

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

1005 N. ROHLWING ROAD (CRASH CHAMPIONS SIGNAGE)

June 19, 2023

Title

PC 23-14

Petitioner

Image360 Mokena
9960 W 191st Street, Suite E
Mokena, IL 60448

Property Owner

My Property Holdings, LLC
14330 Cicero Avenue
Crestwood, IL 60418

Zoning

B4 Corridor Commercial District

Existing Land Use

Auto body shop

Comprehensive Plan

Mixed Industrial Office and
Commercial

Approval Sought

Approval of a variation to permit two freestanding signs on the property where a maximum of one freestanding sign is permitted.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

Crash Champions operates the auto body repair business on the subject property (former DuPage Auto Body). In 2021, Crash Champions acquired the vacant property at 1015 N. Rohlwing Road with plans to expand the business. The petitioner received zoning entitlements for a building addition and parking lot expansion in 2021 (PC 21-15). Construction of these improvements is nearing completion.

The petitioner is finalizing signage plans for the expanded auto repair business. The Sign Ordinance permits one freestanding sign with a maximum surface area of 100 square feet on this property. The petitioner proposes to construct two 49-square-foot signs on the property. A variance is required to allow two freestanding signs.

EXISTING CONDITIONS

The subject property is developed with a motor vehicle repair business (auto body repair shop).

Project Details

Parcel size: 1.72 acres
Building size: 18,181 SF
Sign area of each sign: 49 SF
Sign height: 9’5”

Submittals

1. Petition for public hearing, dated May 12, 2023;
2. Response to standards for variations, prepared by petitioner;
3. ALTA/NSPS land title survey, prepared by DesignTek Engineering, Inc., dated 11/23/20; and
4. Signage plans, prepared by Image360.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the B4 Corridor Commercial District:

Approve a variation from Section 153.505(B)(6)(e) of the Lombard Sign Ordinance to allow two freestanding signs on the subject property, where a maximum of one freestanding sign is permitted.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R1	Single-family home/contractor storage yard
South	B4	Gas station and McDonald’s restaurant
East	B4	Comfort Suites hotel
West	B3PD	Shopping center

The area surrounding the subject property is developed with a mixture of high-intensity commercial and industrial uses. The proposed signs are consistent with the character of surrounding development.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for mixed industrial, office and commercial development. The proposed signage is consistent with the type of signs typically found in high-intensity business districts.

2. Variation from the Sign Ordinance

The petitioner requests the following variation from the Sign Ordinance:

A variation from Section 153.505(B)(6)(e) of the Lombard Sign Ordinance to allow two freestanding signs on the subject property, where a maximum of one freestanding sign is permitted.

The Sign Ordinance permits one freestanding sign with a maximum area of 100 square feet on the subject property. Signs can be up to 20 feet tall. The petitioner proposes to construct two freestanding monument signs along the Rohlwing Road frontage of the subject property. Each sign will be 49 square feet in area, and nine feet five inches (9’5”) tall. The petitioner states that the unique layout of the driveways on the subject property presents a need for additional signage to direct customers to the site. The petitioner is requesting to split the allotted signage area across two signs in order to fulfill this need.

The subject property is located on Rohlwing Road, a major arterial road with high volumes of traffic and a noticeable grade change. The site has two driveway connections to Rohlwing Road. The driveway on the north end of the site leads to an enclosed parking area that is not directly accessible to customers. Customers turn into the site from a second driveway on the south end of the property, which is a shared driveway providing access to the Crash Champions service entrance and the McDonald’s restaurant to the south (Figure 1). The petitioner proposes to install Sign 1 near the front property line, between the two driveways. Sign 1 will identify the site to drivers traveling in both directions on Rohlwing Road. Sign 2, located within the shared driveway, is intended to help customers navigate to the Crash Champions service entrance.

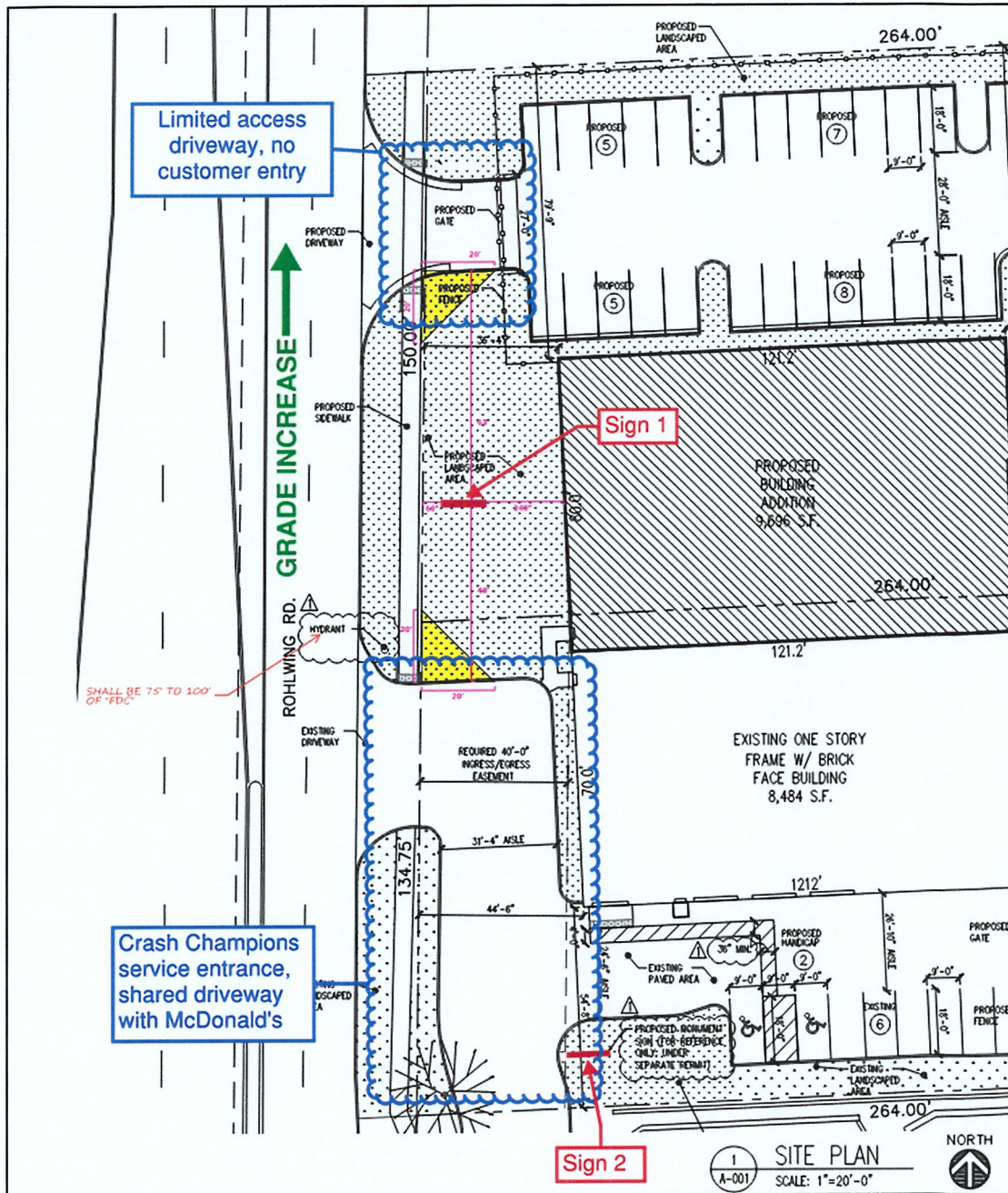


Figure 1. Annotated site layout

Staff has reviewed the petition and finds the driveway configuration is a unique site feature that merits special consideration with respect to signage. Crash Champions intends to direct all customer traffic to the service entrance at the south driveway. Staff concurs with the petitioner's assessment that Sign 2 is needed at this location due to the complexity of the shared driveway, as shown in Figures 1 and 2. However, the layout of the shared driveway dictates that Sign 2 be located approximately 40 feet behind the front property line, in line with the Crash Champions building. The large setback combined with the grade change along Rohlwing Road limits visibility of Sign 2 from the right-of-way, particularly for drivers coming to the site from the north (Figure 3). Therefore, Sign 1, located close to the front property line at a prominent point on the site, is necessary to identify the site for drivers traveling from both

directions on a high-volume right-of-way. One of the stated purposes of the Sign Ordinance is “promoting the reasonable, orderly and effective display of signs, and encouraging better communication with the public.” Staff considers both Signs 1 and 2 are necessary to accomplish this purpose on the subject property.

Staff further notes that the total sign area on the subject property will be 98 square feet, which will not exceed the 100 square feet of signage permitted by the Sign Ordinance. As a matter of precedent, the Village has approved past requests for an increase in the number of signs when the total sign surface area would not exceed the amount permitted by the Sign Ordinance (Mariano’s, PC 17-18).

Staff supports the requested variation.



Figure 2. Approaching the subject property from the south on Rohlwing Road



Figure 3. Approaching the subject property from the north on Rohlwing Road

SITE HISTORY

BOT 02-20: Annexation of subject property.

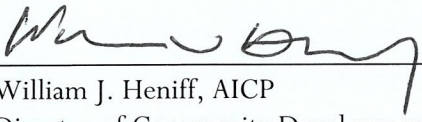
PC 21-15: Rezone 1015 N. Rohlwing Road from R1 to B4, and approval of a conditional use for motor vehicle repair business with companion variations.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for variations, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the signage variation **complies** with the standards required by the Lombard Village Code; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 23-14, subject to the following conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. That the petitioner shall apply for and receive all required building permits prior to commencing any work on the site; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. **A detailed response to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.**

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Due to the enclosed nature of the property and limited entry to both the storage yard and combined entryway for Crash Champions & McDonalds, we deem that a 2nd ground monument sign is necessary to ensure the safety of both our clients and the general public traveling along Rowling Rd.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The lot in question has a unique layout with multiple driveway entrances. Due to the potential increase of traffic with the acquisition of the additional North storage lot, we would like to ensure that our clients know exactly where they need to go so there is zero risk of confusion or chance of traffic incidents.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The additional monument sign will act in as a wayfinding sign. Due to the complexity of the existing driveway entrance layouts with the shared lot to the south, we feel the additional sign will give Crash champions clients confidence in locating the entrance to the facility.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

This request is in response to the unique existing lot layout. After acquiring the adjacent North lot, the concern is that the clients will want to use the Northern entryway, which only leads to a fenced storage yard. We want to direct clients to the South entrance, which is where the main service entrance is located.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The additional Monument sign should show no detrimental impact in any way to the public of property in any way. The sign will be set back on the property, well inside the property line. It will not block or obscure traffic in any fashion.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

The monument sign will not alter the essential character of the neighborhood. Fabrication method is a standard internal lit LED cabinet sign with a true masonry foundation.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The monument sign will not alter or impair adequate light supply, air flow or increase public street congestion. No increased risks of fire, drainage, public safety or diminish property values. Fabrication method is a standard internal lit LED cabinet sign with a true masonry foundation



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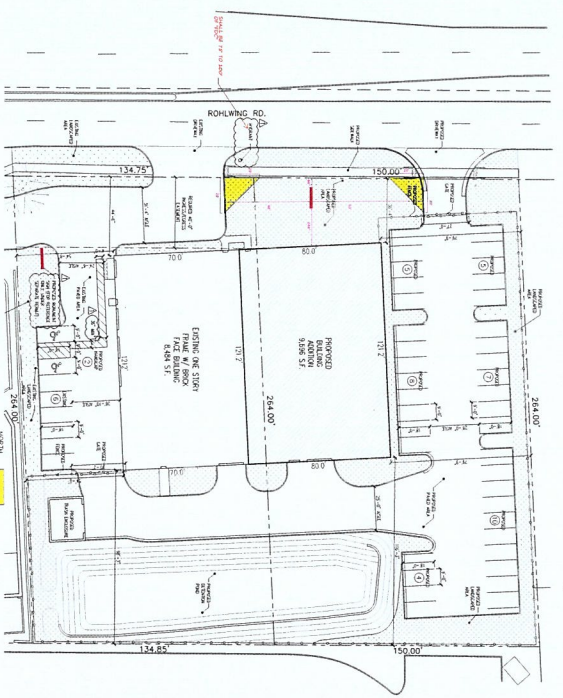


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Qty 2
 49'H x 14' W Extruded Aluminum Sign Cabinet
 Double Sided
 8" Round Steel Pipe -173" Length (322" Wall - 7.981" ID/8.625"OD)
 Brick Masonry Base on Foundation
 Polycarbonate Faces
 with 3M Cast Vinyl and Cast Translucent Vinyl.
 LED Illumination
 UL Listed

- Topper
144" w x 20.5" d x 2" h
- Reveal
141" w x 17.5" d x 2" h
- Address
5" Routed White Acrylic

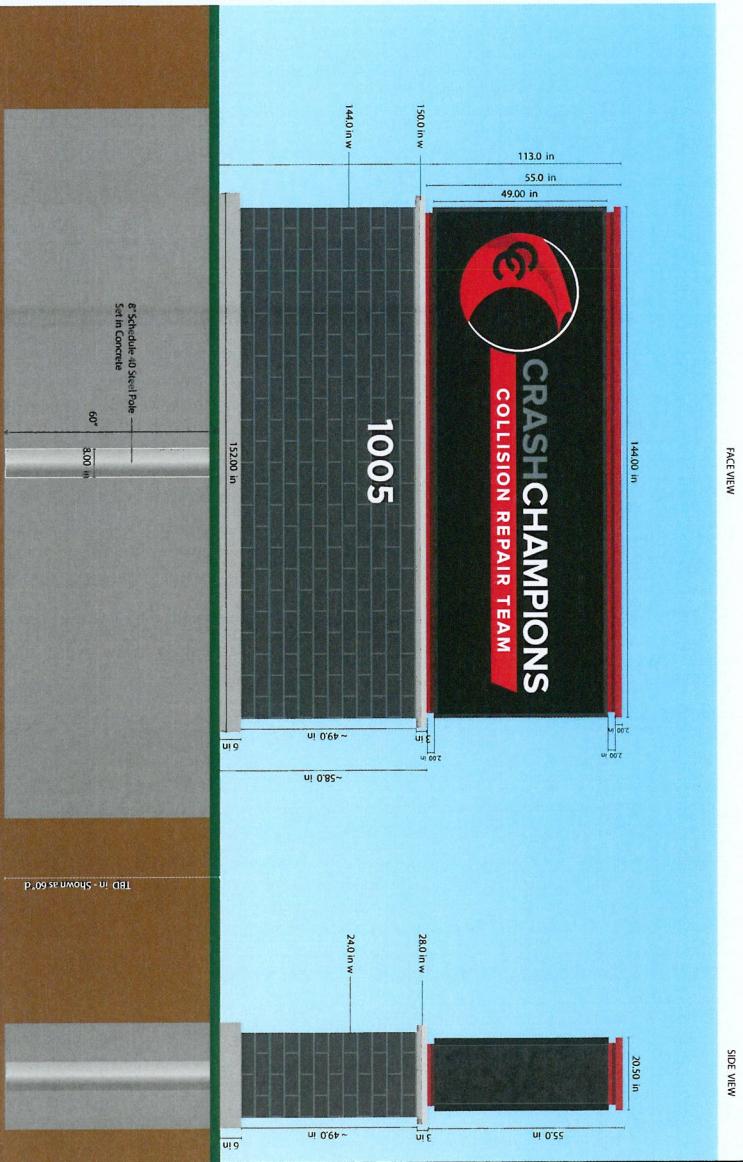
- Oracal 8800-031 Red Trans
- Oracal 8800-030 Dark Red Trans
- Oracal 8800-074 Middle Gray Trans
- Oracal 8800-070 Black Trans



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- i have reviewed the layout of all artwork elements (logos, fonts, etc.), copy, spelling and punctuation
- graphics shown are for approximate color and positioning only
- if a specific color match is required, the appropriate pantone color code must be used
- changes during production and/or final application may occur
- **by signing below, i approve this artwork to be produced and take full responsibility for any errors**

approval



Pertaining only to vehicle graphic orders that require installation:
 Your vehicle must be cleaned prior to dropping off for installation.
 If your vehicle has not been cleaned, a \$30 fee will be added to your invoice.
By signing below, I acknowledge that my vehicle will be clean at the time of drop off, or will pay the additional fee.

30.00 in

date