

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : July 11, 2023 (BOT) Date: July 20, 2023

SUBJECT: PC 23-14: 1005 N. Rohlwing Road - Crash Champions signs

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests that the Village 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.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the July 20, 2023, Village Board of Trustees agenda with a waiver of first reading requested by the petitioner.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development ~~WJH~~

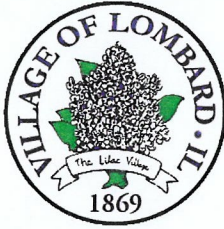
MEETING DATE: July 20, 2023

SUBJECT: PC 23-14: 1005 N. Rohlwing Road (Crash Champions signs)

Please find the following items for Village Board consideration as part of the July 20, 2023, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 23-14; and
3. An Ordinance approving a variation from Title XV, Chapter 153, Section 153.505(B)(6)(e) of the Lombard Village Code to allow for two freestanding signs on a property located within the B4 Corridor Commercial District

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the July 20, 2023, Village Board of Trustees agenda with a waiver of first reading requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

July 20, 2023

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 23-14: 1005 N. Rohlwing Road (Crash Champions signs)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 19, 2023. Sworn in to present the petition was Anna Papke, Senior Planner, Bill Heniff, Community Development Director, and Jon Osborne, with Image360, representing the petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Osborne presented the petition. He said that Crash Champions is requesting to construct two freestanding monument signs on the subject property. He said there is a shared driveway on the south side of the building providing access to Crash Champions and McDonald's. One sign would be at this location. There would be a second sign in front of the building, where it will be better visible to vehicles on Rohlwing Road. He described the design of the signs.

Chairperson Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is operating as the Crash Champions auto body repair shop. Crash Champions acquired the former DuPage Auto Body business at 1005 N. Rohlwing Road, and the vacant property at 1015 N. Rohlwing Road, in 2021. Crash Champions received zoning entitlements in 2021 for a building addition and parking lot expansion. Construction of these improvements is nearing completion, and the petitioner is finalizing signage plans for the expanded business.

The Sign Ordinance permits one freestanding sign of up to 100 square feet in area on the subject property. The petitioner is proposing to construct two freestanding monument signs along the Rohlwing Road frontage of the property. Each sign will be 49 square feet in area. The site has two driveways. The north driveway leads to an enclosed parking area that is not accessible to customers. The south driveway is a shared drive that provides access to the Crash Champions service entrance and the McDonald's restaurant on the adjacent property to the south. The petitioner proposes to install one sign in front of the building, between the two driveways, and a second sign at the shared driveway entrance. Due to the configuration of the shared driveway, the second sign will be set approximately 40 feet behind the front property line.

Staff has reviewed the petition and finds the driveway layout on the property is a unique site feature that justifies special consideration with respect to signage. The sign at the shared driveway is necessary to direct customer traffic through the shared driveway to the Crash Champions service entrance. However, this sign is not easily visible to southbound traffic on Rohlwing Road due to the position of the sign on the site as well as a grade change on Rohlwing Road. Therefore, the sign in front of the building is needed to identify the property to traffic on Rohlwing Road.

Ms. Papke noted that the total sign area on the subject property will be 98 square feet with the two proposed signs. This is within the 100 square feet of signage the Sign Ordinance permits on the property. 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.

Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

Commissioner Johnston asked if the signs would be illuminated. Mr. Osborne said the signs will be internally illuminated. Only the letters will be lit. The sign background will not be illuminated.

On a motion by Commissioner Spreenberg, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 23-14 subject to the four (4) conditions in the staff report:

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).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

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.

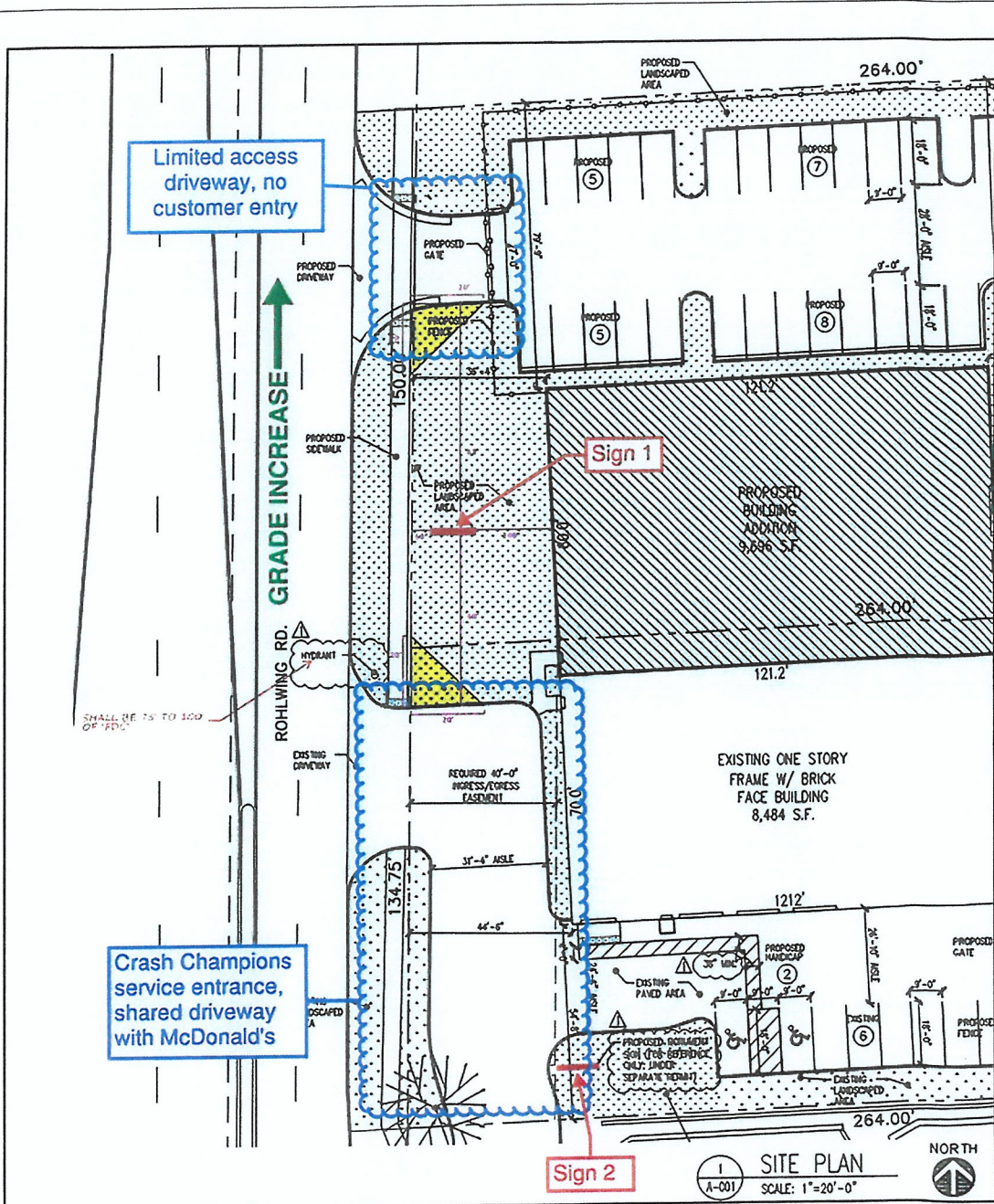


Figure 1. Annotated site layout

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.

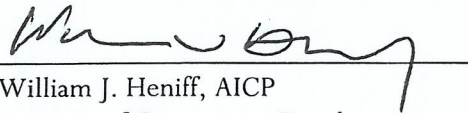
PC 21-15: Rezone 1015 N. Rohlwing Road from R1 to B4, and approval of a conditional use for motor vehicle repair business with companion variations.

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

ALTA/NSPS LAND TITLE SURVEY

Part of LOT 4
Quadrant Assessment Plat
(DOC # 03-018-1543)

Part of LOT 2
Quadrant Assessment Plat
(DOC # 03-018-1543)

North Avenue
(Il. Rt. 64)

LOT 1
Quadrant Assessment Plat
(DOC # 03-018-1543)

ROHLWING ROAD (IL. ST. RT. 53)

ROHLWING ROAD (IL. ST. RT. 53)

LINE TYPES	
1	PROPERTY LINE
2	ADJACENT LOT LINE
3	BOUNDARY LINE
4	CAVING TROUGH LINE
5	WOOD CHIMNEY LINE
6	UTILITY CONDUIT LINE
7	SMALL DRAINAGE DITCH
8	ROCK OR CONCRETE FENCE
9	WOOD FENCE
10	WIRE FENCE
11	WIRE FENCE WITH WOOD POSTS
12	WOOD FENCE WITH WOOD POSTS
13	WOOD FENCE WITH METAL POSTS
14	WOOD FENCE WITH METAL POSTS AND RAILS
15	WOOD FENCE WITH METAL POSTS AND RAILS AND CROWN MOULDING
16	WOOD FENCE WITH METAL POSTS AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE
17	WOOD FENCE WITH METAL POSTS AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK
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ABBREVIATIONS	
AD	ADJACENT LOT
AP	ADJACENT PROPERTY
AS	ADJACENT STREET
AW	ADJACENT WATER
AWR	ADJACENT WATER RIGHT
AWL	ADJACENT WATER LEFT
AWR&L	ADJACENT WATER RIGHT AND LEFT
B	BUILDING
B1	BRICK
B2	CONCRETE
B3	WOOD
B4	WELDED METAL
B5	WELDED METAL WITH WIRE
B6	WELDED METAL WITH WIRE AND RAILS
B7	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING
B8	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE
B9	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK
B10	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK AND SIDEWALK
B11	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK AND SIDEWALK AND DRIVE
B12	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK AND SIDEWALK AND DRIVE AND SIDEWALK
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B20	WELDED METAL WITH WIRE AND RAILS AND CROWN MOULDING AND ASPHALT DRIVE AND CONCRETE WALK AND SIDEWALK AND DRIVE AND SIDEWALK AND DRIVE AND SIDEWALK AND DRIVE AND SIDEWALK AND DRIVE AND SIDEWALK

MATCHING	
1	ADJACENT LOT
2	ADJACENT PROPERTY
3	ADJACENT STREET
4	ADJACENT WATER
5	ADJACENT WATER RIGHT
6	ADJACENT WATER LEFT
7	ADJACENT WATER RIGHT AND LEFT
8	ADJACENT WATER RIGHT AND LEFT AND ASPHALT DRIVE
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GENERAL NOTES

1. THIS SURVEY IS A PART OF THE ALTA/NSPS LAND TITLE SURVEY AND SHOULD BE USED IN CONJUNCTION WITH THE OTHER PLATS IN THE SURVEY.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

3. THE SURVEYOR HAS FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

4. THE SURVEYOR HAS FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.

5. THE SURVEYOR HAS FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

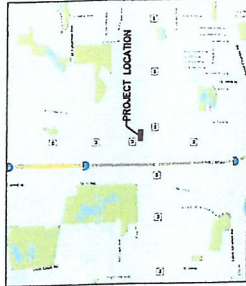
6. THE SURVEYOR HAS FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.

7. THE SURVEYOR HAS FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

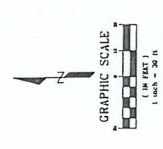
8. THE SURVEYOR HAS FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.

9. THE SURVEYOR HAS FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

10. THE SURVEYOR HAS FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.



LOCATION MAP
NOT TO SCALE



BASIS OF BEARING	
1	THE SOUTH PLUMB LINE
2	PLAN OF SURVEY = 1 IN. = 20 FT.

SITE DATA	
AREA	25,533 SQUARE FEET

PARCEL IDENTIFICATION NUMBER	
PARCEL NUMBER	03-018-1543-0000

LEGAL DESCRIPTION

THE WEST HALF (EASED) THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 16 N., RANGE 10 E., COUNTY OF MONTGOMERY, ILLINOIS, BEING THE LAND DESCRIBED IN QUADRANT ASSESSMENT PLAT (DOC # 03-018-1543) RECORDED IN THE CLERK'S OFFICE OF SAID COUNTY OF SAID COUNTY, ILLINOIS.

- PLOTTABLE NOTES FROM SCHEDULE B**
13. Existing encumbrances and all rights reserved in the premises are shown in red ink on this plan.
14. The location of all utility lines is shown in blue ink on this plan.
15. The location of all easements is shown in green ink on this plan.
16. The location of all other interests in the premises is shown in yellow ink on this plan.
17. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
18. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
19. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
20. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
21. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
22. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.
23. All areas not shown on this plan, which are shown on other plats, are shown in black ink on this plan.

SURVYOR'S CERTIFICATE

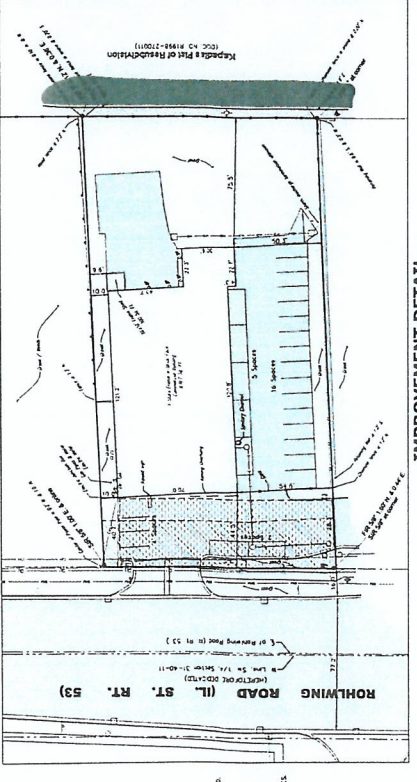
I, THE SURVYOR, HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

I, THE SURVYOR, HAVE FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

I, THE SURVYOR, HAVE FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.

I, THE SURVYOR, HAVE FOUND NO UNLAWFUL ENCROACHMENTS ON THE PROPERTY.

I, THE SURVYOR, HAVE FOUND NO UNLAWFUL EASEMENTS ON THE PROPERTY.



DESIGNTEK ENGINEERING, INC.
9830 W. 190TH STREET, SUITE 100
MOKENA, ILLINOIS 60450
TEL: (708) 326-4881
FAX: (708) 326-4892
ILL. PROF. LIC. NO. 184-003740

ALTA/NSPS LAND TITLE SURVEY
FOR
1005 N. ROHLWING ROAD
LOMBARD, ILLINOIS
CRASH CHAMPIONS

1 OF 1
DATE: 11/27/2020
DRAFTER: [Name]
CHECKER: [Name]



image360mokena.com



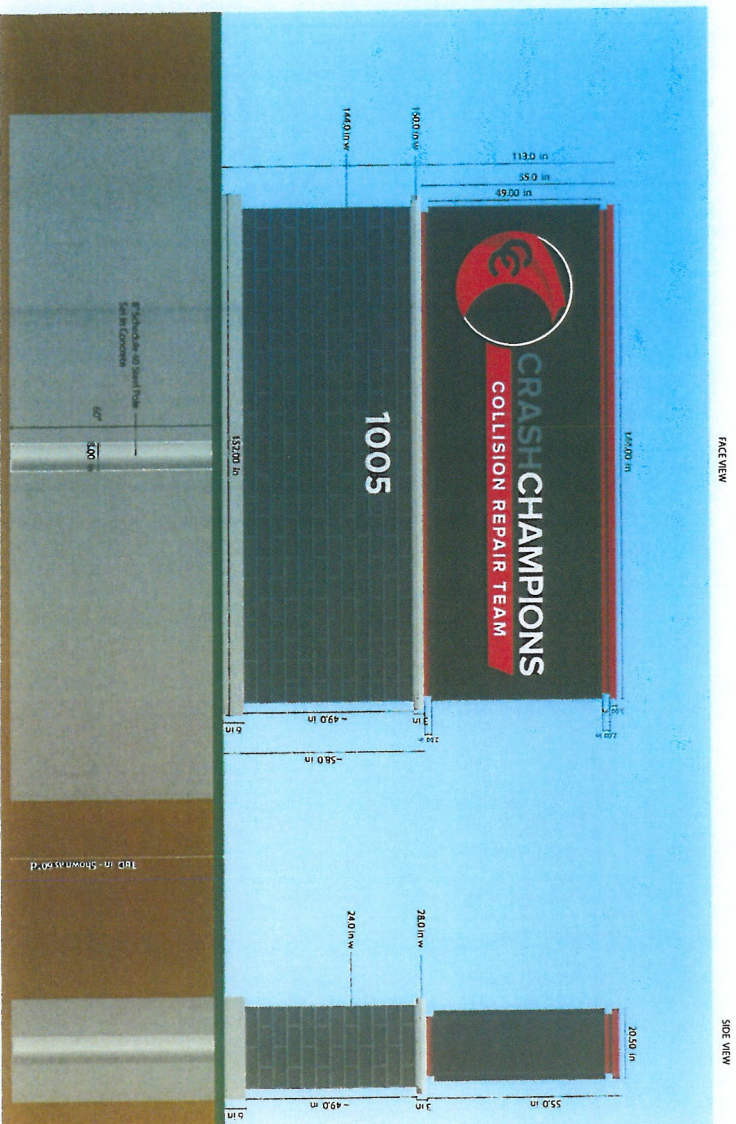
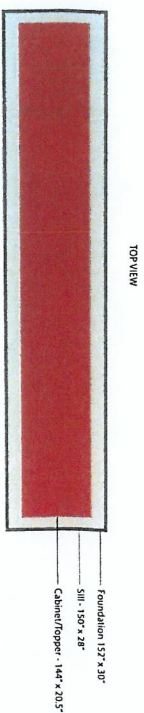
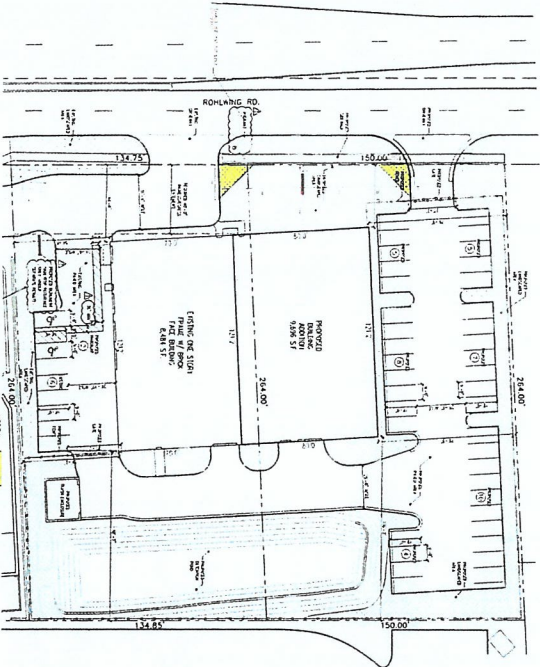
t. 708.478.5751 f. 708.478.5752 - 9960 W. 191st Street - Suite E - Mokena, IL 60448

Qty 2
49"H x 144" W Extruded Aluminum Sign Cabinet

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

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.

30,000 in

approval

date

Papke Anna

From: Chris Urbaszewski <chris@image360mokena.com>
Sent: Thursday, June 22, 2023 3:22 PM
To: Papke Anna
Cc: Jon Osborne
Subject: RE: QUESTION -1005 N Rohlwing Rd - 2 Monument Signs?

Importance: High

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Anna,

Apologies & thank you for the reminder.

Image360 Mokena wishes to waive the 1st reading for the Crash Champions signage request, due to the reduced meeting schedule for the summer months.

Additionally, do you know if we will be required to submit stamped structural/engineer drawings for permit? We'd like to get out ahead of it now if we can while we wait for the final decision on the additional monument.

Thank you and have a great day!!! 😊



Chris Urbaszewski | Estimator

Image360 Mokena | 708.478.5751 | fax: 708.478.5752

Direct Line: 708.719.1403 | chris@image360mokena.com

9960 W. 191st Street – Suite E | Mokena, IL 60448

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IMPORTANT! PLEASE READ!!

Image 360 Mokena - PROOF AND PRODUCTION POLICY

At Image 360, we take pride in the precision of our work; however the final examination for accuracy is your responsibility. Before giving production approval, please examine all proofs carefully for the accuracy of information presented including spelling, punctuation, numbers, graphics, colors, and general layout.

Our normal production cycle will begin from the date of signed approval of estimate and proof, and deposit is received. We cannot accept changes or approvals verbally.

From: Papke Anna <PapkeA@villageoflombard.org>
Sent: Thursday, June 22, 2023 12:11 PM
To: Chris Urbaszewski <chris@image360mokena.com>
Cc: Jon Osborne <jon@image360mokena.com>
Subject: RE: QUESTION -1005 N Rohlwing Rd - 2 Monument Signs?

Chris,

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 153, SECTION 153.505(B)(6)(e) OF THE LOMBARD VILLAGE CODE TO ALLOW FOR TWO FREESTANDING SIGNS ON A PROPERTY LOCATED WITHIN THE B4 CORRIDOR COMMERCIAL DISTRICT

(PC 23-14: 1005 N. Rohlwing Road)

WHEREAS, the President and Board of Trustees (the “Village Board”) of the Village of Lombard (the “Village”) have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Lombard Village Code (the “Village Code”); and,

WHEREAS, the subject property, as described in Section 3 below (the “Subject Property”), is zoned B4 Corridor Commercial District; and,

WHEREAS, an application has been filed with the Village requesting approval of 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.

WHEREAS, a public hearing has been conducted by the Plan Commission on June 19, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Village Board with a recommendation of approval for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That following variation is hereby granted:

1. 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.

SECTION 2: This ordinance shall be granted subject to compliance with 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

Ordinance No. _____

Re: PC 23-14

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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).

SECTION 3: This Ordinance is limited and restricted to the property located at 1005 N. Rohlwing Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN CRASH CHAMPION'S PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2022 AS DOCUMENT R2022-090178, IN DU PAGE COUNTY, ILLINOIS.

PIN: 03-31-301-041

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2023.

First reading waived by action of the Board of Trustees this _____ day of _____, 2023.

Passed on second reading this _____ day of _____, 2023, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 23-14
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Approved by me this _____ day of _____, 2023.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2023

Elizabeth Brezinski, Village Clerk