

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Outreach Community Ministries, Inc, 240 E. Roosevelt Road

June 21, 2021

**Title**

PC 21-14

**Petitioner**

Outreach Community Ministries,  
Inc.  
Chris Ellerman  
373 S. Schmale Road, Suite 102  
Carol Stream, IL 60188

**Property Owner**

Forcey Properties, Inc.  
668E 99N  
Westville IN46391

**Property Location**

240 E. Roosevelt Road  
06-17-312-032  
Trustee District 6

**Zoning**

B4A Roosevelt Road Corridor  
District

**Existing Land Use**

Commercial building

**Comprehensive Plan**

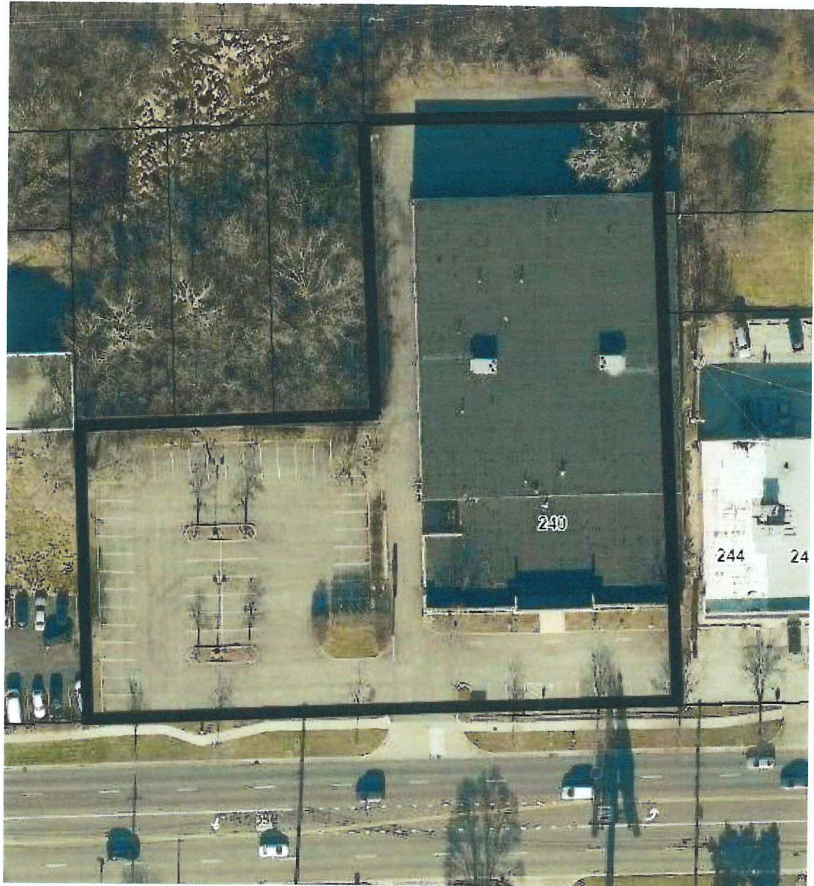
Public and Institutional

**Approval Sought**

Conditional use

**Prepared By**

Jennifer Ganser, AICP  
Assistant Director



LOCATION MAP

**PROJECT DESCRIPTION**

The petitioner requests a conditional use for the secondhand or resale store. They propose to lease the building. No exterior modifications are proposed. The building was formerly Lazy Boy Furniture store.

**APPROVAL(S) REQUIRED**

The petitioner, Outreach Community Ministries, Inc., requests a conditional use pursuant to Section 155.417(G)(2)(ix) of the Lombard Village Code to allow for secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet) to operate on the subject property located within the B4A Roosevelt Road Corridor District.

**EXISTING CONDITIONS**

The subject property is currently developed with a vacant commercial building.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 1.55 acres  
Building Area: 24,000 sq. ft.

**Submittals**

1. Petition for a public hearing;
2. Description of the request, prepared by the petitioner;
3. Response to Standards for a Conditional Use, prepared by the petitioner;
4. Plat of Survey documents.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division noted that any buildout or changes made will need to meet all requirements of the current adopted codes (2018 IBC, 2018 Illinois Accessibility Code, etc.). Additional comments may be forthcoming during permit/occupancy review.

**Fire Department:**

The Fire Department noted that the Fire Alarm and Sprinkler System is out of date on the required annual testing. That can be completed prior to occupancy of the building. Additional comments may be forthcoming during permit/occupancy review.

**Public Works:**

Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit/occupancy review.

**Private Engineering Services:**

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit/occupancy review.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	OPD	National University of Health Sciences
<b>South</b>	B4A	Commercial
<b>East</b>	B4A	Commercial
<b>West</b>	B4A	Commercial

Staff notes the property is along a major commercial corridor, Roosevelt Road. Retail is a permitted use and encouraged in the corridor, however, as the property is a secondhand store it requires zoning approvals. This property will operate similar to Goodwill, also on Roosevelt Road. Staff finds the use is compatible with the surrounding zoning and land uses.

2. **Comprehensive Plan Compatibility**

The property has a Comprehensive Plan designation of Public and Institutional. However, it is zoned for commercial and has operated as a commercial space in the past. The property is adjacent to National University of Health Sciences, which also has a Comprehensive Plan designation of Public and Institutional. Staff finds that the proposed secondhand store is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. **Zoning Compatibility**

The Zoning Ordinance provides for secondhand stores as conditional uses in the B4A District. Staff reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users in the area.

The building has three (3) loading docks in the rear, which will help with deliveries. Outreach has a truck with movers that will pick up furniture from people's homes. The public can also drop off goods at the loading docks, provided they notify the store and a time is coordinated. Clothing and household goods can be dropped off at the west side entrance using the parking spaces, at the drop off center at Elmhurst Christian Reformed Church, or during non-business hours at a proposed drop box at the northeast corner of the parking lot.

**FINDINGS & RECOMMENDATIONS**

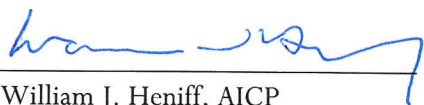
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 21-14:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-14, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner