

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**MARCH 27, 2007 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Planned Development Amendment for Acadia on the Green Sign Plan	Resolution ✓ Ordinance Motion Discussion Only	Don Scheidler Acting Community Development Director

**SYNOPSIS**

An ordinance has been prepared for a final planned development amendment for the Acadia on the Green Sign Plan.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the April 3, 2007 active agenda.

**BACKGROUND**

The petitioner received approval of the Acadia on the Green project in November 2005. As a condition of the original Planned Development, the petitioner was required to bring a Master Sign Plan back to the Plan Commission and Village Council for review. The petitioner has submitted a plan to comply with this condition. The plan does not require any variations and there are no other modifications to the original approvals as part of this petition.

The petitioner is proposing a combination of wall signs and awnings. The sign band on the buildings is twenty-four (24) inches high and is above the awnings. The petitioner is proposing additional regulations on the tenant signs. Specifically, the leases would require that the signs be channel letters with a maximum letter height of twenty-four (24) inches. The spread of the sign cannot exceed eighty (80) percent of the width of store front and must be centered. All sign design is subject to landlord review and approval in addition to the Village's review and approval.

The Sign Ordinance permits one square foot of signage for every one foot of linear tenant frontage. In no case can the signage on a zoning lot exceed 300 square feet. There are two (2) zoning lots associated with this request. Building 1 is on one zoning lot and Buildings 2 and 3 are on the other. All three buildings' frontage exceeds 300 feet. As such, Building 1 is permitted a total of 300 square feet of signage. Buildings 2 and 3 are permitted total signage of 300 square feet as they are on the same lot. The petitioner detailed the maximum square footage and the potential sign location for each tenant in Buildings 1, 2 and 3. Because the petitioner is still negotiating with potential tenants, the exact size and location of the signs are unknown. As such, the petitioner's sign calculations for Building 1 exceed 300 square feet. However, the petitioner indicates that there will most likely be a combination of tenant spaces. Additionally, some tenants may choose not to use their full sign allotment. The proposed signage is summarized below:

	<b>No. Tenant Spaces</b>	<b>Total Proposed</b>	<b>Maximum Allowed</b>
<b>Building 1</b>	11	300 sq. ft.	300 sq. ft.
<b>Building 2</b>	1	61 sq. ft.	150 sq. ft.
<b>Building 3</b>	1	104 sq. ft.	150 sq. ft.

The Plan Commission considered the amendment at their March 5, 2007 meeting and recommended unanimous approval of the planned development amendment. Staff concurs with this recommendation

#### **ATTACHMENTS**

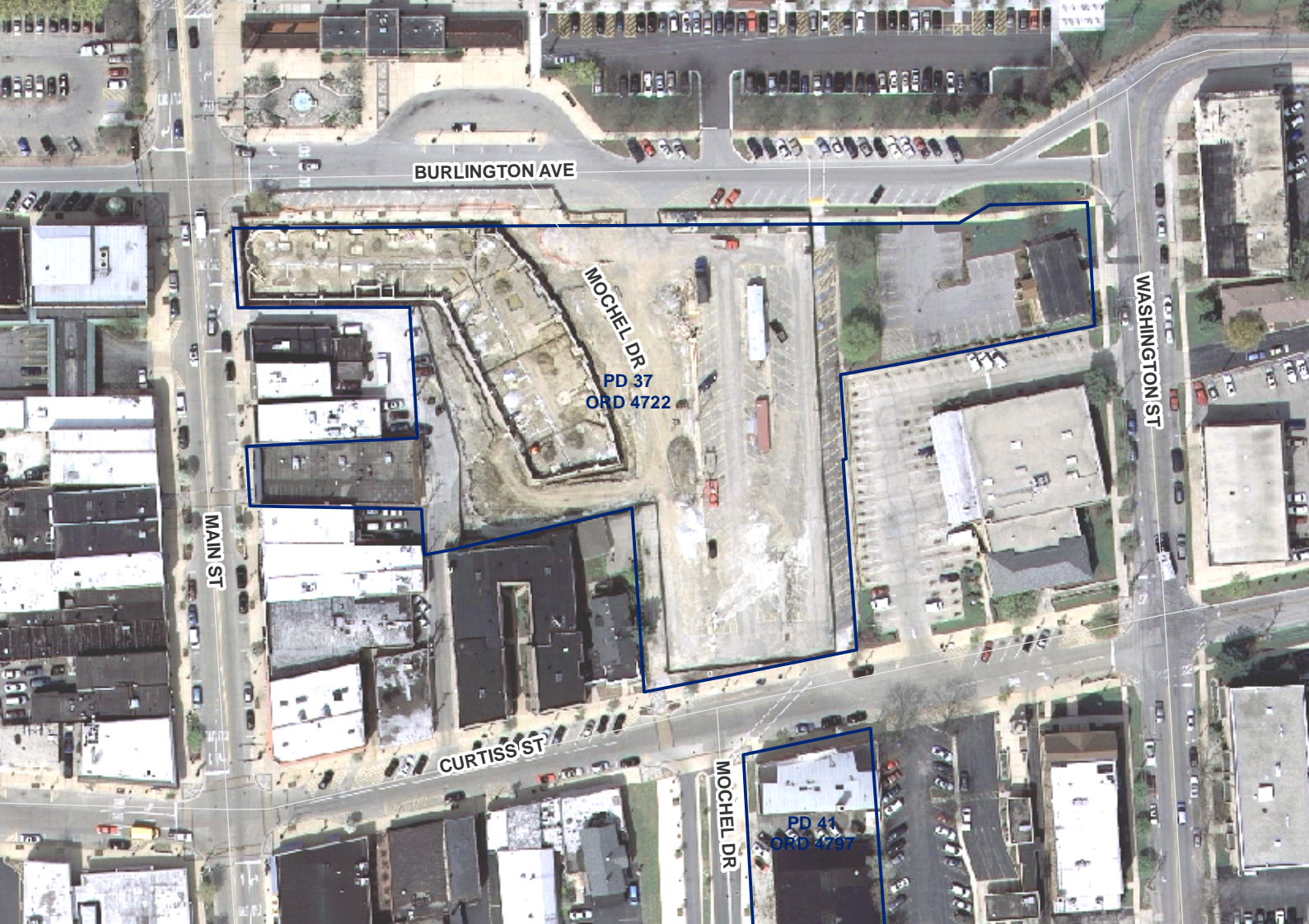
Aerial Map

Ordinance

Awning Encroachment License

Staff Report with attachments dated March 5, 2007

Draft Minutes of the Plan Commission Hearing dated March 5, 2007



BURLINGTON AVE

WASHINGTON ST

MAIN ST

MOCHEL DR  
PD 37  
ORD 4722

CURTISS ST

MOCHEL DR

PD 41  
ORD 4757

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A PLANNED  
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #37,  
FOR A MASTER SIGN PLAN FOR AN EXISTING MULTI-FAMILY  
RESIDENTIAL/COMMERCIAL DEVELOPMENT**

WHEREAS, the Village Council has previously adopted Ordinance No. 4722 on November 1, 2005, designating the property described therein as Planned Development #37; and,

WHEREAS, the Owners have filed with the Director of Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #37 to approve a master sign plan for the existing multi-family residential/commercial development; 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 March 5, 2007, 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 had 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 approve a master sign plan for the existing multi-family residential/commercial development.

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-09-07 as set forth in the minutes of their March 5, 2007 meeting, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.

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

1. The amendment shall substantially conform to the sign plans prepared by Solomon, Cordwell, Buenz and Associates, Inc. dated January 15, 2007 and the sign criteria prepared by New England Builders, Inc. dated January 18, 2007 except as such plans may be modified to conform to Village Codes and Ordinances and the following conditions:
2. Total signage for Building 1 shall not exceed 300 square feet.

3. Total signage for Buildings 2 and 3 shall not exceed a total of 300 square feet.
4. Prior to the issuance of any permits for the installation of awnings that encroach into the Village right-of-way, the petitioner shall enter into an agreement with the Village permitting said encroachment.
5. Prior to the issuance of any sign permits, tenants shall provide a written landlord approval to the Village.
6. All signs shall receive a permit from the Village prior to installation.
7. Any changes to the conditions represented by the petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review; and
8. It is the petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That the multi-family residential/commercial development is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*DB-Downtown Business*” zoning district.

SECTION 6. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk



January 18, 2007

Mr. Jeff O'Brien  
Community Development Department  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515

RE: Sign Plan, Acadia on the Green

Dear Mr. O'Brien:

The purpose of this letter and attached exhibits is to fulfill Condition #4 of the Acadia on the Green Planned Development approval as established by the Downers Grove Plan Commission. That condition requires the submission of a Sign Plan for the entire Planned Development, for review by Village staff, the Plan Commission, and the Village Council.

This submittal has been prepared with reference to the relevant portions of the Village Zoning Code and discussions with you regarding the necessary submittal content. It is my understanding that the primary issues of interest are the location of the signs on the buildings and the size of the signs for each tenant space.

### Sign Location

Retail signs are proposed to be located on the elevations of all three buildings, where storefront display frontage is found. Sheet A1.02, attached as an exhibit to this letter, was approved as part of the original Planned Development submittal. It shows the building frontages where signage may potentially be installed. Subsequent to the preparation of Sheet A1.02, we have decided not to allow signage on the south elevation of Building 3. Since we are still in the process of leasing the retail space, tenants have not yet been formally confirmed and their specific signage requirements are not known at this time. Sheet A1.02 shows where signage may potentially be installed, but only certain portions of the building frontages indicated will actually host signage, depending on tenant requirements and the landlord restrictions described in the next section on sign size.

Signs will be located on the building facades within a horizontal band that is 24 inches high. This band is located above the storefront awnings on the ground floor level of the buildings. Sheets SK-201 and SK-202 (attached) show the relevant elevations of each building and the location of the sign band on each.

## Sign Size

Since the leasing process is still underway, the specific sign requirements of individual tenants are not known at this time. Similarly, some of the tenant spaces in Building 1 may be combined or adjusted depending on individual tenant space needs and the progress of leasing. For the purposes of this Sign Plan, I have calculated the maximum sign area allowed for each tenant space (as currently laid out) based on the sign criteria included in our retail lease document and Village code. The basic size criteria are:

- Each tenant is allowed one (1) exterior wall sign for each exterior wall where signage is permitted (per Sheet A1.02)
- Total allotment of signage per tenant is a maximum of one (1) square foot per one (1) lineal foot of display frontage
- If applicable, a secondary sign is allowed with an allotment of 0.75 square feet per one (1) lineal foot of secondary frontage
- Secondary frontage is defined as the frontage that does not contain the front door
- Maximum of 300 square feet of signage per zoning lot

Sheets SK-201 and SK-202 show the lineal feet of display frontage for each tenant space. The maximum allowable sign size for each space, by zoning lot, is shown in the tables below. (Building 1 occupies one zoning lot, while Buildings 2 and 3 together occupy another zoning lot.)

Tenant Space	Max. Sign Size
Building 1 - #1	72.5 sq. ft. (primary) 20.6 sq. ft. (secondary)
Building 1 - #2	13.6 sq. ft.
Building 1 - #3	27.3 sq. ft.
Building 1 - #4	17.2 sq. ft.
Building 1 - #5	17.2 sq. ft.
Building 1 - #6	58.4 sq. ft. (primary) 24.5 sq. ft. (secondary)
Building 1 - #7	27.5 sq. ft.
Building 1 - #8	29.8 sq. ft.
Building 1 - #9	27.9 sq. ft.
Building 1 - #10	32.2 sq. ft.
Building 1 - #11	68.7 sq. ft. (primary) 14.9 sq. ft. (secondary)
<b>ZONING LOT TOTAL</b>	<b>453.2 sq. ft.</b>

Tenant Space	Max. Sign Size
Building 2	40.3 sq. ft. (primary) 20.4 sq. ft. (secondary)
Building 3	78.5 sq. ft. (primary) 25.5 sq. ft. (secondary)
<b>ZONING LOT TOTAL</b>	<b>164.7 sq. ft.</b>

It should be noted that based on the total lineal feet of store frontage, the total maximum potential sign square footage for Building 1 is greater than 300 square feet. Since the signage requirements of the individual tenants are not known at this time, it is not possible to specify the actual size and dimensions of each tenant's sign for this submittal. Those dimensions will be determined by the tenant, in accordance with the Sign Criteria established in the lease (see below), and with our approval. The table above lists



only the maximum sign size potentially allowed for each tenant space. We expect that not all tenants will choose to or be able to utilize their maximum sign size for their spaces, so the overall maximum of 300 square feet allowed for Building 1's zoning lot would be met.

### **Other Signage Criteria**

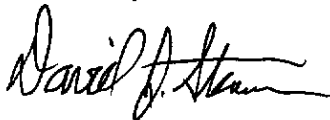
As Landlord, we have established design criteria for the purpose of assuring uniform signage to enhance the property's visual impact to the public and the mutual benefit of all tenants, while ensuring conformance with Village code. These criteria are attached as an exhibit to every lease. Generally speaking, we retain full rights of review and approval for every sign, and full discretion as to the location and method of installation on the buildings. Some of the notable criteria we have set include:

- Exterior signs shall be three-dimensional, illuminated channel letters
- Letter style will be the choice of the tenant, but with Landlord review and approval
- No animated, moving action, flashing, or audible signs will be permitted
- No face illuminated, spot lighted, panel face exposed lamps, or visible neon tubing will be permitted
- Maximum sign height is 24 inches for a single row of letters, with a minimum height of 12 inches
- Maximum spread of the sign shall not exceed 80% of the width of the store frontage, and the sign shall be centered on the storefront where possible

We have established these and other controls on the design and placement of signs in order to create and maintain an attractive and consistent appearance of the retail property. These criteria also maintain the safety and integrity of the building structure.

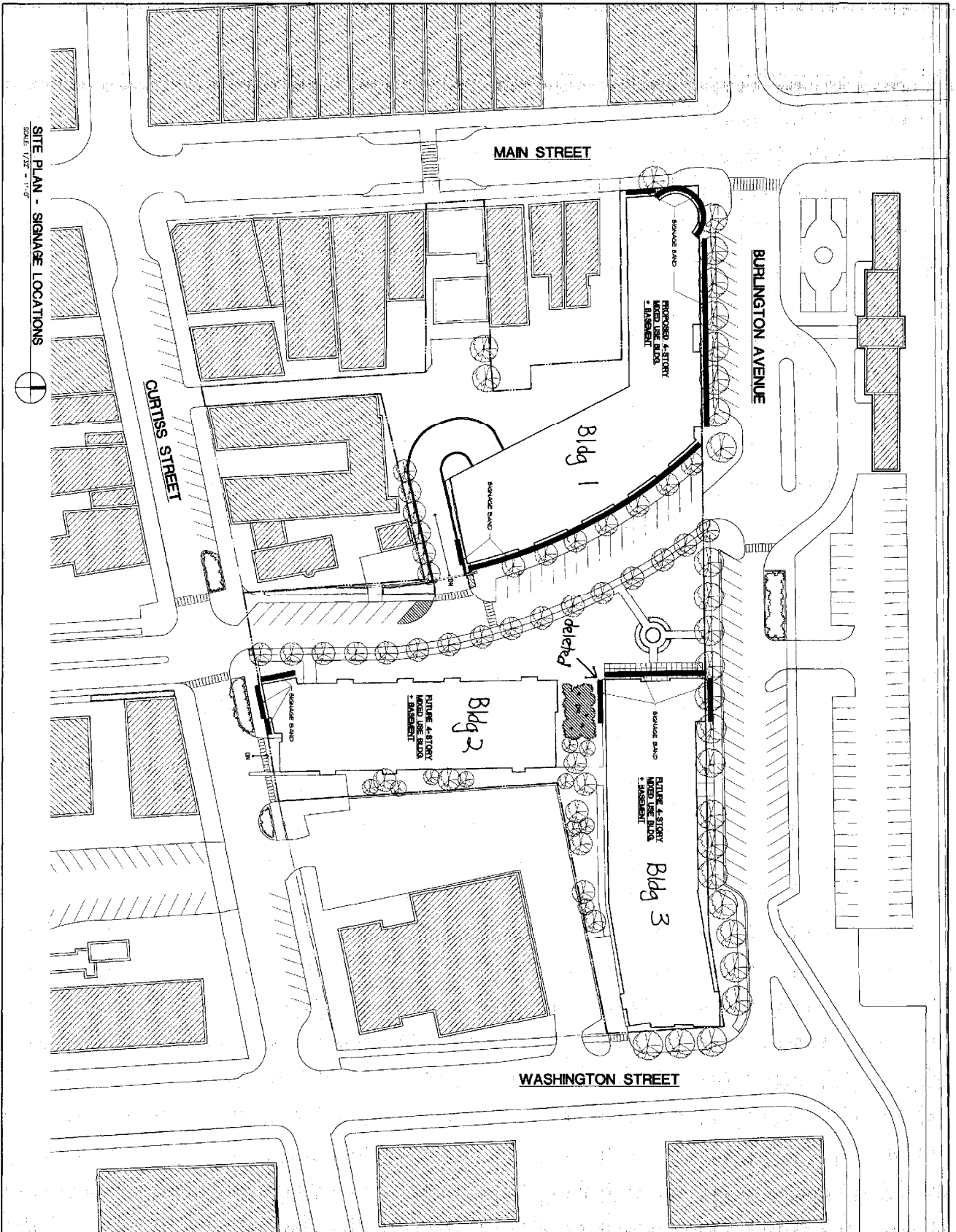
Please contact me if you have any questions about this submittal, or require additional information. I can be reached at (847) 677-2000 or by e-mail at [daves@newenglandbuilders.biz](mailto:daves@newenglandbuilders.biz).

Yours truly,



David J. Stamm, AICP  
New England Builders, Inc.  
For: Acadia OTG, LLC





**SITE PLAN - SIGNAGE LOCATIONS**



**SCB**

**Solomon Cordwell Buenz & Associates Inc.**

Architecture Planning Interior Design

500 North Western Avenue

Suite 200

Chicago, IL 60611

tel 312.466.3100 fax 312.466.3000

www.scb.com

(Consultant) Structural Engineer  
Robert L. Miller Associates  
Park Ridge, Illinois

(Consultant) Civil Engineer  
C. M. Lavigne & Associates, Inc.  
Plainfield, Illinois

**ACADEMIA ON THE GREEN**

**CURTIS BLOCK REDEVELOPMENT**

**OWNERS: STONE, L.**

**SITE PLAN - SIGNAGE LOCATIONS**

**Scale:**  
1" = 10'

**Drawn By:**  
GDS

**Project Number:**  
2005018

**Sheet Number:**  
**A102**

**RECORD**

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY
2	10/1/01	REVISION

**GENERAL NOTE:**

1. THIS INDICATES LOCATION OF SIGNAGE

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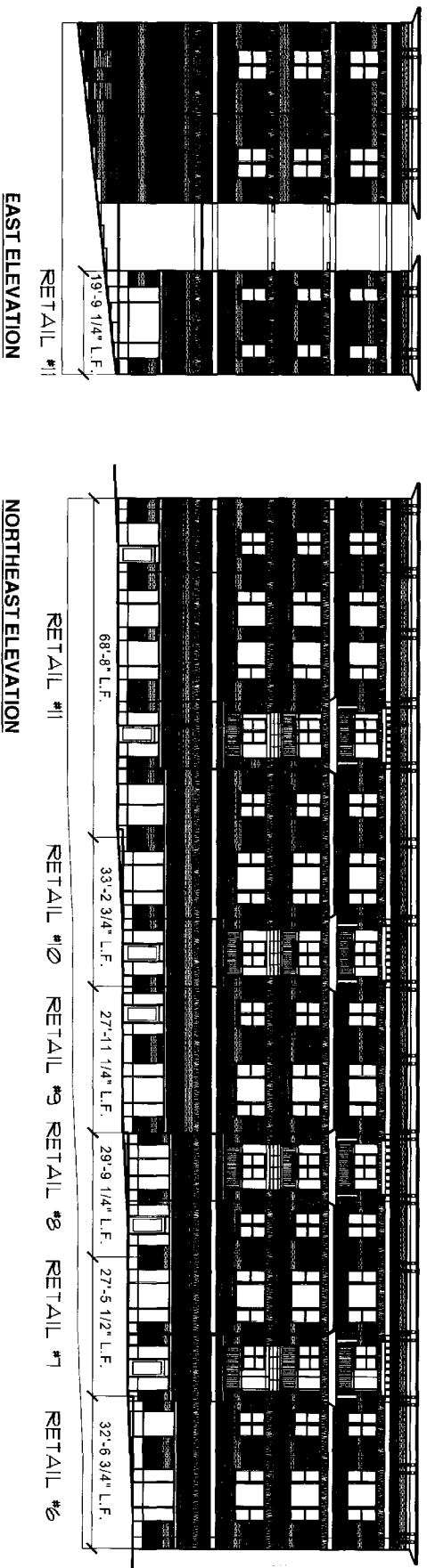
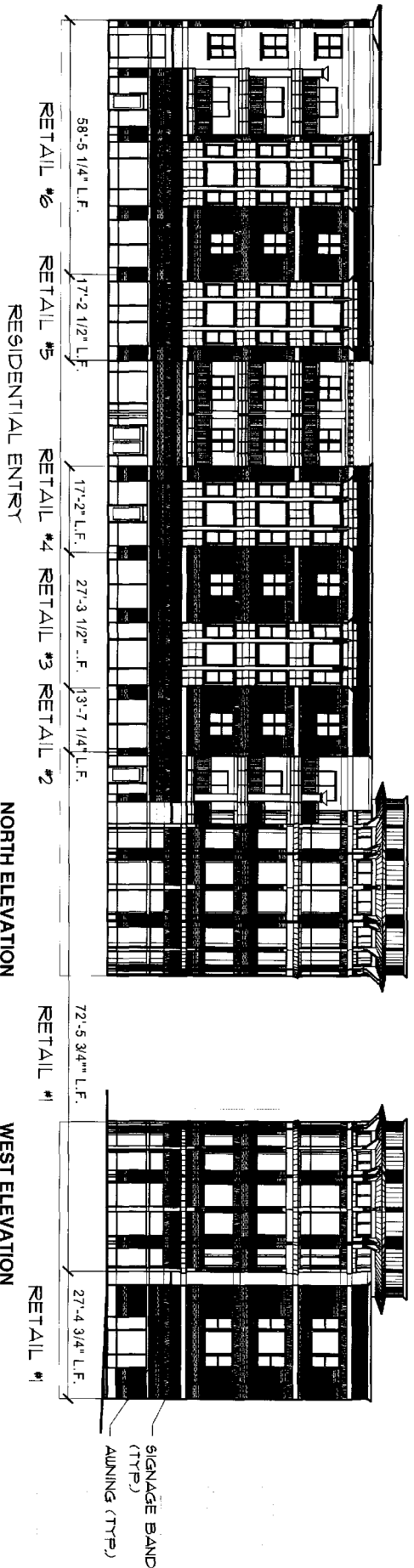
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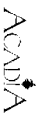
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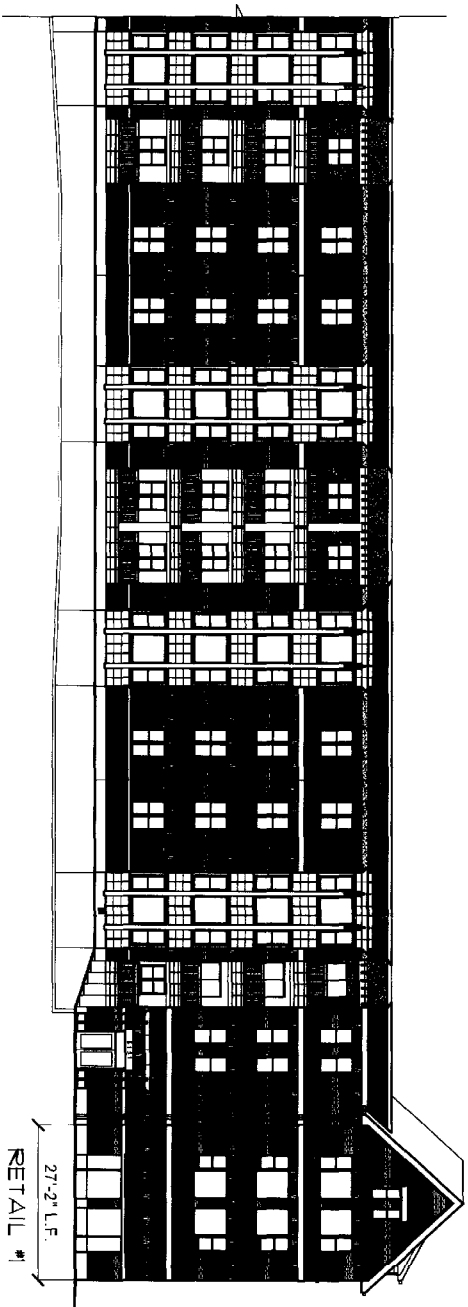
© 2006 Solomon Cordwell Buenz



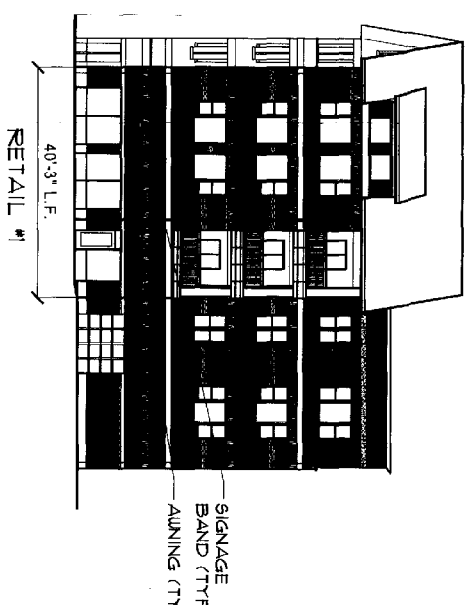
SIGNAGE LOCATIONS - BUILDING #1  
ACADIA OTG, LLC  
DOWNIERS GROVE, IL. 60515

01.15.2007

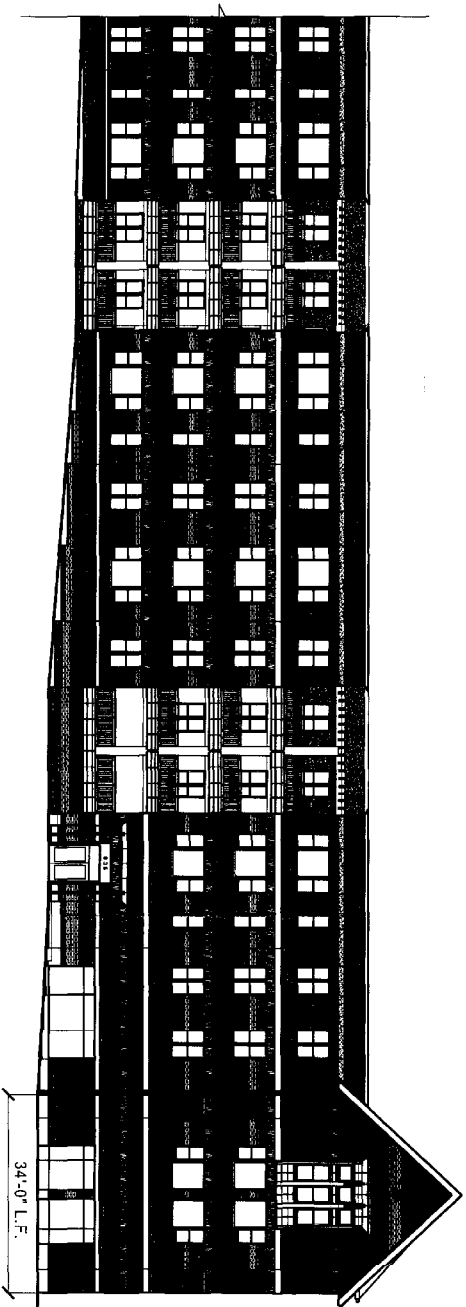
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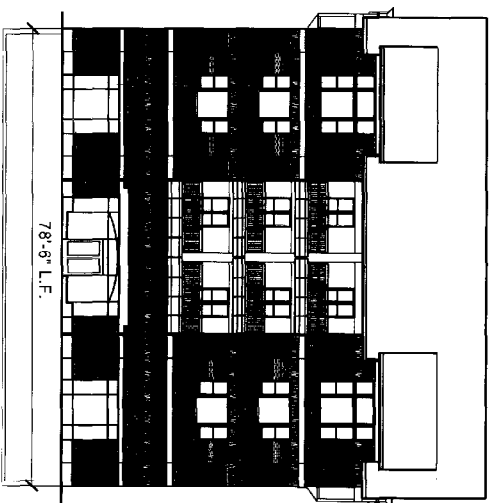
**BLDG. #2 - WEST ELEVATION**



**BLDG. #2 - SOUTH ELEVATION**



**BLDG. #3 - NORTH ELEVATION**



**BLDG. #3 - WEST ELEVATION**



SIGNAGE LOCATIONS - BUILDINGS #2 & #3  
ACADIA OTG, LLC  
DOWMERS GROVE, IL 60515

01.15.2007  
2006018

**LICENSE AGREEMENT ALLOWING THE PLACEMENT OF  
SIDEWALK CANOPY IN THE VILLAGE RIGHT-OF-WAY**

THIS LICENSE AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2007,  
by and between the Village of Downers Grove (the "Licensor") and Acadia OTG LLC, an Illinois  
limited liability company ("Licensee"),

**WITNESSETH:**

WHEREAS, LICENSEE owns or otherwise has an interest in the property located at  
\_\_\_\_\_, Downers Grove, IL (hereinafter referred to as the  
"Property").

WHEREAS, LICENSEE desires to place a Sidewalk Canopy ("Canopy") on the public right-  
of-way located adjacent to the Property as shown in Exhibit A attached hereto and made a part hereof;  
and

WHEREAS, the Village of Downers Grove, will allow placement of the Canopy in the public  
right-of-way, subject to the conditions contained therein and upon execution of this license agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and agreements  
herein set forth, and other good and valuable consideration, the parties hereto agree as follows:

1. The provisions of the preamble are hereby incorporated into and made a part of this  
Agreement.
2. LICENSOR hereby grants unto the LICENSEE, its successors and assigns, an  
exclusive and revocable license for the benefit of the Property to use, in the manner hereinafter

specified, that portion of LICENSOR'S right-of-way adjacent to the Property and as shown in Exhibit A (hereinafter referred to as the "Encroachment Area").

3. The license herein granted shall be limited to the use by the LICENSEE of the Encroachment Area for the purpose of temporarily erecting the Canopy.

4. LICENSEE accepts the Encroachment Area in its present condition.

5. The parties agree that this license is subject to any rights of third parties in the Encroachment Area and the LICENSOR makes no warranty regarding the LICENSEE'S right to use the Encroachment Area except as regards the interest of the LICENSOR.

6. LICENSEE assumes all liability and shall indemnify, defend and hold harmless the LICENSOR, its officers and employees, for any injury or damage to persons or property, including the LICENSOR'S property, officers or employees, occasioned by or arising in connection with the use or occupancy of the above described Encroachment Area by the LICENSEE, or the existence or condition of the Canopy in the Encroachment Area. The LICENSEE further agrees to indemnify, defend and hold harmless the LICENSOR and its officers and employees against (I) any actions which may be brought against the LICENSOR, its officers or employees, arising out of this license, the installation and use of the Canopy, or any act or omission of the LICENSEE, its agents or assigns, or any independent contractor on the LICENSEE'S behalf, and (ii) any claim or expenses incurred by the LICENSOR, its officers or employees, in enforcing the terms and provisions of this license against the LICENSEE.

7. LICENSEE shall obtain all required permits for the installation of the Canopy in the Encroachment Area, and shall comply with all ordinances of the Village with respect to the installation, maintenance, repair and use of the Canopy.

8. This Agreement shall be subject to the absolute and primary right of the Village to protect the public health, safety and welfare. The Village Manager may, in the Manager=s sole discretion, terminate this Agreement, order changes to the use of the public right-of-way, including but not limited to the immediately cessation of said permit/license, and removal of the Canopy from the public right of way. In addition, the Village Manager may suspend or revoke the license in the event he determines that it is in the public interest or if the licensee has failed or refused to comply with the Agreement or any other applicable law.

9. The provisions and conditions of this Agreement are not assignable.

10. LICENSEE shall maintain the Canopy in good repair and shall maintain the Encroachment Area in a clean and sightly manner, free of obstructions and debris. Upon demand from the LICENSOR, LICENSEE shall immediately correct any defects or remove any debris from the Encroachment Area which, in the sole determination of the LICENSOR, presents an unsightly or unsafe condition.

11. LICENSEE shall obtain and keep in full force and effect throughout the term of this Agreement a general liability insurance policy as shown in Exhibit B which insurance limits shall not be less than \$1,000,000/person and \$5,000,000/occurrence. Such insurance policy shall name the LICENSOR, its officers and employees, as additional insureds. Proof of such insurance shall be submitted to the Risk Manager of the LICENSOR prior to installation of the sign. LICENSEE shall not

modify or cancel the insurance coverage without providing the LICENSOR with thirty (30) days written notice of the cancellation or modification.

12. This Agreement may be terminated by either party on ten (10) days written notice. In the event of such termination, LICENSEE shall remove the Canopy from the Encroachment Area. In the event LICENSEE fails to effect such removal within five (5) days of Notice of Termination, the LICENSOR shall have the right to enter upon the Encroachment Area and remove the Canopy. All costs of said removal as provided herein shall be borne by the LICENSEE and shall be paid to the LICENSOR upon demand.

(Intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have set their hand and seal the day and date hereinabove written.

LICENSOR:



VILLAGE OF DOWNERS GROVE

By: \_\_\_\_\_  
Village Manager

ATTEST: \_\_\_\_\_  
Village Clerk

LICENSEE:

\_\_\_\_\_

\_\_\_\_\_

Subscribed and sworn to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

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# Village of Downers Grove

## STAFF REPORT

**TO:** Plan Commission

**HEARING DATE:** March 5, 2007

**FROM:** Department of Community  
Development

**PREPARED BY:** Jeff O'Brien, AICP  
Senior Planner

### TITLE

**PC 09-07; Acadia on the Green – Sign Plan;** The petitioner is requesting final approval of a planned development amendment to approve a master sign plan for the project as required by the original ordinance of Planned Development #37.

**APPLICATION/NOTICE:** The application has been filed in conformance with applicable procedural and public notice requirements.

### GENERAL INFORMATION

**OWNER/APPLICANT:** Acadia OTG, LLC  
c/o Dave Stamm  
4927 Main Street  
Skokie, IL 60077

### PROPERTY INFORMATION

**EXISTING ZONING:** DB Downtown Business District

**EXISTING LAND USE:** Commercial.

**PROPERTY SIZE:** Approximately 2.92 acres.

**PINs:** 09-08-130-026, -027, -028, -029, -030 and 09-08-303-028, -029, -030, -031.

### SURROUNDING ZONING AND LAND USES:

#### ZONING

**NORTH:** DB Downtown Business  
**SOUTH:** DB Downtown Business  
**EAST:** DB Downtown Business  
**WEST:** DB Downtown Business

#### FUTURE LAND USE

Commercial  
Commercial  
Commercial  
Commercial

## ANALYSIS

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### SUBMITTALS

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

1. Applications/Petitions for Public Hearing
2. Proof of Ownership
3. Project Summary/Narrative Letter
4. Site Plan
5. Sign Plan
6. Ordinance #4722

### DESCRIPTION

The property is zoned DB Downtown Business and contains the Acadia on the Green development (formerly known as the Curtiss Block). The Plan Commission and Village Council approved a final planned development for the project in November 2005. The planned development contained a condition the project come back to the Plan Commission and Village Council for approval of a master sign plan.

The petitioner wishes to fulfill the conditions outlined in the original planned development and receive approval of a master sign plan. Please note there are no other requests to change the original approvals at this time. The petitioner's request is outlined in the table below:

#### *Sign Summary*

	<b>No. Tenant Spaces</b>	<b>Total Proposed</b>	<b>Maximum Allowed</b>
<b>Building 1</b>	11	300 sq. ft.	300 sq. ft.
<b>Building 2</b>	1	61 sq. ft.	150 sq. ft.
<b>Building 3</b>	1	104 sq. ft.	150 sq. ft.

#### *Sign Design*

The petitioner is proposing a combination of wall signs and awnings. The sign band on the buildings is twenty-four (24) inches high and is above the awnings. The petitioner is proposing additional regulations on the tenant signs. Specifically, the leases would require that the signs be channel letters with a maximum letter height of twenty-four (24) inches. The spread of the sign cannot exceed eighty (80) percent of the width of store front and must be centered. All sign design is subject to landlord review and approval in addition to the Village's review and approval.

### COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for commercial and residential uses. The proposed sign plan will not alter the use of the property and will enhance the commercial tenant spaces. As such, staff believes the proposed amendment is consistent with the intent of the Future Land Use Plan designation as well as the permitted uses in the DB district. The proposal is consistent with other Village planning documents.

### COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned DB Downtown Business. The use, commercial and residential mixed use development, has previously been approved by the Village as Planned Development #37 in this zoning district. There are no modifications being proposed to the site plan. As such, the development will continue to conform to the Zoning Ordinance. No variations are being sought from the sign regulations.

### COMPLIANCE WITH THE SUBDIVISION ORDINANCE

*This section is not applicable.*

### **COMPLIANCE WITH THE SIGN ORDINANCE**

The Sign Ordinance permits one square foot of signage for every one foot of linear tenant frontage. In no case can the signage on a zoning lot exceed 300 square feet. There are two (2) zoning lots associated with this request. Building 1 is on one zoning lot and Buildings 2 and 3 are on the other. All three buildings' frontage exceeds 300 feet. As such, Building 1 is permitted a total of 300 square feet of signage. Buildings 2 and 3 are permitted total signage of 300 square feet as they are on the same lot.

The petitioner is proposing a combination of wall signs and awnings. The petitioner detailed the maximum square footage and the potential sign location for each tenant in Buildings 1, 2 and 3. Because the petitioner is still leasing tenants, the exact size and location of the signs are unknown. As such, the petitioner's sign calculations for Building 1 exceed 300 square feet. However, the petitioner indicates that there will most likely be a combination of tenant spaces. Additionally, some tenants may choose not to use their full sign allotment.

In addition to the wall signs, the petitioner is proposing to install awnings. Per the Village's policies, awnings are typically not permitted to encroach into the right-of-way except in the downtown. This is due to the zero-setback nature of development within the downtown area. The Village permits the encroachment into the right-of-way with an encroachment license. The license indemnifies the Village for any damages caused by or to the awning. Typically, individual businesses are required to enter into these agreements as part of the permitting process. In this case, staff is proposing an agreement be entered into as part of the Master Sign Plan for the Acadia on the Green development. A copy of the typical agreement is attached and would become part of the planned development amendment if the Plan Commission and Village Council find this agreement acceptable.

Staff believes it is important to put a sign plan in place to ensure adequate signage is provided that meets the Village's and the petitioner's expectations. The petitioner has noted that the total square footage for the buildings will comply with the Sign Ordinance requirements. The sign materials and aesthetics will also comply with the Village's regulations.

### **COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN**

*This section is not applicable*

### **ENGINEERING/PUBLIC IMPROVEMENTS**

*This section is not applicable*

### **PUBLIC SAFETY REQUIREMENTS**

*This section is not applicable*

### **NEIGHBORHOOD COMMENT**

*Staff has not received any neighborhood comment regarding the proposal at this time.*

### **FINDINGS OF FACT**

The standards for approval of Planned Developments and Special Uses are listed below. The petitioner has addressed the standards for approval in the attached project summary. Staff believes the proposed amendment is compatible with the original approvals and will not have an adverse impact on the existing land uses in the area or the trend of development in the Downtown.

#### ***28.1607 Standards for Approval of Planned Developments***

*The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:*

*(1) The extent to which the planned development meets the standards of this Article.*

- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

*The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:*

- (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

## RECOMMENDATION

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Staff believes that the required standards have been met and recommends approval of the final planned development amendment for the master sign plan associated with PC 09-07 subject to the following conditions:

1. The amendment shall substantially conform to the sign plans prepared by Solomon, Cordwell, Buenz and Associates, Inc. dated January 15, 2007 and the sign criteria prepared by New England Builders, Inc. dated January 18, 2007 except as such plans may be modified to conform to Village Codes and Ordinances and the following conditions:
2. Total signage for Building 1 shall not exceed 300 square feet.
3. Total signage for Buildings 2 and 3 shall not exceed a total of 300 square feet.
4. Prior to the issuance of any permits for the installation of awnings that encroach into the Village right-of-way, the petitioner shall enter into an agreement with the Village permitting said encroachment.
5. Prior to the issuance of any sign permits, tenants shall provide a written landlord approval to the Village.
6. All signs shall receive a permit from the Village prior to installation.

Staff Report Approved By:

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Don Scheidler  
Interim Community Development Director

DS:jwo  
-att

**FILE NO. PC-09-07** A petition seeking a Final Planned Development Amendment to P.D. #37 Acadia on the Green – Final Sign Plan for property located at 945 and 935 Burlington Avenue and 930 Curtiss Street, Downers Grove (PIN 09-08-130-026,-030, 09-08-303-028,-031); Acadia on the Green, LLC, Petitioner/Owner

Mr. O'Brien, Senior Planner, presented the staff report. He provided some history on the project and indicated the sign plan was a condition of the original planned development approvals. He noted the petitioner is getting ready to lease the commercial space in Building 1 and is looking to receive approval of the sign plan. Mr. O'Brien stated no variations were being requested for the sign plan.

Mr. Matejczyk inquired what was currently under construction at Acadia. Mr. Stramm, petitioner, noted that building one was well underway, building two was just starting, and he anticipated that building three would start after a few more sales are made. Mr. Matejczyk stated he thought building three would not start for some time. Mr. Stramm noted that Mr. Matejczyk might be thinking of building 4.

Mr. Beggs asked about the 24 inch tall lettering and the 80% width requirement. Mr. O'Brien clarified the requirements and noted that it was a developer requirement, not a Village requirement.

Mr. David Stramm, petitioner, stated staff presented the request accurately, and he did not have a formal presentation, but is available to answer any questions.

Chairman Jirik opened up the meeting to public comment.

There being no comment, Chairman Jirik closed the public comment portion of the meeting.

Mr. Matejczyk and Mrs. Rabatah noted that they felt the proposal was good and were in support of the petition.

Mr. Webster noted that the petitioner's own proposal is more restrictive than the Village's. He asked staff how they would keep track of the amount of signage on the buildings. Mr. O'Brien noted that staff keeps a listing of the approved signs and their square footage. The Village has done this for other developments, so this would not be the first time. Mr. Webster stated that he would not want to be the last person to request a sign.

**WITH RESPECT TO FILE NO. PC-09-07, MR. WEBSTER MADE A MOTION TO RECOMMEND APPROVAL OF THE PETITION SUBJECT TO THE FOLLOWING STAFF CONDITIONS:**

- 1. THE AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE SIGN PLANS PREPARED BY SOLOMON, CORDWELL, BUENZ AND ASSOCIATES, INC. DATED JANUARY 15, 2007 AND THE SIGN**



**CRITERIA PREPARED BY NEW ENGLAND BUILDERS, INC. DATED JANUARY 18, 2007 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES AND THE FOLLOWING CONDITIONS:**

- 2. TOTAL SIGNAGE FOR BUILDING 1 SHALL NOT EXCEED 300 SQUARE FEET.**
- 3. TOTAL SIGNAGE FOR BUILDINGS 2 AND 3 SHALL NOT EXCEED A TOTAL OF 300 SQUARE FEET.**
- 4. PRIOR TO THE ISSUANCE OF ANY PERMITS FOR THE INSTALLATION OF AWNINGS THAT ENCROACH INTO THE VILLAGE RIGHT-OF-WAY, THE PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE VILLAGE PERMITTING SAID ENCROACHMENT.**
- 5. PRIOR TO THE ISSUANCE OF ANY SIGN PERMITS, TENANTS SHALL PROVIDE A WRITTEN LANDLORD APPROVAL TO THE VILLAGE.**
- 6. ALL SIGNS SHALL RECEIVE A PERMIT FROM THE VILLAGE PRIOR TO INSTALLATION.**

**SECONDED BY MR. QUIRK.**

**ROLL CALL:**

**AYE: MR. WEBSTER, MR. QUIRK, MR. BEGGS, MR. COZZO, MRS. HAMERNIK, MR. MATEJCZYK, MRS. RABATAH, , CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION. VOTE: 8-0.**