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Staff Report to the Plan Commission

Marcus Theatres Parking Garage Demolition

Prepared: 11/25/2024

Project: 2024-0445 – Marcus Theatres Parking Garage Demolition

Petitioner: Doug Pellock, Vice President of Construction and Purchasing, Marcus Theatres

Location: 16350 LaGrange Road

P.I.N.s: 27-21-401-008-0000

Parcel Size: 11.35 acres

Requested Actions: The petitioner seeks approval of a Special Use Permit Amendment in order to demolish the existing parking structure on the southwest corner of the lot and convert the area to landscaped open space.

BACKGROUND

In 1995, Marcus Theatres obtained a Special Use Permit to open a 10-screen theater, along with a variance reducing the required parking by 18%. In 1998, an amendment to the Special Use Permit was approved, allowing the addition of four more screens. In 2005, a parking garage was constructed to accommodate future expansions, and in 2007, Marcus Theatres received an additional Special Use amendment to add an additional theater. In total, there are 15 auditoriums at Marcus Theatres. In 2016, extensive interior renovations to the auditoriums and lobby occurred, which reduced the total seating capacity of the building, reducing the overall number of required number parking spaces for the site.

The petitioner seeks approval of the Special Use Permit amendment to alter the site plan to demolish the parking garage and restore the area to green space. This is due to the parking garage being beyond its useful life, high cost of maintenance associated with the garage, and the parking garage no longer being needed, based upon parking requirements within the Village.

COMPREHENSIVE PLAN

The existing theater is in the Regional Core Planning District. The district is primarily dominated by commercial development, but also contains residential areas away from LaGrange Road. The Comprehensive Plan specifically outlines the existing parking structure at Marcus Theatres as a "good example of a parking garage;" however, the parking garage no longer necessary to meet the parking requirement for the site.

COMPREHENSIVE PLAN

Planning District	Regional Core Planning District
Planning Land Use Designation	Regional Mixed Use

ZONING DISTRICT

Existing	COR Mixed Use District
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LAND USE CLASSIFICATION

Existing	Movie Theater
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ADJACENT PROPERTIES

	Zoning District	Land Use
North	COR Mixed Use District	Restaurant (Wu's House)
East	COR Mixed Use District	Health Club (LifeTime Fitness)
South	COR Mixed Use District	Office (Ravinia Point Office Center)
West	COR Mixed Use District	Mixed Use Residential (Alden Estates)

SITE PLAN

The site covers approximately 11.35 acres of land. Besides the parking garage demolition and proposed landscape plan, minor changes to the site include items requested by staff in order to bring the site closer to compliance to Land Development Code (LDC) requirements, as discussed below.

Lot Coverage

The COR Mixed Use District permits lot coverage up to 75%. In 2007, the theater received a variance to allow for additional lot coverage beyond the maximum permitted, which would no longer be necessary if the parking structure is restored to a landscaped area.

LOT COVERAGE

Maximum Permitted Lot Coverage in COR District	75%
Existing Lot Coverage	76.6%
Proposed Lot Coverage	69.6%

Vehicular Mobility

The site is accessible from the north, south, and west via interior access drives connecting to 97th Avenue, 165th Street, and 163rd Street, all classified as local roads. Both 165th Street and 163rd Street intersect with LaGrange Road, a major arterial roadway under IDOT jurisdiction.

Vehicle Parking

According to the LDC off-street parking regulations, 1 parking space is required for every 3 seats in the theater. There are currently 1,640 seats in the theater, which would require a total of 547 parking spaces. Without the parking garage, the proposed site plan provides 587 parking spaces, which exceeds the parking requirement by 7%.

Previously, the theater had a total of 3,373 seats spread out through 17 screens, which required the addition of the parking garage to meet the parking demand at the site. Due to the interior renovations to the theater in 2016, which included replacing the seating with larger reclining seats, the theater overall seats fewer patrons.

THEATER SEATING CAPACITY

Current	1,640 seats	
Previous	3,373 seats	Prior to theater renovations

PARKING REQUIREMENT

1 Space Per 3 Seats	Provided	Required	Seating Capacity
Existing Parking Count	1,001 spaces	547 spaces	1,640
Existing Parking Pre-2016	1,001 spaces	1,124 spaces	3,373
Proposed Parking Count	587 spaces	547 spaces	1,640

Accessible Parking

The LDC requires that 2% of all parking spaces be designated as accessible when parking lots are between 501-1000 spaces in size. Currently, the site provides 24 accessible parking spaces near the theater entrance and 2 in the north parking lot. Each accessible space features a 9-foot striped access aisle on both sides. Per code, access aisles can be shared between spaces, which allows for a reduction in the overall footprint of accessible parking areas without decreasing the total number of accessible spaces. By consolidating the access aisles and reducing the width to the code requirement of 8', the site gains 6 additional standard parking spaces near the main entrance of the site.

ACCESSIBLE PARKING REQUIREMENTS

	Total Parking	Code Requirement	Code Required Space	ADA Spaces Provided
Existing	1,001	20 + 1 for each 100 over 1,000	20 spaces	26
Proposed	587	2% of total spaces	20 spaces	26

Pedestrian Mobility

Public sidewalks are available on both sides of LaGrange Road, 97th Avenue, 163rd Street, and 165th Street. A central sidewalk connects the main building entrance to LaGrange Road through the middle of the parking lot; however, the widening of LaGrange Road resulted in the removal of the sidewalk along the front parkway, and it has not been replaced. Staff has requested that the petitioner complete the sidewalk connection in accordance with code requirements.

PRELIMINARY CIVIL ENGINEERING PLAN

The preliminary engineering plan, prepared by Arc Design Resources, Inc, has been reviewed by Staff and recommended for approval. Any outstanding engineering related items will be addressed during the final engineering review. Regarding the pond on-site, staff noticed several storm pipes that need repair. Outlet pipes towards the west of the pond will need to be repaired and further maintained by the property owner, and the scope of work has been included on the preliminary civil drawings.

PRELIMINARY LANDSCAPE PLAN

The petitioner seeks approval of the preliminary landscape plan by Gary R. Weber and Associates dated November 11, 2024. The Village's landscape consultant, Hey and Associates, Inc. reviewed the plan and found that the requirements are met for parkway, corridor, bufferyard, foundation, and interior landscaping. The representative plant list appears to meet diversity requirements for number of species; percentage of species will be evaluated at final review. A tree survey has been provided by the petitioner on page 4 of the landscape plan.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0445, also known as Marcus Theatres Parking Garage Demolition, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated November 25, 2024;

And

Staff recommends the Plan Commission **Approves** the Site Plan prepared by Arc Design Resources, Inc. dated September 25, 2024; and Landscape Plan prepared by Gary R. Weber and Associates dated November 11, 2024;

And

Staff recommends the Plan Commission **Approves** a Special Use Permit Amendment, subject to the following conditions:

1. The petitioner shall develop the Subject Property in substantial conformance with the final Village-approved site plan and landscape plan.
2. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0445, also known as Marcus Theatres Parking Garage Demolition, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.