



MEMORANDUM

To: City of Naperville
From: Taylor Eschbach, P.E.
Kimley-Horn and Associates, Inc.
Date: July 26th, 2019
Re: **55 Shuman Boulevard, Naperville, IL**
MIDWEST ORTHOPAEDICS at RUSH Proposed Signage

Introduction

Kimley-Horn and Associates, Inc., serves as the civil engineering consultant for MIDWEST ORTHOPAEDICS at RUSH, a future tenant in the existing office building located at 55 Shuman Boulevard in Naperville. They are proposing to construct a ground sign on the north side of the existing building that will provide visibility to their customers travelling along I-88. Through partnership and coordination with members of the City planning and engineering departments, we feel that the attached exhibit provides a proposed sign location that will meet the visibility needs of MIDWEST ORTHOPAEDICS at RUSH while also meeting the intent of City ordinances.

Existing Conditions

The existing property is encumbered by a 30' City Public Utility and Drainage Easement along the northern property line adjacent to I-88. There is also a significant grade change from the northern property line down into the site to where the proposed sign will be located. Sign visibility test studies determined that due to the grade change and the setback from I-88, the proposed sign height must exceed 25' to be visible from the highway.

Proposed Conditions

In an effort to meet the maximum sign height of 25' allowed in City code, we are proposing to adjust the grading around the sign to increase visibility. It was determined that an approximately 10' increase in the elevation of the sign base, plus a 25' tall sign would provide sufficient visibility from I-88. In order to avoid any grading activities within the City easement, the attached exhibit shows the proposed grading starting 30' inside the property line. The proposed grading is shown at 3:1 slopes in order to achieve the necessary 10' in elevation change within a smaller, less impactful grading footprint. If 4:1 slopes were to be used it would push the proposed sign even further from the highway and necessitate a larger and taller sign in order to be visible from the highway.

The area of the proposed grading will be stabilized with turf grass similar to the surrounding area on the north side of the building. This grass will be mowed, along with the rest of the property, by the professional landscaping company contracted by building ownership as it is today. Portions of the existing slope between the office building and I-88 are already at 3:1 slopes and there have not been any maintenance issues or erosion issues.

Attachments

- RUSH SIGN GRADING EXHIBIT