



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 16-00096

File ID: 16-00096	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Lighthouse Worship Center / Special Use / 850 Ridgeway Ave		File Created: 02/04/2016
		Final Action:

Title: An Ordinance Granting a Special Use Permit for a Religious Institution (6400) Use on the Property located at 850 Ridgeway Avenue (Lighthouse Worship Center - L16-00096 / AU28/1-13.094-Su/Fpn - ES - Ward4) (PUBLIC HEARING)

Notes:

Agenda Date: 03/24/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: EXHIBIT A - Legal Description.pdf, EXHIBIT B - Memorandum of Agreement.pdf, Plat of Survey - 2016-02-03 - 2013.094.pdf, Property Research Sheet Location 0 2015-08-28.pdf, Land Use Petition and Supporting Documents - 2016-02-03 - 2013.094.pdf, Legistar History Report (Special Use) - 2016-03-11 - 2013.094.pdf, Findings of Facts.pdf

Enactment Number:

Planning Case #: AU28/1-13.094-Su/Fpn

Hearing Date:

Drafter: esieben@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	02/09/2016	referred to	DST Staff Council (Planning Council)			
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	02/16/2016					
	Notes:	<i>Representatives Present: Toussaint Smith and Tracy DeVolt</i>					
		<i>My name is Toussaint Smith. I am from Lighthouse Worship Center. This is my Pastor, Tracy DeVolt. Thank you for taking the time out to let us hang out with you today, this morning, and go through this process.</i>					
		<i>Mr. Sieben said so we had a meeting with you guys going back a little bit. I know you guys had been kind of operating in one of the tenant spaces at 850 Ridgeway more or less. You kind of had your</i>					

the building, so just for the record. I do make a motion to move this forward. Mr. Beneke seconded the motion. The motion carried unanimously.

2	Planning Commission	03/16/2016	Forwarded	Planning & Development Committee	03/24/2016	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mr. Cameron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 3/24/2016. The motion carried.

Notes: See Attachment for Items 16-00096 and 16-00098.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, SD 204 Representative Duncan, SD 131 Representative Garcia and Fox Valley Park District Representative Chambers

Attachment for Items 16-00096 and 16-00098

16-00096 An Ordinance granting a Special Use Permit for a Religious Institution (6400) Use on the property located at 850 Ridgeway Avenue (Lighthouse Worship Center – L16-00096 / AU28/1-13.094-Su/Fpn – ES – Ward 4) (PUBLIC HEARING)

16-00098 A Resolution approving a Final Plan for the property located at 850 Ridgeway Avenue (Lighthouse Worship Center – L16-00098 / AU28/1-13.094-Su/Fpn – ES – Ward 4)

Chairman Truax said the second item on our agenda is a an Ordinance granting a Special Use Permit for a Religious Institution Use on the property located at 850 Ridgeway Avenue, the Lighthouse Worship Center in Aurora, Ward 4, and this is a public hearing.

Mr. Sieben said I wanted to point out on the agenda this item is a public hearing for the Special Use and it is related to Item 98, the last item, which would be also then approving a Final Plan for this, so I'll talk about them both together, even though the first one is the public hearing. Do you want to read the second on into the minutes then too?

Chairman Truax said the second of these resolutions is a Resolution approving a Final Plan for the property located at 850 Ridgeway Avenue in Ward 4.

Mr. Sieben said the Petitioner, Lighthouse Worship Center, is requesting approval of a Special Use for a religious institution use located on property at 850 Ridgeway Avenue. The subject property is currently utilized as a multi-tenant industrial office building. It does have M-2 General Manufacturing zoning. The property is located on the south side of Ridgeway Avenue west of S. Lake Street in a general industrial area. The details of the proposal include remodeling the interior of their current leased space for a 150 seat worship area. They will also have a multi-purpose center and some office and small class spaces. Now this is a fairly large building with about 86,000 square feet, so the church, I believe, is in about, leasing about 20% of the entire square footage of the building on the east end. The building does remain under private ownership and will remain on the tax rolls as it currently is. Again, currently with this proposal, the Petitioner is also proposing a Final Plan. The details of which include, showing on the east end of the building, which is kind of on the south side of the drawing there, an existing 23 lot parking space. They will be adding some new handicap parking there and their main entrance will be on that east side there. The hashed in area of the building is primarily where they are leasing their space. In addition, the entire building of 850 Ridgeway has use of the 64 space parking lot right across the street on Ridgeway Avenue. This is owned by ATMI, but they do control those parking spaces via a recorded easement on that property, so that would be additional overflow parking. As part of the Final Plan, really the only changes they are doing is they would be adding a landscape hedgerow along that 64 space parking lot as shown on the Final Plan. I guess as this point I can turn it over to the Petitioner to talk about their church operation, how many members, what days they operate and what hours. I'll turn it over to Toussaint Smith.

The Petitioner was sworn in.

Good evening. Our organization, or church, has been in existence for over 3 years now.

Chairman Truax said excuse me. Do you want to identify yourself, your name and address for our record?

I am Toussaint Smith and my address is 564 Hamilton Lane in North Aurora, Illinois. We have been in existence, our church has been in existence for 3 plus years. We are currently in a square footage of around 700 where our sanctuary is going to be held, 1,500 total square feet that we are using as a building right now and, of course, we need to grow. We are probably looking at around 50 members in our church. The new membership, of course, the new area will give us around 150 members to grow into. So we are excited about it and excited about the approval that you guys will bless us with, fingers crossed. I don't know if there is anything else that I need to address.

Mr. Sieben said what about days of operation and hours?

Mr. Smith said we operate and our church actually opens around 9:00 o'clock in the morning on Sunday, from 9:00 o'clock until around 1:00 or 1:30, fellowship after. Sometimes it goes until 2:00 and Tuesday night. The only parking that we will need is that time. On Tuesday night our service starts at 7:00 and ends around 9:00 on Tuesday night. Otherwise, it is just meetings, 3 or 4 people, 5 or 6 people, having a meeting at the church during the week, but those are our 2 main days, Sunday and Tuesday.

Mr. Engen said I was trying to figure out, because I go through that area quite often, are the main doors into the building in the circle drive or off of Ridgeway?

Mr. Smith said it will be in the circle drive when we modify the building. Currently it is off of Ridgeway. As you are traveling on Ridgeway coming from 31, it is actually the first set of doors that you are going to run into would be the church doors.

Mr. Engen said are you looking at putting any type of sign up in that area?

Mr. Smith said currently no. What we are going to do is just modify. We are currently trying to get the modifications done on the inside. As you can think, as a small church we are growing into our money, so we are taking our time and making sure that we do the important things and by word of mouth we invited people to come through and it is happening. It is growing.

Mr. Reynolds said the main entrance is going to be on the east side of the building?

Mr. Smith said where the modification occurs?

Mr. Reynolds said right.

Mr. Smith said yes, it will be. If you can see where that circle drive is, there is some concrete work that will be done in there, just very little concrete work that will be done, but we will be modifying, there are some raised doors currently, like a garage sits there. We are going to actually change one of those to double doors and one of the garage doors for storage or moving in and out will stay the same.

Mr. Reynolds said where it says Parcel 1, is there parking there as well?

Mr. Smith said no. I believe that's part of the Park District in that area, so right now what you see to the left of Parcel 1, that's where the 23 spots will be. Half of those spots, the majority of those will be handicap, but we will have parking in the back half of that area as well and then across the street on Ridgeway.

Mr. Reynolds said you are going to remodel the inside, or you are going to be doing some work on the inside?

Mr. Smith said yes sir. Currently there is a warehouse space that is just if you can think of cedar walls, it is a blank square. It is a perfect square to modify. We are going to paint the walls, so we are not doing too much drywall, and build a little vestibule so when people come in it will separate the actual sanctuary from the outside. Yes sir, there will be some modifications to beautify the inside.

Mr. Garcia said Mr. Smith are you also planning on doing any child development programs there?

Mr. Smith said we actually have a children area now that we use inside of the building, but, of course, we don't need to do anything else to that portion of the building. It is already laid out for us.

Chairman Truax said so your congregation is in the building now or at another location?

Mr. Smith said we are in the building right now.

Chairman Truax said and this is additional space?

Mr. Smith said will be moving out of our current, and again, it doesn't show it up here, but we are currently in a smaller, around 750 square foot area. So we will moving into this other area that is approximately around 1,800 square feet, or enough for 150 new members.

Chairman Truax said but the child care area is contiguous to both?

Mr. Smith said yes, exactly, exactly. Portions of the building will stay. There is one portion, there is another 700 square feet that we use as office space right now and that's where the Pastor sits maybe once or twice a week, or three times a week. Those areas will stay the same.

Chairman Truax said are there other questions for the Petitioner?

Mr. Cameron said I've got a couple of questions, but I'm not sure whether they are for Ed or the Petitioner. When Ed was talking about square footage, he was talking 20% of the 86,000, which is 17,000 square feet. You are talking about 1,000 foot plus 6,000, which is 7,000. I guess I have a question as to what that ultimate square footage is going to be. Are we talking 7,000 or 8,000 or are we talking 17,000 or 18,000?

Mr. Sieben said my 20% was a real quick estimate based on this, so I may have overstated that a little bit. I would go with his figures, which is what they are looking at.

Mr. Smith said there is one area that is probably another 2,000 square feet that we are painting the walls. It is actually beyond the sanctuary where we are going to drop a big curtain down and then the other area, the 2,000 square feet, is just going to be a bare area that we are going to have as just an open area to be there.

Mr. Cameron said I also noticed that according to the layout you have on the site, you were talking 150 members, but I noticed that area is drawn in with chairs for 190 spaces and I assume the curtain to the

multi-purpose area can be opened up and that for fire purposes is 40 more, so that's 230 spaces. Where are we sitting in terms of relation to those figures?

Mr. Smith said our focus has been and is that 150 square feet.

Mr. Cameron said 150 members.

Mr. Smith said I'm sorry, 150 members. That's our focus in this modification. The additional space, I mean we are putting that curtain back there. If we grow beyond that curtain, then hallelujah, it's there. But our focus right now is to make sure that we modify the building to a point where we can meet, of course, the city needs for the 150 and make sure that the safeness of the area in that back area is to a "T" and taken care of properly.

Mr. Cameron said that was my other question. Are they way over on parking relationships at this point?

Mr. Sieben said the Ordinance requires 1 space per 4 seats in the sanctuary. If you look at just what they calling the sanctuary, that's 150 seats.

Mr. Cameron said 190.

Mr. Seiben said well if you are just looking at the 150, which I believe I saw 150, 150 is 38 spaces. If you go with the, let's call it an overflow area, so let's say it is 190, then it would be an additional 10 spaces, so 48 total. There are currently 87 parking spaces where Parcel 1 is and then across the street which is available to the site. So even with the full use of the 190, there is more than enough parking, almost double the parking.

Mr. Cameron said whoever their space planner is, there is 190 seats in the main sanctuary. What about the 6 semis that are showing in here? Do they stay there? What's the change or how do they make sure they've got the space they need there because there are 6 semis across the street in that parking lot in the pictures that in the paperwork?

Mr. Sieben said my understanding is that's supposed to be just car parking there.

Mr. Smith said we are not having any problems at all with the parking. I don't know what picture you are speaking of.

Mr. Cameron said it is in the package here. No you wouldn't at this point in time, but I'm just wanting to make sure that from the city's standpoint you've clearly got an agreement that can force those trucks out of there because they have trucks parked everywhere.

Mr. Smith said the thing you have to remember too is because of our time window of service starting at 9:00 in the morning, they are not there on Sunday. On Tuesday night when our service starts, again, they are not there Tuesday night. Our timing, if you will, is perfect timing for when we are at the part that we never have parking problems.

Mr. Cameron said the spaces are there. Just knowing the way the trucks are there and that type of thing you just need to make sure that you've got adequate leverage to force those out if God is good and you get the members.

Chairman Truax said just out of curiosity, who else is in the building?

Mr. Smith said directly relating to our building, our building is sealed off from everybody else, but next door is a marble company, a granite company that makes granite countertops and all of that. There is a door company right adjacent behind us. Rick Lawrence, his awning company is further down. I can't think of anyone else. That granite company takes up a lot of the space in there.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mr. Sieben said for both the Special Use item and the Final Plan, staff does recommend approval. The first being the approval of a Special Use for a religious institution use and then the second item for the Final Plan related to that at 850 Ridgeway Avenue.

Chairman Truax said any conditions?

Mr. Sieben said no, we have no conditions.

Chairman Truax said you've heard the city's recommendation. What's the wish of the Commission on the Special Use Permit?

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Cameron

AYES: Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Cameron said well it is an extension of a use that is used in a smaller space on the site and it is a mixed use site and operates at a time schedule that is basically out of cycle with the other uses, so I think it is probably a good use for this site.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning

classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said well this really is more or less a manufacturing area down in that area and while this is not manufacturing, this is certainly a good use of an area in an old industrial building that has been sitting empty and not used.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mr. Engen said we should not see any adverse effects upon the traffic there because most of their times when they meet for the church will be on Sundays and then sometimes in the evenings, so the district for all the businesses and all that traffic will be during the day. Theirs will kind of be off hours compared to the other type of business traffic hours.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Engen said all the public services and facilities are already there in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Bergeron said the same answer as number 4. The use of the property is on off hours really for anything that is around it.

- 9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Chairman Truax said well contemplating a saturation of churches leads you to think maybe it doesn't affect the normal and orderly development. I don't know exactly what the question means in relation to a religious use.

- 9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mr. Engen said the Special Use does conform to all the applicable regulations.

Mr. Sieben said this will next be heard at the Planning and Development Committee meeting on Thursday, March 24, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Chairman Truax said we need to act on a Resolution approving the Final Plan for the property located at 850 Ridgeway Avenue for Lighthouse Worship Center, Ward 4. What's the wish of the Commission? I believe Ed already gave his recommendation.

Mr. Sieben said yes. Recommend approval.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Engen

AYES: Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Reynolds

NAYS: None

Mr. Sieben said this will next be heard at the Planning and Development Committee meeting on Thursday, March 24, 2016, at 4:00 p.m. in the 5th floor conference room of this building.