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Cook County Recorder 31.00



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VILLAGE OF ROSELLE
31 S. PROSPECT STREET
ROSELLE, IL 60172

DOCUMENT TITLE PAGE

Document Title: Ordinance No. 2002-2927 - An Ordinance Amending Ordinance
No. 93-2371 Relating to a Second Free Standing Sign on Lot 3 of Merchant
Park Subdivision

Property Address: 601-641 N. Roselle Road, Roselle, IL. 60172

P.I.N.'s: 07-34-400-028, 07-34-400-029 & 07-34-400-024

Legal Description: Roselle Road Merchant Park, a subdivision of the Northwest
Quarter of the Southwest Quarter of Section 34, Township 41 North, Range 10, East
of the Third Principal Meridian, in Cook County, Illinois.

Prepared By/Submitted By:
Village of Roselle
31 S. Prospect Street
Roselle, IL 60172

Bill and Return To:
Village of Roselle
31 Prospect Street
Roselle, IL 60172

BOX 164

ORDINANCE NO. 2002-2927

AN ORDINANCE AMENDING ORDINANCE NO 93-2371
RELATING TO A SECOND FREE STANDING SIGN ON
LOT 3 OF MERCHANT PARK SUBDIVISION
Merchant Park – 601-641 N. Roselle Road)

WHEREAS, Ordinance No. 92-2225 (8/10/92) granted Special Use permits, variations and site plan approval to allow automotive related businesses in a development known as “Roselle Road Merchant Park” (hereinafter “Merchant Park”); and

WHEREAS, the current owner of Lot 3 in Merchant Park, First Bank of Oak Park as Trustee under Trust Agreement #13555, dated January 7, 1993 allowed the current tenant of Lot 3, The Gerber Group, Inc, a Delaware Corporation, to submit a petition to the Village seeking to amend said ordinance to permit occupancy of the building on Lot 3 by two (2) tenants with related signage; and

WHEREAS, the Planning and Zoning Commission held a public hearing #PZ 02-843 pursuant to published notice as required by law to consider requests; and

WHEREAS, it is desired to amend the Special Use permit in the manner considered at said public hearing.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: That Exhibit “H” cited in Section 3 of Ordinance No. 93-2371 is hereby repealed and rescinded in its entirety and replaced with a new Exhibit “H” entitled “Freestanding Signs”, prepared by Olympic Signs, revised October 23, 1993 and by Best Neon Sign Company, dated April 20, 2002, which are attached hereto and incorporated herein by reference as if fully set forth.

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SECTION 2: That Section 5 of Ordinance No. 93-2371, relating to the size of the free-standing signage on Lot 3, is hereby repealed and rescinded in its entirety and replaced with a new Section 5 which shall read:

“The section of signage for the business on Lot 2 shall not exceed 9 feet in width by 33 inches in height. The section of signage for one of the businesses on Lot 3 shall utilize the freestanding sign not exceeding 9 feet in width by 24 inches in height. A second freestanding sign as depicted on Exhibit H (1) shall not exceed 8 feet in width by 4 feet in height. Furthermore, said section and second freestanding sign shall be compatible in color and coordinate with the other Merchant Park signage to promote a unified and aesthetically pleasing image by the Merchant Park development. These sections will be subject to the approval of the Zoning Administrator. Said signage shall conform with amended Exhibit H. The sign variation granted herein for Lot 3 shall not run with the land and is granted specifically for the use and benefit of the Gerber Group Incorporated only. If the Gerber Group Incorporated vacates the premises the Owner shall remove the Lot 3 signage at its cost within 30 days. The condition of removal of the sign within 30 days shall be binding on the Owners, successor, heirs, contract purchasers, and assigns of Lots 2 and 3.

SECTION 3: It is hereby found and determined that the foregoing amended Special Use and variation is (a) deemed necessary for the public convenience at the location described in Ordinance No. 93-2371; (b) designed, located and proposed to be operated in a manner such that the public health, safety and welfare will be protected; and (c) will not cause substantial injury to the value of other property in the neighborhood in which they are located.

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SECTION 4: This ordinance shall be binding upon the property owners of lots 2 and 3 in Merchant Park, their successors, heirs, contract purchasers and assigns.

SECTION 5: Any plans or other documents to be attached to this ordinance as exhibits shall be verified by the Zoning Administrator before they are recorded as being a true and accurate depiction of the Board of Trustees approvals.

SECTION 6: Upon passage, approval, and publication of this ordinance as required by law, the Village Clerk shall record this ordinance and all exhibits in the office of the Cook County Recorder of Deeds. All costs associated with recording shall be solely at the property owner's expense.

SECTION 7: That should any clause, sentence, paragraph or a part of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION 8: That all ordinances and parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 9: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, except that this ordinance shall not be effective until the owners of this property shall affix their signatures to a true and correct copy of this ordinance, acknowledging that they understand that the granting of the Special Uses herein is conditioned upon the terms of this ordinance and other applicable ordinances of the Village.

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Provided further that this ordinance shall be null and void if this ordinance is not signed within thirty (30) days from the date the ordinance is enacted.

AYES: Rhode, Stephens, Devlin, Smolinski

NAYS: Sass, Eckert

ABSENT: Plasschaert

PASSED AND APPROVED THIS 10th day of June, 2002

PUBLISHED IN PAMPHLET FORM this 10th day of June, 2002

Russell A. Smolinski
President, Village of Roselle

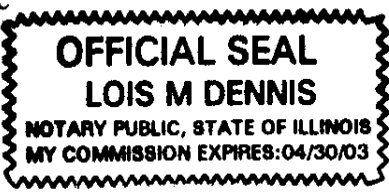
ATTEST:

Linda McDermott
Village Clerk

Gerber Group, Inc.
Tenant:
The Gerber Group, Inc.
a Delaware Corporation

Subscribed and sworn to before me this 9th day of July, 2002

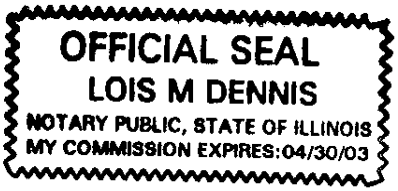
Lois M. Dennis
Notary Public



[Signature]
Owner, Lots 2 and 3, Trust Officer First Bank of Oak Park as Trustee under Trust Agreement #13555 dated January 7, 1993

Subscribed and sworn to before me this 9th day of July, 2002

Lois M. Dennis
Notary Public



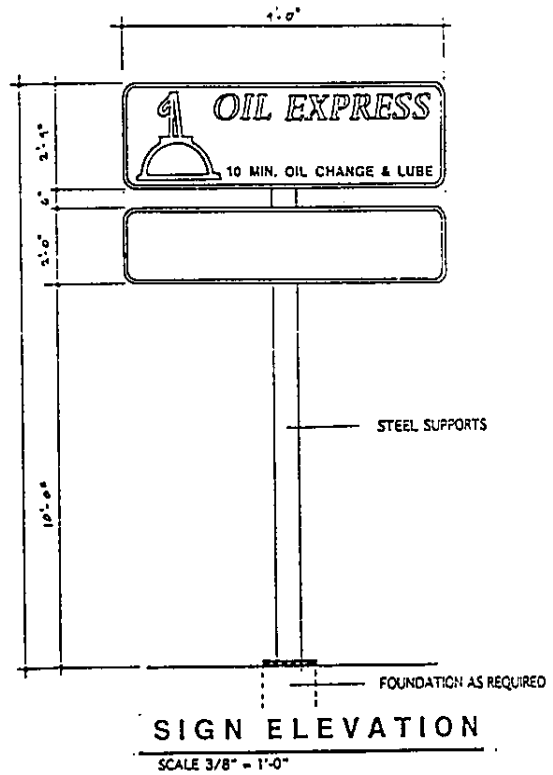
Freestanding Signs

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EXHIBIT H

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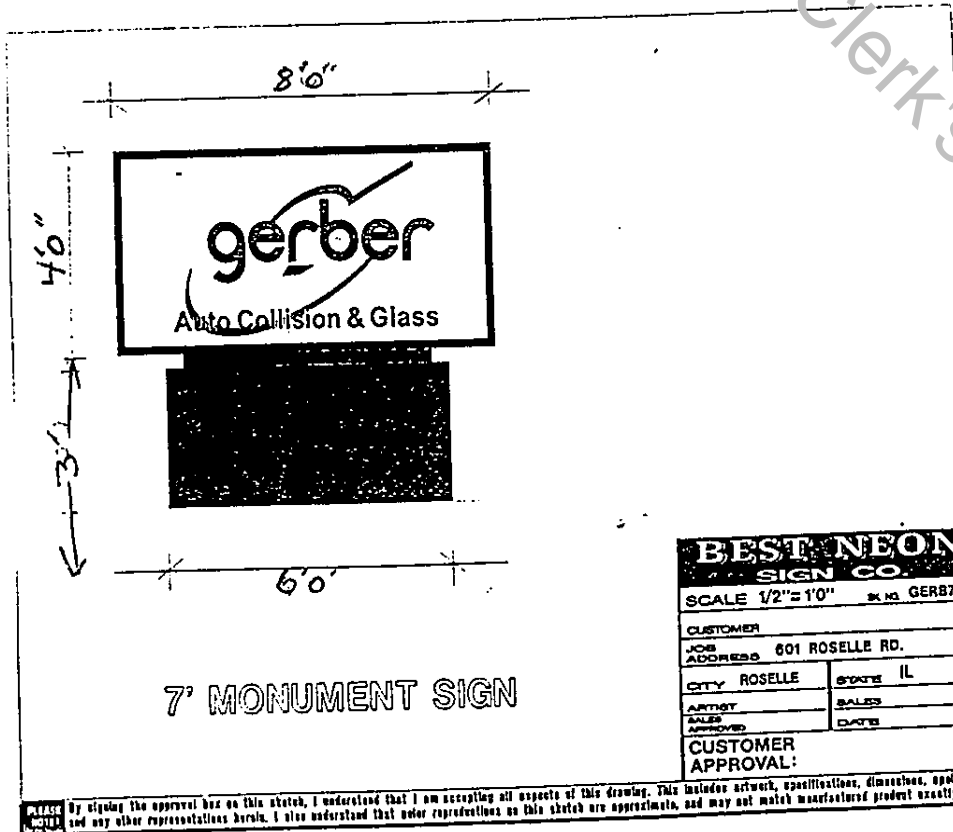
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Lot #2

Property of Cook County Clerk's Office

ARCHICENTR 727 NORTH HARLEM, INC. ROSELLE	ROSELLE ROAD MERCHANT PARK ROSELLE	727 NORTH HARLEM, INC. DEVELOPER
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Lot #3

BEST NEON SIGN CO.
SCALE 1/2" = 1'-0" BY NO. GERB7

CUSTOMER	
JOB ADDRESS 601 ROSELLE RD.	
CITY ROSELLE	STATE IL
ARTIST	SALES
SALES APPROVED	DATE
CUSTOMER APPROVAL:	

By signing the approval box on this sketch, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and any other representations herein. I also understand that other reproductions on this sketch are approximate, and may not match manufactured product exactly.