



Legislation Details (With Text)

File #: 18-686 **Version:** 1
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On agenda: 8/21/2018 **Final action:**
Title: Approve the use of an occupancy through December 31, 2018 at the owner's risk for Avis Rental Car at the subject property located at 504 S. Route 59, Unit 504, Naperville

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Date	Ver.	Action By	Action	Result
8/21/2018	1	City Council		

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the use of an occupancy through December 31, 2018 at the owner's risk for Avis Rental Car at the subject property located at 504 S. Route 59, Unit 504, Naperville

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

Avis Rental Car is seeking to relocate from its existing tenant space at Fox Valley Mall to 504 S. Route 59, Unit 504. The subject property is zoned B2 PUD (Community Shopping Center District) and relocation will require a major change to amend a PUD with deviations to reduce the required parking and to allow the outside storage of vehicles. As the current Avis lease in Fox Valley is due to expire, Avis is requesting approval of an at risk occupancy through December 31, 2018 for the tenant space at 504 S. Route 59, Unit 504, Naperville.

DISCUSSION:

Avis Rental Car is facing a hardship due to the expiration of their existing lease. Avis is requesting the City Council grant an at risk occupancy of the tenant space at 504 S. Route 59, Unit 504, Naperville. In order to receive full occupancy, Avis will be required to receive the necessary entitlements (i.e. major change to the PUD and deviations) and submit a parking study. If Avis does not receive entitlement approval from the City Council prior to December 31, 2018, they will be required to vacate the tenant space.

The petitioner will be required to comply with all mandatory building and fire codes prior to any occupancy granted by City Council.

FISCAL IMPACT:

N/A