

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Waiver of First Requested _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: June 10, 2009 (BOT) Date: June 18, 2009

TITLE: PC 09-05: 300-312 S. Main Street

SUBMITTED BY: Department of Community Development (MAD)

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan. (DISTRICT #1)

The Plan Commission recommended approval of this petition with conditions.

The petitioner is requesting a waiver of first reading.

Please place this item on the June 18, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X _____
Date _____
Date _____
Date 6-18-09

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager
FROM: William Heniff, AICP, Director of Community Development *WH*

DATE: June 18, 2009

SUBJECT: PC 09-05; 300-312 South Main Street (Prairie Path Villas)

At the May 7, 2009 Village Board meeting, the Village Board remanded PC 09-05 back to the Plan Commission for further consideration and discussion related to the following two (2) specific items:

1. The petitioner shall present any new information they have in regard to a box sign or other cabinet signs in the Village of Lombard.

2. Prepare a building frontage view of the Prairie Path Villas utilizing wall signage to all business condominiums so as to develop a more concrete direction for which staff and the Village Board and Plan Commission can take affirmative action.

At the June 8, 2009 Plan Commission meeting, The Plan Commission recommended approval of the zoning actions associated with the petition, subject to conditions.

Attached please find the following items for Village Board consideration as part of the June 18, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 09-05;
3. An Ordinance granting an amendment to the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, for modifications to the approved signage plan in the B5APD Central Business District Planned Development; and
4. Plans and exhibits associated with the petition.

Please place this item on the June 18, 2009 Village Board agenda. The petitioner is requesting a waiver of first reading.



Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 09-05; 300-312 South Main Street (Prairie Path Villas)

Dear President and Trustees:

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Village Manager
David A. Hulseberg

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

"Our shared vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 20, 2009. The Plan Commission recommended denial of the petition at that hearing.

At the May 7, 2009 Village Board meeting, the Village Board remanded PC 09-05 back to the Plan Commission for further consideration and discussion related to the following two items:

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

1. The petitioner shall present any new information they have in regard to a box sign or other cabinet signs in the Village of Lombard.

2. Prepare a building frontage view of the Prairie Path Villas utilizing wall signage to all business condominiums so as to develop a more concrete direction for which staff and the Village Board and Plan Commission can take affirmative action.

The petition was heard at the June 8, 2009 Plan Commission meeting.

Stuart Moyzhan introduced the petition by relating the background of the petition and the items identified by the Village Board for the Plan Commission's review and recommendation. He then read instructions for the meeting's format.

The format of the Plan Commission meeting will be as follows:

1. Staff will outline the reason for the Special Meeting and will note the actions to be considered as part of the meeting. Staff will provide a very brief history of the petition and will summarize the zoning actions and development regulations associated with the petition.

2. The petitioner will be given an opportunity to present their petition as it specifically relates to the Village Board remand. Once completed, an opportunity to cross-examine the petitioner by anyone in the public will be provided and shall relate specifically to the petitioner's presentation and the items set forth by the Village Board.

3. Upon completion of petitioner's cross-examination, any objector will be offered the opportunity to speak. Once completed, an opportunity to cross-examine the objector by anyone in the public will be provided and shall relate specifically to the objector's presentation and the items set forth by the Village Board.

4. Staff will present the remand memorandum. Once completed, an opportunity to cross-examine staff by the petitioner and anyone in the public will be provided.

5. After completion of the cross-examination, the public participation period will be closed. The Plan Commissioners shall then be given an opportunity to discuss the petition. Questions may be asked to staff, objectors or the petitioner. The Plan Commission should provide a response to the additional signage issues raised in the public hearing.

6. The Plan Commissioners shall then vote to uphold their original recommendation or amend their recommendation as deemed necessary. The Commissioners could amend the language as they deem appropriate, provided that the reasons for denial are tied to the standards for conditional uses, variations, map amendments and planned developments. The Commissioners do have the ability to add any conditions they deem appropriate should they recommend approval.

7. The recommendation will be forwarded to the Village Board for consideration at their June 18, 2009 meeting.

The petitioner, Daniel Coffey, 310 S Main St., Unit E stated that he was at the meeting to present a modified version of the panel sign denied previously. He began with a PowerPoint presentation. The initial slide shows two signs. The one he is proposing is to the right, a stretched-out version, which eliminates the phone number and has a different background.

Dr. Coffey outlined his goals for the meeting. Reading from his presentation slides, he asked, what is your definition of high quality signage? He was inspired to cruise around Lombard and take a close look at the signs around town. Regarding channel letter signs, over time these types of signage will lead to pollution, building stains and the quality is not what it could have been. Why channel letters? As he drove around Lombard, he found that it is filled with these and it didn't create higher quality and aesthetics.

Continuing with his presentation, he discussed red channel letters, random fonts, and random alignments. This office has windows filled with letters. That doesn't depict quality.

He showed examples of channel letter signs and asked if they were attractive. He stated that he doesn't see where it's that simple that canopy and channel letters are the answer.

Channel letters aren't any better. We have no consistency, cursive going diagonal, and more random red channel letters. He said they were probably installed before the commissioners' tenure. He stated that this will give new businesses a chance to find quality in the middle.

He stated that more exterior wall damage is caused by channel letter signs. He showed the wall of a strip mall with such damage. You can see how the holes are in the building. That was one of the concerns. Having an attractive panel sign would require less damage and would be better for the building.

He stated that channel letter signs can stick out like a sore thumb. He showed a picture standing at the tunnel looking down Main Street. Individual channel letters attached to a raceway stick out farther from the building. It will not look attractive the way it sticks out.

On the Exposed Salon canopy sign, if you look close, you can still see Lombard Financial Services and a hole that was patched. He stated that he was not here to criticize but hopes there are future plans to require that the businesses have to upgrade their signs. He has invested a lot of money in his space but is disappointed to know this is down the street from him.

Dr. Coffey showed a picture of the awning sign at Ciao Bella restaurant on Roosevelt. He said the sign may be appropriate for a restaurant but a canopy sign won't represent him in a classy way.

He showed a picture of Prairie Path Villas at night. The shot was taken of the building at night on purpose. Because of his hours of operation, it's important that he have lights. Is there any sign of life here? He showed where his unit will be. He hopes that today an attractive sign will be approved that will blend in and look nice with Dr. Colletti's sign across the street and not create damage.

He showed pictures of canopy signs at Countrywide Insurance. He stated that is it very dark. If he chose the canopy signage and what he has on his windows his business would not be visible. Last time it was recommended to have hook lights and that this would be attractive.

He showed a picture of exterior lit signs. He showed a plastic surgery office across the street. You can see how visualized it can be with exterior lights. The lights will have a glare on the sign.

He stated that last time it was stated that his sign looked like a billboard. He stated that he disagrees. However, he has come up with another version of the sign in black.

He showed a recently approved panel sign. He stated that this sign at Progressive Physical Medicine was a great choice. This is a backlight panel sign. Hands down if you take a drive down Main Street when it's dark, this sign reflects well; it pops; it's clean.

Dr. Collett's sign, during the day, is a beautiful sign but is not financially realistic. Mr. Coffey stated that he had it quoted and it would have cost close to \$20,000.

Concluding, Dr. Coffey stated that he was hoping to 'achieve something attractive and cost effective.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Tom Knapp, 320 N. Main Street, stated that he was here representing Lombard Town Centre as the Design Committee Chair. He stated that there are a lot of things about both sides he supports. Prairie Path Villas was a good project and he understands the Commissioners' desire to control the signs. There was some confusion before during the public hearing and it did tend to focus people on signage on the canopy itself. It seems to him that the canopy signage is the least preferred signage as they are difficult to see from the street. The development and the signage should be pedestrian oriented. Prairie Path Villa's was designed to look like conglomeration of buildings and a variety of signs would be more appropriate to this goal. As Vice President and design chair, he has been to design and signage meetings as part of the Main Street program where the state recommends that villages should have more variety in signage, not less.

When looking at regional malls those signs are appropriate, due to being 250 feet back from the roadway. This building is so close to the sidewalk that seeing signage from a car at a tight angle or as a pedestrian down below would be difficult. The canopy signage is a cheap disposable type that weathers quickly and is not a durable, long-lasting thing. In Forest Park, they had a successful downtown renewal. All buildings close to the street that stand out signs and businesses have made a sense of community with signage. In terms of staying with this proposed project, this seems like a very good alternative to where the sign should go on the building while allowing variety. Lombard Town Centre supports this proposal.

No one spoke against the petition.

Mr. Moynihan presented the staff report. Staff has reviewed each of the items identified by the Village Board and offers the following corresponding comments:

1. *The petitioner shall present any new information they have in regard to a box sign or other cabinet signs in the Village of Lombard.*

The petitioner has provided a copy of their information as part of this memorandum. They will be making a more formal presentation at the Plan Commission meeting.

2. Prepare a building frontage view of the Prairie Path Villas utilizing wall signage to all business condominiums so as to develop a more concrete direction for which staff and the Village Board and Plan Commission can take affirmative action.

Proposed New Sign

The petitioner has submitted a revised plan for signage (attached as Exhibit A1 & A2). Although the petitioner is still seeking to only have 1 sign, they are proposing 2 different signs for the Plan Commission to consider. The first sign would be located in the same area as originally proposed. This sign would be 36 square feet in area and consist of a black background with white lettering. The second sign would be 50 square feet in area and located further north on the building elevation. Although this sign is larger, the Zoning Ordinance allows for a maximum of 50 square feet. The design of the second sign is much more linear in nature to accommodate the required wording for the business. In addition, the majority of the sign has a black background with white lettering. In the event the Plan Commission were to recommend approval of the petitioner's sign request, staff would prefer the second sign location and design due to the more linear nature of the sign. In addition, since the petitioner has such a large tenant space, the second sign is more centered on the tenant space giving the appearance that it is fully occupied. For reference purposes, staff has prepared an Exhibit D which shows the sign on the building, as it relates to the existing signage plan approved.

Building Elevation Exhibit

In addition to the revised sign plans, the petitioner has provided an exhibit showing the location where other businesses who occupy the first floor units could have some additional signage (Exhibit B). The petitioner has indicated that this exhibit is intended to offer businesses an alternative location for signage. Staff also calls the Plan Commission's attention to an additional exhibit which shows the petitioner's proposed sign in conjunction with channel letter signs for the other tenant spaces.

Staff Review and Comments

Staff has met with the petitioner to review and discuss the proposed exhibits and revised signage plans. Although staff previously provided its recommendation as part of the public record in the IDRC report at the April 20, 2009 Plan Commission, the proposed changes could be considered a suitable compromise if deemed appropriate by the Plan Commission and Village Board. However, staff would recommend the following design criteria (attached as Exhibit C) be established to ensure uniformity and compatibility with the original Planned Development approvals:

1. Zoning- But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall meet the requirements of the Sign Ordinance and the additional provisions below.

2. Location- All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and

identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.

3. Number of Signs Per Tenant Space- Signage for a single tenant space who have the option of placing a sign in either area #1 or area #2 shall only be allowed one (1) sign as a matter of right.

4. Style and Color- Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

The plans submitted by the petitioner would meet the provisions outlined above.

Chairperson Ryan opened the meeting for comments and questions by the Commissioners.

Commissioner Olbrysh stated that the petitioner had done his homework regarding signage in Lombard. He stated that the compromise, the second, more linear sign, looks very attractive.

Commissioner Sweetser agreed that she was fine with the compromise.

On a motion by Commissioner Olbrysh and a second by Commissioner Sweetser, the Plan Commission voted 4 to 0 that the Village Board **approve** the petition based on the finding that the petitioner had met the required Standards as set forth in the Zoning Ordinance.

Based on the submitted petition and the testimony presented, the proposed amendments to a conditional use for a planned development do comply with the standards required by the Lombard Zoning and Sign Ordinances, enhances the Prairie Path Villas planned development and granting the planned development amendment is in the public interest; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the amendments to a conditional use for a planned development associated with PC 09-05, subject to the following conditions:

1. The sign shall be developed in substantial compliance with the plans attached as Exhibit "A" prepared by Olympic Signs dated 1/7/09, last revised 5/8/09, and in conformance with the Exhibit "D" showing the more linear sign, except as they may be changed to meet Village Codes and the following conditions below.

2. All tenant signage associated with the Prairie Path Villas shall be subject to the following requirements:

a) Zoning- But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned

Development shall meet the requirements of the Sign Ordinance and the additional provisions below.

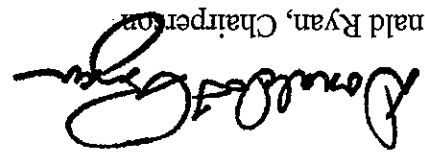
b) Location- All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.

c) Number of Signs Per Tenant Space- Signage for a single tenant space who have the option of placing a sign in either area #1 or area #2 shall only be allowed one (1) sign as a matter of right.

d) Style and Color - Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Chairperson

FROM: Stuart Moynihan, Associate Planner *SM*

DATE: June 8, 2009

SUBJECT: PC 09-05; 300-312 South Main Street (Prairie Path Villas)

At the May 7, 2009 Village Board meeting, the Village Board remanded PC 09-05 back to the Plan Commission for further consideration and discussion related to specific issues. The petition is scheduled to be heard at the June 8, 2009 Plan Commission meeting. This memorandum outlines the process and steps associated with this action and provides direction to the Commissioners relative to this petition.

BACKGROUND

At the May 7 Village Board Meeting, the Village Board determined that exhibits and testimony requested by the petitioner would constitute new information and should be reviewed with the Commissioners as part of the public hearing process. This action ensures that the public hearing record has been perfected and that the public hearing provisions established in *Klaeren v. Lisle* are satisfactorily addressed.

In the Village Board's remand back to the Plan Commission, the Board specifically directed the Plan Commissioners to review only the following items:

1. The petitioner shall present any new information they have in regard to a box sign or other cabinet signs in the Village of Lombard.

2. Prepare a building frontage view of the Prairie Path Villas utilizing wall signage to all business condominiums so as to develop a more concrete direction for which staff and the Village Board and Plan Commission can take affirmative action.

The Plan Commissioners are asked to review this information and offer a recommendation back to the Village Board accordingly.

REFERENCE MATERIALS

For the Commissioner's reference, staff is providing a copy of the following information:

1. Copies of the IDRC staff report as previously presented to the Commissioners;
2. Minutes and notes of the April Plan Commission meeting;
3. Minutes of the May 7 Village Board Meeting;
4. Presentation prepared by the petitioner;
5. Revised plans and exhibits submitted by the petitioner.

MEETING FORMAT

The format of the Plan Commission meeting will be as follows:

1. Staff will outline the reason for the Special Meeting and will note the actions to be considered as part of the meeting. Staff will provide a very brief history of the petition and will summarize the zoning actions and development regulations associated with the petition.

2. The petitioner will be given an opportunity to present their petition as it specifically relates to the Village Board remand. Once completed, an opportunity to cross-examine the petitioner by anyone in the public will be provided and shall relate specifically to the petitioner's presentation and the items set forth by the Village Board.

3. Upon completion of petitioner's cross-examination, any objector will be offered the opportunity to speak. Once completed, an opportunity to cross-examine the objector by anyone in the public will be provided and shall relate specifically to the objector's presentation and the items set forth by the Village Board.

4. Staff will present the remand memorandum. Once completed, an opportunity to cross-examine staff by the petitioner and anyone in the public will be provided.

5. After completion of the cross-examination, the public participation period will be closed. The Plan Commissioners shall then be given an opportunity to discuss the petition. Questions may be asked to staff, objectors or the petitioner. The Plan Commission should provide a response to the additional signage issues raised in the public hearing.

6. The Plan Commissioners shall then vote to uphold their original recommendation or amend their recommendation as deemed necessary. The Commissioners could amend the language as they deem appropriate, provided that the reasons for denial are tied to the standards for conditional uses, variations, map amendments and planned developments.

The Commissioners do have the ability to add any conditions they deem appropriate should they recommend approval.

7. The recommendation will be forwarded to the Village Board for consideration at their June 18, 2009 meeting.

STAFF REVIEW

Staff has reviewed each of the items identified by the Village Board and offers the following corresponding comments:

1. *The petitioner shall present any new information they have in regard to a box sign or other cabinet signs in the Village of Lombard.*

The petitioner has provided a copy of their information as part of this memorandum. They will be making a more formal presentation at the Plan Commission meeting.

2. *Prepare a building frontage view of the Prairie Path Villas utilizing wall signage to all business condominiums so as to develop a more concrete direction for which staff and the Village Board and Plan Commission can take affirmative action.*

Proposed New Sign

The petitioner has submitted a revised plan for signage (attached as Exhibit A1 & A2). Although the petitioner is still seeking to only have 1 sign, they are proposing 2 different signs for the Plan Commission to consider. The first sign would be located in the same area as originally proposed. This sign would be 36 square feet in area and consist of a black background with white lettering. The second sign would be 50 square feet in area and located further north on the building elevation. Although this sign is larger, the Zoning Ordinance allows for a maximum of 50 square feet. The design of the second sign is much more linear in nature to accommodate the required wording for the business. In addition, the majority of the sign has a black background with white lettering. In the event the Plan Commission were to recommend approval of the petitioner's sign request, staff would prefer the second sign location and design due to the more linear nature of the sign. In addition, since the petitioner has such a large tenant space, the second sign is more centered on the tenant space giving the appearance that it is fully occupied. For reference purposes, staff has prepared an Exhibit D which shows the sign on the building, as it relates to the existing signage plan approved.

Building Elevation Exhibit

In addition to the revised sign plans, the petitioner has provided an exhibit showing the location where other businesses who occupy the first floor units could have some

additional signage (Exhibit B). The petitioner has indicated that this exhibit is intended to offer businesses an alternative location for signage.

Staff Review and Comments

Staff has met with the petitioner to review and discuss the proposed exhibits and revised signage plans. Although staff previously provided its recommendation as part of the public record in the IDR/C report at the April 20, 2009 Plan Commission, the proposed changes could be considered a suitable compromise if deemed appropriate by the Plan Commission and Village Board. However, staff would recommend the following design criteria (attached as Exhibit C) be established to ensure uniformity and compatibility with the original Planned Development approvals:

1. **Zoning-** But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall meet the requirements of the Sign Ordinance and the additional provisions below.

2. **Location-** All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.

3. **Number of Signs Per Tenant Space-** Signage for a single tenant space who have the option of placing a sign in either area #1 or area #2 shall only be allowed one (1) sign as a matter of right.

4. **Style and Color-** Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

The plans submitted by the petitioner would meet the provisions outlined above.

ACTION TO BE TAKEN

At such time that the Plan Commission is ready to make a motion, the Commissioners have the following options:

1. *If the motion is to approve the petition, the Commissioners can use the language below or amend it as they deem appropriate. The Plan Commission does have the ability to add or strike any conditions as they deem appropriate.*

Based on the submitted petition and the testimony presented, the proposed amendments to a conditional use for a planned development do comply with the standards required by the Lombard Zoning and Sign Ordinances, enhances the Prairie Path Villas planned development and granting the planned development amendment is in the public interest; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the amendments to a conditional use for a planned development associated with PC 09-05, subject to the following conditions:

1. The sign shall be developed in substantial compliance with the plans attached as Exhibit "A" prepared by Olympic Signs dated 1/7/09, last revised 5/8/09, and in conformance with the Exhibit "D" showing the more linear sign, except as they may be changed to meet Village Codes and the following conditions below.

2. All tenant signage associated with the Prairie Path Villas shall be subject to the following requirements:

- a) Zoning- But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall meet the requirements of the Sign Ordinance and the additional provisions below.

- b) Location- All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.

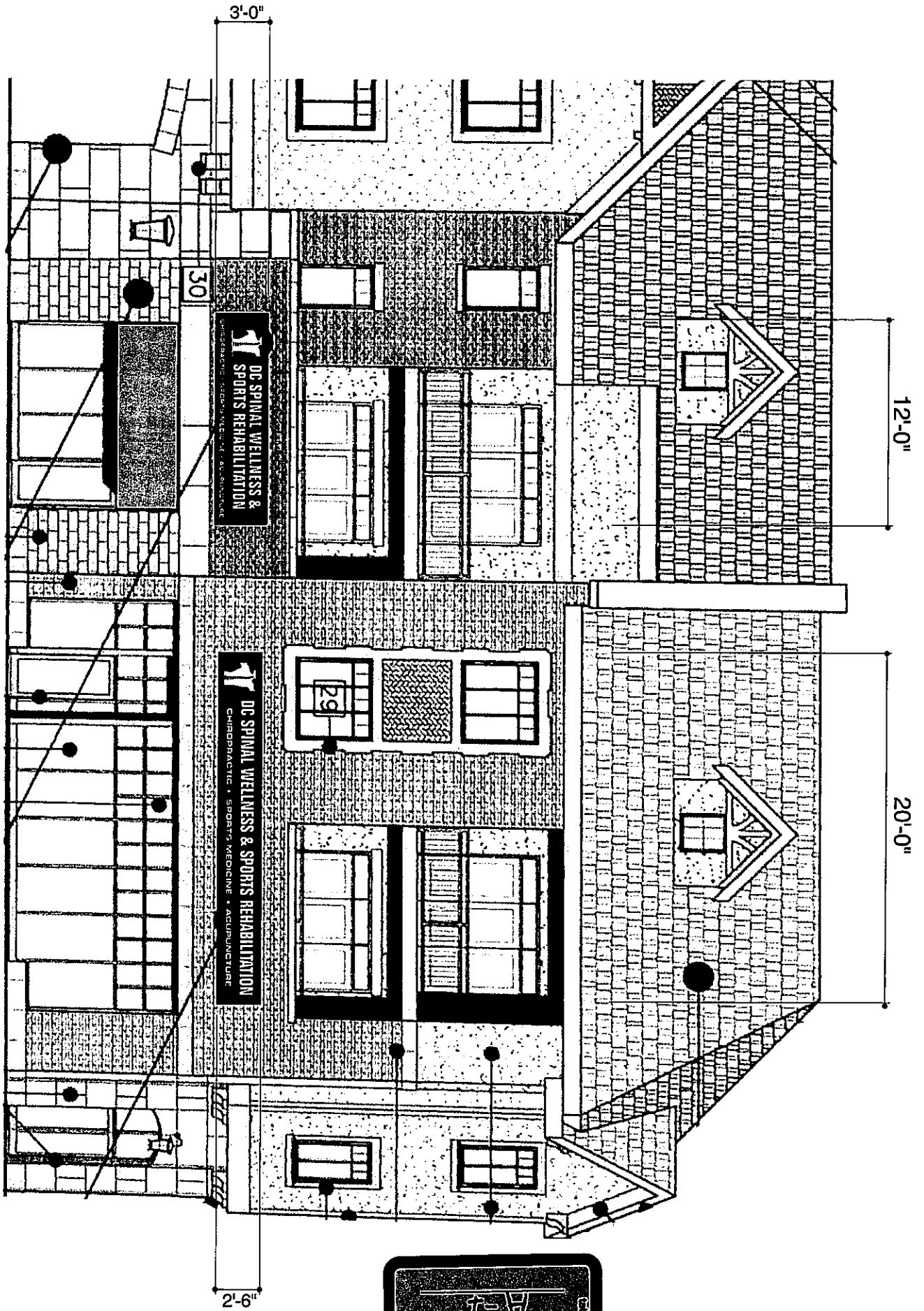
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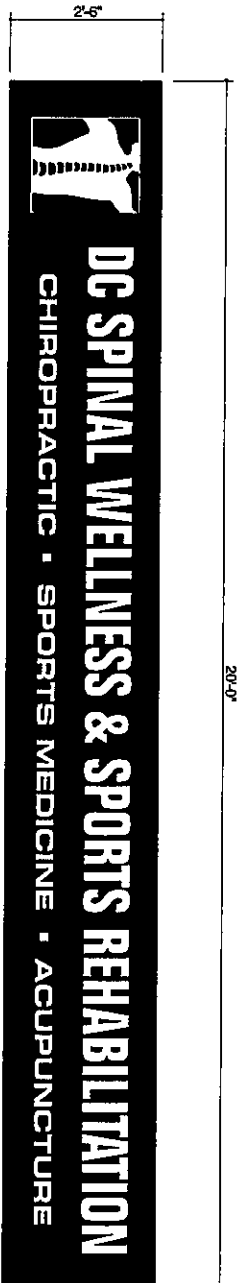
- d) Style and Color- Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

2. *If the motion is for denial, the Commissioners can use the language below or amend it as they deem appropriate. The Commissioners could amend the language as they deem appropriate, provided that the reasons for denial are tied to the standards for conditional uses and planned developments.*

Based on the submitted petition and the testimony presented, the proposed amendments to a conditional use for a planned development do not comply with the standards required by the Lombard Zoning and Sign Ordinances, does not enhance the Prairie Path Villas planned development and granting the planned development amendment is not in the public interest; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission recommend to the Corporate Authorities denial of the amendments to a conditional use for a planned development associated with PC 09-05.

REVISED PLANS
AND EXHIBITS
SUBMITTED BY
THE PETITIONER

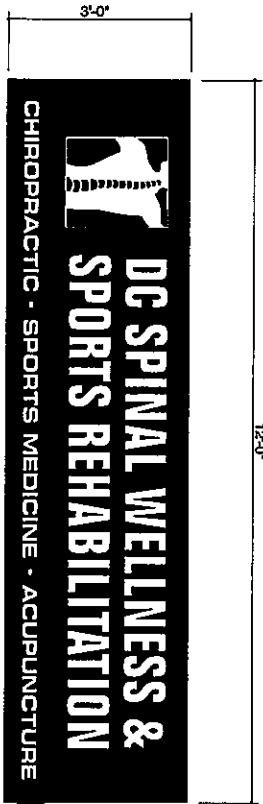




DISCONNECT SWITCH

S/E INT. H.O. E.O. ILLUMINATED DISPLAY 1/2" = 1'-0"

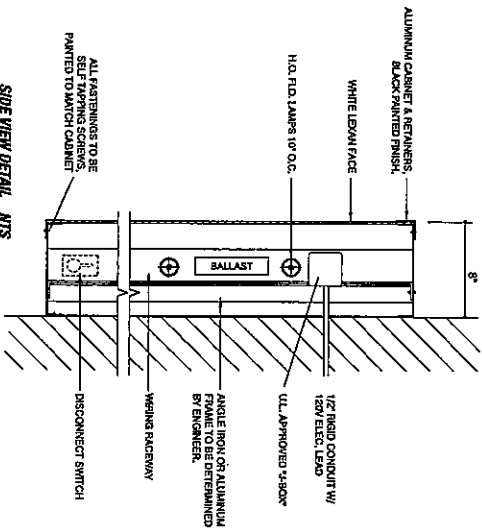
ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH, WHITE LEXAN FACE W/ #230-3 RED, #230-157 COBALT BLUE, & BLACK VINYL APPLIED GRAPHICS.



DISCONNECT SWITCH

S/E INT. H.O. E.O. ILLUMINATED DISPLAY 1/2" = 1'-0"

ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH, WHITE LEXAN FACE W/ #230-3 RED, #230-157 COBALT BLUE, & BLACK VINYL APPLIED GRAPHICS.



SIDE VIEW DETAIL, NTS

account representative

EPYTER

DC Spinal Wellness & Sports Rehabilitation
Lombard, IL

Lombard, IL

drawn by
JOHN W

job#: 09-3751
1-7-09
rev.# 5-5-09

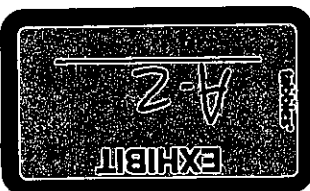
Customer's Signature: _____

Date: _____



1130 N. Garland
Lombard, IL 60148
Ph: 630.424.6100
Fax: 630.424.6120
WWW.OLYMPICSIGNS.COM

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OLYMPIC SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph # 630.424.6100 Fax # 630.424.6120

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account representative

E.PYTER

client

**DC Spinal Wellness &
Sports Rehabilitation**
Lombard, IL

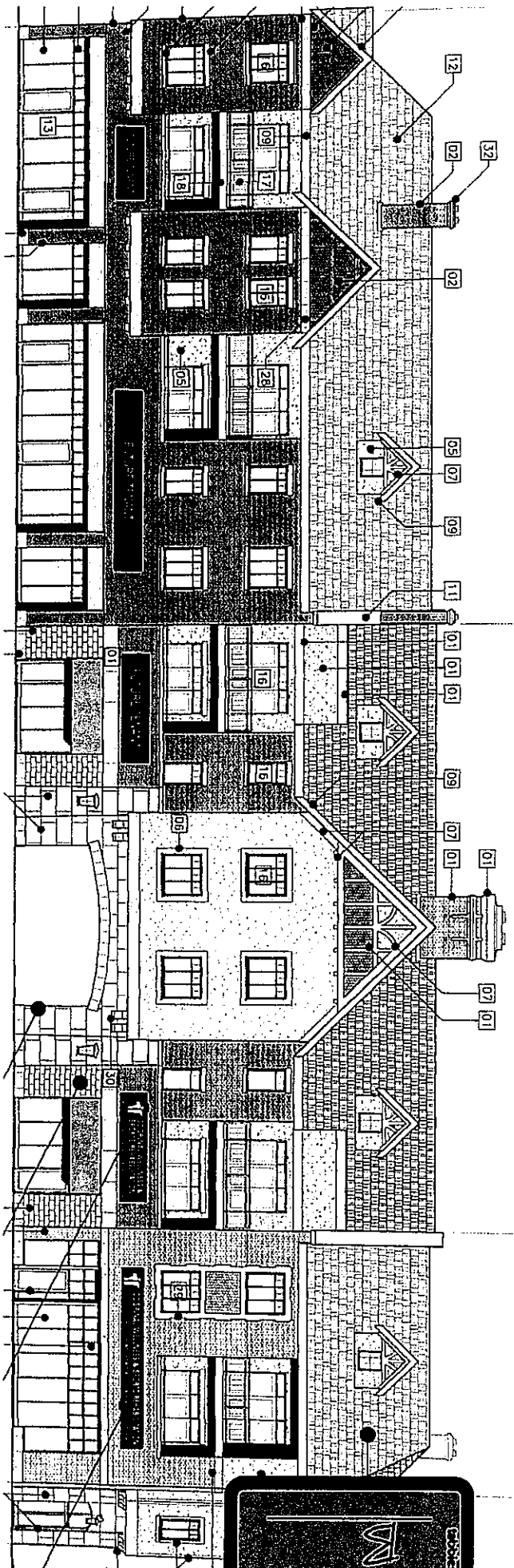
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JOHN W.

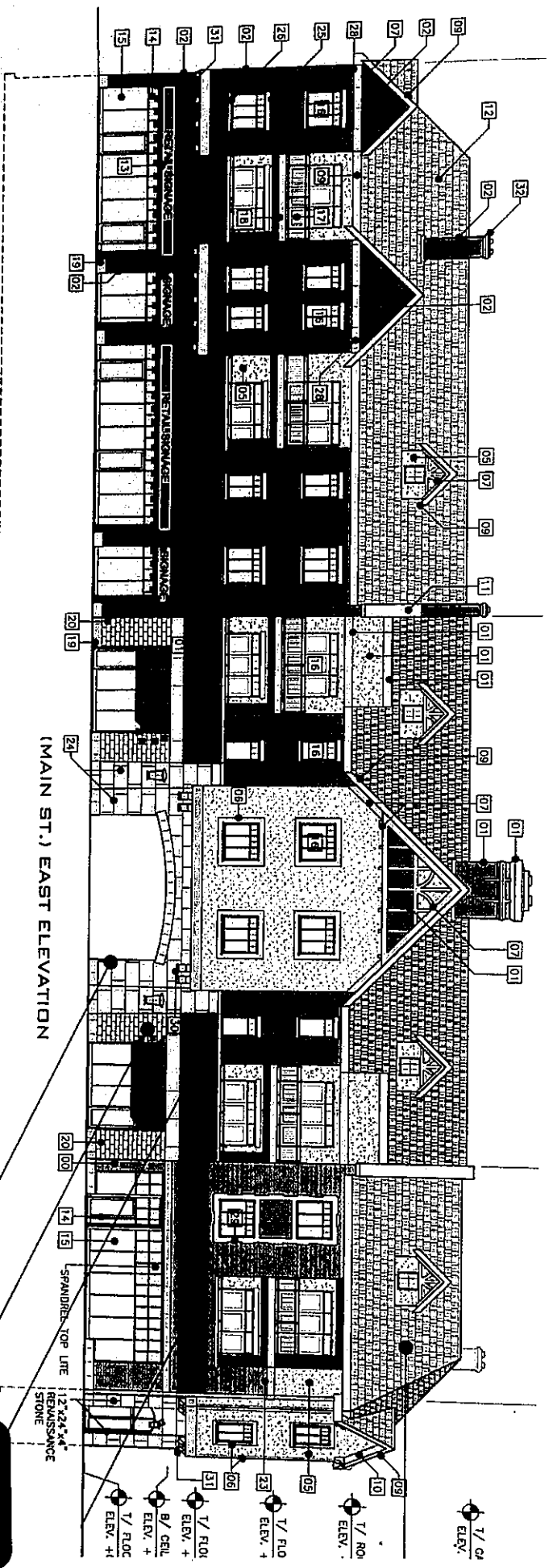
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1-7-09
rev: # 6-1-09

Customer's Signature: _____

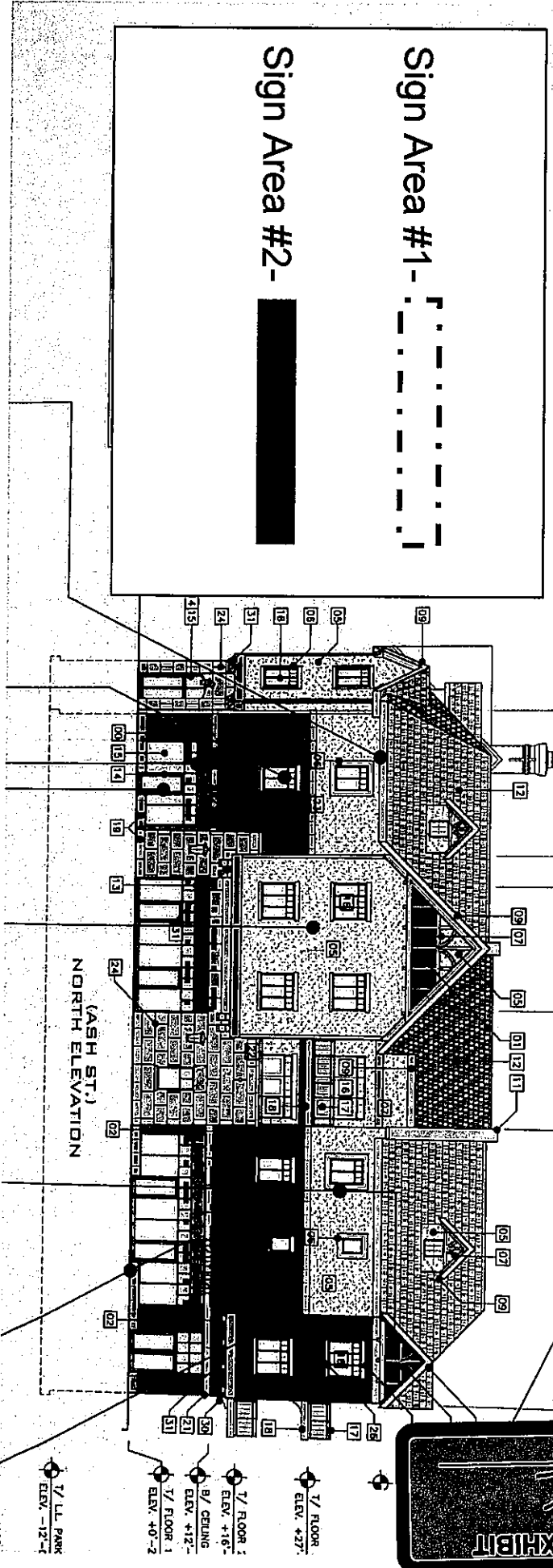
Date: _____

MAIN STREET / EAST ELEVATION 3/16" = 1'-0"





(MAIN ST.) EAST ELEVATION



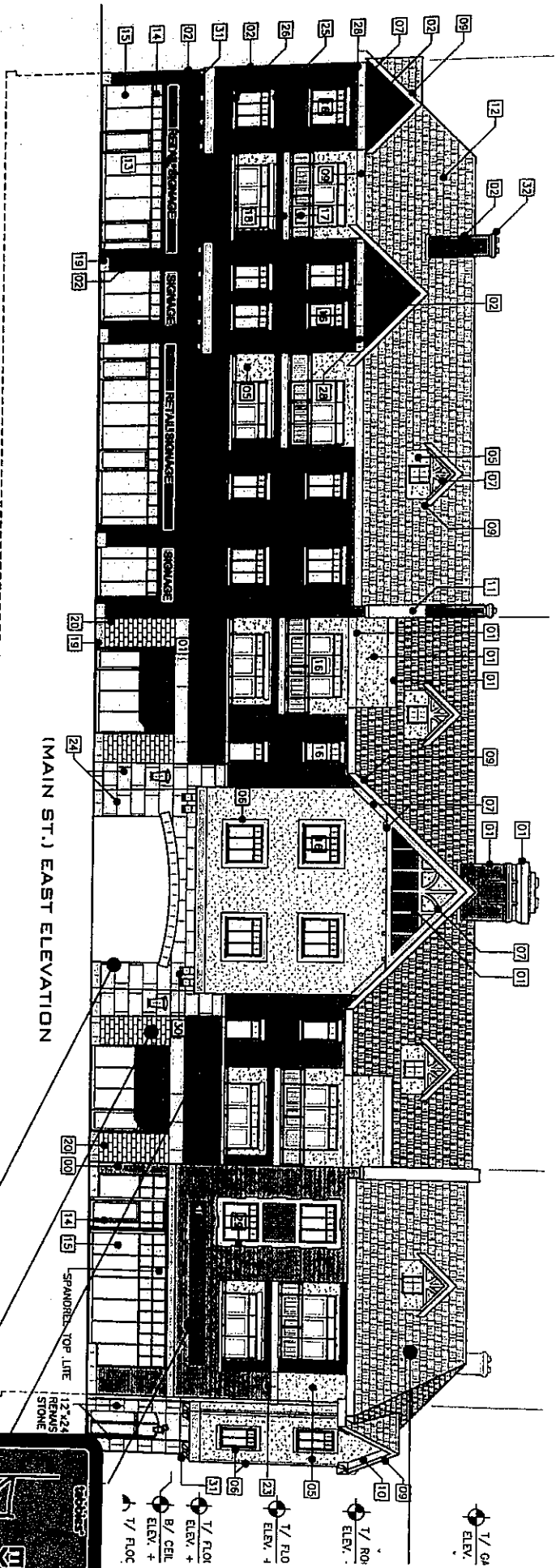
(ASH ST.) NORTH ELEVATION

Sign Area #1- [dashed line]

Sign Area #2- [solid black rectangle]

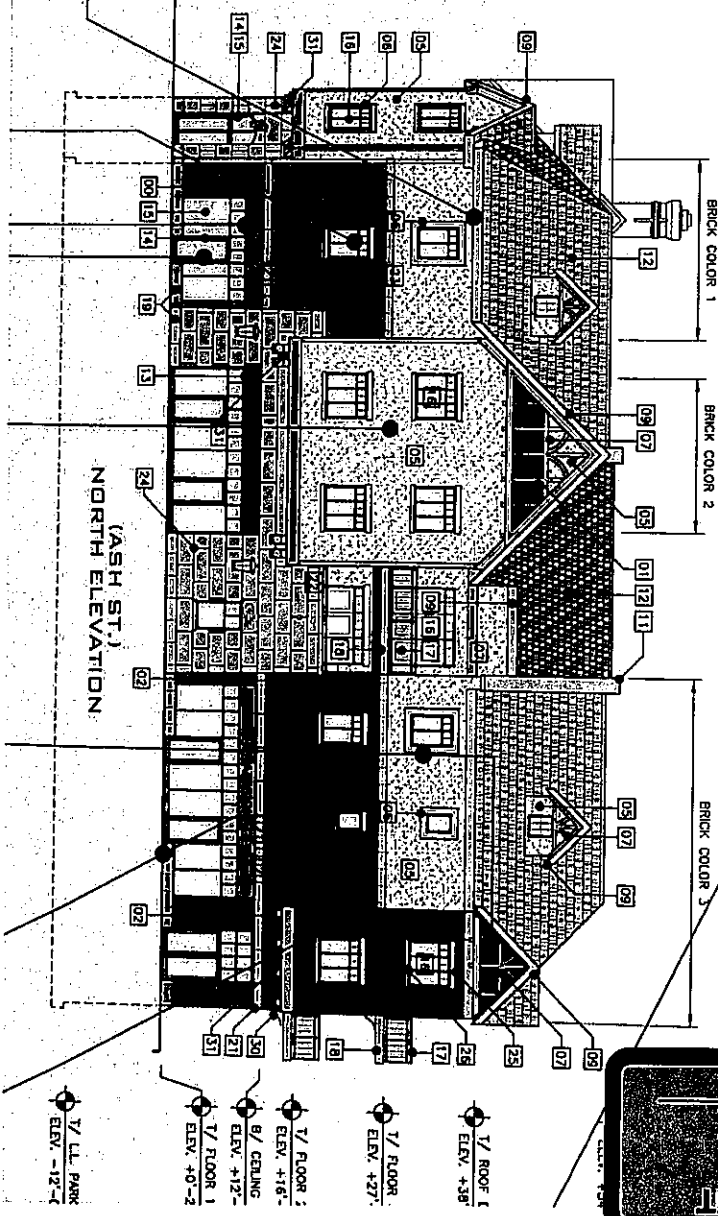


- 1/09 T/RO ELEV.
- 10 T/RO ELEV.
- 09 T/FLO ELEV. +
- 23 T/FLO ELEV. +
- 31 T/FLO ELEV. +
- 09 B/CELL ELEV. +
- 1/09 T/FLO ELEV. +
- 1/09 T/FLO ELEV. +
- 28 T/FLOOR ELEV. +27'
- 09 T/FLOOR ELEV. +16'
- 09 B/CEILING ELEV. +12'
- 09 T/FLOOR ELEV. +10'-2"
- 1/LL PARK ELEV. -12'-1"



EXTERIOR MATERIALS LEGEND: (Color x Height x Thickness)

00. STANDARD MODULAR BRICK, COLOR 1 (8"x2.3"x4")
01. STANDARD MODULAR BRICK, COLOR 2 (8"x2.3"x4")
02. STANDARD MODULAR BRICK, COLOR 3 (8"x2.3"x4")
03. UTILITY BRICK, COLOR 1 (12"x4"x4")
04. UTILITY BRICK, COLOR 2 (12"x4"x4")
05. TRADITIONAL STUCCO SYSTEM (1")
06. COMPOSITE WOOD WINDOW/DOOR TRIM (10")
07. PREFINISHED ALUMINUM FASCIA CLADDING, AGED COPPER FINISH, COLOR 1 (12)
08. PREFINISHED ALUMINUM VENTED SOFFIT, COLOR 1 (6)
09. PREFINISHED ALUMINUM PARAPET CORING, COLOR 1 (6)
10. PREFINISHED ALUMINUM PARAPET CORING, COLOR 1 (6)
11. FABRIC RETAIN SPANDE CHANNEL - SLATE TEXTURE
12. ALUM. STOREFRONT FRAME SYSTEM, THERMAL BARRIERS
13. DOUBLE-PANE RESISTANT WINDOW/DOOR UNIT, LOW E, COLOR 1 (27)
14. ARCHITECTURAL METAL, BALCONY GUARDRAIL SYSTEM, COLOR 1 (17)
15. ARCHITECTURAL METAL, BALCONY FLOOR EDGE CHANNEL, COLOR 1 (17)
16. REVENANCE STONE BASE COURSE/CORNICE 2 (24"x18"x5")
17. REVENANCE STONE BELT COURSE (24"x24"x5") OR (24"x12"x5")
18. REVENANCE STONE BELT TRIM 1 (24"x6"x5")
19. REVENANCE STONE SMOOTH FACE PANEL (36"x24"x4")
20. REVENANCE STONE WINDOW/DOOR LUNEL (48"x8"x4")
21. REVENANCE STONE WINDOW SILL (48"x4"x4")
22. REVENANCE STONE CORNER 1 (24"x6"x4")
23. REVENANCE STONE CORNER 2 (24"x6"x4")
24. REVENANCE STONE WINDOW BRACKET (24"x20"x4")
25. CAST STONE SHALLOW BRACKET (6"x8"x12")
26. CAST STONE CHIMNEY CAP (VARIOUS)



EXHIBIT

COPY

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Stuart Moynihan, Associate Planner

HEARING DATE: April 20, 2009

TITLE

PC 09-05; 300-312 South Main Street (Prairie Path Villas): The petitioner requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

GENERAL INFORMATION

Petitioner:

Dr. Daniel Coffey
310 S. Main St.
Lombard, IL 60148

Owner:

Gap Development LLC
4709 Wallbank
Downers Grove, IL 60515

PROPERTY INFORMATION

Existing Zoning:

B5APD Downtown Perimeter District/Planned Development

Existing Land Use:

A mixed-use residential/commercial condominium building.

Size of Property:

0.72 acres

Comprehensive Plan:

Within Central Business District – Mixed Use Area; Recommends Community Commercial

Surrounding Zoning and Land Use:

North: B5A Downtown Perimeter District; developed as a Tae Kwon Do learning center
South: R2 Single-Family Residence District; developed as the Illinois Prairie Path
East: B5A Downtown Perimeter District; developed as mixed-use commercial/multiple family housing
West: R5 General Residence District; developed as multiple-family (apartment) residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on April 9, 2009 and included within the petitioner's application packet:

1. Petition for Public Hearing
2. Narrative prepared by the petitioner, undated.
3. Applicable Response to Standards for:
 - a. Planned Developments (General Standards)
 - b. Planned Developments with Use Exceptions
 - c. Planned Developments with Other Exceptions
 - d. Variations
4. Plans for the proposed wall sign prepared by Olympic Signs, dated January 9, 2009.

DESCRIPTION

The petitioner, Dr. Daniel Coffey of D.C. Spinal Wellness and Sport Rehabilitation, is proposing to install a box style wall sign on the eastern facade of the Prairie Path Villas building. Ordinance 5802 (PC 05-43), approved the Prairie Path Villas Planned Development. As part of the approvals, all wall signage associated with the development was to be in accordance with the approved elevation plan as shown on exhibit "A". In addition, as a condition of approval, signage associated with the development was to consist of channel letters. Since the proposed new sign would not be of a design or in a location approved as part of Ordinance 5802, a planned development amendment is required.

INTER-DEPARTMENTAL REVIEW REPORT

PUBLIC WORKS

Public Works has reviewed the petition and has no comments.

PRIVATE ENGINEERING

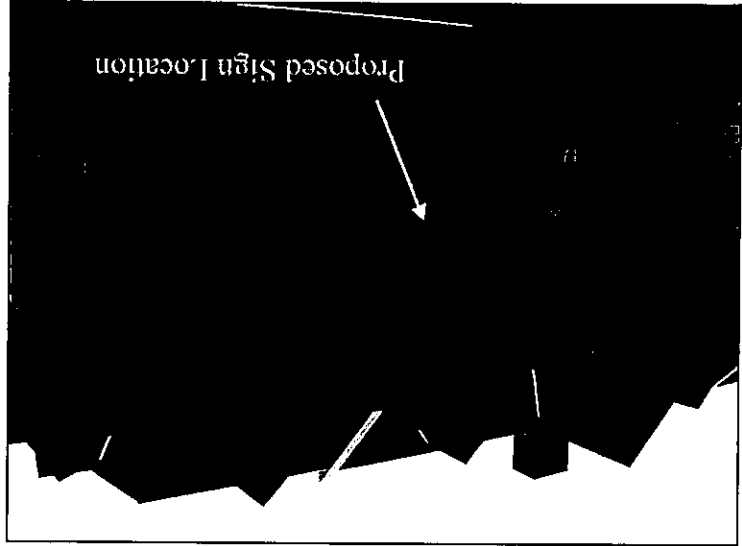
The PES Division of Community Development has no comments on the above petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments at this time.

PLANNING

The petitioner is proposing to install a box style wall at Prairie Path Villas located at 310-312 S. Main St. The wall sign is proposed to be installed on the eastern elevation of the building and will face Main Street. The petitioner is the owner of the far northern commercial condominium unit on the Main Street side of the building. The proposed sign would be installed above the awning just south of the Main Street entrance to this unit. As the sign is proposed to be placed in a location not depicted on the approved building elevations, an amendment to the planned development for signage location would be necessary. In addition, the planned development required that all exterior walls signs on the building be of a channel letter design. As the proposed sign consists of a single interiorly illuminated aluminum cabinet, the petitioner is requesting that the conditional use for a planned development be amended to allow a box style wall sign.



Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the site for Community Commercial uses. The existing use is therefore consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is bordered other commercial uses, a recreational pathway, and multi-family housing. The proposed signage is not expected to negatively impact the surrounding land uses. The request is generally compatible with the surrounding land uses.

Compatibility with the Sign Ordinance

In PC 05-43, Prairie Path Villas was granted the following deviations related to signage:

- g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
- h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage; and

The deviation for the number of signs was supported by staff to allow a sufficient number of signs to identify the individual commercial tenants in the building. The use of mixed signage was supported by staff to promote the aesthetic effect of breaking up the building's street elevations. The intention was to contribute to the impression of a series of separate buildings, effectively reducing the single, larger building to a more pedestrian scale.

The petitioner's proposed wall sign would be installed on the eastern elevation of Prairie Path Villas. The proposed signage measures four feet (4') by twelve feet (12') for a total of forty-eight (48) square feet. The Sign Ordinance requires that the total sign area of all wall signs on a property in the B5A District shall not exceed one times the lineal front footage of the property and that no one wall sign shall exceed fifty (50) square feet. Therefore, no variation for signage area is necessary as the proposed wall sign does meet the pertinent regulations.

Staff also notes that the petitioner has indicated on his submitted permit plans that his tenant space has sixty feet (60') of frontage along Main Street. The proposed signage area would only make use of forty-eight (48') of frontage along Main Street.

Signage Conditions of the Planned Development

Ordinance 5802 which established the Prairie Path Villas Planned Development requires that wall signage be of a channel letter design. The following conditions are applicable to this petition:

- 3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

- 9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.

Regarding Condition 3, staff made several comments concerning signage in the Inter-Departmental Review Report of PC 05-43. Among those comments were the following:

- "Based upon the submitted elevations, two deviations are required - a deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs, and a deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage."

- "The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments."

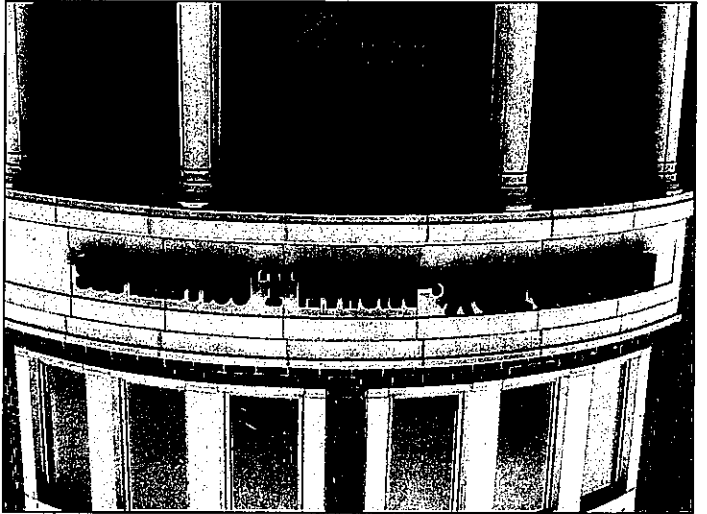
- "Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05), kitty-corner to the site. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations."

As noted above in the IDRC and as a condition of approval, signage in the Prairie Path Villas Development was to be of a uniform design and placed according to submitted building elevations, same as the guidelines established for Main Street Place at 229 S. Main Street (SPA 05-05). That development was approved with the following condition:

1. All wall signage to be installed on the subject property shall be of a channel letter design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.

The photograph to the left shows the channel letter signage as installed at Main Street Place.

The approval of Prairie Path Villas was conditioned that it meet the same signage design standards required at Main Street Place, specifically channel letter design, and that the



signage be located as depicted on the approved plans. These conditions were recommended by staff and approved by the Village Board as a means to improving the overall quality and uniformity of signage design and to ensure consistency in location. As the approved plans were interpreted during the public hearing to be consistent with the requirement for channel letter signs, there was no condition written as part of Ordinance 5802 which specifically stated that channel letter signs would be required at Prairie Path Villas.

It is the opinion of staff that these amendments could potentially reduce the quality of signage on the building and the quality of the development as a whole. A future tenant could replace this box style wall sign with one of an inferior quality. If other signs on the building are to be channel letter in design, a box style sign would also degrade the uniformity of the signage package which was preferred in PC 05-43. Staff also notes that the approval of these amendments may set a precedent for other tenants in the Prairie Path Villas building and other nearby buildings, such as Main Street Place, should they desire to install box style wall signs. Staff is not supportive of this request for amendments to the planned development due to the potential reduction in signage quality and the quality of the development itself.

Alternate Recommendation

If the Plan Commission does determine that proposed amendments are desirable, the Commissioners may want to consider similar amendments for the entire planned development, allowing for any future signage to only meet the requirements of the Sign Ordinance. This would avoid the possible situation in which public hearings are necessary on a sign by sign basis, should similar signs be requested. The following condition could be added to any motion for approval:

1. But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall be subject only to the requirements of the Sign Ordinance.

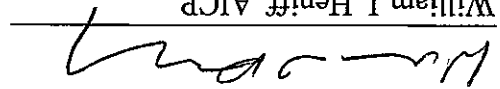
FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **denial** of this petition:

Based on the submitted petition and the testimony presented, the proposed amendments to a conditional use for a planned development do not comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission recommend to the Corporate Authorities denial of the amendments to a conditional use for a planned development associated with PC 09-05.

Plan Commission
Re: PC 09-05
Page 7

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP

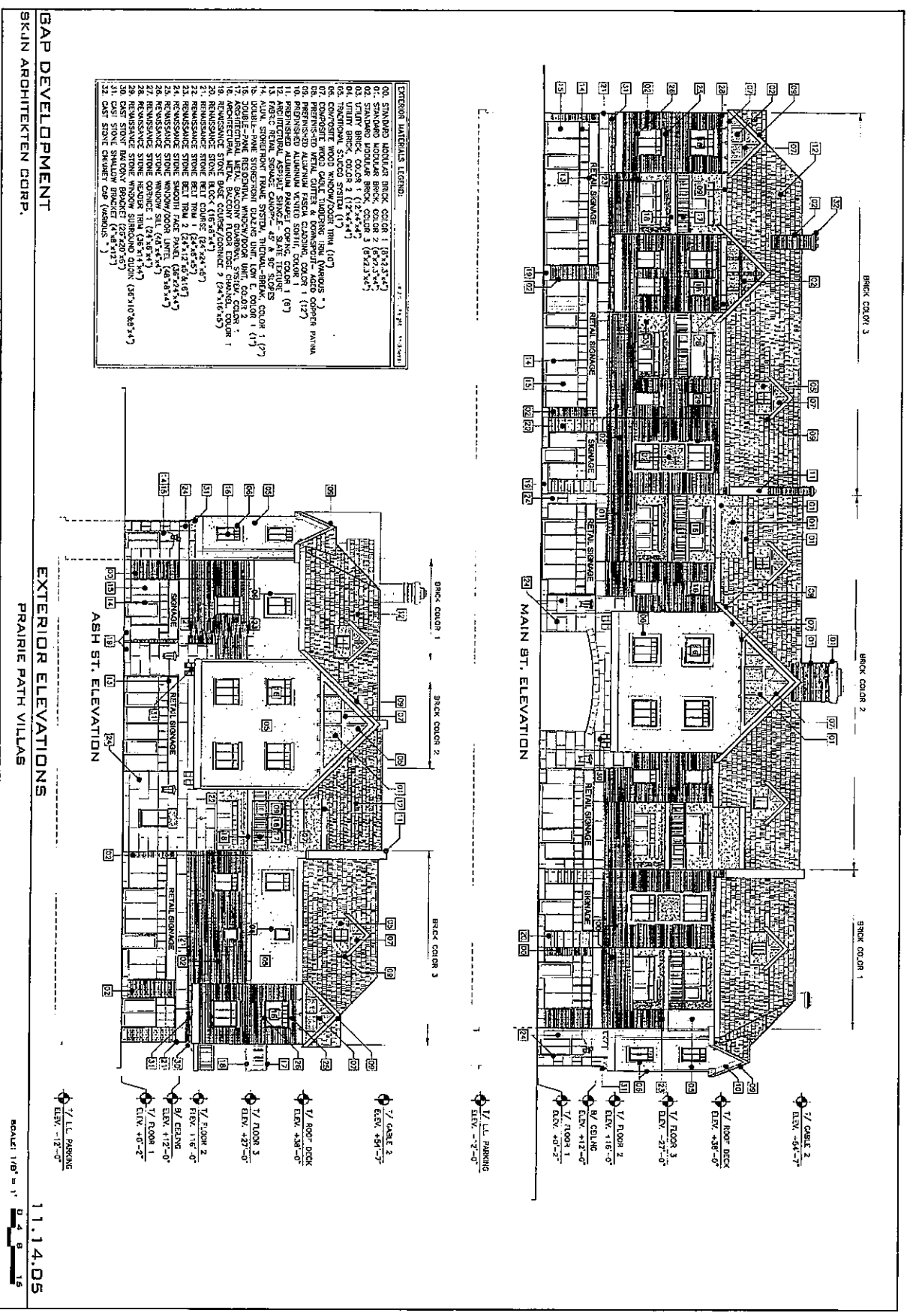
Director of Community Development

WJH

c: Petitioner

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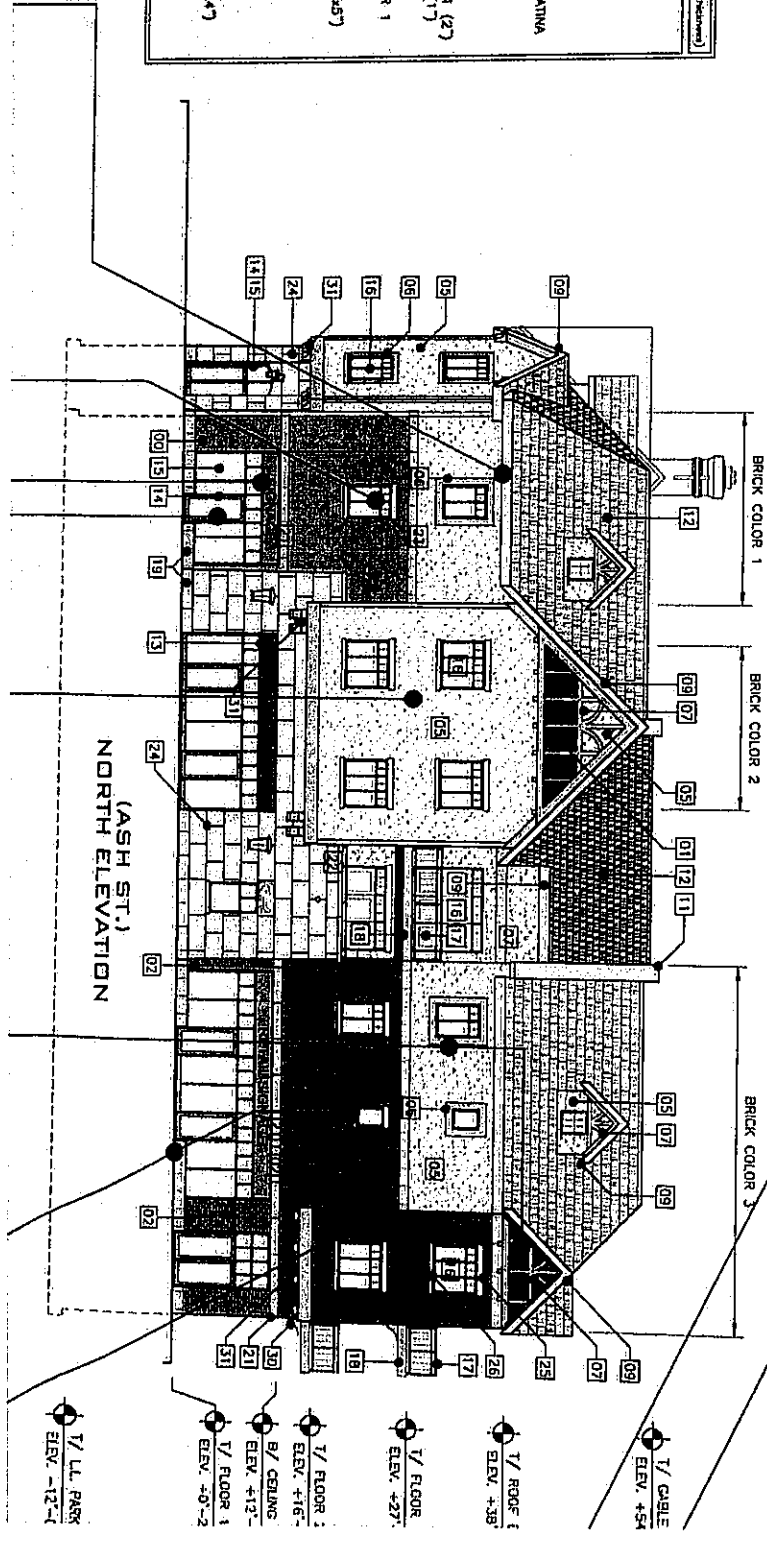
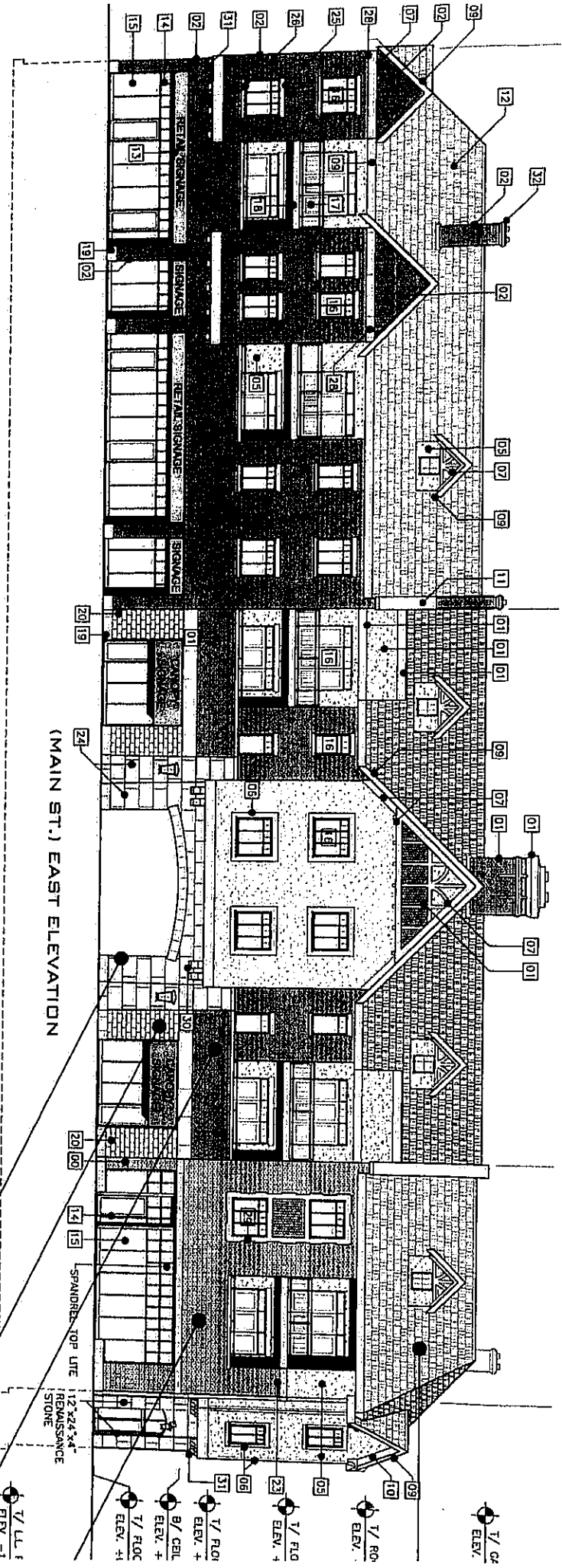
EXHIBIT A



EXTERIOR MATERIALS LEGEND:

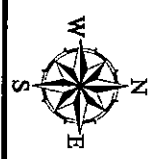
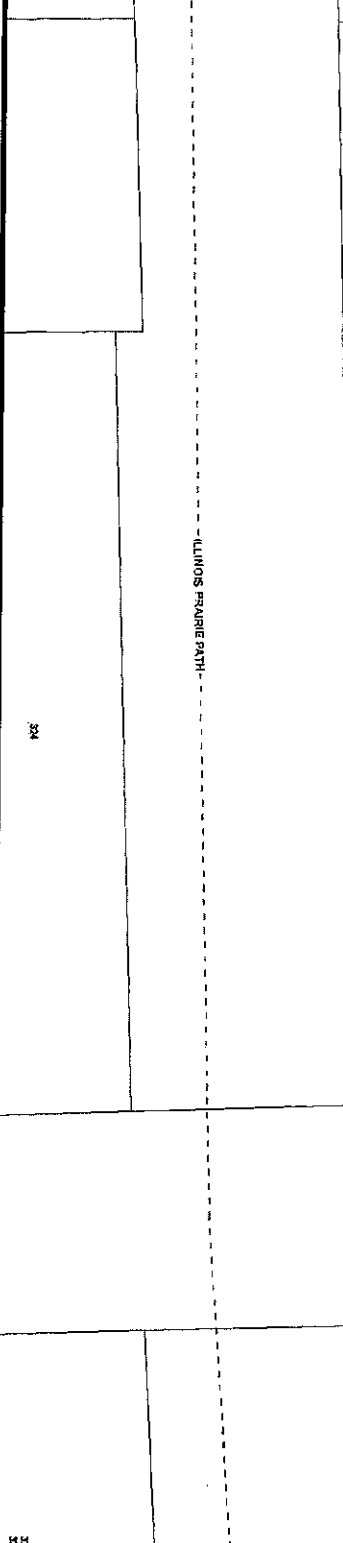
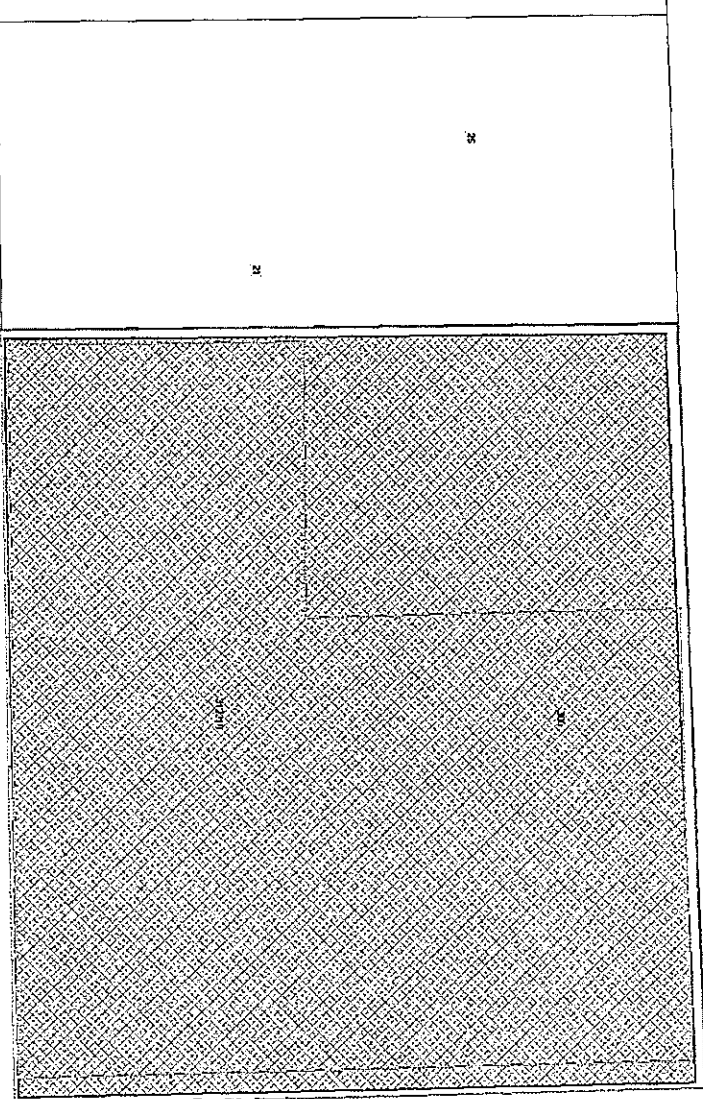
(Color & Finish & Thickness)

00. STANDARD MODULAR BRICK, COLOR 1 (8"-2.3"x4")
01. STANDARD MODULAR BRICK, COLOR 2 (8"-2.3"x4")
02. STANDARD MODULAR BRICK, COLOR 3 (8"-2.3"x4")
03. UTILITY BRICK, COLOR 1 (12"x4"x6")
04. UTILITY BRICK, COLOR 2 (12"x4"x6")
05. TRADITIONAL STUCCO SYSTEM (1")
06. COMPOSITE WOOD WINDOW/DOOR TRIM (1/2")
07. PREPRESSED METAL CORNER & DOWNSPROUT - ASSED COPPER FINISH
08. PREPRESSED METAL CORNER & DOWNSPROUT - MILD COPPER FINISH
09. PREPRESSED ALUMINUM VERTICAL CLADDING, COLOR 1 (12")
10. PREPRESSED ALUMINUM VERTICAL CLADDING, COLOR 1 (12")
11. ARCHITECTURAL ASPHALT SHINGLE - 45° & 90° SLOPES
12. FABRIC RETAIL SIGNAGE CANOPY - 45° & 90° SLOPES
13. DOUBLE-PANE STOREFRONT GLAZING UNIT, LOW E, COLOR 1 (1")
14. ALUM. STOREFRONT FRAME SYSTEM, THERMAL-BREAK, COLOR 1 (2")
15. DOUBLE-PANE RESIDENTIAL WINDOW/DOOR UNIT, COLOR 1 (1")
16. ARCHITECTURAL METAL BALCONY GARDEN WALL, COLOR 1 (1")
17. ARCHITECTURAL METAL BALCONY FLOOR EDGE CHANNEL, COLOR 1
18. RENAISSANCE STONE BASE COURSE/CORNICE 1 (24"x16"x5")
19. RENAISSANCE STONE BELT COURSE (24"x24"x2") OR (24"x12"x5")
20. RENAISSANCE STONE BELT TRIM 1 (24"x6"x5")
21. RENAISSANCE STONE SMOOTH FACE PANEL (36"x24"x4")
22. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x6"x4")
23. RENAISSANCE STONE CORNICE 1 (24"x6"x4")
24. RENAISSANCE STONE CORNICE 2 (24"x16"x5")
25. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x6"x4")
26. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x6"x4")
27. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x6"x4")
28. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x6"x4")
29. CAST STONE BALCONY BRACKET (24"x20"x8")
30. CAST STONE BALCONY BRACKET (24"x20"x8")
31. CAST STONE CHIMNEY CAP (VARIOUS -)
32. CAST STONE CHIMNEY CAP (VARIOUS -)



300-312 S. Main St.

ASH ST



Addresses

Centerline

JURIS

--- DPC TRAIL

---- RIVER

--- R&R

— TOLLWAY

Parcels

limits-poly

Active Cases

--- Boundary Agreement

54 ft



DC Spinal Wellness & Sports Rehabilitation Ltd.
310 S. Main St. Unit E
Lombard IL 60148
Dr. Daniel F Coffey DC DABCO ACRB

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Petitioners Guide to the plan commission:

I have been providing rehabilitation services in Lombard for the past 10 years, specializing in the conservative treatment of orthopedic and neurological conditions of the whole body. I am currently practicing within the International Village Apartment Complex on Finley Road. I have recently purchased, completely built out, and retain a certificate of occupancy for unit E of the Prairie Path Villas located on 310 S. Main Street. I had great hopes in completing the move 6 months ago but have faced some challenges. The most significant challenge has to do with placing signage on the Main Street exterior wall of Unit E. I have contracted with Olympic sign located in Lombard to complete the job. A few months ago, Mr. Pyter from Olympic signs submitted the plans for permit for the attached panel sign. After the permit denial, I was told that the Prairie Path Villas was set up as a separate planned development, having much stricter rules than any other commercial building in my neighborhood. I have been working with the Community Development department of the Lombard Village and Olympic Signs to satisfy the Current PUD. I was recommended from the Community Development to design a version of my sign as individual channel letters. The new versions of my sign increased costs from about \$4000 to \$17000. The additional \$12-13,000 cost, especially during these tough economic times has delayed my ability to move my business to the Prairie Path location.

I have been instructed to respond to the following items in reference to my request for a variation to the plan development:

IX. Standards for Planned Development:

1) Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located:

The proposed signage meets the original signage ordinance 153.508 for BSA

down town perimeter district requirements prior to the PUD.

According to document PC 05-43 page 9 wall signage deviations were requested.

Wall Signage Deviations:

“The petitioner has identified a number of locations in which wall signage may

be installed on the property, as depicted on the plans.

Based on the submitted elevations, two deviations are required - a deviation from sections 153.211 (F) and 153.508 B 19 a of the sign ordinance to allow for awning

and canopy signs to be displayed in conjunction with wall signs, and a deviation from section 153.508 B 19 C to allow more than one wall sign per street frontage.

“The petitioners request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to frame the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments. Given that the building is over 200 sq feet in length, the varying design of the proposed signage can be conceptually supported by staff.”

With respects to multiple signage request, staff would be supportive of wall signage that follows the same guidelines as many recent developments, “including” the Main Street Place development (SPA 05-05)

According to PC 05-43, note that it states the word “including” but “not limited to”

Include

2) Community sanitary sewage and potable water facilities connected to a central

system are provided. **Not Applicable to this signage request**

3) The dominant use in the proposed planned development is consistent with the recommendations of the comprehensive plan of the village for the area containing the subject site **Yes a Certificate of Occupancy has been retained by the**

4) That the proposed planned development is in the public interest and is consistent with the purpose of this zoning ordinance.

It does not deviate from the original zoning ordinance 153.508 for b5a prior to the PUD. (which is the current requirements for the neighboring businesses)

Yes, The sign that I am proposing will have the public interest in mind, being well lit which will avoid vehicle confusion trying to find our office in the evening.

Our business stays open until after 8 pm.

5) That the streets have been designed to avoid:

a. Inconvenient or unsafe access to the planned development;

b. Traffic congestion in the streets which adjoin the planned development;

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

This question may not be applicable to my signage variation request although a more visual sign will avoid vehicle confusion and congestion when patients are

traveling down main street in search of my new office.

B. Standards for Planned Developments with use exceptions

The ordinance approving the final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

- 1) Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses.
Yes, our proposed sign will enhance the visual look of the prairie path villas building as, moving my rehabilitation facility to the down town area will bring business to the down town area. Which has full support from DA George & Sons and Lombard Town Center. (see attached letters)
- 2) Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties. **No**
- 3) Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted. **Not applicable for signage request**

Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this ordinance is in the public interest
2. The proposed exceptions would not adversely impact the value or use of any other property. **NO**
3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.
4. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
 - a. The front, side, or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning districts or the zoning district underlying the subject site, whichever is greater. **Not Applicable**
 - b. All transitional yards and transitional landscape yards of the underlying zoning districts are complied with. **Not Applicable**
 - c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the plan commission shall recommend either or both of the following requirements:

- i. All structures located on the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
- ii. All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses. **Not Applicable**

XI. Standards For Variations

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specified case that affirms each of the following:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as a distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The hardship requirement of the PUD only applies to tenants located at the prairie path villas not in the surrounding area. The result of this will cost me an additional \$12-13,000 for the channel letter version of my sign. (see attached bids)

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. **PUD only applies to businesses located at the prairie path villas.**
3. The purpose of the variation is not based primarily upon a desire to increase financial gain. **No**
4. The alleged difficulty or hardship is caused by this ordinance and has been created by any person presently having an interest in the property. **The hardship is applied only to the Prairie path villas and not in the surrounding area**
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. **No, It will allow to move in and bring immediate business into the down town area.**
6. The granting of the variation will not alter the essential character of the neighborhood; and, **No**
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. **No**

Will not in adversely affect any the surrounding area, light, congestion of traffic, or endanger public safety. I believe that my sign will only enhance neighborhood with a thriving rehab facility in the down town area.

Thank you for your time and consideration,

 Dr. Daniel Coffey

Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

Re: signage request for 310 S. Main Street, unit #E, Lombard

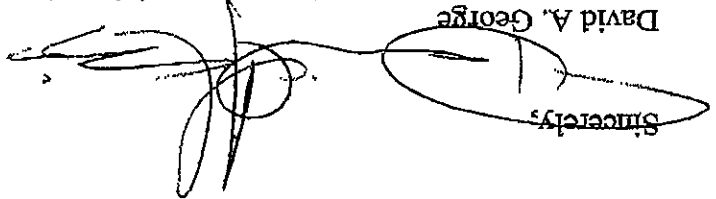
In my original request for building signage deviation, it was my intent to request the use of awning style signage and also to request multiple signs for the seven commercial units located at the Prairie Path Villas condominiums. These requests were in response to the original sign ordinance 153.508.

It was not my intent to require the commercial tenants to be limited to awning style signage and channel letter style signage. The channel letter style signage creates maintenance concerns, as multiple holes would be drilled into the exterior walls of the building.

It was my understanding that the Village's intent of the design of the Prairie Path Villas was to break up the scale of the building along Main Street and to give it the appearance of multiple structures at a pedestrian level. The multiple structure theme can still be maintained while allowing either canopy style signage or individual panel style signage.

After reviewing Dr. Dan Coffey's two sign proposals: 1) panel style signage and 2) channel style signage. I am in full support of the panel style signage that he has presented. I would like to amend the PUD in kind to maintain a uniform design. I am in full support of panel signage with standard style white lettering with a darker background.

As the Village is fully aware, I continue to have a vested interest in the building and I will scrutinize any signage to make sure that it will properly represent the Prairie Path Villas.



Sincerely,

David A. George

President - Prairie Path Villas Condominium Association
Member - GAP Development, LLC

MINUTES FROM
THE APRIL 20, 2009
PLAN
COMMISSION
MEETING

Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org



Meeting Minutes

Monday, April 20, 2009

7:30 PM

Board Room

Village Hall

Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Martin Burke,
Stephen Flint, Ronald Olbrysh,
Ruth Sweetser, Andrea Cooper and Richard Nelson
Staff Liaison: Christopher Stilling

Call to Order

Chairperson Ryan called the meeting to order at 7:30 p.m.

Present: Chairperson Donald F. Ryan, Commissioner Stephen Flint, Commissioner Ronald Olbrysh, Commissioner Ruth Sweetser, Commissioner Martin Burke, Commissioner Richard Nelson and Commissioner Andrea Cooper

Roll Call of Members

Also present: Christopher Stilling, Assistant Director of Community Development; Stuart Moynihan, Associate Planner; and George Wagner, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Christopher Stilling read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

090080

PC 09-05: 300-312 S. Main Street

Requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.
(DISTRICT #1)

Dan Coffey, 1300 S. Finley Road, Suite 103, Lombard, presented the petition. He explained that he purchased a business condo unit in the Prairie Path Villas for his business. He indicated that about 6 months ago he inquired about signage with the Village and initially thought the panel sign was acceptable. It was not until Mr. Pyter from Olympic Sign submitted details to the Village that the provisions regulating the site came to light. Mr. Coffey explained that David George, the developer of the building, indicated to him that the Planned Development allowed for more signage and awnings. He was not aware of the channel lettering requirement until staff made reference to the planned development ordinance and the Main Street Place requirements. He indicated that these are tough economic times and that the channel letter sign is much more expensive - \$16,500 versus \$3,700. Mr. Coffey said that financing is limited and cannot afford the more expensive sign. He also stated that Mr. George, owner and president of the association, preferred the appearance of the panel sign and having individual letters attached to the wall would create maintenance problems.

He continued that there were concerns about his responses to standards being an obstruction or distraction and don't believe they will do that. He said it is important to have a lit sign because he works late and his patients are accustomed to him staying open until 9 p.m. Without the proper signage, it would make it difficult to find his

business. He mentioned the parking being in the back of the building and that his clients may miss the turn onto Ash. He respects Community Development's passion and desires to improve Lombard. He indicated that he plans to be here for many years. He said he is in a bad situation now with financing and so he needs the Commissioners' help. If the petition is denied it will delay his ability to get the proper signage to get downtown going. He added that he cares about Lombard, serving on the Board of Directors for Chamber of Commerce, Rotary and Lombard Town Centre. He said that he would not let a sign go up that doesn't represent Lombard nor will David George. He believes that the panel type sign would look visually better, satisfy the Commissioners and allow him to support his family and employees with the additional savings.

Chairperson Ryan opened the meeting for public comment.

Tom Knapp spoke in support of the request and provided additional documents. He indicated that he is the architect for Mr. Coffey's office space and is also the Vice President of the Lombard Town Centre. He also stated that he is representing himself and the Lombard Town Centre. He said that although he was only the architect to assist Mr. Coffey with his build-out, he got involved once he learned about the signage issues. He indicated that he contacted staff inquiring about the signage provisions and was told the sign was acceptable. He said that the petitioner proceeded with a sign contractor to put a formal proposal together and submit it to the Village. The sign was rejected and he set up a meeting with Village staff to discuss the matter. He stated that staff did not provide him with anything in writing explaining the requirements. He said the sign meets the zoning requirements and that the Planned Development was unclear. He suggested a better process for business owners with regards to signage approval.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner, Dr. Daniel Coffey of D.C. Spinal Wellness and Sport Rehabilitation, is proposing to install a box style wall sign on the eastern facade of the Prairie Path Villas building. Ordinance 5802 (PC 05-43), approved the Prairie Path Villas Planned Development. As part of the approvals, all wall signage associated with the development was to be in accordance with the approved elevation plan as shown on exhibit "A". In addition, as a condition of approval, signage associated with the development was to consist of channel letters. Since the proposed new sign would not be of a design or in a location approved as part of Ordinance 5802, a planned development amendment is required.

Mr. Moynihan stated that the petitioner is proposing to install a box style wall sign at Prairie Path Villas located at 310-312 S. Main St. The wall sign is proposed to be installed on the eastern elevation of the building and will face Main Street. The petitioner is the owner of the far northern commercial condominium unit on the Main Street side of the building. The proposed sign would be installed above the awning just south of the Main Street entrance to this unit. As the sign is proposed to be placed in a location not depicted on the approved building elevations, an amendment to the planned development for signage location would be necessary. In addition, the planned development required that all exterior wall signs on the building be of a channel letter design. As the proposed sign consists of a single interlory illuminated aluminum cabinet, the petitioner is requesting that the conditional use for a planned development be amended to allow a box style wall sign.

The Comprehensive Plan identifies the site for Community Commercial uses. The existing use is therefore consistent with the Comprehensive Plan.

The subject property is bordered by other commercial uses, a recreational pathway, and

multi-family housing. The proposed signage is not expected to negatively impact the surrounding land uses. The request is generally compatible with the surrounding land uses.

Compatibility with the Sign Ordinance

In PC 05-43, Prairie Path Villas was granted the following deviations related to signage:
g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage; and
The deviation for the number of signs was supported by staff to allow a sufficient number of signs to identify the individual commercial tenants in the building. The use of mixed signage was supported by staff to promote the aesthetic effect of breaking up the building's street elevations. The intention was to contribute to the impression of a series of separate buildings, effectively reducing the single, larger building to a more pedestrian scale.

The petitioner's proposed wall sign would be installed on the eastern elevation of Prairie Path Villas. The proposed signage measures four feet (4') by twelve feet (12') for a total of forty-eight (48) square feet. The Sign Ordinance requires that the total sign area of all wall signs on a property in the B5A District shall not exceed one times the lineal front footage of the property and that no one wall sign shall exceed fifty (50) square feet. Therefore, no variation for signage area is necessary as the proposed wall sign does meet the pertinent regulations.

Staff also notes that the petitioner has indicated on his submitted permit plans that his tenant space has sixty feet (60') of frontage along Main Street. The proposed signage area would only make use of forty-eight feet (48') of frontage along Main Street.

Ordinance 5802 which established the Prairie Path Villas Planned Development requires that wall signage be of a channel letter design. The following conditions are applicable to this petition:

- 3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
- 9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.

Regarding Condition 3, staff made several comments concerning signage in the Inter-Departmental Review Report of PC 05-43. Among those comments were the following:
"Based upon the submitted elevations, two deviations are required - a deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs, and a deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage."
"The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments."

"Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05), kitty-corner to the site. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the

will sign package as depicted on the submitted building elevations."

As noted above in the IDRC and as a condition of approval, signage in the Prairie Path Villas Development was to be of a uniform design and placed according to submitted building elevations, same as the guidelines established for Main Street Place at 229 S. Main Street (SPA 05-05). That development was approved with the following condition:

1. All wall signage to be installed on the subject property shall be of a channel letter design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.
The approval of Prairie Path Villas was conditioned that it meet the same signage design standards required at Main Street Place, specifically channel letter design, and that the signage be located as depicted on the approved plans. These conditions were recommended by staff and approved by the Village Board as a means to improving the overall quality and uniformity of signage design and to ensure consistency in location. As the approved plans were interpreted during the public hearing to be consistent with the requirement for channel letter signs, there was no condition written as part of Ordinance 5802 which specifically stated that channel letter signs would be required at Prairie Path Villas.

It is the opinion of staff that these amendments could potentially reduce the quality of signage on the building and the quality of the development as a whole. A future tenant could replace this box style wall sign with one of an interior quality. If other signs on the building are to be channel letter in design, a box style sign would also degrade the uniformity of the signage package which was preferred in PC 05-43. Staff also notes that the approval of these amendments may set a precedent for other tenants in the Prairie Path Villas building and other nearby buildings, such as Main Street Place, should they desire to install box style wall signs.

The Planned Development was designed to ensure unified and compatible design of buildings and signage, as authorized in Section 155.502 (D) of the Zoning Ordinance. Staff finds that the proposed amendment to the Planned Development will reduce the quality of signage on the building and the quality of the development as a whole. Therefore staff recommends denial of the request.

If the Plan Commission does determine that proposed amendments are desirable, the Commissioners may want to consider similar amendments for the entire planned development, allowing for any future signage to only meet the requirements of the Sign Ordinance. This would avoid the possible situation in which public hearings are necessary on a sign by sign basis, should similar signs be requested. The following condition could be added to any motion for approval:

1. But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall be subject only to the requirements of the Sign Ordinance.

Chairperson Ryan then opened the meeting for comments among the Commissioners. Commissioner Nelson asked if the sign would be lit. The petitioner indicated it would be lit and that he needed it that way to help direct his customers.

Commissioner Sweetser indicated that since it was not specially stated that channel lettering was required that there might be a good reason for making some adjustments however she was not sure what they would be. She wanted to know if other Commissioners had any thoughts.

Commissioner Cooper suggested that the petitioner consider other types of signage that would be less expensive but still have channel letters such as steel.

Commissioner Burke suggested that the letter be back lit rather than individually lit to save costs. Commissioner Flint agreed and said there could be an alternative cost effective way to light the sign.

Commissioner Burke stated that he would like this to move forward and that he understands the dilemma and confusion, however based on the information they have, the signage is unacceptable and does not go well with the other signage on the building. He indicated that he is sympathetic to the petitioner regarding costs however he felt that the channel letter goes well with the building and other signage and that he was not in favor of the request.

Commissioner Sweetser suggested they grant a time period for this sign to be up and ready to go and be replaced in 2 years. She then stated that the planned development required channel letters and that the box sign appears to be like a billboard on the building. She stated that they should be consistent with the standards of the planned development since this is the first sign. She suggested to staff to review its process of giving information.

It was moved by Commissioner Burke, seconded by Commissioner Flint, that this matter be recommended to the Corporate Authorities for denial. The motion carried by the following vote:

Aye: 6 - Flint, Olbrysh, Sweetser, Burke, Nelson and Cooper

090224

PC 09-06: 433 East St. Charles Road (Paradise Bay Water Park)

The Lombard Park District requests a variation to Section 153.501(B)(10)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a single wall sign from fifty (50) square feet to eighty and one half (80.5) square feet in the CR Conservation/Recreation Zoning District. (DISTRICT #5)

Paul Friedrichs, Executive Director of the Lombard Park District, 227 W. Parkside, presented their petition. He also introduced John Dzarowski, of FGM Architecture. He stated that Mr. Dzarowski was the lead architect that designed the park and sign.

John Dzarowski, FGM Architecture, 1121 W. 22nd Street, Oak Brook, IL, summarized their request highlighting the proposed new sign at the Paradise Bay Water Park. He described the sign, gave its dimensions, and noted the distance the sign would be located from St. Charles Road. He said that the proposed sign would be approximately 80 1/2 square feet in size.

Chairperson Ryan opened the meeting for public comment.

There were no comments or questions from the public.

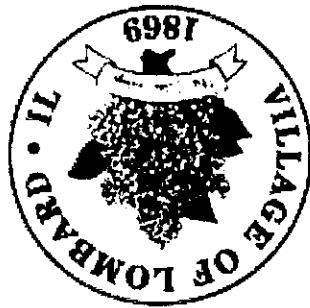
Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. On September 18, 2006, the Plan Commission approved PC 06-24, granting a conditional use for an upgrade and modernization of the existing Paradise Bay Water Park facility located within Lombard Common. That approval was associated with the general features of the proposed park; however, specific plans detailing signage were not considered as part of the petition.

MINUTES FROM
THE MAY 7, 2009
BOARD OF
TRUSTEES
MEETING

Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org



Meeting Minutes

Thursday, May 7, 2009

7:30 PM

Village Hall Board Room

Village Board of Trustees

Village President: William J. Mueller
Village Clerk: Brigitte O'Brien

Trustees: Greg Gron, District One, Richard J. Tross, District Two,
Zachary Wilson District Three, Dana Moreau, District Four, Laura Fitzpatrick, District
Five and Bill Ware, District Six

Committee, reported the committee had not met.

Lombard Historical Commission - Brigitte O'Brien

[Play Video](#)

Village Clerk Brigitte O'Brien, member of the Historical Commission, reported the commission had not met. The next meeting is scheduled for June 21. The Cemetery Restoration Committee will meet on May 14.

VIII Village Manager/Village Board Comments

[Play Video](#)

Trustee Fitzpatrick reminded residents of the Sculpture Show to be held on May 9 from 11 am to 6 pm at Lillacia Park. She stated there will be 13 artisans and students displaying various sculpture and artwork.
President Mueller reminded residents of the Garden Club Plant Sale on May 8 from 8 am to 5 pm and May 9 from 8 am until sold out. Saturday will be the free lilac bush give-away. He noted the Village had 400 bushes to give away and when they were gone, they were gone. He talked about the 50th annual Lilac Ball to be held on May 8 at The Carlisle. He reminded residents of the Sculpture Show on May 9th. He encouraged residents to visit Lillacia Park as it was truly beautiful. He announced that his secretary Carol Bauer had hosted the Secretary Dinner at the Park on Wednesday. He stated the Mother's Day Brunch had been cancelled this year due to a lack of reservations. The Park was sponsoring a lunch in the park at 1:00 pm and encouraged residents to bring a picnic lunch to the park and enjoy Bill O'Connell and the Skyliners band. The Lilac Parade will be held on Sunday, May 17 at 1:30 pm. The Memorial Day ceremony and dedication of the Veterans' Memorial will take place on May 25 at 12 noon. The first Cruise Nights will begin on Saturday, June 6th. Farmers' Market will begin May 12 from 8 am - 12 noon and be held on Park north of St. Charles Road

090080

PC 09-05: 300-312 S. Main Street

Requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:
Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan. (DISTRICT #1)

It was moved by Trustee Gron, seconded by Trustee O'Brien, that this matter be remanded to the Plan Commission. The motion carried by the following vote:

Aye: 6 - Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Trustee Tross asked if anyone wanted to speak about an item on the Consent Agenda. Jack Kozar, 250 E. St. Charles Road, Villa Park, attorney for the petitioner for the property at 418 W. Willson, requested to speak. He stated the petitioner has lived at the property for over thirty years. They want to stay at the residence and have invested a lot of time and money. The petitioner is requesting two variations. The first variation is for a paver brick pathway to extend further over and a reduction in the green space from 50% to 36.5%. If the brick paver path was removed, a ravine would be left which would be hazardous. There is a six foot fence on the property so privacy is not an issue for the petitioner or the neighbors. Mr. Kozar indicated this would be a financial hardship as well as leaving a hazardous condition and the removal has no purpose.
Trustee Tross questioned if this was not information already contained in the packets and inquired if the attorney had any additional information to present.

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-Andy Drais
Attorney for College Preparatory School of America (CPSA)

Thank you for your consideration.

This request is based on the facts that (1) this matter has now been through two public hearings (May 4 and June 8) in front of the Plan Commission; (2) the plan was unanimously approved by the Plan Commission both times; and (3) the Village Board will be on summer hiatus until August.

On behalf of my client, CPSA, I am requesting a waiver of the first reading of the ordinance at the June 18, 2009, Village Board meeting.

From: Lawdraus@aol.com [mailto:Lawdraus@aol.com]
Sent: Wednesday, June 10, 2009 10:30 AM
To: Stilling, Christopher
Subject: PC 09-08; 331 W. Madison Street (CPSA)

Christopher Stilling
Assistant Director of Community Development
Village of Lombard
255 E Wilson Avenue
Lombard, IL 60148
Tel: (630) 620-5717
Fax: (630) 629-2374
stillingc@villageoflombard.org

FYI

From: Stilling, Christopher
Sent: Wednesday, June 10, 2009 10:43 AM
To: Downer, Janet
Cc: Heniff, William; Toth, Michael
Subject: FW: PC 09-08; 331 W. Madison Street (CPSA)

Downer, Janet

**AN ORDINANCE AMENDING ORDINANCE 5665 GRANTING A
CONDITIONAL USE FOR A PLANNED DEVELOPMENT, WITH A VARIATION
FROM PARKING REQUIREMENTS AND A USE EXCEPTION FOR A DAY
CARE CENTER, UNDER TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS**

(PC 09-05; 300-312 South Main Street)
(Prairie Path Villas)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B5APD Central Business District Planned Development; and,

WHEREAS, an application has been filed requesting approval of an amendment to the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan;

WHEREAS, a public hearing on the foregoing application was conducted by the Village of Lombard Plan Commission on April 20, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of the zoning actions described herein, subject to conditions; and,

WHEREAS, at the Village Board meeting of May 7, 2009, the President and Board of Trustees remanded the petition back to the Plan Commission to consider additional information; and

WHEREAS, the Plan Commission, at its meeting of June 8, 2009, considered the additional testimony and materials relative to the remand from the Village Board; and

ORDINANCE NO. _____

WHEREAS, in consideration of this additional information, the Plan Commission has forwarded its findings with a recommendation for approval to the Board of Trustees; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following amendment to the conditional use for a planned development as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

SECTION 2: That this Ordinance is limited and restricted to the properties located at 300-312 South Main Street, Lombard, Illinois and legally described as follows:

LOT 1 OF PRAIRIE PATH VILLAS RESUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2008, AS DOCUMENT R2008-005083, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-07-219-005 and 06-07-219-006; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The sign shall be developed in substantial compliance with the plans attached as Exhibit "A" prepared by Olympic Signs dated 1/7/09, last revised 5/8/09, and in

conformance with the Exhibit "D" showing the more linear sign, except as they may be changed to meet Village Codes and the following conditions below.

2. All tenant signage associated with the Prairie Path Villas shall be subject to the following requirements:

a) Zoning- But for the two deviations granted by Ordinance 5802, all signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall meet the requirements of the Sign Ordinance and the additional provisions below.

b) Location- All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.

c) Number of Signs Per Tenant Space- Signage for a single tenant space who have the option of placing a sign in either area #1 or area #2 shall only be allowed one (1) sign as a matter of right.

d) Style and Color - Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2009.

First reading waived by action of the Board of Trustees this _____ day of _____, 2009.

Passed on second reading this _____ day of _____, 2009, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2009.

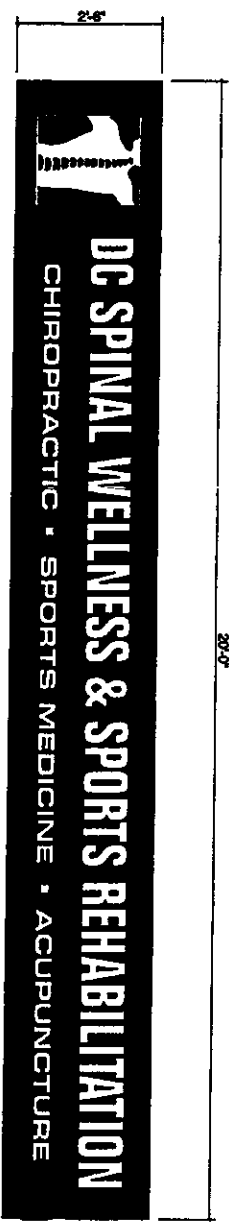
William J. Mueller, Village President

ATTEST:

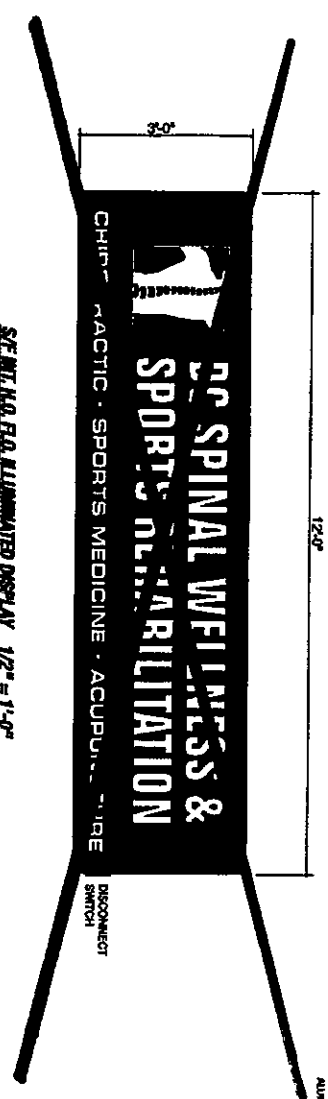
Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2009.

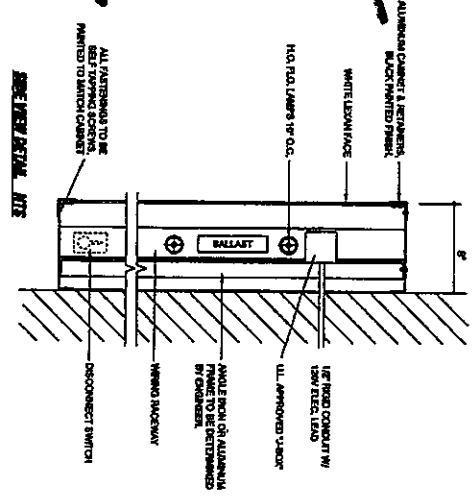
Brigitte O'Brien, Village Clerk



SEMI-HALO ILLUMINATED DISPLAY 1/2\"/>

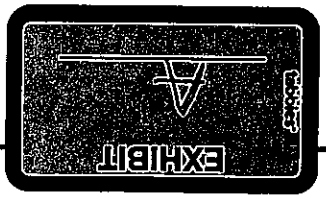


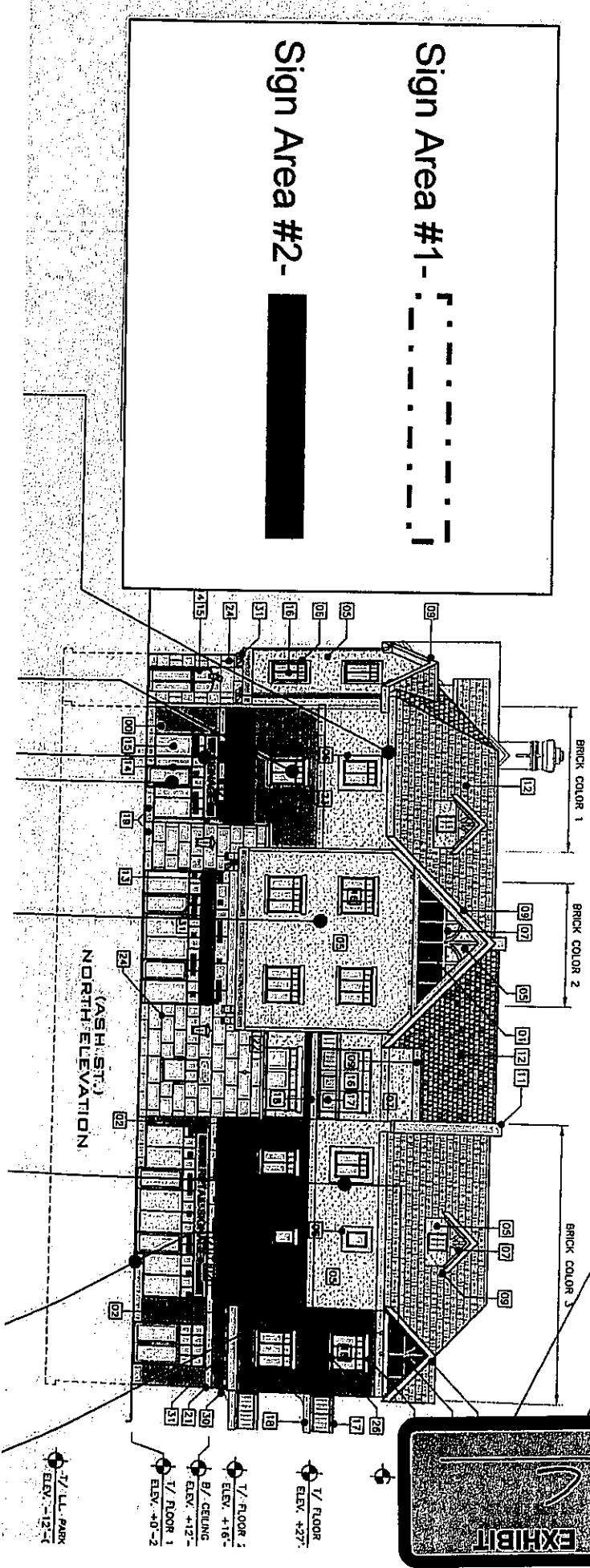
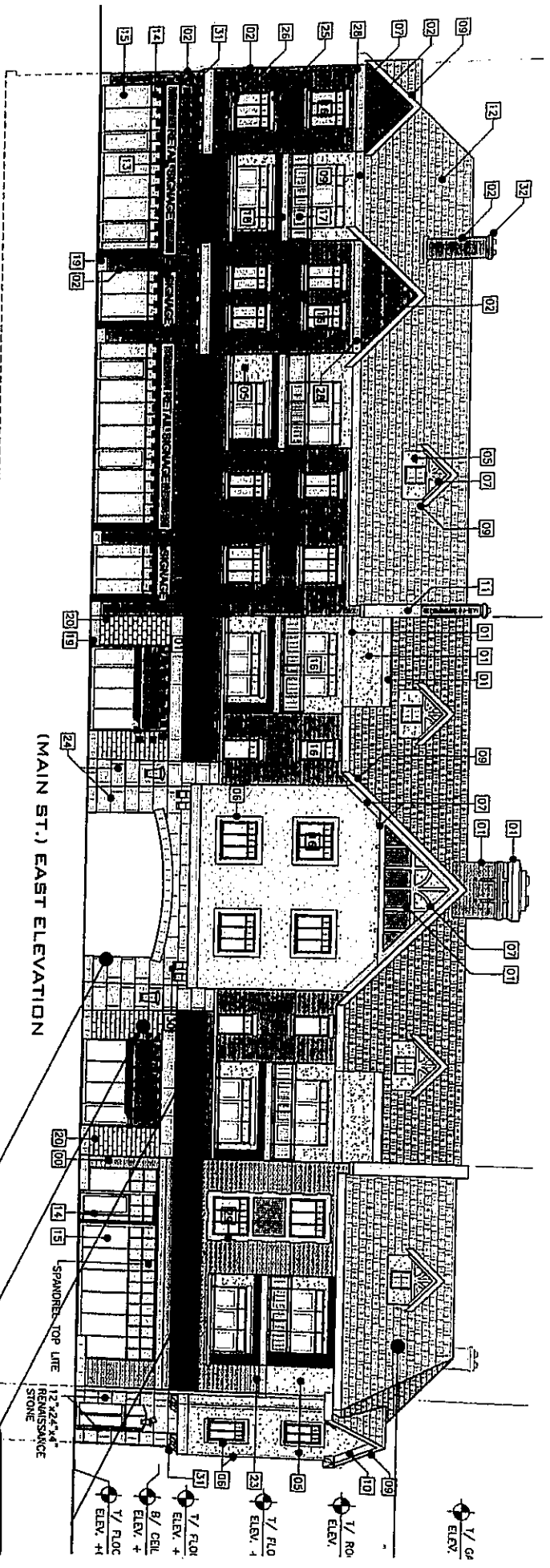
SEMI-HALO ILLUMINATED DISPLAY 1/2\"/>



account representative / client / design by / job#: 09-9761
 EPTER / DDC Spinal Wellness & Sports Rehabilitation / JOHN W.
 LOUISIANA, LA / 1-7-09 / 1-800-5-6-09
 1130 E. GARDNER / P.O. BOX 630424 / DALLAS, TX 75206-4224 / TEL: 972-424-6100 / FAX: 972-424-6120 / WWW.OLYMPICSIGNS.COM
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Customer's Signature: _____ Date: _____
 page 1 of 1





Sign Area #1- [dashed line]

Sign Area #2- [solid black box]

BRICK COLOR 1

BRICK COLOR 2

BRICK COLOR 3

(MAIN ST.) EAST ELEVATION

(ASH ST.) NORTH ELEVATION



1/4" = 1' ELEV.

1/4" = 1' ELEV.

1/4" = 1' ELEV.

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1/4" = 1' ELEV.

1/4" = 1' ELEV.

1/4" = 1' ELEV.

1/4" = 1' ELEV.

SPANDREL TOP LINE
12" x 24" x 4"
REARMSMANCE
STONE

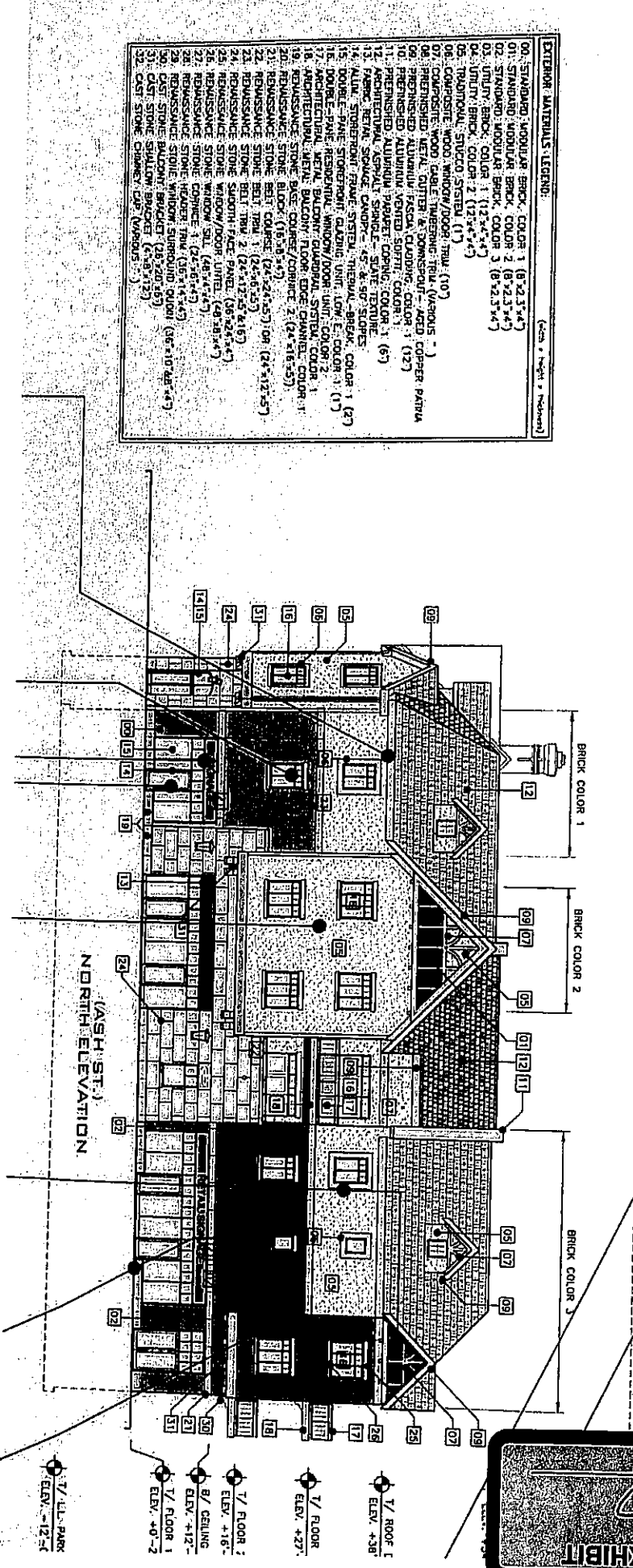
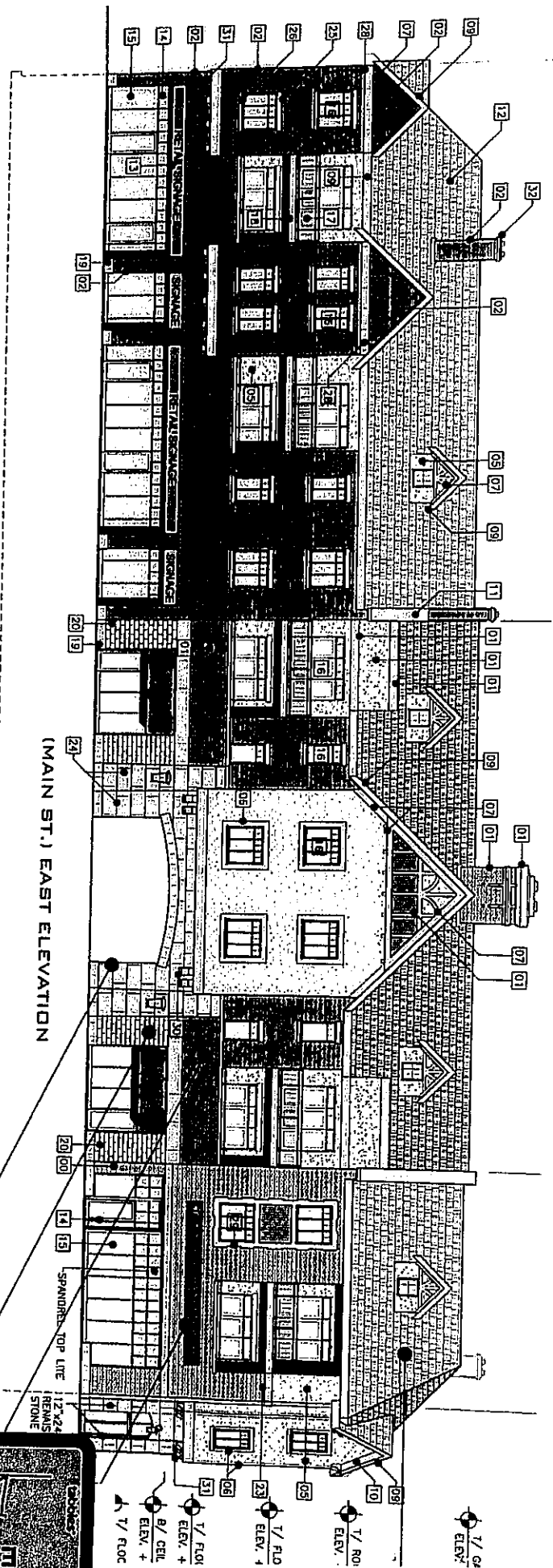
1/4" = 1' ELEV.

1/4" = 1' ELEV.

EXTERIOR MATERIALS LEGEND:

(Color & Height & Indentment)

00. STANDARD MODULAR BRICK, COLOR 1 (8"x2.5"x4")
01. STANDARD MODULAR BRICK, COLOR 2 (8"x2.5"x4")
02. STANDARD MODULAR BRICK, COLOR 3 (8"x2.5"x4")
03. UNITARY BRICK, COLOR 1 (12"x4"x4")
04. UNITARY BRICK, COLOR 2 (12"x4"x4")
05. TRADITIONAL STUCCO SYSTEM (1")
06. COMPOSITE WOOD GRAIN IMITATING TILE (VARIOUS)
07. COMPOSITE WOOD GRAIN IMITATING TILE (VARIOUS)
08. FINISHED METAL CUTLER & DOWNSPOUT - AGED COPPER PATINA
09. FINISHED ALUMINUM VENTED GUTTER, COLOR 1 (12")
10. FINISHED ALUMINUM VENTED GUTTER, COLOR 1 (12")
11. PREPARED ALUMINUM SPANNER, COLOR 1 (6")
12. ARCHITECTURAL ASPHALT SHIPER, COLOR 1 (6")
13. FABRIC RETAIL SIGNAGE CANOPY - 45" x 45" SQUARE
14. ALUM. STOREFRONT FRAME SYSTEM - TRUSSAL - BRICK, COLOR 1 (27")
15. DOUBLE PANE RESIDENTIAL WINDOW/DOOR UNIT, LOW E, COLOR 1 (17")
16. DOUBLE PANE RESIDENTIAL WINDOW/DOOR UNIT, COLOR 2 (17")
17. ARCHITECTURAL METAL BALCONY GUARDRAIL SYSTEM, COLOR 1
18. ARCHITECTURAL METAL BALCONY FLOOR EDGE CHANNEL, COLOR 1
19. RESSAUNCE STONE BLOC, COLOR 2 (24"x16"x5.5")
20. RESSAUNCE STONE BLOC, COLOR 1 (16"x8"x4")
21. RESSAUNCE STONE BLOC, COLOR 2 (24"x12"x5.7") OR (24"x12"x5.7")
22. RESSAUNCE STONE BELT TRAIL 1 (24"x6"x5.5")
23. RESSAUNCE STONE BELT TRAIL 2 (24"x12"x5.5")
24. RESSAUNCE STONE SHOOD/FACE PANEL (36"x24"x4")
25. RESSAUNCE STONE SHOOD/FACE PANEL (36"x24"x4")
26. RESSAUNCE STONE WINDOW/DOOR UNIT (60"x36"x4")
27. RESSAUNCE STONE WINDOW/DOOR UNIT (60"x36"x4")
28. RESSAUNCE STONE WINDOW/DOOR UNIT (60"x36"x4")
29. CAST STONE BALCONY BRACKET (28"x20"x6")
30. CAST STONE BALCONY BRACKET (28"x20"x6")
31. CAST STONE BALCONY BRACKET (28"x20"x6")
32. CAST STONE CHIMNEY CAP (VARIOUS)



- 1/2" FLOOR ELEV. +
- 8" GELING ELEV. +
- 1/2" FLOOR 1 ELEV. +12"
- 1/2" FLOOR 2 ELEV. +16"
- 1/2" FLOOR 3 ELEV. +20"
- 1/2" FLOOR 4 ELEV. +24"
- 1/2" ROOF 1 ELEV. +38"
- 1/2" LL - PARK ELEV. -12'-6"