

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JULY 7, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Amendment to Planned Development #19 with a Variation for a Temporary Sign	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared amending Planned Development #19 (Good Samaritan Hospital) with a variation for a temporary sign.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Vibrant Major Corridors*. Supporting these goals are the objectives *Attract Non-Residents to Downers Grove*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the June 23, 2009 workshop. During the workshop, the Village Council asked if additional language could be added to the ordinance which would limit the content which could be displayed on the temporary signage. Per Council request, the content of the temporary signage should be limited to any recognition received by Good Samaritan Hospital. Staff has worked cooperatively with Good Samaritan Hospital to draft the following language: "Temporary banner content shall be limited to highlighting recognition received by the hospital."

Staff recommends approval on the July 7, 2009 active agenda.

BACKGROUND

Good Samaritan Hospital is requesting an amendment to Planned Development #19 with a variation for temporary signage. The hospital is at the northeast corner of Highland Avenue and 39th Street and property is surrounding by a medical office to the west, an elementary school and day care facility to the south, Lyman Woods to the north and single family residences to the east. Good Samaritan Hospital is requesting approval to install a 24-foot wide by 50-foot long banner (1,200 square feet). The banner would be installed on the west wall of Tower 1, facing Highland Avenue.

Good Samaritan Hospital was recently awarded the distinction of being one of the nation's 100 Top Hospitals. They are requesting larger banners to promote the hospital's accomplishments. The banners will be installed periodically. Staff is recommending permitting Good Samaritan to have up to 180 days for these banners per year. The petitioner indicated there would be no lighting for the banner at this time; however, staff is recommending limiting future lighting (if any). If lighting is proposed, it will be required to be turned off by 10:00 pm. No other changes proposed are proposed for the site at this time.

The Sign Ordinance requirements and request are outlined in the table below:

	Permitted	Proposed/Existing
Temporary Sign Size	32 sq. ft.	1,200 sq. ft.
Time Period	8 weeks	180 days per year

The request is in front of the Village Council as an amendment to Good Samaritan's Planned Development because the proposed banner size and time frame deviate from the Village's temporary sign regulations. The Village's Sign Ordinance permits properties to display temporary banners up to 32 square feet in total size for up to eight weeks in any calendar year. Through the Planned Development process, the Village and petitioner are able to recognize the uniqueness of the property as part of an overall development plan. Planned Developments are generally applied to large developments with multiple uses and buildings. These developments often would not be permitted by the Zoning Ordinance but for the Planned Development process.

The Plan Commission considered the petition at their June 1, 2009 meeting. Generally, the Commission agreed with staff that the property was unique for the following reasons:

1. Although the hospital has significant frontage on Highland Avenue, the scale of the campus and the buildings lend themselves to larger signs. The additional temporary signage would help the applicant promote their awards.
2. The wall where the sign would be located is set back approximately 236 feet from the west property line (along Highland Avenue). The proposed sign would cover approximately 45% of the wall.
3. The size of the hospital campus is unique. There are only four developments in the Village, including Good Samaritan, that have a similar scale and size.
4. The nearest residential properties are 530 feet to the west of the hospital wall. Those properties are screened by landscaping in the parking lot of the medical offices at 3800 Highland Avenue. Staff is recommending limiting illumination for the banner to mitigate any nuisance lighting for the residential properties.

Based on these factors, the Plan Commission found that the proposed amendment to the Good Samaritan Planned Development with a variation for temporary signage complies with the standards set forth in Section 28.1607 of the Zoning Ordinance. As such, the Plan Commission recommended that increasing the amount of temporary signage for the property, subject to the conditions in the attached Ordinance.

The Commission recommended approval of the request with a vote of 6-2. The dissenting votes indicated their concern about the appearance of the large banner in relation to the overall Main Street/Highland Avenue corridor. The dissenting Commissioners also noted concerns about the precedent that may be set by permitting the banner. Staff concurs with the Plan Commission recommendation for approval.

ATTACHMENT
Ordinance

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** July 7, 2009
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 14-09
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt “AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #19, FOR A TEMPORARY SIGN VARIATION AT GOOD SAMARITAN HOSPITAL”, as presented.

SUMMARY OF ITEM:

At their meeting of June 1, 2009 the Plan Commission recommended approving a planned development amendment to Planned Development #19 for a temporary sign variation at Good Samaritan Hospital.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #19,
FOR A TEMPORARY SIGN VARIATION AT GOOD SAMARITAN HOSPITAL**

WHEREAS, the Village Council has previously adopted Ordinance No. 2241 on September 11, 1978, designating the property described therein as Planned Development #19; and,

WHEREAS, the Village Council has, from time to time, approved various amendments to Planned Development #19; 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 #19 to approve a variation for temporary signs at Good Samaritan Hospital located at 3815 Highland Avenue; 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 1, 2009, 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 the property is hereby legally described as follows:

Parcel 1:

Lot A of Evangelical Hospital Association Assessment Plat No. 2 of part of the Southwest Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded November 23, 1977 as Document No. R77-108464 in DuPage County, Illinois, excepting therefrom that part recorded as Lot 1 of Village of Downers Grove Water Utility Assessment Plat according to the Plat thereof recorded March 1, 1989 as Document No. R89-022988, in DuPage County, Illinois; and

Parcel 2:

That part of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, being a part of Tract One in Lyman Woods an Owners Assessment Plat recorded February 19, 1937 as Document 377346 described as follows: Beginning at the Southwest corner of Tract One of said Lyman Woods, being a point where the West line of Tract One of said Lyman Woods intersects the South line of said Section 32; thence northerly along the westerly line of Tract One of said Lyman Woods, 1349.7 feet to a point of intersection with the southerly line extended westerly of Rose Plat of Survey recorded as Document 653255; thence

easterly, 25.27 feet along said extended line to a point on a line 25 feet east of and parallel with the West line of said Tract One; thence southerly along said parallel line, 1349.7 feet to a point on the South line of said Section 32; thence westerly along said South line, 25.27 feet to the point of beginning, excepting therefrom the South 33 feet, measured at right angles to the South line of said Section 32, according to the Dedication of Right of Way recorded July 17, 1962 as Document No. R62-23515, in DuPage County, Illinois; and

Parcel 3:

The North 630 feet of the South 1330 feet, as measured along the East line, of Tract One of Lyman Woods an Owners Assessment Plat recorded February 19, 1937 as Document 377346, excepting therefrom the West 25 feet as measured at right angles to the West line of said Tract One, in DuPage County, Illinois; and

Parcel 4:

That part of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 32; thence northerly along the West line of the East Half of the Northwest Quarter of said Section 32, 296 feet; thence East along a line parallel with the South line of the Northwest Quarter of said Section 32, 1197.53 feet; thence South along a line parallel with the West line of the East Half of the Northwest Quarter of said Section 32, 296 feet to a point on the South line of the Northwest Quarter of said Section 32; thence West along the South line of the Northwest Quarter of said Section 32, 1197.53 feet to the point of beginning, excepting therefrom the West 50.00 feet, measured at right angles to the West line thereof, in DuPage County, Illinois; and

Parcel 5:

That part of the East Half of the Southwest Quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian described as follows:

Beginning at a point on the West line of the East Half of the Southwest Quarter of said Section 32, a distance of 885.95 feet North (measured on said West line) of the Southwest corner of said East Half; thence East on a line which forms an interior angle OF 89 degrees 07 feet with said West line for a distance of 350 feet; thence North parallel with said West line, 250 feet; thence West parallel with the first described course, 350 feet to said West line; thence South on said West line 250 feet, to the point of beginning, except that part thereof dedicated for public highway by Dedication Deed recorded July 14, 1933 as Document No. 337791, in DuPage County, Illinois; and

Parcel 6:

The South 700 feet, measured on the East line (except the West 25.00 feet thereof measured on the South line) of Tract One of Lyman Woods, an Owners Assessment Plat of part of the South Half of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 19, 1937 as Document No. 377346, excepting therefrom the South 33.00 feet thereof as measured at right angles to the South line, conveyed to the County of DuPage in Instrument recorded July 17, 1962 as Document No. R62-23515, in DuPage County, Illinois.

Commonly known as the Advocate Good Samaritan Hospital Campus, 3815 Highland Avenue, Downers Grove, IL (PIN Nos. 06-32-107-002; 06-32-306-003, -008, -009, -014, -020, -022, -025, -026, -027, -030, and -031).

SECTION 3. That a Planned Development Amendment is hereby authorized to approve a temporary sign variation for Good Samaritan Hospital located at 3815 Highland Avenue.

SECTION 4. That approval set forth in Section 3 of this ordinance is subject to the following conditions:

1. Temporary banner signs for 3815 Highland Avenue shall conform to the following standards:
 - a. Only one (1) temporary banner sign shall be permitted at any given time.
 - b. Temporary banner signs may contain up to 1,200 square feet of surface area.

- c. Temporary banner signs shall be affixed to the west wall of Tower 1.
 - d. Temporary banners shall not be illuminated after 10 p.m.
 - e. The total number of days for display of the temporary banner signs shall be limited to 180 per calendar year.
 - f. Good Samaritan Hospital shall notify the Director of Community Development at least ten (10) days prior to installing a banner.
 - g. Temporary banner signs shall be removed no later than twenty-four (24) hours after the conclusion of the display period.
2. All other signs shall comply with the provisions of the Zoning Ordinance.

SECTION 5. The above conditions are hereby made part of the terms under which the Planned Development Amendment is granted. Any violations of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Plan Development Amendment granted herein.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. 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