



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

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In Control: Planning & Development Committee

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File Name: Community Christian Church / 78 S. LaSalle Street / Church / Special Use

Final Action:

Title: An Ordinance Granting a Special Use Permit for a Religious Institution (6400) Use on the Property located at 78 S LaSalle Street, Aurora, Illinois, 60505 (Community Christian Church - L15-00640 / AU22/3-15.129-SU - ES - Ward) (PUBLIC HEARING)

Notes:

Agenda Date: 09/10/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: EXHIBIT "A" Legal Description.pdf, EXHIBIT "B" Memorandum of Agreement.pdf, Property Research Sheet - 2015-07-16.pdf, Land Use Petition and Supporting Documents - 2015-07-16.pdf, Plat of Survey - 2015-07-16.pdf, Building Floor Plan - 2015-07-16.pdf, Legistar History Report - 2015-08-27 - 2015.129.pdf, Findings of Fact - 2015-08-27 - 2015.129.pdf

Enactment Number:

Planning Case #: AU22/3-15.129-SU

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	07/21/2015	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: The above Request and Approval was referred to the Planning Council and Planning Commission.						
1	DST Staff Council (Planning Council)	07/28/2015					
	Notes: <i>Representatives Present: Obe Arellano, Keith Piepenbrink, Jeff Bulin</i>						
	<i>I'm Obe Arellano and I'm the Campus Pastor at Community Christian Church. We're a church of 13 campuses in the Chicagoland area, so I lead the campus here in Aurora. It is in downtown. It is actually currently located in the same building. We are just on the 3rd floor. We're just requesting the Petition to use space on the street level, which is the address 78 S. LaSalle Street. In addition to the religious gatherings that we'll have on Sundays, we also, what we do throughout the week, we have a</i>						

non-for-profit Community 412, which Community 412 offers a lot of community programs like education programs, mentoring programs, and after school programs. While they do some of the programming in schools and other locations, they also hold some of those programs for students and even parents at that location, so during the week it actually functions more as a community space, community center per se, without the recreational aspect of that. We also partner with some other non-for-profits that are on the same block like Emmanuel House and World Relief. They host some of their programs at our space as well, in addition to Family Focus, some of the classes that they offer they offer at our space. It has just been challenging for us being on the 3rd floor. There is no elevator to use, so we feel that just being on the street level will be more accessible for some of the people that come in often. That's why we want to petition to use the 1st floor street front space.

Mr. Sieben said do you want to just touch on some of the improvements you are looking at? Have you guys come up with an approximate dollar cost of what those improvements may be to the 1st floor space?

I'm Keith Piepenbrink. I'm with Miatt Construction. We would be the ones developing this property once Final Plans are approved.

While he is looking for that, my name is Jeff Bulin. I'm a Senior Architect with the Structural Shop out of Schiller Park and we are the consultant that is working on the preliminary design and we also did a building evaluation, a Chapter 34 evaluation at John Curley's request and I have a copy of that evaluation with me. So we did a review of the structure, any of its deficiencies and what we believe we can do to improve it in order for it to qualify and meet the criteria for moving the assembly down to the 1st level. The building was originally a car dealership, as you know most of the buildings on S. LaSalle Street. Fortunately is it a Type 2 construction, non-combustible. The other advantage is it is a fairly small building. It's only got a little under a 7,000 square foot floor plate, 3 stories, and 2 of the stories are actually at grade. The 1st level is at grade on LaSalle Street and the 2nd level is at grade at the rear parking lot, so there's those advantages that we've been working with. Like I said, we did a Chapter 34 study. Some of the deficiencies on the building, the rear exit for the 1st floor will need to be reconstructed and in a fire rated enclosure with a fire rated stair, which now it is currently not. There are also some areas of the concrete floor structure that had been removed over periods of time for whatever reason, and we would be going back and replacing those wood infill construction with concrete and steel in order for it to comply with the Type 2 construction. Actually the building is fairly well equipped with emergency lighting and exit signage, but it is deficient when it comes to smoke detection and fire detection, so we would propose adding that also. But I believe once you go through this that as we move forward, if we do get this Special Use Permit, that we can provide the architectural drawings and improvements to make this building satisfactory for all the assembly use on the 1st floor. The advantages then, the assembly use that's on the 3rd floor would be abandoned, so that's good.

Mr. Seiben said and did you guys have a budget estimate?

Mr. Piepenbrink said at this point it is \$201,000.

Mr. Seiben said for build-out?

Mr. Piepenbrink said for build-out.

Pastor Arellano said and that's all coming through church funds. There is no external funding for this.

Mr. Sieben said you are in the downtown fringe, but do you want to explain how you've historically done parking here since you were on the 3rd floor?

Pastor Arellano said there is a building just down the block at the corner of Benton and LaSalle and there is the city parking Lot J and so on Sunday part of the people park on parking Lot J for the hour and a half that they are there. Also in the back of this building, there is a shared parking lot that is shared with this building, Joe's building, and Episcopal Trinity Church. Their gathering is at 9:00 a.m. Ours is at 11:00, so we never necessarily overlap on that, so we use that parking lot, parking Lot J and some street parking. It has never been an issue. I would never over populate the street parking because of those options that are right in close proximity.

Mr. Sieben said do you anticipate much more attendance at your worship on Sunday than what you have now?

Pastor Arellano said possibly, but what we'll do is if the attendance increases, we'll eventually add a second gathering on Sunday so the amount of people that will come at the same time, it will still be the same. It won't necessarily duplicate even though overall with the second service you would add more.

Mr. Sieben said does Engineering or John or Herman or Gary have comments at this point?

Mr. Curley said the purpose of the Chapter 34 is avoid a sprinkler system and we have to evaluate that and come to an agreement in order to do that and that's why the suggestion was made. So for right now, we would assume it is going to be sprinklered unless we can come to an agreement for the Chapter 34, which we will start looking at now.

Mr. Seiben said I actually may be the person taking this through the process instead of Tracey just because we have a lot of volume coming in right now, so I think I'm going to be your contact point on this. You can get back to me in the next week or so. I'll have a better idea on a tentative date for the Planning Commission. It is most likely going to be in September. We are just about into August right now. I will then work with you on notices. There are public notices, it is a Special Use, to go out. We provide you with a sign. We send you the information to send out within 250 feet for properties. If you want to get a jump on it before I send you this stuff, you can get those names, addresses and parcel numbers from the Aurora Township Assessor up here at 80 N. Broadway, Davis Offutt's office. Give them your address. I believe they provide you with that information. They do a very nice job with people that need that.

Pastor Arellano said and it is within 200?

Mr. Sieben said 250 feet of the property not including right-of-way.

Mr. Feltman said obviously if a sprinkler system is needed, there will have to be a tap onto the water main, so you will have to apply for a permit for that. The only other thing with Engineering is this is located in the PE use fee area, so if you are adding any plumbing fixtures there will be a fee that is associated with that. Were you going to be adding any plumbing?

Mr. Bulin said well there would be additional toilet facilities on the 1st floor and a hand sink for a coffee bar for the parishioners. That's basically it.

Mr. Feltman said basically the way we look at it is you get credit for the existing plumbing fixtures and the fee is only associated with anything new. We've got a form that we'd like you to fill out that would basically quantify what the existing plumbing fixtures are and what the proposed are.

Mr. Bulin said at the back of the plan, actually, there is existing layout and you can see what is existing on the 1st floor and the proposed layout is on the last page of the document, but yes we can fill out any of the forms.

Mr. Sieben said you would be vacating the 3rd floor. Does the owner have a potential tenant to replace you eventually up there?

Pastor Arellano said not right now. He has no potential or new replacement tenants for that space. I would anticipate it being vacate for the foreseeable future.

1 DST Staff Council 08/04/2015
(Planning Council)

Notes: Mr. Sieben said I think this will be mine. I will start working with them on notices and reviewing this. I think they gave an estimated cost for this Herman last week, so I might be coordinating with you and John on that.

1 DST Staff Council 08/11/2015
(Planning Council)

Notes: Mr. Sieben said I'm going to be reviewing this. I'll probably be conferring with Building and Permits just to see how this is going with remodel. This is tentatively set to go to the September 2nd Planning Commission meeting, so I'll coordinate on that.

1 DST Staff Council 08/18/2015
(Planning Council)

Notes: Mr. Sieben said the notices have gone out for the September 2nd meeting. I will be putting together my staff report on this. I will be needing a little input from you guys on this, so we can talk about that in the next week or so what, if any, conditions we want to put on this.

1	DST Staff Council (Planning Council)	08/25/2015	Forwarded	Planning Commission	09/02/2015	Pass
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Action Text: A motion was made by Mr. Sieben, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/2/2015. The motion carried by voice vote.

Notes: *Mr. Sieben said this we will be voting out. This is going to the September 2nd Planning Commission. I will be adding a couple of conditions on this, I'll be doing the staff report this week, regarding the need that there is constant activity on a regular basis that's not just the religious use, that there are other uses on the street front, social service and whatever, as they stated in their qualifying statement would be one of the conditions. I'll make a motion to move this forward to the September 2nd Planning Commission meeting. Mrs. Vacek seconded the motion. The motion carried unanimously.*

2	Planning Commission	09/02/2015	Forwarded	Planning & Development Committee	09/10/2015	Pass
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Action Text: A motion was made by Mr. Engen, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/10/2015. The motion carried.

Notes: *Mr. Sieben said the Petitioner, Community Christian Church, is requesting approval of a Special Use Permit for a religious institution use for 78 S. LaSalle Street, which includes not only a site for weekly religious services, but also regular, often daily, programming for other non-profit organizations focusing on youth mentoring. You can see the floor plan and what they are proposing. A little bit of background. This is an existing 3 story building originally constructed as an auto dealership. This is in the LaSalle Auto Row District. Community Christian Church has been operating on the 3rd floor of this building for a number of years. They wish to move to the first floor of the building to provide better accessibility and better visibility for the organization. They will be making substantial improvements to the first floor space as the Petitioner will explain further. This will essentially operate like one of the several other non-profits operating downtown. They have been working in the East Aurora area since 2003. They will offer programming and partnership with groups such as Community 4/12, East Aurora School District 131, World Relief, Family Focus, Triple Threat, Emmanuel House and Life Spring Ministry. Some of the other programs they do include Saturday Stars Tutoring, Kids Hope Mentoring, Chess Club and Dominos Club along with many other activities. They will treat the space as a 7 day per week community center. Space also for clinics, seminars and after school programs, summer camps and regular program space for both youth and adult programming. So that is the request and the background. Unless there are any questions for me, I can turn it over to the Petitioner.*

The Petitioner was sworn in.

My name is Obe Arellano. I currently reside here in East Aurora on 319 Clark Street. I'm the Campus Pastor at the location at 78 S. LaSalle. As Ed mentioned, we've been here since 2003, the religious organization specifically. We ended up adding the religious gatherings on the weekends starting in 2010, so that was in addition to everything that we had been doing in the community since 2003. One of the things that I would like to just add to all the information that Ed already provided are the programs that we do in the community. We really do feel that we are more than just a church. We'd really rather be more in the community serving the community in the things we can provide. Our main focus is tutoring, mentoring children and then we partner with other non-for-profits, of course, to be able to have a space where other organizations can provide their services and further help and assist our community of East Aurora. Moving to the street level is just for us. It has been challenging to be meeting on the 3rd floor. There is a freight elevator, but we can't use it, so there some kids or families that can't walk upstairs, so for us it is a miss to not be able to serve certain families because either they are handicapped or they can't walk up stairs. For us that has been a challenge to be able to better serve our community, so that's why we are thinking of moving to the street level and be able to provide our services more efficiently and the accessibility to not be an issue. This space that you can see there, we want to open it up to not just other programs that we have, but even be able to use it. For example, there was the Historic LaSalle Street Auto Show last weekend, like this space being on the street front, that won't take away from events like that. We want to actually be able to have a better space with better restrooms, with better accessibility for people to be in there and be able to provide a richer experience on LaSalle Street when there are public events like that. Do you have any specific questions for me?

Vice Chairman Truax said what is the condition of the 1st floor? Does it need a lot of renovations?

Pastor Arellano said the 1st floor currently is divided into like 2 spaces. If you see the longer part of the space, it is completely open, so it pretty much just needs to be built up, like the walls, nice paint. The bottom part where you see all those classrooms, or not classrooms, but like meeting spaces, it is partially built. It has different rooms that we would just knock down and just make the layout be how it

is there. I would say there is about 60% of space that needs to be renovated from what it is now.

Vice Chairman Truax said and are you still going to be on the 3rd floor too?

Pastor Arellano said no. So if we move to the street level, we leave the 3rd floor and just occupy the 1st floor only.

Mrs. Cole said I see in the report here it says that the estimate to finish this 1st floor is just over \$200,000.

Pastor Arellano said it is \$201,000 specifically, yes.

Mrs. Cole said and do you currently have that money? The church has that money?

Pastor Arellano said yes. Over the last 2½ years our church has been in a capital campaign just to have our own attenders, our own members, be able to help us raise that fund, so whenever we are able to do something like this we have those funds. So we already have those funds ready.

Mrs. Cole said that's wonderful.

Pastor Arellano said thank you.

Mr. Engen said I was reading in here where your building's at, some of your parishioners, or whoever is involved in programs, they have to walk far or from Parking Lot J.

Pastor Arellano said most of them park in Parking Lot J. On the back of this building we share a parking space, a parking lot with Trinity Episcopal Church. That parking lot has about maybe 30 parking spots. Their mass, their service is at 9:00 and ours is at 11:00, so we've been able to share the parking lot and we've never had an issue with that. Some park in the back parking lot, some park in Parking Lot J and then a few park on either LaSalle Street or Benton Street, so they don't have to park that far really. We haven't had any parking issues since we started weekend gatherings in 2010 just because of those different options that we have nearby.

Mr. Engen said do you have many events during the week?

Pastor Arellano said no. Most of them are weekday type of programs where we partner with Triple Threat or Family Focus and things like that, so during the week we have things going on but not big events that bring like big, big crowds.

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 just a little discussion of how we came up with our recommendation. The city has normally not supported 1st floor churches in the downtown. However, due to this location in the Downtown Fringe District and not in the Downtown Core was a factor. In addition, there are other non-profits and other compatible activities along LaSalle Street. Along with the vacancy rate currently existing on LaSalle Street, staff felt that this was more of an exception than the rule. This will look and feel like a normal non-profit/office use with regular activities. Staff would like to place a time limit on the use, however, to require a renewal period for the Special Use in the future to review the status of the use and the block itself, including said vacancy rate. So with that being said, staff would recommend conditional approval of the ordinance granting a Special Use Permit for a religious institution use on the property located at 78 S. LaSalle Street with the following conditions:

1. The Special Use is granted for a period of 7 years. It will be required to be renewed at the end of this time period.
2. The 1st floor space shall have regular day time activity. After 7 years, if the Petitioner requests a renewal of the Special Use, the city will conduct a review.

Factors to be considered in this review would include, but not necessarily be limited to, the Petitioner's compliance with the second condition listed above.

Mrs. Cole said Ed, could you define 1st floor space shall have regular day time activity? Is that like so many hours a day or 5 days a week?

Mr. Sieben said no. It is not defined. Maybe the Petitioner can explain it. We have talked this over. As the petition states and I stated in the staff review, this will be open for a number of activities affiliated with the church and other non-profit groups. There may be a day during the week where you may not see anything going on, but regular activities means...

Mrs. Cole said so you are not requiring that they have...

Mr. Sieben said no.

Mrs. Cole said that's what I wanted to clarify.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Bergeron

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Pilmer, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

1. Will the establishment of the proposed Special Use be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare?

Mr. Bergeron said the property has been there for so many years, I don't think it is going to change anything for the community.

2. Will the establishment of the proposed Special Use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?

Mr. Pilmer said this is somewhat in line with some of the other non-profits that are in the downtown district and some storefronts close to that are currently vacant, so it should provide some additional activity for that area.

3. Will the establishment of the proposed Special Use substantially diminish/impair property values within the neighborhood?

Mr. Reynolds said the Special Use will not diminish the property values and will maybe bring some life to that neighborhood.

4. Will the establishment of the proposed Special Use impede the normal and orderly development and improvement of surrounding properties for uses permitted by their respective zoning districts?

Mr. Cameron said this is replacing a 3rd floor use that's already in this building and it will be moving to the 1st floor, so there should be no effect.

5. Are adequate utilities, access roads, drainage and other necessary facilities provided or shown as being proposed on the site plan for the proposed Special Use?

Mr. Engen said all the adequate utilities, roads, drainage and everything is in place because it has been an existing building there for a number of years.

6. What effect will the proposed Special Use have on traffic or general area? Has ingress and egress been designed to minimize congestion in the public streets? (For automobile intensive uses (including but not limited to gas stations, car washes, and drive through facilities): if there is a concentration of similar uses within 1000 feet of said subject property, there should be consideration as to the negative impact on the traffic patterns and congestion in the area.)

Mr. Pilmer said there should be no impact. They've been in that same building for the past 5 plus years.

7. Does the proposed Special Use conform in all other respects to the applicable regulations of the zoning district in which it is located, except as such regulations are modified pursuant to the Plan Commission recommendations?

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

Mr. Sieben said this will go to the Planning and Development Committee meeting on Thursday, September 10th at 4:00 p.m. on the 5th floor conference room of this building.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen
