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OFFICIAL BUSINESS

Prepared By

Village of Roselle
31 S. Prospect St.
Roselle, IL. 60172

ORDINANCE NO. 91-2048

AN ORDINANCE APPROVING A SITE PLAN AMENDMENT
REGARDING A SHOPPING CENTER IN THE
B-2 CONVENIENCE SHOPPING CENTER DISTRICT
(Turner Plaza: 407-487 N. Roselle Road)

91320951

Return To

BOX 164

Property Address

WHEREAS, the Planning and Zoning Commission held a public meeting #PZ
90-627 to consider the petition of the Village of Roselle to amend the site
plan approval for Turner Plaza Shopping Center located on the property
commonly known as 407-487 N. Roselle Road; and

WHEREAS, the President and Board of Trustees of the Village of Roselle
have been advised of the recommendation of the Planning and Zoning Commission
with respect to said site plan; and

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DEPT-09 MISC
4-5333 ZONING CONSTRUCTION
1681 C * - 91-320951
COOK COUNTY RECORDER
09:59:00 \$3.00

WHEREAS, the procedures set forth in the ROSELLE ZONING ORDINANCE for
granting site plan approval have been met and complied with; and

WHEREAS, the President and Board of Trustees desire to grant site plan
approval to provide for site development in accordance with the amended site
plan;

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 amended site plan approval is hereby granted for
modifications and improvements to the property commonly known as 407-487 N.
Roselle, and legally described as follows:

PIN # 07.34.402.093

Lot 1 in Burler's Subdivision of the Southeast Quarter of Section 34,
Township 41 North, Range 10, East of the Third Principal Meridian,
according to the plat thereof recorded September 17, 1984 as Document No.
27256052, as amended by correction certificate recorded December 13, 1984
as document number 27371374, in Cook County, Illinois.

SECTION 2: Site plan approval is hereby granted pursuant to and the site
shall be developed in strict accordance with the following exhibit which is
attached hereto and incorporated herein by reference as is fully set forth:

93-00

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EXHIBIT A: "Site Plan" drawn by J. L. Holm, drawing PSP-2, dated 9/27/90,
revised 12/4/90

SECTION 3: Upon passage, approval and publication of this 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 Owner's expense.

SECTION 4: 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 Owner of this property shall affix his signature to a true and correct copy of this ordinance, acknowledging that he or it understands that the granting of site plan approval is conditioned upon the terms of this ordinance, and other applicable ordinances of the Village of Roselle.

SECTION 5: Provided further, this ordinance shall automatically become null and void without further action of the Board of Trustees unless:

1. Within thirty (30) days of certified receipt by owner, this ordinance is signed by owner and returned to the Village Clerk.

An extension may be granted by the Village Board following formal request by the owner.

SECTION 6: All plans or other documents to be attached to this ordinance as exhibits shall be verified by the Zoning Administrator before they are recorded as constituting a true and accurate depiction of the approvals granted by the President and Board of Trustees. Subsequent to recording, any proposed changes to the exhibits shall be classified by the Zoning Administrator as minor or major. Minor changes shall be those which

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IN SENATE

January 10, 1900

REPORT

OF THE

COMMISSIONERS

OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION

PASSED BY THE SENATE

ON JANUARY 10, 1900

RELATIVE TO THE

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minimally vary dimensions, which conform to the Village Code standards and further which comply with the general purpose and intent of this ordinance. Minor changes may be approved by the zoning administrator where the zoning administrator determines that the change conforms to the Village Code standards and complies with the general purpose and intent of this ordinance. The zoning administrator's determination of whether a change is major or minor may be appealed in accordance with Section 3.08 of the Village of Roselle Zoning Ordinance as adopted August 5, 1985. Any major changes may only be approved by the Board of Trustees in conformance with the review procedures for plan amendment specified by the Village of Roselle Zoning Ordinance.

AYES: Smolinaki, Clifford Ellison, Sasa, Devlin, Potvin

NAYS: None

ABSENT: None

PASSED AND APPROVED this 11th day of February, 1991

PUBLISHED IN PAMPHLET FORM this 12th day of March, 1991

ATTEST:

Linda McDermott
Village Clerk

George E. Ellison
President, Village of Roselle
Mayor Pro Tem

Barbara P. Schumann
William P. Schumann
Owner

Date: 2/23/91

PREPARED BY: Jonathan Hennings, Vil Planner (date) 1/16/91
DEPARTMENT REVIEW: Steve Manning, C.D.D. (date) 1/16/91
VILLAGE ATTORNEY REVIEW: Jim Knippen, Attny (date) 1/17/91

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