

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Enterprise Leasing Company, LLC, 920 E. Roosevelt Road

August 16, 2021

Title

PC 21-21

Petitioner

Enterprise Leasing Company of Chicago, LLC
1050 Lombard Road
Lombard IL 60148

Property Owner

1550 State Route 59, LLC
1S660 Midwest Road, Suite 300
Oakbrook Terrace IL 60181

Property Location

920 E. Roosevelt Road
06-16-311-011
Trustee District 6

Zoning

B4A Roosevelt Road Corridor District

Existing Land Use

Commercial building

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use for motor vehicle sales (rental of passenger motor vehicles)

Prepared By

Tami Urish,
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a conditional use for the rental of passenger motor vehicles. They propose to lease the property. The proposed signage shown in the plans meets the current sign code. The building was formerly used as an office (payday loan store).

APPROVAL(S) REQUIRED

The petitioner, Enterprise Leasing Company of Chicago, LLC, requests a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales/rental to operate on the subject property located within the B4A Roosevelt Road Corridor District.

EXISTING CONDITIONS

The subject property is currently developed with a vacant commercial building.

PROJECT STATS

Lot & Bulk

Parcel Size: 22,220 sq. ft.
 Building Area: 1560 sq. ft.

Parking Spaces

Demand: approximately 15 spaces
 Supply: 29 spaces (2 ADA)

Submittals

1. Petition for a public hearing;
2. Description of the business in a "frequently asked questions" format, prepared by the petitioner;
3. Response to Standards for a Conditional Use, prepared by the petitioner;
4. Plat of Survey prepared by Michael J. Emmert Surveys, Inc. dated June 24, 2021;
5. Proposed Site Plan & Landscape Plan prepared by Molson Architectural dated July 12, 2021;
6. Proposed Floor Plan prepared by Molson Architectural dated July 12, 2021;
7. Elevation Plans prepared by Tradedress dated June 18, 2021.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division noted that the plans include adding a triple basin for car washing. Vehicles cannot be stored in the building overnight without fire sprinklers. The petitioner indicated that they have no plans to leave a vehicle inside overnight. Additional comments may be forthcoming during permit/occupancy review.

Fire Department:

The Fire Department has no comments regarding the petition.

Public Works:

Public Works has no comments regarding the petition.

Private Engineering Services:

Private Engineering Services (PES) noted that a permit may be required from IDOT for the change of use if work is being conducted within the Roosevelt Road right-of-way. Otherwise has no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

| | Zoning Districts | Land Use |
|--------------|-------------------------|----------------------------------|
| North | R1 | Single-Family Residence District |
| South | B4A | Commercial |
| East | B4A | Commercial |
| West | B4A | Commercial |

Staff notes the property is along a major commercial corridor, Roosevelt Road. The corridor has other auto related uses such as auto dealerships nearby and auto rental sales establishments have operated within the corridor without issue. Staff finds the use is compatible with the surrounding zoning and land uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site. Staff finds that the proposed motor vehicle rental business is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. *Zoning Compatibility*

Except for minimum lot width, which is an existing legal nonconformity, the subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

Motor vehicle sales establishments are listed as a conditional use within the B4A Zoning District. The petitioner is seeking a conditional use for motor vehicle sales as defined under Section 153.802 of the Zoning Ordinance. The rental of goods would be allowed with an approved conditional use.

Staff finds that the proposed business meets all of the Standards for Conditional Uses. The site plan shows twenty-nine (29) parking spaces, two (2) are to be accessible. The parking lot will need to be restriped and the accessible spaces added, per the Illinois Accessibility Code. The site meets the parking requirements of the Zoning Ordinance for the use of motor vehicle sales/rental.

The petitioner proposes a “bucket wash garage use” as part of their operations. As a car wash is a separate conditional use, staff finds that the proposed modification and use is ancillary to principal business of renting cars. As defined within the Zoning Ordinance, *Use, accessory* is an activity conducted within a building or structure, or on the open area of the lot which is:

- (1) *Conducted or located on the same zoning lot as the principal building or use served, except as may be specifically provided elsewhere in this ordinance.*

The interior area intended for the cleaning of one vehicle is within the subject property’s building.

- (2) *Clearly incidental to, subordinate in purpose to, and serves the principal use.*

The proposal to install a garage door for a vehicle bay to hand wash a returning rental car is a service for Enterprise Leasing Company of Chicago, LLC to provide a clean and acceptable product for the next customer. The coordination of the supply of available cars to customers is the principal use and the removal of dirt from said product is incidental. The petitioner indicated that the service or repair of the vehicles will not be on site. The maintenance of the vehicles will be performed elsewhere.

- (3) *Either in the same ownership as the principal use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of or to the principal use.*

The car wash component is a minor function of the primary use of offering the temporary use of vehicles and is not intended to be a separate business or available to anyone else other than Enterprise Leasing Company of Chicago, LLC. Providing a clean rental car to customers does not impact the operation of vehicle yet is a supporting part of the overall purpose of providing temporary transportation.

Staff recommends as a condition of approval that the bucket wash garage use will remain as a companion use to the motor vehicle sales use and not a separate entity, business or operation.

Landscaping

The existing rear transitional landscape yard abutting a residential property is approximately thirteen feet on the east side and gradually widens to approximately eighteen feet along the parking lot toward the west. The existing conditions fall short in size of the required thirty feet required by Village Code and would be deemed a legal nonconforming element, as it was created prior to the property's incorporation into the Village. The northern lot line is improved with a solid fence with a height of six feet, shade trees and lawn. There were no shrub masses when staff inspected the site on July 8th. All other landscape requirements met the minimum standards as set forth in Article XI. Landscape Requirements. Staff recommends as a condition of approval that the shrubs in the transitional landscape yard abutting the residential property to the north is improved per Section 155.707(B)(4)(c) below.

§ 155.707 - Transitional yard landscaping.

(A) Size of transitional landscape yards.

(5) B4A District.

- a) Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, a transitional landscape yard 30 feet in width shall be provided along the abutting lot line and improved.
- b) For properties in which the full provisions set forth in subsection a above cannot be met due to existing building encroachments, the applicant may also provide a decorative wall and landscape plantings within the requisite transitional landscape yard. The final design of the wall shall be reviewed by the IDRC and shall be constructed of building materials consistent with the principal structure.

(B) Transitional landscape yard improvements.

(4) O, B3 and B4 and B4A Districts.

- a) All service areas shall be screened by a solid fence or berm, the design of which shall be subject to the approval of the Director of Community Development. Where a fence is used, such fence shall be six feet in height and shall be located so that five feet of the landscaping is inside the fence, and the remainder is located between the fence and the properties to which the transitional landscape yard is required.
- b) Shade trees shall be required in conformance with subsection 155.705(C)(4), above, with one tree every 25 feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Director of Community Development.
- c) Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along 75 percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.
- d) Areas not planted with trees or shrubs shall be maintained as lawn.

4. *Sign Ordinance Compatibility*

There is an existing freestanding sign on site and Enterprise Leasing Company of Chicago, LLC plans to replace the sign according to the elevations supplied for this petition. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance however the proposed signs shown appear to meet the freestanding and wall sign standards.

SITE HISTORY

The existing building was constructed in 1973 and annexed into the Village in 2002.

PC 02-18

PC 02-18 approved the annexation and rezoning (from the R-1 Single-Family Residence District to the B3 Community Shopping District, and to B4A after the establishment of the Roosevelt Road Corridor District in 2007) of the subject property. Conditional uses for the existing outdoor seating and a drive through service (Zelly's restaurant) were approved as well as a variation to the Sign Ordinance to allow for signs painted directly on walls (which existed prior to the property's annexation). The request was granted via Ordinances 5155, 5156, 5157 and 5158.

PC 14-26

PC 14-26 approved a conditional use for bank/financial institution granted by Ordinance 6998.

FINDINGS & RECOMMENDATIONS

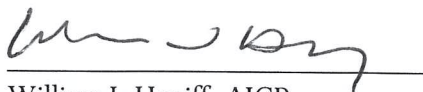
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 21-21:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest 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 recommend to the Village Board **approval** of PC 21-21, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. The car wash/garage use and activity shall operate solely as an accessory use to the retail rental of passenger motor vehicles and shall not otherwise operate or become a principal or separate business use on the premises.
3. Shrubs shall be added to the transitional landscape yard to bring it into greater compliance with Section 155.707.
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

Enterprise Rent-A-Car (15AL) Frequently Asked Questions

How many trucks and cars will be stored on site? The onsite fleet will definitely fluctuate. Most days of the week will average 5-10 vehicles onsite. On a peak return day there may be around fifteen cars at the location returned overnight. Those cars will typically be moved or rented in a matter of hours.

How many visitors do you expect in a typical day? When are the peak times? On average, we help 10-25 customers per day either picking up or returning their rental vehicles. Peak days and times are generally Monday and Friday 8:00 am to 10:00 am and 3:00 pm to 5:00 pm. On these days we may average 25-40 customers over the 9-hour day (4-5 customers per hour on average for peak days).

What are the expected hours of operation?

| | |
|------------------|------------------|
| Monday - Friday: | 8:00am – 5:00pm |
| Saturday: | 9:00am – 12:00pm |
| Sunday: | Closed |

Where does Enterprise Car Rental get business from? All business is local. We do business with insurance companies, body shops, and dealerships, with the people actually renting these vehicles all being Lombard or local residents along with other area customers who need a rental vehicle for any other reason.

Are cars cleaned and maintained on the property? To better serve our customers, we are going to have a garage bay with an opening on the North elevation. The garage bay will have a triple basin installed at the new location. Our employees will vacuum and wash cars with a hose and bucket inside the garage.

Will there be any automobile maintenance performed at this location? No, there will not be any automotive maintenance performed at this location. All vehicles will be serviced at either a dealership or local shops which we are currently using.

What types of vehicles are in your fleet? We carry cars, minivans, SUVs and other passenger vehicles.

How many employees are going to work out of this location? Currently, there is one manager overseeing two full time branch employees along with three part time auto detailers (no more than one part time employee working at a time). When the branch is in need to add vehicles to their fleet or move vehicles from their branch to another location, we have drivers in the area move cars. Additionally, an Area Manager, although not considered an employee of the branch, will make frequent visits to the location.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
 - Enterprise's conditional use will have no impact on public health, safety, morals, comfort, or general welfare.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;
 - The proposed improvements will not impact nor decrease the subject property's value. The proposed use will compliment the surrounding uses or the businesses in the immediate vicinity.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - The proposed use will compliment the surrounding permitted uses. Surrounding properties are already developed and not impacted.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - No changes are being proposed to the existing sites utilities, access, or drainage. Note our proposed bucket wash garage uses substantially less water than a restaurant. Additionally, measures, such as a pressure washer, LED lights, automatic timers, remote temperature control etc., are being proposed to help control usage of water/sewer, gas, and electric utility.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - No changes are being proposed to the existing right of way or lot flow. Rental Car customer and foot traffic is significantly lower than that of a fast food restaurant which the lot was originally designed for.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
 - We do not believe this would be contrary.
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.
 - Enterprise intends to conform to all applicable regulations of the district.