

PUBLIC HEARING INFORMATION

PETITION #16-002

HEARING DATE: April 20, 2016

LOCATION: The subject property is located at the southwest corner of Park Avenue and Sugar Grove Parkway (IL 47). It is commonly known as The Landings Commercial Center and the main building tenant is West Suburban Bank. (The sign requirements for West Suburban Bank are not the subject of the requested amendment).

BACKGROUND: The original developer and property owner prepared a sign plan for the property that was incorporated in the approved Planned Unit Development (PUD) plans. The sign plan established the location and size for wall signs for each of the building's tenant spaces and assigned the dominant sign area to West Suburban Bank. The remaining tenant spaces were allotted maximum sign areas smaller than what would otherwise be permitted under the terms of the Zoning Ordinance.

The current property owner has actively marketed the vacant tenant spaces to no avail. Prospective tenants have cited the small amount of signage as a contributing factor in failing to take space in the building. A current tenant (who has ended their lease and will be vacating their space) has encountered awareness and recognition issues for the salon business and cites the small wall sign they are permitted to display on the building as a contributing factor, particularly when competitors and other businesses on adjacent property are entitled to bigger signs according to the Zoning Ordinance.

REQUEST: The property owner, Nita Estates, LLC, is requesting an amendment of the approved Planned Unit Development plans to change the wall sign requirements for the tenant spaces in the building. Specifically, the request is to change the maximum area for tenant wall signs from 18 square feet to the maximum allowed by the Zoning Ordinance which could be 24 to 30 square feet, depending on the width of the tenant space.

One tenant space is only allowed one 9 square foot sign mounted perpendicular to the building wall. This space would be treated similar to the other tenant spaces with the proposed PUD amendment.

ATTACHMENTS: Current PUD sign plan

