

April 3, 2008

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 08-04; 825 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests conditional use approval to allow for motor vehicle sales (rental) in the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 24, 2008.

Silvestre Cardona, 825 E. Roosevelt Rd, Lombard, of U-Haul/Pak Mail presented the petition. Mr. Cardona began by giving a brief introduction of the U-Haul business. He stated that U-Haul provides clean, safe, and well-maintained moving equipment that will help their customers move from Point A to Point B. He then stated that Pak Mail and U-Haul have been united as a way to better move goods with a more affordable price. Lastly, Mr. Cardona stated that this unification will allow more locations with fewer miles driven and better prices.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Commissioner Olbrysh asked the petitioner how many daily or weekly rentals U-Haul anticipates.

Silvestre Cardona replied that they anticipate around three rentals weekly.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. The petitioner is proposing a staging area for the rental of motor vehicles to be located behind an existing commercial building within the B4A zoning district. As the sales and/or rental of motor vehicles are listed in the Zoning Ordinance as a conditional use within the B4A zoning district, Village Board approval is required.

The sales and/or rental of motor vehicles are listed as conditional uses within the B4A Roosevelt Road Corridor District.

Since there were no prior Village approvals that could legally tie the desired business use to any legal rights afforded to the property, the petitioner is seeking conditional use approval to allow for the aforementioned use on the subject property.

The subject property previously received approval of a conditional use to allow for the rental of vehicles (Enterprise Rent-a-car; PC 99-18). However, as that use has not occupied the premises for over a one-year period of time and given that the petitioner's use differs in nature to the previous use, a new conditional use is required.

Two (2) parking lots exist on the site – one in front of the building and one behind the building. The parking lot in front of the building, which contains forty-eight (48) parking spaces, provides adequate customer parking for the center (the required number of spaces for the entire center is sixty (60)). The lot behind the building is actually larger than the lot in front of the building and has spaces for seventy-four (74) cars, plus ample room by the building for loading and unloading. With a total of (122) parking spaces provided on-site and only sixty (60) required, there is a surplus of sixty-two (62) parking spaces.

The proposed area for the rental of motor vehicles would occupy the southern portion of the subject property and would be used as a staging area for the trucks and trailers as they are rented on an as-needed basis.

The current plan designates six (6) parking spaces for the staging of the U-Haul vehicles. The spaces will abut one another in the center portion of the parking lot to create possible through spaces to accommodate any larger vehicles. The types of vehicles that U-Haul plans to stage on the subject property will all use gasoline engines and vary in size. Cargo vans, pick up trucks, and smaller moving vans represent the types of vehicles that will be staged.

Regardless of the type of vehicle, U-Haul should be limited to the six (6) parking spaces. The Village will require that these spaces be striped and/or painted to reserve them specifically for U-Haul. Designating these spots will allow Village staff to easily monitor the U-Haul equipment so the area does not become a de facto storage yard.

The Comprehensive Plan recommends Community Commercial uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

As was also mentioned above, the area in which the rental vehicles will be parked should be well screened from adjacent residents. The parking lot is not visible from Roosevelt Road due to the lot's location behind the building. The only side which is of primary concern is the rear (south) side, which abuts single-family residences. There is an eight-foot (8') wood fence in place along the southern property line, which was required as part of PC 99-18. The eight-foot (8') wood fence is actually a six (6) foot solid wood fence with a two (2) foot lattice on top, which is in a state of disrepair. One neighboring property to the south has also erected a wooden fence, which

due to grading issues actually stands taller than the subject eight (8) foot fence. As part of this petition, the Village will require an eight (8) foot solid wood fence to be erected and maintained along the entire southern property line of the subject property. The existing six (6) foot fence can be utilized; however, solid panels will need to be added.

Located on the northern portion of the neighboring residential property, a row of large mature Evergreen Trees (some greater than twenty (20) feet in height) provides additional screening. The installed eight foot fence, mature trees and existing grade changes should provide substantial screening of the vehicles proposed to be stored on the property.

The dumpster which is located on the southwest corner of the site is not enclosed and has generated complaints from adjacent properties owners due to the foul odors that it produces. In order to bring the site into closer compliance with Code standards as part of conditional use approval, staff is recommending that this dumpster be relocated at least forty (40) feet north of the south property line.

Michael Toth then noted that the conditions of approval were created as a result of discussion with the property owner to the south of the subject property, Mr. Ray Schuda. Mr. Toth then made a correction to condition 1(a) of the Staff Report.

William Heniff, Senior Planner, then discussed the Standards for Conditional Uses as they pertain to the subject property. Mr. Heniff gave additional comments in addition to what the petitioner provided. He stated that staff believes that additional fencing will help meet the first standard as it provides proper screening. Mr. Heniff added that the number of spaces was capped to prevent a de facto storage area. He then stated that the shopping center has been established for some time with a built parking lot and the retail function is compatible with the shopping center. He then added that the proposed use would not conflict with adjacent uses. Mr. Heniff stated that adequate access is provided to the rear of the site and only 6 vehicles spaces are being added, which will not increase traffic flow. He then stated that traffic would be insignificant and less of an impact than the past rental car use. Lastly, Mr. Heniff stated that the conditions of approval would apply to the entire site and staff would ensure that they are adhered to.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Sweetser asked if the Standards for Conditional Uses were met as they relate to the issues discussed with the property owner to the south of the subject property.

William Heniff responded that the Conditional Uses were met and addresses all of the issues raised by the property owner to the south.

Commissioner Olbrysh then asked if Mr. Schuda was satisfied with the conditions of approval.

William Heniff responded that Mr. Schuda was satisfied with the conditions of approval.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning; and, therefore,

moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-04 for the subject properties, subject to the following conditions:

1. The subject property shall be operated under the following provisions:
 - a. The use shall be limited to the storage of no more than six (6) (i.e. - trailers, vans and trucks) on the premises at a given time.
 - b. The vehicles shall be parked in the designated parking spaces as depicted on the submitted site plan prepared by the petitioner and made a part of the public hearing request. The designated parking spaces shall be clearly identified by means of striping and signage.
 - c. The largest vehicle that can be parked on the subject property for rental purposes shall be a 26-foot long truck.
 - d. Excluding items used for moving purposes or the operation of the vehicles or trailers, storage of any items within the trucks and trailers on the premises shall be prohibited.
 - e. Maintenance or repair of any rental vehicles shall not take place on the subject property.
2. An eight-foot (8') tall wood fence shall be installed and maintained along the full length of the south property line. The petitioner shall secure a building permit from the Village for the fence improvements.
3. The existing dumpster located on the southwest portion of the subject property shall be removed or relocated so that it is a least forty feet (40') north of the south property line. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.

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Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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