

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: December 20, 2004

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 04-37; 1000 N. Rohlwing Road: The petitioner requests that the Village approve a conditional use for a religious institution located within the B3 Community Shopping District.

GENERAL INFORMATION

Petitioner: Joe Basile
5538 Celebrity C. West
Hanover Park, IL 60133

Property Owner: Arbor Northgate
5135 W. Golf Road
Skokie, IL 60077

Relationship of Petitioner: Prospective tenant

PROPERTY INFORMATION

Existing Land Use: Retail shopping center

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B3 Community Commercial District

Surrounding Zoning and Land Use:

North: Property within the Village of Addison zoned M4 Planned Office Research Industrial - developed as a mixed-use retail commercial/warehouse building

South: OPD – Heron Point Office Planned Development improved as a hotel and office building; and R1 Single-Family Residence District - unimproved property

East: R1 Single-Family Residence District - developed as a mix of single-family residences, contractor’s yards and an automotive repair use

West: B3 Community Shopping District - Interstate 355

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on November 19, 2004 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Glen D. Krisch Land Surveyor, Inc., dated December 26, 1995.
4. Interior building plans.
5. Newspaper article, "Not your average preacher," *Daily Herald*, September 18, 2004.

DESCRIPTION

The petitioner, The Church in Lombard, is seeking a conditional use to have religious services within one of the former theatre spaces within the former Northgate Theatre property. This property in general, and the location of the proposed church specifically, is currently operating under a conditional use for an indoor amusement establishment (i.e., teen club) that was approved as PC 02-31.

The congregation, which has approximately 250 members, is proposing to occupy one of the existing theatre spaces that was not converted as part of the Kool Zone teen club. The Church anticipates that it will primarily operate on Sunday mornings.

INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works

Public Works has no objections, comments or changes.

Private Engineering Services

From an engineering or construction perspective, PES has no comments.

Building and Fire

The Fire Department/Bureau of Inspectional Services has the following comments:

- All fire protection systems for the entire building must be operational.
- All existing components must be functional, including exit doors, lighting, etc.
- A permit to erect a stage must be approved by the Village. The stage may not be constructed of any flammable materials, and there may be no combustible storage beneath the stage.

- The occupant load cannot exceed its design. Any modifications to existing must be approved by the Village.

Planning

The proposed religious institution has been holding services at Madison Elementary School. They are proposing to relocate into the theatre space in the Northgate Shopping Center as it is already set-up to accommodate a larger assemblage of people.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Corridor Commercial uses for the subject property. Religious institutions can have much in common with many uses commonly found in corridor commercial areas, as both attract visitors from wide area. Since the nature of the proposed religious institution is to serve the religious worship needs of a geographically dispersed congregation, staff believes that a site such as the one selected by the petitioner would be consistent with the objectives of the Plan. Therefore, the proposed use is compatible with the Comprehensive Plan when such uses are located within the B3 Community Shopping District.

Compatibility with the Zoning Ordinance

With the approval of PC 04-22 earlier this year, religious institutions are classified as conditional uses within the B3 zoning district. The subject property already has a conditional use for an indoor amusement establishment, which is another assembly-type land use.

The petitioner proposes to use the existing area within the building largely as it currently exists. They propose to modify the front of the seating area to accommodate a stage to facilitate their worship services. The theatre seating area will remain as it currently exists.

From staff's perspective, we find the proposed religious institution use, as proposed, to be quite similar to the past theatre use, which is a permitted use in the B3 District. Outside of worship services, they are not proposing any other ancillary activities (e.g., day-care, pre-school, Sunday school, etc.) that can frequently accompany religious institutional uses. Therefore, as the use will be operated similar to other permitted uses within the B3 District, staff is supportive of the request.

Compatibility with the Adjacent Land Uses

The space that is proposed for the religious institution was originally included as part of the indoor amusement establishment conditional use. At the time of the original approval, the operator of the teen club proposed to show second-run movies in the theatre area. However, those plans never came to fruition and the theatre space remained in the same condition as it did when it was operated as a movie theatre.

Given that the teen club on the property already accommodates large numbers of visitors, staff believes that the proposed use would not be detrimental to neighboring land uses and would have a minimal impact on the area. The Church in Lombard anticipates that it will offer services on Sunday mornings, which is a low-activity time for the rest of Northgate Plaza. The shopping center

provides adequate parking and circulation, and any noise or traffic that could possibly be generated by the proposed use would not negatively impact the surrounding commercial properties.

It is important to recognize the inter-relationship between the teen club and the religious institution. The Church will use the same main entrance and restroom facilities as the teen club. However, the actual operation of the respective conditional uses will be located within different areas, as shown on the submitted plan. Staff does not inherently see a conflict between these two district uses. However, staff recommends that a condition be added to the recommendation of approval that the area proposed to be used by the Church in Lombard is to be used exclusively for religious institution purposes and shall not be used by the teen club as part of their business operations.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning Ordinance; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 04-37, subject to the following conditions:

1. The petitioner's building and site improvements shall be designed and constructed consistent with Village Code and all also address the comments included within the IDRC report.
2. The petitioner shall apply for and receive a building permit for any improvements associated with the conditional use.
3. That the theatre space proposed to be used by the petitioner as part of this request shall only be used for religious institution purposes and shall not be occupied or used as part of the adjacent indoor amusement (i.e., teen club) establishment.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd