

Village of Orland Hills

Planning, Zoning & Development Commission

MEETING AGENDA

July 11, 2019 7:00pm

Meeting called to order by Chairman Hallas at _____ P.M.

Roll Call: Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter ()
Village Administrator Kiebles () Others in attendance:

-
- 1) Motion to approve the minutes of May 3, 2018 (as amended) Planning, Zoning & Development Commission Meeting.

Motion by: _____ Seconded by : _____

Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter () Pass / Fail

- 2) Motion to approve the minutes of June 7, 2018 (as amended) Planning, Zoning & Development Commission Meeting.

Motion by: _____ Seconded by : _____

Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter () Pass / Fail

- 3.) Motion to approve the minutes of April 4, 2019 Planning, Zoning & Development Commission Mtg.

Motion by: _____ Seconded by : _____

Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter () Pass / Fail

- 4.) The purpose of this hearing is to consider a petition of Enterprise Leasing Company of Chicago, LLC for a Special Use to the Zoning Ordinance, Section 159.057 of the Village of Orland Hills Code of Ordinances to allow for a used motor vehicle sales and a car rental facility. Property legally described as:

The south 390 feet of the north 453 feet of a part of the northeast ¼ of section 22, Township 35 north, range 12 east of the third principal meridian said party lying east of the west line of said northeast ¼ of Section 22 and said part lying west of a line being 435 feet west of (measured normal thereto) and parallel with the west line of the east 20 acres of the northwest ¼ of said northeast ¼ of section 22, in Cook County, Illinois.

The common address of the aforementioned property is 9201 W. 159th Street, Orland Hills, Illinois.

The above petition has been open for inspection at the Village Complex for the last 30 days.

DISCUSSION:

Motion by: _____ Seconded by: _____

Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter () Pass / Fail

5.) Orland Ridge update:

6.) Other:

7.) Motion to adjourn _____P.M.

Motion by: _____ Seconded by: _____

Hallas () Perepechko () Elliott () O'Connor () Cozzi () Fiore () Cotter () Pass / Fail



Village of Orland Hills Planning, Zoning & Development Commission Petition

Please Print or Type. Submit original and ten (10) copies of completed applications along with ten (10) copies of an accurate plat of survey to the Village of Orland Hills Building Department. Fees must be paid at time of application.

1. **Property Description:**

Common Address: 9201 w. 159th Street Orland Hills, IL 60487

Real Estate Tax #: 27-22-200-010-0000 Subdivision: 159th Street

Legal Description: The South 390 feet of the North 453 feet of a part of the Northeast quarter of Section 22, Township 36 north, range 12 East of the third principal meridian, said part lying east of the west line of said northeast quarter of Section 22; and said part lying west of a line being 435 feet west of (measured normal thereto) and parallel with the west line of the east 20 acres of the northwest quarter of said northeast quarter of section 22. All in Cook County.

2. **Specify Request:** (Mark ☒ all appropriate lines.)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Variance to Subdivision Control Ord.
<input type="checkbox"/> Business License	<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Variance to Zoning Ordinance
<input type="checkbox"/> Liquor License	<input type="checkbox"/> Resubdivision	<input type="checkbox"/> Variance to Building Codes
<input checked="" type="checkbox"/> Special Use	<input type="checkbox"/> P.U.D.	<input type="checkbox"/> Other Ordinances

3. **Nature of the Request:** (Briefly describe what the actual request is.)

To consider a petition of Enterprise Leasing Company of Chicago, LLC for a variance to the Zoning Ordinance, Section 159.057, of the Village of Orland Hills, Code of Ordinance providing for a special use for a used motor vehicle sales and car rental facility.

4. **Basis of the Request:** (Briefly describe why the request is being sought.)

Enterprise Holdings is a large international company with over 180 points of service in the Chicago land area. Currently we have 4 car sales locations in the Chicago land area. We looking to open a car sales and car rental location

5. **Ordinance Requirement:** (Indicate the section of the Ordinance and the general requirement being appealed.)

Ordinance No: 159.057 Section: B-2 Business District General, Retail, and Service.

Existing Standard: _____

Motor vehicle sales, used (used vehicle sales) including automobiles, vans, and small trucks when in conjunction with a new vehicle sales facility as permitted in this district.

P, Z & D - Petition (continued)

6. ***Applicant:***

Name: Enterprise Leasing Company of Chicago, LLC Phone: (630) 693-3999

Address: 1050 N. Lombard Road

City: Lombard State: IL Zip: 60148

7. ***Applicant's Interest:*** (State the interest the applicant has in the property and when this interest was acquired.)

We have a signed PSA with the owner of property and the final sale of the property is contingent on Enterprise's ability to operate a used car dealership.

8. ***Statement of Ownership:***

Owner's legal name(s):

Length in time of ownership:

9. ***Conflict of Interest:*** Are any of your officers employees of, commissioned by, or directly related to any employee, officer or official of the Village of Orland Hills? *If so, please explain.*

No

10. ***Representation:*** (If legal representation is considered, indicate below.)

Attorney: _____ Phone: ()

Address: _____

City: _____ State: _____ Zip: _____

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I hereby agree to pay all associated fees, i.e. legal, publishing, etc. in addition to the application fee due upon submission of the document.

All of the preceding information is true and accurate to the best of my knowledge and belief.

Signature of Applicant

Date

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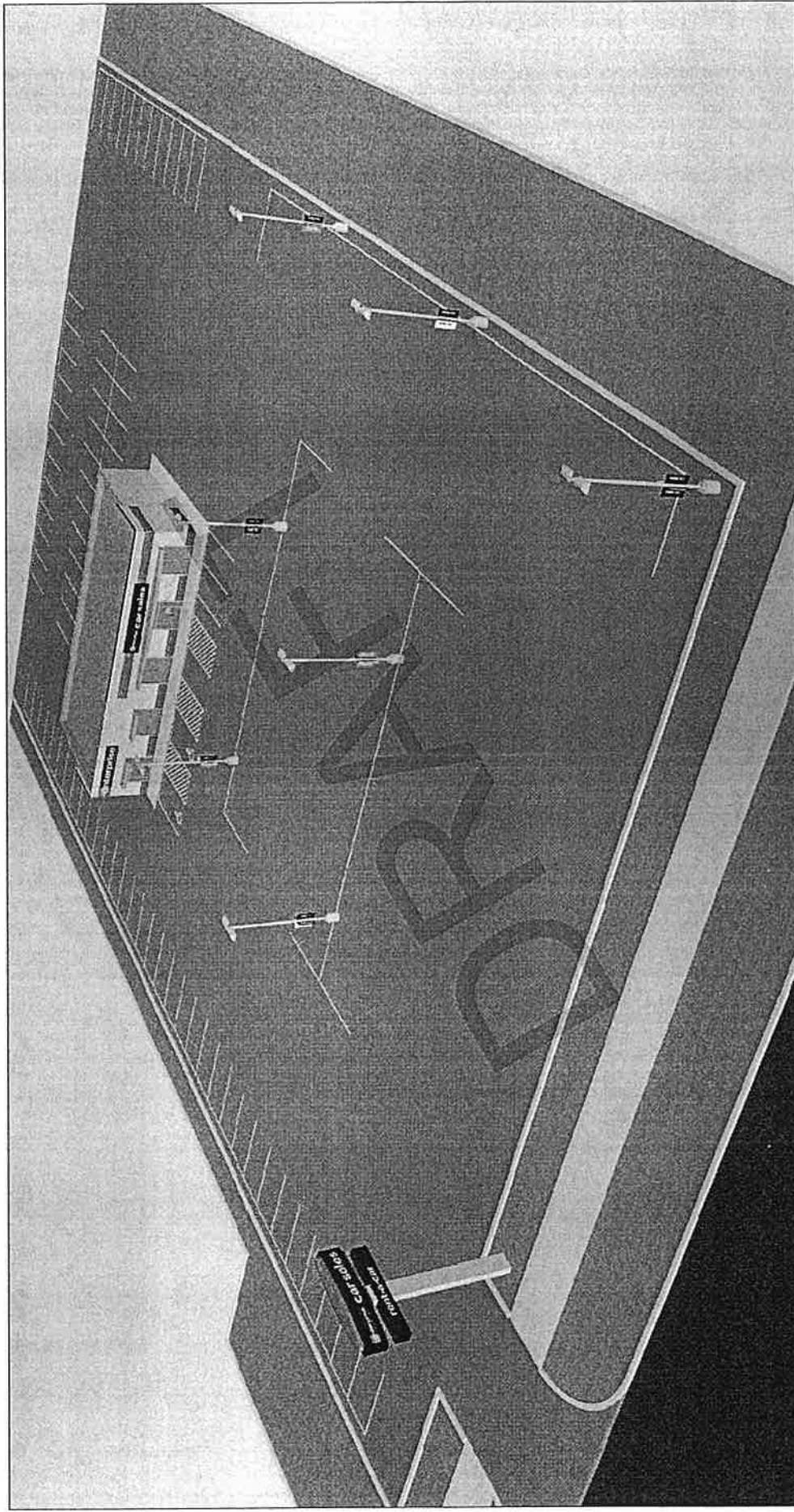
Date Received: _____	Amount Received: _____	Cash/Check #: _____
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VARIANCES

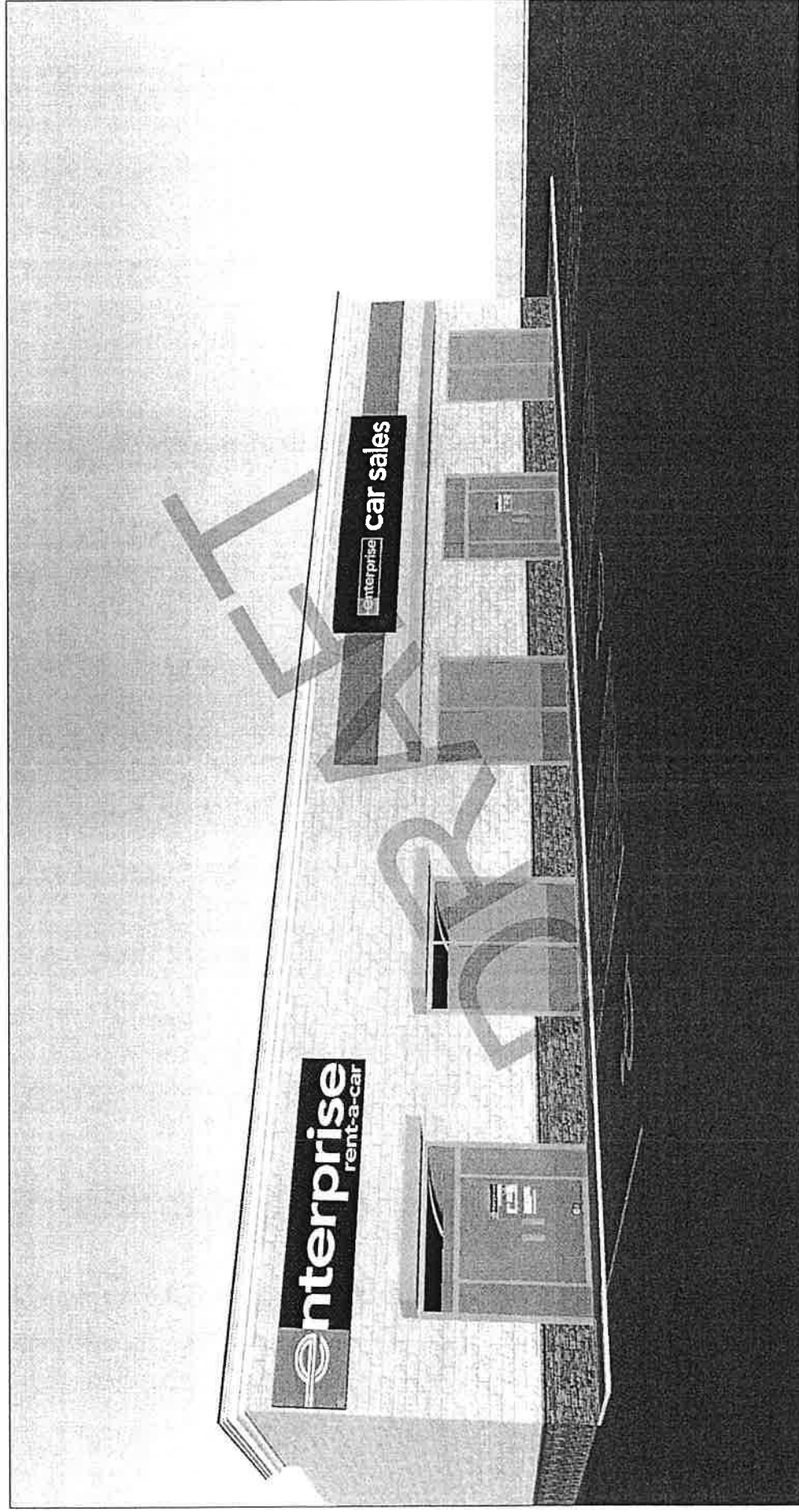
The Board shall determine and make a finding of fact that the proposed variance will not merely serve as a convenience to the applicant, but is necessary to alleviate some demonstrable hardship.

Variances shall only be authorized in the following instances:

1. Will not impair an adequate supply of light to adjacent property.
2. Will not impair an adequate supply of air to adjacent property.
3. Will not unreasonably increase the congestion in public streets.
4. Will not increase the danger of fire.
5. Will not unreasonably diminish or impair established property values.
6. Will not impair the public health, safety, comfort, morale, and welfare of the inhabitants of the Village.
7. Variance shall not exceed 33% of the yard requirement.



EXTERIOR | AERIAL VIEW | OPTION 1 | PYLON SIGN (SQFT) 5'-1" H X 25'-5" W | RAC ADD-ON CABINET APPROX. 3'-6" X 23'-0"



EXTERIOR | CUSTOMER APPROACH 3 | OPTION 2 | CS ILLUMINATED CABINET SIGN 5'-0"H X 25'-0"W | DR ILLUMINATED BOX SIGN 4'-1"H X 20'-5"W

ENTERPRISE CAR SALES 2234 N RAND RD PALATINE, IL 60074



ENTERPRISE CAR SALES 2234 N RAND RD PALATINE, IL 60074



ENTERPRISE CAR SALES AND RENT-A-CAR 4000 OGDEN AVE AURORA, IL 60504



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