

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 12, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Planned Development Amendment – Advocate Good Samaritan Hospital 3815 Highland Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared amending Planned Development #19 (Good Samaritan Hospital) to permit a third monument sign on the property.

STRATEGIC PLAN ALIGNMENT

The Goals 2011 - 2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the June 19, 2012 Active Agenda.

BACKGROUND

Good Samaritan Hospital is requesting an amendment to Planned Development #19 to permit a third monument sign on the property. The request is for a 10-foot tall, four-sided monument sign at the corner of Highland Avenue and 39th Street. The monument sign would be used as a directional sign to guide patients to the emergency room and other hospital destinations via the most direct route. At this time, no other changes to the campus are proposed.

Good Samaritan Hospital is currently undertaking a comprehensive update of their campus signage. The improvements include new building identification signs and directional signs within their campus as well as new entry monument signs at their entrances along Highland Avenue and 39th Street. The hospital believes the proposed corner sign is necessary to guide patients to the emergency room via the most direct route.

The request is an amendment to Good Samaritan’s Planned Development because the proposed third monument sign is not consistent with the Village’s Sign Ordinance, which permits properties with multiple street frontages to install two monument signs. Planned Developments are generally applied to large, unique developments with multiple uses and buildings which would not otherwise be permitted by the Zoning Ordinance.

The Comprehensive Plan recommends the Village support the operation, improvement and modernization of Good Samaritan Hospital. The proposed monument sign will assist in supporting the operation of the hospital and the safe movement of vehicles on the adjacent public streets. The only deviation from the Zoning Ordinance is the request for a third monument sign where two monument signs are allowed. The proposed sign conforms to all other sign requirements. The hospital will be required to ensure the proposed sign and foundation does not impact a nearby storm sewer.

The Plan Commission considered the petition at their May 7, 2012 meeting. The Commission noted the request was unique for the following reasons:

1. The size of the hospital campus, diversity of uses and users and the mix of building make it necessary to provide directional signage. Commissioners noted the difficulty of finding a destination within the campus without directional signage.
2. The ability to find the emergency room during an emergency is of the utmost importance when time is of the essence. Commissioners stated their belief that the proposed sign would help promote life safety by assisting individuals in finding the most direct path to the emergency room.

The Plan Commission found the proposal met the standards of approval for a Final Planned Development Amendment per Section 28.1607 of the Zoning Ordinance. The Plan Commission unanimously recommended approval of the Planned Development Amendment to permit a third sign on the property. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated May 7, 2012

Draft Minutes of the Plan Commission Hearing dated May 7, 2012

Forest Preserve letter

Image of sign illuminated at night

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #19,
TO PERMIT A THIRD MONUMENT SIGN 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 third monument sign 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 May 7, 2012, 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, -030, and -031).

SECTION 3. That a Planned Development Amendment is hereby authorized to approve a third monument sign at 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. The Final Planned Development Amendment shall substantially conform to the staff report dated May 7, 2012 and with sign drawings as prepared by Poblocki Sign Company dated February 6, 2012 except such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of a permit, the petitioner shall provide the Village with a site plan that accurately identifies both the location of the existing storm sewer and the proposed monument sign. The plan shall clearly identify that the monument sign and its foundation will be located in such a manner so that the sign does not negatively impact the existing storm sewer while meeting all Sign and Zoning Ordinance requirements.

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 Planned Development Amendment granted herein.

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

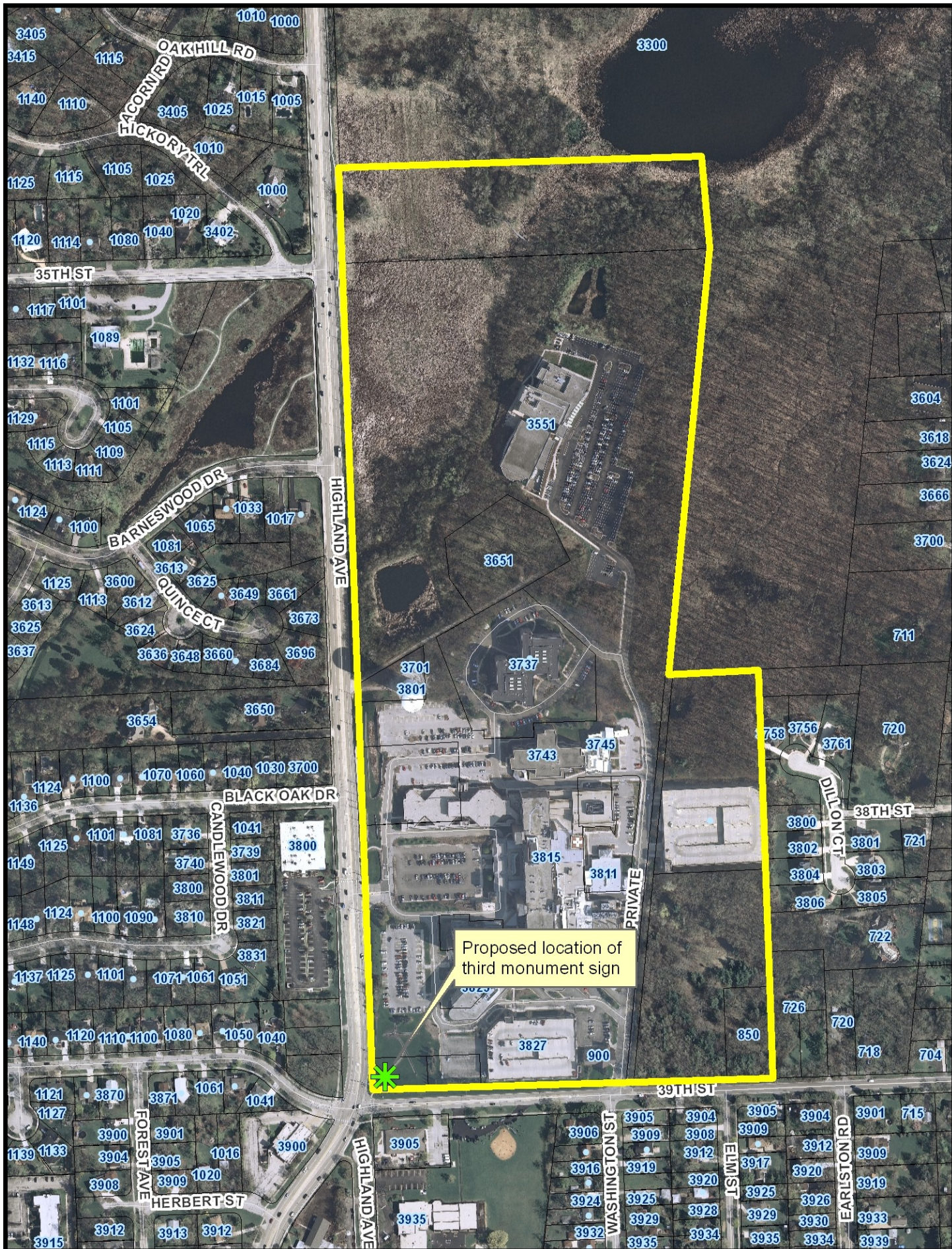
SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

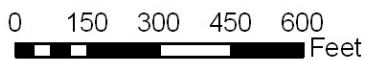
Passed:

Published:

Attest: _____
Village Clerk



Proposed location of
third monument sign



3815 Highland Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 7, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-16-12 3815 Highland Avenue Advocate Good Samaritan Hospital	Planned Development Amendment for monument signs at Advocate Good Samaritan Hospital (PD #19)	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a Final Planned Development Amendment to permit a third monument sign at Good Samaritan Hospital where two monument signs are permitted by the Sign Ordinance.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Advocate Good Samaritan Hospital
3815 Highland Avenue
Downers Grove, IL 60515

APPLICANT: Laura Neiberg
Advocate Good Samaritan Hospital
3815 Highland Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4, Single Family Residence
EXISTING LAND USE: Institutional - Hospital
PROPERTY SIZE: Approx. 75.5 acres
PINS: 06-32-107-002; 06-32-306-003, -008, -009, -014, -020, -022, -025, -030, -031, and -035

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1 Single Family Residential	Parks & Open Space
SOUTH:	R-4 Single Family Residential	Low-Intensity Office, Institutional & Single Family Residential
EAST:	R-1 & R-2 Single Family Residential	Parks & Open Space and Single Family Residential
WEST:	R-1 R-2 & R-3 Single Family Residential	Parks & Open Space, Low- Intensity Office & Single Family Residential

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Sign Drawings

PROJECT DESCRIPTION

Good Samaritan Hospital, located at the northeast corner of Highland Avenue and 39th Street, is requesting approval of a 10-foot tall, four-sided monument sign to be located at the corner of Highland Avenue and 39th Street. The property is zoned R-4, Single Family Residence District and is Planned Development #19. The campus contains approximately 75.5 acres.

Good Samaritan Hospital is currently undertaking a comprehensive redesign of their building and directional signage. The new signage is located throughout the hospital campus in an effort to assist patients and visitors in locating their destinations. As part of the redesign, the hospital has installed new monument signs at both their entrances on Highland Avenue and 39th Street. The redesign includes a proposed third monument sign at the corner of Highland Avenue and 39th Street. The hospital believes the proposed corner sign is necessary to guide patients to the emergency room and other hospital destinations via the most direct path.

The request is in front of the Plan Commission as an amendment to the Good Samaritan Planned Development because the proposed third monument sign deviates from the Village's Sign Ordinance regulations which permit two monument signs on a corner lot. Planned Developments act like zoning ordinances specific to a particular development. Typically, large-scale developments with a mix of buildings serving diverse uses and users do not fit neatly within a community's standard zoning districts. Good Samaritan Hospital is such a development. Through the Planned Development process, the Village and Good Samaritan are able to recognize the uniqueness of the property as part of an overall development plan. The unique characteristics of this planned development are the size of the campus and the diversity of buildings, uses and users.

There are no other proposed changes to the Planned Development at this time.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Institutional/Public. This designation includes government facilities, community service providers and healthcare providers. The Comprehensive Plan recommends that the Village continue supporting the operation, improvement and modernization of Good Samaritan Hospital.

The Good Samaritan Planned Development permits the Village and petitioner to recognize the uniqueness of the campus. Part of the distinctiveness is the necessity to provide clear direction for the many different users in finding their destination among the mix of buildings and uses throughout the large campus. The installation of the proposed monument sign will assist in guiding patients and guests to the most direct route to their destination. The monument sign will assist in supporting the orderly operation of the hospital and safe movement on adjacent public streets. Staff believes the proposed Planned Development Amendment for a third sign is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

Other than the proposed third monument sign, no changes are proposed for the hospital campus at this time. The site and use will continue to be in compliance with the standards for the R-4 zoning district and the terms of the Good Samaritan Planned Development.

The requested monument sign requires a deviation from the permanent sign regulation in Section 28.1502.01(A)(5). The Sign Ordinance allows properties with more than one street frontage to have two monument signs. While a deviation is required to allow the sign, the requested sign meets the size, height, location and landscape requirements of the Zoning Ordinance. Staff believes the unique size, scale and use of the hospital campus warrants the addition of a third monument sign.

ENGINEERING/PUBLIC IMPROVEMENTS

There is an existing storm sewer located in the vicinity of the proposed sign location. The exact location of the monument sign will have to be confirmed during permitting and installation to ensure that the sign and its foundation do not impact the existing storm sewer.

PUBLIC SAFETY REQUIREMENTS

The campus will not be modified as part of this request. The Fire Department reviewed the proposed sign plan and had no comments.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. At this time, staff has not received any comments regarding this petition.

FINDINGS OF FACT

The petitioner has outlined the request in the attached narrative letter, site plan and sign drawings. The petitioner will further address the proposal and justification to support the requested Planned Development Amendment at the public hearing.

Planned Development approval requests require evaluation per Section 28.1607 of the Zoning Ordinance, *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.*

The existing planned development designation recognizes the unique characteristics of the hospital campus including the diversity of uses, users and buildings. The proposed sign will assist the various users navigate around the campus. The proposed Planned Development Amendment is consistent with the Comprehensive Plan to continue supporting the operation, improvement and modernization of the hospital. Further, as demonstrated below, the requests meet all standards of Section 28.1607. Staff believes this standard is met.

(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.*

The only deviation requested is the allowance of a third monument sign along the public right-of-way where only two monument signs are permitted. All other aspects of the proposed sign meet the requirements of the Sign Ordinance. The existing planned development allows the Village to consider the unique conditions when the request departs from the applicable zoning regulations. The unique features of this Planned Development are the size of the campus, the diversity of uses

and users and the mix of buildings. The existing monument sign at the Highland Avenue entrance is more than 550 feet from this intersection while the existing entry sign along 39th Street is over 725 feet away. The proposed monument sign will provide assistance to patients and visitors in finding their way to their destination quickly and efficiently. Staff believes the requested third sign is in the public interest and that this standard has been met.

- (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.***

There will be no negative impact to the provision of public services or vehicular traffic. The sign will not negatively impact the open space on the hospital campus or this particular corner. Staff believes this standard is met.

- (4) ***Conformity with the planning objectives of the Village.***

The Community Facilities recommendations within the Comprehensive Plan notes the Village should promote the continued operation, improvement and modernization of the hospital. Staff believes the proposed sign is necessary for the improvement and modernization of the hospital campus through easier and clearer directional signage. Staff believes this standard is met.

- (5) ***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.***

The proposed sign is desirable and will provide a service in the interest of public convenience. Patients and guests traveling in all directions at this location will be able to determine the most direct route to their destination. The new signage throughout the campus, including the proposed sign, will make travel adjacent to and within the campus easier. The proposed sign will also clearly delineate the fastest route to the emergency room. Staff believes this standard is met.

- (6) ***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.***

The proposed monument sign will not be detrimental to the health, safety, morals or general welfare of the surrounding neighborhood and community. The sign is setback sufficiently from the intersection and will provide a public service in assisting patients and visitors in determining the most direct route to the emergency room and other hospital destinations. Staff believes this standard has been met.

- (7) ***That the planned development is specifically listed as a special use in the district in which it is to be located.***

Planned Developments and hospitals are specifically listed as allowable Special Uses in the R-4 zoning district per Section 28.508 of the Zoning Ordinance. Staff believes this standard is met.

- (8) ***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.***

The proposed sign is located as such to be in harmony with the orderly development of the Good Samaritan campus. The scale of the campus and the amount of frontage along both Highland Avenue and 39th Street lends the hospital to having more than two monument signs along their frontage. The proposed third monument sign will guide patients and guests to the most direct route

to their destination. The sign is part of the hospital's ongoing sign modernization program that aims to assist patients and visitors in navigating around the hospital campus. The proposed sign meets all bulk requirements of the Sign Ordinance. Staff believes this standard is met.

- (9) ***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.***

The proposed sign will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The sign is located within a large green space and will not diminish the value of adjacent properties. Staff believes this standard is met.

- (10) ***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.***

The installation of a third monument sign on the 75.5 acre hospital complex will not impede the future development of the adjacent properties. Staff believes this standard is met.

- (11) ***That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.***

Based on the drawings provided, the proposed sign appears to be located near a storm sewer. If approved, the applicant will have to place the sign so that the sign and foundation do not negatively impact the existing storm sewer. No other utilities or necessary facilities will be impacted by the proposed sign. Staff believes this standard is met.

- (12) ***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.***

The installation of the proposed monument sign will not impact the existing parking areas. Staff believes this standard is met.

- (13) ***That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.***

The proposed monument sign complies with the underlying regulations of the R-4 zoning district and the Sign Ordinance. Staff believes this standard is met.

RECOMMENDATIONS

The proposed third monument sign at Good Samaritan Hospital is compatible with surrounding zoning and land use classifications and the Village's Comprehensive Plan. Based on the findings of fact listed above, staff recommends the Plan Commission forward a positive recommendation to the Village Council to permit a third monument sign on the subject property subject to the following conditions:

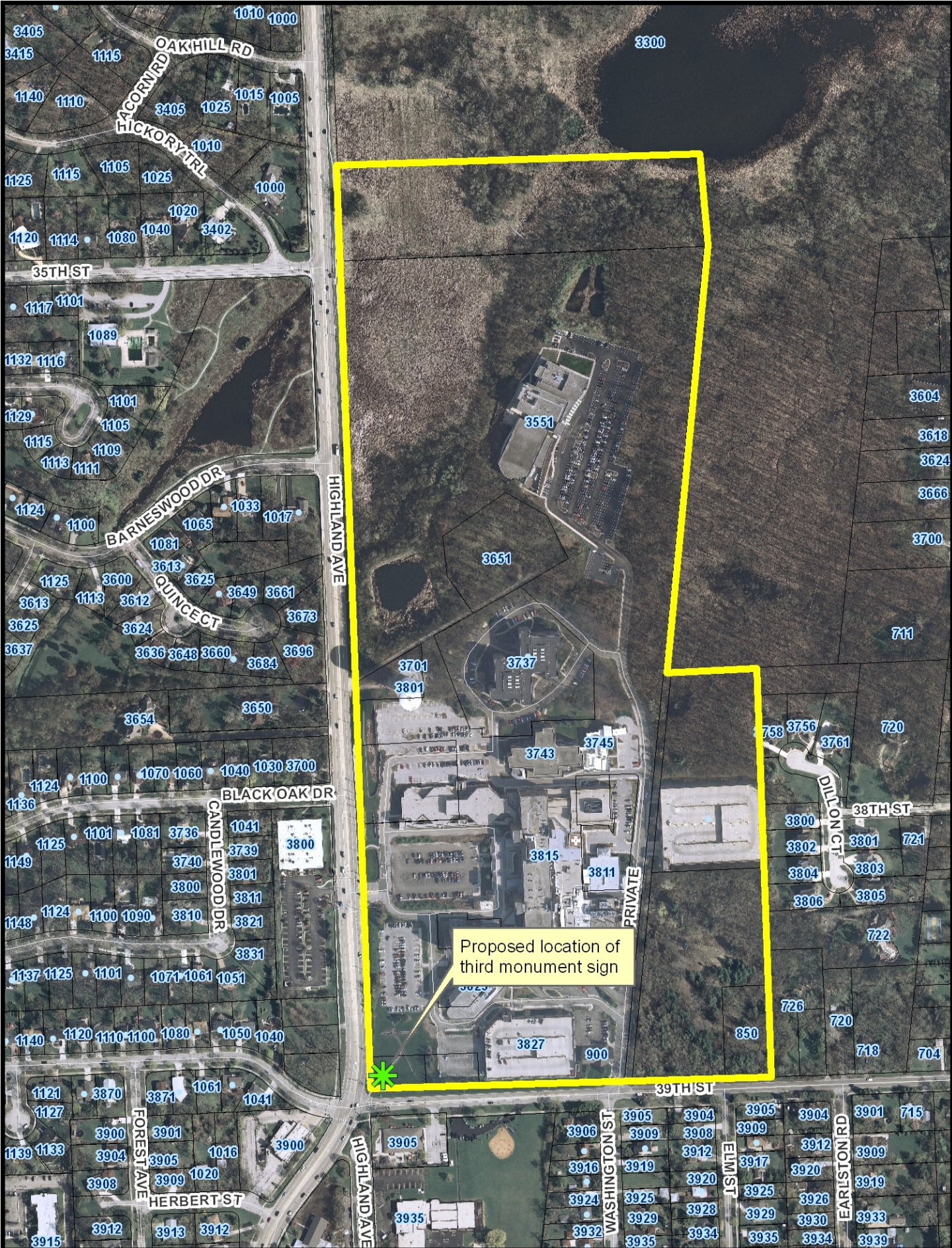
1. The Final Planned Development Amendment shall substantially conform to the staff report dated May 7, 2012 and with sign drawings as prepared by Poblocki Sign Company dated February 6, 2012 except such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the issuance of a permit, the petitioner shall provide the Village with a site plan that accurately identifies both the location of the existing storm sewer and the proposed monument sign. The plan shall clearly identify that the monument sign and its foundation will be located in such a manner so that the sign does not negatively impact the existing storm sewer while meeting all Sign and Zoning Ordinance requirements.

Staff Report Approved By:

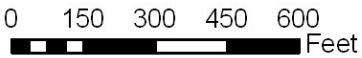
Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att

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Amendment\Staff Report PC-16-12.doc



Proposed location of
third monument sign



3815 Highland Avenue Location Map





Department of Community Development
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Project: Advocate Good Samaritan Hospital Signage

Summary of Evidence

1. Site Plan
2. Good Samaritan Map
3. K2-095 Artwork
4. K2 Engineering Drawing
5. Site Survey
6. Electrical Drawings

We propose to install sign K2-095 as shown in document 3 at the corner of Highland Ave. and 39th St. Our intended installation location meets the 10' setback allowance shown in document 5. The purpose behind this location is to help patients looking for the emergency room get there safer and quicker than entering through the main entrance. You can see the two different routes shown in in document 2. The desired route would be quicker for emergency patients to get to the emergency room entrance as well as safer for pedestrians. Traffic flow is already heavy through the main entrance, and a patient trying to get to the emergency room quickly though the main entrance would encounter this traffic as well as the pedestrians crossing from the many parking lots to the hospital buildings. You will see in documents 3 and 4 that the sign is exactly ten feet above grade. This sign is proposed as an internally illuminated sight that will receive its power feed from the main entrance monument sign that already exists. The illumination will help with patient direction during the evening hours.

Should you have any questions, I can be contacted directly at the information below.

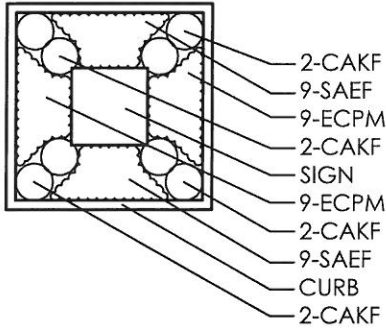
Matt Meyers
Project Manager
Poblocki Sign Company, LLC

922 S. 70th Street
West Allis, WI 53214

414.777.4223 Direct
414.510.7698 Cell

MILWAUKEE | RALEIGH | OMAHA | ATLANTA | CHARLOTTE | CHICAGO | ORLANDO | WASHINGTON, D.C.

922 South 70th Street Milwaukee, WI 53214 Main: (414) 453-4010 Fax: (414) 453-3070
201 Kitty Hawk Drive Suite 100 Morrisville, NC 27560 Main: (866) 354-3888 Fax: (919) 354-3850
11105 Mockingbird Drive Omaha, NE 68137 Main: (402) 502-9861 Fax: (402) 502-7817



Notes:
Provide a landscape timber curb at the edge of planting as shown

Repair all lawn areas disturbed during sign installation with sod to match existing

Mulch all planting with 2" of mushroom compost

QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE
Perennials, Groundcover, Ornamental Grasses & Vines			
8	CAKF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#3
18	ECPM	Echinacea purpurea 'Pixie Meadowbrite' Pixie Meadowbrite Coneflower	#1
18	SAEF	Salvia nemorosa 'East Friesland' East Friesland Salvia	#1



34W338 Courier Ave. Unit #1
St. Charles, IL 60174
tel. 630.761.8450
info@laflindesigngroup.com

planting plan - Sign K-1
Advocate Good Samaritan Hospital
3815 Highland Avenue
Downers Grove, Illinois 60515

12/12/11
date
2835-6
project #
1"=10'-0"
scale
2835-6 dd 12-12-11
file name

2
of
2
sheet

Desired Route



Undesired Route



Emergency Entrance

Proposed K2-095 Sign



Good Samaritan Hospital

Advocate Good Samaritan Hospital

Advocate Occupational Health

Intemtech Mobile Services

Center for Dermatology & Skin

Highland Ave

Highland Ave

39th St

39th St

39th St

39th St

1009

39th St

MONUMENT

K2

QUANTITY

1 2 3 4 Other

SURVEY

N/A Required Completed

DECORATION

S/F D/F 3sided 4sided

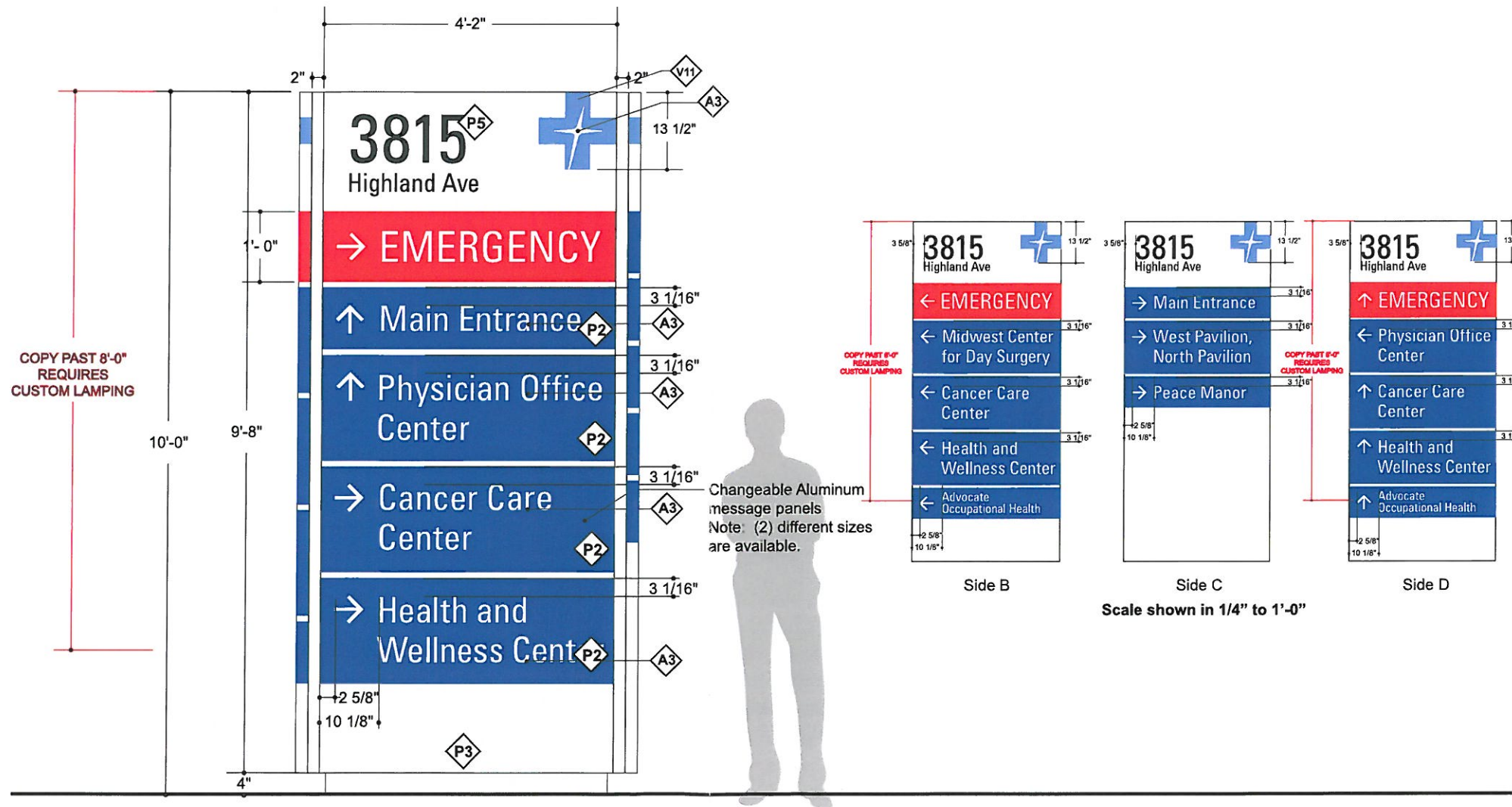
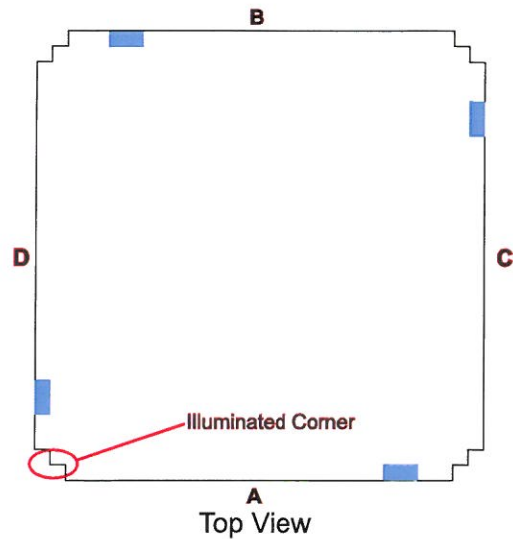
VOLTAGE

120v 277v Other

LIGHTING

Non-Lit
 Internal / Fluorescent

- | | |
|---|---|
| V1 Translucent VT Vinyl Lt. Purple & Diffusers Fully Illuminated Cross (See Color Sheet) | P1 Paint Lt. Purple |
| V2 Opaque Vinyl Purple | P2 Paint Purple |
| V3 Opaque Vinyl White Matte | P3 Paint Pro-White Satin Finish |
| V4 Vinyl Lt. Blue | P4 Paint Blue |
| V5 Opaque Vinyl Black Matte | P5 Paint Black |
| V6 Translucent Vinyl Red | P6 Paint Red |
| V7 Opaque Vinyl Lt. Silver Metallic | P7 Paint Lt. Silver Metallic |
| V8 Translucent Vinyl Smoke Grey | P8 Paint Dk. Silver Metallic |
| V11 Reflective Vinyl Lt. Purple | A2 Clear Acrylic Thickness Varies |
| V13 Reflective Vinyl White | A3 White Acrylic Thickness Varies |
| V16 Reflective Vinyl Red | M1 Perforated stainless steel 1/4" holes on 3/8" centers Staggered pattern with vertical row Mill finish |



Program Fonts: Vera Human 95
Universe LT Std 57 Condensed

The plans comply with the 2006 IBC and the 2008 NEC and Village of Downers Grove local amendments

*See drawing 20717; sheets K2_a, b, c, d, e, f for fabrication details



POBLOCKI
SIGN COMPANY

414.453.4010 fax: 414.453.3070
922 S. 70th St., West Allis WI 53214

POBLOCKI.COM

PROJECT:



Advocate Good Samaritan Hospital
3815 Highland Ave.
Downers Grove, IL 60515

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

WORK ORDER NO.

J20717-00

REVISION NO.

06 CTJ 02.16.12 PROD SPECS

MISSING INFORMATION

- Color (s)
- Copy
- Accurate size (s)
- Clean artwork
- Other _____

REPRESENTATIVE

Jim Maertz

DRAWN BY

Colin Joyce

DATE

02.06.12

SCALE

1/2" = 1'-0"

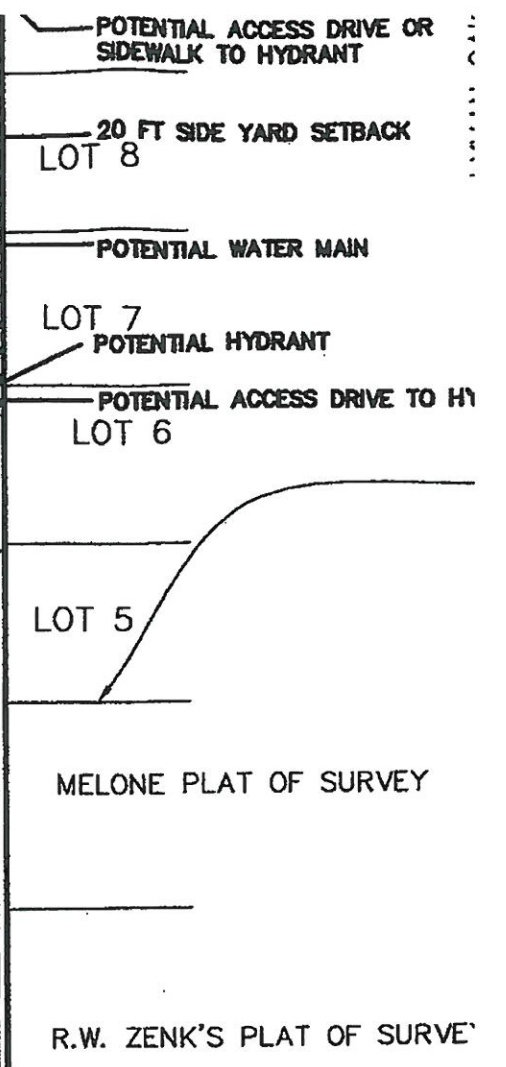
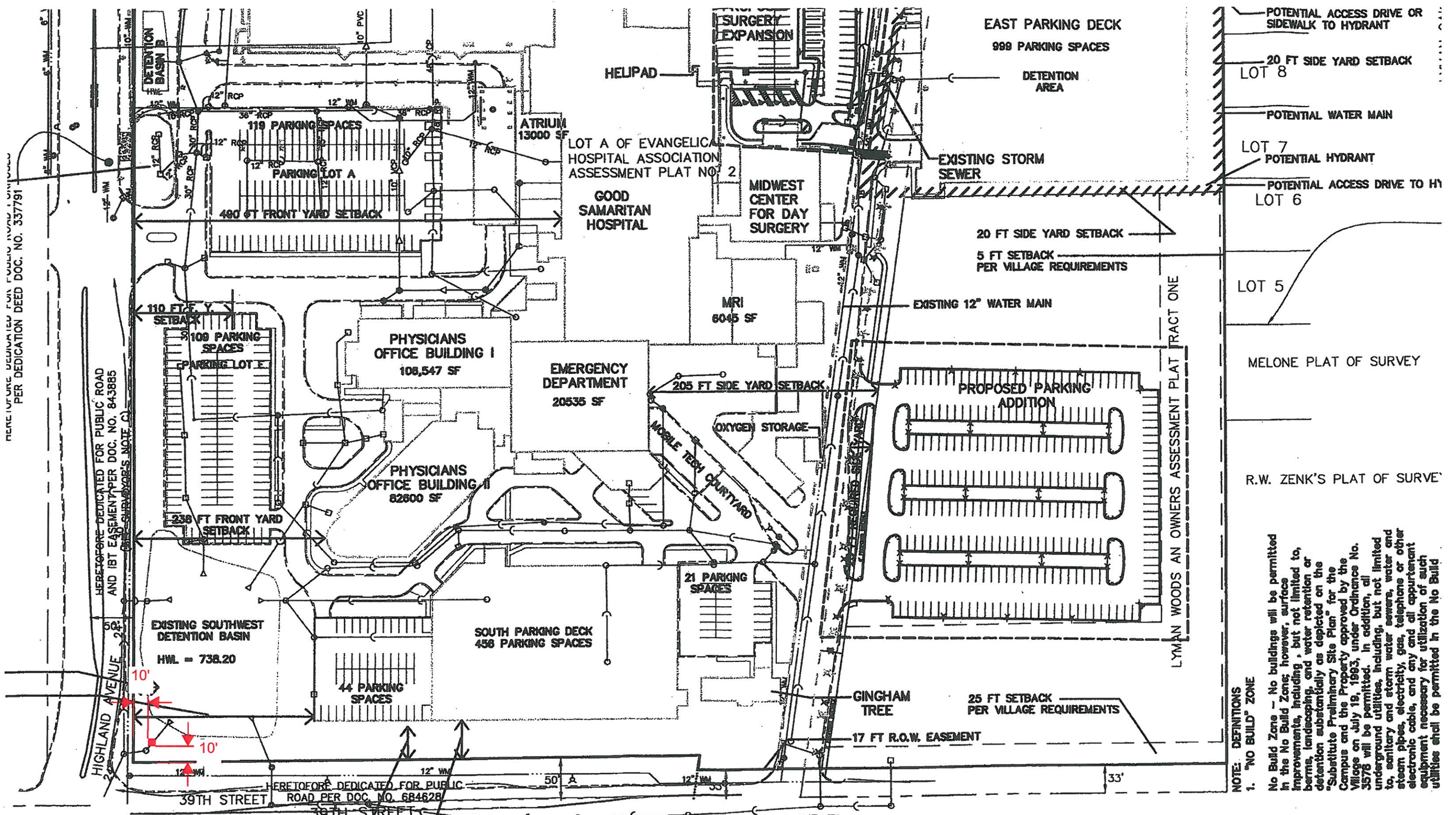
SHEET

K2_95

DRAWING NO.

20717

HEREINAFTER DESIGNATED FOR PUBLIC ROAD PER DEDICATION DEED NO. 337791
 AND 1ST EASEMENT PER DOC. NO. 843885
 AND SURVEYOR'S NOTE C



MINIMUM REQUIRED
 FRONT YARD SETBACK - 25 FT
 FRONT YARD SETBACK - 30 FT

NOTE: DEFINITIONS
 1. "NO BUILD" ZONE
 No Build Zone - No buildings will be permitted in the No Build Zone; however, surface improvements, including, but not limited to, berms, landscaping, and water retention or detention substantially as depicted on the "Substitute Preliminary Site Plan" for the Campus and the Property approved by the Village on July 19, 1993, under Ordinance No. 3576 will be permitted. In addition, all underground utilities, including, but not limited to, sanitary and storm water sewers, water and steam pipes, electricity, gas, telephone or other electronic cable, and any and all appurtenant equipment necessary for utilization of such utilities shall be permitted in the No Build

LYMAN WOODS AN OWNERS ASSESSMENT PLAT TRACT ONE



POBLOCKI
SIGN COMPANY

414.453.4010 fax: 414.453.3070
922 S. 70th St., West Allis WI 53214

POBLOCKI.COM

NOTICE: THE IDEAS AND DESIGNS CONTAINED IN THIS ORIGINAL AND UNPUBLISHED DRAWING ARE THE PROPERTY OF POBLOCKI & SONS, LLC. AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

ELECTRICAL REQUIREMENTS

SIGN TYPE	AMPS	VOLTS	CIRCUITS
X	X	X	X

CONCRETE REQUIREMENTS

SIGN TYPE	SIZE	CUBIC YDS.
X	X	X

CUSTOMER APPROVAL

BY: _____
DATE: _____

ADVOCATE HEALTH CARE

GOOD SAMARITAN

ORDER NUMBER

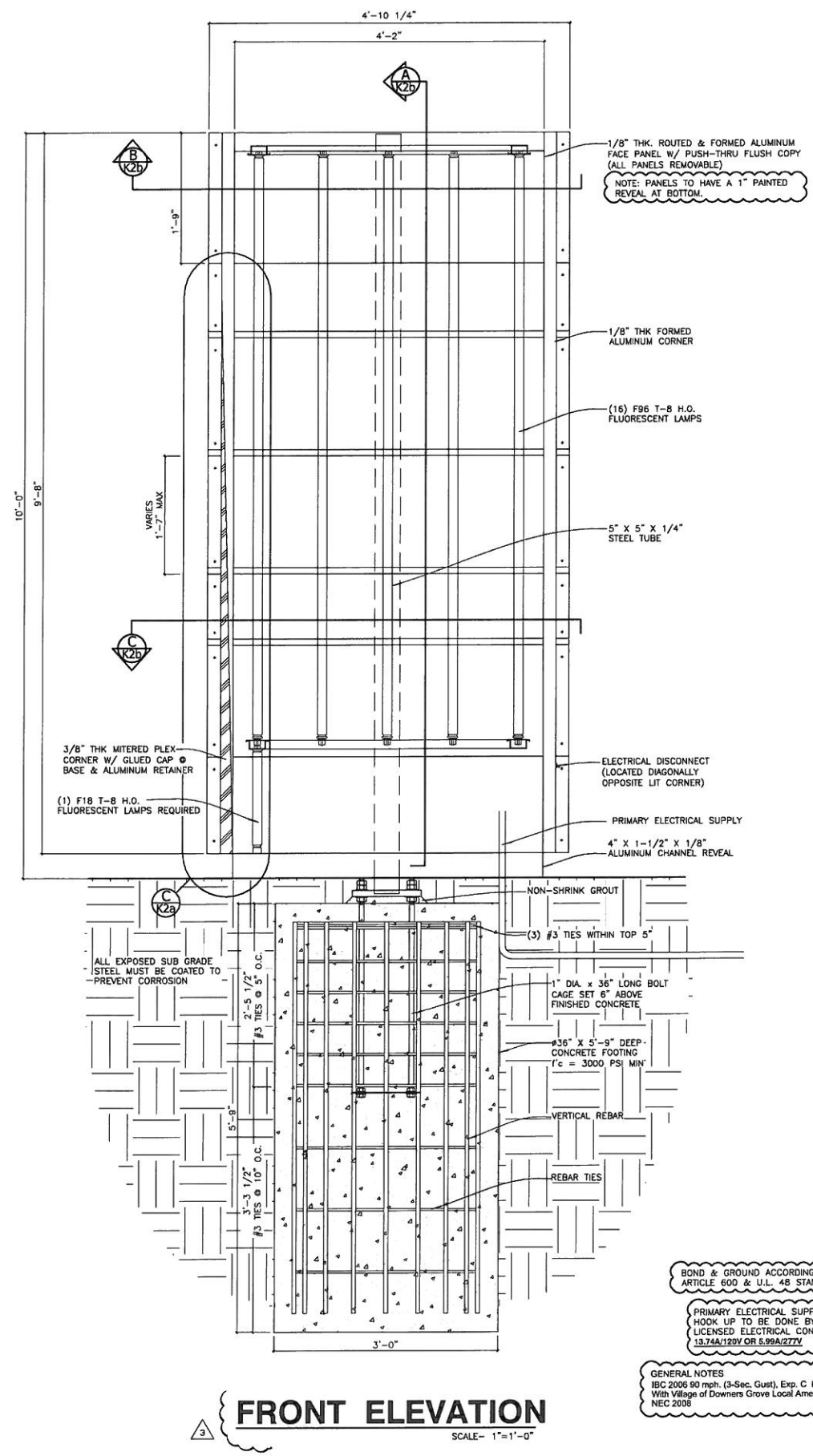
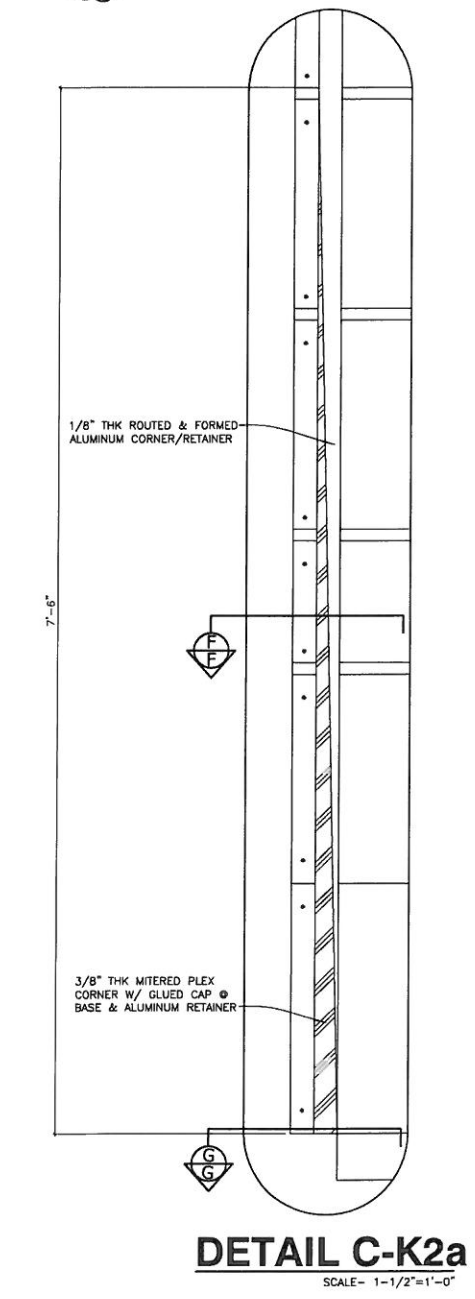
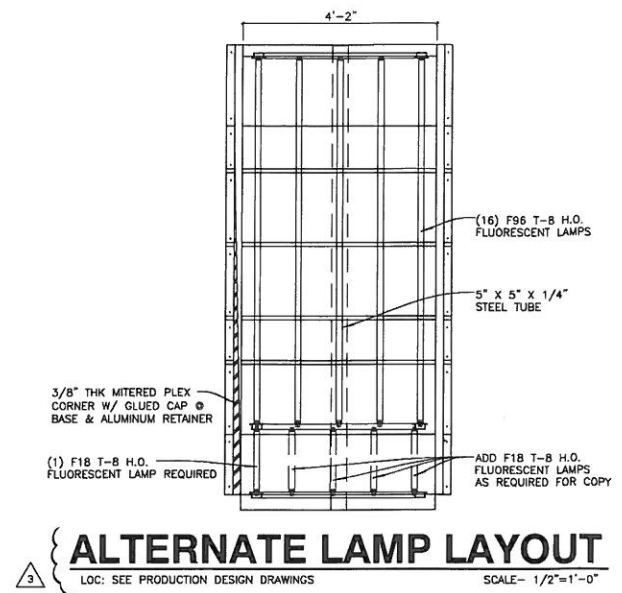
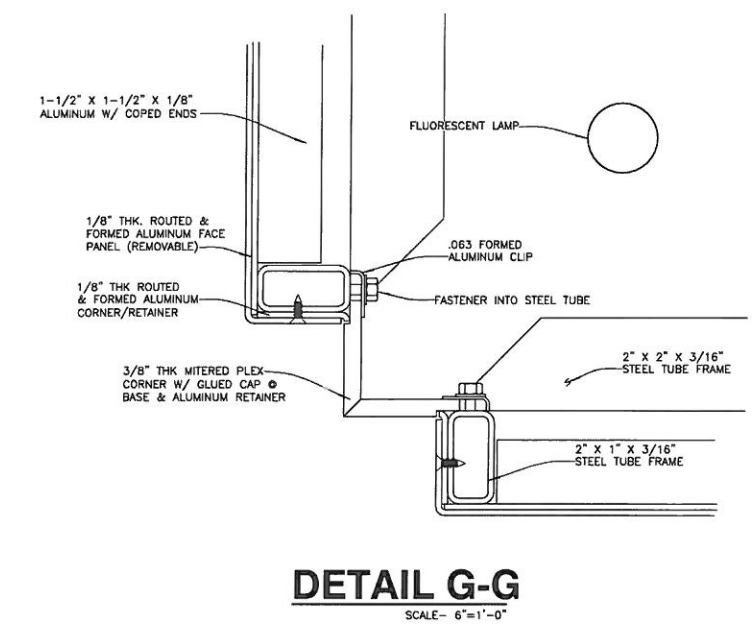
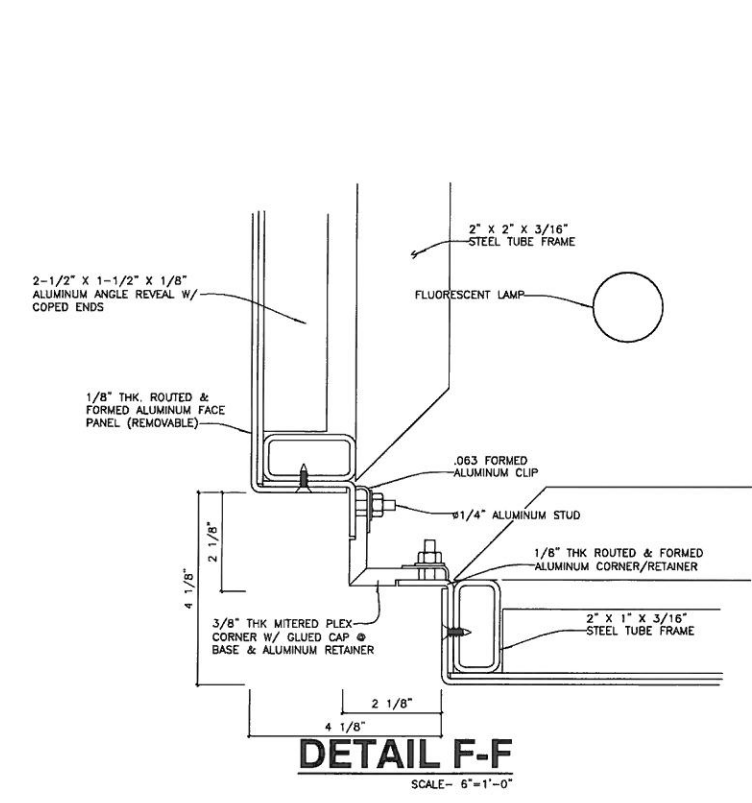
J20717-13

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVEAL	CJC	11/15/11
2	HEIGHT, NOTES, DISCONNECT	CJC	11/30/11
3	FRAMING, PANELS, LIGHTS	WCC	2/13/12

ENG. NUMBER: _____

SALES REP: CHUCK AMUNDSEN
DRAWN BY: CJC
DATE: 11/01/11
SCALE: AS NOTED
SHEET NO: K2A
DRAWING NO: 20717



BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 & I.L.L. 48 STANDARDS

PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR 13.74A/120V OR 5.99A/277V

GENERAL NOTES
IBC 2006 90 mph. (3-Sec. Gust), Exp. C Per ASCE 7-05 With Village of Downers Grove Local Amendments NEC 2008

DRAFT

PC-16-12 A petition seeking approval of a Planned Development Amendment to permit a third monument sign on the property where two monument signs are permitted. The property is located at the northeast corner of Highland Avenue and 39th Street, Downers Grove, IL commonly known as 3815 Highland Avenue, Downers Grove, IL (PINs 06-32-107-002; 06-32-306-003, -008, -009, -014, -020, -022, -025, -030, -031, and -035); Laura Neiberg, Advocate Good Samaritan Hospital, Petitioner; Advocate Good Samaritan Hospital, Owner

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Mr. Stan Popovich, reported that the petitioner, Good Samaritan Hospital, was seeking an amendment to allow a third monument sign, where two signs were permitted by code. The four-sided sign was proposed to be located at the corner of 39th Street and Highland Avenue and fell under the hospital's redesign of monument and directional signage throughout the campus. The petitioner believed the new proposed signage would assist the public with finding their destination, including the location of the emergency room. Details followed on what routes people would use to the emergency room. A video briefly followed on the approaches one would take traveling north and south on Highland Avenue, viewing the new sign.

Per Mr. Popovich, the petitioner was before the commissioners because the sign ordinance only allows properties with corner frontage to have two monument signs and because Good Samaritan Hospital did not fit into a specific standard zoning district. Staff also believed the planned development model allowed the Village and Good Samaritan Hospital to recognize the hospital's uniqueness, size, diversity of buildings, and mix of uses. No other changes to the campus, besides the sign amendment, were being proposed at this time.

Mr. Popovich reviewed the Village's Comprehensive Plan as it related to the petition and stated that the proposal did meet the intent of the Village's Comprehensive Plan. Staff also believed the new sign would assist patients in finding the most direct route to the various designations within the hospital campus and provide safe movement along adjacent streets of 39th and Highland Avenue. Staff believed the hospital's unique size, scale and use of the hospital warranted the third monument sign.

Lastly, Mr. Popovich reported that the sign location would have to be confirmed by Public Works during the permitting process to ensure the sign and foundation did not impact the nearby storm sewer and would have to comply with the Village's setback regulations. The Fire Department, nearby residents (within 250 feet of all corners of the site), and the *Downers Grove Reporter* were notified of the proposal with no objections received. The forest preserve was also notified and had no objections.

Standards for approval were referenced, with staff believing all standards were met by the petitioner. Staff reviewed the reasons for its support of the petition and asked for the commission's support of the petition, subject to the two conditions listed in staff's report.

Asked if there was going to be proposed signage for the cars coming from the north, Mr. Popovich explained that the four sides of the monument would be used for directions and upon entering the main entrance off of Highland Avenue, additional on-campus signage would be provided. Further clarification followed. A review of the monument's illumination also followed.

DRAFT

Mr. Matejczyk asked if the sign could be seen while traveling south on Highland Avenue. (Mrs. Rabatah arrives).

Regarding concerns about the monument's location as it relates to the storm sewer, Mr. Popovich indicated that the Public Works Department was not concerned about it, as it was a matter of locating the existing manhole and placing the sign so that it is clear of the storm sewer. He noted that moving the sign to clear the storm sewers would still allow the sign to be visible. Should there be any sewer damage in locating the monument sign, Mr. Popovich stated it would be Good Samaritan's responsibility for any damage costs. He believed the lighting on the monument sign would be readable to the public.

Mr. Matt Meyers, with Poblocki Sign Company, Milwaukee, Wisconsin, provided renderings of the monument sign being proposed, calling attention to the fact that the sign example depicted earlier, which had a light pole next to it, was an example to show that the light pole was much brighter than what the proposed lighting would give off. Details of the sign's illumination were pointed out.

Mr. Gary Pece, 3815 Highland Avenue, project manager for the proposal, discussed that over the past 35 years the hospital had increased in size and complexity and the signage was necessary to direct patients and visitors to their destinations and to the emergency room. Additionally, the new sign would save drivers time by not having them drive past 39th Street up to the hospital's main entrance and then winding down through the campus back to the emergency department entrance. The signage would eliminate confusion for patients and visitors trying to locate the various on-campus buildings for their appointments. He asked the commissioners to support the proposal.

Mr. Matejczyk confirmed with Mr. Pece that the hospital was also revising its internal campus signage.

Mr. Beggs raised dialog regarding the various parking decks and parking areas within the campus, wherein Mr. Meyers explained that the parking lot areas were designated with the new parking signage throughout the hospital campus.

Mr. Waechtler suggested adding, if possible, a panel on the proposed monument signage to direct people to the parking areas.

Chairman Jirik noted that the point of the proposed monument sign was to direct individuals to the services they were seeking and then, once near their destination, to direct them to parking; staff concurred.

Per a question about the lighting for the "emergency room," Mr. Meyers explained that the lighting would be red in order to view it better at night and from a distance, as used in other Advocate campuses. Clarification followed by Messrs. Pece and Meyers that all campus signs included photovoltaic cells and that during the evening, the emergency letters would be illuminated as red while during the day the letters would be illuminated white with a red background. For the record, Mr. Waechtler stated that the type of monument sign being discussed was exceptional for Good Samaritan Hospital and should not be used for future petitioners.

Chairman Jirik opened up the meeting to public comment. None received. Public comment was closed.

DRAFT

The petitioner waived his right for an optional closing statement.

Mr. Matejczyk was pleased to see this type of application being applied to the campus as well as seeing revised in-campus signage. He commended the petitioner; other commissioner concurred. Mr. Quirk, however, stated his concern was the illumination of the sign, its proximity to the residents, life/safety, as well as its legibility and branding, wherein the chairman pointed out some of the non-issues of the area and the geometry of the nearby roads. Mr. Waechtler discussed the campus expansion in general and the importance of signage and supported the proposal.

Chairman Jirik, referring to Mr. Quirk's "life/safety" comment, agreed that there was a life/safety issue at hand and that Mrs. Rabatah's earlier comments about the difficulty navigating the campus, were worth merit because time lost could be the difference between life and death. He agreed that if the proposal improved getting someone quicker to the hospital, it was a positive, and the less people driving the "red" route, the better it was for everyone. The green route was simpler. The Chairman also reminded the commissioners about the various services provided by the hospital, which could become confusing. He was comfortable with the additional messaging being added.

Lastly, Chairman Jirik referenced staff's findings of fact relative to the Standards for Approval of Planned Development and agreed they were robust, accurate and an appropriate characterization in support of the petition.

Per Mr. Waechtler's question, Mr. Pece stated the new parking lot, which was recently added, was being used 100 percent.

WITH RESPECT TO PC-16-12, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO PERMIT A THIRD MONUMENT SIGN ON THE SUBJECT PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MAY 7, 2012 AND WITH SIGN DRAWINGS AS PREPARED BY POBLOCKI SIGN COMPANY DATED FEBRUARY 6, 2012 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES; AND**
- 2. PRIOR TO THE ISSUANCE OF A PERMIT, THE PETITIONER SHALL PROVIDE THE VILLAGE WITH A SITE PLAN THAT ACCURATELY IDENTIFIES BOTH THE LOCATION OF THE EXISTING STORM SEWER AND THE PROPOSED MONUMENT SIGN. THE PLAN SHALL CLEARLY IDENTIFY THAT THE MONUMENT SIGN AND ITS FOUNDATION WILL BE LOCATED IN SUCH A MANNER SO THAT THE SIGN DOES NOT NEGATIVELY IMPACT THE EXISTING STORM SEWER WHILE MEETING ALL SIGN AND ZONING ORDINANCE REQUIREMENTS.**

SECONDED BY MR. WAECHTLER. ROLL CALL:

DRAFT

AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. BEGGS, MR. COZZO, MR. HOSE, MR. QUIRK, MRS. RABATAH, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 8-0

PC-17-12 A petition seeking approval of a Final Plat of Subdivision to consolidate four existing parcels into one lot. The property is located at the northwest corner of Meadow Lane and Brookbank Road, commonly known as 5310 Meadow Lane, Downers Grove, IL (PIN 09-07-404-009, -015, -024); Michael and Sara Schimmel, Petitioners/Owners.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Mr. Damir Latinovic, directed commissioners' attention to an aerial photo of the site which was located in Denburn Woods Subdivision, zoned R-2 single family residence, and was located at the northwest corner of Meadow Lane and Brookbank Road. Currently, there were four parcels which made up the property and totaled approximately 65,285 sq. feet in area. Formerly, a single-family home existed on the property but burned down in late 2011. The survey was referenced, noting the existing foundation of the prior home, would be used by the petitioner for the construction of the new home. In order for the petitioner to construct a new home on the foundation, the four lots required consolidation.

Per staff, the new home will meet all requirements of the Village's bulk requirements and the consolidation will be consistent with the goals of the new Comprehensive Plan. The new lot will be consistent with other Denburn Woods homes and exceed all minimum lot dimension requirements and will meet and exceed minimum dimension requirements under the Subdivision Ordinance. No new easements are required as there were existing easements in place.

The public notice was properly published and signage was properly installed on the property. To date, no comments were received from nearby residents. Staff recommended that the commission make a positive recommendation to the Village Council subject to the one condition in its staff report.

Confirmation followed that the four lots had to be consolidated before the new home could be constructed. The Chairman also clarified that the Recorder of Deeds and the zoning lot of record would then match.

Per other questions, Mr. Latinovic stated that the construction fence that is currently on the property is for public safety and staff expected no additional demolition to be done; however, it depended upon the petitioner's final plans for the new home, which staff had not seen to date.

Petitioner, Mr. Michael Schimmel, 2060 N. Oakley Avenue, Chicago, Illinois, discussed that he and his wife purchased the property at 5310 Meadow Lane and were aware of the multiple lot issues and aware of the necessary consolidation. Mr. Schimmel provided some history about the property, explaining that it was a family friend who owned the property prior. Those family members had asked him if he had wanted to purchase the property, which he and wife did. A private survey, as



Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

April 30, 2012

Mr. Alan Jirik
Chairman
Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Public Hearing Notice on Good Samaritan Hospital property
Case #PC-16-12

Dear Mr. Jirik:

The Forest Preserve District of DuPage County recently received notice of a proposed project on the Good Samaritan Hospital property located at 3815 Highland Avenue. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project, and does not have any comments at this time. Please call me at (630) 933-7215 if you have any questions.

Sincerely,


Brent Manning
Executive Director

cc: Kevin Stough, Director of Land Preservation



EMERGENCY



↑ Midwest Center
for Day Surgery

↑ Cancer Care
Center

↑ Health and
Wellness Center

↑ Advocate
Occupational Health

← Midwest Center
for Day Surgery

← Cancer Care
Center

← Health and
Wellness Center

← Advocate
Occupational Health

→ 39th Street