

December 4, 2003

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

Subject: PC 03-37: 417 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the November 17, 2003 Plan Commission meeting.

The petitioner requests that the Village approve a conditional use for motor vehicle rental on the subject property, located within the High Point Center B3PD Community Shopping District Planned Development.

The petition was presented by Ted Bobeck, representing Hertz Corporation. He stated that they are requesting a conditional use for motor vehicle rental at High Point Center at 417 E. Roosevelt Road. The rental office would be open from 7 a.m. to 6 p.m. on weekdays and 9 a.m. until noon on Saturdays. The property owner has allocated 10 parking spaces for rental vehicles in the rear of the building, at the seldom-used far north end of the parking lot

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

Chairperson Ryan then requested the staff report. William Heniff, Senior Planner, stated that the petitioner will occupy a tenant space in High Point Center adjacent to Roosevelt Road that may be better known as the vacant space next to Quizno's. They are proposing a motor vehicle rental use and will have an area of 10 designated parking spaces for rental vehicles. There will be approximately three employees on-site.

Mr. Heniff stated that the Comprehensive Plan recommends that the property be used for community commercial uses, which provide services extending beyond daily living needs and includes motor vehicles. The proposed use complies with the recommendations of the Comprehensive Plan.

Mr. Heniff listed the surrounding commercial uses, noting that this use would be compatible. 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). Mr. Heniff stated that this petition is similar to the petition approved in 1999, and that staff recommends approval, subject to the conditions noted in the staff report.

Chairperson Ryan opened the meeting for discussion among the Plan Commission members.

Commissioner Olbrysh asked if the petitioner's site was the same location that had previously been approved for a dry cleaning establishment. Mr. Heniff confirmed that it was.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed subdivision and variation request complied with the standards of the Zoning Ordinance and the Subdivision and Development Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities **approval** of PC 03-37, subject to the following conditions, as amended:

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.
4. The operator shall ensure the following:
 - a. No sales, repair, or extensive cleaning may take place on the site.
 - b. The hours of operation shall be limited to 7 a.m. to 10 p.m.

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- c. All vehicles shall be parked south of the auto rental office building in the designated parking area.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

- c. Petitioner
Lombard Plan Commission

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