

**LEGEND**

- EXISTING PROPERTY BOUNDARY
- EXISTING ROW
- PROPOSED ROW
- FEMA FLOODWAY BOUNDARY
- FEMA ZONE AE FLOODPLAIN BOUNDARY
- MFTG / WAREHOUSE
- DSF RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY, 300 UNITS MAXIMUM AND ONLY ONE LOCATION PERMITTED
- PROPOSED PUBLIC ROADWAY
- PROPOSED PUBLIC RIGHT-OF-WAY
- PRIVATE OPEN SPACES/BUFFERS
- WETLAND
- STORMWATER MANAGEMENT FACILITY



PDD AREA SUMMARY								
NEIGHBORHOOD	GROSS AREA	R.O.W.	STORMWATER FACILITY	GREEN SPACE	PRIVATE PARK	OPEN SPACE*	NET AREA	PERCENT OF OPEN SPACE
ZONING LOT 1	126.14 AC	5.89 AC	6.19 AC	17.64 AC	-	23.83 AC	96.42 AC	18.9%
ZONING LOT 2	153.37 AC	7.03 AC	10.48 AC	30.25 AC	-	40.73 AC	105.61 AC	26.6%
ZONING LOT 3	41.71 AC	1.59 AC	9.81 AC	7.35 AC	-	17.16 AC	22.96 AC	41.1%
ZONING LOT 4	33.22 AC	0.00 AC	4.27 AC	6.38 AC	-	10.65 AC	22.57 AC	32.1%
ZONING LOT 5	307.21 AC	11.65 AC	23.60 AC	59.43 AC	-	83.03 AC	212.53 AC	27.0%
ZONING LOT 6	98.81 AC	5.09 AC	7.08 AC	22.11 AC	2.29 AC	31.48 AC	62.04 AC	31.9%
<b>SITE TOTALS</b>	<b>760.26 AC</b>	<b>31.25 AC</b>	<b>61.43 AC</b>	<b>143.16 AC</b>	<b>2.29 AC</b>	<b>206.88 AC</b>	<b>522.13 AC</b>	<b>27.2%</b>

\*OPEN SPACE IS THE SUMMATION OF STORMWATER FACILITY, GREEN SPACE, AND PRIVATE PARK AREAS.

**CROWN PD DISTRICT REGULATING PLAN**

SUGAR GROVE, IL

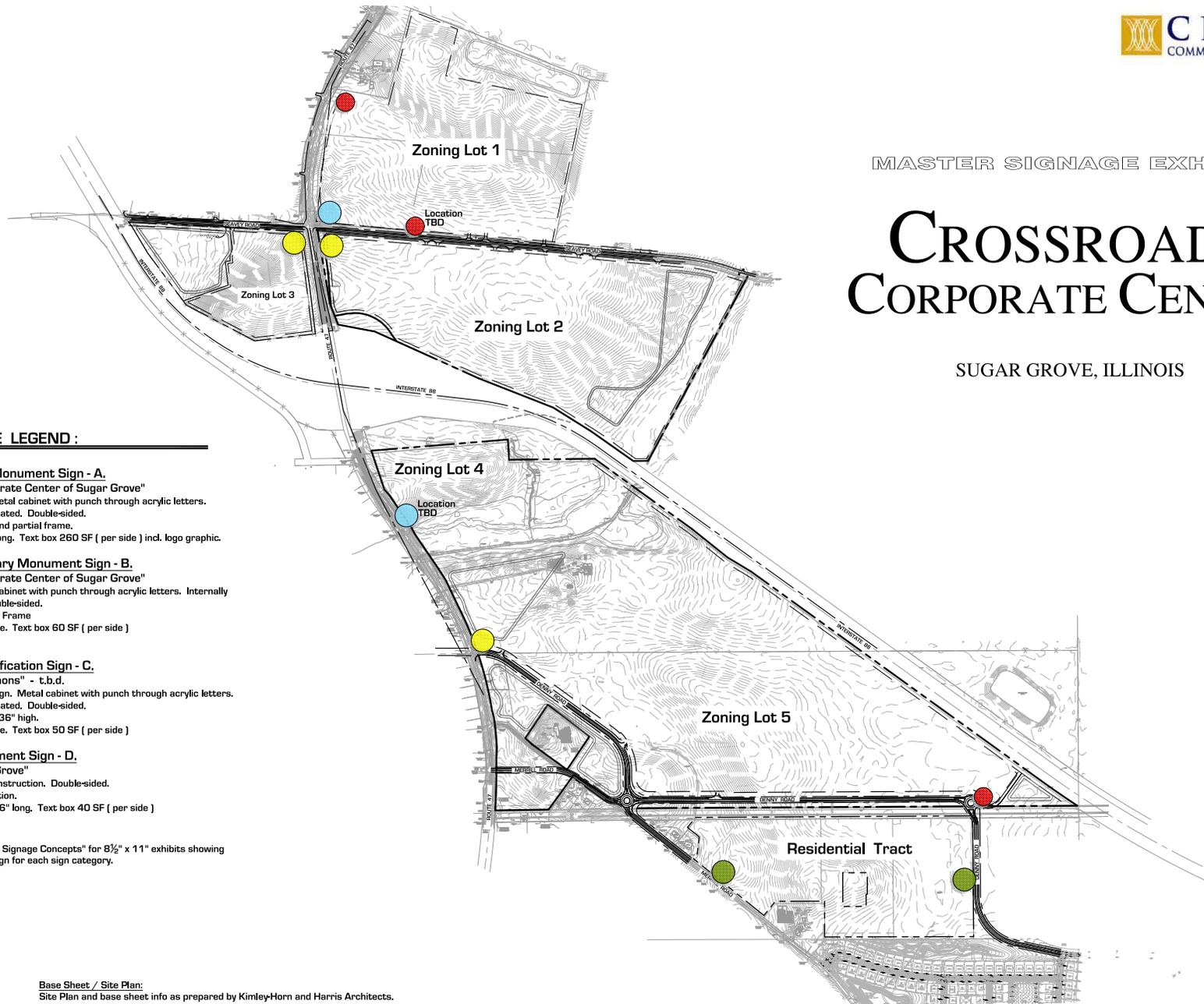


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 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532  
 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

MASTER SIGNAGE EXHIBIT

# CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS



**PROPOSED SIGNAGE LEGEND :**

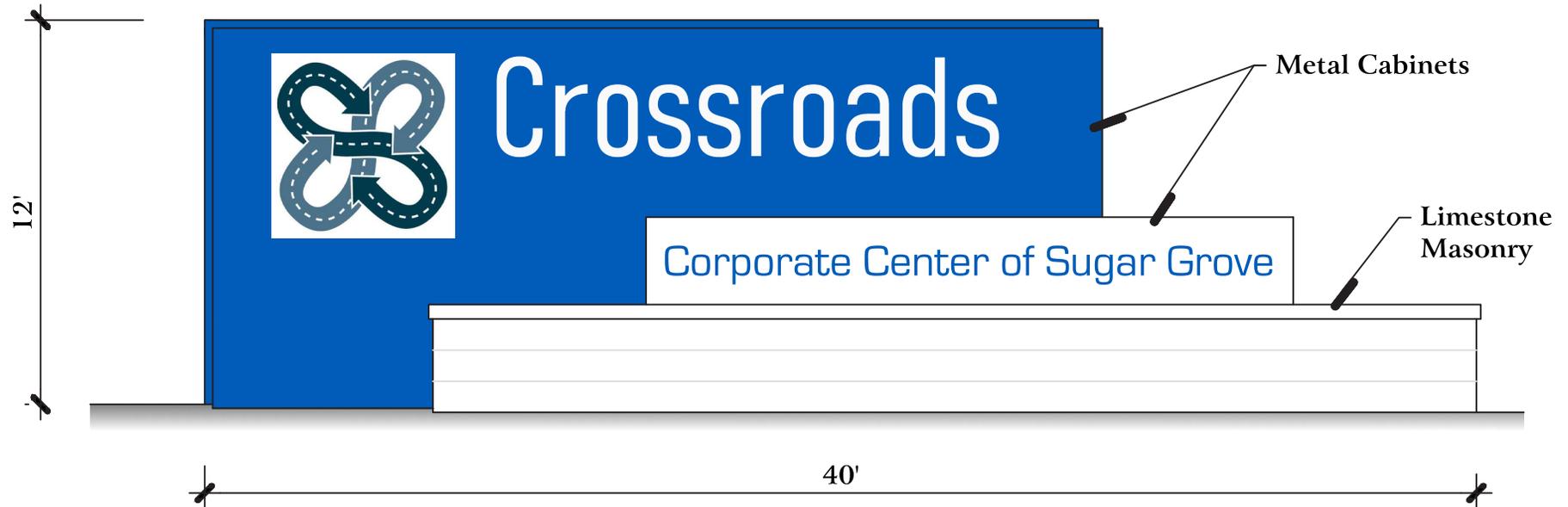
- **Industrial : Major Monument Sign - A.**  
 "Crossroads Corporate Center of Sugar Grove"  
 • Architectural metal cabinet with punch through acrylic letters. Internally illuminated. Double-sided.  
 • Masonry base and partial frame.  
 • 12' high x 40' long. Text box 260 SF ( per side ) incl. logo graphic.
- **Industrial : Secondary Monument Sign - B.**  
 "Crossroads Corporate Center of Sugar Grove"  
 • Vertical metal cabinet with punch through acrylic letters. Internally illuminated. Double-sided.  
 • Partial Masonry Frame  
 • 15' high x 8' wide. Text box 60 SF ( per side )
- **Commercial : Identification Sign - C.**  
 "Crossroads Commons" - t.b.d.  
 • Vertical pylon sign. Metal cabinet with punch through acrylic letters. Internally illuminated. Double-sided.  
 • Masonry base - 36" high.  
 • 15' high x 8' wide. Text box 50 SF ( per side )
- **Residential : Monument Sign - D.**  
 "Astoria of Sugar Grove"  
 • Full masonry construction. Double-sided.  
 • Ground illumination.  
 • 6'10" high x 14'6" long. Text box 40 SF ( per side )

**Sign Elevations**

- See "Monument Signage Concepts" for 8½" x 11" exhibits showing preliminary design for each sign category.



These are preliminary renderings only. Color, Text and Layout may be adjusted at final design.

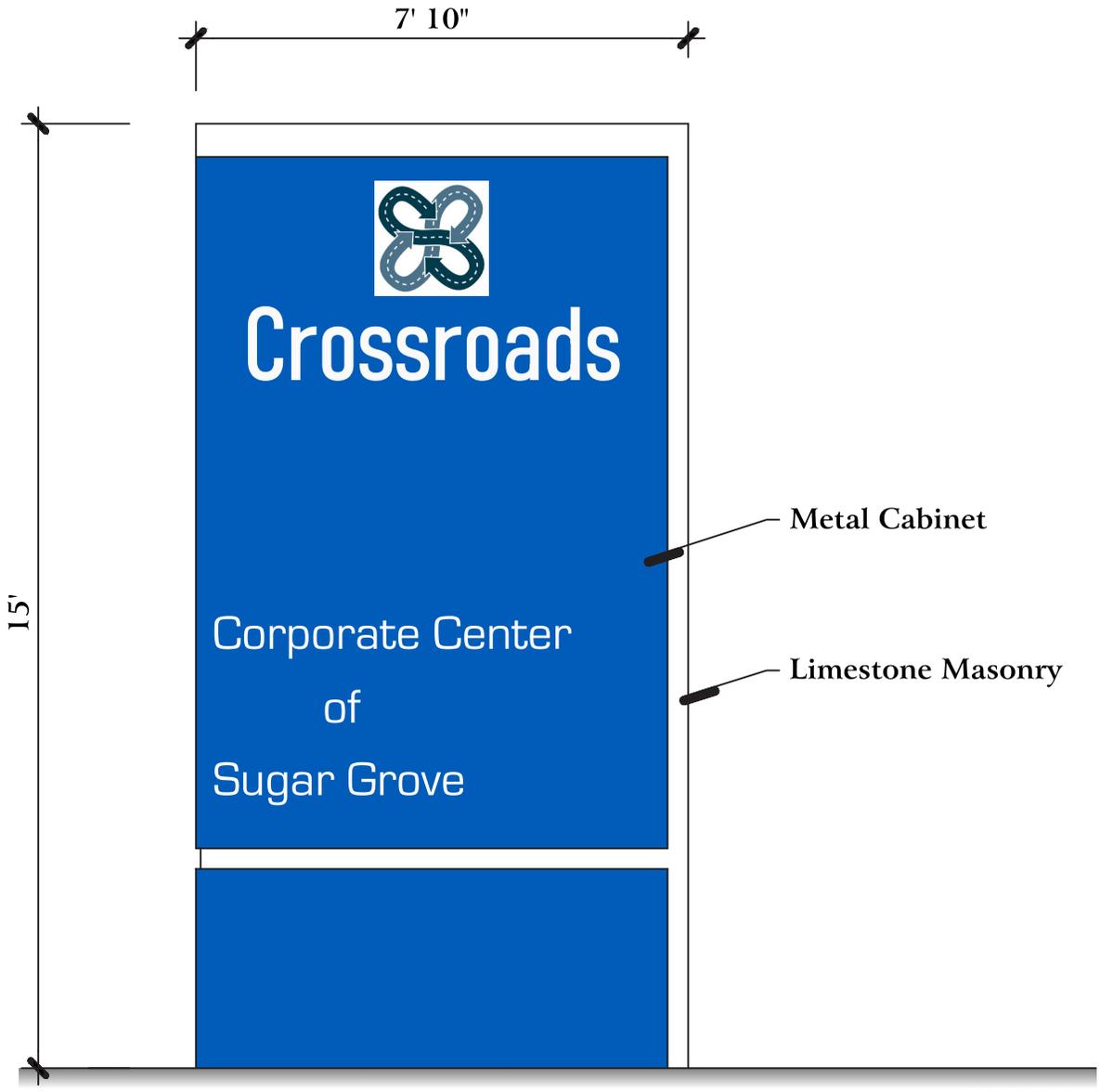


Sign is Double-Sided  
Logo / Text Area - 260 SF  
( per side )

Master Sign Exhibit  
Crossroads Corporate Center  
Sugar Grove, Illinois

**Primary Monument Sign : CONCEPT A**

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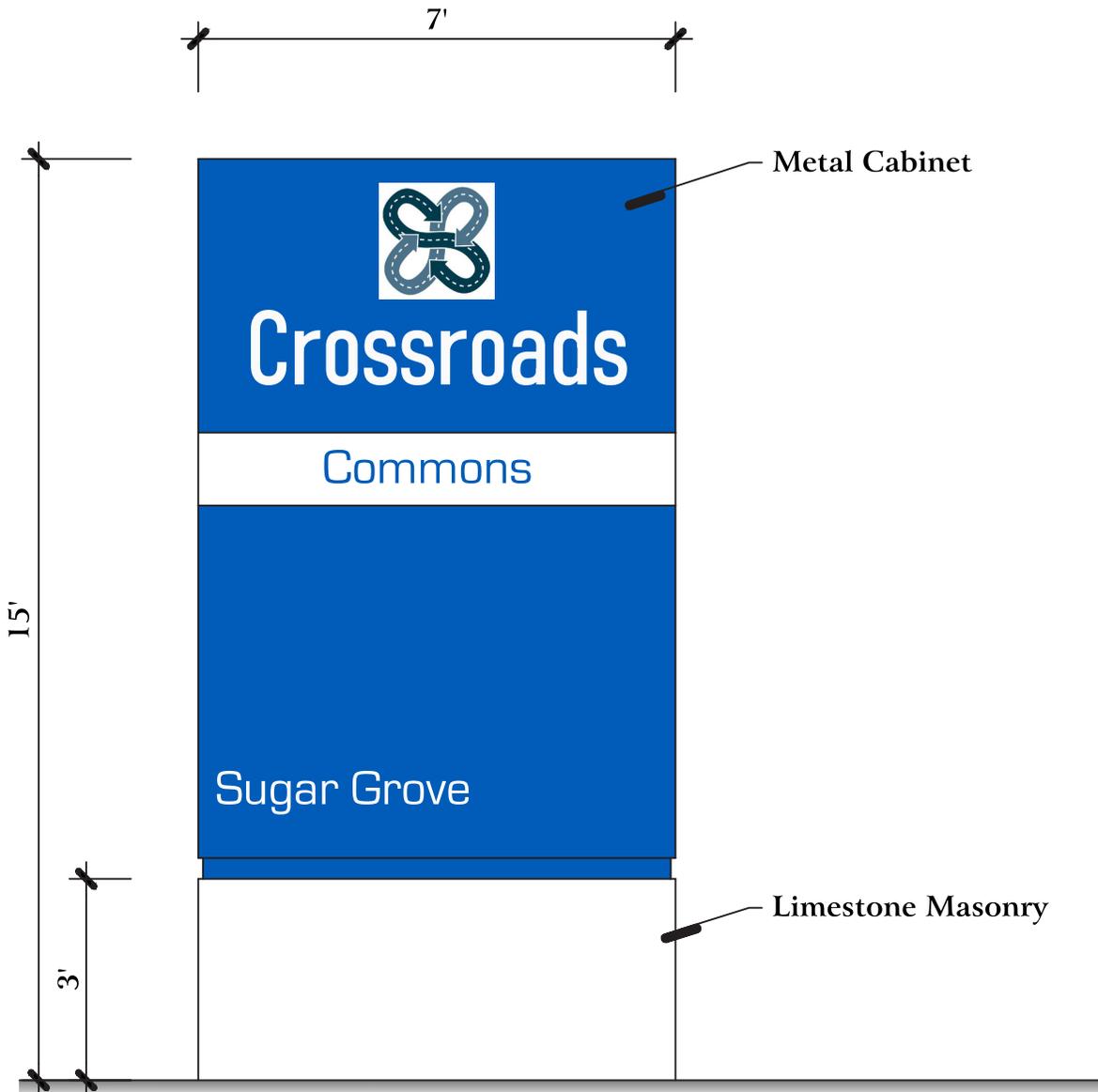


Sign is Double-Sided  
Logo / Text Area - 42 SF  
( per side )

Master Sign Exhibit  
Crossroads Corporate Center  
Sugar Grove, Illinois

**Secondary Monument Sign : CONCEPT B**

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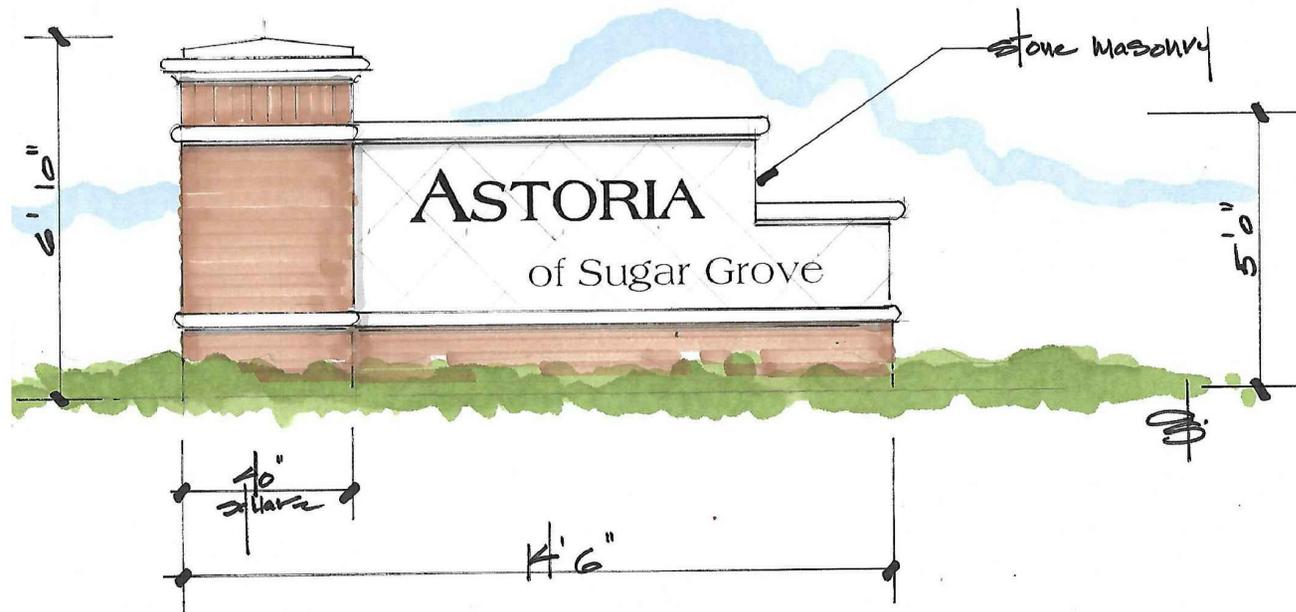


Sign is Double-Sided  
Logo / Text Area - 50 SF  
( per side )

Master Sign Exhibit  
Crossroads Corporate Center  
Sugar Grove, Illinois

## Commercial Identification Sign : **CONCEPT C**

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Sign is Double-Sided  
Text Area - 40 SF  
( per side )

Master Sign Exhibit  
Crossroads Corporate Center  
Sugar Grove, Illinois

**Residential Monument Sign : CONCEPT D**