

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JULY 10, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for Automobile Rental Facility- 2561-2565 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for an automobile rental facility, Hertz Rental Car, for the property located at 2561-2565 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the July 17, 2012 active agenda

BACKGROUND

The petitioner, Hertz Rental Car, is requesting a Special Use for an automobile rental facility at 2561-2565 Ogden Avenue, which would permit the relocation of the business from 1728 Ogden Avenue to the Drendel Commons Shopping Center at Ogden and Drendel. The property is zoned B-3 General Services and Highway Business.

Automobile rental facilities are allowable special uses in the B-3 district. The petitioner is not proposing any exterior changes to the building or the site. The petitioner will make minor interior modifications to accommodate two offices, a storage area, a conference room and a lobby. The proposed use will meet all requirements of the Zoning Ordinance.

The entire shopping center contains nine tenant spaces with a total of 11,600 square feet and 50 parking spaces. The proposed use would occupy two tenant spaces at the east end of the shopping center. There are five tenant spaces that are currently occupied within the center including one restaurant and four general retail uses. Two tenant spaces (2,900 square feet) would remain vacant.

The petitioner submitted a parking study which indicates the shopping center will continue to have adequate number of parking spaces. The study determined the peak parking demand occurs weekdays between 12:00 pm and 2:00 pm. Once the shopping center is completely occupied, it is expected that eight parking spaces would be available during peak parking hour.

The parking study illustrates that the peak parking demand for Hertz Rental Car will be in the evening

and overnight hours when most other tenants are closed. The peak parking demand for the shopping center occurs weekdays during the mid-day hours, during which time the Hertz parking demand is the smallest (approximately four parking spaces) because most rental vehicles are in use during the day. As such, the impact of the proposed use will be similar or less than that of a general retail use.

Additionally, the petitioner indicates that no more than eight rental vehicles will be parked on site overnight. Excess vehicles would be relocated to other Hertz locations. Staff anticipates demand for rental vehicles could fluctuate. To allow for flexibility in the business operation, staff recommends including a condition that no more than ten rental vehicles are parked on site at any time. A general retail use of this size typically requires 11 parking spaces. As such, staff's recommendation to limit the number of rental vehicles on site at any time to ten cars is consistent with the parking demand for a typical general retail use. The petitioner is aware of the proposed condition and does not object to it.

The proposed use is consistent with the Comprehensive Plan and its goal for Ogden Avenue to continue to function as a commercial corridor with a dual role serving both the daily needs of local residents and providing commercial goods and services to a larger region. The Plan defines the west end of Ogden Avenue as a key focus area. Due to its proximity to regional interstates, the Plan identifies the west end of Ogden Avenue for regional businesses that require and benefit from customers from beyond Downers Grove. The proposed automobile rental facility is consistent with the key focus area for west end of Ogden Avenue and will advance the goal to concentrate regional and automobile oriented businesses along its west end. The proposal is also consistent with the Plan's recommendation to allow relocation of viable business to assure they remain in the Village while stabilizing the existing shopping center.

The Plan Commission considered the petition at their April 2, 2012 meeting. No public input was received. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. The Commission found the proposed use would complement surrounding automotive uses. Based on their findings, the Plan Commission unanimously recommended approval of the special use.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated June 4, 2012

Draft Minutes of the Plan Commission Hearing dated June 4, 2012

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
AN AUTOMOBILE RENTAL FACILITY AT 2561-2565 OGDEN AVENUE**

WHEREAS, the following described property, to wit:

Lots 1, 2, 3, 4 and 5 in Arthur T. McIntosh and Company's Belmont Golf Addition, a subdivision in the Southwest ¼ of Section 1 and in the Northwest ¼ of Section 12, Township 38 North, Range, 10, East of the 3rd Principal Meridian, according to the plat thereof recorded September 14, 1925 as Document No. 199614, in DuPage County, Illinois.

Commonly known as 2561-2565 Ogden Avenue, Downers Grove, IL 60515
(PINs 08-01-304-007, -008, -009, -010, -011)

(hereinafter referred to as the "Property") is presently zoned "*B-3 -General Services and Highway Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.609 of the Zoning Ordinance be granted to permit an automobile rental facility at 2561-2565 Ogden Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on June 4, 2012, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply

with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit an automobile rental facility at 2561-2565 Ogden Avenue within the B-3 zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated June 4, 2012 and the attached plans and documents, except as such plans may be modified to conform to the Village codes and ordinances.
2. No more than 10 rental vehicles can be stored on the property at any time.
3. At the time of building permit review, fire alarm and sprinkler plans must be submitted to verify the existing systems match the occupancy and the interior remodeling plan.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

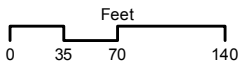
Mayor

Passed:

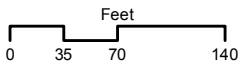
Published:

Attest: _____

Village Clerk



2561-2565 Ogden Ave



2561-2565 Ogden Ave

Project Summary/Narrative Letter

Revised 3/13/12

Downers Grove-IL Planning Commission:

Hertz Local Edition is proud to have been operating in Downers Grove the last several years, since the inception of our off-airport operations in Chicagoland. We look very much forward to prospering in this great community for the years to come.

It is our intent to relocate Hertz Local Edition's Downers Grove facility, from our current address at 1728 Ogden Avenue, one mile west to 2561-2565 Ogden Avenue in Drendel Commons (See T-1 for the site location). This is a very necessary step for Hertz for many reasons, including: current location is outdated, too large of a facility to heat and cool, etc. We need a more modern facility to reflect our initiative to become and maintain the best in class rental car operator in the community.

The new rental space will be used for the operation of a motor vehicle renting business. Cleaning of the rental vehicles will take place in the interior garage, equipped with drain that is connected to the sanitary sewer system (See N-1 and 3 for plumbing and draining specs. See P-1 for sanitary sewer riser diagram. Also see A-1, LSP-1, etc. for the site and landscape plans.) This site is very advantageous for cleaning/washing vehicles, as it is pre-equipped with an existing roll-up bay door and triple basin. Within the garage, Hertz will wash the exterior of vehicles with soap and water, vacuum the inside of vehicles, wipe down interior of vehicles, replace washer fluid, check the air in tires, and complete other basic cleaning procedures prior to a vehicle going out on rent.

Page Development LLC is the owner of 2,890 square feet of property at 2561-2565 Ogden Avenue (See A-1 Floor Plan and Details). This represents over 24% of the Drendel Commons' total square footage. Page Development offered 8 designated spaces if we only occupy 2565 Ogden, with more designated spaces becoming available if we leased 2561 and 2565. Please see included Parking Study provided by James J. Benes and Associates, Inc. for details on available parking.

Hertz Local Edition in Downers Grove averaged 101 vehicles during 2011. Of those 101 vehicles, an average of 96 vehicles were on rent, as 95.5 was the average rental utilization. That leaves an average of 5 vehicles IDLE at any given time. Factor in the estimated 60% of rentals and returns that are done off-site, and that's an average of 2 rental vehicles on the location premises at any time in 2011. The maximum number of vehicles that were IDLE at any given time in Downers Grove in 2011 was 20 vehicles on August 7, 2011. Of those 20, an estimated 60 percent of them were off-site at dealership, body shop, and/or corporate partners. Hence, it is estimated that only 8 of those 20 were actually at our Hertz facility. The most IDLE at any given time each month in 2011 was as follows: 8-January 16th, 8-February 6th, 9-March 6th, 9-April 17th, 12-May 1st, 8-June 5th, 14-July 24th, 20-August 7th, 12-September 18th, 18-October 23rd, 10-November 6th, and 19-December 4th.

Our local operation in Downers Grove consists of: renting cars, cleaning cars, picking up customers, dropping customers off, delivering cars, picking cars up, delivering bank deposits, conducting sales calls to obtain new business and maintain current business, conduct interviews for potential new hires, take cars to gas station, train-coach-mentor employees, role play, conduct performance reviews, hold staff meetings, manage inventory, run daily reports, maintain logs, promote customer service, take part in community events, etc.

Our current operation at 1728 Ogden Avenue will differ from our operations to be conducted at Drendel Commons. We have 5-9 transporters reporting to work at any given day in Downers Grove. They drive their personal vehicles to work and take up 5-9 of the 20 spaces we're currently allotted. They will be reporting to Naperville, IL offices once we move. These distribution drivers/transporters move cars amongst the several different Hertz offices I oversee in the Western Chicago market. At the new facility, only 3 employees will report to work daily, consisting of 1 Manager, 1 assistant manager, and 1 counter representative. Of the 3, only 2 drive their personal cars to work. Therefore, 2 of the Hertz spaces at Drendel Commons will go towards employee parking the rest will go towards rental cars and our customers. The Manager drives a Hertz vehicle at all times and the cars he/she drives can be rented at any time.

It is the hope of the Hertz Corporation that we'll be able to relocate to Drendel Commons in a timely manner, while continuing to thrive as a local business in Downers Grove for the years to come.

Sincerely,

Justin Brietzke-Area Manager

Western Chicago Market

**JAMES J. BENES AND ASSOCIATES, INC.**

950 Warrenville Road • Suite 101 • Lisle, Illinois • 60532
Tel. (630) 719-7570 • Fax (630) 719-7589

MEMORANDUM

Date: March 13, 2012

To: Justin H. Brietzke
Area Manager
The Hertz Corporation

From: Thomas Adomshick, P.E., PTOE
Vice President

Re: Hertz Corporation Parking Study
2565 Ogden Avenue
Downers Grove, Illinois
Job No. 1385

The Hertz Corporation is proposing to relocate its Downers Grove operations from their current office at 1728 Ogden Avenue to the Drendel Commons Shopping Center, occupying the spaces at 2561 and 2565 Ogden Avenue. James J. Benes and Associates, Inc. were retained to perform a study to assess the adequacy of available parking at the proposed office location. This memorandum contains existing parking occupancy information, and an analysis of parking demand expected to be generated by the relocated Hertz operations.

Existing and Proposed Hertz Operations

The existing and proposed Hertz facilities are located on the Ogden Avenue commercial corridor, serving automobile rental needs in the Downers Grove area. In the Chicago area, on average in 2011, 91% of Hertz's vehicles were rented out at any given time; and in Downers Grove, on average 95% were on rent at any given time. The 2011 Downers Grove weekday average rental rate was about 95%, and the weekend average was about 88%.

A significant portion of the rental base for this office is comprised of drivers needing a rental car while their personal vehicles are being serviced at one of the local automobile repair facilities. Hertz has ongoing relationships with several of the local automobile dealerships and body shops. The local repair shops store Hertz rental vehicles on their sites and process rental transactions at their shops as a convenience to customers having work done on their cars. These relationships will still remain with the proposed Hertz office relocation.

Currently, there are typically three full time personnel plus five to eight transporter drivers that move rental cars between the Downers Grove Hertz office and other Chicago area rental locations as demand dictates. The transporter drivers also move cars back and forth to the local repair facilities when needed, and back to the local office for cleaning when required. It is our understanding that these drivers spend the bulk of their day on the road, moving vehicles between locations.

During business hours at the current site, the personal cars of the office staff and drivers are parked on site. There is one office worker who drives a rental car to the office. During the day

Hertz Corporation Parking Study
2565 Ogden Avenue
Downers Grove, Illinois
March 13, 2012

that car is rented out. At the end of the day, that worker drives one of the available rental cars home. Typically about five to ten rental cars are parked on site overnight.

Operations at the new location generally will remain the same as the existing site with the following exceptions. With the relocation of the office to 2561/2565 Ogden Avenue, the transport drivers will be moved to and based out of the existing Naperville Hertz office instead of the Downers Grove office. They will continue to serve the Downers Grove office, but they will park their personal vehicles in Naperville; reducing the parking demand at the Downers Grove office. Additionally, no more than eight rental cars will be parked overnight on site.

Hertz parking demand at the proposed site will vary throughout the day. There is no available published data on typical parking generation characteristics of a car rental office. Consequently, site operations information provided by the Hertz Corporation was used as the basis for the following estimate of projected parking demand.

- Approximately 5 rental vehicles will be parked on site overnight. Rental cars in excess of 8 vehicles will be moved to local dealers or body shops for overnight storage and convenient rental the following day.
- Staff will arrive and park on site at about 7:30 to 8:00 am, and will depart at 6:00 pm. Generally, cars will be rented out and leave the site as the morning progresses, and be returned later in the day.
- The number of parked rental cars will vary from about 8 at the start of the day, down to about 1 or 2 around midday, and back up to about 8 by the end of the day.
- The total number of parked staff personal cars plus rental cars will vary from as many as 10 at 7:30 am, to about 3 or 4 at midday, back up to as many as 10 at 6:00 pm, and then holding at about 8 or less between 6:00 pm and 7:30 am the following day.

Parking Demand Analysis

The Drendel Commons Shopping Center is located at the southwest corner of Ogden Avenue and Drendel Avenue. Of the total 12,005 square feet of building space at the shopping center, 6,283 sq. ft. (52.3%) is currently occupied. With Hertz moving to the space at 2561 and 2565 Ogden Avenue, an additional 2,890 sq. ft. of the building will be occupied, bringing the total occupancy to 9,173 sq. ft. (76.4%).

There are a total of 50 existing parking spaces at Drendel Commons, comprised of 47 standard and 3 handicapped accessible spaces. Nine standard and one accessible space are located in back of the building, and the remaining 38 standard and 2 accessible spaces are located in front of the building. In addition to the outdoor parking spaces, there is a garage bay that can accommodate one additional parked vehicle.

The garage bay is part of the 2565 building space to be occupied by Hertz. This bay will be used for the cleaning of returned rental cars in preparation for the next rental customer. Typically, one of the on-site rental cars will be parked in the bay, freeing up one additional exterior parking space.

Hertz Corporation Parking Study
2565 Ogden Avenue
Downers Grove, Illinois
March 13, 2012

In order to assess the adequacy of parking supply at the Drendle Commons Shopping Center, existing parking occupancy counts were performed on a weekday and on a weekend. The counts were performed at one hour intervals on Friday, March 2, 2012 from 11:00 am to 6:00 pm, and on Saturday, March 3, 2012 from 11:00 am to 4:00 PM. The survey times span the portion of the day when the largest numbers of tenants are open for business, encompassing the periods when the existing parking demand is at its highest level.

Based on the previously described operations, the expected additional parking demand generated by Hertz is as follows:

- 10 cars at 7:30 am, dropping to...
- 4 cars at noon, then increasing back to...
- 10 cars right at 6:00 pm, and then dropping to...
- 8 cars from just after 6:00 pm until 7:30 am the next morning

Existing site parking demand obtained from the traffic counts, projected Hertz parking demand and the remaining spaces available for use by future occupants of the remaining vacant building space is provided in the following table. The total number of available parking spaces is assumed to be 51 since the garage bay will be used as a parking space by Hertz.

EXISTING AND PROJECTED PARK PARKING DEMAND					
	Existing Occupied Spaces	Estimated Hertz Parking Demand	Projected Total Parking Demand	Projected Occupancy	Remaining Available Spaces
Friday 3/02/12					
am 11:00	16	6	22	43%	29
pm 12:00	26	4	30	59%	21
1:00	25	5	30	59%	21
2:00	16	6	22	43%	29
3:00	19	7	26	51%	25
4:00	14	8	22	43%	29
5:00	13	9	22	43%	29
6:00	13	10	23	45%	28
Saturday 3/03/12					
am 11:00	12	8	20	39%	31
pm 12:00	11	6	17	33%	34
1:00	19	6	25	49%	26
2:00	17	8	25	49%	26
3:00	18	9	27	53%	24
4:00	15	10	25	49%	26

The projected peak hour total parking demand is 30 spaces during the weekday peak hour and 27 spaces during the weekend peak hour. Upon Hertz's occupancy of units 2561 and 2565 of the building, 76% of the building will be occupied, but the maximum parking occupancy will be

Hertz Corporation Parking Study
2565 Ogden Avenue
Downers Grove, Illinois
March 13, 2012

be 59%.

At least 21 spaces will be available for use by future tenants in the remaining 2,832 sq. ft. of unoccupied building space. That equates to a parking ratio of 7.4 spaces/1,000 sq. ft. available for the remaining vacant building space, well in excess of the minimum 4.0 spaces per 1,000 sq. ft. of gross floor area Village Code requirement for a shopping center. During the peak parking demand period, 9 to 10 additional vehicles could park at the shopping center and there would still be enough unoccupied parking spaces to provide the Village Code required parking supply for future tenants in the remaining vacant portion of the shopping center.

Alternate Scenario

As an alternate to occupying both 2561 and 2565 Ogden Avenue, Hertz may instead opt to occupy only the 1,232 sq. ft. at 2565. The garage bay is included in the 2565 Ogden Avenue space. Total Hertz operations would remain the same; therefore the parking usage under this scenario would be as follows:

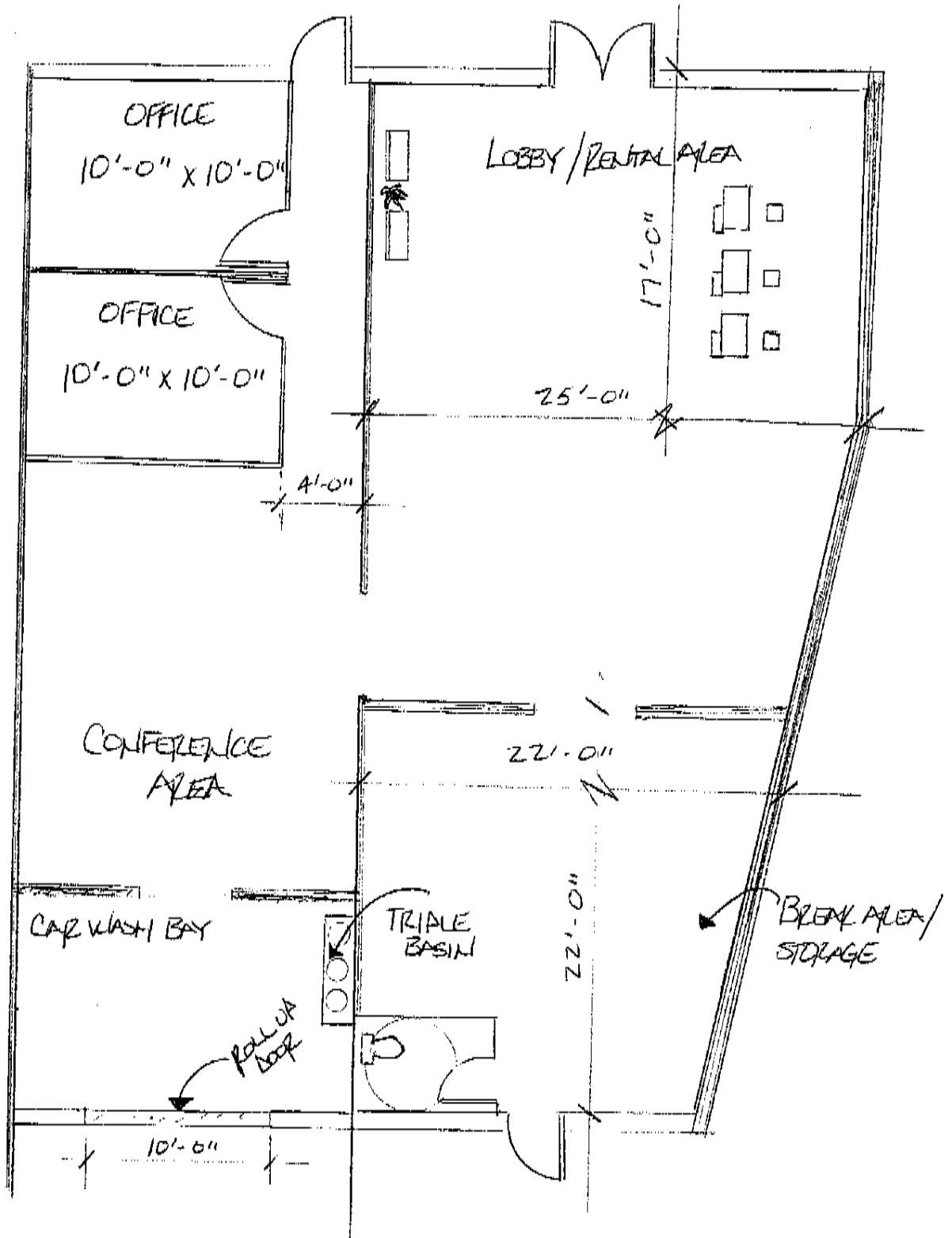
- Total building usage – 7,515 sq. ft. occupied (63%), 4,490 sq. ft. vacant (37%)
- Projected total peak parking demand (occupancy) – 30 (59%) on weekday, 27 (53%) on weekend
- Minimum remaining parking spaces available for vacant building space – 21 spaces, a rate of 4.7 spaces/1,000 sq. ft. of gross floor area.

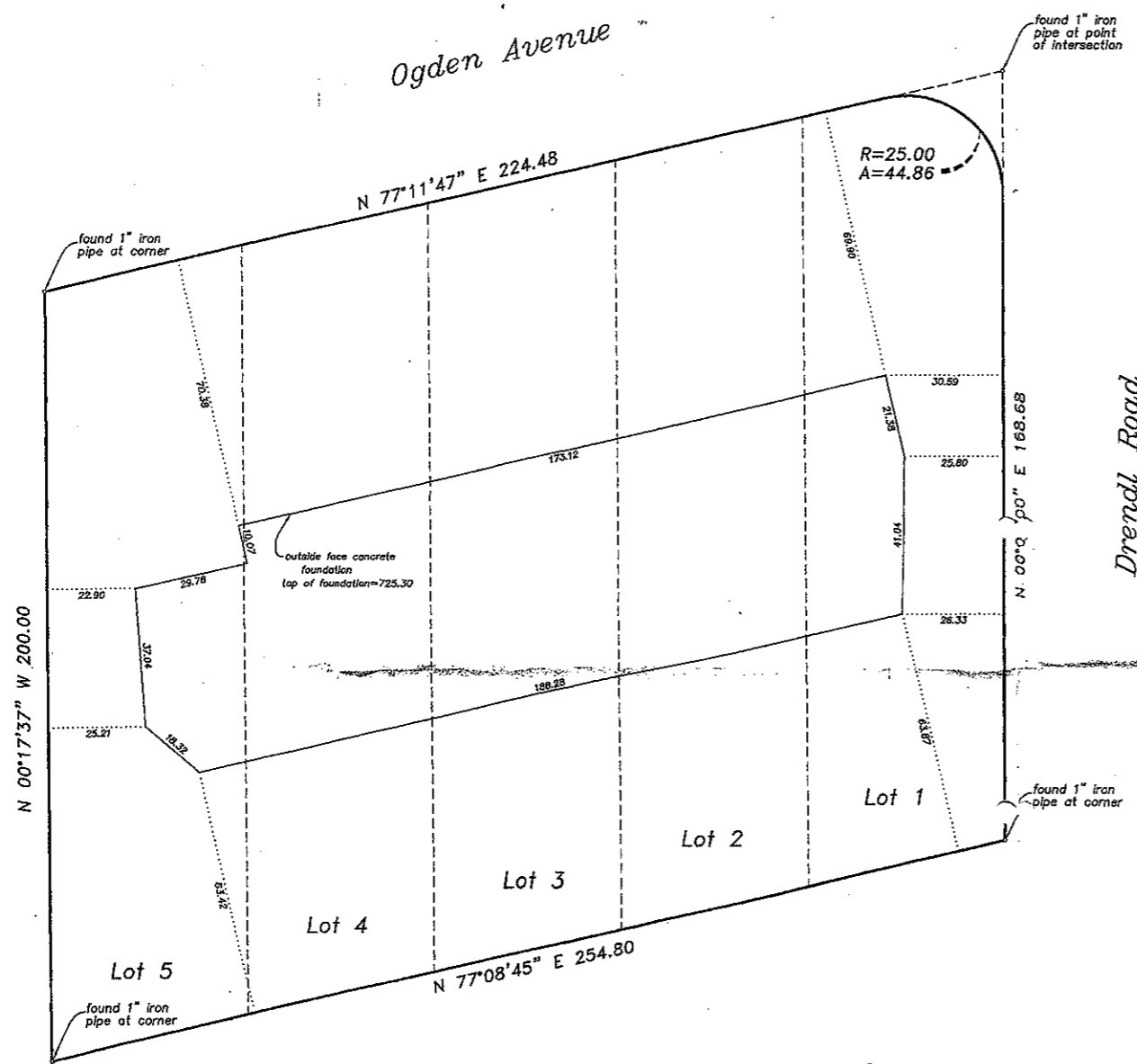
Under this alternate scenario, the minimum 4.7 spaces/1,000 sq. ft. ratio of available parking for the remaining vacant portion of the building still exceeds the minimum required parking per Village Code.

Conclusion

The analysis of the existing parking demand count data and projected Hertz Corporation parking demand indicates that there is more than adequate parking available at Drendel Commons Shopping Center to accommodate the proposed addition of The Hertz Corporation use. With the addition of the Hertz office at the shopping center, building occupancy will be at either 76% or 63%, depending on how much space Hertz Corporation occupies. The projected peak hour parking demand under both scenarios is 30 vehicles, 59% of the existing parking supply. Twenty-one parking spaces are expected to remain unused and available for future tenants during the peak parking hour. The number of available spaces will increase during off-peak hours.

–END–



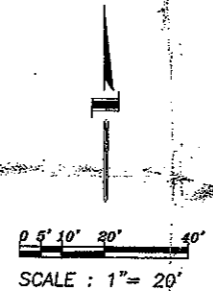


Plat of Survey

of

Lots 1, 2, 3, 4 and 5 in Arthur T. McIntosh and Company's Belmont Golf Addition, a subdivision in the southwest 1/4 of Section 1 and in the northwest 1/4 of Section 12, Township 38 North, Range 10, East of the 3rd Principal Meridian, according to the plat thereof recorded September 14, 1925 as Document No. 199614, in DuPage County, Illinois.

all dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof



For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat for the purpose of locating the recently built foundation wall and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 17th day of August, 2007

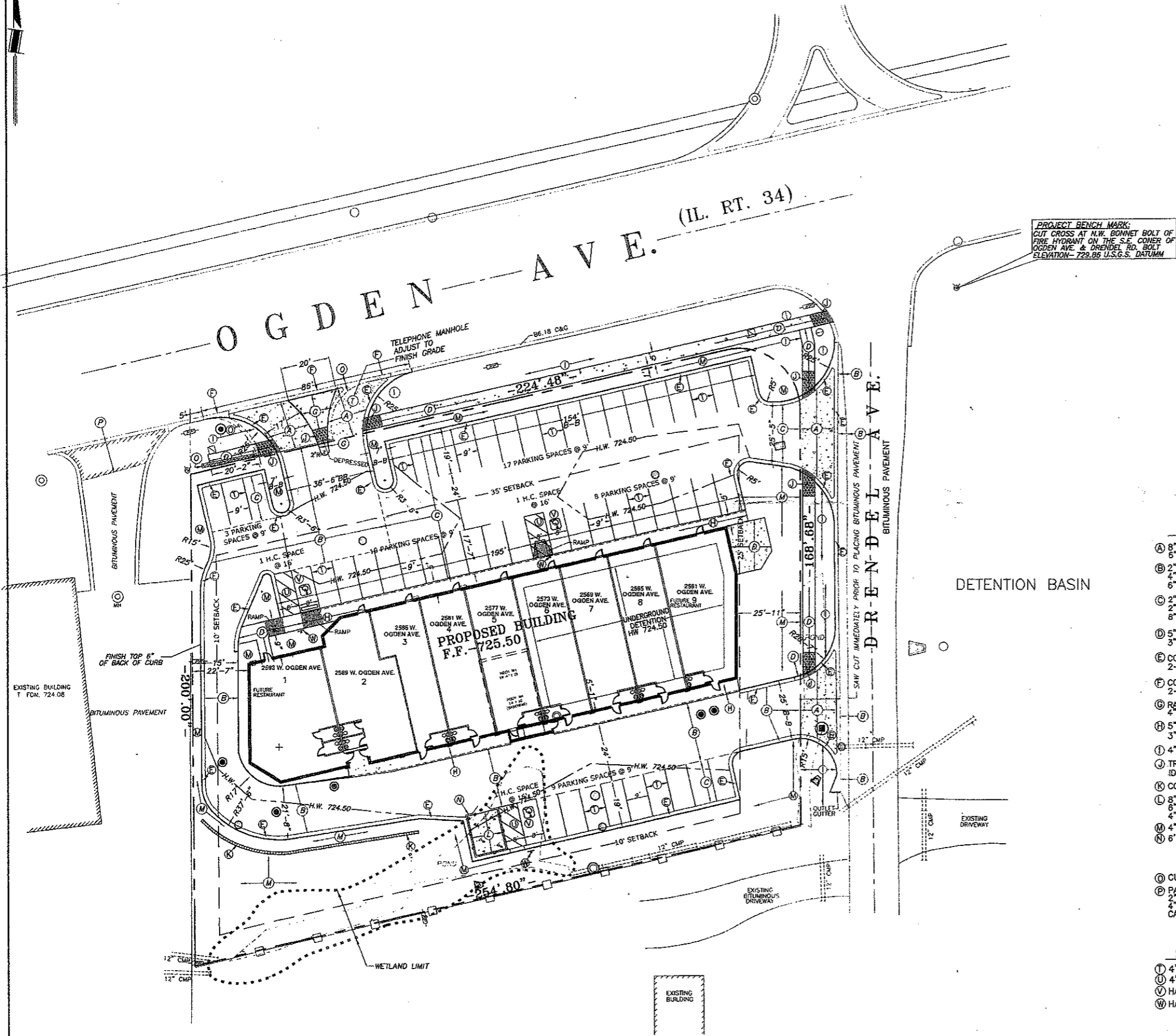
by DRB
as Illinois Professional Land Surveyor No. 2846



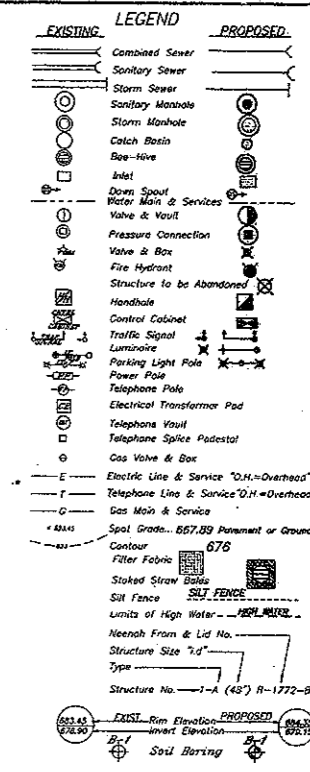
FILE NO. 04-4843

for: George Pagones 2587 Melanie Lane Northbrook, Illinois
from the office of: David Bycroft, Land Surveyor 2340 South Arlington Heights Road Suite 620 Arlington Heights, Illinois 847-439-8225

0 5' 10' 20' 40'
SCALE: 1" = 20'



PROJECT BENCH MARK:
CUT CROSS AT H.W. GONNET BOLT OF
FIRE HYDRANT ON THE S.E. CORNER OF
OGDEN AVE & DRENDEL RD. BOLT
ELEVATION - 729.86 U.S.G.S. DATUM



PROPERTY AREA: 49600 SQ. FT.
BLDG AREA: 12690 SQ. FT.
SITE GREEN AREA: 10950 SQ. FT.
IMPERVIOUS AREA: 38650 SQ. FT.
PARKING SPACE: 51

PARKING DATA
47 PARKING STALLS @ 9'
3 A.D.A. STALLS @ 16'

SURFACE LEGEND

- Ⓐ 8" P.C. CONCRETE DRIVEWAY
5" GRANULAR SUBBASE, TYP. B
- Ⓑ 2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS I
2" BITUMINOUS CONCRETE BINDER COURSE
6" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- Ⓒ 2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS I
2" BITUMINOUS CONCRETE BINDER COURSE
8" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- Ⓓ 5" P.C. CONCRETE SIDEWALK
3" GRANULAR SUBBASE, TYPE B
- Ⓔ COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12 WITH
2-NO. 5 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
- Ⓕ COMBINATION CONCRETE CURB & GUTTER, TYPE B6.18 WITH
2-NO. 5 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
- Ⓖ RAISED MEDIAN 8" P.C. CONCRETE (3" HIGH CURB FACE)
4" GRANULAR SUBBASE, TYPE B
- Ⓗ 5" COMBINATION CONCRETE CURB & WALK
3" GRANULAR SUBBASE, TYPE B
- Ⓘ 4" TOP SOIL & SOD (DISTURBED PARKWAY AREA)
- Ⓝ TRUNCATED DOME CONTRASTING COLOR (RED)
IDOT/ADA. STD. CONC. WALK FINISH
- Ⓚ CONCRETE BLOCK LANDSCAPE WALL
- Ⓛ 8" CONCRETE PAVEMENT
6"x6"x#6 STEEL MESH
4" GRANULAR SUBBASE
- Ⓜ 4" TOP SOIL & SEED (DISTURBED ON-SITE AREA)
- Ⓝ 6" BOARD ON BOARD CEDAR FENCE

DEMOLITION LEGEND

- Ⓞ CURB & GUTTER REMOVAL
- Ⓟ PAVEMENT REMOVAL & REPLACEMENT
2" BITUMINOUS CONCRETE SURFACE COURSE N-50
2" BITUMINOUS CONCRETE BINDER COURSE
CA-6 TRENCH BACKFILL

SIGNING & STRIPING LEGEND

- Ⓣ 4" PARKING STALL LINE, PAINTED-YELLOW
- Ⓡ 4" DIAGONAL LINE ON 4' CTR., PAINTED-YELLOW
- Ⓢ HANDICAPPED SYMBOL, PAINTED-YELLOW ON BLUE BACKGROUND
- Ⓣ HANDICAPPED & \$150 FINE SIGN MOUNTED ON POLE

REVISIONS

NO.	DATE	DESCRIPTION
1	03-15-05	ISSUE FOR PERMITS
2	04-14-05	ISSUE FOR PERMITS
3	05-19-05	ISSUE FOR PERMITS
4	06-11-05	ISSUE FOR PERMITS

NORMAN J. TOBERMAN & ASSOCIATES
CONSULTING CIVIL ENGINEERS
2340 S. ARLINGTON HEIGHTS ROAD, SUITE 650
ARLINGTON HEIGHTS, IL 60005
(847) 439-8226 FAX (847) 439-8221
E-MAIL ADDRESS: mail@toberman.us

ARCHITECT
ANASTASIOS TAKIRIDIS
2720 S. RIVER ROAD, SUITE 150
DES PLAINES, IL 60018
PHONE: (847) 375-9150 FAX: (847) 375-9176
E-MAIL: ANAS@COMCAST.NET

DEVELOPER
GEORGE PAGONIS
2587 MELANIE LANE
NORTHBROOK, IL 60062
PHONE: (847) 774-5669

SITE PLAN
NEW SHOPPING CENTER
SOUTHWEST CORNER OF
OGDEN AVE & DRENDEL

Project No. 04-4843
Date: 12-01-04
Sheet No. C-27



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 4, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 08-12 2561-2565 Ogden Avenue	Special Use for an Automobile Rental Facility	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of a special use to permit an automobile rental facility, Hertz Rental Car, within Drendel Commons shopping center at 2561-2565 Ogden Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Page Development, LLC
2345 Greenwood Road
Glenview, IL 60026

APPLICANT: Hertz Local Edition
1728 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B3, General Services and Highway Business
EXISTING LAND USE: Vacant
PROPERTY SIZE: 1.13 acres
PINS: 08-01-304-007, -008, -009, -010, -011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	ORM, Office Research Manufacturing	Office Corporate Campus
SOUTH:	R1, Single Family Residence	Corridor Commercial
EAST:	R1, Single Family Residence	Parks and Open Space
WEST:	ORM, Office Research Manufacturing	Corridor Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey/Site Plan
4. Architectural Floor Plan
5. Parking Demand Study

PROJECT DESCRIPTION

The petitioner is requesting a Special Use for an automobile rental facility for Hertz Rental Car. The property, commonly known as 2561-2565 Ogden Avenue, is zoned B-3 General Services and Highway Business. It is located in the Drendel Commons shopping center at the southwest corner of Ogden and Drendel Avenues.

Hertz Rental Car is currently located at 1728 Ogden Avenue. The petitioner is seeking to relocate the existing business and close the current location at 1728 Ogden Avenue. The Zoning Ordinance defines automobile rental facilities as automobile dealerships. As such, a Special Use approval is required for the proposed use. (The Special Use for 1728 Ogden Avenue terminates upon relocation of the business.)

The proposed use would occupy two tenant spaces (2,800 square feet) at the east end of the existing building. The entire shopping center contains 11,600 square feet and 50 parking spaces. The petitioner is not proposing any exterior changes to the building or the site. The petitioner will make minor interior modifications to accommodate two offices, a storage area, a conference room and a lobby. The proposed tenant space includes an overhead garage service door in the rear. The petitioner is proposing to use the garage service area to wash and clean the vehicles.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The proposed use is consistent with the Comprehensive Plan's goal for the Ogden Avenue to continue to function as a commercial corridor with a dual role serving both the daily needs of local residents and providing commercial goods and services to a larger region. The proposal is also consistent with the Comprehensive Plan's recommendation to allow relocation of viable business to assure they remain in the Village while stabilizing the existing shopping center.

The Comprehensive Plan defines the west end of Ogden Avenue as a key focus area. Due to its proximity to regional interstates, the Plan identifies the west end of Ogden Avenue for regional business that require and benefit from customers from beyond Downers Grove. The proposed automobile rental facility is consistent with the key focus area for west end of Ogden Avenue and will advance its goal to concentrate regional and automobile oriented businesses along the west end of Ogden Avenue.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business district. Automobile rental facilities are defined as automobile dealerships. Section 28.609 of the Zoning Ordinance lists Automobile Dealerships as one of the allowable special uses in the B-3 district. The petitioner is not proposing any changes to the existing building or the site. The proposed use will meet all requirements of the Zoning Ordinance.

PARKING ANALYSIS

The existing shopping center includes nine tenant spaces with a total of 11,600 square feet and 50 parking spaces. Per Zoning Ordinance, the shopping center is required to provide 46 parking spaces (4 parking spaces per 1,000 square feet). As such the shopping center meets the parking requirement.

The proposed Hertz use would occupy two units at the east end of the building with a total of 2,800 square feet. There are five tenant spaces that are currently occupied including one restaurant and four general retail uses. Two tenant spaces (2,900 square feet) would remain vacant.

The parking study indicates that with the proposed use the peak hour parking demand in the shopping center would be 30 parking spaces. 20 parking spaces would remain available assuming there is no major shift in tenant mix. The remaining two tenant spaces (2,900 square feet) require 12 parking spaces, which would bring the peak hour parking demand to 42 parking spaces. With a total of 50 parking spaces, the shopping center would meet the parking requirement with eight excess parking spaces available during peak hour.

The parking study indicates the projected maximum parking need for Hertz Rental Car is ten parking spaces. This finding is similar to what a general retail service use would require. As such, staff believes the parking demand for Hertz is similar to other permitted uses within the shopping center.

The parking study illustrates that the peak parking demand for Hertz Rental Car will be in the evening and overnight hours when most other tenants are closed. The peak parking demand for the shopping center occurs weekdays during the mid-day hours, during which time the Hertz parking demand is the smallest (approximately four parking spaces) because most rental vehicles are in use during the day. As such, the impact of the proposed use will be similar or less than that of a general retail use.

The petitioner estimates that the greatest number of rental vehicles parked on the site at any time is eight. Additionally, the petitioner indicates that no more than eight rental vehicles will be parked on site over night. Excess vehicles would be relocated to other Hertz locations. Staff anticipates demand for rental vehicles could fluctuate. To allow for flexibility in the business operation, staff recommends including a condition that no more than ten rental vehicles are parked on site at any time. This is also consistent with the parking requirement for a typical general retail use.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site. All required infrastructure already exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. The building is equipped with the sprinkler and fire alarm systems. The systems will be modified to accommodate the proposed use at the time of building permit review.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a special use for an automobile rental facility. Staff believes the development meets the standards for granting a special use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The petitioner is proposing to relocate an existing business on Ogden Avenue to a newer more modern building. The proposed use is a desirable service that contributes to the general welfare of the neighborhood and the community. The proposed relocation to a new facility represents a necessity in the interest of public service and convenience.

The proposed use supports the Comprehensive Plan's goal for the Ogden Avenue to continue to function in the dual role serving both daily needs of local residents and providing commercial goods and services to a larger region. Staff believes this standard is met.

- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The petitioner is not proposing any changes to the existing building or the site. The petitioner has submitted a parking demand analysis for the proposed use and the shopping center. The study indicates the proposed use will not have a negative effect on surrounding uses. The proposed use will have similar or less intense parking impact as other general retail uses in the B-3 district. As such, the development will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. Staff believes this standard is met.

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Zoning Ordinance. Staff believes this standard is met.

- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

The Zoning Ordinance defines automobile rental facilities as automobile dealerships. Automobile dealerships are allowable Special uses in the B-3 district. Staff believes this standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC 08-12 subject to the following condition:

1. The Special Use shall substantially conform to the staff report and the attached plans and documents, except as such plans may be modified to conform to the Village codes and ordinances.
2. No more than 10 rental vehicles can be stored on the property at any time.
3. At the time of building permit review, fire alarm and sprinkler plans must be submitted to verify the existing systems match the occupancy and the interior remodeling plan.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JUNE 4, 2012, 7:00 P.M.

Chairman Jirik called the June 4, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Cozzo, Mr. Hose, Mr. Quirk, Mrs. Rabatah, Mr. Waechter, Mr. Webster

ABSENT: Mr. Beggs, Mr. Matejczyk

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic

VISITORS: Mr. Ray Rahn, 4911 Washington; Mr. Gil Schroeder, 7020 Webster St.; Mr. Kevin Comer, 824 Franklin St.; Mr. Ricardo Ginex, 5424 Carpenter St.; Mr. Mark Ginex, 4100 N. LaSalle St., #1411, Chicago, IL; Mr. Greg Mast, CBRE, 20 N. Martingale, Schaumburg, IL; Mr. Justin Bretzke, Hertz Corp., 1728 Ogden Ave.; Mr. Dan Russell, 4112 Elm Street; Mr. Greg Ginex, 629 Gierz Street

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

APPROVAL OF THE MAY 7, 2012 MINUTES

MINUTES OF THE MAY 7, 2012 MEETING WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE of 7-0.

Chairman Jirik reviewed the protocol for the public hearing.

PC-08-12 A petition seeking Special Use approval for an Automobile Dealership for Hertz Rental Car. The property is located at the southwest corner of Ogden Avenue and Drendel Road, commonly known as 2561-2565 Ogden Avenue, Downers Grove, IL (PIN 08-01-304-007, -008, -009, -010, -011); Hertz Local Edition, Petitioner; Page Development, LLC., Owner.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Damir Latinovic, directed commissioners' attention to a photo of the 1.13 acre-site on the overhead, noting the site (zoned B-3 General Services and Highway Business District) is part of the Drendel Commons shopping center (11,600 sq. feet) located at the southwest corner of Drendel Road and Ogden Avenue. The site has 50 parking spaces on-site. Petitioner, Hertz Rental Car, was requesting Special Use approval to relocate to 2561 and 2565 Ogden Avenue, which the Village's zoning ordinance lists in the B-3 District as a special use.

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The petitioner planned to modify the interior of the existing store to create some office spaces and a lobby area. No exterior changes were planned. The petitioner was required to submit a formal parking study analysis, which concluded that enough parking existed on the site to accommodate the use and that the proposed use was similar or less intense than a general retail use in the B-3 District.

Mr. Latinovic reported that currently, Hertz's fleet (101 vehicles) is 95% rented on an average day according to the parking study. About 60% of the vehicles are stored off-site at various car dealerships and body shops. Average mid-day parking demand for Hertz would be 3 to 4 parking spaces, which includes rental vehicles and employee vehicles. The petitioner indicated, however, that it will place a cap of 8 rental vehicles they can have on-site. Any vehicles above that will be relocated to other Hertz sites. A total of three employees will work at this location with one employee using a rental car and two employees parking their cars on-site. Current parking demand for this site met Village requirements.

Mr. Latinovic reviewed the petitioner's parking analysis, noting it covered parking counts on Friday and Saturday (March 2-3, 2012), respectively. Current peak parking demand was reviewed and parking calculations were explained, concluding that based on the parking analysis completed, there was enough parking for the proposed use. However, staff recommends including a condition that stated the petitioner was allowed to have no more than 10 rental vehicles at any time on-site.

Continuing, Mr. Latinovic explained that the petition was consistent with the Village's Comprehensive Plan and said the plan describes this area of Ogden Avenue as a catalyst site for the Village, where the plan prefers automobile uses that benefit the local residents and those from a wider region and benefit from a location near the interstate highways. Mr. Latinovic reported that proper public notification was made with no comments received from any adjacent residents. The four standards for Special Use were also met and the proposed use was desirable. It was considered in the interest of public service and convenience and would not have any detrimental effects on the surrounding uses nor impact the health, safety and general welfare of the residents. The proposal met all zoning ordinance requirements.

Staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the three conditions in its staff report.

Asked if the conditions for recommendation addressed the number of employee parking the petitioner could have, Mr. Latinovic stated it did not and only the number of rental vehicles on site would be limited by the condition. Of the three employees, one would be using a rental car. Asked where the rental vehicles would be parked at night, i.e., in front or in the rear, Mr. Latinovic stated there would be no limitation where they were parked as the shopping center would be closed during the evening when the largest number of rental vehicles would be parking on site. Additionally, vehicles would be detailed/washed in the interior space where the garage door was located.

Mr. Webster voiced concern that the floor plan did not provide enough space for that washing area, wherein Mr. Latinovic explained that the petitioner provided a general floor plan which is not to scale and was meant to be flexible and confirmed that such activities would occur indoors. He envisioned that certain walls would be relocated for that purpose. Regarding signage, there was no formal proposal and staff was not too concerned as the signage would have to meet the Village's sign ordinance.

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Regarding staff's Recommendation No. 2, Chairman Jirik asked for clarification about the word "stored", wherein Mr. Latinovic explained it meant "parked on site" and the petitioner was aware of the number of vehicles that were allowed. Asked if staff felt a need to be more specific about the washing/cleaning/detailing activities being required indoors, Mr. Latinovic stated that staff felt comfortable, based on the petitioner's business model, that it was not an issue since there was space for only one car and it was indoors.

Petitioner, Mr. Justin Bretzke, Area Manager with Hertz Corporation, 1728 Ogden Ave., Downers Grove, explained he was before the commission seeking a Special Use for a car rental operation closer to Interstate 355 and to meet corporate standards. Their current building was outdated and the company wanted to move into something more modern. It provided the separate bay for washing cars and other indoor amenities. He was aware and agreed with staff's points. Mr. Bretzke reviewed the business operations and explained how the vehicles were stored off-site. All maintenance on the vehicles was done through local vendors or through the regional maintenance facility in Des Plaines.

Asked to address Page 6 of Mr. Benes and Associates parking study report under "alternative scenario", Mr. Bretzke summarized it came down to occupying both spaces versus the one space (2565 Ogden Ave.), as originally planned. Normal hours of operation were 7:30 a.m. to 6:00 p.m. weekdays; 9:00 a.m. to Noon on Saturdays; and 9:00 a.m. to 1:00 p.m. on Sundays. A majority of the cars were rented between 7:30 a.m. and 9:00 a.m. and then between 5:00 p.m. and 6:00 p.m. The mid-day peak hours worked well for the other tenants, as the Hertz business was not busy during that time. Mr. Bretzke stated he had not heard from any of his tenants about the proposal.

Chairman Jirik opened up the meeting to public comment. None received. Public comment closed. Mr. Bretzke waived his closing statement.

Messrs. Webster and Waechtler appreciated the petitioner having a traffic study to review. Chairman Jirik believed the use was very appropriate and stated the service was very much needed, given the other businesses in the area.

WITH RESPECT TO PC 08-12, MR. HOSE MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JUNE 4, 2012 AND THE ATTACHED PLANS AND DOCUMENTS, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
- 2. NO MORE THAN 10 RENTAL VEHICLES CAN BE STORED ON THE PROPERTY AT ANY TIME; AND**
- 3. AT THE TIME OF BUILDING PERMIT REVIEW, FIRE ALARM AND SPRINKLER PLANS MUST BE SUBMITTED TO VERIFY THE EXISTING SYSTEMS MATCH THE OCCUPANCY AND THE INTERIOR REMODELING PLAN.**

SECONDED BY MR. WAECHTLER. ROLL CALL:

DRAFT

**AYE: MR. HOSE, MR. WAECHTLER, MR. COZZO, MR. QUIRK, MRS. RABATAH,
MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

...

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)