

MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

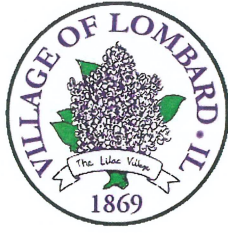
MEETING DATE: July 15, 2021

SUBJECT: **PC 21-14, Outreach Community Ministries, Inc, 240 E. Roosevelt**

Please find the following items for Village Board consideration as part of the July 15, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-14;
3. Plans associated with petition; and
4. An Ordinance granting approval of the conditional use.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021 Board of Trustees agenda with a waiver of first.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

July 15, 2021

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaue, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 21-14, Outreach Community Ministries, Inc, 240 E. Roosevelt

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 21, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and David DeGroot on behalf of the petitioner.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. DeGroot presented the petition. He said he is president of the board of Outreach Community Ministries. Outreach is seeking to open a resale shop in order to support the organization's work. The petitioner has leased the subject property contingent on receiving the conditional use zoning entitlement from the Village. Planned improvements include painting, cleaning, landscaping and other cosmetic improvements. No major renovations or site changes are planned. Mr. DeGroot noted that Outreach Community Ministries operates a used furniture store in Carol Stream.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. 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. 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.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

On a motion by Commissioner Giuliano, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-14 subject to the two (2) conditions in the staff report:

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).

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

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

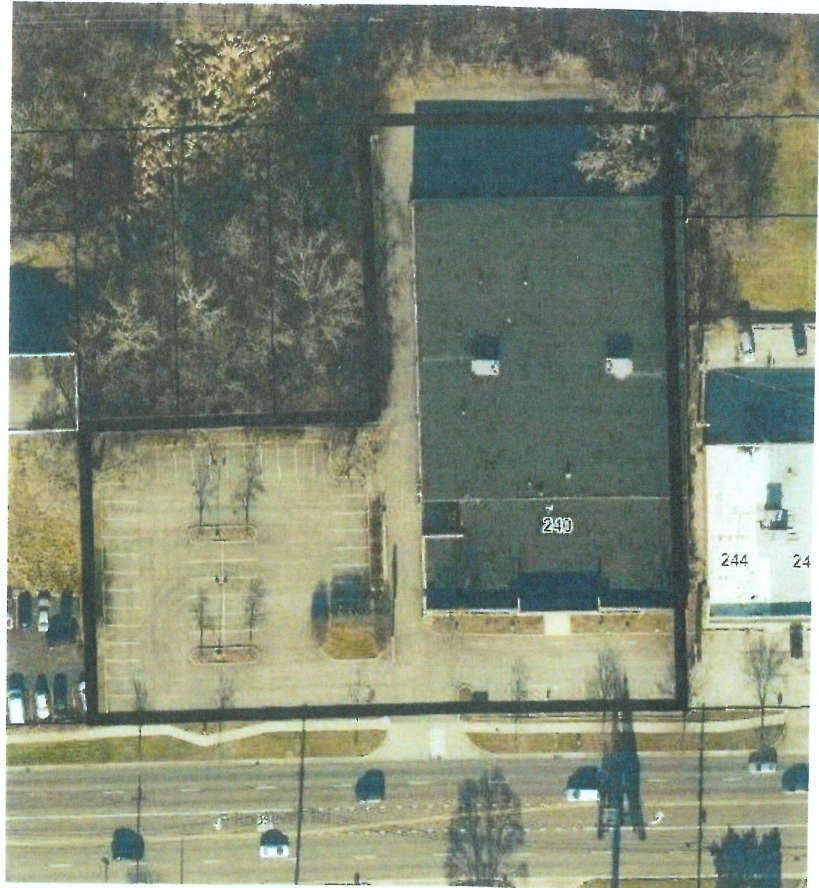
Public and Institutional

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

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

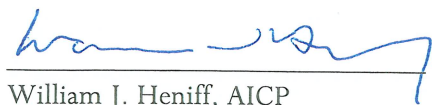
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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

Response to the Standards for Conditional Uses

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare:**

The proposed use as a resale store will be similar to the previous use as a La-Z-Boy Outlet Furniture Store and similar to the use of the nearby Goodwill Thrift Store at 351 E. Roosevelt Road, Lombard, IL. The net proceeds of this resale store will be used to provide social services to the residents of eastern DuPage County. As a result, the establishment, maintenance, and operation of the resale store will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

- 2. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish, and impair property values within the neighborhood in which it is to be located.**

The proposed use as a resale store will be similar to the previous use as a La-Z-Boy Outlet Furniture Store and is, except for the resale component, consistent with the B4-A Zoning classification. The impact caused by increased traffic will not be materially different than the impact caused by the previous occupant, La-Z Boy Furniture. As a result, it is of our opinion that the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish, and impair property values within the neighborhood in which it is to be located.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed use as a resale store will be similar to the previous use as a La-Z-Boy Outlet Furniture Store and is consistent with the B4-A Zoning classification. As a result, it is of our opinion that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- 4. The adequate public utilities, access roads, drainage or necessary facilities have been provided.**

Given OCM's history in managing a furniture resale store in Carol Stream, it has concluded that the building along with its public utilities and access points are sufficient for the proposed use. In addition, OCM engaged a certified building inspector who concluded that water drainage is adequately provided on the site. As a result, it is of our opinion that adequate public utilities, access roads, drainage or necessary facilities have been provided.

- 5. That adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

There are no plans to alter the existing ingress and egress points on Roosevelt Road and the adjoining properties to Stewart Avenue. The site provides 54 parking spaces in the front and side as well as drop off/pick up areas on the north side of the building. Based on OCM's experience in operating a similar store, the amount of on-site parking and drop -off/pick up areas are sufficient so as to minimize traffic congestion in the public streets.

- 6. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard**

The 2014 Comprehensive Plan of the Village of Lombard sets as the objectives for the subject property to be for Public and Institutional Use. In addition, Vision 3 of the Comprehensive Plan states that Lombard will create and maintain viable commercial districts throughout the Village. It is of our opinion that the proposed use of the subject property is in conformity with the objectives of the Village's Comprehensive Plan.

- 7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

The proposed use as a resale store will be similar to the previous use as a La-Z-Boy Outlet Furniture Store. As a result, it is our opinion that the conditional use will conform to the applicable regulations of the B4-A zoning district.

**Outreach Community Ministries, Inc.
Public Hearing Petition for Conditional Use
240 East Roosevelt Road, Lombard, IL 60148**

Description of Request

Outreach Community Ministries, Inc. (“OCM”) is seeking a Conditional Use permit from the Village of Lombard to operate a resale furniture, housewares, general goods, and clothing store in the former La-Z-Boy Furniture store located at 240 East Roosevelt Road (“subject property”). OCM and the owner of the subject property, Forcey Properties, Inc., have signed a lease agreement for the rental of the 24,000 sq. ft. building commencing on May 1, 2021 for three years along with two 3-year extension options. Attachment 1 includes the Lease Agreement.

OCM plans to update the subject property with painting, cleaning, light landscaping, cosmetic improvements and, subject to obtaining Village of Lombard’s approval, placing signs on the building and monument sign. There are no plans for any interior or exterior wall changes nor changes to the landscape bed locations or sizes.

Currently, OCM operates a comparable resale store called Jubilee Furniture located at 730 North Avenue, Carol Stream, IL. It is anticipated that OCM will continue to operate Jubilee Furniture in Carol Stream along with its new proposed location at 240 E. Roosevelt Road in Lombard.

The net proceeds of the proposed resale store in Lombard will be used to provide community services too low to moderate income residents of eastern DuPage County through its York Community Resource Center located at 1420 S. Meyers Road, Lombard, IL. The full list of these community-based services is included in the paragraphs below.

Background of OCM

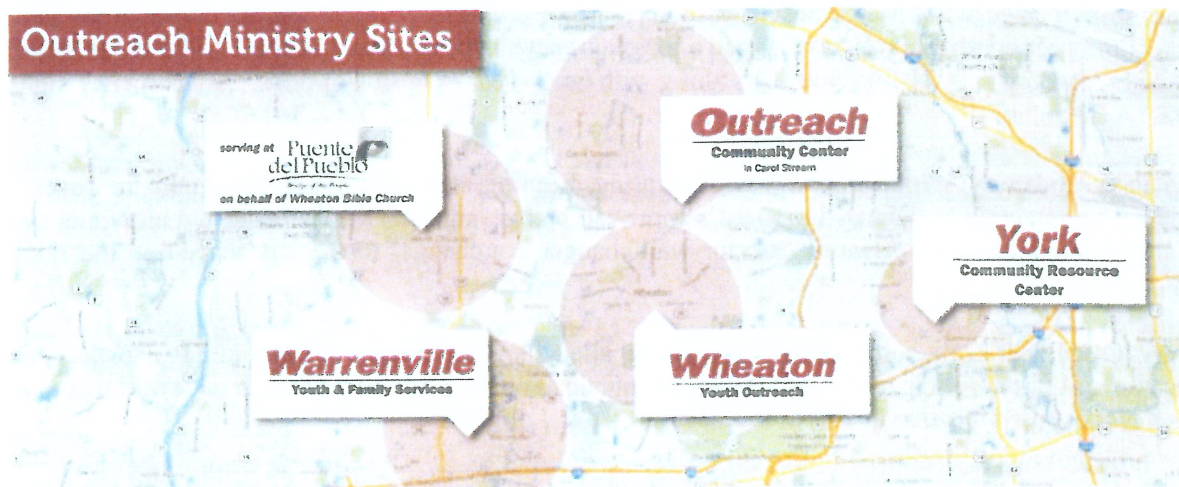
OCM was incorporated on 5/3/1982 and is a not-for-profit organization. OCM has one affiliate and that is Outreach Community Services (OCS) which is also a not-for-profit organization. The Articles of Incorporation state that OCM is an interdenominational, Christian organization with the following purposes:

1. To honor God and to proclaim Jesus as Lord through services we provide to the community-at-large;
2. To put Christian faith into responsible action by providing a full range of charitable, educational and religious services in an effort to help the people we serve make a healthy adjustment to their community, to their lives as adults and in their relationship to God;
3. To assist local churches in the development of outreach ministries that respond to the personal, social and spiritual needs of the residents of the communities in which the churches are located;
4. To engage in all other activities in which a religious corporation may lawfully engage.

According to its website, www.outreachcommunityministries.org, the organization is a family of faith-based, community service organizations serving DuPage County. In 1984, Outreach was the first organization in DuPage County to introduce its neighborhood-based service model into communities where youth and families are vulnerable. The activities and services of Outreach are based on their philosophy of ministry that includes neighborhood and community-based locations; a concern for the whole person, mind, body, and spirit; relationships based on integrity and mutual respect; and a desire to equip people to reach their God-

given potential. Their community services vary by site and are developed in response to local community needs. Services include case management, counseling, youth development programs, transitional housing programs, older adult programs, employment training, and community development.

Outreach currently operates four resource centers serving Wheaton, Warrenville, Carol Stream, and Lombard/Villa Park, each of which, except for Lombard, has a counseling center embedded within. They also work closely with Wheaton Bible Church in West Chicago. Their site locations are Wheaton Youth Outreach, Outreach Community Center in Carol Stream, Warrenville Youth & Family Services, Puente del Pueblo, and York Community Resource Center. The activities and services of Outreach are available to all residents in the communities they serve without regard for their income. Some activities and services, because of their specific purpose and goals, are limited by age, gender, and capacity.



OCM is governed by an independent board of trustees comprising of six board officers and fifteen non-officer trustees. The OCM board meets quarterly. OCM has three Community Boards (Carol Stream, Warrenville and York Community Resource Center in Lombard) and three Action Boards (Jubilee Furniture, Discovery Resale, and Hearts of Grace). All trustees and Community Board Members are required to acknowledge their acceptance of, and agreement with, OCM's statement of faith which is the Apostle's Creed.

Wheaton Youth Outreach is a comprehensive youth and family resource center specializing in work with at-risk teens and their parents and young adults who are homeless, including homeless young mothers. The center serves 500 youth and families each year.

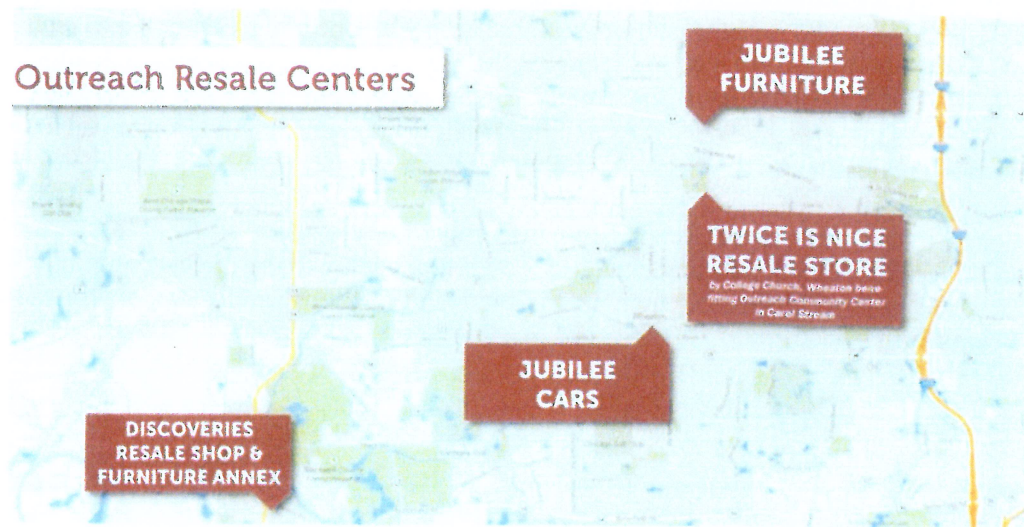
Outreach Community Center in Carol Stream is located in a neighborhood where incomes are modest, and many families are in transition. The center serves 1,500 residents each year including children, their families, other adults, and senior citizens with a full array of services.

Warrenville Youth & Family Services provides a mix of youth development and family stabilization services. It also has local outreach services with a special emphasis on services for the Hispanic community. The center serves over 400 youth, families, and adults each year.

Puente del Pueblo works on behalf of and in partnership with Wheaton Bible Church. Puente is a neighborhood-based, Hispanic-oriented community resource center located in two apartment complexes in West Chicago. Over 250 children, youth, and families are served.

York Community Resource Center is their newest site location, serving the Brandywine Neighborhood and the surrounding communities of Villa Park and Lombard.

Outreach has four social enterprises either sponsored fully by Outreach or in concert with a church partner. They are resale centers, and they all focus on recycling or re-purposing material resources received as donations from congregants at Outreach's partner churches and the community at large. They also resell those resources at a fair price to generate support for Outreach's local ministries.



Jubilee Furniture is an extensive showroom of quality used furniture in Carol Stream, benefitting Outreach Community Center in Carol Stream and Wheaton Youth Outreach. It operates in partnership with teams of volunteers from Wellspring Alliance Church, Wheaton Bible Church, All Souls Anglican Church, First Presbyterian Church in Wheaton, and Wheaton Christian Reformed Church.

Discoveries Resale Shop and Furniture Annex is a resale shop in Warrenville operated in partnership with churches in Warrenville for the benefit of Warrenville Youth & Family Services.

Jubilee Cars is Outreach's car donation ministry. Jubilee Furniture, Discoveries Resale, and Jubilee Cars are a part of the social enterprise department within OCM.

Twice Is Nice is a resale store serving the residents of Carol Stream. It is owned and operated by College Church in Wheaton for the benefit of the Outreach Community Center (OCC) in Carol Stream, supporting ministries at OCC that utilize volunteers from College Church.

Outreach Community Services (OCS) is OCM's affiliate and is dedicated to the development of youth and young adults who are at risk of living in the margins of society. OCS is a non-sectarian organization affiliated with OCM. It was developed by OCM in 1985 to engage in the workforce development with low-income and at-risk youth in partnership with the business community, local corporations, and civic and private investors.

OCS has two main programs. The Youth Employment and Enrichment Program is designed to prepare students aged from 16-21 who are still in school for future self-sufficiency, beginning with high school completion, and for post-secondary education, advanced education/training, employment, or military service. This is accomplished through a variety of activities geared towards improving students' academics, life skills, leadership abilities, and career readiness. The program concludes with a full year of follow-up services.

The second program is the Employment Opportunity Center, which offers young adults employment training and assistance so that they can access careers to support themselves and their families. Over a 9–12-month period, participants are provided training in soft skills, individualized case management, assistance for GED completion, on-the-job paid training, and an apprenticeship with one of the Center's local corporate partners.

Students in the OCS employment opportunity center are placed for work experience at the social enterprises/Resale Stores operated by OCM and this training component will be extended to the resale store proposed in this application.

The location of a second furniture Resale Store in Lombard will open up ready access to the Employment Opportunity Center to residents throughout York Township, adding to the direct community service benefit to the York Community Resource Center, that is the result of the financial support for the center that is generated by this store.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
SECONDHAND STORE AND RUMMAGE SHOP (WITH A
MINIMUM FLOOR AREA OF 5,000 SQUARE FEET)
PURSUANT TO TITLE 15, CHAPTER 155, SECTION
155.417(G)(2)(ix) OF THE LOMBARD ZONING ORDINANCE**

PC 21-14; 240 E. Roosevelt Road

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.417(G)(2)(ix) of the Lombard Zoning Ordinance to allow a secondhand store and rummage shop (with a minimum floor area of 5,000 square feet); and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 21, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for a secondhand store and rummage shop (with a minimum floor area of 5,000 square feet) is hereby granted for the

Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 240 E. Roosevelt Road , Lombard, Illinois and legally described as follows:

LOT 1 IN PARK TERRACE PLAT OF CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 7 THROUGH 12 AND 22 THROUGH 24, ALL INCLUSIVE, ALL IN BLOCK 10 IN LOMBARD PARK TERRACE, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2001 AS DOCUMENT NUMBER R2001-058805, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-312-032; (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with 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).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this ____ day of _____, 2021.

Ayes: _____

Nays: _____

Ordinance No. _____
Re: PC 21-14
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Absent: _____

Approved this _____ day of _____, 2021.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Elizabeth Brezinski, Village Clerk