

October 7, 2004

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

Subject: PC 04-29; 621-649 Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Dan Development, requests that the Village take the following actions on the subject property:

1. Approve an Annexation Agreement
2. Annex the property into the Village of Lombard
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District
4. Approve a conditional use for a motor vehicle rental establishment

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2004.

Loran Eatman, Vice President of Dan Development, presented the petition. Mr. Eatman began by giving a brief description of the property. He stated that the property was developed as a small retail strip center on Roosevelt Road. He noted that one of the four tenants, Hertz car rental establishment, was a legal use under DuPage County Zoning, but was a conditional use in Lombard's B3 District. He also mentioned that similar approvals were given to an Enterprise car rental establishment that is also located on Roosevelt Road. Mr. Eatman stated that Dan Development was willing to comply with all conditions of approval. He mentioned that Dan Development intended to add parking spaces upon zoning approvals. He noted that Village setback requirement is less than the setback requirements under DuPage County, thereby allowing them to expand their parking lot.

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the subject property is developed as a commercial strip center with four tenants on the property: Verlo Mattress, Hertz, For Eyes, and Hair Design. There is a designated wetland area on the southern portion of the property. She stated that the subject property is contiguous to the Village from the north and west and is within an area that will ultimately be annexed into the Village per Lombard's boundary agreements. She stated that a companion annexation agreement will be considered by the Board of Trustees, which includes a provision for the future removal of the existing billboard.

Ms. Kulikowski stated that the subject meets all parking and bulk requirements for the B3 Community Shopping District. She stated that no improvements or modifications are proposed to the retail building itself. She mentioned that 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. Ms. Kulikowski stated that the proposed location would meet the setback requirements of the B3 District.

In reference to the conditional use, Ms. Kulikowski noted that the motor vehicle rental establishment opened operation on the subject property in the summer of 2004 and was considered a permitted use under DuPage County Zoning Ordinance. She stated that the petitioner is requesting a conditional use approval for a motor vehicle establishment so that they can continue their use as a legally permitted land use upon annexation. She noted that 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 buildings. Ms. Kulikowski stated that 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. She noted that the parking with the strip center should not be negatively impacted.

Ms. Kulikowski stated that the conditional use is compatible with the surrounding properties, which consist of various retail commercial activities. In 1999, the Village approved a conditional use for motor vehicle rental for a nearby B3-zoned property at 849 E. Roosevelt Road. She also noted that the Comprehensive Plan recommends that the property be used for community commercial uses.

She then noted a change to the IDRC report, which modified condition 4 e for clarity purposes.

Chairperson Ryan then opened the meeting for comments by the Plan Commissioners.

Commissioner Olbrysh asked about Class D vehicles, referring to the amended condition 4 e.

William Heniff, Senior Planner, explained that Class D referred to license provisions. He stated that the intent of the condition is to specify vehicles, not license classifications. Staff proposes an amendment to conditions of approval so that it is clearer as to what types of vehicles are permitted.

Commissioner Olbrysh made a motion to accept the findings of the Inter-Departmental Review Committee as the findings of the Plan Commission and recommend approval of the petition, which was seconded by Commissioner Sweetser.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of PC 04-29, subject to the following conditions, as amended:

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 passenger vehicles, vans weighing 8,000 pounds or less and sport utility vehicles.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission