

STAFF REPORT

2019-27P: Site Plan Approval

Community Development Department

Council Chambers, 7:30 PM, August 15, 2019

To: Paul Luke, Chairman, Skokie Plan Commission
From: Steve Marciani, Planning Supervisor
Re: **2019-27P: Site Plan Approval**
5050 Church Street

Related Cases – 2019-26P: Map Amendment
2019-28P: Parking Determination
2019-29P: Special Use Permit

General Information		
<i>Location</i>	5050 Church Street	
<i>Purpose</i>	A request for site plan approval in order to operate a religious assembly use on a site that is 1 acre or greater in size in a B2 Commercial zoning district, and any relief that may be discovered during the review of this case.	
<i>Petitioner</i>	Holy Apostolic Catholic Assyrian Church of the East Diocese of North America	
<i>Size of Site</i>	184,140.85 ft ² (4.227 acres) with frontage on Church Street and Lawler Avenue.	
Existing Zoning & Land Use	B2 Commercial – vacant community center	
<i>Adjacent Zoning & Land Use</i>	North	R2 Single-Family – park
	South	M2 Light Industry – consumer goods rental, special trades contractor, landscaping services, rental housing management, upper-story residence over nonresidential use, vacant office space
	East	R2 Single-Family – detached residences R4 Multifamily Housing – 3-or more unit multifamily residences
	West	M2 Light Industry – public utility distribution facility
<i>Comprehensive Plan</i>	The site is designated as other residential within the R4-zoned portion of the subject site and single family detached residential within the R2-zoned portion of the subject site.	

SITE INFORMATION

- Sidewalks exist on both Church Street and Lawler Avenue.
- Some street trees exist in the parkway along Church Street. Most street trees exist along Lawler Avenue.
- The site is occupied by the former Jewish Community Center, which had contained recreational facilities, an auditorium, meeting rooms, and offices.
- There are two large parking lots on the site that are in need of maintenance.
- Driveway access to the subject site at two locations on Church Street.
- Overhead utilities serve the site, including transmission lines that are in an easement across the front parking lot.
- The site is over 1 acre, which requires site plan approval.

Complete Streets Summary		
<i>Walking, Accessibility</i>		Existing sidewalks are adjacent to the site in the public right-of-way. Consider the needs of the visually- and hearing-impaired when making improvements to the building and the site.
<i>Biking</i>		Bicycle facilities include future Church Street bike lanes (expected 2020) and a future Skokie Valley Trail (SVT) extension (expected 2021). Lawler Avenue is an existing active bike route.
<i>Transit</i>		Bus routes are available 0.3 miles to the east of the site, including Pace Bus Route 215 and CTA Bus Routes 54A and 97. Modifications to the alignments of a few of these routes may occur in the near future; however, they will continue to serve the Church Street/Skokie Boulevard intersection. Also, once the SVT is complete, the site will be 0.5 miles from the Dempster-Skokie CTA Station.
<i>Elderly, Youth</i>		The site is within walking distance of other businesses, services, shopping, including Emerson Park, Old Orchard Shopping Center, and Niles North High School. Consider the needs of those who may access the site with transportation options other than a motor vehicle.
<i>Emergency, Commercial</i>		Access is available from the parking lot off Church Street, and along Lawler Avenue in an emergency.

PETITIONER'S SUBMITTAL

The petitioner is requesting site plan approval in order to operate a religious assembly use on a site that is 1 acre or greater in size in a B2 Commercial zoning district, and any relief that may be discovered during the review of this case.

In the short-term, the petitioner intends to convert the existing gym into a 300 seat prayer hall and the dance studio and social assembly spaces into a fellowship hall. The plan also includes classroom space for children's bible study and adult religious

education, administrative offices, and the retention of a 260 seat theater. For now, the handball courts and pool will remain, but be unused; looking ahead, they would like to change the pool use into a gym for their youth members, basketball, and volleyball. Additionally, they would like to bring elderly members who are in nursing facilities to come and have tea and coffee and socialize with younger congregants and other church parishioners Sundays or weekdays. They would also like to have summer camps in the future for this and neighboring parishes and possibly move the Assyrian Food Festival from Morton Grove.

STAFF ANALYSIS

All pertinent departments and divisions were offered an opportunity to comment on this case. The Forestry, Engineering, and Planning Divisions provided comments on the subject case.

Forestry Division

The Forestry Division requests that the petitioner provide a current tree survey and landscaping plan that combines the existing and proposed landscaping. The Plans provided are from 2011 and do not reflect the existing conditions. Also, the new site plan has too many trees planted on Church Street; reduce the number to 6 and consult with the Forester on placement.

Engineering Division

Subject to the adoption of the parking determination, there will be ample parking on-site for the initial uses proposed, as additional uses are added, parking will be recalculated to the occupancy permit adjusted accordingly. The theater may not be used at the same time as Church services in order to meet parking requirements.

A total of 7 ADA parking spaces are required; currently only 6 are shown on the site plan. Please note that modified state ADA rules now allow ADA parking spaces to share access aisles. This may help gain additional standard parking spaces. The accessible parking spaces may be 8' wide with an 8' access aisle; however 9' widths are acceptable if you would like to maintain flexibility with the parking plan. Proper signage must be added to the plan. Provide R7-8 and R7-I101 signs in front of the accessible parking spaces.

Because the parking lots are in poor condition, they must be re-surfaced and re-stripped, drained, curbed, and landscaped to Village standards. Parking spaces heading into landscaped areas may be reduced to a stall depth of 16' with a 2' bumper overhang. Please note that a lighting plan in accordance with IES and §118-212 (k) will be required with this permit.

A minimum of 13 bicycle parking spaces are required but 5 are provided. Each bike parking space must be 2' x 6' with a bike rack that can enable the user to lock the bike to the rack at 2 locations on the bike frame. One U-rack can accommodate 2 bikes. The number of bicycle parking spaces may increase as additional uses are added to the site.

A Cook County permit is required for driveway improvements, removals, and/or new driveways within the Church Street right-of-way.

Planning Division

Planning is supportive of the proposed reuse of the site in a manner similar to the way it has been historically been used. It is our sincere hope that the Diocese is amenable to opening up the unused portions of the building in the near future to consolidate other non-profit and faith-based social service providers in the area into the building to better utilize the facilities and parking lots and free-up other parcels in the Village for redevelopment.

The landscaping plan should be modified to replace the proposed row of serviceberries on the south side of the parking to be a combination of lower shrubs, perennials, and possibly understory trees to better screen the parking lot and mix the species of the proposed parkway trees to increase disease protection.

No additional relief is required at this time.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request for site plan approval in order to operate a religious assembly use on a site that is 1 acre or greater in size in a B2 Commercial zoning district, and any relief that may be discovered during the review of this case, in a B2 Commercial zoning district be **APPROVED** based upon the Proposed Positive Findings of Fact and subject to the recommended site plan approval conditions listed below.

Staff also recommends that the current ordinance governing this site, 96-11-Z-2628, be repealed.

RECOMMENDED SITE PLAN APPROVAL CONDITIONS

1. Prior to the hearing of the subject case before the Board of Trustees, the petitioners must revise the site plan to show:
 - a. 7 ADA vehicle parking spaces.
 - b. R7-8 and R7-I101 signs in front of the accessible parking spaces.
 - c. Stop bar and R-1 sign at the exits of the parking lot.
 - d. A minimum of 13 bicycle parking spaces within 40' of the building entrance, designed in accordance with §118-221.

2. Prior to the hearing of the subject case before the Board of Trustees, the petitioners must revise the landscape plan to show:
 - a. A current tree survey.
 - b. Both current existing and proposed landscaping.
 - c. A reduction of the number of parkway trees on Church Street to 6, referencing existing tree locations.
 - d. A combination of lower shrubs, perennials, and possibly understory trees on the south side of the parking to better screen the parking lot.
 - e. A mix the species of the proposed parkway trees to increase disease protection.
3. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved site plan dated <insert date of final approved plan>, floor plans dated <insert date of final approved plan>, and landscape plans dated <insert date of final approved plan>. (Standard)
4. Prior to occupancy, the parking lot must be re-surfaced and re-striped, drained, curbed, and landscaped to Village standards.
5. The theater and the religious assembly space may not be used simultaneously.
6. Adequate parking for all uses in the building must be provided, except that Staff may administratively determine that, for this site, the total parking required may be calculated for the uses on the site that are operating "at any given time".
7. No objects are allowed within a 10' sight distance triangle in R1, R2, R3, and R4 districts, or within a 15' sight distance triangle in all other districts, between 30" and 84" in height from grade except traffic control devices listed in the Manual on Uniform Traffic Control Devices. (Standard)
8. Prior to the issuance of building permits, the petitioner shall submit a temporary pedestrian, bicycle, and transit circulation plan, including routing, signage, and barriers, to be in place prior to the commencement of construction, subject to the approval of the Engineering Division. (Standard)
9. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner. (Standard)
10. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. (Standard)
11. Trash shall only be allowed within a designated trash enclosure and shall be screened from public view in an enclosure approved by the Appearance Commission. All trash shall be contained in such a way as to remain out of sight at all times. (Standard)
12. All off-street parking spaces shall be legibly striped and maintained. (Standard)
13. Any plan to modify parking lot striping must be approved by the Director of

Engineering. (Standard)

14. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage. (Standard)
15. Vehicles shall not be allowed to be parked in or otherwise block common driveways, sidewalks, aisles, or other points of access at any time, shall only be parked in designated parking spaces, and shall not overlap the striped lines of designated parking spaces. (Standard)
16. The owner of the Subject Property and any tenants shall ensure that employees park on the Subject Property. (Standard)
17. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to assure that the Subject Property and parkway landscaping is completed and maintained, including trimming, watering, and replacing of dead plant materials in a timely manner in accordance with the final approved landscape plan. A copy of said Agreement is attached hereto, marked Exhibit "A" and hereby made part of this Ordinance. This "Agreement for Installation and Maintenance of Landscaping" shall be recorded at the petitioner's expense. (Standard)
18. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended. (Standard)
19. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction. (Standard)
20. All signage shall conform to the Skokie Village Code<, except as provided in this ordinance>. Any sign on the Subject Property that is in violation of that Code must be removed or modified to conform with the Village Code prior to the issuance of an occupancy permit. (Standard)
21. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission. (Standard)
22. The petitioner shall submit to the Planning Division electronic files of the plat of survey, site plan, and landscape plan in their approved and finalized form. The files shall be scaled 2-dimensional drawing files on non-compressed, non-read only CD-ROM *.dwg AutoCAD format. (Standard)
23. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this <special use permit or site plan approval>. (Standard)
24. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold, and shall cause the

developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property. (Standard)

25. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)

26. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing. (Standard)

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2019-27P
2. Site Plan/Landscaping Plan, dated July 8, 2019
3. Floor Plans (2 pages), dated January 1, 2019
4. Land Use and Zoning Map

Proposed Positive Findings of Fact 2019-27P: Site Plan Approval

Community Development Department

Council Chambers, 7:30 PM, August 15, 2019

<i>Consideration</i>	<i>Finding</i>
The request is harmonious with and does not adversely affect adjacent properties.	The former JJC accommodated a variety of assembly uses and the proposed changes will not adversely affect adjacent properties. Ample parking is provided for the proposed uses, thus reducing potential adverse impacts.
The request can demonstrate that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.	Adequate public facilities exist to serve the requested use. Vehicle access to the site is from Church Street and not Lawler Avenue; thus, vehicle access is adequate and the impact on the neighborhood should be minimal.
The request demonstrates adequate provision for maintenance of the associated structures.	No problems are anticipated with respect to the maintenance of the associated structure or site.
The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.	The proposed use will have no adverse effects on the natural environment. The site plan is already substantially improved to Village standards and the recommended trees and landscaping will improve the natural environment.
The request will not create undue traffic congestion.	The use will not create undue traffic congestion.
The request will not adversely affect public health, safety, and welfare.	The request will not adversely affect public health, safety, and welfare.
The request conforms to all applicable provisions of this code, except where relief is granted with the request.	All applicable provisions of this code are conformed to.