

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 24, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment with Zoning Variation	Resolutions ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for an amendment to Planned Development 31 – Esplanade to adopt a master sign plan with a Zoning Variation for Wall Signage.

STRATEGIC PLAN ALIGNMENT

The Village's Strategic Plan identifies *Vibrant Major Commercial Corridors*. A supporting objective is *Attracting Non-Residents to Downers Grove*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 7, 2007 active agenda.

BACKGROUND

The petitioner is proposing an amendment to Planned Development 31 for a master sign plan to address signage for taller buildings throughout the development and to install a 765 square foot wall sign on the east side of the existing 13 story office and research building located at 3500 Lacey Road. As the proposed wall sign is larger than permitted, the petitioner is also requesting a variation from the Zoning Ordinance.

Per Article XV Signs of the Zoning Ordinance, buildings setback greater than 300 feet from the roadway are allowed a total allowable sign surface area of 2 square feet per 1 linear foot of tenant frontage per tenant not to exceed a maximum 300 square feet of total sign surface area. Additionally, buildings four or more stories in height are allowed one wall sign per side, not to exceed three sides and such signs shall not exceed 100 square feet per sign. Such wall signs do not count toward maximum allowable sign surface area.

Site Conditions

The 19 acre property located at 3500 Lacey Road is part of Planned Development 31 – Esplanade. The property is surrounded by vacant land on north, west and south sides. The east side of the property is abutting Lacey Road located within the I-355 Tollway right of way. The property is improved with a 13 story, 208 foot tall office and research building with a 385 foot wide building wall and a six level parking garage. The building is located approximately 500 feet from Lacey Road. The property contains a 34.5 square foot monument sign near Lacey Road. Therefore, per current Sign Ordinance, the existing building located at 3500 Lacey Road is permitted to install one 265.5 square foot wall sign along Lacey Road

frontage and one additional 100 square foot wall sign on up to three sides of the building.

The petitioner has proposed a 765 square foot Sara Lee logo sign. The purpose of the proposed wall sign is to promote the presence of the company within the region aimed at vehicular traffic on I-355 and I-88 Tollways. The petitioner's proposal is summarized in the table below:

3500 Lacey Road Signage	Existing	Total Signage Allowed by Code	Proposed Total Signage On Site	Variation
Wall Sign	N/A	300 sq. ft. total (plus one wall sign/side 100 sq. ft. max; three side max.)	765 sq. ft.	499.5 sq. ft. (166.5%)
Other Signage	34.5 sq. ft. (monument sign)		34.5 sq. ft. (existing)	

Petitioner's Proposed Master Sign Plan

To install the proposed 765 square foot wall sign and to address the unique nature of Planned Development 31 – Esplanade, the petitioner is proposing a master sign plan. The master sign plan would include the following addition:

All high rise buildings 90 feet or taller shall comply with the following:

- 1. No more than one sign is allowed on any side of a building.*
- 2. Signs may not be roof mounted.*
- 3. No projecting signs, positioned perpendicular to any face of a high rise building are allowed.*
- 4. High rise building rising 90 feet to 149 feet above grade have a maximum square foot area of 2 x building wall width at mounted sign height.*
- 5. High rise building rising 150 feet to 199 feet above grade have a maximum square foot area of 3 x building wall width at mounted sign height.*
- 6. High rise building rising 200 feet to 299 feet above grade have a maximum square foot area of 4 x building wall width at mounted sign height.*

All other provisions of the Sign Ordinance would remain unchanged. The proposed master sign plan would only affect buildings in Planned Development 31 – Esplanade.

Staff's Proposed Master Sign Plan

Staff believes Planned Development 31 – Esplanade is a very unique development in the Village. The office and research park is over 100 acres and contains tall office buildings with large setbacks. The development is also segregated from residential properties by open space on the west and south sides and by the I-355 Tollway on the east side. Staff believes it is important to put a master sign plan in place to ensure adequate signage is provided that meets the Village's expectations and the unique nature of the development

However, while the petitioner's intent is to install only one 765 square foot wall sign, based on the petitioner's proposed master sign plan the 208 foot tall building with a 385 foot building wall located at 3500 Lacey Road would actually be allowed a total of 1,540 square feet of gross sign surface area.

Staff believes that the Planned Development 31 – Esplanade master sign plan should not permit signs larger than what is currently being proposed at 3500 Lacey Road. The maximum size of a wall sign permitted for

properties located within Planned Development 31 – Esplanade should not exceed 800 square feet in line with the proposal for the property located at 3500 Lacey Road.

Based on the petitioner's proposal, the existing Sign Ordinance and site conditions, staff recommends the following amendment to Planned Development 31 – Esplanade for a master sign plan:

1. Wall Signs:

- a) Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway or drivable right-of-way.*
- b) If the structural support of a wall sign is visible, it shall match the color of the exterior of the building.*
- c) Signs may not be roof mounted.*
- d) No projecting signs positioned perpendicular to any face of a high rise building are allowed.*
- e) High rise buildings less than 150 feet tall shall have a maximum wall sign surface area of 300 square feet.*
- f) High rise buildings rising between 150 feet and 200 feet tall shall have a maximum wall sign surface area of 1.5 x building wall width at mounted sign height or 800 square feet, whichever is less.*
- g) High rise buildings rising over 200 feet tall shall have a maximum wall sign surface area of 2 x building wall width at mounted sign height or 800 square feet, whichever is less.*
- h) Buildings four (4) or more stories in height shall be allowed one additional (1) wall sign per side, not to exceed three (3) sides, and such signs shall not exceed one hundred (100) square feet per sign.*
- i) In no case shall one (1) building side contain more than two (2) wall signs.*
- j) Wall signage shall not be counted toward maximum allowable sign surface area on the property.*

2. All ground signs shall comply with current Sign Ordinance.

The Plan Commission considered the project at the June 6, 2007, meeting. The Plan Commission recommended unanimous approval of the master sign plan as proposed by staff subject to conditions noted in the staff report. The petitioner has not indicated any objection to staff's recommendation. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated June 4, 2007

Draft Minutes of the Plan Commission hearing dated June 4, 2007



0 80 160 320 Feet



3500 LACEY ROAD

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #31,
FOR A MASTER SIGN PLAN WITH A VARIATION**

WHEREAS, the Village Council has previously adopted Ordinance No. 3302 on April 30, 1990, designating the property described therein as Planned Development #31; 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 #31 to approve a master sign plan for the existing office/research planned 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 June 4, 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 office/research planned 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-22-07 as set forth in the minutes of their June 4, 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 Forcade Associates dated January 3, 2007 and the sign criteria prepared by Forcade Associates dated January 7, 2007, with amendments as recommended by the Plan Commission at their meeting of June 4, 2007, except as such plans may be modified to conform to Village Codes and Ordinances and the following conditions:
 - a. All wall signage shall conform to the provisions of Section 5 of this ordinance.

- b. All ground signs and other signage shall comply with the current Sign Ordinance.

SECTION 5. A request for variation from Chapter 28, Section 1502.02, *Wall Signs*, is hereby granted as follows:

1. Wall Signs:

- a. Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway or drivable right-of-way.
- b. If the structural support of a wall sign is visible, it shall match the color of the exterior of the building.
- c. Signs may not be roof mounted.
- d. No projecting signs positioned perpendicular to any face of a high rise building are allowed.
- e. High rise buildings less than 150 feet tall shall have a maximum wall sign surface area of 300 square feet.
- f. High rise buildings rising between 150 feet and 200 feet tall shall have a maximum wall sign surface area of 1.5x building wall width at mounted sign height, or 800 square feet, whichever is less.
- g. High rise buildings rising over 200 feet tall shall have a maximum wall sign surface area of 2x building wall width at mounted sign height, or 800 square feet, whichever is less.
- h. Buildings four (4) or more stories in height shall be allowed one additional (1) wall sign per side, not to exceed three (3) sides, and such signs shall not exceed one hundred (100) square feet per sign.
- i. In no case shall one (1) building side contain more than two (2) wall signs.
- j. Wall signage shall not be counted toward maximum allowable sign surface area on the property.

SECTION 6. That the office/research planned development is consistent with and complimentary to the overall planned development site plan and with the requirements of the “*ORM-Office-Research-Manufacturing*” zoning district.

SECTION 7. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 8. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9. 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



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: June 4, 2007

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC 22-07; Master Sign Plan Amendment – PD #31 Esplanade; The petitioner is requesting approval of 1) an amendment to Planned Development #31 – Esplanade for a master sign plan; 2) a variation from Chapter 28, Zoning Ordinance, Article XV, Signs for the property located at 3500 Lacey Road to install a 765 square foot wall sign.

Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Hamilton Partners, Inc.
1901 Butterfield Road, Suite 270
Downers Grove, IL 60515

APPLICANT: Forcade Associates
1626 Payne St.
Evanston, IL 60201

PROPERTY INFORMATION

EXISTING ZONING: ORM – Office Research and Manufacturing
EXISTING LAND USE: Office Research
PROPERTY SIZE: Approximately 19.031 acres
PINs: 06-31-300-007

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	ORM – Office Research and Manufacturing	Office Research
SOUTH:	ORM – Office Research and Manufacturing	Office Research
EAST:	I-355 Tollway ROW	N/A
WEST:	Unincorporated (DuPage Co.)	Open Space (Forest Preserve District of DuPage Co.)

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Site Plan
5. Proposed Sign Ordinance Revision
6. Wall Sign Visual Study for 3500 Lacey Road

DESCRIPTION

The site located on the west side of Lacey Road, commonly known as 3500 Lacey Road, is part of Planned Development 31 – Esplanade. The property is zoned ORM Office Research and Manufacturing and is currently improved with a 13 story Office and Research building and a six level parking structure. The petitioner is proposing an amendment to Planned Development 31 for a master sign plan to address signage for the larger buildings throughout the development and to install a 765 square foot wall sign on the east side of the existing office and research building. The maximum size of a single wall sign permitted by the Zoning Ordinance is 300 square feet. As the proposed sign is larger than permitted, the petitioner is also requesting a variation from the Zoning Ordinance.

Per Article XV Signs of the Zoning Ordinance, buildings setback greater than three hundred feet from the roadway are allowed a total allowable sign surface area of two square feet per one linear foot of tenant frontage per tenant excluding menu boards, window and temporary signs not to exceed a maximum 300 square feet of total sign surface area. Additionally, buildings four or more stories in height are allowed one wall sign per side, not to exceed three sides and such signs shall not exceed 100 square feet per sign. Such wall signs do not count toward maximum allowable sign surface area.

Site Conditions

The 19 acre property is surrounded by vacant land on north, west and south sides. The east side of the property is abutting Lacey Road located within the I-355 Tollway right of way. The existing 13 story office and research building is 208 feet tall with a 385 foot wide building wall. While the existing six level parking garage is located 49.46 feet from the front property line, the office and research building has a 500 foot front setback. The property also contains a 34.5 square foot monument sign near Lacey Road. Therefore, per current Sign Ordinance, the existing building located at 3500 Lacey Road is permitted to install one 265.5 square foot wall sign and one additional 100 square foot wall sign on up to three sides of the building.

With Sara Lee Company headquarters located at 3500 Lacey Road, the purpose of the proposed wall sign is to promote the presence of the company within the region aimed at vehicular traffic on I-355 and I-88 Tollways. The proposed 765 square foot Sara Lee logo sign with 66” minimum size letters will be readable from 0.625 miles away. The petitioner has provided evidence for the proposed sign size.

Proposed Master Sign Plan

The petitioner is proposing a 765 square foot wall sign on the east side of the existing building located at 3500 Lacey Road. With the existing 34.5 square foot monument sign, the total proposed sign surface are on site is 799.5 square feet. The petitioner’s proposal is summarized in the table below:

3500 Lacey Road Signage	Existing	Total Signage Allowed by Code	Proposed total signage on site	Variation
Wall Sign	N/A	300 sq. ft. total (plus 1 wall sign/side 100 sq. ft. max; 3 side max.)	765 sq. ft.	499.5 sq. ft. (166.5%)
Other Signage	34.5 sq. ft. (monument sign)		34.5 sq. ft. (existing)	

To install the proposed 765 square foot wall sign and to address unique buildings and development, the petitioner is proposing a master sign plan for Planned Development 31 - Esplanade. The master sign plan would include the following addition to Planned Development 31 – Esplanade:

All high rise buildings 90 feet or taller shall comply with the following:

- 1. No more than one sign is allowed on any side of a building.*
- 2. Signs may not be roof mounted.*
- 3. No projecting signs, positioned perpendicular to any face of a high rise building are allowed.*
- 4. High rise building rising 90 feet to 149 feet above grade have a maximum square foot area of 2 x building wall width at mounted sign height.*
- 5. High rise building rising 150 feet to 199 feet above grade have a maximum square foot area of 3 x building wall width at mounted sign height.*
- 6. High rise building rising 200 feet to 299 feet above grade have a maximum square foot area of 4 x building wall width at mounted sign height.*

All other provisions of the Sign Ordinance would remain unchanged. The proposed master sign plan would only affect buildings in Planned Development 31 – Esplanade.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

This section is not applicable.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned ORM - Office Research and Manufacturing district and is part of Planned Development 31 – Esplanade. There are no modifications being proposed to the site plan. As such, the development will continue to conform to all lot and bulk regulations of the Zoning Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

This section is not applicable.

COMPLIANCE WITH THE SIGN ORDINANCE

The petitioner is proposing an amendment to Planned Development 31 - Esplanade to adopt a master sign plan. The purpose of the master sign plan is to allow a 765 square foot wall sign on the east wall of the 13 story office and research building located at 3500 Lacey Road building.

Per the Sign Ordinance, buildings located greater than 300 feet from a public right of way are permitted a total allowable sign surface area of two square feet per one linear foot of tenant frontage, not to exceed a maximum of 300 square feet of total sign surface area. Buildings four or more stories in height are also allowed one wall sign per side, not to exceed three sides. Such wall signs shall not exceed 100 square feet per sign and do not count toward maximum allowable sign surface area.

The existing building at 3500 Lacey Road is located approximately 500 feet from the Lacey Road right of way. The 13 story building is approximately 208 feet tall with approximately 385 foot wide building wall.

Per the Sign Ordinance, this building could have two wall signs along the Lacey Road frontage, one 300 square foot sign and one 100 square foot sign if no other signage is present on the property. However, the property currently has a 34.5 square foot monument sign near Lacey Road, so a new wall sign along Lacey Road may be no larger than 265.5 square feet. Additionally, the building may have up to three 100 square foot signs (one per side, up to three sides) for a total of 600 square feet of total signage on site. With the proposed 765 square foot wall sign the total signage on the property would be 799.5 square feet.

As part of the master sign plan, the petitioner is proposing the following amendment to the Section 28.1502.02 Wall Signs of the Sign Ordinance:

All high rise buildings 90 feet or taller shall comply with the following:

- 1. No more than one sign is allowed on any side of a building.*
- 2. Signs may not be roof mounted.*
- 3. No projecting signs, positioned perpendicular to any face of a high rise building are allowed.*
- 4. High rise building rising 90 feet to 149 feet above grade have a maximum square foot area of 2 x building wall width at mounted sign height.*
- 5. High rise building rising 150 feet to 199 feet above grade have a maximum square foot area of 3 x building wall width at mounted sign height.*
- 6. High rise building rising 200 feet to 299 feet above grade have a maximum square foot area of 4 x building wall width at mounted sign height.*

All other provisions of the Sign Ordinance would remain unchanged. The proposed master sign plan would only affect buildings over 90 feet tall in Planned Development 31 – Esplanade.

While the petitioner's intent is to add one 765 square foot wall sign, based on the petitioner's proposed master sign plan the 208 foot high, 13 story office and research building with a 385 foot building wall located at 3500 Lacey Road would actually be allowed a total of 1,540 square feet of gross sign surface area. With the existing 34.5 square foot monument sign, the petitioner could potentially install one 1,505.5 square foot wall sign on this property.

Staff believes it is important to put a master sign plan in place to ensure adequate signage is provided that meets the Village's expectations and the development's unique character. The 208 foot high building located at 3500 Lacey road with a 500 foot setback and 385 foot wide building wall is a unique structure within a unique 100 acre planned development.

However, staff believes that the Planned Development 31 – Esplanade master sign plan should not permit signs larger than what is currently being proposed at 3500 Lacey Road. Staff believes the maximum size of a wall sign permitted for properties located within Planned Development 31 – Esplanade should not exceed 800 square feet in line with the proposal for the property located at 3500 Lacey Road. Based on the petitioner's proposal, the existing Sign Ordinance and site conditions, staff recommends the following amendment to Planned Development 31 – Esplanade for a master sign plan:

1. Wall Signs:

- a) Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway or drivable right-of-way.*
- b) If the structural support of a wall sign is visible, it shall match the color of the exterior of the building.*
- c) Signs may not be roof mounted.*
- d) No projecting signs positioned perpendicular to any face of a high rise building are allowed.*
- e) High rise buildings less than 150 feet tall shall have a maximum wall sign surface area of 300 square feet.*

- f) *High rise buildings rising between 150 feet and 200 feet tall shall have a maximum wall sign surface area of 1.5 x building wall width at mounted sign height, or 800 square feet, whichever is less.*
- g) *High rise buildings rising over 200 feet tall shall have a maximum wall sign surface area of 2 x building wall width at mounted sign height, or 800 square feet, whichever is less.*
- h) *Buildings four (4) or more stories in height shall be allowed one additional (1) wall sign per side, not to exceed three (3) sides, and such signs shall not exceed one hundred (100) square feet per sign.*
- i) *In no case shall one (1) building side contain more than two (2) wall signs.*
- j) *Wall signage shall not be counted toward maximum allowable sign surface area on the property.*

2. *All ground signs shall comply with current Sign Ordinance.*

The proposed master sign plan for wall signage at Planned Development 31 – Esplanade is summarized in the table below:

Planned Development 31 Wall Signage	Existing Sign Ordinance	Petitioner's Proposal	Staff's Recommendation
Buildings less than 90 ft high	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller)	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller)	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller; 2 signs/side maximum)
Buildings 90 ft-150 ft high	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller)	2 x building wall width (no more than one wall sign per building side)	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides; 2 signs/side maximum)
Buildings 150 ft -200 ft high	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller)	3 x building wall width (no more than one wall sign per building side)	1.5 x building wall width or 800 sq. ft. whichever is less (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides; 2 signs/side maximum)
Buildings over 200 ft	300 sq. ft. maximum (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides for buildings 4 stories or taller)	4 x building wall width (no more than one wall sign per building side)	2 x building wall width, not to exceed 800 sq. ft. (plus 1 wall sign/side 100 sq. ft. max. not to exceed three sides; 2 signs/side maximum)

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 Amendments to Planned Developments are listed below. The petitioner has outlined the proposal in the attached project summary and will address it further at the public hearing. The proposed master sign plan for Planned Development 31 – Esplanade as recommended by staff is compatible with the surrounding area and appropriate for this particular Planned Development. Planned Development 31 – Esplanade has a unique character, large buildings, large setbacks, orientation to Tollways and is isolated from single family residential districts. Staff also believes the master sign plan will not have an adverse impact on the development or the existing trend of development in the neighborhood.

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.*

RECOMMENDATIONS

The proposed master sign plan for Planned Development 31 – Esplanade, with modifications proposed by staff, is consistent with the Village's original goals when the Sign Ordinance was implemented and meets the Village's and the petitioner's expectations and needs for this particular Planned Development. As such, staff recommends that the Plan Commission forward a positive recommendation to the Village Council regarding the master sign plan amendment to Planned Development 31 - Esplanade associated with the PC 22-07 as follows:

1. Wall Signs:

- a) Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway or drivable right-of-way.
- b) If the structural support of a wall sign is visible, it shall match the color of the exterior of the building.
- c) Signs may not be roof mounted.
- d) No projecting signs positioned perpendicular to any face of a high rise building are allowed.
- e) High rise buildings less than 150 feet tall shall have a maximum wall sign surface area of 300 square feet.
- f) High rise buildings rising between 150 feet and 200 feet tall shall have a maximum wall sign surface area of 1.5 x building wall width at mounted sign height, or 800 square feet whichever is less.
- g) High rise buildings rising over 200 feet tall shall have a maximum wall sign surface area of 2 x building wall width at mounted sign height, or 800 square feet whichever is less.
- h) Buildings four (4) or more stories in height shall be allowed one additional (1) wall sign per side, not to exceed three (3) sides, and such signs shall not exceed one hundred (100) square feet per sign. Such wall signs shall not be counted toward maximum allowable sign surface area.
- i) In no case shall one (1) building side contain more than two (2) wall signs.
- j) Wall signage shall not be counted toward maximum allowable sign surface area on the property.

2. All ground signs shall comply with current Sign Ordinance.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att



0 80 160 320 Feet



3500 LACEY ROAD

HAMILTON
PARTNERS

HAMILTON PARTNERS, INC.
1901 Butterfield Road
Suite 270
Downers Grove, IL 60515
(630) 719-5576 (630) 719-5570 Fax

May 2, 2007

Mr. Brian Hunter
Director of Real Estate & Facility Services
Sara Lee Corporation
3500 Lacey Road
Downers Grove, IL 60515

Re: Approval Letter for Exterior Signage for Sara Lee Corporation at
3500 Lacey Road, in Downer Grove.

Dear Brian,

Thank you for submitting the drawings for the installation of the Sara Lee exterior signage at 3500 Lacey Road, in Downers Grove. As an authorized representative for the Landlord, we are approving the submitted Sara Lee Exterior Signage Drawings prepared by Forcade Associates dated 2-25-07 to be installed at the 3500 Lacey Building. We understand that Sara Lee and Forcade Associates will need to submit these drawings to the Village of Downers Grove for a permit and variance for the size of the sign. However, we believe the presented exterior sign is the correct proportions and location for the size and architecture of the facility. We understand that the sign will have internal lighting. It is our understanding that Sara Lee will be responsible to remove, patch and restore the façade and areas affected by the installation of the sign at the end of the lease.

We are proud to have Sara Lee as a company headquartered in the 3500 Lacey facility in Downers Grove. Therefore, we understand that you wish to provide a corporate trademark on the exterior to be seen on the expressways surrounding the facility. We believe that Sara Lee is a great addition to the Esplanade at Locust Point development as well as the Downers Grove community and that the sign will only enhance the Village/Park recognition. As required, Esplanade at Locust Pont Owner's Association approves the Sara Lee signage and grants variance for the size of the sign.

Thank you for the information.

Sincerely,



Gary Mori
Partner, Hamilton Partners
GM/bas

cc: Robert Coulman -Kennedy Associates
Beth Simmons -Hamilton Partners
Randy White - Sara Lee Corporation
Paul O'Connor - Hamilton Partners
Patti Pierce -Property Manager
Michael Berger -SCB



07 May 2007

Mr. Damir Latinovic
Village of Downers Grove
Planning and Community Development
801 Burlington Ave.
Downers Grove, IL 60515

Dear Mr. Latinovic,

The Sara Lee building located in the Esplanade of Locust Point, a planned development, is a unique building complex in the Village. We are requesting a variance for the building sign due to the legibility requirements that are affected by the scale and setback of the building. The intent of the sign is to apply the brand to the east elevation of the building in appropriate scale to be view from I-88. The sign design (ref. Plan Set pages 9 & 10) enhances the property, promotes the presence of the Sara Lee Corporation and is sympathetic to the placement on and scale of the building.

Physical Data (ref. Plan Set pages 2 - 5)

The site located at 3500 Lacey is very large in scale. This 28 acre parcel of land is located at the south end of PD 31. The frontage of the property is 650ft. long and the building setback is 500 ft. The property is 14 stories above grade with an overall height of 208'-3".

28.1502 General Commercial Sign Code

The sign code indicates "buildings setback greater than three hundred (300) feet from the roadway are allowed a total allowable sign surface of two (2) square feet per one (1) linear foot of tenant frontage per tenant". The code finishes with a not to exceed "maximum of three hundred (300) square feet of total sign surface area.

Sign Design

The sign design took into consideration the regulations set forth in the General Commercial Sign Code, the architectural conditions and the legibility requirements. When the maximum allowable sign of three hundred (300) square feet (ref. Plan Set pages 7& 8) is applied to the elevation of the building the result is an undersized element that cannot be read from a quarter mile (based on the research results established by Forbes and Holmes stating that a 1" letterform can be read from fifty feet (50) by a person with 20/20 vision). The current design intent is to make the sign readable from I-88 and relates to the scale of the architectural conditions (ref. Plan Set page 6).

The sign is an internally illuminated sign that has a translucent face. There are no dimensional letters on this sign as the graphic is surface applied to a high-performance vinyl face. This approach will allow for the Sara Lee brand element to be read during the day and night with the correct color range. The illuminated sign cabinet will be installed so it sits in front of the glass curtain wall (ref. Plan Set pages 9 & 10).

F O R C A D E A S S O C I A T E S

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Potential Sign Code Modifications

Due to the fact that the property is part of a Planned Development we propose to amend the signage ordinance as it relates to this development. The following suggestions should be studied, researched, reviewed and tested before amending the sign ordinance as it relates to this Planned Development. Our recommendation is that all high rise buildings 90 feet or taller comply with the following:

1. No more than one sign is allowed on any side of a building
2. Signs may not be roof mounted
3. No projecting signs, positioned perpendicular to any face of a high rise building are allowed
4. High rise building rising 90 ft to 149 ft above grade have a maximum square foot area of 2 x building wall width at mounted sign height
5. High rise building rising 150 ft to 199 ft above grade have a maximum square foot area of 3 x building wall width at mounted sign height
6. High rise building rising 200 ft to 299 ft above grade have a maximum square foot area of 4 x building wall width at mounted sign height

The requirements of this sign are totally unique to the Village of Downers Grove with few comparable structures in the area. The design for this sign is consistent and appropriate with the environment condition and communication requirements. The sign is expressed in a dignified fashion on the building and should be considered an enhancement for the property and the Sara Lee Corporation.

Sincerely,
Forcade Associates Inc.

Mark Levine

FORCADE ASSOCIATES

1626 PAYNE STREET EVANSTON, ILLINOIS 60201
847.424.1010 v 847.424.1011 f

01

COMMONLY KNOWN AS 3605 LACEY ROAD, DOWNERS GROVE, IL



2164



E. J. Mc

2. EDWARD G. MOLLOY, JR., A SINGLE PROFESSIONAL AND BUSINESS, HEREBY CERTIFY THAT
ROOSE BANK, N.A., AS TRUSTEE OF THE ROOSE BANK, N.A. MULTIMEMBERSHIP TRUST

THAT THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY DESCRIBED ABOVE AND COMMONLY KNOWN AS BEAR LAKE ROAD, DOWNED
SPURS, ALONG, AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDING AND IMPROVEMENTS SITUATED ON SAID LAND AND A
TAXPAYER, RENTAL, FARMER, BARBER, LUMBER, AND SIMILAR INDUSTRIES OR RECORDS THE BUILDING AND IMPROVEMENTS DO NOT
OVERLAP OR ENCROACH UPON ANY EASEMENT OR RIGHTS-OF-WAY OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER BY
ACROSS THE PROPERTY LINE, THE PROPERTY SURVEYED CONTAINS 18.31 ACRES AND 27.93 FRONTAGE BEING 110.00 FEET WIDE AND

I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE UNDER MY DIRECTION AND UNDER SUCH SUPERVISION AS TO COMPLY WITH THE STANDARDS AND REQUIREMENTS FOR ALTA SURVEY AND TITLE SURVEYING AS SET FORTH IN THE

ADOPTED BY THE AMERICAN COUNCIL ON EDUCATION (ACE) THE AMERICAN COUNCIL ON EDUCATION (ACE) AND THE NATIONAL ACADEMY OF PROFESSIONAL SURVEYORS (NAPS) IN 1968, AND INCLUDING THE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 OF TABLE 'A' THEREOF, PUBLISHED TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, 1959 AND ALTA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT THE SUBSTANTIAL ENACTMENTS OF MEASUREMENT FROM THE SURVEY REPRODUCED HEREIN ON THIS SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. ONLY ONE HUNDRED AND FIFTY (100) AND FIFTY (50) PERCENT OF THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. ONLY ONE HUNDRED AND FIFTY (100) AND FIFTY (50) PERCENT OF THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE AT BIRMINGHAM, ALA. SIXTH DAY OF DECEMBER, A.D. 1961

EDWARD J. LORTON
LA 4001 PROFESSIONAL LAND SURVEYOR NO. 1173

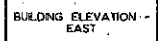
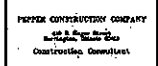
SUMMARY OF PAINT STRIPED PARKING SPACES:
PARKING STRUCTURE: 1708 SPACES, INCLUDING 28 HANDICAPPED SPACES
SURFACE PARKING: 44 SPACES, INCLUDING 3 HANDICAPPED SPACES
TOTAL: 1762 SPACES, INCLUDING 31 HANDICAPPED SPACES

TOTAL AREA OF TRACT SURVEYED:
820,720 SQ.FT. OR 19.081 ACRES

DATE: AT MINNEAPOLIS, SAATCHI & SAATCHI, INC. DAY OF: DECEMBER, A.D. 20

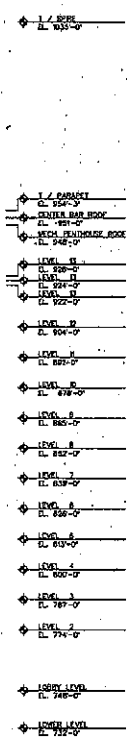
Edward J. Molloy



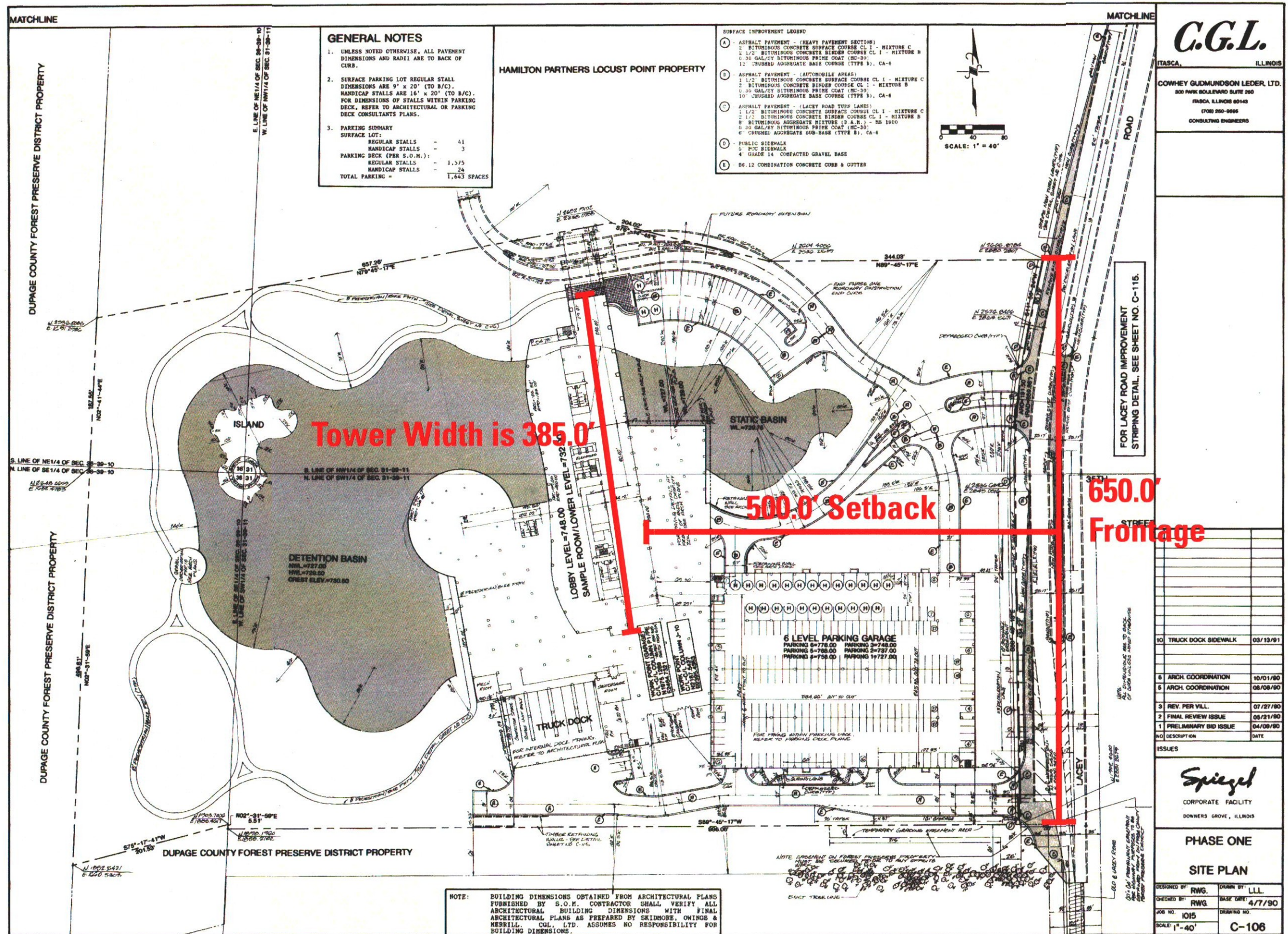


FEDERAL BUREAU OF INVESTIGATION A.D.K. 62-10171 Subversive W.M.L. and family 69347 10-10-68 V/O W T-G	RECEIVED 10-10-68 B.F.O. NEW YORK & ALBANY DIST. O.S.A. 10-10-68 A201
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D SLOMORE OWENS & MERRILL 1990



DRAWN BY	CW			
DATE	1.03.07	1.14.07	1.28.07	2.25.07



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Site Conditions

JOB

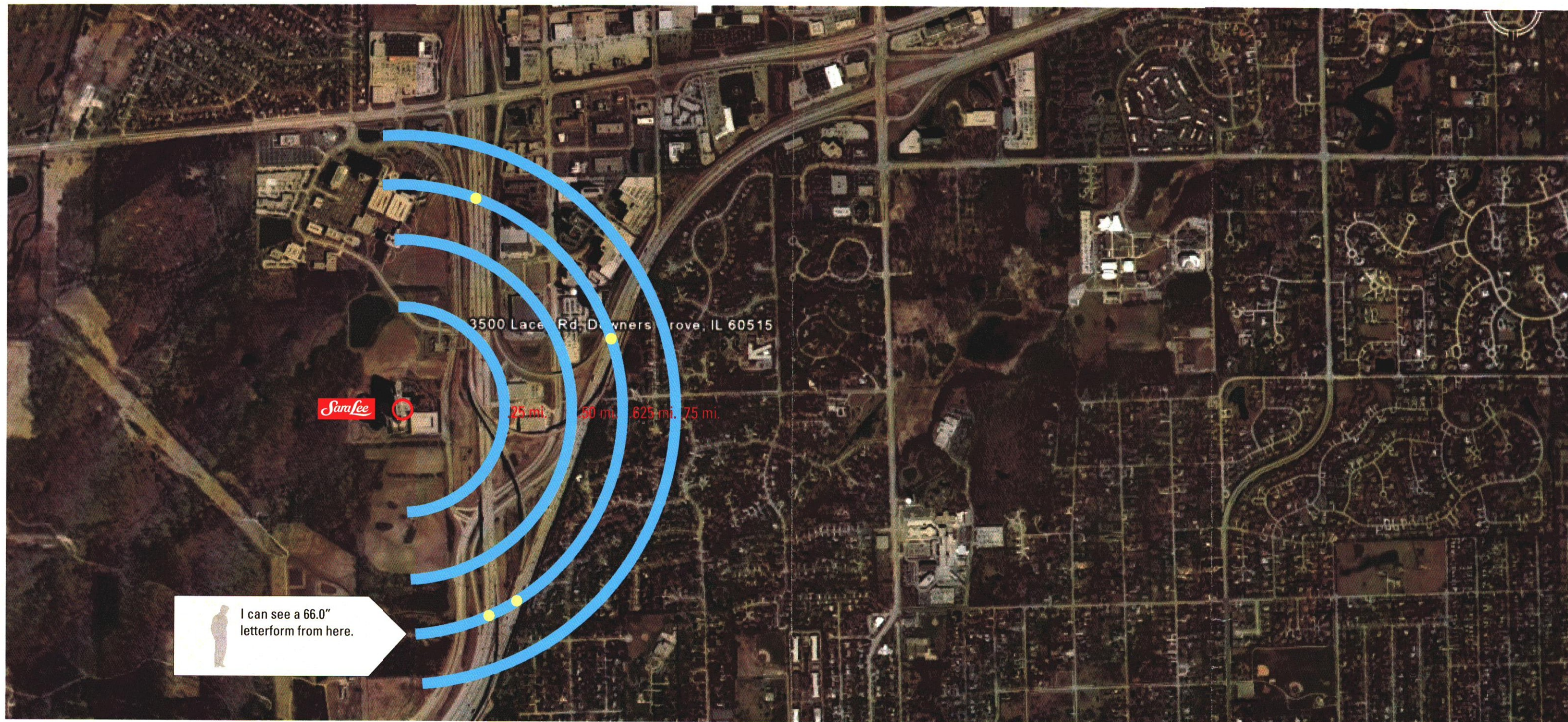
Sara Lee

PAGE

4

DRAWN BY CW

DATE 1.03.07 1.14.07 1.28.07 2.25.07



Referencing research done by Forbes and Holmes in 1939 where they found a person with 20/20 vision is able to decipher a 1.0" letterform from 50' away.

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Exterior Logo visibility study

JOB	Sara Lee			PAGE	6
DRAWN BY	CW				
DATE	1.03.07	1.14.07	1.28.07	2.25.07	

Proposed Exterior Sign
765 Square Feet



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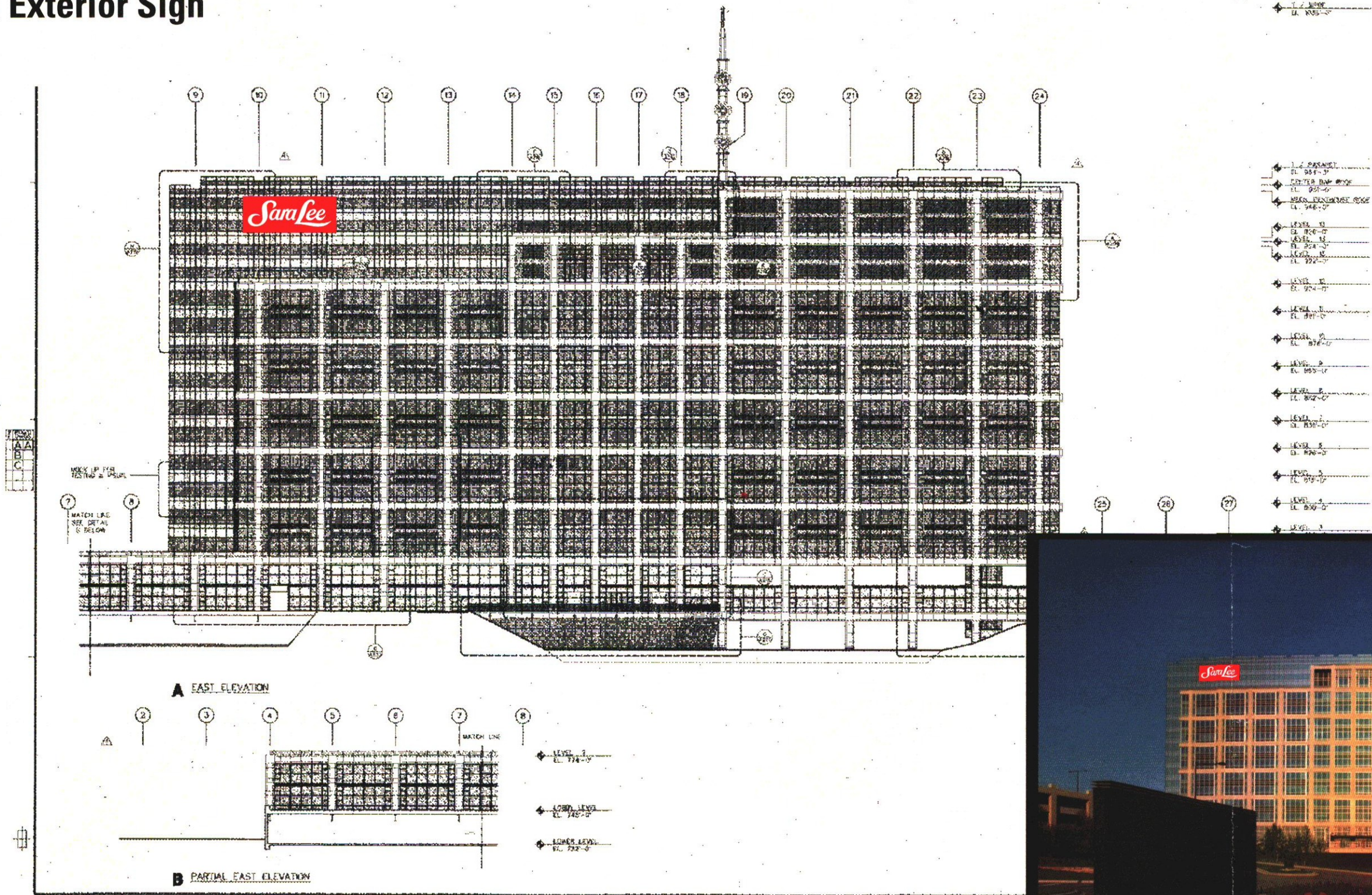
Proposed Exterior lit Logo Elevation

SCALE: Drawing in scale noted when printed on 11x17 inch page.

JOB	Sara Lee			PAGE	9
DRAWN BY	CW				
DATE	1.03.07	1.14.07	1.28.07	2.25.07	

Proposed Exterior Sign

765 Square Feet



HAMILTON PARTNERS, INC.
8000 Southside Road
Oakbrook Terrace, Illinois 60181
Developer

PEPPER CONSTRUCTION COMPANY
411 E. Maple Street
Bloomington, Illinois 61701
Construction Consultant



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Proposed Exterior Elevation with lit Logo

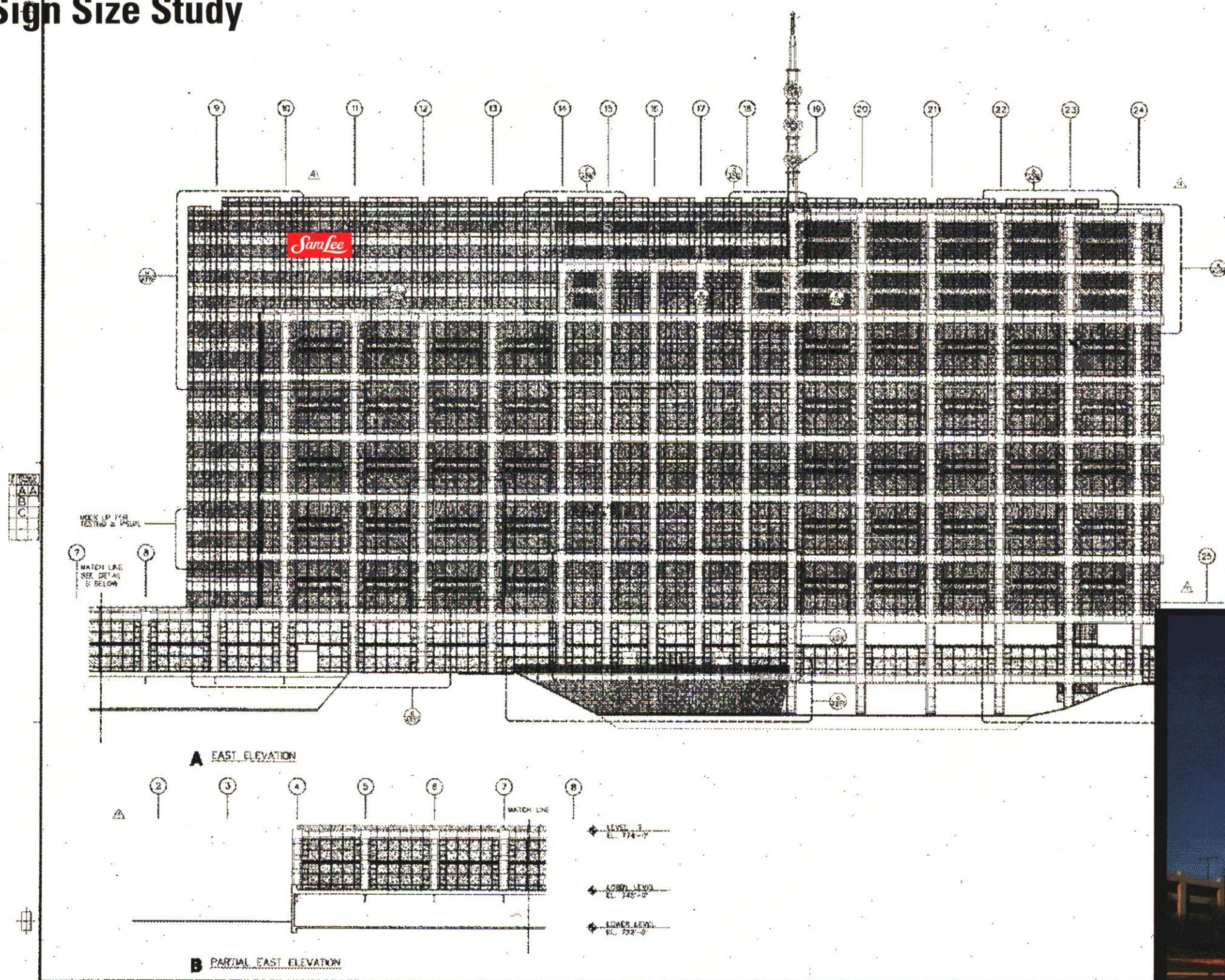
JOB	Sara Lee	PAGE	10
DRAWN BY	CW		
DATE	1.03.07	1.14.07	1.28.07 2.25.07

Exterior Sign Size Study

300 Square Feet
(300 SQ. FT. Maximum Requirements by city of Downers Grove)



Exterior Sign Size Study
300 Square Feet

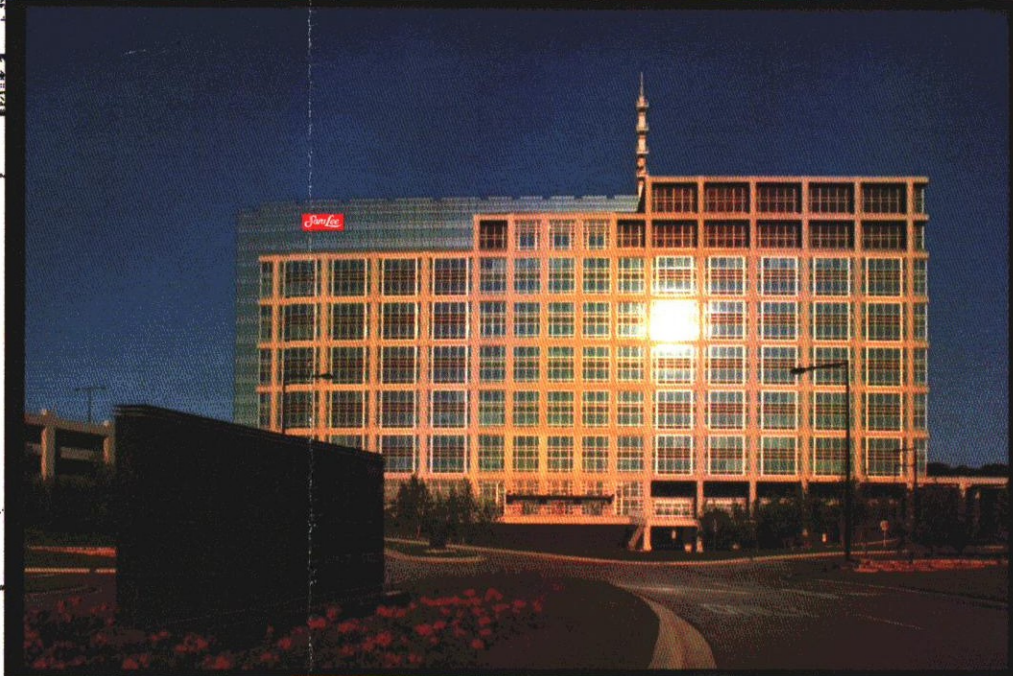


SOM
Chicago Illinois

HAMILTON PARTNERS, INC.
300 North Dearborn Street
Chicago, Illinois 60610
Developer

PETER CONSTRUCTION COMPANY
415 E. North Street
Chicago, Illinois 60610
Construction Consultant

LEVEL 1	EL. 854'-0"
LEVEL 2	EL. 854'-0"
LEVEL 3	EL. 854'-0"
LEVEL 4	EL. 854'-0"
LEVEL 5	EL. 854'-0"
LEVEL 6	EL. 854'-0"
LEVEL 7	EL. 854'-0"
LEVEL 8	EL. 854'-0"
LEVEL 9	EL. 854'-0"
LEVEL 10	EL. 854'-0"
LEVEL 11	EL. 854'-0"
LEVEL 12	EL. 854'-0"
LEVEL 13	EL. 854'-0"
LEVEL 14	EL. 854'-0"
LEVEL 15	EL. 854'-0"
LEVEL 16	EL. 854'-0"
LEVEL 17	EL. 854'-0"
LEVEL 18	EL. 854'-0"
LEVEL 19	EL. 854'-0"
LEVEL 20	EL. 854'-0"
LEVEL 21	EL. 854'-0"
LEVEL 22	EL. 854'-0"
LEVEL 23	EL. 854'-0"
LEVEL 24	EL. 854'-0"



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Allowed Exterior Signage at 300 Square Feet on building elevation

JOB	Sara Lee	PAGE	8
DRAWN BY	CW		
DATE	1.03.07	1.14.07	1.28.07 2.25.07

Exterior Sign Size Study

97 Square Feet
(under the 100 SQ. FT. Requirements by city of DG)



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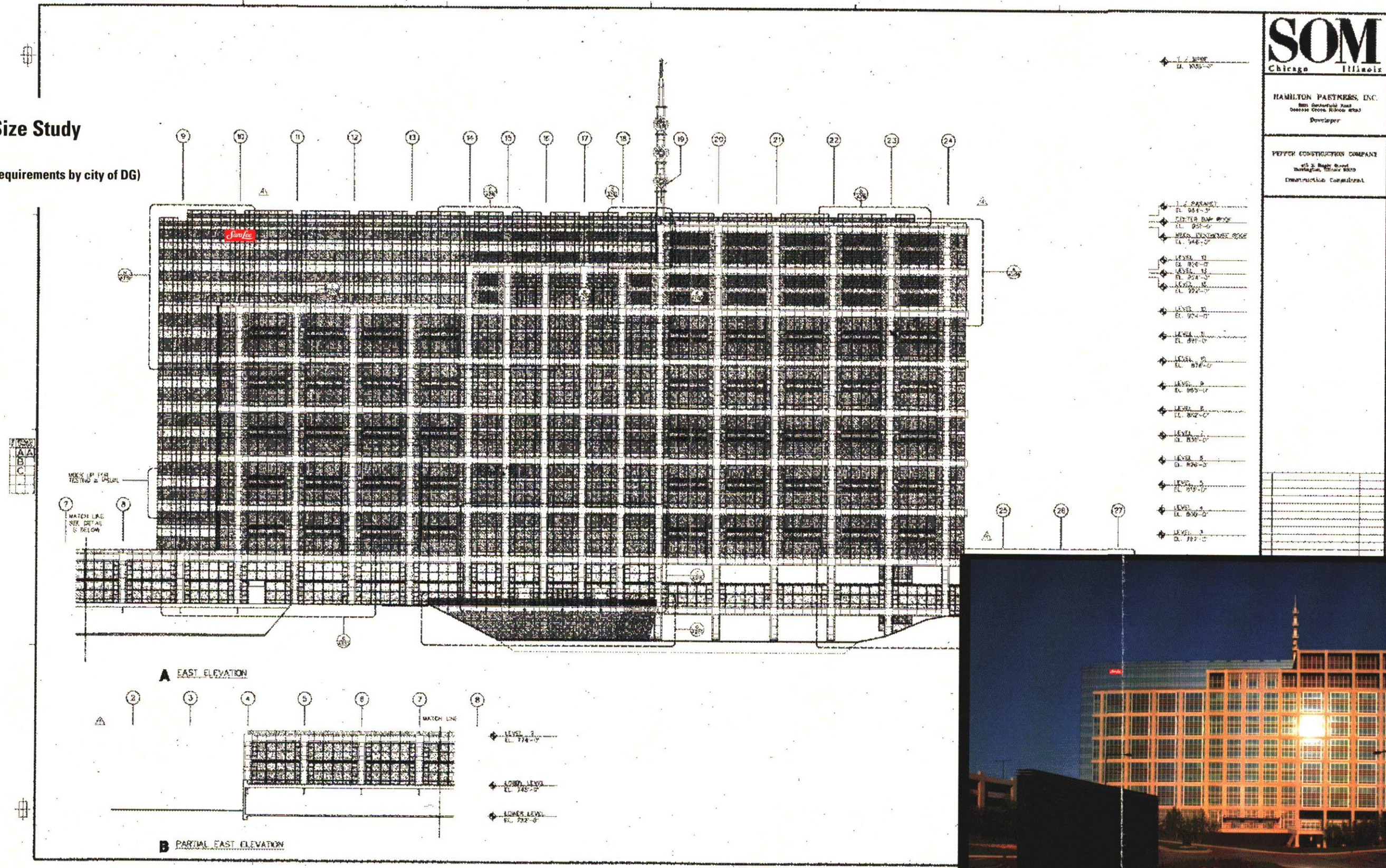
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847.424.1010 v 847.424.1011 f

Allowed Exterior Signage at 97 Square Feet

JOB		Sara Lee		PAGE	11
DRAWN BY		CW			
DATE	1.03.07	1.14.07	1.28.07	2.25.07	

Exterior Sign Size Study
97 Square Feet
 (under the 100 SQ. FT. Requirements by city of DG)



SOM
 Chicago Illinois

HAMILTON PARTNERS, INC.
 800 Commonwealth Road
 Oakbrook Terrace, Illinois 60181
 Developer

PERCH CONSTRUCTION COMPANY
 415 E. Maple Street
 Washington, Illinois 60090
 Construction Consultant



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Allowed Exterior Signage at 97 Square Feet

FILE NO. PC 22-07; Master Sign Plan Amendment – PD #31 Esplanade; A petition seeking 1) an Amendment to Planned Development #31-Esplanade for a master signage plan; and 2) a variation from Chapter 28, Zoning Ordinance, Article XV, Signs for property located on the West side of Finley Road, approximately 550 feet South of Woodcreek Drive, commonly known as 3500 Lacey Road, Downers Grove, IL (PIN 06-31-300-007); Forcade Associates, Petitioner; Hamilton Partners, Inc., Owner

Village Planner, Mr. Latinovic, explained the 19-acre site is located on the west side of the I-355 Tollway right of way and is surrounded by vacant land on the west and south sides. The existing building is home to the Sara Lee headquarters. The existing 13-story building is zoned Office Research and Manufacturing district and sits 500 feet from the Lacey Road right-of-way. The petitioner is seeking an amendment to Planned Development #31 – Esplanade to adopt a master sign plan to address wall signage for the larger buildings throughout the development and to install a 765 square foot Sara Lee wall sign on the east side of the building. Because the proposed wall sign is larger than permitted, the petitioner is requesting a sign variance from the Zoning Ordinance.

Per the Article XV Signs of the Zoning Ordinance, buildings setback greater than three hundred feet from the roadway are allowed a total allowable sign surface area of two square feet per one linear foot of tenant frontage per tenant not to exceed a maximum 300 square feet of total sign surface area. Additionally, buildings four or more stories in height are allowed one wall sign per side, not to exceed three sides and such signs shall not exceed 100 square feet per sign. Such wall signs do not count toward maximum allowable sign surface area. There is one existing monument sign on the site.

The petitioner is proposing a 765 square foot wall sign with 66” inch letters to target the traffic on the I-88 and I-355 Tollways to improve presence of the company. The proposed sign is larger (by 166%) than the village’s requirements and the petitioner is proposing an amendment to the Planned Development - Esplanade - to adopt a master sign plan for the entire development. The master sign plan would include the following addition to Planned Development 31 – Esplanade:

All high rise buildings 90 feet or taller shall comply with the following:

1. No more than one sign is allowed on any side of a building.
2. Signs may not be roof mounted.
3. No projecting signs, positioned perpendicular to any face of a high rise building are allowed.
4. High rise building rising 90 feet to 149 feet above grade have a maximum square foot area of 2 x building wall width at mounted sign height.
5. High rise building rising 150 feet to 199 feet above grade have a maximum square foot area of 3 x building wall width at mounted sign height.
6. High rise building rising 200 feet to 299 feet above grade have a maximum square foot area of 4 x building wall width at mounted sign height.

Details followed on what signage would be allowed for the site and what the petitioner was proposing in his master sign plan which was more than what is being proposed for building at 3500 Lacey Road. Staff believed a master signage plan was necessary to meet the petitioner's needs as well as future needs of the planned development while meeting the village's expectations and development's needs. However, staff believed the master sign plan, as proposed by the petitioner, should not permit signs larger than what was currently being proposed. Staff believed the maximum size of a wall sign permitted should not exceed 800 square feet, which was still in line with the proposal for 3500 Lacey Road.

Staff recommended modifying the master plan sign ordinance proposed by the petitioner by combining the village's existing sign ordinance with the amendment being proposed by the petitioner. Mr. Latinovic reviewed staff's new sign ordinance recommendations on page 7 of his report.

To date, no comments were received from neighboring properties. The proposed plan, as revised by staff was compatible with the surrounding property uses and was consistent with the village's original goals when the sign ordinance was implemented. Staff recommended approval of the proposed master sign plan as modified by staff.

Questions followed on whether the development on Highland Parkway with its tall buildings was considered, wherein Mr. Latinovic explained other comparable municipal sign ordinances were researched, such as the Village of Schaumburg, which allowed two wall signs -- 10% of the building wall area or 200 square feet, whichever was less on one side. For the Village of Naperville, their ordinance allowed 1.5 x 1 foot of frontage up to 300 square feet. Oak Brook Terrace allowed 300 square feet or 25% of wall to which it was applied. As for the rationale for the 800 square feet, staff explained the petitioner arrived at the 765 square feet figure in order for vehicles to be able to read the sign. In addition, staff pointed out that if the 800 square foot signage was ever removed in the future due to a new tenant, the new tenant could install a sign 1500 square feet in size. Rather than have such large signage, staff believed it was necessary to cap off the signage square footage to 800 square feet.

As to having two larger tenants, staff did consider signage for two large tenants and a provision existed in the proposed ordinance to address that. Dialog followed on other high-rise buildings in the area and sign comparisons. Mrs. Hamernik asked that the commissioners keep in mind the large signs for Fry Electronics and XSport Fitness and how those signs compared to the Esplanade development, which was an entirely different and unique development. Mr. Matejczyk concurred and preferred to see signage for such developments on a one-by-one basis.

Mr. Mark Levine, 2852 W. Greenleaf, Chicago, principal for Forcade & Associates, stated he was hired by Sara Lee in conjunction with Hamilton Partners to design Sara Lee's sign in order to state a presence. He agreed the building was unique, pointing out the setback of the building was 500 feet from the roadway. Therefore, a larger sign was

necessary and appropriate. Mr. Levine was fine with staff's recommendations to modify the proposed master sign plan.

Per Mrs. Rabatah's question, the sign would be installed flat to the building. Mr. Webster saw a potential for conflict whereby the proposed signage may work for this particular tenant but not for future tenants. He was concerned about the size of the sign. Mr. Levine reiterated the importance of scale when dealing with such a large setback. He believed the 800 square feet was appropriate and was legible.

Mrs. Rabatah asked about those buildings over 200 feet and the rationale for proposing four times the building width, wherein Mr. Levine explained that not only was width important but the height was important. He reminded the commission that only one side would be allowed on any one building. Lastly, he reiterated that his intent was to come up with a master plan that was not specific and undefined and to be made into a guideline.

Chairman Jirik opened up the meeting to public participation. No questions followed. Chairman Jirik closed public participation. Mr. Levine provided no final closing statement.

Mr. Matejczyk conveyed that in addressing the sign ordinance, particularly with the larger signs, three issues had to be considered: the distance from the back of the road, the size of the building, and the dimensions of the sign itself. He believed each proposal was unique and to arrive with a set of rules to apply in all areas was difficult. He believed it was appropriate for a petitioner with a unique situation to come before the Plan Commission to seek assistance. He agreed the matter was difficult. The chairman concurred.

Chairman Jirik believed staff's approach was reasonable and if such unique proposals came before the commission he would prefer to address them individually. Mrs. Hamernik appreciated staff's research in the staff report providing what the current code was, what the petitioner was requesting, and what staff was proposing. Overall, positive comments followed.

WITH RESPECT TO FILE NO. PC 22-07, MR. MATEJCZYK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE MASTER SIGN PLAN AMENDMENT TO PLANNED DEVELOPMENT 31 - ESPLANADE, USING STAFF'S RECOMMENDED CALCULATIONS AS FOLLOWS:

1. WALL SIGNS:

- a) EACH BUSINESS OR PROPERTY OWNER IS ALLOWED TO DISPLAY ONE WALL SIGN PER TENANT FRONTAGE ALONG A PUBLIC ROADWAY OR DRIVABLE RIGHT-OF-WAY.**

- b) IF THE STRUCTURAL SUPPORT OF A WALL SIGN IS VISIBLE, IT SHALL MATCH THE COLOR OF THE EXTERIOR OF THE BUILDING.
- c) SIGNS MAY NOT BE ROOF MOUNTED.
- d) NO PROJECTING SIGNS POSITIONED PERPENDICULAR TO ANY FACE OF A HIGH RISE BUILDING ARE ALLOWED.
- e) HIGH RISE BUILDINGS LESS THAN 150 FEET TALL SHALL HAVE A MAXIMUM WALL SIGN SURFACE AREA OF 300 SQUARE FEET.
- f) HIGH RISE BUILDINGS RISING BETWEEN 150 FEET AND 200 FEET TALL SHALL HAVE A MAXIMUM WALL SIGN SURFACE AREA OF 1.5 X BUILDING WALL WIDTH AT MOUNTED SIGN HEIGHT, OR 800 SQUARE FEET WHICHEVER IS LESS.
- g) HIGH RISE BUILDINGS RISING OVER 200 FEET TALL SHALL HAVE A MAXIMUM WALL SIGN SURFACE AREA OF 2 X BUILDING WALL WIDTH AT MOUNTED SIGN HEIGHT, OR 800 SQUARE FEET WHICHEVER IS LESS.
- h) BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT SHALL BE ALLOWED ONE ADDITIONAL (1) WALL SIGN PER SIDE, NOT TO EXCEED THREE (3) SIDES, AND SUCH SIGNS SHALL NOT EXCEED ONE HUNDRED (100) SQUARE FEET PER SIGN. SUCH WALL SIGNS SHALL NOT BE COUNTED TOWARD MAXIMUM ALLOWABLE SIGN SURFACE AREA.
- i) IN NO CASE SHALL ONE (1) BUILDING SIDE CONTAIN MORE THAN TWO (2) WALL SIGNS.
- j) WALL SIGNAGE SHALL NOT BE COUNTED TOWARD MAXIMUM ALLOWABLE SIGN SURFACE AREA ON THE PROPERTY.

2. ALL GROUND SIGNS SHALL COMPLY WITH CURRENT SIGN ORDINANCE.

For the record, Chairman Jirik stated the commission did address the important points in the Findings of Fact relative to this matter.

SECONDED BY MR. QUIRK

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0.