

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, OCTOBER 16, 2014, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

Mr. Anderson, Mr. Blakney, Mr. Schaab, and Ms. Brand

Members Absent:

Mr. Palmgren, Mr. Penn and Ms. Hood

Others Present:

Corporation Counsel, Brian Day, Director of Inspections, Greg Troemel, Town Planner, Mercy Davison and Office Associate, Sheila Elgin

Call to Order:

Chairman Anderson called the meeting to order at 5:00 p.m. and noted a quorum was present.

Approval of Minutes:

Mr. Schaab moved, seconded by Ms. Brand, to approve the minutes of the September 18, 2014, meeting. Motion to approve carried 4-0.

Public Hearings:

- a. **14-10-16-SU: Special Use Permit, 216 Jersey (Place of Public Worship – Central Illinois Holiness Association)**

Ms. Davison reviewed the staff report. She said that the Central Illinois Holiness Association had been at this location for about 100 years and longer in the community. The property is zoned R1-A single-family residential. Typically this would require a Special Use Permit, but the use predates the zoning code and no changes have been made. They are requesting to replace three cabins to make them more accessible. The property will be used in the same manner as it has in the past with a week long summer camp, maintenance and other special events. Staff recommends approval of the Special Use Permit.

Mr. Jerry Mays, a Director of Central Illinois Holiness Association, 509 W Fontenat, Palatine, IL, was sworn in by Chairman Anderson. Mr. Mays said that they wished to obtain a Special Use Permit. He gave a presentation on the history of the CIHA.

They were originally established September 4, 1883 in nearby towns then moving to Normal in 1883. They were at the BroMenn site, Fell Park area, Broadway & Virginia and then the Jersey Ave. site. The main event is the week long summer camp and various other events. They would like to be open to the community more often.

Chairman Anderson asked how many people were there when there are no functions going on. Mr. Mays said that they have a caretaker who stays for free. They are currently between caretakers. They have considered renting out the caretakers cottage just to have someone on the property.

Mr. Troemel said that he has worked with Mr. Mays over the years with some projects and improvements. In regard to parking, the site is historically only used one week of the year. We hesitant to put in a parking lot at this time. Underwood Park could be used for parking, if necessary, for events.

Mr. Ed Houchins, 406 E Virginia Ave., Normal, IL, was sworn in by Chairman Anderson. Mr. Houchins said that he has lived directly across the street for 40 years. He asked if the replacement cabins would be on a foundation. He expressed concern that there are opossums and raccoons living under the cabins. Mr. Mays said that the new cabins will be put on slab foundations and they will be running water and sewer to the cabins. Mr. Houchins asked what the time frame was. Mr. Mays said that they operate on donations and meet expenses first. They will be rebuilding #8 first. The tabernacle will be 100 years old in 3 years and they are residing it. They have the funds for cabin #8.

Mr. Houchins said that they caretaker's cottage has been unoccupied. The neighbors got together 20 years ago and did some painting. The property looks better than it did 20 years ago. There have been numerous improvements. He said that they must follow town ordinances. There has been burning of debris in the fall. They should demolish existing cabins if they are not going to be used because that is where the animals tend to live. He suggested having someone trap the animals and remove them.

Mr. Mays said that they always have someone looking after the grounds. Mr. Oberman and Ms. Knight look after the grounds. There was a cornfield that attracted the animals. They have set traps and have removed many animals. They have not seen any opossums.

Mr. Blakney asked if they were going to demolish all of the cabins that they plan to demolish. Mr. Mays said that they have been demolished. The cabins are used during the camp meeting and may be used for storage when not in use. Mr. Blakney said that the property has city water and sewer, and asked if there were other restrooms other than those shown in the presentation. Mr. Mays said no, their long

term goal is to run sewer and water to all of the cabins. The caretaker's cottage also has restrooms.

Ms. Elaine Dunbar, 401 E. Virginia Ave., Normal, IL, was sworn in by Chairman Anderson. Ms. Dunbar said that she would like to see the tabernacle building on the national register.

Mr. James Oberman, 1 Ridgemont Lane, Normal, IL, was sworn in by Chairman Anderson. Mr. Oberman said that he backs up to the CIHA. He has lived there 25 years. He admires them for upgrading and believes this is a lovely part of the Town. They have been good neighbors.

There was no one else to speak regarding the application and the public hearing was closed.

Chairman Anderson noted that this is a Special Use request and it will go before Town Council.

Mr. Blakney said that the property has little usage and asked if there was anything that would affect parking & services.

Mr. Troemel said no. If they were to add more cabins or facilities it would require an amendment to the Special Use Permit.

Ms. Davison said that there is no specific number of activities permitted. The use now or a marginal increase would not trigger an amendment.

Ms. Brand moved, seconded by Mr. Blakney, to recommend approval of the application to Council.

Ayes: Mr. Schaab, Mr. Blakney, Ms. Brand and Mr. Anderson

Nays: None

Motion declared carried.

Other Business:

None

Adjournment:

There being no further business, Mr. Blakney moved, seconded by Ms. Brand, to adjourn the meeting at 5:35 p.m.

Respectfully submitted,

Sheila Elgin
Secretary