

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MAY 7, 2014 AT 7:00 P.M. AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - Special Meeting April 9, 2014 (APPROVE)
 - C. Minutes - Village Board Meeting March 24 and April 14, 2014.
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-05: Petition for an amendment to a PUD to allow for the replacement of the existing monument sign with a new digital monument sign.
 - A. PUBLIC HEARING
 - B. DISCUSSION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

Meeting Date:	May 7, 2014	
Prepared By:	Jo Ellen Charlton, Planning Consultant	
Case Title:	Zoning Hearing Case Number 14-05 Willowbrook Square PUD Amendment/Digital Sign 14-106 W. 63 rd Street, Willowbrook, IL	
Petitioner:	David Froberg for Willowbrook Square Management Co. 6262 S. Rte 83 #302, Willowbrook, IL 60527	
Action Requested by Applicant:	Amendment to PUD to allow for the replacement of the existing monument sign with a new digital monument sign	
Location:	North side of 63 rd , west of Route 83	
Purpose:	Replace existing shopping center sign with updated digital sign to provide visibility to all tenants in the strip shopping center.	
Existing Zoning:	B-2 Community Shopping/PUD	
Existing Land Use:	Willowbrook Square Shopping Center	
Property Size:	1.807 Acres	
Shopping Center Size:	29,060 square feet of retail tenant space	
Surrounding Land Use:	<i>Use</i>	<i>Zoning</i>
	<i>North</i>	The Knolls Condos R-5
	<i>South</i>	Bank B-2 PUD
	<i>East</i>	Ruth Lake (Across Route 83) Unincorporated
	<i>West</i>	Lake B-2 PUD
Documents Attached (Exhibit 1)	<ol style="list-style-type: none"> 1. Application, Legal Description, Public Hearing Notice 2. Structural Design Calculations, prepared by DG Structural Engineering LLC, dated February 10, 2014, 8 pages. 3. Willowbrook Center Monument Sign, prepared by Schmidt Architects, LLC, dated March 25, 2014, consisting of Sheets A-1, A-2, S-1, S-2, Landscape Plan (revised 3/21/14, and 2 Graphic illustration sheets. 	
Necessary Action by Plan Commission:	Make a recommendation to the Willowbrook Mayor and Village Board regarding an amendment to an existing PUD to allow an existing monument sign to be replaced with a new Dynamic monument sign that includes digital graphic technology.	

Site Description:

The Willowbrook Square Shopping Center is part of a previously approved PUD on the northwest corner of 63rd and Route 83 that also includes a multi-story office building to the east, and a vacant property to the north. The shopping center contains 1.807 acres and 29,060 square feet of retail space.

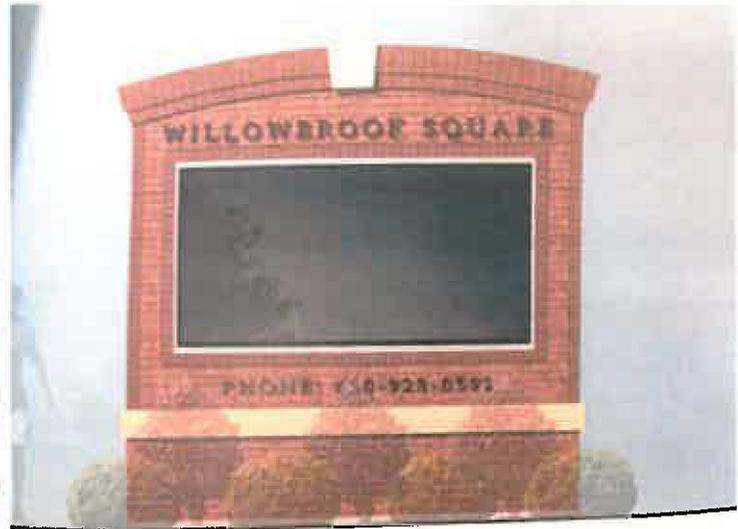


Request: The applicant is requesting an amendment to the PUD in order to replace the existing monument sign at the 63rd Street entrance into the shopping center with a new brick monument sign that includes “dynamic” or digital technology. Both the existing and proposed signs are shown on the next page. PUDs offer flexibility that may not otherwise be available in the Zoning Ordinance. In this case, the Willowbrook Zoning Ordinance does not offer any relief for the requested signage. This is because Section 9-11-4R of the Willowbrook Zoning Ordinance specifically lists dynamic or digital signs as “prohibited signs”. Furthermore, Section 9-14-4.4 of the Zoning Ordinance identifies “authorized variations”, which specifically does NOT identify any signage variations as “authorized variations”. Relief from these requirements is therefore only available through the PUD process.

EXISTING SIGN



PROPOSED DIGITAL SIGN



PUD History: On 9/8/86, the Village Board approved Ordinances Nos. 86-O-28 and 86-O-29, which respectively provided for the special use permit, preliminary subdivision, PUD plat and variations and final subdivision and PUD for the Willowbrook Square Shopping Center and Hinsbrook Bank. Later ordinances and processed were involved with the currently vacant Lot 2, however Lot 2 remains vacant.

Staff Analysis:

As mentioned above, the Zoning Ordinance lists digital or “dynamic” signs as prohibited, and signage variations are not listed as “authorized variations”, so the only way to obtain relief from these restrictions is through approval of or amendment to a PUD. Notwithstanding these limitations, staff evaluated the proposed signage against all other Zoning Ordinance shopping center monument signage requirements. Listed below are the requirements for shopping center ground/monument signs, followed by a description of how the proposed sign meets each requirement (shown in *italics*).

- A. Signs must contain brick or other similar material used in the shopping center.
The proposed monument sign supporting structure, or base, is constructed of brick to complement the existing shopping center principal structure.
- B. No other freestanding or ground sign shall be constructed or erected within the area comprising the shopping center.
While no other sign is proposed, staff recommends this condition be added to any recommendation for approval to make it clear that any future requests would not be allowed without amendment to this approval.
- C. The sign shall not contain any other advertising other than the identity of the shopping center, the address, the businesses located therein. Leasing information may be included on the main sign if there is no additional leasing signage and as long as the square footage of leasing information on the sign does not exceed 16 square feet.

The proposed sign meets this provision except that it is anticipated that certain products specials or sales may be displayed on the sign. A condition specifying the restriction will be added to any recommendation for approval.

- D. Total sign area shall not exceed 100 square feet in area.

Pursuant to definition, sign surface area excludes the supporting structure. It does however include the sum of the area of all applicable surfaces, meaning both sides of a two-sided sign are added together. With dimensions of 8'9" in width by 4'8" for the dynamic sign face portion of the sign, each side has less than 41 square feet, for a total of less than 82 square feet between the two sides. This dimension is less than the 100 square foot maximum.

- E. The shopping center identification sign shall not be constructed or erected to a height greater than sixteen feet (16') above average surrounding grade. The sign surface area portion of the sign shall not be less than three feet (3') above the average surrounding grade.

The overall height of the proposed sign is 11' 7 3/4" and no portion of the sign surface area is less than 3' above grade, which complies with the provisions of the ordinance.

- F. Landscape Requirements: For every square foot of sign surface area, there shall be provided one and one-half square feet of landscape area, plus up to 6 square feet for signs over eight feet in height.

With 82 square feet of signage, just under 130 square feet of landscape area is required, which is provided by this plan. The plan also includes a variety of evergreen, deciduous and perennial materials in varying heights as recommended by Village staff. Staff supports the proposed landscaping.

- G. Sign Illumination Standards: The following illumination standards are provided in Section 11-13 of the Zoning Ordinance. Staff recommends adding these requirements as a condition of any approval.

(1) Signs in direct line of vision of motorists approaching any traffic signal shall not have red, green or amber illumination.

(2) Neither the direct nor reflected light from primary light sources shall create a traffic hazard for or confuse operators of motor vehicles on public thoroughfares.

(3) No sign shall have moving, blinking, flashing or fluttering lights or other illuminating device, which has a changing light intensity, brightness or color. Searchlights are permitted only as specifically provided in subsection [9-11-5\(C\)2](#) of this chapter.

(4) No exposed reflective type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.

(5) All sources of light, whether by direct exposure, surface reflection or transmission, having an intrinsic brightness greater than thirty (30) foot-lamberts shall be shielded so that the source of light cannot be seen at any point within a residential district.

(6) Any luminous source of light, whether direct exposure, surface reflection or transmission whose total area is larger than one square foot and which can be seen from any point within a residential district shall not exceed a brightness value of one hundred fifty (150) foot-lamberts.

(7) No source of light shall be permitted to cause illumination in excess of one-half ($\frac{1}{2}$) foot-candle in a residential district.

(8) The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness will not be objectionable to surrounding areas. (Ord. 10-O-14, 6-28-2010)

- H. Additional Requirements: The challenge of any zoning or sign control ordinance has always been to achieve a balance between allowing enough signage so that your local businesses can be seen and therefore profitable, and protecting against signage that is distracting to drivers on the adjoining roadways. To a lesser extent, ordinances also protect against sign clutter where all messages are lost

because there is too much signage for the human brain to absorb at one time. Too much or the wrong types of signage can also detract from an area's aesthetic qualities and make it unattractive for people to want to invest in.

Digital or dynamic signs have been prohibited in Willowbrook and similar municipal ordinances because they have been historically been seen to be a distraction to drivers. This has a lot to do with the fact that digital signs have so much technology at the sign operator's fingertips. These signs can display multiple messages in a short period of time, they can flash, scroll, and vary in brightness. Some of the newer signs can also play video, appearing more like a television than a sign. Municipalities are starting, however, to experiment with allowing these signs and the improved visibility they offer to businesses by regulating some of these distractions. For example, staff is recommending the following conditions be added to any approval of the proposed sign at Willowbrook Square.

1. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
 2. Minimum Display Time: Each message on the sign must be displayed for a minimum of 30 seconds.
 3. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
 4. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with 11-13 of the Willowbrook Zoning Ordinance.
 5. No other freestanding or ground sign shall be constructed or erected within the area comprising the shopping center.
 6. The sign shall not contain any other advertising other than the identity of the shopping center, the address, the businesses located therein including the promotion of related business products.
- I. Standards: Approval or amendments to a PUD requires adherence to twelve standards outlined in Section 9-13-6 of the Zoning Ordinance. Staff has reviewed these standards and recommends the Plan Commission make the findings included in Exhibit 2 to this report.

Possible Disadvantages of Digital Signs:

Municipalities considering requests to allow the use of digital signs should be aware of several things. While this specific request and the relief that might be granted is an amendment to a specific PUD and therefore only applies to this property, it will likely result in additional requests. The Village could, in fact, find itself being asked to consider a text amendment to the Zoning Ordinance. Depending on how the first sign is received, the Village may want to embrace and further allow them, or they may decide to consider them only in certain cases such as this PUD amendment. In deciding whether or not to allow additional digital signs, the Village may wish to consider the following:

1. For what types of businesses and in what locations should they be allowed. Should they only be allowed for multi-use shopping centers that are often challenged to provide visibility to multiple tenants on a relatively small sign surface area? Should they be allowed in proximity to residential areas? Should they be allowed in residential areas for permitted non-residential uses such as churches, schools, etc.? Generally it's best to start in a more limited fashion and gradually add more if everything works as intended and is not objectionable because it's harder to take away than it is to allow.

2. Message content is impossible to regulate. Digital signs provide opportunities for people to express personal and political opinions with a keystroke. At the end of the day, a municipality will have a very hard time regulating against a digital sign that may include a political or personal message that has nothing to do with the businesses in the center.

Opposition Received

Attached is a letter from Lawrence W. Conklin, dated March 26, 2014. This letter was received in response to the notice of public hearing sent out for the April 9, 2014 meeting, which was cancelled due to lack of a quorum. Mr. Conklin discusses his opposition to the proposed amendment that would allow the digital sign.

Summary

The existing monument sign at Willowbrook Square is not effective for promoting the tenants within the shopping center, in fact none of the tenants have visibility on the existing sign. While the shopping center owners have options that are available that would comply with the ordinance, they are asking for consideration to provide visibility to all of their tenants by incorporating a newer technology digital sign into a standard brick base, and by agreeing to be regulated by operational restrictions that would minimize distractions to nearby drivers. This can be accomplished by an amendment to the PUD that was originally granted to the shopping center in 1986. The proposed sign is not visible to any residential property and if operated as regulated, should not be a distraction to drivers on 63rd Street. It has been attractively incorporated into a standard brick base and complies with all other size and locational requirements for shopping center monument signs. If the Village wishes to give this type of sign technology a "test drive", this would be a good test case. Staff supports the requested amendment to the PUD. The following sample motion is provided if the Plan Commission wishes to support this request:

Based on the submitted petition and testimony provided, I move that the Plan Commission present the Village Board with the findings listed in Exhibit 2 of the staff report prepared for the May 7, 2014 Plan Commission meeting and recommend to the Village Board approval of Zoning Hearing Case 14-05 to amend the previously approved PUD to allow for the replacement of the existing monument sign with a new digital monument sign in compliance with the documents attached to the aforementioned staff report subject to the following conditions:

1. ***Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.***
2. ***Minimum Display Time: Each message on the sign must be displayed for a minimum of 30 seconds.***
3. ***Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.***
4. ***Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with 11-13 of the Willowbrook Zoning Ordinance.***
5. ***No other freestanding or ground sign shall be constructed or erected within the area comprising the shopping center.***
6. ***The sign shall not contain any other advertising other than the identity of the shopping center, the address, the businesses located therein including the promotion of related business products.***
7. ***A sign permit shall be obtained pursuant to Village Code.***

Exhibit 1

1. Application, Legal Description, Public Hearing Notice
2. Structural Design Calculations, prepared by DG Structural Engineering LLC, dated February 10, 2014, 8 pages.
3. Willowbrook Center Monument Sign, prepared by Schmidt Architect, LLC, dated March 25, 2014, consisting of Sheets A-1, A-2, S-1, S-2, Landscape Plane (revised 3/21/14, and 2 Graphic illustration sheets.

Exhibit 2

Findings for Amendment to an Existing PUD

Zoning Hearing Case 14-03

1. The amendment to the Planned Unit Development is not inconsistent with the intent and spirit of the planning goals and objectives of the Village's Comprehensive Plan.
2. The size of the Planned Unit Development is not changing and is over 2 acres.
3. The amendment to the Planned Unit Development does not have any impact on the types of uses permitted on the property
4. The amendment to the Planned Unit Development does not impact storm water management.
5. The amendment to the Planned Unit Development does not impact the location or position of any existing buildings, therefore spacing between buildings will not be altered and there will be no change in the size of any required yard.
6. The amendment to the Planned Unit Development does not impact existing parking on the site or access to the site.
7. The amendment to the Planned Unit Development only modifies a small portion of the landscaped area near the entrance driveway. Some existing plant materials will be removed, some will be preserved and replanted. The new digital sign will be more attractively landscaped with new material that is consistent with the requirements of the Zoning Ordinance, while preserving the closest mature tree to the proposed sign.
8. The amendment to the Planned Unit Development is not greater than 5 acres, makes no changes that require adherence to further subdivision regulations, and does not endanger the public health, safety and general welfare of the community.



Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

APPLICATION FOR PLANNING REVIEW

NAME OF PROJECT: Willowbrook Square Shopping Center

NAME OF APPLICANT(S): David Froberg for Willowbrook Square Mqanagement Co

ADDRESS: 6262 S Rte 83 #302 Willowbrook, IL 60527

CITY, STATE, ZIP: _____ TELEPHONE: 630-654-7985 FAX: 630-413-4700

NAME OF PROPERTY OWNER(S): Hinsbrook Bank and Trust T/U/T # 99-001

ADDRESS: PQ Box 3822 Oakbrook, IL 60532

CITY, STATE, ZIP: _____ TELEPHONE: 630-928-0582 FAX: _____

APPLICATION SUBMITTED FOR: (check all that apply)

Site Plan Review

Preliminary Plat of Subdivision

Final Plat Subdivision

Prefiminary PUD

Final PUD

Annexation

Annexation Agreement

Special Use Permit

Map Amendment (Rezoning)

Text Amendment

Variation

SITE INFORMATION:

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:

1 4-106 West 63rd Street

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09-14-300-022

LEGAL DESCRIPTION: **ATTACH** LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

AREA OF SUBJECT PROPERTY IN ACRES: Four

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: B2 PUD

CURRENT USE OF SUBJECT PROPERTY: Retail shopping center

PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: NO CHANGE

PROPOSED USE OF SUBJECT PROPERTY: NO CHANGE

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Replace monument sign at 63rd Street Entrance

ADJACENT PROPERTIES

	CURRENT ZONING	LAND USE
NORTH OF SITE	R3	Condominiums
SOUTH OF SITE	B2	Shopping Plaza
EAST OF SITE		Golf Course
WEST OF SITE	RR3	Rental Apartments

UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

WATER

LOCATION: ON SITE / EXISTING SIZE: Various
 OWNERSHIP: Willowbrook

SANITARY SEWER

LOCATION: ON SITE ? EXISTING SIZE: Various
 OWNERSHIP: Flagg Creek Water Reclamation Dist

STORM SEWER

LOCATION: _____ SIZE: _____

SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: _____
 JUNIOR HIGH SCHOOL DISTRICT: _____
 HIGH SCHOOL DISTRICT: _____

FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: TRI STATE
 DISTANCE TO FIRE STATION: 1 MILE

CONSULTANTS

NAME OF ATTORNEY OR AGENT: David Froberg
 ADDRESS: 6262 S Rte 83 # 302 Willowbrook, IL 60527
 CITY, STATE, ZIP: _____ TELEPHONE: 630-654-7985 FAX: 630-413-4700

NAME OF ENGINEER: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

NAME OF ARCHITECT: David Schmidt (Schmidt Architects)
 ADDRESS: 11350 Belmont Dr Plainfield, IL 60585
 CITY, STATE, ZIP: _____ TELEPHONE: 815-254-1423 FAX: 815-254-1423

NAME OF LANDSCAPE ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____ TELEPHONE: _____ FAX: _____

With the submittal of this application, I hereby request that the President and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s): Froberg *AGENT* Date: 2-17-14

Legal description of Willowbrook Square shopping center
Street address 14-106 west 63rde Street
Willow brook , IL

LEGAL DESCRIPTION:

***THAT PART OF LOT 1 IN PLANNED UNIT DEVELOPMENT PLAT OF WILLOWBROOK SQUARE, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1986, AS DOCUMENT R86-138161 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 217.37 FEET; THENCE NORTH 80 DEGREES 17 MINUTES 58 SECONDS EAST 391.29 FEET; THENCE SOUTH 79 DEGREES 34 MINUTES 07 SECONDS EAST 192.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST 229.86 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE 204.32 FEET TO A BEND POINT; THENCE SOUTH 87 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 370.83 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

NOTICE OF PUBLIC HEARING
ZONING HEARING CASE NO. 14-05

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, shall pursuant to 65 ILCA 5/11/13/14, conduct a public hearing at their regular meeting on the 7th of May, 2014 at the hour of 7:00 P.M. at the Village Hall, 7760 Quincy Street, Willowbrook, Illinois.

The purpose of this public hearing shall be to consider a petition for an amendment to a special use permit for a previously approved Planned Unit Development to permit and regulate a digital ground sign for the property commonly known as Willowbrook Square Shopping Center and legally described as follows:

THAT PART OF LOT 1 IN PLANNED UNIT DEVELOPMENT PLAT OF WILLOWBROOK SQUARE, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1986, AS DOCUMENT R86-138161 DESCRIBED AS FOLLOWS:

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PIN: 09-14-300-022

ADDRESS: 14-106 West 63rd Street, Willowbrook, Illinois

The applicant for this petition is David Froberg for Willowbrook Square Management Company, 6262 South Route 83 #302, Willowbrook, IL 60527

Copies of the application and related documentation are on file in the office of the Planner, Village of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois, and are available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Tim Halik, ADA Compliance Officer, Village of Willowbrook, 7760 Quincy Street,

Willowbrook, IL 60527, or call (630) 920-2261, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. This hearing may be recessed to another date if not concluded on the evening scheduled.

Tim Halik Village Administrator

(630)-920-2261

Published in the April 18, 2014 edition of *The Suburban Life* Newspaper.

WILLOWBROOK CENTER
MONUMENT SIGN

Structural Design Calculations



LICENSE EXP. 11/30/2014

Client: Schmidt Architects, LLC

February 10, 2014



DG STRUCTURAL ENGINEERING LLC

475 RIVER BEND ROAD, SUITE 400C, NAPERVILLE, IL 60565 VOICE: (708) 668 -1380; FAX: (630) 216 -1163



LOCATION : WILLOW BROOK, IL

WIND LOADS PER ASCE -7 : COUNTY : DUPAGE

$$\text{BASIC WIND SPEED} = 90 \text{ MPH} = V$$

$$h = 11'-6" = S \quad (S/h = 1)$$

$$B = 11'-0"$$

$$B/S = 0.96$$

$$C_f \text{ (CASE A \& B)} = 1.46 \quad (\text{FIG 6-20})$$

$$0.2B = 2.2'$$

 $B/S < 2$: CASE C DOES NOT APPLY

$$G = 0.85 \quad (6.5.8)$$

EXPOSURE : B

$$I = 0.87 \quad (\text{TABLE 6-1})$$

$$K_d = 0.85 \quad (\text{TABLE 6-4})$$

$$K_h = 0.57 \quad (\text{TABLE 6-3})$$

$$K_{zt} = 1.0 \quad (6.5.7.2)$$

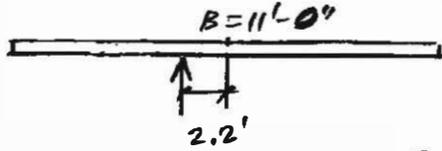
$$q_h = 0.00256 \times 0.85 \times 0.57 \times 90^2 \times 0.87 \\ = 8.74 \text{ PSF}$$

$$F = q_h G C_f A_s$$

$$= 8.74 \times 0.85 \times 1.46 A_s = 10.85 A_s$$

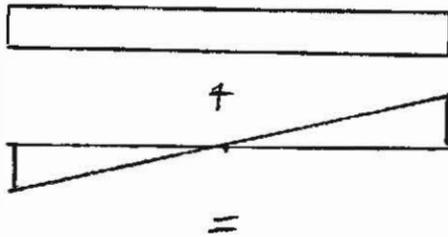
$$= 10.85 \times 11.0 \times 11.5$$

$$= 1372 \text{ LB.}$$



$F = 1372 \text{ LB.}$ @ $AT = \frac{11'-6''}{2} = 5.75'$

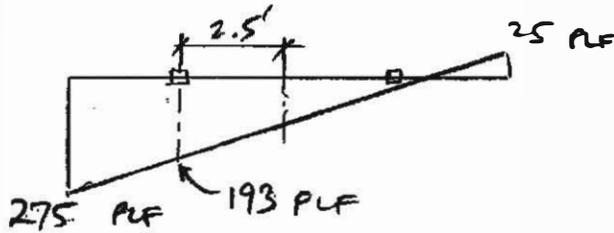
$M = 1372 \times 2.2 = 3018 \text{ LB.FT.}$



$\frac{1372}{11} = 125 \text{ PLF}$

$\frac{3018}{11^2/6} = 150 \text{ PLF}$

275 PLF



$\frac{193}{11.5'} = 16.7 \text{ PSF}$

$\frac{275}{11.5'} = 23.9 \text{ PSF}$

DESIGN WIND PRESSURE FOR STEEL POST = 16.7 PSF \nearrow 20 PSF

DESIGN WIND PRESSURE FOR MASONRY PIERS = 23.9 PSF \searrow 25 PSF



BASE PLATE THICKNESS

$$m = \frac{1}{2} (12 - 0.95 \times 5") = 3.625"$$

$$M = 6.3 \times 3.625 = 22.84 \text{ K.IN.}$$

$$F_{OR} f_{all} = 0.75 \times 36 = 27 \text{ KSI}$$

$$S_{REQD} = \frac{22.84}{27} = 0.85 \text{ in}^3$$

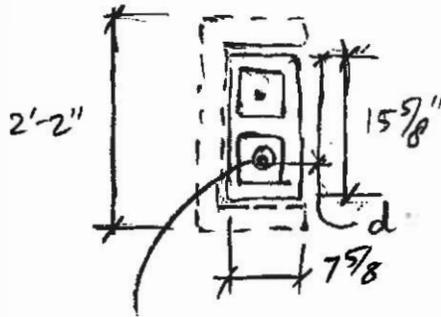
$$12 \times \frac{t^2}{6} = 0.85$$

$$t_{REQD} = 0.65"$$

PROVIDE 12" x 12" x 3/4" BASE PLATE

DESIGN OF PIER :

(EACH SIDE)



#6

$$HT = 11'-6"$$

$$WIDTH = 1'-1 1/2"$$

$$WIND \text{ LOAD} = 1.125' \times 25 = 28.13 \text{ PSF}$$

$$M_{BASE} = \frac{28.13 \times 11.5^2}{2} = 1.86 \text{ K.FT.}$$

$$LOAD \text{ ON PIER} : \frac{8.75' \times 2.17' \times 2.67' \times 0.12}{2}$$

$$+ 11.5 \times 2.17' \times 1.125 \times 0.12$$

$$= 6.4 \text{ KIPS.}$$

(SEE ATTACHED PRINTOUT)

MASONRY LOW WALL :

6" CMU

$$WIND \text{ PRESSURE} = 25 \text{ PSF}$$

$$HT = 4'-2"$$

$$M_{BASE} = \frac{25 \times 4.167^2}{2} = 0.22 \text{ K.FT/FT.}$$

$$WF = 0.035 \times 4.167 = 0.15 \text{ K/FT.}$$

(SEE ATTACHED PRINTOUT)

STEEL ANGLE LINTEL :

$$L = 9'-1''$$

$$\text{BRICK HT} = 1'-6''$$

$$W = 1.5 \times 40 = 60 \text{ P/LF}$$

$$M = 0.06 \times 9.08^2 / 8 = 0.62 \text{ KFT.}$$

$$\Delta_{\text{MAX}} = \frac{9.08^3 \times 12}{600} = 0.2'$$

$$I_{\text{REQD}} = \frac{0.62 \times 9.08^2}{161 \times 0.2} = 1.59 \text{ in}^4$$

$$\text{PROVIDE } L \ 5 \times 3\frac{1}{2} \times \frac{1}{4} \quad I = 5.39 \text{ in}^4$$

$$f_b = 4.7 \text{ KSI OK}$$

FOUNDATION DESIGN :

DEAD LOAD	SIGNS :	2 x 600	=	1200	LB.
	COLUMNS :			500	LB
	PIERS :	2 x 6400	=	12800	LB
	WALL :	8.75 x 660	=	5800	LB
				<u>20300</u>	LB

FOUNDATION PLAN SIZE : 3'-2" X 12'-0"

$$f_{s1} = \frac{20300}{3.17 \times 12} = 534 \text{ PSF}$$

(3000 PSF OK.)

CHECK FOR WIND CASE :

$$\text{FOUNDN WT} = (9.17 \times 12 \times 1.0 + 2.17 \times 11 \times 2.5) \times 150$$

$$= 14650 \text{ LB}$$

$$W_{\text{SOIL}} = (3.17 \times 12 - 2.17 \times 11) \times 2.5 \times 120$$

$$= 4250 \text{ LB}$$

$$W_{\text{TOTAL}} = 39200 \text{ LB}$$

$$f_{s2} = 1030 \text{ PSF.}$$



WIND MOMENT AT BASE:

$$M = 1372 \times (5.75 + 3.5) = 12690 \text{ LB.FT.}$$

$$\frac{M}{S} = \frac{12690}{(12 \times 3.17^2) / 6} = 631 \text{ PSF} < f_{sr}$$

$$\frac{P}{A} + \frac{M}{S} = 1030 + 631 = 1661 \text{ PSF} < 3000 \text{ PSF}$$

OK.

PROVIDE NOMINAL REBAR.

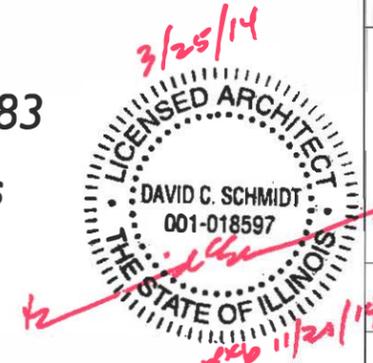
LOCATION PLAN



TITLE

Willowbrook Center Sign

63rd Street & Route 83
Willowbrook, Illinois

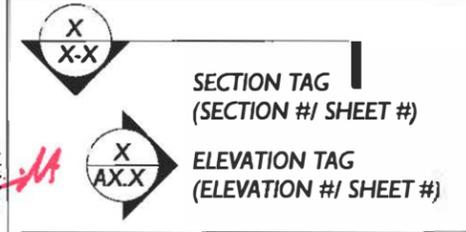


ISSUED FOR PERMIT: March 25, 2014

DRAWING LIST

- A-1 LOCATION PLANS
EXIST/ DEMOLITION PLAN
- A-2 ELEVATIONS
- S-1 NOTES
- S-2 PLANS/ SECTION
- L-1 LANDSCAPE PLAN

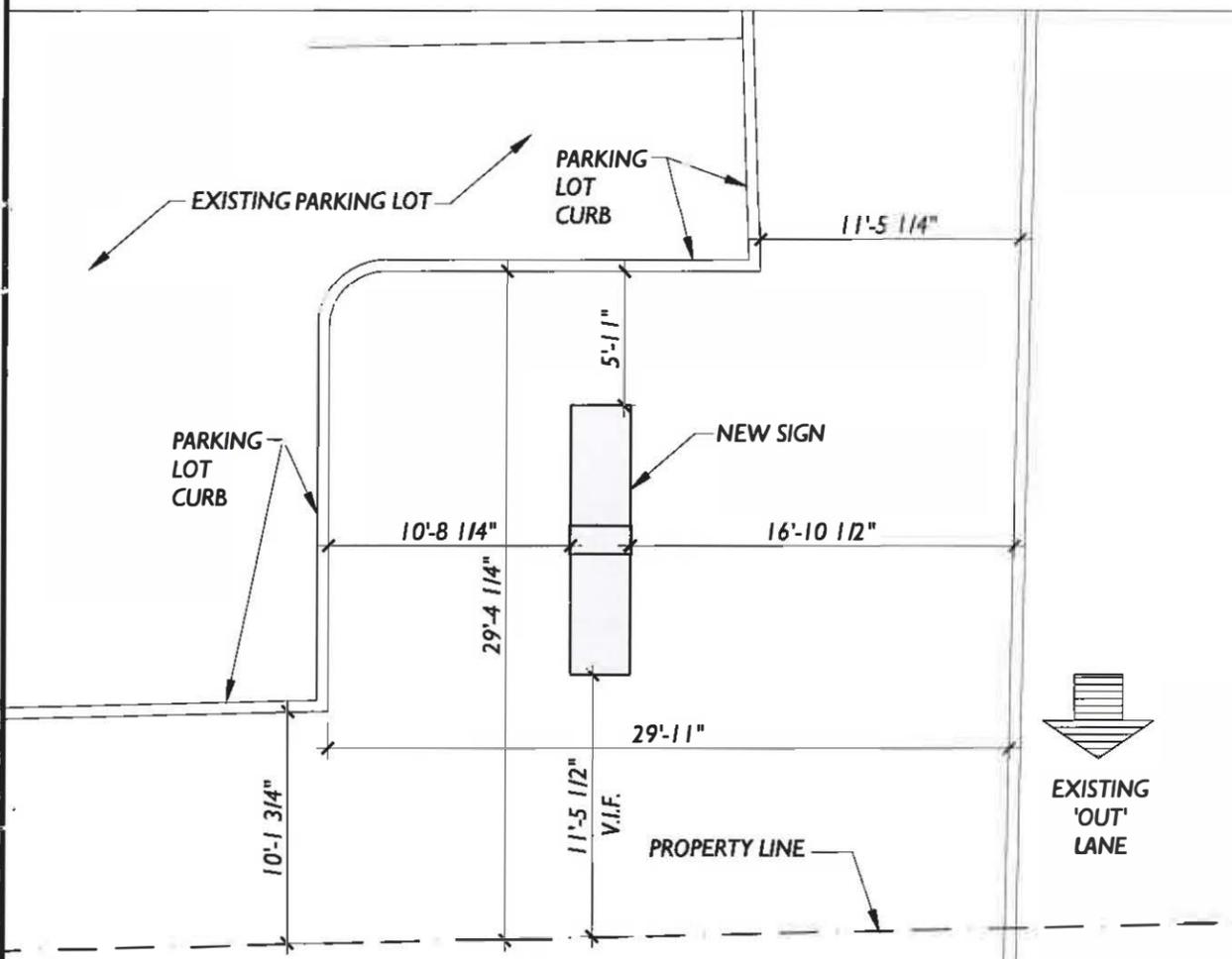
ARCHITECTURAL SYMBOLS



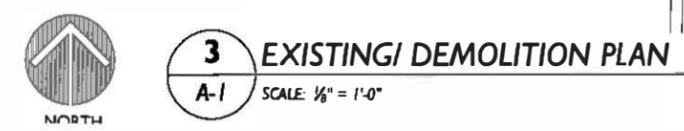
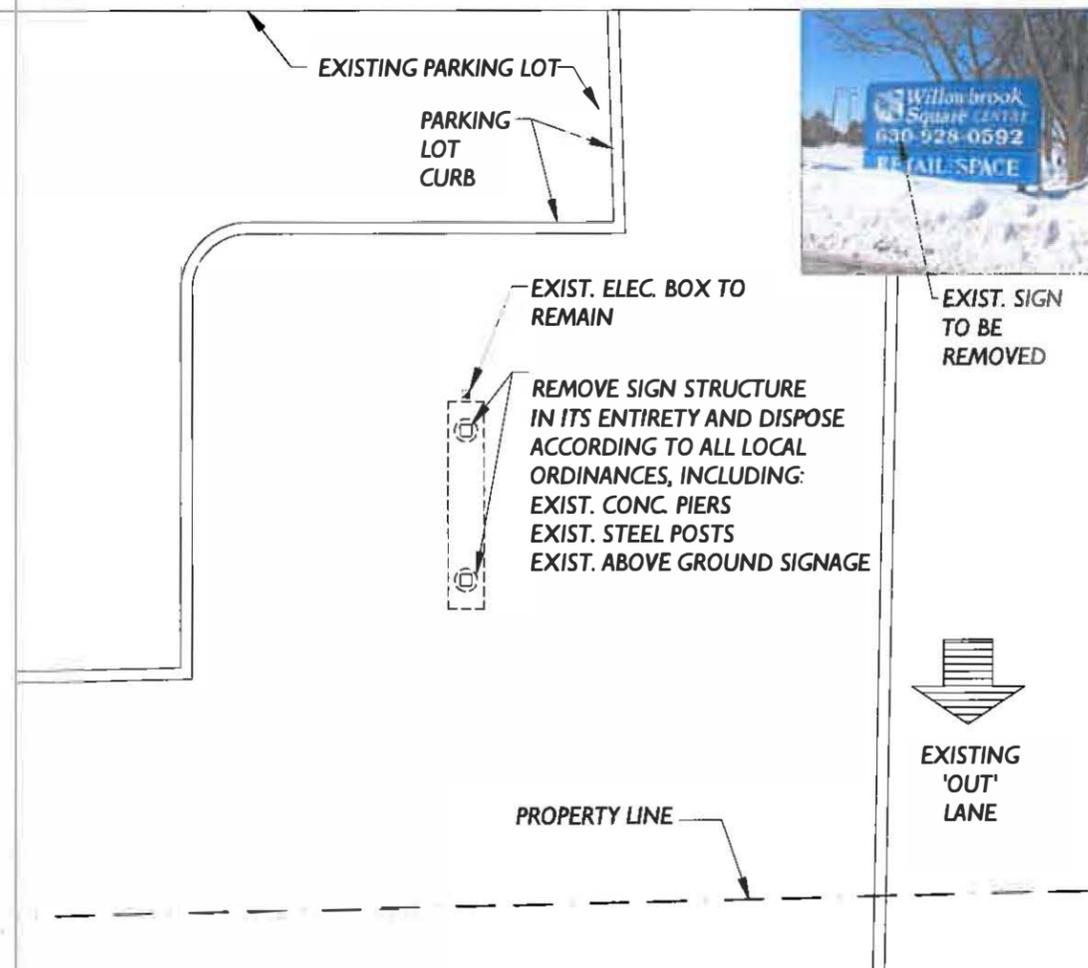
PROJECT INFO

ZONING CLASSIFICATION
Willowbrook, Illinois Zoning Map
B-2 Community Shopping District

LOCATION PLAN



EXISTING / DEMOLITION PLAN



NOTES

- DEMOLITION NOTES**
- ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
 - CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL PROJECT RELATED EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING WORK.
 - DEMOLITION OF STRUCTURES AS INDICATED ON THE DEMO PLANS AND/OR BY NOTES WILL REQUIRE THE REMOVAL OF ELECTRICAL, HVAC, PLUMBING, ETC. EQUIPMENT. DEMOLITION IS MEANT TO INCLUDE REMOVAL OF ALL SUCH EQUIPMENT WHETHER KNOWN OR UNKNOWN.
 - CONTRACTOR TO CONTACT LOCAL UTILITIES IF NECESSARY. SUBMIT ALL APPLICABLE PERMIT DOCUMENTS AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ALL WORK.



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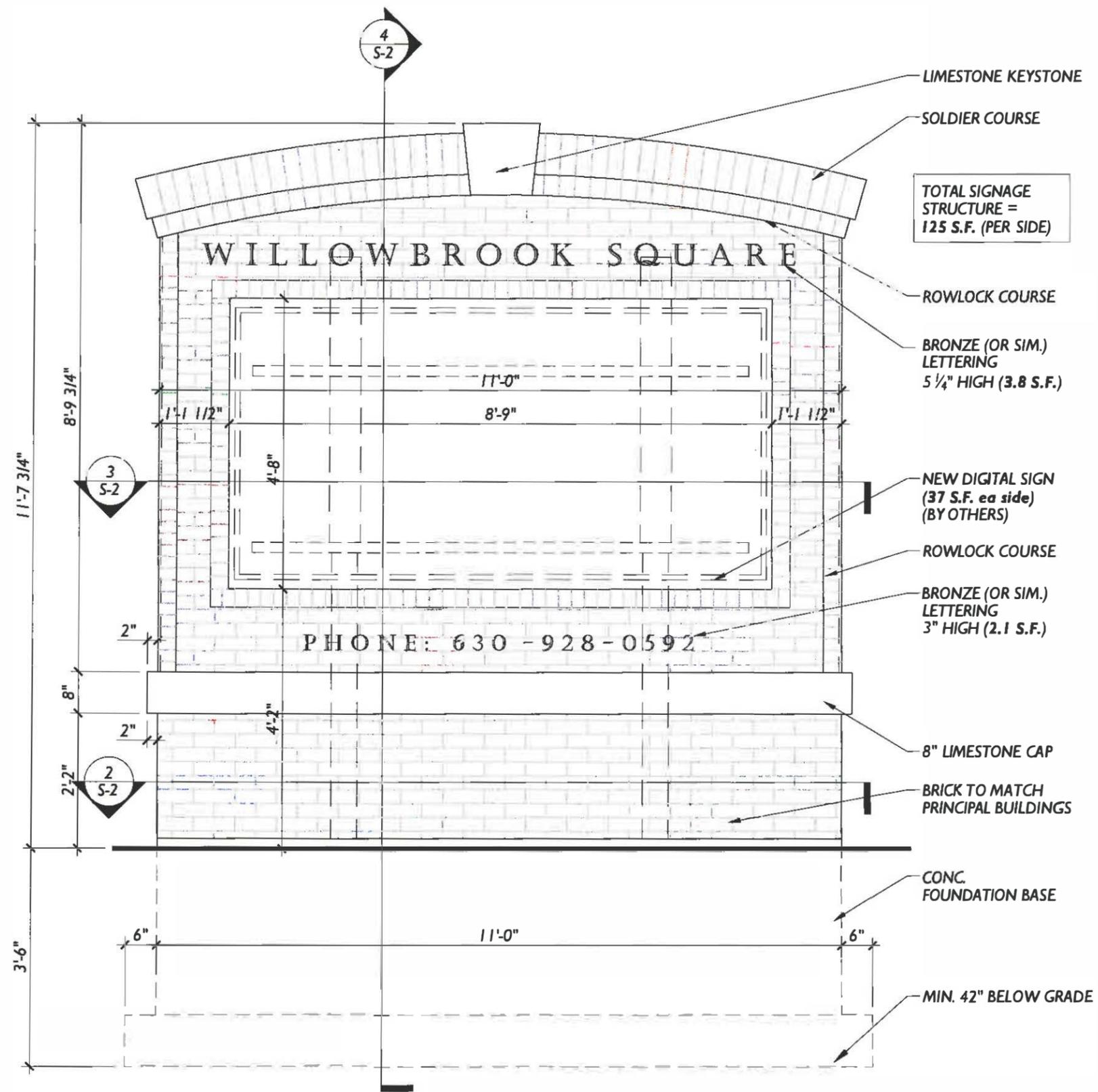
Willowbrook Center Monument Sign
63rd Street & Route 83
Willowbrook, Illinois

Project No.:
14-004

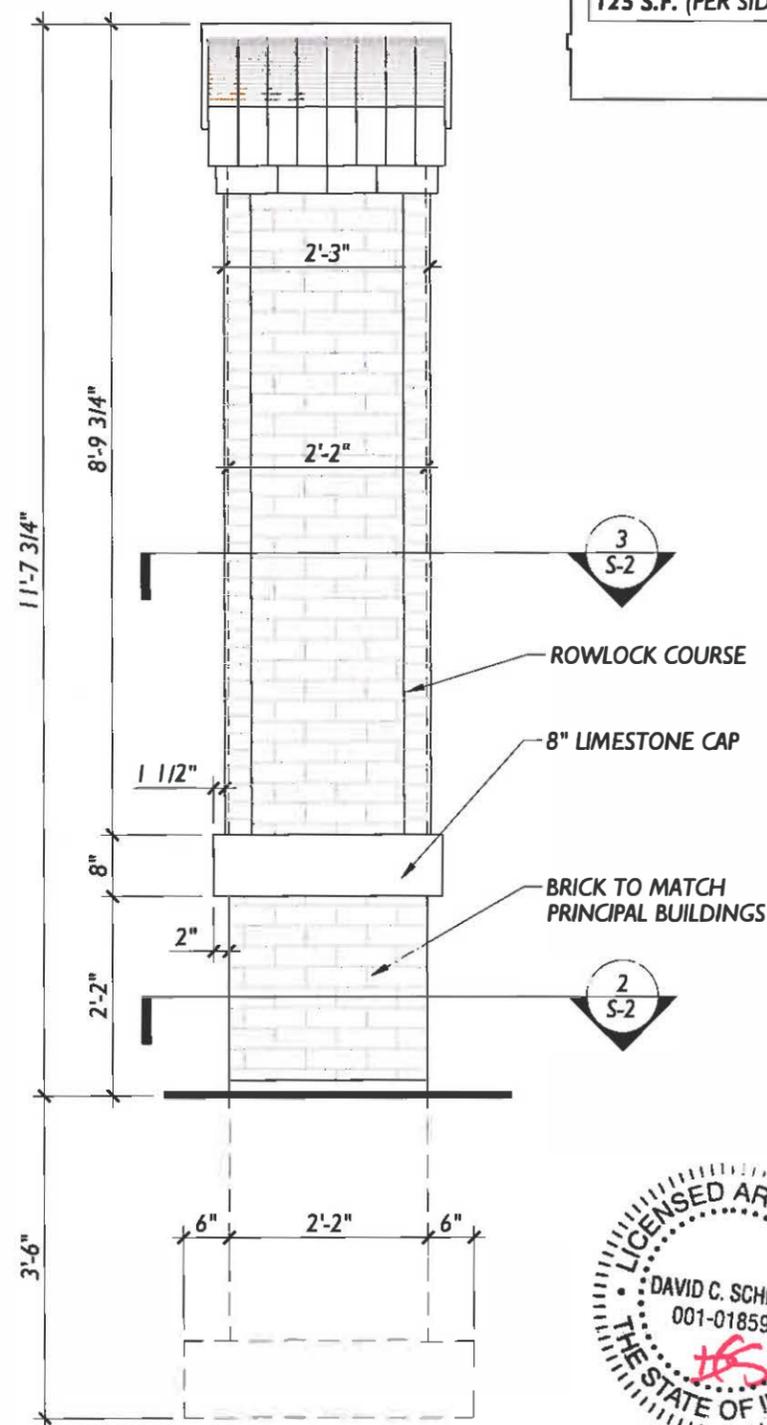
Issued:
03-25-14

Sheet:
A-1

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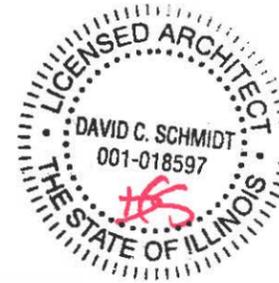


1 FRONT/ REAR ELEVATION
A-2 SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION
A-2 SCALE: 1/2" = 1'-0"

TOTAL SIGNAGE
STRUCTURE =
125 S.F. (PER SIDE)



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Willowbrook Center Monument Sign
63rd Street & Route 83
Willowbrook, Illinois

Project No.:
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Issued:
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Sheet:
A-2



Gro-Low Sumac (Fall)



Rosa 'Knockout'



'Highland White Dream' Shasta Daisy



Dense Yew



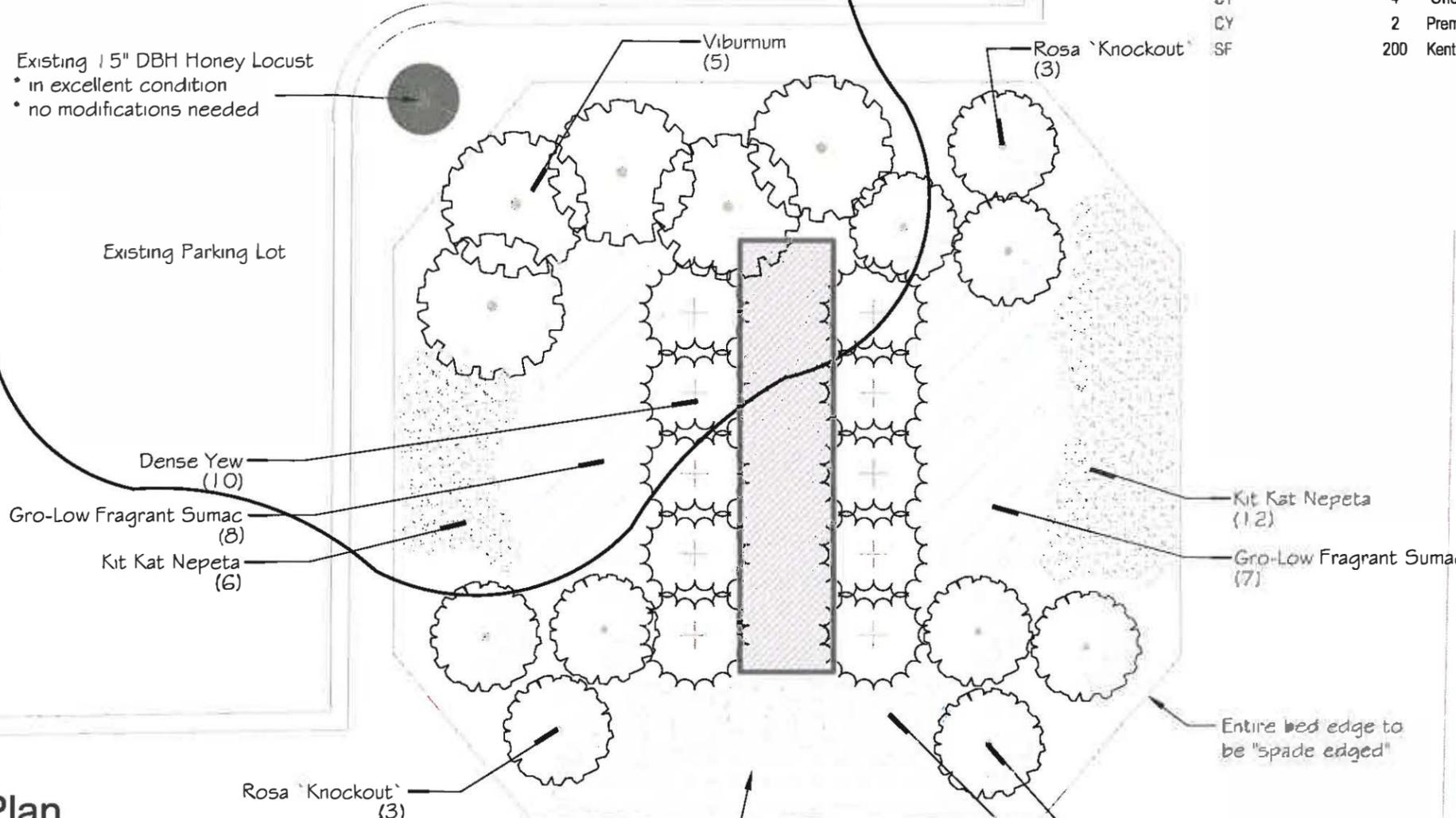
Kit Kat Nepeta

Existing 15" DBH Honey Locust
 • in excellent condition
 • no modifications needed



Viburnum 'Little Joe'

SHRUBS	QTY	Botanical	Common	Size
ROKN	9	Rosa hybrids 'Knockout' TM	Rosa 'Knockout'	3 gal
VB LI2	5	Viburnum dentatum 'Little Joe'	Viburnum	30"BB
EVERGREEN SHRUBS				
TAME	10	Taxus media 'Densifomis'	Dense Yew	24"BB
PERENNIALS				
LEU HIG	7	Leucanthemum x superbum 'Highland White Dream'	Highland White Dream Shasta Daisy	1 gal 18" o.c.
NEP KIT	18	Nepeta x faassenii 'Kit Kat'	Kit Kat Nepeta	1 gal 21" o.c.
RHU GRO	15	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gal 24" o.c.
MISCELLANEOUS				
CY	4	'One Step' Soil Conditioner (Midwest Trading)		
CY	2	Premium Double Shredded Hardwood Mulch (2" min depth)		
SF	200	Kentucky Bluegrass Sod		



- NOTES;
- All planting areas include the installation of 6" Garden Mix. (4CY)
 - Includes 3" topdress of mulch (2CY)
 - All plant material and debris removed from the site will be taken to Wingren Landscapes facility to our recycle bins where it will be sorted and utilized for compost.
 - Planting beds shall be amended by tilling a 3" layer of "One Step Conditioner" (by Midwest trading) into the top 12" after removing stone & debris (2.5 cy)
 - Existing sod to be removed for new planting bed and disposed of according to local ordinances
 - All disturbed areas not within the edged bed will be restored with Kentucky bluegrass sod
 - Includes 200SF of sod restoration
 - The Village of Willowbrook shall be notified 48 hours prior to delivery of plant material and must approve in writing that material is of good quality and meets the specifications of the approved plans.
 - Changes to approved plans must be approved in writing by the Village of Willowbrook.
 - Landscape beds shall be mulched with Premium Shredded hardwood mulch (double processed) with a minimum of two inches depth.
 - Materials shall be watered by the contractor for 60 days

L1 Landscape Plan
 SCALE: 1/4" = 1'

Daylilies - (12) transplanted daylilies
 To be approved by the Village of Willowbrook in field.
 • if daylilies are not approved alternatives will be provided.

Entire bed edge to be "spade edged"

Willowbrook Shopping Center
 50 W 63rd Street
 Willowbrook, IL
 Revised 03.21.14

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