

ANALYSIS

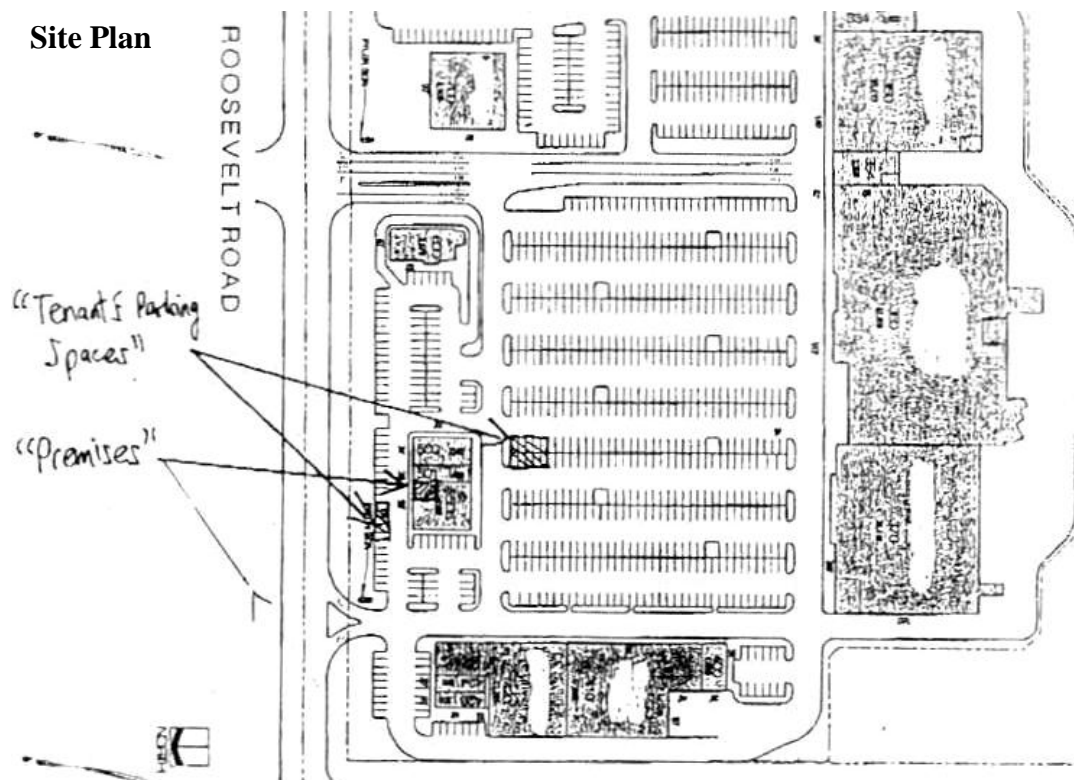
SUBMITTALS

This report is based on the following documents filed on October 10, 2003 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses and Description of Request.
3. Plat of Survey, prepared by Robert D. Nowicki, dated December 7, 1999.
4. Site Plan showing proposed parking layout.
5. Interior building layout, dated June 27, 2003.

DESCRIPTION

The subject property is a 1,281 sq. ft. tenant space within High Point Center and adjacent to Roosevelt Road. The petitioner proposes to operate a Hertz motor vehicle rental office at this location. There will be two designated parking spaces in front of the building and 10 parking spaces behind the building, at the far northern end of the Cub Foods parking lot. The petitioner estimates that there will be 25 transactions per day and a maximum of 3 employees on the site.



INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works Engineering

The Public Works Engineering Division has no comments or changes.

Private Engineering Services

From a construction or engineering perspective, the Private Engineering Services Division has no comments.

Building and Fire

The Fire Department/Bureau of Inspectional Services has no comments at this time.

Planning

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for community commercial uses. The definition of a Community Commercial area is a commercial area that provides services extending beyond daily living needs and includes comparison shopping goods, which can include motor vehicles. The proposed use complies with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is located on the Roosevelt Road commercial corridor and is surrounded on three sides by other commercial properties. The property to the north, Westgate Lincoln-Mercury, has a conditional use for motor vehicle sales, service, and repair. The proposed use is compatible with the surrounding land uses to the north, east, and west. The vacant property south of High Point Shopping Center has been approved to be developed as townhouses within the Village of Lombard. This property is separated from the shopping center activities by over 11 acres of undevelopable wetlands.

Compatibility with the Sign Ordinance

No signage package has been submitted with this petition. As an interior tenant, the petitioner will therefore be limited to a single, 25-sq. ft. wall sign, consistent with the Sign Ordinance.

Compatibility with the Zoning Ordinance

The proposed conditional use is compatible with the surrounding development, which consists of various retail and commercial activities. It is consistent with the Comprehensive Plan and will not negatively impact property values. Traffic impact should be minimal, as this use is less intensive than other uses within the planned development (e.g., fast food restaurants).

Staff would have concerns if a greater number of cars would be rented at this location; however, the limited number of vehicles will ensure that the retail activities of the shopping center remain

the primary land use. The proposed use would be primarily an office activity that would receive its vehicles from an O'Hare airport regional distribution center and serve primarily local demand.

Although the car rental office will require more parking spaces than typical office uses, the 10 spaces behind the building are in a rarely used area at the far end of the Cub Foods parking lot. As such, parking within High Point Center should not be negatively impacted.

In 1999, the Village of Lombard approved a conditional use for motor vehicle rental for a nearby B3-zoned property at 849 E. Roosevelt Road (PC 99-18). This approval added conditions that no sales, repair, or extensive cleaning may take place on the site, the hours of operation shall be limited to 7 a.m. to 10 p.m., and that all vehicles shall be parked south of the building (away from Roosevelt Road).

FINDINGS AND RECOMMENDATIONS

Staff believes that a conditional use for motor vehicle rental is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request:

Based on the information and testimony presented, the proposed conditional use complies with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 03-37, subject to the following conditions:

1. Rental vehicle parking shall exist south of the proposed tenant space where indicated on the hand-drawn site plan submitted as part of this petition.
2. No more than 10 rental vehicles may be parked on the site at one time.
3. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd