



## Zoning Board of Appeals

Case #: 14-10-16-SU

Prepared by: Mercy Davison, Town Planner

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**Special Use Description:** Special Use Permit to permit the ongoing operation of the Central Illinois Holiness Association and replacement of three existing cabins at 216 Jersey.

**Staff Recommendation:** Approval

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### PROJECT INFORMATION

The Central Illinois Holiness Association (CIHA) is a religious entity that has occupied 216 Jersey since the early 1900s. The attached power point includes photographs of the site and an aerial map. The site currently includes a large tabernacle, dining hall, caretaker's cottage, restrooms, tool shed, and 15 cabins. The property is zoned R-1A Single Family Residential. Within that zoning classification, Places of Public Worship are permitted as a Special Use. However, the CIHA activities pre-date the zoning code by several decades, and no changes have been made to the site (either operationally or structurally) that would have triggered the need to put the site onto a Special Use Permit.

At this time CIHA proposes to rebuild three of the existing cabins (labeled 8, 14, and 15 on the map) in their current locations. The new cabins will be slightly larger in order to be more accessible to people with mobility limitations. The CIHA proposes to continue using the property in much the same manner as always, with the one-week summer camp, the occasional special meeting, and sporadic site maintenance activities.

A representative of CIHA will be available to answer questions during the public hearing.

### ADJACENT ZONING AND SURROUNDING LAND USE

	Zoning District	Land Use
<b>Subject Property</b>	R-1A Single Family Residential	Place of Public Worship
<b>Adjacent North</b>	R-1A Single Family Residential	Residential
<b>Adjacent West</b>	S-2 Public Lands & Institutions	Underwood Park
<b>Adjacent South</b>	R-1A Single Family Residential	Residential
<b>Adjacent East</b>	R-1A Single Family Residential	Church (Jacob's Well)

### STAFF ANALYSIS

The Zoning Code sets forth standards for Special Uses in Sec. 15.10-5(a)(2). Pertinent standards include the following:

° Off-street parking and loading areas where required or provided, shall be located and designed in a manner which will maximize the items referred to in Paragraph (a) above (including maximizing pedestrian and automotive safety and convenience) and will minimize any adverse economic, noise, glare or odor effects of the special use on adjoining or nearby properties;

- Screening and buffering materials shall be sufficient to insure that the proposed special use will have no greater impact on surrounding land uses than other uses authorized as a matter of right;
- Signs, if any, and proposed exterior lighting shall be located and designed to maximize traffic safety and compatibility and harmony with adjoining or nearby properties and so as to minimize glare, noise and adverse economic impact on surrounding properties or authorized land uses;
- Required yards and open spaces shall be sufficient to insure that the proposed special use will have no greater impact on surrounding land uses than other uses authorized as a matter of right;
- The site on which the special use is located shall be designed to make the proposed use generally compatible with adjoining or nearby properties;
- The special use shall in all other respects conform to the applicable regulations of the district in which it is located and of the entire municipal code, including but not limited to Division 14, except as such regulations may in each instance be modified by the President and Town Council pursuant to the recommendations of the Zoning Board of Appeals or as allowed for a Planned Unit Development.

Special Use standards specific to churches are set forth in Sec. 15.10-4(F). These standards include building setbacks, height maximum, location adjacent to a major street and similar requirements.

The Special Use standards are intended to ensure that specific uses do not negatively impact surrounding properties. Town staff believes the reconstruction of three cabins at the Central Illinois Holiness Association meets these standards. The CIHA has operated at 216 Jersey for almost 100 years, and the current proposal will simply upgrade three cabins. No additional traffic will be generated.

**4. Staff Recommendation:**

For the reasons set forth above, staff recommends that the Zoning Board of Appeals forward to the Town Council a positive recommendation on the Special Use Permit.

**Zoning Board Action**

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Conditionally Approved
- \_\_\_\_\_ Denied

To all Applicant(s) - Please note that no application for amended special use which has been denied wholly or in part by the Zoning Board shall be submitted for a period of one year from the date of said order of denial except on the grounds of error in the original proceedings or change of conditions found to be valid by the Zoning Board of Appeals (Sec. 15.10-5(C))

	AYE	NAY	OTHER		AYE	NAY	OTHER
Randy Schaab				Corrine Brand			
Janet Hood				Tony Penn			
Gary Blakney				Todd Anderson			
Keith Palmgren							

\_\_\_\_\_ Chairman / Date