



	District Planned Development developed as commercial retail uses
South:	Property zoned R3, Unincorporated DuPage County developed as single family residences
East:	Property zoned B3 Community Shopping District developed as commercial retail uses
West:	Property zoned B3PD Community Shopping District Planned Development and developed as commercial retail uses and property zoned B1, Unincorporated DuPage County developed as commercial retail uses

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which was filed with the Department of Community Development:

1. Petition for Public Hearing dated August 31, 2004
2. Plat of survey prepared by Joseph D. Naples, Melrose Park, Illinois dated November 16, 2004
3. Site Plan for parking lot expansion prepared by Dan Development, Lombard, Illinois dated May 3, 2004
4. Plat of annexation, prepared by Webster, McGrath & Ahlberg, Ltd., dated September 10, 2004

### **DESCRIPTION**

The subject property is a commercial strip mall located approximately 150 feet southeast of the intersection of Edgewood Avenue and Roosevelt Road. There is a designated wetland area on the southern portion of the property. The current tenants include Verlo Mattress, Hertz, For Eyes, and Hair Design. The petitioner intends to expand the parking lot upon approval of the annexation and zoning requests.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

##### **Public Works Engineering**

The Public Works Engineering Division has no comments or changes.

**Private Engineering Services**

The Private Engineering Services Division has reviewed the petitioner’s request and has the following comments from an engineering and construction perspective:

Stormwater detention was previously provided in the basement of the building for the entire property, including an area proposed for a parking lot expansion.

**BUILDING AND FIRE**

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

**PLANNING**

**Annexation**

The subject property is contiguous to the Village of Lombard from the north and west and is within an area that will ultimately be annexed into Lombard per Lombard’s boundary agreements. A companion annexation agreement has been created and will be considered by the Board of Trustees as part of this request.

**Compatibility with the Zoning Ordinance**

The subject property meets all parking and bulk requirements for the B3 Community Shopping District.

*Table 1: Bulk Requirements for B3 Community Shopping District*

	Code Requirements	Existing Conditions
Minimum lot area	20,000 s.f.	114,606 s.f
Minimum lot width	100’	200’
Front yard setback	30’	73’
Interior side yard setback	10’	20’
Rear yard setback	30’	443’
Height	Less of 30’/2 stories	1 story
Open space	10%	71.9%
Existing Parking spaces	36 (4 per 1,000 s.f.)	37

No improvements or modifications are proposed to the retail building itself. Upon annexation, the petitioner proposes to expand the existing parking lot on the north side of the building to provide for an additional row of parking for patrons. Its proposed location would meet the setback requirements of the B3 District.

### Conditional Use Request

The existing hair care establishment, mattress store and optical establishments operating on the premises are all listed as permitted uses within the B3 District. The fourth use of the property, motor vehicle rental establishment, opened operation on the subject property in Summer, 2004. While the DuPage County Zoning Ordinance lists motor vehicle rental establishments as permitted uses, the Village's Ordinance lists such uses as conditional uses within the B3 District. The petitioner is requesting conditional use approval for the motor vehicle rental establishment so that they can continue their use as a legally permitted land use upon annexation into the Village.

The rental establishment has a lease agreement with the property owner that provides for two drop-off spaces in front of the store and ten vehicle spaces located behind the building. Although the car rental office will require more parking spaces than many typical office or retail commercial uses, the ten spaces behind the building are in a rarely used area at the far end of the rear parking lot. 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 strip center remain the primary land use. As such, parking within strip center should not be negatively impacted.

The proposed conditional use is compatible with the surrounding development, which consists of various retail and commercial activities. 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). It is consistent with the Comprehensive Plan and will not negatively impact property values.

### Compatibility with the Sign Ordinance

No signage package has been submitted with this petition - the existing signage will remain. Any future changes to the signage on the property will be subject to the rules and regulations in the Village Sign Ordinance. The companion annexation agreement will spell out the terms and conditions associated with the removal of the off-premise sign (i.e., billboard) on the property.

### 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 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 proposed use is compatible with the surrounding land uses to the north, east, and west. Another car rental establishment is located approximately 1,000 feet east of the subject property along Roosevelt Road. The wetland area located on the southern portion of the property creates a buffer between the commercial uses on the property and the

single-family residences to the south. Therefore, staff finds that the existing use of the property is compatible with the adjacent land uses.

## **FINDINGS AND RECOMMENDATIONS**

Staff believes that the map amendment for the subject property and the 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 submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend to the Corporate Authorities **approval** of PC 04-29 subject to the following conditions:

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.
2. That the proposed parking lot improvements shall be constructed in accordance with the submitted site plan prepared by Dan Development, Lombard, Illinois dated May 3, 2004.
3. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
4. With respect to the conditional use for the motor vehicle rental establishment, the use shall be operated subject to the following conditions:
  - a. That on-site storage of all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
  - b. That up to two spaces may be provided in the north parking lot for customer drop-off and pick-up purposes.
  - c. No more than twelve rental vehicles may be parked on the site at one time.
  - d. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.
  - e. That the motor vehicle rental establishment use shall only be for Class D vehicles, as determined by the Illinois Secretary of State (i.e., any motor vehicle with a gross vehicle weight restriction of 16,000 lbs. or less, except those vehicles requiring a class A, B, C, L or M license).

Lombard Plan Commission  
Re: PC 04-29  
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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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