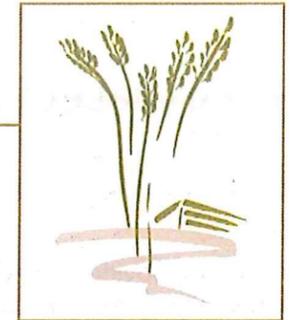


# V. Signage

## A. General Overview

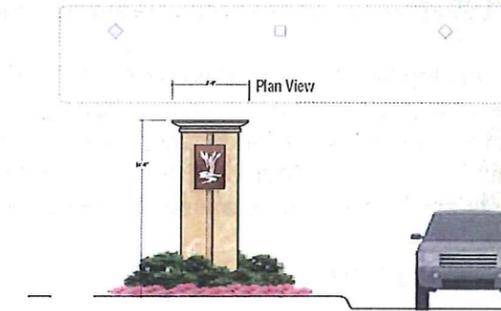


The following standards have been prepared to provide the Master Developer, Property Owners, Tenants, Architects, Contractors and Builder/Developers with important information related to the design intent for signs that will be utilized throughout the **Cornerstone** Development.

All signs proposed for use shall conform to the guidelines within this section and shall be approved by the Master Developer and the Village.

### GENERAL SIGNAGE DESIGN STANDARDS

- Sign regulations of the Village of Grayslake are as set forth in The Village Code, Title 15, BUILDINGS AND CONSTRUCTION: Chapter 15.28, SIGN CODE; Section 15.48, BUILDING FAÇADE ARCHITECTURAL DESIGN STANDARDS. These regulations are to be followed unless otherwise defined by the Master Developer's criteria herein stated, developed in conjunction with the Village of Grayslake.
- Sign packages must be submitted to the Master Developer for review and approval prior to fabrication or submission for permit to the Village of Grayslake.
- The Master Developer shall provide a cohesive project development signage program for all land uses, Office/R&D/ Industrial, Retail/ Commercial and Residential.
- Individual Tenant signage will be allowed as designed to meet all Master Developer signage guidelines set forth in this pattern book and any subsequent Tenant Criteria Manuals developed subsequently for portions of the overall **Cornerstone** Development. See section V.3-5.
- All signs shall be readable and clear and not conflict with signage on adjoining property or buildings.
- Signs must be fabricated and installed according to national, local building and electrical codes and must bear UL label.
- All signage is to be of highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required must be concealed from view.
- Neon and zenon type sign lighting shall not be allowed on either the interior, within the design control zone (see Tenant Criteria Manual), or exterior of the building unless this type of lighting is appropriate to the architectural style chosen, the use of neon on backlit "halo effect" letters in a non-visible application may also be approved by the Master Developer.
- Sign company names or stamps shall be concealed.



Example of Boundary Marker



Example of Wall Sign

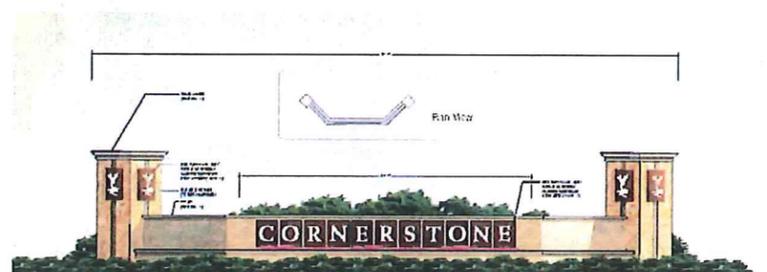


Example of Illuminated Projection Signage

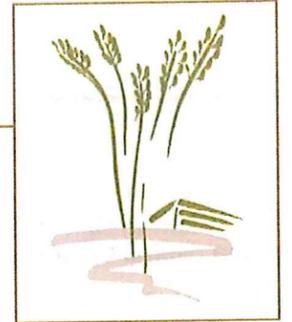


Example of Awning Signage

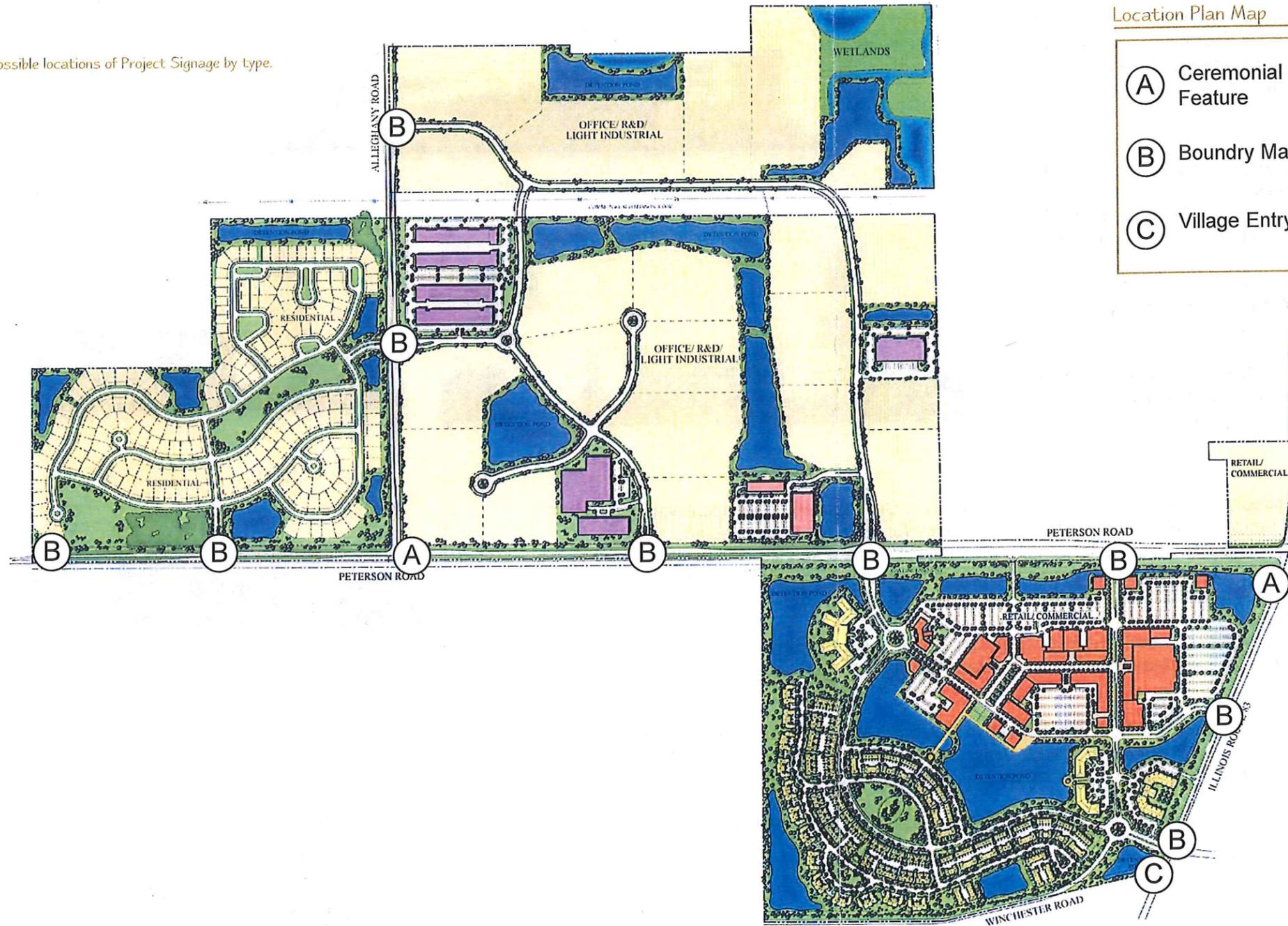
Example of Ceremonial Entrance Feature Design



Note: The pictures, renderings, drawings and sketches represent the vision of the Master Developer for Cornerstone. It is the Master Developer's intention that these images represent a pictorial standard to be used in combination with the text guidelines to serve as standards for the final development plans to be submitted for approval at each phase of the development.



Possible locations of Project Signage by type.



Location Plan Map

- (A) Ceremonial Entrance Feature
- (B) Boundry Marker
- (C) Village Entry Sign

## V. Signage

The following sign types shall be allowed as part of the environmental signage package for the overall **Cornerstone** development.

### GENERAL PROJECT DEVELOPMENT SIGN TYPES AND STANDARDS

- Project development signs are subject to Village approval.
- Letters on project development signs shall be in keeping with the overall architectural style of the proposed sign. A single color is preferred but multiple colors may be used if it enhances the design in relation to the proposed sign style.

### CEREMONIAL ENTRANCE FEATURE

- Large-scale monument-type signs intended to convey a sense of arrival and to identify the overall **Cornerstone** development. Ceremonial Entrance Features shall be indirectly and/or internally illuminated and shall be placed in combination with landscaping and/or berming at gateway entries to the development.
- Ceremonial Entrance Features shall be constructed, in part, of brick, stone, or other material complimentary to the overall architectural styles of potential buildings within the development. See approved Exterior Material Legend, Section IV.
- Letters on Ceremonial Entrance Feature sign shall be in keeping with the overall architectural style of the proposed sign. A single color is preferred but multiple colors may be used if it enhances the design in relation to the proposed sign style.

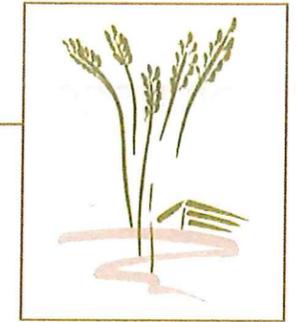
### ENTRANCE MONUMENT SIGNS

- Secondary-scale monument-type signs intended to communicate the unified character of **Cornerstone**, while identifying the separate land uses within the development. Entrance monuments shall be indirectly and/or internally illuminated and shall be placed in combination with landscaping and/or berming at entries to the different land use areas within the development.
- Entrance Monument Signs shall be constructed, in part, of brick, stone, or other material complimentary to the overall architectural styles of potential buildings within the development. See approved Exterior Material Legend, Section IV.
- Letters on Entrance Monument Sign shall be in keeping with the overall architectural style of the proposed sign. A single color is also preferred but multiple colors may be used if it enhances the design in relation to the proposed sign style.

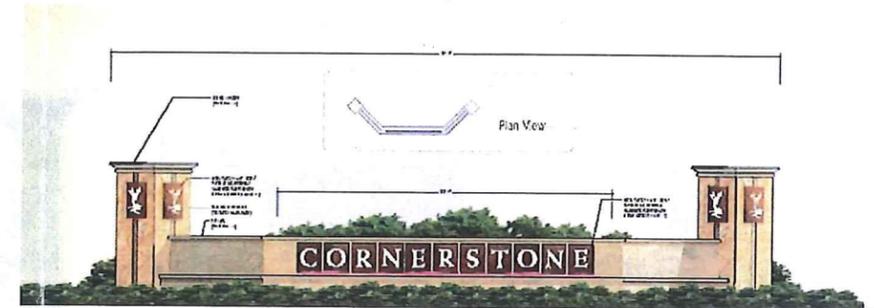
### BOUNDARY MARKERS

- Vertical column-like monuments intended for use independently or in combination with Entry Monument Signs to reinforce sense of place, project boundaries, and/or overall project identity. Entrance monuments shall be indirectly or internally illuminated and shall be placed in combination with landscaping and/or berming at entries to different land use areas within the development.
- Boundary Markers shall be constructed, in part, of brick, stone, or other material complimentary to the overall architectural styles of potential buildings within the development. See approved Exterior Material Legend, Section IV.

## B. Project Development Signage (by Master Developer)



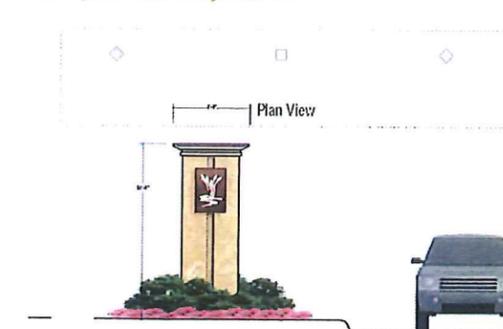
Example of Ceremonial Entrance Feature Concept to incorporate "Grayslake"



Examples of Entrance Monument Sign Concepts

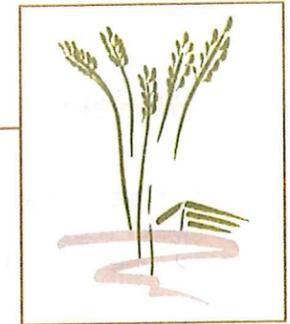


Example of Boundary Marker



## V. Signage

### B. Project Development Signage (by Master Developer)



VILLAGE ENTRY SIGNS - To be intergrated with Ceremonial Entrance Feature

#### ELECTRONIC MESSAGE SIGNS

Electronic Message Signs are recommended to be constructed using LED (light emitting diodes) technology. Liquid crystal displays, fiber optics, plasma display screens or any such similar technologies are also permitted. Electronic Message Signs are permitted under the following conditions:

- LED signs are not permitted to face any residential buildings
- LED signs shall be a minimum of 500 hundred feet away form any residential structure.
- The electronic message board component of any sign may comprise of no more than thirty (30) percent of the overall sign or one square foot of sign area per every 1,200 square feet of retail, and in no case be greater than seventy feet of sign area.
- Words and images shall not be more frequent than once every eight seconds.
- Messages or images shall not contain fast flickering, blinking or flashing animation. The Village reserves the right to restrict the use of animation.
- LED signs are only permitted on exterior facades of buildings greater than 30,000 square feet.

#### VEHICULAR DIRECTIONAL SIGNAGE

- Monument sign type intended to provide direction to individuals utilizing roadways within the project development at appropriate points within the **Cornerstone** development. Signs, if illuminated, shall be indirectly and/or internally illuminated.
- Vehicle Directional Signage shall be constructed, in part, of brick, stone, other masonry and/or finished metals complimentary to the overall architectural styles of potential buildings within the development. See approved Exterior Material Legend, Section IV.
- Letters on Vehicle Directional Sign shall be in keeping with the overall architectural style of the proposed sign. A single color is also preferred but multiple colors may be used if it enhances the design in relation to the proposed sign style.
- Size of the supporting structure shall be greater than or equal to twenty-five (25) percent of the total width of the sign at its widest part.
- Vehicular Directional Signs shall not exceed 32 square feet in area, per side, oriented horizontally or vertically.

#### PEDESTRIAN WAY-FINDING AND AMENITY SIGNAGE

- Sign type intended to provide direction to pedestrians inside the project development at appropriate points within the Cornerstone development.
- Letters on pedestrian way-finding and amenity signs shall be in keeping with the overall architectural style of the proposed sign. A single color is also preferred but multiple colors may be used if it enhances the design in relation to the proposed sign style.
- Size of sign area shall not exceed sixteen (16) square feet on each side.

#### BANNERS

- Banner materials and print application should carry a minimum 5 year warranty on wear and fade resistance.
- Banners should always be installed on "break away" arms when attached to light poles
- Maximum square footage of overall banner sign area is 12 square feet for light pole mounted banners.
- For building mounted banners on buildings over 30,000 square feet, the maximum square footage of overall banner sign area is 32 square feet.
- For building mounted banners on buildings less than 30,000 square feet, the maximum square footage of overall banner sign area is 24 square feet.
- The use of banners shall require approval of the Master Developer and the Village.

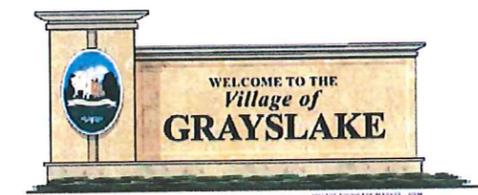
#### OPERATIONAL SIGNS

- Sign type intended to convey information regarding functional operations inside the project development. Such signs may include but not be limited to signs used to identify fire department connections, or signs posted to identify areas such as service courts.
- Letters on operational signs shall be in keeping with the overall architectural style of the proposed sign unless otherwise regulated for the sign's intended use. A single color is also preferred but multiple colors may be used if it enhances the design or is otherwise regulated for the sign's intended use.
- Such signs shall not exceed two (2) square feet in sign area unless otherwise regulated for the sign's intended use.
- Master Developer reserves the right to utilize decorative sign supports to display regulatory signage, such as may be required for traffic control.

Examples of Entrance Monument Sign Concepts

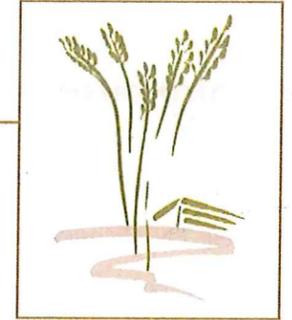


Examples of Village Entry Sign Concepts



## V. Signage

### C. Tenant Signs - Office/R&D/Industrial Areas



The following standards have been developed to accommodate Office/R&D/Industrial developments and their associated signage types. They have been developed in relation to the Village of Grayslake signage and architectural standards and ordinances. The Master Developer reserves the right to incorporate additional signage controls within the project's Covenants.

#### GENERAL OFFICE/R&D/INDUSTRIAL TENANT SIGNAGE STANDARDS:

- All tenant signage must meet the requirements of the signage standards set forth below and are to be submitted to the Master Developer for approval prior to submittal to the Village for permit.
- Sign colors and materials shall compliment and shall be consistent with the principal construction materials and style of the Master Developer's Project Development Signage and subject to Master Developer Covenants and approval. The signage is limited to the Tenant's trade name and/or a crest, shield, logo or other established corporate insignia.
- Signs, if illuminated, shall be indirectly or internally illuminated.
- Prohibited Sign types:
  - i. Projecting boxed or cabinet-type signs.
  - ii. Wall-mounted box and panel signs.
  - iii. Signs employing un-edged or uncapped plastic letters with no return and exposed fastenings.
  - iv. Painted signs.
  - v. Moving, rotating signs or noise-making signs.
  - vi. Paper signs and stickers.
  - vii. Raceway signs.
  - viii. Backlit box type signs with translucent sign faces shall not be allowed.
  - ix. Flashing signs.
  - x. Exposed neon tubing used as signage.
- High quality graphics shall be characteristic of Tenant project signs.
- Illuminated Signs
  - i. Signs may contain Individual dimensional work or metal, backlit "halo effect" letters. The illumination behind such letters shall be neon or LED. Letters may be back-illuminated with lamps contained completely within the depth of the letter. Maximum brightness shall not exceed 100 foot-lamberts.
  - ii. Internally illuminated channel letters with opaque metal sides and translucent plastic faces are acceptable.
- LED signs are prohibited.
- Acceptable tenant signage materials include:
  - i. Brass, Copper, Stainless Steel, Factory Finished Metal
  - ii. Carved Wood (must be appropriate for exterior application)
  - iii. Marble, Granite, Slate, Ceramic Tiles
  - iv. Stone, Stone Veneers
  - v. Lexan (dimensional)
  - vi. Cast Acrylic, Painted Acrylic
  - vii. 3-Form (exterior grade)
  - viii. Composite Materials such as: DiBond, Alumalite, LusterBoard

Typical locations for Tenant Identification Signs.

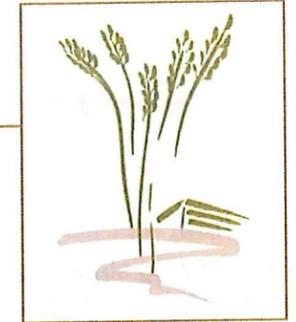


Example of Tenant Identification Sign Concepts



## V. Signage

### C. Tenant Signs - Office/R&D/Industrial Areas



#### MONUMENT SIGN STANDARDS

The following standards have been established to address free-standing signs identifying one or more tenants located in a building or buildings within a parcel or lot.

- Monument signs shall be constructed on a foundation separate from the building foundation, and shall have a supporting structure with a size greater than or equal to 25% of the total width of the sign at its' widest point.
- Monument signs shall be allowed within 1 foot of the public right-of-way on streets interior to the development.
- Monument signs shall be landscaped and shall be indirectly and/or internally illuminated.
- Monument signs shall be limited to a maximum quantity of one (1) per lot frontage. Additional building identity signage for parcels with a street frontage greater than 1,000 LF may be allowed subject to the approval of the Master Developer.
- Maximum square feet per building identity sign shall be limited to a maximum of 100 square feet, excluding building address information. Increases to the square footage sign allowance for larger or combined parcels (20 acres or greater) shall require special approval by the Master Developer and the Village.

#### WALL SIGN STANDARDS

The following standards have been established to address signs attached to the façade of a building which depict the name and/or address of a building or establishment occupying the premises where the sign is located as a means of identifying the building or establishment.

- A tenant sign mounted to the building exterior must be dimensional in nature and project at least 1" beyond the mounting surface, but shall not extend more than 18 inches from the façade as measured from the face of the building wall to which it is attached.
- Building mounted signage shall utilize individual letters or use of raceways shall be fully concealed from street level views.
- All illuminated wall signs shall have a sign face design with only individual letters/logos internally illuminated or "halo-lit" (backlit). A space shall be provided between letter components and letters. If raceways are used, they shall be fully concealed from street level views.
- Non-illuminated flat wall mounted signs with building mounted illumination are permitted, provided illumination does not extend beyond the sign area.
- Signs shall be placed on suitable wall façade area as approved by the Master Developer.
- Only one sign will be permitted on any one building façade.
- Maximum square feet per wall sign shall not exceed 30% of the area to which it is applied, however, no wall sign shall exceed 150 square feet.

#### TEMPORARY SIGN STANDARDS

The Village Sign Code shall govern any temporary signage within the Office/R&D/Industrial development unless noted otherwise below.

- Temporary signage must be removed from the site within 7 working days of installation of the permanent Tenant signage. Location of temporary signage outside of Tenant footprint to be determined by the Master Developer and Village, and installed inside Subject Project's property.

Examples of Tenant Identification Sign Concepts



Examples of Tenant Identity Sign in Office /R&D/ Industrial area

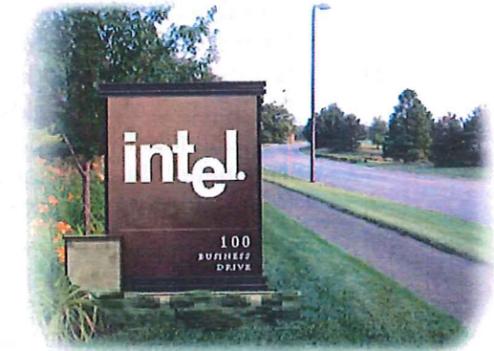
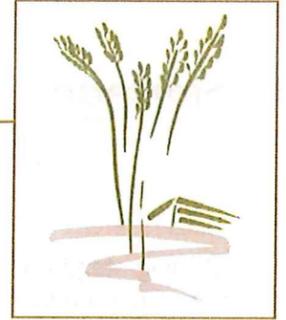


Illustration of Entrance Monument Signage at the entrance of Office/R&D/Industrial area

## V. Signage

### D. Tenant Signs - Retail/Commercial Uses



#### GENERAL RETAIL/COMMERCIAL TENANT SIGNAGE STANDARDS

The following standards have been developed to accommodate Large - Format Retail/Commercial developments and their associated signage types. They have been developed in relation to the Village of Grayslake signage and architectural standards and ordinances. These standards are divided into Sections 1-4 to address the major signage types that may be incorporated. The Master Developer reserves the right to incorporate additional signage controls within the retail project's Tenant Criteria Manual.

#### 1.0 GENERAL RETAIL/COMMERCIAL TENANT SIGNAGE STANDARDS

- A. All tenant signage must meet the requirements of the signage standards set forth below and are to be submitted to the Master Developer for approval prior to submittal to the Village for permit.
- B. Signs shall be placed in clear, architecturally defined areas on windows, awnings, or suitable wall spaces such as within the sign band, frieze, or building transom.
- C. Tenants are encouraged to use wall, hanging, or awning signage in lieu of street/monument signs.
- D. Signs shall be concentrated near the pedestrian level, unless building size/use dictate otherwise. Further, all signs shall appear to be integrated with, and not obstruct, architectural features or characteristics of the building façade. The Master Developer will dictate exterior sign locations zones on the Master Developer's shell elevations for all multi-tenant buildings and provide further criteria for location placement within the Tenant Criteria Manual for Outlot Buildings and Large Format retailers.
- E. Sign colors and materials shall compliment the principal construction materials and architectural style of the building façade.
- F. The signage is limited to the Tenant's trade name as defined in the lease agreement with Master Developer. The Tenant may use a crest, shield, logo or other established corporate insignia. Area of sign, including logos or corporate insignia, may not exceed the total permitted sign area, See items 1.B-1.D.
- G. The Tenant's storefront signage shall be proportioned to the scale of the overall storefront and building façade design. Tenant signs shall not overlap design elements of the Master Developer provided shell.
- H. Signage lighting may be required and should be in keeping with the overall architectural style and complement the balance of the building lighting. Indirect lighting is preferred in lieu of direct lighting.
- I. All illuminated wall type signs shall have a sign face design with only individual letters, internally or back illuminated. Space shall be provided between letter components and letters. Letters shall not appear as one mass.
- J. Signage must be anchored to Master Developer provided backing. If sign is to be located where no backing occurs the Tenant is responsible to provide fire resistant treated (FRT) plywood backing and to repair Developers façade finishes to their original state.
- K. Master Developer must approve interior tenant signs that occur within the tenant control zone (see Tenant Criteria Manual) and that are visible from the sidewalk.
- L. Tenant signs shall not be located on any portions of the upper stories of building facades. Master Developer reserves the right to add non-tenant signage at these locations.
- M. Prohibited Sign types:
  - Projecting boxed or cabinet-type signs not part of a tenant's branding. Individual letters or insignia attached to storefront construction may project no more than 8" beyond storefront construction. Signs employing internally lit, vacuum formed type, plastic letters.
  - Wall-mounted box and panel signs.
  - Signs employing un-edged or uncapped plastic letters with no return and exposed fastenings.
  - Signs painted directly on the storefront sign band.
  - Moving, rotating signs or noise-making signs.
  - Paper signs and stickers.
  - Raceway signs.
  - Backlit box type signs with translucent sign faces shall not be allowed.

Possible locations for Entrance Monument Signs at retail.

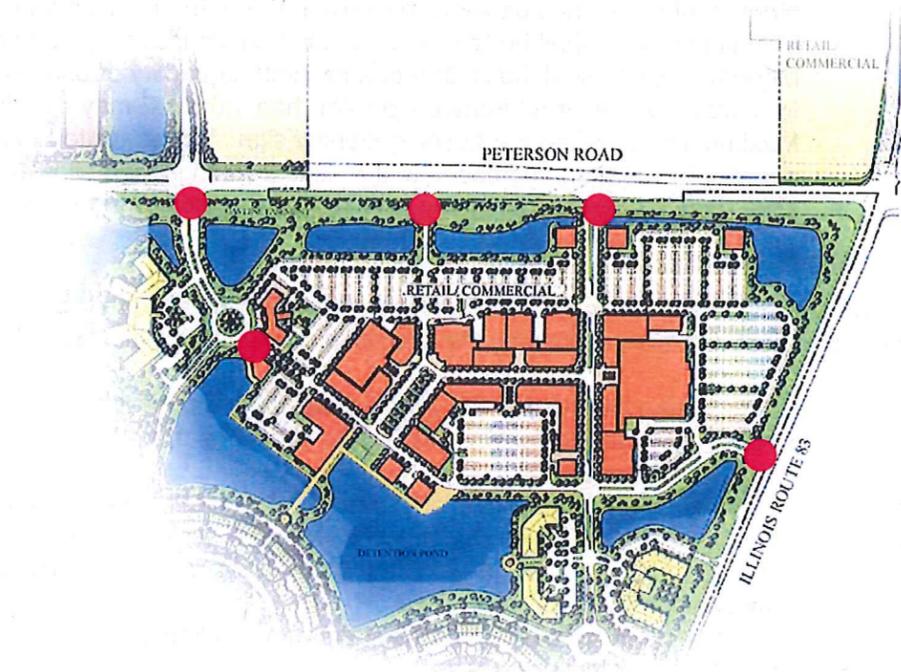
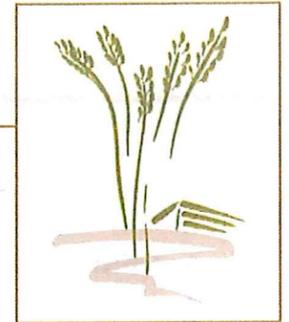


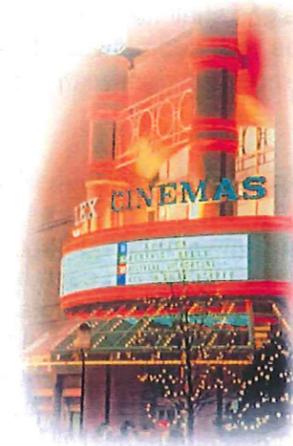
Illustration of Entrance Monument Sign at the entrance of retail area



- Flashing signs.
- Exposed neon tubing used as signage.
- Print media (newspaper, advertising circulars, etc.) displayed in windows.

- N. All signage, where allowed by Landlord, shall be by Tenant and Tenant's expense. Master Developer reserves the right to design Tenant's sign if Tenant's sign is unacceptable. Fabrication, installation and power source shall be by Tenant at Tenant's expense.
- O. High quality graphics shall be characteristic of Tenant project signs. It is highly suggested that Tenants consult a graphic designer to assist in the design of their signage. At no time will hand-lettered, non-professional or newspaper advertisements be displayed on the storefronts or within the design control area, see Tenant Criteria Manual.
- P. Etched glass graphics identifying store name, hours of operation and telephone are permitted but subject to Master Developer review and approval.
- Q. Illuminated Signs
- Signs may contain Individual dimensional work or metal, backlit "halo effect" letters. The illumination behind such letters shall be neon or LED. Letters may be back-illuminated with lamps contained completely within the depth of the letter. Maximum brightness shall not exceed 100 foot-lamberts.
  - Internally illuminated channel letters with opaque metal sides and translucent plastic faces are acceptable.
- R. A tenant sign mounted to the building exterior must be dimensional in nature and project at least 1" beyond the mounting surface.
- S. Projecting signs, symbols or logos will be considered on an individual case basis by the Master Developer and Village of Grayslake provided they are decorative and artistic in nature.
- T. LED signs are prohibited.
- U. Window signs shall not exceed twenty-five (25) percent of the total glass area of the window or door on which they are located. Such signs shall be in addition to those signs otherwise permitted.
- V. Acceptable tenant signage materials include:

- Etched glass
- Brass
- Copper
- Carved Wood (must be appropriate for exterior application)
- Stained glass
- Marble, Granite, Slate Tiles
- Ceramic Tiles
- Lexan (dimensional)
- High Density Foam
- Stainless Steel
- Factory Finished Metal
- Cast Acrylic
- 3-Form (exterior grade)
- Composite Materials such as: DiBond, Alumalite, LusterBoard



Example of Projection Sign



Example of Operational Sign



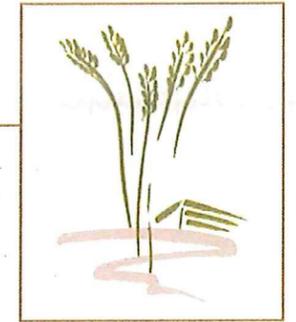
Example of Pedestrian Way-finding and Amenity Signage



Example of Vehicular Directional Signage



Example of Vehicular Directional Signage



### 2.0 WALL SIGNS

#### A. GENERAL WALL SIGN STANDARDS

- All illuminated wall type signs shall have a sign face design with only individual letters/logos internally illuminated or "halo-lit" (backlit). A space shall be provided between letter components and letters.
- Non-illuminated flat wall mounted signs with building mounted illumination are permitted, provided illumination does not extend beyond the sign area.

#### B. MULTI-TENANT BUILDING / IN-LINE RETAILER WALL SIGNS

- Each tenant within a Multi-Tenant Building may erect one (1) wall sign indicating the name and nature of the occupancy. One wall sign shall be allowed for each tenant on each building façade facing a street or parking area.
- Signage area should not exceed 5% of the total area of the tenant façade, should not exceed 36 inches in height, and not stand more than 8 inches thick. Sign shall not exceed 12% of the façade area. Not more than one (1) sign will be permitted on any one façade and the sign should be placed on the building façade in the pre-designated sign band as determined by the Master Developer. A corner tenant may have one (1) sign on front elevation and one (1) sign on side elevation.
- Two story in-line retail/restaurant tenants will have each floor count as one façade to allow additional signage when needed. Signage size is restricted per above bullet point.

#### C. LARGE FORMAT RETAILER (TENANTS OVER 30,000 SF) WALL SIGNS

- Major identification of Large Format retail buildings should be limited to one building mounted sign per façade. The area of these signs shall comply with the more restrictive of the following, based upon the total area of the façade:
  - i. The signage should be individual letters not exceeding 10 feet in height, 60 feet in length and not stand more than 8 inches thick.
  - ii. 10% of the building façade.
- Exterior signage identifying an in store service, such as a pharmacy, is allowed on one façade only. Individual letters mounted to façade not to exceed 24 inches in height, 20 feet in length and not stand more than 8 inches thick. No more than 2 in store services may be signed in total.

#### D. OUTLOT BUILDING / WALL SIGNS

- Freestanding outlot buildings should be limited to one building mounted sign per façade and two wall-mounted marquee cases, proximate to their entrance for display of menus or business related services.
- Building mounted signage should not occupy more than 5% of the total building façade, should be individual letters not exceeding 36" and not stand more than 8 inches thick.
- These tenants are not permitted to use panel signage on their façade.
- Restaurant menu boards or service displays will be limited to 24 square feet and may not exceed 6 feet in height. Sign text is limited to name and/or logo and the price signage. Illumination, if desired, should be internal. Pick Up/Take Out signage is permitted. Sign not to exceed 24 inches height and 48 inches in length. Panel signage is permitted.
- Maximum height of a drive through menu sign is 6'-0" above grade and may not exceed 30 square feet.
- A maximum of two drive through menu signs are permitted per drive through building.
- Drive through menu signs must have concealed illumination.



Example of Wall Sign



Example of Wall Sign in Large Format Retail use



Example of Outlot Building Wall Signs.



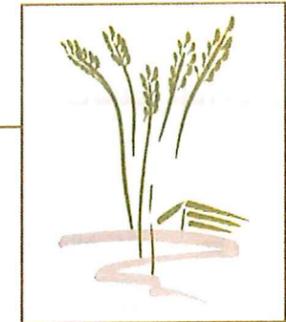
Example of Large Format Retailer (Anchor)



Example of Multi-Tenant Building / Inline Retailer Wall Signs

# V. Signage

## D. Tenant Signs - Retail/Commercial Uses



- Freestanding directional signs, located at the entrance to a drive-thru facility are permitted. The freestanding directional sign is limited to six square feet and may not exceed 4 feet in height. Sign text is limited to name and/or logo and directional arrow. Illumination, if desired, should be internal.
- Service windows may not exceed 2 signs; this includes on-window or freestanding identification. The maximum square footage of the sign area may not exceed 4 sq ft or 15% of the window area.



Examples of Canopy Signs

### 3.0 SECONDARY SIGNAGE

#### A. GENERAL SECONDARY SIGNAGE STANDARDS

- Other tenant sign types may be allowed for individual tenants. Their design, size and material will be dictated by the Master Developer's Tenant Criteria Manual.
- The previously stated General Design Standards shall apply to secondary signage.

#### B. BLADE SIGNS

- Blade signs identifying the tenant may be suspended from the soffit of a pedestrian arcade, canopy/awning, building piers in the area of the tenant's storefront, or from the tenant's storefront.
- This sign should be consistent in shape, perpendicular to the face of the building façade and mounted at a height whereas no part of the sign is less than 9'-0" above finished grade.
- Blade signs should be limited to one sign per façade.
- Blade signs shall not project more than 4'-0" beyond the building façade and the area of the sign shall not exceed 7.5 SF. (18" max height, 48" max width). Nor may they project above the building roofline.
- Blade signs may or may not be illuminated, tenant to provide power.
- Illuminated Blade signs may be internally lit or face lit.



Examples of Blade and Projection Signs

#### C. AWNING OR CANOPY SIGNS

- Awning or canopy signs are encouraged.
- Awning or canopy graphics will not count against square footage of signage permitted on buildings.
- Awning signs shall be no more than 30% of the awning area to which it is affixed.
- Awnings and canopies must conform to the requirements of the Master Developer's Tenant Criteria Manual.
- Awnings may be constructed of fabric or metal, subject to Master Developer and Village approval.
- On buildings including a canopy or marquee, each tenant will be allowed one additional sign attached beneath such canopy or marquee. Under canopy signs shall be no larger than 60% of the width of the storefront, with a clearance no lower than nine (9) feet above grade.

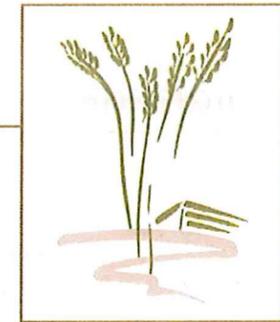


#### D. STOREFRONT GLAZING SIGNAGE

- Non-dimensional letters and/or logos applied or sandblasted directly on the inside face of the storefront may be approved on a case-by-case basis by the Master Developer or Village.
- Super graphic treatments of large amount of storefront area may be approved on a case-by-case basis by the Master Developer or Village.
- Silk-screened signs may be applied directly to storefront glazing on the interior surface.



Examples of storefront Glazing Signage



### E. MENU BOARD SIGNS

- Signs must be located proximate to the main entrance and are subject to guidelines of use per Master Developer Tenant Criteria Manual.
- Restaurant menu boards or displays will be limited to 24 square feet and may not exceed 6 feet in height.
- Sign text is limited to name and/or logo and the price signage.
- Illumination, if desired, should be internal. Pick Up/Take Out signage is permitted. Sign not to exceed 24 inches height and 48 inches in length.
- Panel signage is not permitted.

### F. BUILDING IDENTIFICATION AND ADDRESS SIGNS

- Signs identifying tenant address at main entrance and service entrance shall conform to the requirements of the Tenant Criteria Manual.
- Building Identification and Address Signs shall not exceed fifteen (15) square feet in sign area when providing commercial building addresses.
- Building Identification signs shall not exceed the allowable square footage for tenant identification.

### G. SANDWICH BOARD SIGNS

- Not more than one such sign shall be permitted per tenant and are subject to guidelines of use per Master Developer Tenant Criteria Manual.
- Signs shall not be located in the right-of-way or significantly encroach on the path of pedestrian travel.
- Signs should not be greater than six (6) square feet in area per side.
- Signs must be removed when business is not open.
- Such signs shall be located within twenty(20) feet of the main entrance of the store.

## 4.0 TEMPORARY SIGNAGE

### A. GENERAL TEMPORARY SIGNAGE STANDARDS

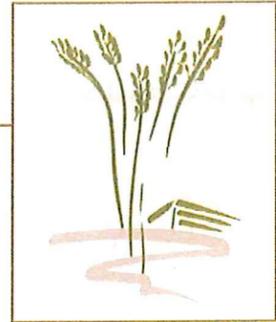
- The Village Sign Code shall govern any temporary signage within the Retail/Commercial development unless noted otherwise below.
- Any Tenants with over 30,000 sq ft are allowed to have remote temporary signage. The temporary signage must be removed from the site within 7 working days of installation of the permanent Tenant signage. Location of temporary signage outside of Tenant footprint to be determined by the Master Developer and Village, and installed inside Subject Project's property. All others may only place the temporary signage where their permanent signage would be located.
- "Future Opening" signs may be placed no more than 21 days prior to opening and must be removed within 24 hours of the business opening date.
- Tenants wishing to have temporary signage on display for up to 30 days after the store opening must petition the Village.
- Temporary signs are not permitted on more than three facades, and the combined area of the signs cannot exceed 5% of the area of each façade, with the total area of all signs less than or equal to 400 square feet.
- Temporary barricades are permitted graphics; must be approved by Master Developer.



Examples of Building Identification and Address Signs

# V. Signage

## E. Residential Land Uses



### NEIGHBORHOOD DEVELOPMENT IDENTIFICATION SIGN STANDARDS

The following standards have been established to address free-standing signs identifying residential subdivisions or neighborhoods.

- Neighborhood identification signs shall be constructed on a foundation and shall have a supporting structure with a size greater than or equal to 25% of the total width of the sign at its' widest point.
- Neighborhood identification signs shall be allowed within the public right-of-way on streets interior to the development subject to the approval of the Master Developer and the Village.
- Neighborhood identification signs shall be landscaped and if illuminated, shall be indirectly and/or internally illuminated.
- Neighborhood identification signs shall be limited to one (1) per subdivision or neighborhood main entrance
- Maximum square feet per neighborhood identification sign shall be limited to a maximum of 50 square feet.

### TEMPORARY SIGN STANDARDS

- The Village Sign Code shall govern any temporary signage within Residential land use areas.

Example of Residential Entrance Monument Concepts



Possible locations for Neighborhood Development Identification signs.