

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: May 17, 1999

FROM: Department of Community
Development

PREPARED BY: David Sundland, AICP
Senior Planner

TITLE

PC 99-18; 849 East Roosevelt Road (Enterprise Rent-A-Car rental facility): Requests Conditional Use approval to allow for motor vehicle sales/rentals in the B3 Community Shopping District.

GENERAL INFORMATION

Petitioner: Enterprise Rent-A-Car
880 N. York Road
Elmhurst, IL 60126

Property Owner: Dan Development, Ltd.
10 East 22nd Street, Suite 116
Lombard, IL 60148

PROPERTY INFORMATION

P.I.N.: 06-20-204-008

Existing Land Use: Shopping Center

Size of Property: Approximately 1.86 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B3 Community Shopping District

Surrounding Zoning and Land Use:

North: B3 Community Shopping District – Vacant land, El Burrito Loco, and Glass Courts

South: R-3 Single-Family Residence District, Unincorporated DuPage County – Single-Family Residences

East: B4 Corridor Commercial Shopping District – Vacant Property

West: B3 Community Shopping District – Century Tile

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 7, 1999:

1. Petition for Public Hearing.
2. Description of Request.
3. Plat of Survey, prepared by Town & Country Land Surveyors, dated July 9, 1986.
4. Site Plan (showing existing parking, fences, etc.).

DESCRIPTION

The petitioner is requesting to establish an Enterprise Rent-a-Car rental office in the easternmost tenant space in an existing shopping center at 849 East Roosevelt Road. Tenants which are presently in this center include Thai Orchid, Dairy Queen, Ali Baba, Taj Mahal. Enterprise presently has a Lombard office at Heritage Cadillac (303 West Roosevelt Road), but a desired expansion by Heritage Cadillac will not leave adequate room for Enterprise's operations, and Enterprise is therefore looking for a new location.

Private Engineering Services

From an engineering or construction perspective, the Private Engineering Services Division has no objection to the requested conditional use.

Public Works

The Department of Public Works has no comments regarding this application.

Fire and Building

The Bureau of Inspectional Services has no objection to the petition.

Planning

Compatibility with the Comprehensive Plan

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

Compatibility with Surrounding Land Uses

One of the concerns with uses such as vehicle sales or rentals is the visual impact of a site dedicated primarily to vehicle storage. The subject site is ideally suited to a rental office because the office itself will have good visibility, while the vehicles will be well screened. The rental vehicles will be parked behind the building and will not be visible from the street, and will also be screened from surrounding properties (including the residential properties to the rear) by an eight-foot (8') fence. Staff believes that the proposed use is compatible with the surrounding land uses.

Compliance with the Zoning Ordinance

Automobile-oriented uses, including vehicle sales and rentals, are listed as conditional uses in the commercial districts because they can potentially have an adverse impact on surrounding properties and therefore merit a more critical review. The specific concern with vehicle sales and rentals is that the sites associated with those sales or rentals are typically devoted primarily to the outdoor storage of motor vehicles. If not adequately screened or if packed too tightly on the site, this vehicle storage can have a negative aesthetic impact. A second concern in the case of vehicle sales or rentals within a shopping center is that the storage of vehicles can take spaces away from employees and customers.

As stated above, the subject site is ideally suited to vehicle rentals. 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 fifty (50) 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. This rear parking lot is accessible only via a nineteen foot (19') wide drive along the east end of the building and sees little use. This parking lot could be used for rental vehicle parking without negatively impacting customer or employee parking for the center.

As was also mentioned above, the area in which the rental vehicles will be parked is well screened. The parking lot is not visible from Roosevelt due to the lot's location behind the building. The lot is visible from the property to the east, but that property is presently vacant. The adjacent property is covered with a thick growth of trees and has a small creek running along its west property line (adjacent to the subject property). While the property could ultimately be developed and the trees removed, the creek would most likely have to be protected and that protection would ensure the preservation of a buffer of trees between the two properties.

There is no screening of the parking lot from the property to the west (a chain link fence with no slats runs along the west property line), but screening along that side is not critical. Two properties abut the parking lot on the west side – Century Tile, which does not have any windows facing the rear parking lot, and a lot which houses infrastructure for the Hinsdale Sanitary District. The only side which is of concern is the rear (south) side, which abuts single-family residences. An eight-foot (8') solid wood fence was in place along the rear property line, though the fence was recently taken down (the fence posts remain). The property owner has been working with Code Enforcement to repair the fence, and the fence will either be repaired or replaced.

The dumpster which is located on the site is not enclosed. In order to bring the site into closer compliance with Code standards as part of conditional use approval, staff is recommending that that dumpster be enclosed. Since the site seems ideal for the proposed use, staff is not recommending that any other site improvements be required.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is compatible with the surrounding area and is appropriate for the site. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

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 recommend to the Corporate Authorities approval of PC 99-18, subject to the following conditions:

1. That all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
2. That an eight-foot (8') tall wood fence shall be installed and maintained along the full length of the south property line.
3. That all dumpsters on the site shall be enclosed by a six-foot (6') tall wood fence.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:DCS:jd
att
c. Petitioner