signage

Revisions:
REVISED 09/03/14

Seal:

NORTH

Drawn/Checked By:
M.T. / M.R.

Plot Scale:
VARIES

Date:
08/08/2014

Sheet Number:
A10

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 6, 2014, 7:00 P.M.

Chairperson Urban called the October 6, 2014 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Bassler, Cozzo, Matejczyk, Mr. Quirk, Mr. Rickard, Mr. Webster

ABSENT: Mrs. Rabatah, Mr. Waechtler (ex-officios Menninga, Davenport, Souter)

STAFF: Planning Manger Stan Popovich and Planners Kelley Chrisse and Patrick Ainsworth

VISITORS: Mr. Robert L. Vighi, 923 Curtiss St., Downers Grove; Ms. Marge Earl, 4720 Florence Ave., Downers Grove, Mr. Michael Rupert with Art Van Furniture, 6500 E. 14 Mile Road, Warren, Michigan; and Mr. Tim Nicholson, with SCI Direct, 1250 S. Pine Island Road, Plantation, Florida

APPROVAL OF AUGUST 4, 2014 MINUTES

MINUTES OF THE AUGUST 4, 2014 MEETING WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE OF 6-0-1 (Chairperson Urban abstained).

PUBLIC HEARINGS:

Chairperson Urban reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

FILE PC26-14: A petition seeking approval of a Planned Development Amendment. The property is zoned B-3, General Services and Highway Business. The property is located on the south side of Butterfield Road approximately 390 feet west of Highland Avenue, commonly known as 1021 Butterfield Road, Downers Grove, IL (PIN 06-29-302-008). Michael Rupert, Petitioner; Archie A. Van Elslander Trust, Owner.

Planner Kelley Chrisse located the B-3 zoned site on the overhead and explained the request was for a 990 square foot sign package for a proposed furniture store (Art Van Furniture) which would occupy the attached retail building on lot 1 of the planned development. The Future Land Use Map identified the site as Office/Corporate Campus. Ms. Chrisse explained the challenges for accessing the site and the fact that there was a shared parking agreement between lots 1 and 2 and an agreement existed to use the NICOR leased property. Slides of the current elevations and parking

were noted. The applicant will be turning the property into its flagship store with two secondary businesses to be located within the same space. Proposed improvements will include an interior renovation, the expansion of the retail floor area by 19,000 square feet within the same building footprint. (Some of the covered parking will be converted to retail space.) Parking will be reconfigured with a reduction of 60 parking spaces. The main entrance will be located on Butterfield Road. A second entrance will be created on the west facade. Ms. Chrisse stated the changes she referenced can be approved administratively.

Ms. Chrisse presented renderings of the building's proposed elevations, along with the 350 square foot sign package for the north elevation (two signs total). The existing monument sign will be removed and not replaced. For the western elevation, the applicant is requesting 170 square feet of signage. The signage for the south elevation will be the same as the north elevation. The proposed signage where the common wall (east elevation) is located will be approximately 120 square feet in size.

Ms. Chrisse explained in more detail how the planned improvements still met the planned development requirements. However, she noted that three deviations were being requested: 1) the total signage being requested was 990 sq. feet versus 300 sq. feet allowed; 2) the request was asking to allow signage on the east facade where there is no frontage; and 3) the request was asking to allow two signs on the north, south, and west elevations, where only one sign is allowed.

Because of these minor modifications, staff determined a rezoning was not required and there would not be a PUD overlay on the zoning map should the amendment be approved. The proposal was consistent with the goals of the village's comprehensive plan. Because the site was challenging and not a prime retail area, Ms. Chrisse reported the petitioner and village entered into an economic incentive agreement (last year) and, as part of the agreement, the village would allow the petitioner adequate signage in order to make the site a viable retail location and spur future redevelopment within the corridor.

Staff recommended approval of the petition with the following two conditions: 1) the proposed planned development amendment shall conform to the sign drawings prepared by Art Van dated August 8, 2014; and 2) no additional wall or monument sign shall be permitted for this site that would result in an increase in overall sign area.

Questions raised included whether the sign above the common wall would be visible over the roof of the building to the east; was the Village convinced the signage would solve the issues that this site has; and if the small roadway signage was part of the proposal (it was not).

Petitioner, Mr. Michael Rupert, director of store design for Art Van Furniture, 6500 E. 14 Mile Road, Warren, Michigan, stated that sight lines have been done on the east façade and the sign is being placed on that elevation because the building "is basically invisible" when traveling Highland Avenue and when coming off of Interstate 88. Mr. Rupert shared the history of Art Van, a family owned business of 55 years. He explained the thought process that went into purchasing the site as the Art Van's flagship store and believed the site would be successful.

Chairperson Urban invited the public to comment.

Ms. Marge Earl, 4720 Florence Ave., Downers Grove was sworn in. She explained that if the commissioners were going to deviate from the sign ordinance, going about it in a PUD format was important as well as getting a purchaser who was going to redevelop the site entirely, which was what the village was looking for under its comprehensive plan. Ms. Earl was pleased to see the entire project move forward.

No further comments received. Public comment was closed. Petitioner had no closing statement.

Closing comments from the commissioners were that the sign ordinance was restrictive and special consideration had to be made for properties such as this particular case. Other commissioners, however, supported the current sign ordinance as is. Mr. Webster was pleased to see the purchaser investing in the village and receiving an incentive for it. The proposal was well done and provided a creative signage solution for the site. Chairperson Urban also supported the current sign ordinance and while, initially, the square footage of the signage being requested caught her eye, after looking at the challenges of the property, the improvements, and the scale of the signage to the building, the proposal made sense and was well presented.

WITH RESPECT TO FILE PC 26-14, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING TWO CONDITIONS:

- 1) THE PROPOSED PLANNED DEVELOPMENT AMENDMENT SHALL CONFORM TO THE SIGN DRAWINGS PREPARED BY ART VAN DATED AUGUST 8, 2014; AND**
- 2) NO ADDITIONAL WALL OR MONUMENT SIGN SHALL BE PERMITTED FOR THIS SITE THAT WOULD RESULT IN AN INCREASE IN OVERALL SIGN AREA.**

SECONDED BY MR. RICKARD. ROLL CALL:

**AYE: MR. MATEJZYK, MR. RICKARD, MR. BASSLER, MR. COZZO, MR. QUIRK,
MR. WEBSTER, CHAIRPERSON URBAN**

NAY: NONE

MOTION CARRIED: VOTE: 7-0

**THE MEETING WAS ADJOURNED AT 7:54 P.M. ON MOTION BY MR. WEBSTER,
SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 7-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FIRST AMENDMENT TO AN ECONOMIC INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ART VAN FURNITURE-MIDWEST, LLC

WHEREAS, the Village of Downers Grove (“Village”) is a home rule unit of government and pursuant to Section 10 of Article VII of the Constitution of the State of Illinois is authorized to contract or otherwise associate with individuals in any manner not prohibited by law or by ordinance.

WHEREAS, 65 ILCS 5/8-11-20 authorizes municipalities to enter into economic incentive agreements in order to encourage the development or redevelopment of land within their corporate limits.

WHEREAS, 65 ILCS 5/8-1-2.5 authorizes municipalities to expend funds for economic development purposes within their corporate limits.

WHEREAS, Art Van Furniture-Midwest, LLC (the “Company”) entered into an Economic Incentive Agreement (the “Incentive Agreement”) with the Village on November 12, 2013.

WHEREAS, the Village and the Company desire to amend the Incentive Agreement to delete the provisions relating to the creation of a business district among other changes.

WHEREAS, the Company is the lessee of the property commonly known as 1021 Butterfield Road, Downers Grove, Illinois (the “Property”) which is improved with an approximately 100,000 square foot, two-story vacant building (the “Building”), above and below grade parking and loading.

WHEREAS, as the Company intends to (a) make substantial interior renovations to convert the Building to approximately 80,000 square feet of retail space and 20,000 square feet of office and warehouse space and (b) undertake substantial exterior renovations including, but not limited to façade improvements, roof repair, and access road improvements. The acquisition of the Property, the interior renovations and the exterior renovations are collectively referred to as the “Project.”

WHEREAS, in light of the less costly alternate locations and the substantial extraordinary costs associated with the Project, the rebating of amounts equal to a portion of sales taxes is critical to the Company’s decision to proceed with the Project.

WHEREAS, pursuant to 65 ILCS 5/8-11-20, the Village Council has made the following findings with respect to the Project:

- A. The Property has remained vacant for at least one year.
- B. The Project is expected to create or retain job opportunities within the Village.
- C. The Project will serve to further the development of the adjacent area.
- D. Without this Agreement, the Project would not be possible.
- E. The Company meets high standards of creditworthiness and financial strength, as demonstrated by a letter from a financial institution with assets of \$10,000,000 or more attesting to the financial strength of the Company.
- F. The Project will strengthen the commercial sector of the Village.
- G. The Project will enhance the tax base of the Village.
- H. This Agreement is made in the best interest of the Village.

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, the Village Council has determined that the Project will promote economic development within the Village by creating employment opportunities and enhancing the Village's tax base.

WHEREAS, the Company represents and warrants that the Project requires economic assistance from the Village and, but for the economic assistance provided pursuant to this Agreement, the Project would not be possible.

NOW THEREFORE, BE IT ORDAINED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows

1. That the form and substance of a certain Economic Incentive Agreement (the "Agreement"), between the Village and the Company, for certain economic development incentives and sales tax rebates, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.
2. That the Mayor and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form

approved in the foregoing paragraph of this Ordinance, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance be and are hereby repealed.

5. That this Ordinance shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Attest:

Village Clerk

FIRST AMENDMENT TO **ECONOMIC INCENTIVE AGREEMENT**

THIS FIRST AMENDMENT TO THE AGREEMENT is entered into on this _____ of November, 201~~3~~4, by and between the Village of Downers Grove, Illinois, an Illinois municipal corporation (hereinafter referred to as the “Village”) and Art Van Furniture-Midwest, LLC, a Michigan limited liability company (hereinafter referred to as the “Company”);

WITNESSETH:

WHEREAS, the Village is a home rule unit of government and pursuant to Section 10 of Article VII of the Constitution of the State of Illinois is authorized to contract or otherwise associate with individuals in any manner not prohibited by law or by ordinance.

WHEREAS, 65 ILCS 5/8-11-20 (the “Sales Tax Act”) authorizes municipalities to enter into economic incentive agreements in order to encourage the development or redevelopment of land within their corporate limits.

WHEREAS, 65 ILCS 5/8-1-2.5 (the “Economic Development Act”) authorizes municipalities to expend funds for economic development purposes within their corporate limits.

~~WHEREAS, 65 ILCS 5/11-74.3-1 (the "Business District Act") authorizes municipalities to establish business districts within their corporate limits in order to enhance their tax base, create employment opportunities and eradicate blight.~~

WHEREAS, the Company is the ~~lessee~~contract purchaser of the property commonly known as 1021 Butterfield Road, Downers Grove, Illinois (the "Property") which is improved with an approximately 100,000 square foot, two-story vacant building (the "Building"), above and below grade parking and loading. The Property is legally described on Exhibit "A" attached hereto and made a part hereof.

WHEREAS, ~~if~~ the Company ~~acquires the Property,~~ it intends to (a) make substantial interior renovations to convert the building to approximately 80,000 square feet of retail space and 20,000 square feet of office and warehouse space and (b) undertake substantial exterior renovations including, but not limited to façade improvements, roof repair, and access road improvements. The acquisition of the Property, the interior renovations and the exterior renovations are collectively referred to as the "Project."

WHEREAS, the Company anticipates that it will incur substantial extraordinary renovation and capital costs in connection with the Project.

WHEREAS, the Company has requested that the Village agree ~~(a)~~ to rebate amounts equal to a portion of Sales Taxes (as hereinafter defined) received by the Village that are generated by the Project for a certain period of time; ~~and (b) consider~~

~~the establishment of a business district pursuant to the Business District Act and impose a Business District Retailers' Occupation Tax in the amount of one half of one percent (0.005%) (the "Business District Tax") on the Property.~~

WHEREAS, in light of the less costly alternate locations and the substantial extraordinary costs associated with the Project, the rebating of amounts equal to a portion of Sales Taxes ~~and establishment of a business district are~~ critical to the Company's decision to proceed with the Project.

WHEREAS, pursuant to the Sales Tax Act, the Village Council has made the following findings with respect to the Project:

- A. The Property has remained vacant for at least one year.
- B. The Project is expected to create or retain job opportunities within the Village.
- C. The Project will serve to further the development of the adjacent area.
- D. Without this Agreement, the Project would not be possible.
- E. The Company meets high standards of creditworthiness and financial strength, as demonstrated by a letter from a financial institution with assets of \$10,000,000 or more attesting to the financial strength of the Company.
- F. The Project will strengthen the commercial sector of the Village.
- G. The Project will enhance the tax base of the Village.
- H. This Agreement is made in the best interest of the Village.

WHEREAS, pursuant to the Economic Development Act, the Village Council has determined that the Project will promote economic development within the Village by creating employment opportunities and enhancing the Village's tax base.

WHEREAS, the Company represents and warrants that the Project requires economic assistance from the Village and, but for the economic assistance provided pursuant to this Agreement, the Project would not be possible.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises hereinafter contained, the adequacy and sufficiency of which the parties hereto stipulate, the Village and the Company agree as follows:

Section 1. Incorporation of Recitals. The recitals set forth hereinabove are incorporated herein by reference as substantive provisions of this Agreement.

Section 2. Conditions Precedent. The Village's obligation to disburse Sales Taxes pursuant to this Agreement is subject to satisfaction of the following conditions precedent by the Company: (a) the Company shall have obtained a certificate of occupancy from the Village no later than ~~March 1~~December 31, 2015 provided that the Village shall follow all standard and customary procedures for issuance of such certificate and (b) the Company shall commence selling products from the Property no later than ~~March 1~~December 31, 2015.

If the conditions precedent set forth in this Section 2 are not met by ~~March 1~~December 31, 2015, the Village shall have the option to terminate this Agreement. Notwithstanding the foregoing, if the Company's satisfaction of the conditions precedent is delayed due to one or more Events of Force Majeure, as hereinafter defined, the performance period shall be extended by the number of days the Company

was delayed due to such events. Upon giving written notice to the Company of such termination, this Agreement shall terminate and the obligations of the Village and the Company hereunder shall become null and void.

Section 3. Definitions.

For purposes of this Agreement, terms not otherwise defined herein shall have the following meanings:

“Commencement Date” – means the date that the Company provides written notice to the Village that the Project is open to the general public for business.

“Department” – means the Illinois Department of Revenue.

“Distribution” – means a distribution of an amount equal to a portion of Sales Taxes generated by the Project and made pursuant to the terms of this Agreement ~~and the amount of any Business District Tax rebated to the Company.~~

“Force Majeure Event” – means an accident, fire, partial or complete destruction of the improvements on the Property, unreasonable weather conditions, strike, shortage of materials, act of war or terrorism, acts of God or similar causes beyond the Company's reasonable control.

“Sales Tax(es)” – means (a) the local distributive share of any and all of those taxes imposed by the State of Illinois pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailer’s Occupation Tax Act, each as supplemented and amended from time to time, or substitute taxes therefore as

provided by the State of Illinois in the future and (b) the Home Rule Municipal Service Occupation Tax and the Home Rule Municipal Retailer's Occupation Tax, imposed by the Village pursuant to Sections 21.101 and 21.201 of the Municipal Code, or any other home rule municipal use, retail or service occupation tax imposed by the Village, all as may be supplemented and amended from time to time, or substitute taxes therefore as provided by the Village in the future.

"Sales Tax Participation Period" – means a period of fifteen (15) years from the Commencement Date, unless extended pursuant to the terms hereof due to one or more Force Majeure Events, or until the total amount of Distributions, exclusive of accrued interest, paid to the Company by the Village equals THREE MILLION TWO HUNDRED THOUSAND DOLLARS (\$3,200,000.00) whichever occurs first.

"Sales Tax Year(s)" – means the twelve (12) consecutive month period starting on the first day of the first month following the Commencement Date and ending on the last day of the month that is twelve (12) months later, and each consecutive succeeding twelve (12) month period thereafter.

"Village Assistance" – means an amount equal to THREE MILLION TWO HUNDRED THOUSAND DOLLARS (\$3,200,000.00) payable in accordance with the terms of this Agreement.

Section 4. Sales Tax Distributions.

- (a) Provided the Company shall comply with and continue to be in compliance with the provisions of this Agreement, the Village shall distribute an amount equal to fifty percent (50%) of the Sales Taxes generated by the Project for each Sales Tax Year during the Sales Tax Participation Period, to the extent the same are received by the Village from the Department. Simple interest shall accrue on the unpaid balance of the Village Assistance (inclusive of any Holdback Funds) during the Sales Tax Participation Period at a rate of one and one-quarter percent (1.25%). Interest shall be computed on the basis of a 360 day year. Payments by the Village shall be applied first to accrued but unpaid interest, and the remainder, if any, to principal. In the event that any payment shall be insufficient to pay all accrued, but unpaid interest under this Agreement, interest shall accrue but shall neither be added to principal nor itself bear interest.
- (b) For each Sales Tax Year during the Sales Tax Participation Period, the Village shall make one (1) Distribution as provided herein. The Village shall compute the Sales Taxes for each Sales Tax Year and shall make the Distribution within one hundred twenty (120) days after the end of each Sales Tax Year, provided the Village shall have first actually received from the Department the distribution of all Sales Taxes applicable to the Sales Tax Year in question, and each Distribution shall be accompanied by a

letter from the Village setting forth the determination of such Distribution. If the payment due date does not fall on a business day, payment shall be made on the next following business day. If for any reason the Department fails to distribute all of the Sales Taxes due to the Village that are generated by the Project within one hundred twenty (120) days of the close of any Sales Tax Year, then the Village shall make the required annual Distribution within a reasonable period of time after it shall have received from the Department all of the Sales Taxes due to the Village for such period.

- (c) The Village shall withhold an amount equal to one quarter (1/4) of the Distribution due to the Company for each annual period to ensure compliance with Section 10(d) of this Agreement (the "Holdback Funds"). The amount of the Holdback Funds shall be adjusted annually based upon the amount of the Distribution for the applicable Sales Tax Year. If the Company fails to continue to operate in accordance with Section 10(d) of this Agreement, the Holdback Funds shall be automatically forfeited to the Village and shall be credited against any amount that may be due from the Company pursuant to Section 10(e). Provided, however, that if the Company has continued to operate in compliance with Section 10(d), the Holdback Funds from the preceding Sales Tax Year shall be disbursed to

the Company within thirty (30) days of the end of the most recent Sales Tax Year.

Section 5. Third Party Retailers. The Village acknowledges that the Company may license or lease space to one or more third party retailers within the Project; provided, however, that Village consent shall be required, such consent not to be unreasonably withheld or conditioned. The Village hereby approves as third party retailers: ABT Electronics, Best Buy, Paul's TV or an affiliate company, Luna Carpets, Olson Rug Company and Starbucks Coffee. To the extent that such third party retailers generate Sales Taxes, such Sales Taxes shall be deemed "Sales Tax generated by the Project" and distributed to the Company in accordance with Sections 4 and 6. The Village's obligation to distribute Sales Taxes attributable to such third party retailers shall be subject to and governed by the provisions of Sections 4, 6, 7, 8, 9 and 10. The intent of the parties with respect to the preceding sentence is that Sales Taxes generated by such third party retailers shall be treated as if generated by the Company's operations in all respects.

Section 6. Changes in Sales Tax Law. The parties acknowledge that the agreement to distribute Sales Taxes herein provided is predicated on existing law in the State of Illinois providing for the payment by the Department to Illinois municipalities of one percent (1%) of the taxable sales generated within each municipality and the Home Rule Municipal Service Occupation Tax and the Home Rule Municipal Retailer's

Occupation Tax, imposed by the Village pursuant to Sections 21.101 and 21.201 of the Municipal Code. The General Assembly of the State of Illinois, from time to time, has considered modifying or eliminating the distribution of sales tax revenues to Illinois municipalities. It is expressly understood that if a governmental or legislative body other than the Village enacts any law or statute which results in any material changes or amendments to the foregoing sales tax provisions, which prohibits the Village from complying with this Agreement or which adversely affect the Village's ability to comply herewith, then the Village and the Company shall reevaluate this Agreement and the incentives provided hereunder and may mutually agree to restructure the Agreement. If a restructured agreement cannot be agreed to by both parties within a reasonable period of time not more than one hundred eighty (180) days from the effective date of the law or statute which has materially affected the Village's compliance herewith, then this Agreement shall automatically terminate releasing both parties from their obligations hereunder. Notwithstanding the foregoing, the parties agree that they shall negotiate in good faith to achieve a restructured agreement that affords the Company substantially similar economic benefits as those contemplated by this Agreement.

Section 7. Obtaining Sales Tax Information.

- (a) The Company and the Village shall provide such authorization and/or take such additional actions as may be required to obtain necessary information from the Department to enable the Village to determine the

amount of Sales Taxes generated by the Project during any portion of the Sales Tax Participation Period, if applicable. The Company shall provide the Department with any and all documentation required by the Department and shall provide the Village with a power of attorney letter addressed to, and in a form satisfactory to, the Department authorizing the Department to release all gross revenue and sales tax information to the Village, which letter shall authorize such information to the Village as long as the Company continues to operate or own a business on the Property and this Agreement is in effect. Such letter shall be in the form required from time to time by the Department in order to release such information to the Village.

- (b) In the event the Department refuses or otherwise fails to make the necessary sales tax information available to the Village, the Company shall furnish to the Village copies of the ST-1 and ST-2 monthly statements filed with the Department, certified by the Company, showing the amount of Sales Taxes paid during such month by the Company, together with evidence of the payment of such taxes, and the Village agrees to rely upon such certified monthly statements and evidence of payment in calculating the amount of Sales Tax Distributions available for disbursement to the Company hereunder. If the Department stops using either the ST-1 or ST-

2 monthly statement forms for the reporting of gross sales receipts and the determination of gross sales tax obligations, the Company shall furnish to the Village, and the Village, in fulfilling its obligations under this Agreement, shall rely upon, such equivalent or replacement forms as the Department may then employ for determining and receiving such information provided the Village receives certified copies of such equivalent or replacement forms as evidence of payment of the sums referred to in such forms.

- (c) The Company acknowledges that the Village shall have no obligation to make Distributions to the Company that reflect the retail sales activities of the Project unless and until the Village receives from the Company or the Department the documentation and evidence of payment referred to in this Section.

Section 8. Confidentiality of Information. The Company hereby claims that the Sales Tax information received by the Village pursuant to this Agreement is proprietary, privileged and confidential and that the disclosure of such information would cause competitive harm to the Company; therefore, the Village, to the fullest extent permitted by law, shall treat information received by it pursuant to this Agreement as confidential financial information under the Illinois Freedom of Information Act. To the extent the Village is required to disclose such information, it shall limit such disclosure, to the

extent possible, to the release of gross revenue and sales tax information so that proprietary information of individual businesses and purchasers is protected and kept confidential.

Section 9. Amended Returns and Audits. If, as a result of an amended tax return filed with either the Department or the Village, the Village owes an additional Distribution to the Company, such Distribution shall be made promptly upon receipt by the Village of such additional Sales Taxes. If, as a result of an amended return, the Village is entitled to receive a portion of a Distribution back, the Company shall repay such amount to the Village within thirty (30) days of written notice from the Village. In the event the Company amends any tax return filed with the Department upon which a Distribution was made to the Company pursuant to this Agreement, the Company will notify the Village of such amendment within ten (10) days of filing such amended return and the Village shall use its reasonable best efforts to obtain such information from the Department. If an audit by the Department results in adjustment to tax returns previously submitted upon which Distributions were made, upon final disposition of any changes made as a result of such audit, any amount due and owing to a party shall be made in the manner described in the preceding paragraph. In the event that the Company is audited by the Department, the Company shall notify the Village of such audit within ten (10) days of completion of said audit. The obligations set forth in this

Section 9 shall survive for a period of thirty-six (36) months from the date of the last Distribution hereunder.

Section 10. Limitations on Distributions. The Distributions set forth herein shall be subject to the following additional terms and conditions:

- (a) At all times during the term of this Agreement, the Company shall be in material compliance with all of the terms and conditions of this Agreement and any and amendments thereto and all other applicable laws, codes, ordinances (including, but not limited to, Ordinance No. 5344 & passed by the Village on November 12, 2013 and November , 2014), rules, regulations and permits applicable to the Project, including, but not limited to, the Village's Zoning Ordinance (collectively with the Agreement, "Applicable Laws"). Should the Company, for any reason other than a Force Majeure Event (as hereinabove defined), fail to remain in continual, material compliance with Applicable Laws, after thirty (30) days written notice by the Village to the Company detailing with specificity the Company's failure hereunder, and failure of the Company to cure such failure within such thirty (30) day period (or such longer period as may be reasonably necessary to cure such failure provided the Company is diligently pursuing the same), the Village's duty to make the Distributions during such period of material non-

compliance may be suspended in the Village's reasonable discretion and the Company shall forfeit an amount equal to fifty percent (50%) of the Sales Taxes generated by the Project during the period of material non-compliance. Such period of material non-compliance shall be deemed to have commenced after the cure period afforded above and shall continue until such date as the material non-compliance has been substantially cured, if at all. If, at any time during the balance of the term of this Agreement, the Company shall re-establish material compliance with all of the Applicable Laws and the Village shall acknowledge that such compliance exists (which acknowledgment shall be reasonably given), the Village's duty to make Distributions as herein provided for shall again become effective. In no event (whether caused by a Force Majeure Event or otherwise) shall the Sales Tax Participation Period be extended due to events described in this subsection (a). If a Force Majeure Event occurs, the Company shall not be required to make any reimbursements to the Village pursuant to Section 10(e) hereof and shall bring the Project back into compliance as soon as commercially reasonable, but in no event later than eighteen (18) months from the start of such occurrence. The Distributions shall not cease during the period of the Force Majeure Event, provided that the Company is performing hereunder. In the event one or

more Force Majeure Events causes the Company to fully cease operations during the Sales Tax Participation Period, the term of this Agreement shall be extended by the period between the cessation of operations and the date the Company resumes operations.

- (b) The amount of Distributions, if any, shall be based solely from Sales Taxes, as appropriate, actually received by the Village and generated by the Project, and the Village shall not be obligated to make any Distributions identified herein from any other fund or source. However, the Village reserves the right to make Distributions from any funding source it deems appropriate. The obligation of the Village created by or arising under this Agreement shall not be a general debt of the Village or a charge against its general credit or taxing powers, and no recourse shall be had for any payment required to be made under this Agreement against any officer, employee, attorney, elected or appointed official, past, present or future, of the Village.
- (c) The Village shall not be required to effect any Distribution(s) from any Sales Taxes generated after expiration of the Sales Tax Participation Period except as provided in Section 10(a) hereof. The foregoing, however, shall not relieve the Village from effecting Distributions, if any, from Sales Taxes paid after expiration of the Sales Tax Participation Period, subject to the

limitations of this Section, to the extent that such Sales Taxes were generated during the Sales Tax Participation Period, as applicable.

- (d) **Commitment to Continue Operation:** The parties agree that all Distribution payments are based in part upon: 1) a commitment by the Company to continue operation of a retail store of at least 65,000 gross square feet on the Property (inclusive of licensed or leased third party retailer space) for a period of not less than twenty (20) years from the Commencement Date of this Agreement, and; 2) a scheduled reimbursement of such Distribution payments, if the terms of this commitment are not fulfilled. To that end, the Company agrees to continue the operation of a retail store of at least 65,000 gross square feet on the Property (inclusive of licensed or leased third party retailer space) for twenty (20) years from the Commencement Date of this Agreement. If, at any time during this time period, the Company, or a successor, fails to operate a retail store as described in this Section 10(d), then the Village shall be released and discharged from any further obligation to make payments under this Agreement, and the Company or its successors shall reimburse the Village in accordance with Section 10(e) of this Agreement. The failure to meet this commitment is not a breach, but rather a foreseeable event for which the offsetting terms have been agreed to in

Section 10(e) of this Agreement. Accordingly, the Village's sole remedy under this Agreement for the Company's failure to operate a retail store as described in this Section 10(d) shall be reimbursement in accordance with Section 10(e).

(e) **Reimbursement:** In the event the Company, or any approved successor, fails to continue to operate a retail store on the Property as provided in Section 10(d) of this Agreement but subject to Force Majeure, the Company, or such approved successor, shall reimburse to the Village within sixty (60) days of receipt of a written demand from the Village specifying the amount of the reimbursement all or a portion of the Distribution payments paid hereunder according to the following schedule: If said event occurs during:

- 1) Year one through five of the Term - One hundred percent (100%) of the amount of the Distributions
- 2) Year six through 10 of the Term - Seventy-five percent (75%) of the amount of the Distributions
- 3) Year 11 through 15 of the Term - Fifty percent (50%) of the amount of the Distributions
- 4) Year 16 through the end of the Term – Twenty-five percent (25%) of the amount of the Distributions

After the expiration of a sixty (60) day written demand by the Village to the Company or its successors, specifying the amount due, the Village may, in its sole discretion, pursue any and all available legal remedies to recover said monies, including,

without limitation, the right to proceed with an action in law or in equity to recover the amounts owed. Notwithstanding the foregoing, no reimbursement shall be due to the Village in the event that the Company ceases operations and leases the Property to one or more tenants (or sells the property to a retailer) that generate estimated sales tax revenues that are comparable to the average Sales Taxes generated by the Project for the preceding three Sales Tax Years; provided, however, that Village consent shall be required, such consent not to be unreasonably withheld or conditioned.

Section 11. Appropriation. The Village shall provide for payments required under this Agreement in its annual budget ordinance for the fiscal year in which such payment may be due.

~~**Section 12. Business District Establishment.** The Village acknowledges that the Village's establishment of a business district for the Property, imposition of the Business District Tax on the Property and the rebate of all Business District Taxes collected or received by the Village to the Company are material to the Company's undertaking of the Project. The parties further agree and acknowledge that it is not legally feasible to establish a business district or impose the Business District Tax within the time periods desired by either party. The parties also agree that any and all Business District Tax rebated to the Company shall be included in the total amount of the Distribution paid to the Company. The Village agrees that, to the extent permitted by law, it shall take all actions necessary or desirable to consider the establishment of a business district on the~~

~~Property and impose the Business District Tax on the Property, all on terms and conditions that are reasonably acceptable to the Company, within one hundred eighty (180) days of the effective date of this Agreement (the "Establishment Date"). On or before the Establishment Date, the Village shall also use good faith efforts to consider an amendment to this Agreement or a separate agreement, on terms and conditions that are reasonably acceptable to both parties, which set forth the terms for, among other things, the collection and distribution of the Business District Tax (the "Business District Agreement").~~

~~Section 13.~~ Section 12. Prevailing Wage. The Company is hereby notified by the Village that work contemplated by this Agreement may be subject to the Prevailing Wage Act 820 ILCS 130/1 *et seq.* The Company agrees to comply with all applicable provisions of the Illinois Prevailing Wage Act as administered by the Illinois Department of Labor ("IDOL"). The Company further agrees to contact IDOL for a determination of applicability of the Prevailing Wage Act to the projects contemplated by this Agreement. If required by IDOL, the Company agrees to pay the prevailing wage rates and to require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform construction work on the projects contemplated by this Agreement. The Company recognizes and agrees that it is solely responsible for compliance with the Prevailing Wage Act and agrees to fully indemnify, defend and hold harmless the Village

pursuant to Section ~~22~~21 below with regard to any actions or proceedings instituted regarding such compliance.

~~Section 14.~~ Section 13. Signage Approvals. The Village acknowledges that the Company has requested approval of a signage package (the “Company Signage”), the approval of which is material to the success of the Company’s business at this location. The parties further agree and acknowledge that it is not legally feasible to secure all of the necessary approvals for the Company Signage within the time periods desired by either party. The Village agrees that, to the extent permitted by law, it shall consider an amendment to the Planned Unit Development Number 33, Ordinance Number 4886, to address the Company Signage request.

~~Section 15.~~ Section 14. Notices. All notices and requests required pursuant to this Agreement shall be sent by certified mail as follows:

To the Company: Art Van Furniture Midwest, LLC.
Attn: Real Estate Department
6500 14 Mile Road
Warren, Michigan 48092

with copies to: Art Van Furniture Midwest, LLC.
Attn: General Counsel
6500 14 Mile Road
Warren, Michigan 48092

~~with copies to:~~ ~~Dykema Gossett PLLC~~
~~10 South Wacker Drive~~
~~Suite 2300~~
~~Chicago, Illinois 60606~~
~~Attn: Andrew P. Scott~~

To the Village: Village of Downers Grove

Attn: Village Manager
801 Burlington Avenue
Downers Grove, IL 60515-4782

with copies to: Village of Downers Grove
Attn: Village Attorney
801 Burlington Avenue
Downers Grove, IL 60515

or at such other addresses as the parties may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

~~Section 16.~~ Section 15. **Law Governing/Venue.** This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. Any dispute arising under or in connection with this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the Illinois state courts.

~~Section 17.~~ Section 16. **Assignments.** This Agreement may not be assigned without the Village's consent; provided, however, that nothing contained herein shall be construed as limiting the Company's rights to assign this Agreement to an entity controlling or controlled by the Company, a joint venture of which the Company is a general partner, or a lender so long as the Company notifies the Village of such assignment. The parties acknowledge that this Agreement is an obligation which runs to the Company and is not a covenant running with the land.

~~Section 18.~~ Section 17. **Third Party Beneficiaries.** The Village and the Company agree that this Agreement is for the benefit of the parties hereto and not for the benefit of any third party beneficiary. No third party shall have any rights or claims against the Village arising from this Agreement.

~~Section 19.~~ Section 18. **Time.** Time is of the essence under this Agreement and all time limits set forth are mandatory and cannot be waived except by a lawfully authorized and executed written waiver by the party excusing such timely performance.

~~Section 20.~~ Section 19. **Binding Effect.** This Agreement shall inure to the benefit of and shall be binding upon the Village, the Company and the Company's permitted assigns.

~~Section 21.~~ Section 20. **Limitation of Liability.** Notwithstanding anything herein contained to the contrary by implication or otherwise, any obligations of the Village created by or arising out of this Agreement shall not be a general debt of the Village or a charge against its general credit or taxing powers, but shall be payable solely out of the Sales Taxes or substitute sources of revenue as set forth herein. No recourse shall be had for any payment pursuant to this Agreement against any officer, employee, attorney, elected or appointed official, past, present or future of the Village.

~~Section 22.~~ Section 21. **Indemnification:** In the event that any third party or parties institutes any legal proceedings against the Village and/or the Company, which relate to the terms of this Agreement, then, in that event, the Company shall indemnify

and hold harmless the Village from any and all such proceedings; provided, however, that the Company shall have no indemnification obligations or proceedings arising out of the willful misconduct or fraud by the Village. Further, the Company, upon receiving notice from the Village of such legal proceedings, shall assume, fully and vigorously, the entire defense of such lawsuit or proceedings and any and all reasonable costs and expenses of whatever nature relating thereto; provided, however, that the Company may not at any time settle or compromise such proceedings without the Village's consent and even then only so long as such settlement or compromise does not involve an admission of wrongdoing on the part of the Village, nor any liability on the part of the Village, monetary or otherwise.

If the Village, in its sole discretion, determines that there is, or may probably be, a conflict of interest between the Village and the Company on an issue of material importance to the Village, or which may reasonably have a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event that the Village exercises such option, then the Company shall reimburse the Village from time to time on written demand from the Village and notice of the amount due for any and all reasonable out-of-pocket costs and expenses, including but not limited to court costs, reasonable attorney's fees, witnesses' fees and/or other litigation expenses incurred by the Village in connection therewith.

~~Section 23.~~ **Section 22. No Waiver or Relinquishment of Right to Enforce Agreement.** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such terms, covenant, agreement or conditions, but the same shall continue in full force and effect.

~~Section 24.~~ **Section 23. Village Approval or Direction.** Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met.

~~Section 25.~~ **Section 24. Section Headings and Subheadings.** All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

~~Section 26.~~ **Section 25. Authority to Execute.** The Company has provided the Village with a certified copy of its By-Laws and Certificate of Incumbency providing that R. Kim Yost, its CEO, is a duly authorized agent of the Company and is specifically authorized to sign this Agreement. The Village Manager of

the Village hereby warrants that he has been lawfully authorized by the Corporate Authorities of the Village to execute this Agreement.

~~Section 27.~~ Section 26. Amendment. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Company and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them. However, whenever under the provisions of this Agreement any notice or consent of the Village or the Company is required, or the Village or Company is required to agree to or take some action at the request of the other, such approval or such consent or such request shall be given for the Village, unless otherwise provided for herein, by the Village Manager or his designee and for the Company by any officer or employee the Company so authorizes.

~~Section 28.~~ Section 27. Counterparts. This Agreement may be executed in two (2) or more counterparts each of which taken together, shall constitute one and the same instrument.

~~Section 29.~~ Section 28. Default. In the event of any default under or violation of this Agreement, the party not in default or violation shall serve written notice upon the

party or parties in default or violation, which notices shall be in writing and shall specify the particular violation or default. All parties hereto reserve the right to cure any violation of this Agreement or default by any of them hereunder within thirty (30) days from written notice of such default or such additional period as may reasonably be required to cure such default.

~~Section 30.~~ Section 29. Severability. If any provision of this Agreement is held invalid by a court of competent jurisdiction, such provision shall be deemed to excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

~~Section 31.~~ Section 30. Term. Unless sooner terminated by agreement of the parties or otherwise pursuant to the provisions of this Agreement, this Agreement shall be effective upon the execution by both parties thereto and shall continue in effect until the date that is twenty (20) years from the Commencement Date unless such period is extended due to one or more Force Majeure Events; provided, however that the Village's obligation to make a Distribution payment shall end at the end of the Sales Tax Participation Period and the remaining terms and conditions of the Agreement shall remain in full force and effect until the date that is twenty (20) years from the Commencement Date unless such period is extended due to one or more Force Majeure Events.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date and year first written above.

VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation,

By: _____
Village Manager

ATTEST:

Village Clerk

ART VAN FURNITURE-MIDWEST, LLC, a Michigan limited liability company,

By: _____
_____ 007.29/2014

ATTEST:

Irene Sadikoff
Irene Sadikoff
Legal Specialist

24 Art Van Furniture Midwest, LLC

De
M3f

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, Mayor of the VILLAGE OF DOWNERS GROVE, and _____, Village Clerk of said Village, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and Village Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth; and the said Village Clerk then and there acknowledged that she, as custodian of the corporate seal of said Village, did affix the corporate seal of said Village to said instrument, as her own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 201~~3~~⁴.

Notary Public

STATE OF ~~ILLINOIS~~ ^{Michigan})
) SS
COUNTY OF ~~DU PAGE~~ ^{Macomb})

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Kim Yost, CEO of Art Van Furniture-Midwest, LLC, and _____, _____ of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said _____ then and there acknowledged that s/he, as custodian of the corporate seal of said Company, did affix the corporate seal of said Village to said instrument, as her/his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of October, 201~~7~~⁴.

Jennifer Lunsford
Notary Public

JENNIFER LUNSFORD
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Dec 17, 2019
ACTING IN COUNTY OF Macomb

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 in Butterfield Square Subdivision, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 26, 2007 as Document No. R2007-177599, in DuPage County, Illinois.

Together with all easements of record for ingress, egress and utilities.