

EXHIBIT "B"

**A PLAN DESCRIPTION FOR HOLLYWOOD CASINO DEVELOPMENT
LYING WEST OF FARNSWORTH AVENUE, NORTH OF CORPORATE BOULEVARD,
SOUTH OF BILTER ROAD, AND EAST OF CHURCH ROAD CONSISTING OF
APPROXIMATELY 18.7 ACRES**

A Plan Description for the property lying west of Farnsworth Avenue, north of Corporate Boulevard, south of Bilter Road and east of Church Road with B-3(C) Business and Wholesale District Zoning with a Conditional Use Planned Development for the Hollywood Casino Development pursuant to the Code of Ordinances, City of Aurora, Illinois ("City Code").

I. QUALIFYING STATEMENTS

A. PURPOSE

This Conditional Use Planned Development has evolved to assist the Planning and Zoning Commission ("Commission") and the City Council ("City Council") of the City of Aurora, Illinois ("City") in governing their recommendations and actions on this development as it relates to the existing zoning and land uses in the area.

Developer shall mean the person(s) or entity who brings the Subject Property described herein to a more complete, complex, or desirable state.

Developer shall be obligated to substantially comply with all requirements within this Plan Description.

B. INTENT

This Plan Description has been prepared pursuant to the requirements of Sec. 34-602 of Chapter 34 of the City Code. It is the intent of this document to promote and protect the public health, safety, morals, comfort, and general welfare of the area; and to guide the development toward the realization of the appropriate Physical Development Policies of the Comprehensive Plan of the City ("Comprehensive Plan"). These policies include:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land-use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.01(3) To encourage new development contiguous to existing development.

11.01(5) To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.

14.0 To plan and provide for the growth of the City while protecting, conserving and enhancing its social, cultural and aesthetic environment and economic resources.

62.01(5) To coordinate development in the vicinity of major intersections and interchanges with the design of street and highway facilities so as to maintain safe and efficient traffic movement

50.0 To promote sound, diversified and organized industrial, office and commercial growth within the City to widen employment opportunities and strengthen the economic base.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property is made up of several parcels consisting of approximately 18.7 acres lying west of Farnsworth Avenue, north of Corporate Boulevard, south of Bilter Road and east of Church Road. The parcels along Farnsworth Avenue are mostly vacant except for the Papa Bear Restaurant which is closed due to fire damage. The parcels along Church Road are improved with single story commercial buildings with large parking fields. One parcel is improved with the former Gaslite Manor Banquets facility. A second parcel is the location of the C Club, a music and entertainment venue. The Subject Property lies within the Batavia School District #101 boundaries. The Subject Property is currently classified by two zoning classifications: B-3 Business and Wholesale District and M-1 Manufacturing District. The Comprehensive Plan designates the Subject Property as Commercial and Office, Research and Light Industrial.

2. Surrounding Property

North: The property to the north is zoned ORI(C) Office, Research, and Light Industrial with a Conditional Use Planned Development (previously called Special Use Planned Development). The property is utilized as the Northwestern Medicine Immediate Care Aurora. The Comprehensive Plan designates the property as Commercial.

South: The property directly to the south of the Subject Property is zoned M-1 and is owned by Nicor Gas Company and is being utilized for a regional gas main. Beyond that, the properties are within the Farnsworth Center for Business Subdivision and are zoned B-2(C) Business District, General Retail with a Conditional Use Planned Development (previously called Special Use Planned Development) and ORI(C) Office, Research, and Light Industrial with a Conditional Use Planned Development (previously called Special Use Planned Development). A portion of the property directly south of the Subject Property is vacant, while to other portion of the property is utilized as a parking lot for the Aldi Headquarters. The Comprehensive Plan designates this area as Office, Research and Light Industrial and Conservation, Open Space, Recreation, Drainage.

East: The properties to the east are zoned PDD Planned Development District and are in the Farnsworth International Planned Development. Most of this area is detention and wetlands except for the two corners at the intersections of Farnsworth Avenue and Bilter Road which is currently a bank facility and the intersection of Corporate Boulevard and Farnsworth Avenue which is currently a retail strip center. The Comprehensive Plan designates this area as Conservation, Open Space, Recreation, Drainage and Commercial.

West: The properties to the west are zoned PDD Planned Development District and are in the Farnsworth International Planned Development. These properties are utilized for industrial, and warehouse uses. The Comprehensive Plan designates the property as Conservation, Open Space, Recreation, Drainage and Office, Research and Light Industrial.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property, legally described on Attachment "A", shall be zoned B-3(C) Business and Wholesale District with a Conditional Use Planned Development and shall be regulated as follows:

1. Parcel Size and Use Designation

The Subject Property referenced within this document as legally described on Attachment "A", and generally depicted on Attachment "B" contains approximately 18.7 acres. Upon approval of this document, said property shall be designated as B-3(C) Business and Wholesale District Zoning with a Conditional Use Planned Development on the Zoning Map of the City ("Zoning Map"), and said property shall be regulated by the Chapter 49 of the City Code ("Zoning Ordinance"), including but not limited to the provisions for the underlying base zoning district set forth in Section 108.4 titled "B-3" Business and Wholesale District, except as modified herein.

2. Statement of Intent

The B-3 Business and Wholesale District has been chosen as the underlying base zoning for the Subject Property to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Subject Property is intended to be developed for casino, hotel, banquet facility, restaurant, entertainment uses, together with ancillary and accessory uses to the foregoing uses. Access to the property will be via Farnsworth Avenue, Bilter Road, Church Road, and Corporate Parkway.

3. Use Regulations

(a) The Subject Property shall be limited to those uses permitted in the B-3 Business and Wholesale District, Section 108.4(d) of the Zoning Ordinance, with the following modifications:

(i) The following additional uses shall be permitted:

- (1) Casino or gambling establishment (5220)
- (2) Hotel, Select Service (1360) which shall include at least a fitness room, spa, and restaurant.

- (3) Arts, Entertainment and Recreation Venue (incidental and accessory only), including but not limited to banquet facility, music concerts, sporting events, and art shows, or similar uses determined by the Zoning Administrator.

4. Bulk Restrictions

- (a) This property shall be subject to the Bulk Restrictions in the B-3 Business and Wholesale District, Section 49-108.4-4, and Section 49-105 of the Zoning Ordinance with the following modifications:
 - (i) Minimum setbacks shall be as follows:
 - (1) Farnsworth Avenue: Five (5) feet
 - (2) Bilter Road: Ten (10) feet
 - (3) Church Road: Ten (10) feet
 - (4) Interior Side and Rear Yard Setback: Zero (0) feet
- (b) All parking and loading shall be pursuant to Section 105.13, "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance with the following exceptions:
 - (i) A minimum of five (5) parking spaces per one thousand (1,000) gross square feet of all uses described in the Statement of Intent including outdoor event spaces, except the hotel, shall be provided.
 - (ii) A minimum of one (1) parking space per guestroom, plus one (1) space per twenty (20) guestrooms (to accommodate for staff).
 - (iii) Parking spaces within the parking garage may be reduced to a minimum of nine (9) feet in width and eighteen (18) feet in length with a twenty-four (24) foot drive aisle.
 - (iv) At least twenty (20) parking spaces shall require Electric Vehicle (EV) charging stations on the subject property.

B. BUILDING, STRUCTURES AND SIGNAGE

- 1. Retaining walls utilized within the development shall be allowed as follows: Retaining walls that are located within 50' of public right of way shall not exceed three (3) feet in height. The stepping of retaining walls in the above stated area is allowed up to six (6) feet in overall height with a minimum run of three (3) feet between steps. Retaining walls along any interior property lines or more than 50' from the public right of way shall not exceed twelve

(12) feet in height subject to the review and approval by a structural engineer. The retaining walls and any guardrails shall be decorative in design and approved with the Final Plan.

2. Building elevations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of building materials, orientation and presentation from the public street and the use of architectural elements.
3. Signage elevations and locations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements matching the building. The signage on the property shall be subject to Chapter 41 of the City Code ("Sign Ordinance") and the Special Sign District regulations attached hereto as Attachment "C" to the Plan Description and incorporated herein.

C. PUBLIC IMPROVEMENTS

1. Farnsworth Avenue:
 - (a) The public right of way (ROW) to be dedicated for Farnsworth Avenue shall be generally established at 90 feet from centerline and shall include 50' right of way triangle corner at the SWC of Farnsworth Avenue and Bilter Road. Purchase of additional ROW at the various intersections along Farnsworth Avenue may be required and will be determined during final roadway design.
 - (b) Farnsworth Avenue will be improved with a 6 lanes cross-section (3 NB and 3 SB) pavement with curb and gutter. In addition, dedicated dual left turn at the intersections at Premium Outlet Entrance/ Casino Garage Entrance and Bilter Road will be provided. The approximate limits of Farnsworth Road improvements are from the Tollway north ramp to Butterfield Road.
 - (c) A five-foot (5') sidewalk adjacent to the property line is required and shall be permitted within the public right of way up to 1 foot off the property line. A 8' multi-use path within the public right of way is also required and shall be provided along the west side of Farnsworth Avenue between at the Casino Southern Entrance to Corporate Boulevard, and then continuing south connecting to the existing multi-use path near the Tollway north ramp.
 - (d) Divided median with landscape, new traffic signal, roadway striping, streetlights, landscape trees, and storm sewer/drainage structures along with utilities relocate will be constructed as part of the Farnsworth Avenue improvements.

- (e) DEVELOPER RESPONSIBILITY: If the required dedication of right of way is not established and the property has been conveyed to the developer, the Developer shall be required to dedicate the required right of way as stated above and outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.
- (f) CITY RESPONSIBILITY: The City shall be responsible for the construction of the required roadway improvements as stated above and as outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.

2. Bilter Road:

- (a) The public right of way (ROW) to be dedicated for Bilter Road shall be generally established at 60 feet from centerline and 50 feet of Right of Way triangle corner at the intersections at Church Road and Farnsworth Avenue.
- (b) Bilter Road, from Church Road to Farnsworth Avenue will be improved with a divided median for a restricted RI/RO only at the entrance to the Casino. Bilter Road will have 4 lanes cross section with two through lanes (2 EB and 2 WB) pavement with curb and gutter. Dual left turn lanes, along with a dedicated right turn lane at the intersection of Farnsworth Avenue will be provided.
- (c) A five-foot (5') sidewalk adjacent to the property line is required and shall be permitted within the public right of way up to 1 foot off the property line.
- (d) Divided concrete median, new traffic signal, roadway striping, streetlights, parkway landscape trees, new storm sewer/drainage structures along with utilities relocate will be required as part of the Bilter Road improvements.
- (e) Overhead wires along the south side of Bilter Road will be relocated and be buried from Church Road to the intersection of Bilter Road and Farnsworth Avenue.
- (f) DEVELOPER RESPONSIBILITY: If the required dedication of right of way is not established and the property has been conveyed to the developer, the Developer shall be required to dedicate the required right of way along the south side of Bilter and at the intersection as stated above and outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.
- (g) CITY RESPONSIBILITY: The City shall be responsible for the construction of the required roadway improvements as stated above and as outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.

3. Church Road:

- (a) The public right of way to be dedicated for Church Road shall be generally established at 50 feet from centerline and 50 feet of right of way triangle corner at the intersections at Church Road and Farnsworth Avenue.
- (b) A dedicated right turn lane at the intersection of Church Road and Bilter Road will be provided.
- (c) A five-foot (5') sidewalk adjacent to the property line is required and shall be permitted within the public right of way up to 1 foot off the property line.
- (d) New traffic signal, roadway striping, streetlights, parkway landscape trees, new storm sewer/drainage structures along with utilities relocate will be required as part of the Church Road improvements.
- (e) DEVELOPER RESPONSIBILITY: If the required dedication of right of way is not established and the property has been conveyed to the developer, the Developer shall be required to dedicate the required right of way along the south side of Bilter and at the intersection as stated above and outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.
- (f) CITY RESPONSIBILITY: The City shall be responsible for the construction of the required roadway improvements as stated above and as outlined in the Redevelopment Agreement approved by Ordinance O22-072 on October 25, 2022.

4. Corporate Boulevard:

- (a) The existing public right of way (ROW) on Corporate Blvd is established at 40 feet from centerline. No additional ROW is required.
- (b) Minor improvements at the intersection of Corporate Blvd and Farnsworth will be required. The existing landscape median will be modified to provide for $\frac{3}{4}$ access on Corporate Blvd, eliminating the existing Full Access on Farnsworth Ave.
- (c) Roadway widening with curb and gutter, multi-use path, along with pavement re-striping and new storm sewer/drainage structures, from Corporate Blvd south to the Tollway Ramp will be required as part of the Corporate Blvd intersection improvements.
- (d) DEVELOPER RESPONSIBILITY: The Developer shall provide a recorded copy from Nicor to allow the curb cut onto Corporate Boulevard.
- (e) CITY RESPONSIBILITY: The City shall be responsible for the construction of the required roadway improvements as stated above and as outlined in the Redevelopment Agreement approved

by Ordinance O22-072 on October 25, 2022.

5. The Developer shall incorporate best management practices (BMPs) in its overall site design to provide runoff volume reduction and water quality treatment, outlined in the City's Stormwater Ordinance. These BMPs could include permeable pavers, infiltration basin, rain garden, filter strip, bioswale or hydrodynamic separators.
6. The installation of street trees and landscaping will be the responsibility of the City and shall not be included in the security required under Subdivision Control Ordinance, Section 43-55(a)3 of the City Code. The developer will be responsible for the maintenance of street trees and landscaping upon installation.

D. BUILDING CODE AMENDMENTS

1. Sec 1207.2.2 Airborne sound in Hotel and R-1 uses shall be deleted and the current adopted International Building Code (IBC) requirements shall apply.
2. Sec 1404.1.1 Exterior Material in R-1 & R-2 Uses shall be modified as follows:

For the Hotel building, a minimum of 50% of the building elevations shall be glass and/or glazing systems. The remaining portion of the elevation shall be permitted to be EIFs except for the 1st floor, which, other than the glass and or glazing systems, shall be material(s) acceptable to the Chief Development Services Officer of the City of Aurora.

IV. GENERAL PROVISIONS

A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the commencement of construction shall govern except where expressly stated within this Plan Description document to the contrary.
2. Amendments to this Plan Description document shall be subject to the procedures set forth in the City Code. Public notice shall be provided in accordance with said City Code.
3. This Plan Description document shall be mutually binding upon the heirs, executors, administrators, successors and assigns of present or future owners who use the property for the same permitted use.
4. If any section, subsection or paragraph of this Plan Description document shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description

document.

5. Any provisions contained within this Plan Description document that are in conflict with each other shall be enforced in accordance with the more restrictive provision.

V. LIST OF ATTACHMENTS

ATTACHMENT "A" – LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

ATTACHMENT "B" – LOCATION MAP

ATTACHMENT "C" – SPECIAL SIGN DISTRICT

ATTACHMENT "A"
LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Parcel Number(s): 15-02-200-011, 15-02-200-014, 15-02-200-022, 15-02-200-027, 15-02-200-038, 15-02-200-039, 15-02-200-044, 15-02-426-015, 15-02-426-030, 15-02-427-002

Commonly known as: 2340 North Farnsworth Avenue, 2380 North Farnsworth Avenue, 2450 North Farnsworth Avenue; 2500 North Farnsworth Road, 2445 Church Road, 2485 Church Road, 2495 Church Road, 2501 Church Road, all located in Aurora, Kane County, Illinois.

Legally described as follows:

Situated in the City of Aurora, County of Kane, State of Illinois and being that part of the Northeast Quarter of Section 2, Township 38 North, Range 8, East of the Third Principal Meridian, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 2, Township 38, Range 8, East of the Third Principal Meridian, thence South 89°04'08" West along the South line of the Northeast Quarter a distance of 87.25 feet to a point along the proposed westerly right of way of Farnsworth Avenue, variable width, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°28'32" East along said proposed westerly right of way, a distance of 390.37 feet to a set 5/8" rebar with cap "Langan" at a point along the north line of Kane county parcel 15-02-426-002 now or formerly owned by the Northern Illinois Gas Co. as recorded in Instrument No. 892412 of the Kane County records;

Course No.2 Thence South 89°31'08" West along said northerly line, a distance of 155.42 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.3 Thence South 89°31'51" West along said northerly line, a distance of 184.99 feet to a set 5/8" rebar with cap "Langan" at the northeast corner of Kane county parcel 15-02-427-004 now or formerly owned by the Northing Illinois Gas Co. as recorded in Instrument No. 1118607 of the Kane County records;

Course No.4 Thence South 87°54'25" West along said northerly line, a distance of 150.07 feet to a set 5/8" rebar at the southeast corner of Kane county parcel 15-02-427-005 now or formerly owned by Gonnella Baking Co. as recorded in Instrument No. 2000K07617 of the Kane County records;

Course No.5 Thence North 00°19'52" West along the westerly line of said Gonnella land, a distance of 612.13 feet to a point being referenced by a found 3/4" iron rod found South 0.72 feet and West 0.20 feet thereof;

Course No.6 Thence South 88°39'08" West, a distance of 543.61 feet to a set 5/8" rebar with

cap "Langan" along the easterly existing right of way of Church Road, width varies;

Course No.7 Thence North $32^{\circ}30'51''$ East along said existing easterly Church Road right of way, a distance of 61.38 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.8 Thence South $58^{\circ}31'32''$ East, a distance of 7.41 feet to a set 5/8" rebar with cap "Langan" along the easterly proposed right of way of Church Road, width varies;

Course No.9 Thence along said proposed Church Road right of way being the arc of a curve deflecting to the right, an arc distance of 135.07 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2950.00 feet, a delta of $02^{\circ}37'24''$, and a chord distance of 135.06 feet which bears North $32^{\circ}47'10''$ East;

Course No.10 Thence North $34^{\circ}05'52''$ East along said proposed easterly Church road right of way, a distance of 543.46 feet to a set 5/8" rebar with cap "Langan" at a point in the southerly proposed right of way of Bilter Road, width varies;

Course No.11 Thence North $74^{\circ}00'57''$ East along said proposed Bilter Road right of way, a distance of 32.51 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.12 Thence North $88^{\circ}43'48''$ East along said proposed Bilter Road right of way, a distance of 385.00 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.13 Thence South $83^{\circ}40'32''$ East along said proposed Bilter Road right of way, a distance of 151.33 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.14 Thence North $88^{\circ}43'48''$ East along said proposed Bilter Road right of way, a distance of 89.04 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.15 Thence South $46^{\circ}16'12''$ East along said proposed Bilter Road right of way, a distance of 53.20 feet to a set 5/8" rebar with cap "Langan" at an easterly point in the proposed right of way of said Farnsworth Avenue;

Course No.16 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 333.48 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon, said curve having a radius of 2329.10 feet, a delta of $08^{\circ}12'13''$, and a chord distance of 333.20 feet which bears South $09^{\circ}59'08''$ West;

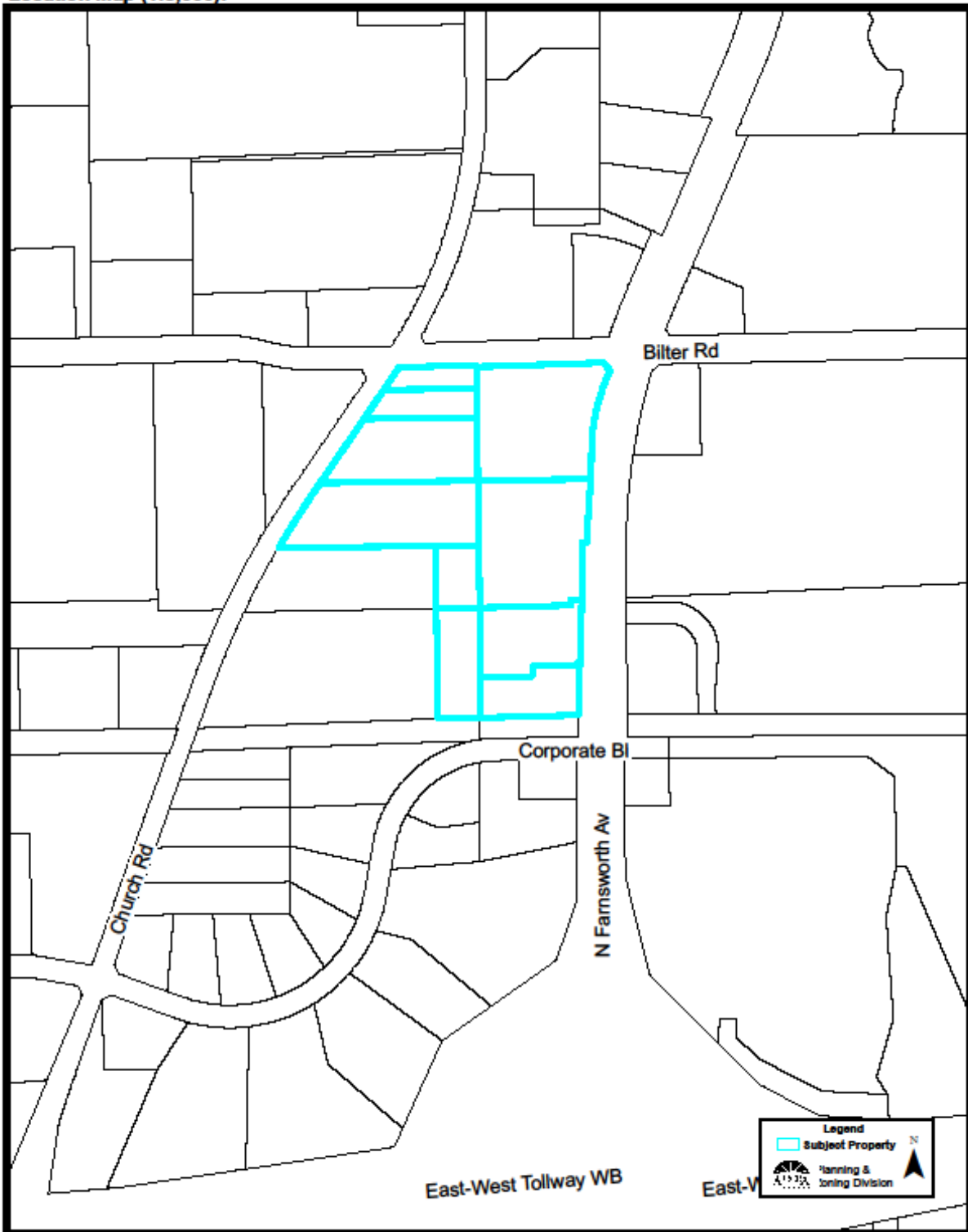
Course No.17 Thence South $88^{\circ}55'34''$ West along said proposed Farnsworth Avenue right of way, a distance of 10.07 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.18 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 258.39 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2339.10 feet, a delta of $06^{\circ}19'45''$, and a chord distance of 258.26 feet which bears South $02^{\circ}41'21''$ West;

Course No.19 Thence South 00°28'32" East along said proposed Farnsworth Avenue right of way, a distance of 191.85 feet to the Place of Beginning, said parcel containing 813,831 square feet or 18.6830 acres of land according to a survey by LANGAN Engineering and Environmental Services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements.

ATTACHMENT "B"
LOCATION MAP

Location Map (1:5,000):



ATTACHMENT "C" SPECIAL SIGN DISTRICT REGULATIONS

In addition to any signs permitted by Chapter 41 of the City Code ("Sign Ordinance"), the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Attachment "C" to Plan Description. The regulations in this Attachment "C" shall supplement the regulations Sign Ordinance. In the case of a conflict between the regulations in Sign Ordinance and this Attachment "C", the Special Sign District provisions shall apply.

A. Signs Permitted

1. Temporary - Development Identification

- a. Signage Area: Maximum of one hundred (100) sq. ft. each side, each sign
- b. Height: Maximum of twenty (20) ft. for each sign
- c. Construction: Wood; may be illuminated, no flashing lights or strobes.
- d. Quantity: Four (4) signs on the subject property.
- e. Setback - Minimum setback equal to the height of the sign.
- f. All temporary development signs shall be removed from the property prior to the issuance of the last occupancy permit.

2. Permanent Free-standing Development Identification Signage

- a. Developer shall submit for approval, at the time of final plat and plan, a proposed sign package identifying size, type and location permanent, non-residential development identification within the Subject Property. Construction of said signage shall be monument style with consistent architectural elements on all signs, with any combination of wood, masonry, or concrete with landscaping and illumination; signage itself may be with any combination of backlit pin letters or paneling.
- b. Development Identification Signage may be located within the adjacent Nicor property along Corporate Boulevard only if signs easements are acquired.
- c. Project Identification A-1 - Monument Signage:
 1. Signage Area – Maximum of four hundred fifty (450) sq. ft. per side; sign must contain the project name within the allowed signage area which shall be located at the top.
 2. Height – Maximum of fifteen (15) ft. for each sign.
 3. Quantity – Two (2) signs on the subject property
 4. Setback - Minimum setback shall be setback the height of the sign. A sight distance calculation shall be required at building permit time for signs at the entrances.
 5. Digital message board shall only be permitted as an integral part of the design of the project identification monument sign.
 6. Location: Multiple digital message boards shall be permitted along all right-of-way frontages.
 7. Illumination: Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.

8. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- d. Project Identification A-2 - Monument Signage:
1. Signage Area – Maximum of one hundred fifty (150) sq. ft. per side, sign must contain the project name within the allowed signage area which shall be located at the top.
 2. Height – Maximum of ten (10) ft. for each sign.
 3. Quantity – Four (4) signs on the subject property
 4. Setback - Minimum setback shall zero (0) feet, however, a sight distance calculation shall be required at building permit time for signs at the entrances.
 5. Digital message board shall only be permitted as an integral part of the design of the project identification monument sign.
 6. Location – Multiple digital message boards shall be permitted along all right-of-way frontages.
 7. Illumination: Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 8. Monument Signage may be located within the adjacent Nicor property along Corporate Boulevard only if signs easements are acquired.
 9. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
3. Permanent Wall Signage
- a. Developer shall submit for approval, at the time of final plat and plan, a proposed sign package identifying size, type and location permanent non-residential development identification within the subject property.
- b. B-1 - Project Identification Building Wall Signage:
1. Area – Maximum of eight hundred forty (840) sq. ft. per side
 2. Height - Maximum of fourteen (14) ft. for each sign
 3. Quantity – Three (3) signs on the subject property
 4. Location – Signs may be located on the parapet which extends above the roof line
 5. Illumination: Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 6. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- c. B-2 - Project Identification Building Wall Signage:
1. Area – Maximum of two hundred ten (210) sq. ft. per side
 2. Height - Maximum of fourteen (14) ft. for each sign
 3. Quantity – One (1) sign on the subject property
 4. Illumination: Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- d. B-3, B-4, B-5 – Project Identification Building Wall Signage

1. Area – Maximum of eighty (80) sq. ft. per side; sign must contain the project name.
 2. Height - Maximum of four (4) ft. for each sign
 3. Quantity – Three (3) signs on the subject property
 4. Location - Signs may be located on the entrance roof to the garage
 5. Illumination: Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 6. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- e. C1 Tenant Wall Signage
1. Area – Maximum of ninety-six (96) sq. ft. per sign; sign must contain the entity's name.
 2. Height – Maximum of six (6) ft. for each sign
 3. Quantity - Four (4) signs on the subject property
 4. Illumination: Internally illuminated, routed, and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- f. C-2 Tenant Projecting Wall Signage
1. Area – Maximum of ninety-six (96) sq. ft. per side; sign must contain the entity's name.
 2. Height – Maximum of sixteen (16) ft. for each sign
 3. Quantity - One (1) sign on the subject property
 4. Illumination: Internally illuminated, routed, and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- g. C-3 Tenant Wall Signage
1. Area – Maximum of sixty (60) sq. ft. per sign; sign must contain the entity's name.
 2. Height – Maximum of six (6) ft. for each sign
 3. Quantity - Two (2) signs on the subject property
 4. Illumination: Internally illuminated, routed, and push through / individual channel letters with either face of halo-illuminated or a combination of both.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
4. Permanent Wall Digital Message Boards
- a. Developer shall submit for approval, at the time of final plat and plan, a proposed sign package identifying size, type and location permanent wall digital message board within the Subject Property.
 - b. D-1 - Digital Message Board Hotel Wall Signage
 1. Area – Maximum of four hundred fifty (450) sq. ft.

2. Height - Maximum of forty-five (45) ft. for each sign
 3. Quantity - One (1) sign on the subject property
 4. Digital Message Board may be one hundred (100%) percent of the area of the sign and shall only display onsite advertising.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- c. D-2 - Digital Message Board Hotel Wall Signage
1. Area – Maximum of nine hundred (900) sq. ft.
 2. Height – Maximum of (45) ft. for each sign
 3. Quantity - One (1) sign on the subject property
 4. Digital Message Board may be one hundred (100%) percent of the area of the sign and shall only display onsite advertising.
 5. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
- d. D-3 Digital Message Board Garage Wall Signage:
1. Area – Maximum of two thousand (2,000) sq. ft.
 2. Height – Maximum of twenty (20) ft. for each sign
 3. Length – The sign may wrap around two sides of the building, with the maximum length on one side shall be no more than sixty (60) feet in length.
 4. Quantity – One (1) sign on the subject property
 5. Digital Message Board may be one hundred (100%) percent of the area of the sign and shall only display onsite advertising.
 6. All other requirements set forth in Chapter 41 of the City Code shall apply except for the regulations above.
5. Permanent Directional Identification
- a. Developer shall submit for approval, at the time of final plat and plan, a proposed sign package identifying size, type and location of temporary and permanent directional signs and any permanent non-residential development identification within the subject property.
 - b. Directional Signage may be located within the adjacent Nicor property along Corporate Boulevard only if signs easements are acquired.
 - c. Vehicular Directional Signage
 1. Area – Maximum of twenty-five (25) sq. ft.
 2. Height – Maximum of five (5) ft. for each sign
 3. Quantity – Nineteen (19) signs on the subject property
 4. Setback - Minimum setback shall equal the height of the signage along any public right-of-way.
6. Permanent Interior Signage
- a. Signs located interior to the building entryways and generally not visible to off-site traffic shall not be subject to City design review.