



Legislation Text

File #: 2016-0006, Version: 0

Title/Name/Summary

Avis Car Rental

History

QUICKFACTS

Project

Avis Car Rental - 2016-0006

Petitioner

Mitch Goltz
GW Property Group, LLC

Purpose

The purpose of this petition is to establish a motor vehicle rental use on a 1.36 acre site, formerly the location of *Every Bloomin' Thing* floral business, for temporary car rentals until a permanent facility can be established.

Requested Actions: Special Use Permit

Project Attributes

Address: 7646 W. 159th Street

P.I.N.(s): 27-13-308-062

Size: 1.36 acres

Comprehensive Plan Planning District: 159th and Harlem Planning District

Comprehensive Land Designation: Community Commercial

Existing Zoning: BIZ General Business District

Existing Land Use: Vacant (formerly a retail plant nursery)

Proposed Land Use: Motor Vehicle Rental facility

Surrounding Land Use:

North: R-4 Residential District - Single Family Attached (townhomes)

South: Not in Orland Park (Tinley Park) - (across 159th Street) Offices

East: BIZ General Business District - Motor Vehicle Service (Gas Station)

West: Not in Orland Park (Unincorporated) - Single Family Detached

Preliminary Engineering: Preliminary engineering is not required for this project.

OVERVIEW AND BACKGROUND

Avis Car Rental was recently approved by the Village Board on December 7, 2015 as part of a Planned Unit Development via special use permit for 7420 W. 159th Street. The land use was to occupy an outlot of the PUD along 159th Street in a standalone retail building. The plan was to establish the land use temporarily on the property in a office trailer until the building could be constructed and the temporary facility would be removed from the site.

However, complicated logistics prevented the property owner of 7420 W. 159th Street PUD and Avis Car Rental from realizing those plans in a timely manner. Both the property owner of the PUD and Avis Car Rental have identified 7646-48 W. 159th Street as an alternative location until a permanent facility can be constructed for Avis. Rather than move Avis to operate from a temporary construction/office trailer, it was determined by the petitioner that Avis should work from an existing vacant building with an established parking lot.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to temporarily operate and maintain a motor vehicle rental facility at 7646-48 W. 159th Street. Located within the BIZ General Business District in the 159th Street corridor, motor vehicle rental uses require a special use permit. While appropriate to the area, the proposed land use will be issued a special use permit with a sunset provision to ensure appropriate redevelopment of the subject site within the corridor.

The subject site's status is currently legal non-conforming due to numerous building code and site plan issues. By maintaining a temporary special use permit for the proposed land use, the Village allows for an effective reuse of the site but at the same time preserves the redevelopment potential as well. Avis has a vested interest in finding a permanent home as well and this temporary special use permit will allow them to operate until their permanent location is established and constructed.

There are no modifications or variances proposed for this project.

The recommendation motion includes the following conditions:

- 1) The special use permit for Avis Car Rental to locate within the existing center building at 7646-48 W. 159th Street shall expire on January 1, 2017.
- 2) Maintain existing landscaping on the property and replace any dead or dying plant material.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

No site plan changes are proposed at this time. The land use will move in to the existing site plan and utilize the existing buildings and layout until a permanent facility can be constructed. Avis will occupy the center structure in the site. The other two buildings will remain vacant and are not party to this special use permit. Avis expects to vacate the existing building and move in to their new standalone facility when it is finished.

MOBILITY

The subject site is accessible from two full-access drives along 159th Street on the south, a major arterial roadway under IDOT jurisdiction. The site is also accessible from a single full-access drive on 77th Avenue on the west, a local street. A shared cross access point on the east property line exists connecting to the neighboring parking lots.

Pedestrian and Bicycle:

An existing sidewalk is located along the full length of the 159th Street frontage.

Parking/Loading:

Parking Required - 5 spaces

Existing Parking Provided - approx. 48 spaces

The parking requirement was calculated based on the square footage of the single story western most building along 77th Avenue. This building is estimated at 1,540 square feet in area. Table 6-306 (B) requires 1 parking space for every 300 square feet for automobile rental facilities. This equates to 5 parking spaces.

Avis requires a minimum of 40 parking spaces to store its rental inventory. Of the 40 vehicles stored on site, five (5) to ten (10) will be trucks. It is not expected that all 40 vehicles will always be on site at the same time.

The site is more than adequately parked to accommodate visitors as well as rental inventory. Avis will have the right (subject to any private agreements) to use all of the existing parking available on the site as no parking expansions are proposed at this time.

BUILDING ELEVATIONS

No changes are proposed to the existing elevations of the buildings as part of this special use permit.

Changes to the elevations that can be reasonably anticipated may be related to meeting Illinois Accessibility Code requirements (such as the addition of ramps etc.). Such changes, if required, can be dealt with via the Appearance Review process at a later time. Nevertheless, wholesale changes to the appearance of these structures for a temporary use are not anticipated.

LANDSCAPING/TREE MITIGATION

A landscape plan is not required for this project. However, the petitioner must maintain all landscaping on the property and replace any dead or dying plant material.

DETAILED PLANNING DISCUSSION

Natural Features

There are no natural features on this property.

Preliminary Engineering

Preliminary engineering is not required for this project.

Subdivision

No changes are proposed to the lot configuration.

Special Use Permit

The proposed special use permit for Avis Car Rental is intended to be temporary until Avis can construct and move into a permanent facility. The special use permit will have a sunset provision, which will have the permit expire on January 1, 2017.

The hours of operation for the facility are the company standard hours: on Sundays from 9 a.m. to 1 p.m.; on Mondays through Fridays from 7 a.m. to 6 p.m.; and on Saturdays from 7 a.m. to 3 p.m.

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

Land Use/Compatibility

The proposed land use is compatible with the existing site plan using an existing building and parking lot. It is also compatible with the surrounding commercial land uses along 159th Street.

Lot Coverage

No change is proposed to the lot coverage via this special use permit.

Lot Size

No change is proposed to the lot size/area.

Setbacks

No changes are proposed to the site plan. Therefore the existing setbacks remain. It should be noted that the large tent or outdoor canopy of the former garden center has been removed. A setback variance had been issued for the garden center tent in 2007. With the tent gone, the variance is expired.

Building Height

No changes to the buildings are proposed to increase or decrease the height of any structures.

Landscape Bufferyards

No changes are proposed to the site plan to require a landscape plan or adjustment to the landscape bufferyards. The petitioner will have to maintain existing plant material and replace any dead or dying plant material.

Accessory Structures

There are a number of structures on the subject site. Buildings not used for the Avis Car Rental facility will remain unused and are not party to the temporary special use permit.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

Signage

Signage is not part of this petition and should be submitted for separate review to the Building Division.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated January 12, 2016,

And

I move to recommend to the Village Board approval of a Special Use Permit for Avis Car Rental to locate at 7646-48 W. 159th Street, subject to the following conditions:

- 1) The special use permit for Avis Car Rental to locate within the existing center building at 7646-48 W. 159th Street shall expire on January 1, 2017.
- 2) Maintain existing landscaping on the property and replace any dead or dying plant material.

AUBIN: Second.