

UNOFFICIAL COPY



Doc# 1707445065 Fee \$52.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 02:33 PM PG: 1 OF 8

Ordinance 2017-3

An Ordinance Granting a Special Permit Authorizing a Wall Sign in Excess of the District Height Limit of 20 Feet in the I-1 Restricted Industrial District (5 Revere Drive – Hilco Global) (Docket No. PCD-16-20)

Passed by the Board of Trustees, 2/14/2017
Printed and Published 2/15/2017

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

RECORDING FEE 52.00
DATE 3/15/2017 COPIES 6x
OK BY [Signature]

UNOFFICIAL COPY

Ordinance 2017-3

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Granting a Special Permit Authorizing a Wall Sign in Excess of the District Height Limit of 20 Feet in the I-1 Restricted Industrial District (5 Revere Drive – Hilco Global) (Docket No. PCD-16-20)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Hilco Global ("**Applicant**") as the lessee of a portion of the property commonly known as 5 Revere Drive ("**Property**"), which is owned by ONB, LLC ("**Owner**"), has submitted an application for special permit approval to install an internally illuminated wall sign ("**Sign**") in excess of the district height limit of 20 feet on the existing multi-story, multi-tenant office building on the Property. The Sign will be approximately 58'-4" above grade. The Owner has consented to the submission of the Applicant's application.

Section 2. DESCRIPTION OF PROPERTY.

The Property is commonly known as 5 Revere Drive, which is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. The Property is located within the I-1 Restricted Industrial District.

Section 3. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the subject application for a special permit was duly advertised on December 29, 2016 in the *Northbrook Star* and was held at the Plan Commission's regular meeting on January 17, 2017. On February 7, 2017, the Plan Commission formally adopted Resolution No. 17-PC-03 recommending approval of the application.

UNOFFICIAL COPY

Section 4. SPECIAL PERMIT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a special permit to allow a wall sign in excess of the district height limit of 20 feet (Northbrook SIC Code No. 9966.00: Signs in Excess of District Height Limits) on the Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook.

Section 5. SPECIAL PERMIT CONDITIONS.

The special permit granted in Section 4 above shall be, and is hereby, expressly subject to and contingent upon each of the following conditions, restrictions and provisions:

- A. Compliance with Plans. The development, use, and maintenance of the Sign shall be in compliance with that certain "Sign Plan," prepared by Olympic Signs, consisting of one page, with the latest revision dates of December 19, 2016, indicating the location and dimensions of the Sign, attached as *Exhibit B* and, by this reference, made a part of this Ordinance, except for minor changes and site work approved by the Director of Development & Planning Services in accordance with all applicable Village codes, ordinances, and standards.
- B. Sign Height. The top of the proposed wall sign, which contains the name of the business "Hilco" and its business logo, shall be no more than 58'-4" above grade.

Section 6. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permit granted in Section 4 of this Ordinance shall, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees may not so revoke the special permit unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the I-1 Restricted Industrial District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant or its successor required by this Section is given.

Section 7. AMENDMENT TO SPECIAL PERMIT.

Any amendment to the special permit granted by this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Code.

Section 8. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for the sole benefit of, and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity unless and until (a) such person or entity ("*Transferee*") executes and files with the Village Clerk an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance in a form acceptable to the Village Manager and (b) the Board of Trustees has approved such transfer by resolution duly adopted.

UNOFFICIAL COPY

Section 9. EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

- i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
- ii. publication in pamphlet form in the manner required by law;
- iii. the filing by the Applicant and the Owner with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of *Exhibit C*, attached to and made a part of this Ordinance by this reference; and
- iv. recordation of this Ordinance, together with such exhibits as the Village Clerk shall deem appropriate for recordation, with the Cook County Recorder of Deeds. The Applicant shall bear the full cost of such recordation.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 9.A.iii of this Ordinance within 90 days after the date of passage of this Ordinance by the President and Board of Trustees, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 2/14/2017

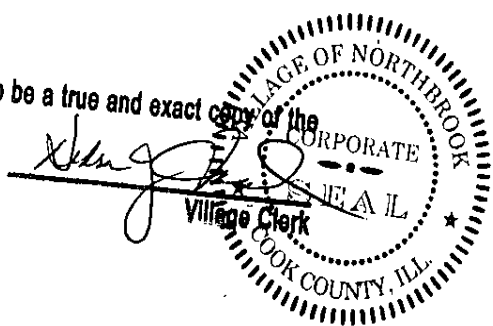
RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Todd Heller, Trustee
SECONDER:	Kathryn Ciesla, Trustee
AYES:	Karagianis, Buehler, Scolaro, Heller, Ciesla, Israel, Frum

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the original.
3-7-2017
Date



UNOFFICIAL COPY

EXHIBIT A

Legal Description of Property

LOT 8 (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED JULY 14, 1994 AS DOCUMENT 24615780 AND DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE THEREOF, 528.03 FEET TO THE WEST LINE OF SAID LOT 8; THENCE SOUTH ALONG SAID WEST LINE 12 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 8; 15 FEET; THENCE SOUTH 44 DEGREES, 15 MINUTES, 43 SECONDS WEST TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 19 FEET OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 70 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE PLACE OF BEGINNING) IN NORTHBROOK COURT OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 301.453 SQUARE FEET OR .0021 ACRES MORE OR LESS

Commonly Known as 5 Revere Drive PIN 04-02-101-021-5000

UNOFFICIAL COPY

EXHIBIT C

Unconditional Agreement and Consent of Applicant

TO: The Village of Northbrook, Illinois ("**Village**");

WHEREAS, Hilco Global ("**Applicant**") is the lessee of a portion of the property commonly known as 5 Revere Drive ("**Property**"); and

WHEREAS, ONB LLC ("**Owner**") is the owner of the Property; and

WHEREAS, the Applicant plans to install a wall sign above the permitted district height on the Property and has requested that the Village grant a special permit to allow the wall sign in excess of the district height limit of 20 feet on the Property; and

WHEREAS, the Property is located within the I-1 Restricted Industrial District, in which wall signs in excess of the district height limit of 20 feet are allowed only as a special permit use; and

WHEREAS, the Applicant has applied for a special permit for a wall sign in excess of the district height limit of 20 feet on the Property; and

WHEREAS, Ordinance No. 2017-3, adopted by the President and Board of Trustees of the Village of Northbrook on February 14, 2017 ("**Ordinance**"), grants approval of such special permit, subject to certain conditions, for the benefit of Applicant; and

WHEREAS, Applicant desires to evidence to the Village its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and the Owner desires to evidence its consent to recording the Ordinance against the Property;

NOW, THEREFORE, Applicant does hereby agree and covenant as follows:

1. Applicant shall, and does hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. 2017-3, adopted by the Village Board of Trustees on February 14, 2017.
2. Applicant acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Applicant against damage or injury of any kind and at any time.
3. Applicant acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to Applicant required by Section 6 of the Ordinance is given.
4. Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials,

UNOFFICIAL COPY

officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the Village's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance by Applicant of their obligations under this Unconditional Consent and Agreement.

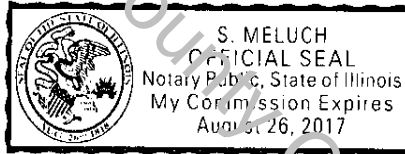
5. Applicant shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

6. Owner warrants and represents to the Village that it owns fee simple title to the Property and consents to the recording of the Ordinance against the Property.

ATTEST:
By: [Signature]
Signature
By: RYAN LANLOR
Print Name
Its: VP & AGC

HILCO TRADING, LLC
By: [Signature]
Signature
By: JEFFREY HSEKTMAN
Print Name
Its: PRESIDENT & CEO

SUBSCRIBED and SWORN to before me this 1st day of March, 2017.

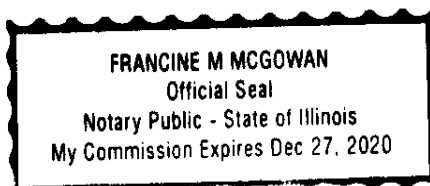


[Signature]
Notary Public

ATTEST:
By: [Signature]
Signature
By: R. W. MITCHELL
Print Name
Its: PRESIDENT / OWNER

ONB, LLC, an Illinois limited liability company
By: JAMES LANG LASALLE AMERICAS (ILLINOIS), L.P. PROPERTY
MANAGER AND AUTHORIZED AGENT
By: [Signature]
Signature
By: BARBARA A. LIEWIS
Print Name
Its: SENIOR VICE PRESIDENT

SUBSCRIBED and SWORN to before me this 2nd day of March, 2017.



[Signature]
Notary Public