

# **White Rock Chapel Special Use Permit (1868-SUP)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a white circle and a grey triangle.

# Case 1868-SUP White Rock Chapel

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## LOCATION:

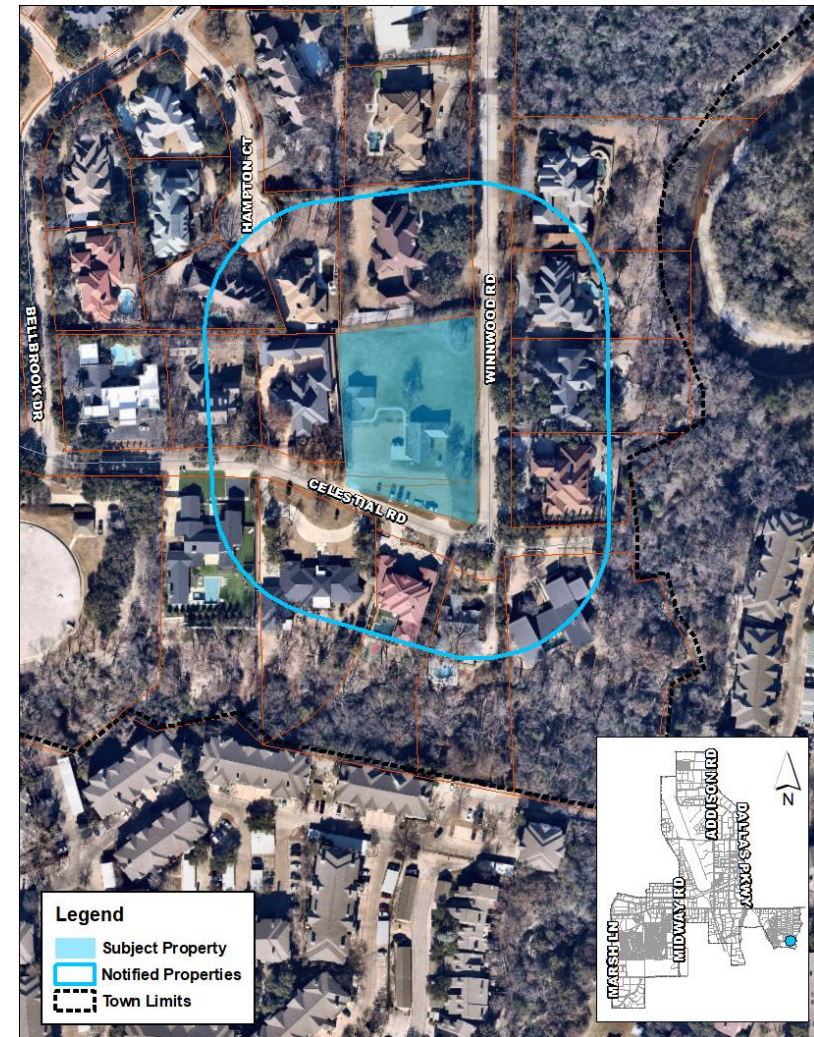
5555 Celestial Road

## REQUEST:

Approval of a Special Use Permit for a religious institution

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed religious institution use, SUP conditions, and associated site conditions at the subject property



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## SITE HISTORY:

1884 – congregation established east of White Rock Creek.

1918 – Congregation moved to current site following flood, land donation from SS Noell.

1958 – 1960 – worship hall destroyed twice by flood, fire

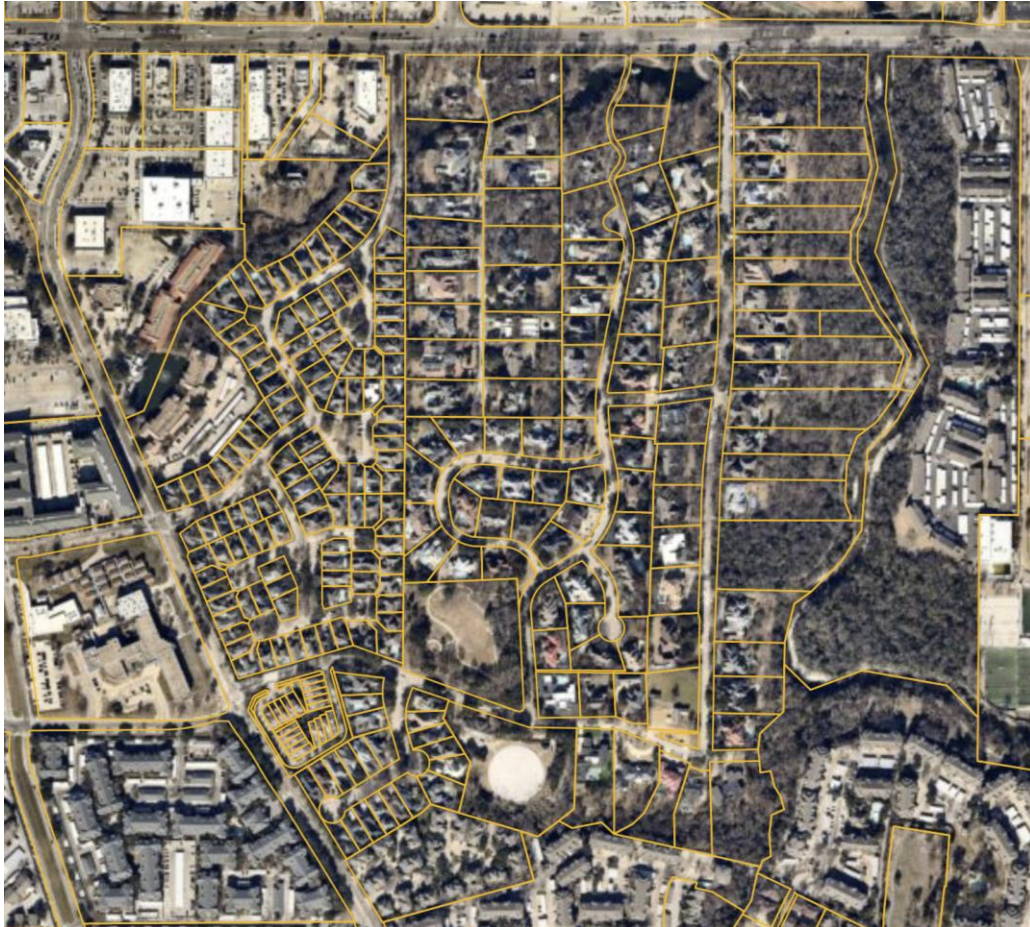
1981 – current worship hall constructed.

2009 – parsonage replaced by current fellowship hall.

2018 – property was acquired by current owner.

# Case 1868-SUP White Rock Chapel

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## NEIGHBORHOOD HISTORY:

1918 – White Rock Chapel established at current location.

1960s/1970s – First suburban housing developed along Lake Forest Drive and Winnwood Road.

1978 – Oaks North subdivision established.

1985 – Bellbrook Estates subdivision established.

1991 – Winnwood Road properties (including WRC) rezoned from R-16 to PD.

1994 – Celestial Place subdivision established.

2007 – Stanford Court Villas subdivision established.

## Why is a Special Use Permit (SUP) required for this project?

- The use pre-dated initial zoning of the property and a zoning action was never taken by the Town to make it a legal use
- Following acquisition of the property in 2018, the site has been largely dormant to date
- The current proposal includes improvements and programming that reflects a change from the past use of the site
- These plans and conditions provide far more protection for adjacent property owners, as the past use condition provided minimal enforcement criteria for the Town

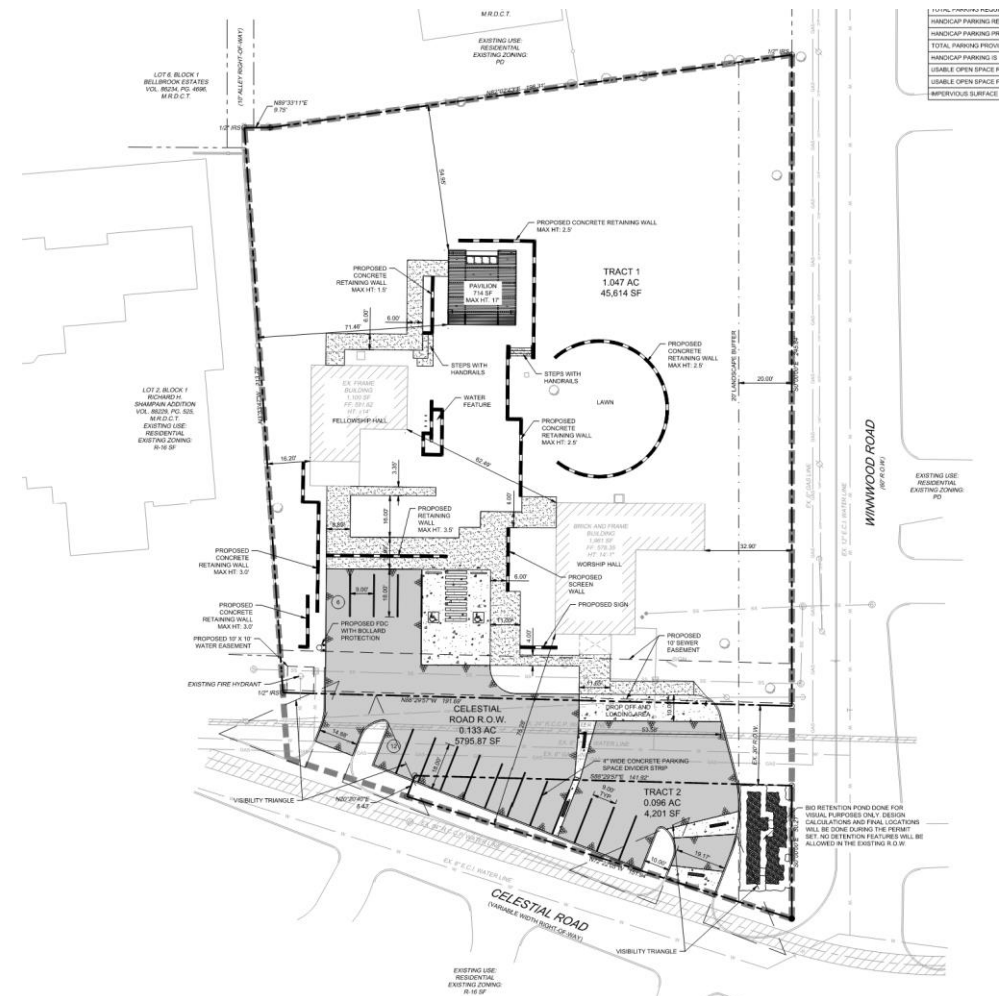
# Case 1868-SUP White Rock Chapel

## PROPOSED USE:

- Religious Institution – bible study, worship service, worship ceremonies limited to 12 additional worship ceremonies per year
- Historic educational programming limited to one event per month

## SITE PLAN:

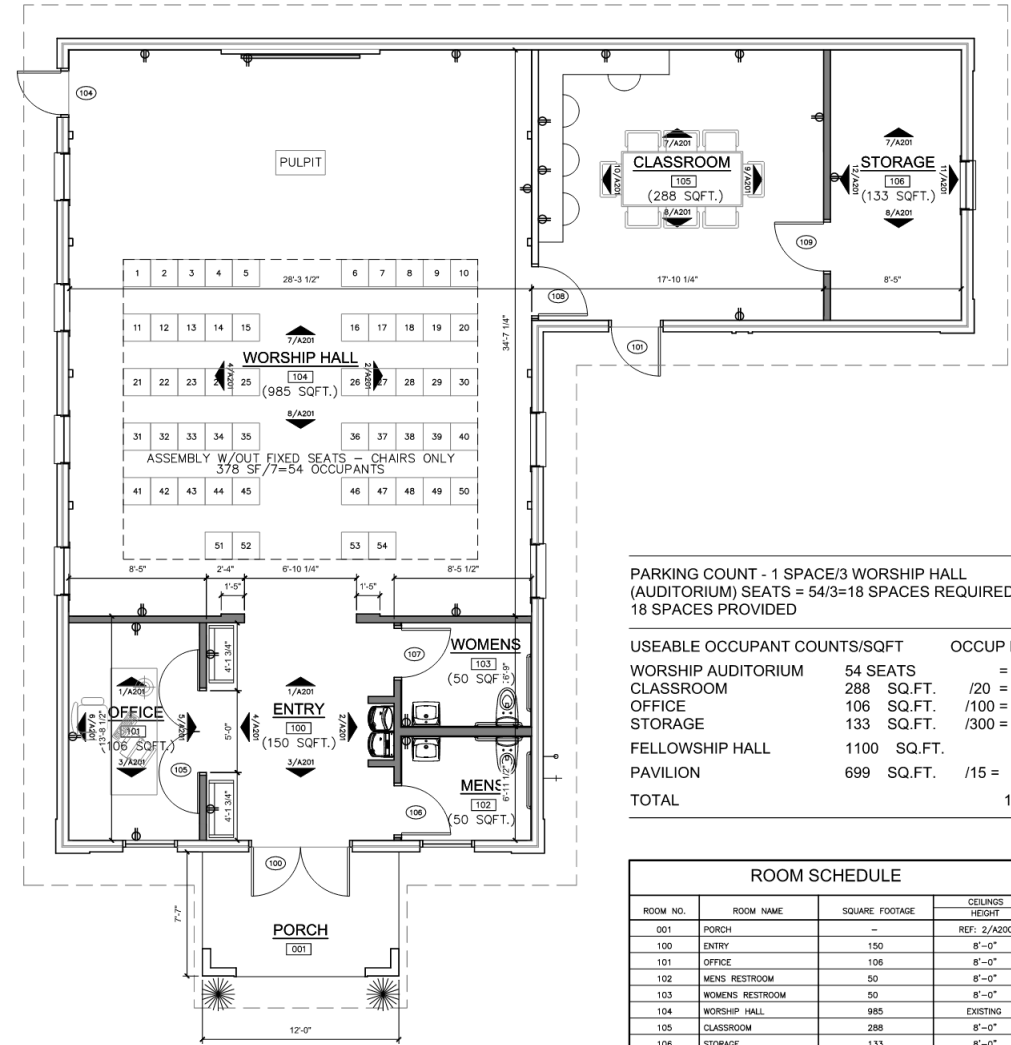
- Proposed pavilion with 600 square feet of covered area
- Parking lot improvements – ADA spaces, loading, and delineation of spaces (maintains current paving material)
- Pedestrian paving and retaining walls
- Enhanced landscape
- No additional interior floor area added to the site



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## FLOOR PLAN:

- Proposed interior remodel for the 1,960 square foot worship hall – new finishes, restroom improvements, administrative, storage, and classroom space
- Seating for 54 in the main worship hall
- No change to the 1,100 square foot fellowship hall
- Pavilion with 600 square feet of covered floor area



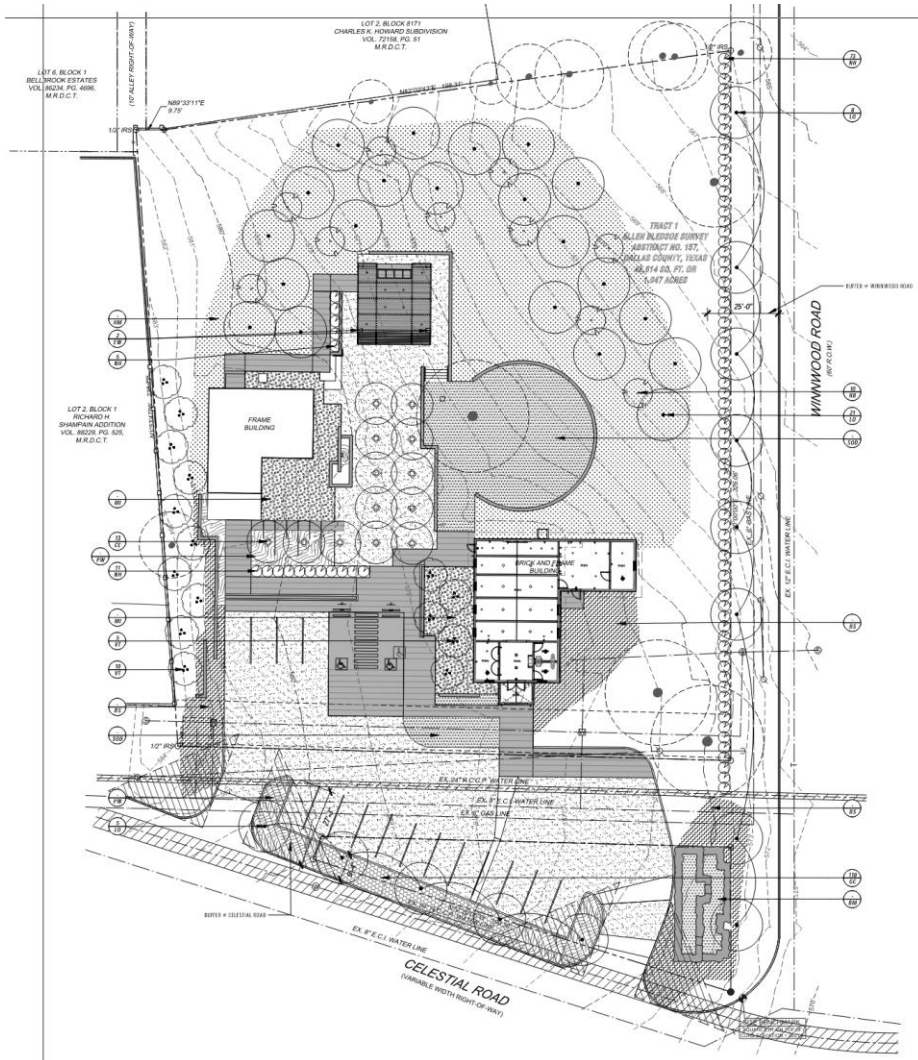
PARKING COUNT - 1 SPACE/3 WORSHIP HALL (AUDITORIUM) SEATS = 54/3=18 SPACES REQUIRED  
18 SPACES PROVIDED

USEABLE OCCUPANT COUNTS/SQFT	OCCUP LD
WORSHIP AUDITORIUM 54 SEATS	= 54
CLASSROOM 288 SQ.FT. /100 = 2	
OFFICE 106 SQ.FT. /100 = 1	
STORAGE 133 SQ.FT. /300 = 1	
FELLOWSHIP HALL 1100 SQ.FT.	44
PAVILION 699 SQ.FT. /15 = 47	
<b>TOTAL</b>	<b>163</b>

ROOM SCHEDULE			
ROOM NO.	ROOM NAME	SQUARE FOOTAGE	CEILING HEIGHT
001	PORCH	-	REF: 2/A200
100	ENTRY	150	8'-0"
101	OFFICE	106	8'-0"
102	MENS RESTROOM	50	8'-0"
103	WOMENS RESTROOM	50	8'-0"
104	WORSHIP HALL	985	EXISTING
105	CLASSROOM	288	8'-0"
106	STORAGE	133	8'-0"

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## PARKING:

The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

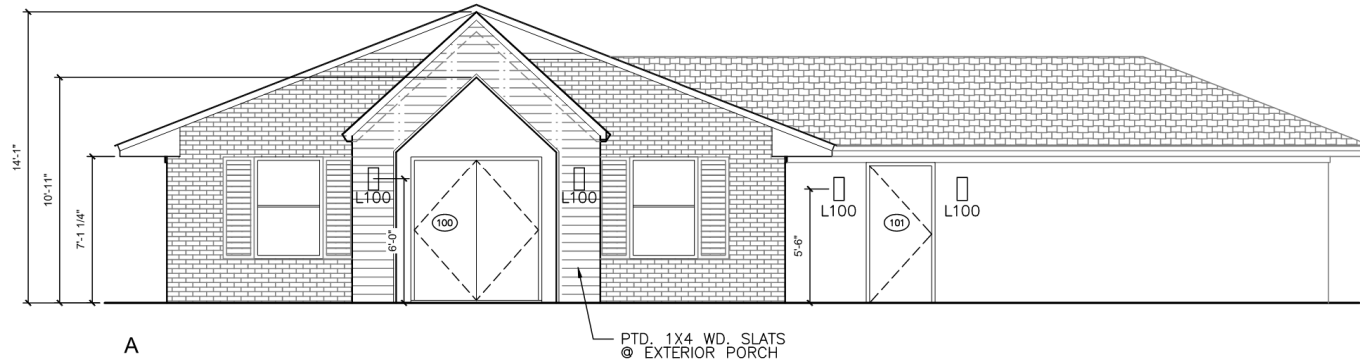
## OPEN SPACE AND LANDSCAPE:

Existing conditions do not comply with landscaping or buffer requirements. The proposed landscape improvements will add 72 trees to the site and will result in 72 percent of the site being maintained as landscape area. Relief is needed to maintain the historical parking condition along Celestial Road.



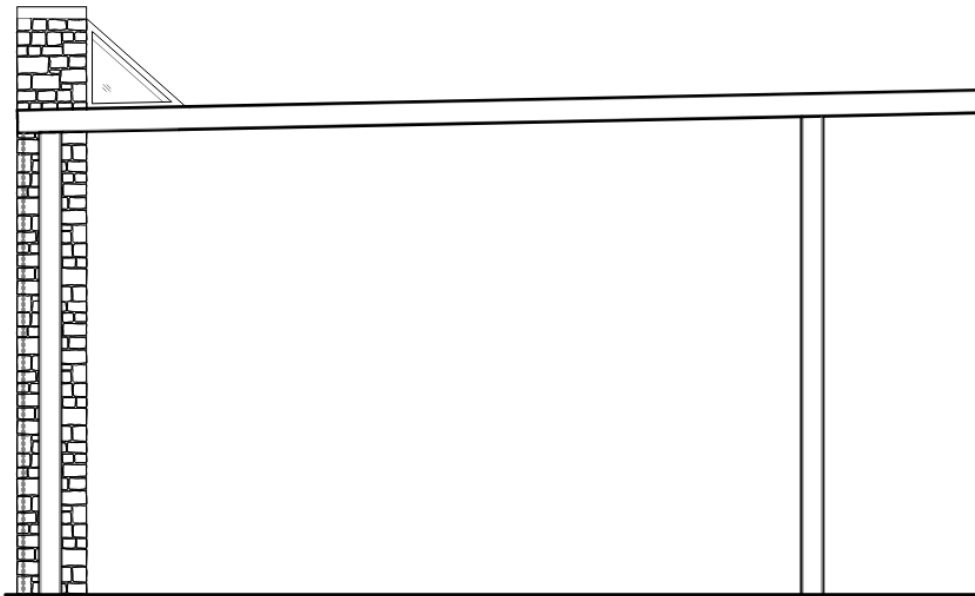
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## EXTERIOR APPEARANCE:

- Improvements limited to the exterior entryway of the worship hall.
- Pavilion to be constructed of steel, with limestone columns. 17 feet at top of column.
- No change to the fellowship hall.



## SUP CONDITIONS – HOW WERE THEY DEVELOPED?

- These conditions were negotiated between the applicant, Town staff, and several Winnwood/Celestial area neighbors and their legal counsel during a series of Zoom meetings that occurred over the last month
- The starting point for this negotiation were conditions drafted by the attorney for the neighbors
- Much of the original language presented by the neighbor's attorney was included in these SUP conditions
- Conditions that were desired by the neighbors but not included, were excluded due to legal concerns related to compliance with federal and state law
- Applicant was presented with the 2019 Restoration Plan by the neighbor's attorney near the conclusion of the negotiation; it was not included in the applicant's SUP application

## SUP CONDITIONS – USE & PLAN COMPLIANCE

- Formal definition for the religious institution use – the Town’s zoning ordinance does not have such a definition
- Very detailed description of what is not allowed to occur on the property – anything but a church and periodic historical education programming
- Requirement to confirm tax exempt status as a religious organization or nonprofit
- Requirement to post SUP conditions onsite and to provide to any religious function organizers
- Required to comply with associated development plans

## SUP CONDITIONS – HOURS OF OPERATION

- 9 AM – 6 PM, with the exception of bible study prep and bible study one day per week (fewer than 10 people)
- Historic educational programming – limited to once per month, during regular hours of operation
- Other Religious Functions – weddings, funerals/memorial services, baptisms outside of regular Sunday service
  - No more than 12 per calendar year (with reporting requirements)
  - No more than 4 weddings, no more than one wedding per month
  - Alcohol service only permitted as part of faith ceremony

## SUP CONDITIONS – PARKING, LIGHTING, AND NOISE

- Defined parking ratio applied to the site of one space per 3 seats in the main worship hall
- Prohibition on the use of valet, commercial vehicles, and on-street parking; school buses may be used to support once per month educational programming
- Requirement to shield exterior lighting from adjacent properties
- Application of existing Town noise regulations with modifications to best align with the residential adjacency condition

## SUP CONDITIONS – SITE OCCUPANCY AND MAINTENANCE

- Occupancy restricted to level below what is permitted by the building and fire codes to best account for the proposed parking condition – 72 in the worship hall, and when concurrent programming is provided, 18 in the fellowship hall
- No outside storage, require to maintain and irrigate landscaping
- Required to restrict unlawful access to the property

	Proposed Condition	Past Condition
<b>Land Use Definition / Permitted Use</b>	Clearly defines the permitted use and what is not permitted	Not addressed
<b>Requirement to be tax designated church or nonprofit</b>	Provides detailed criteria	Not addressed
<b>Zoning based on Town approved Development Plans</b>	SUP links to associated plans	Not addressed
<b>Hours of Operation</b>	Provided detailed criteria	Not addressed
<b>Restrictions on weddings</b>	Limited to 4 per year	Not addressed
<b>Restrictions on alcohol service</b>	Only as provided in faith ceremonies	Not addressed
<b>Restrictions on Parking</b>	Minimum parking required, no on-street parking, no valet, no commercial vehicles	Only existing on-street parking and commercial vehicle regulations apply
<b>Noise</b>	More stringent restrictions beyond current Town regulations	Only existing noise regulations apply
<b>Lighting</b>	Requires exterior lighting to be shielded from adjacent properties	Not addressed
<b>Occupancy Restrictions</b>	Limited to quantity well below what is permitted by the building and fire codes	Could achieve the maximum occupancy allowed by the building and fire codes

# Case 1868-SUP White Rock Chapel



## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 15

FOR: None

AGAINST: 8

NEUTRAL: None

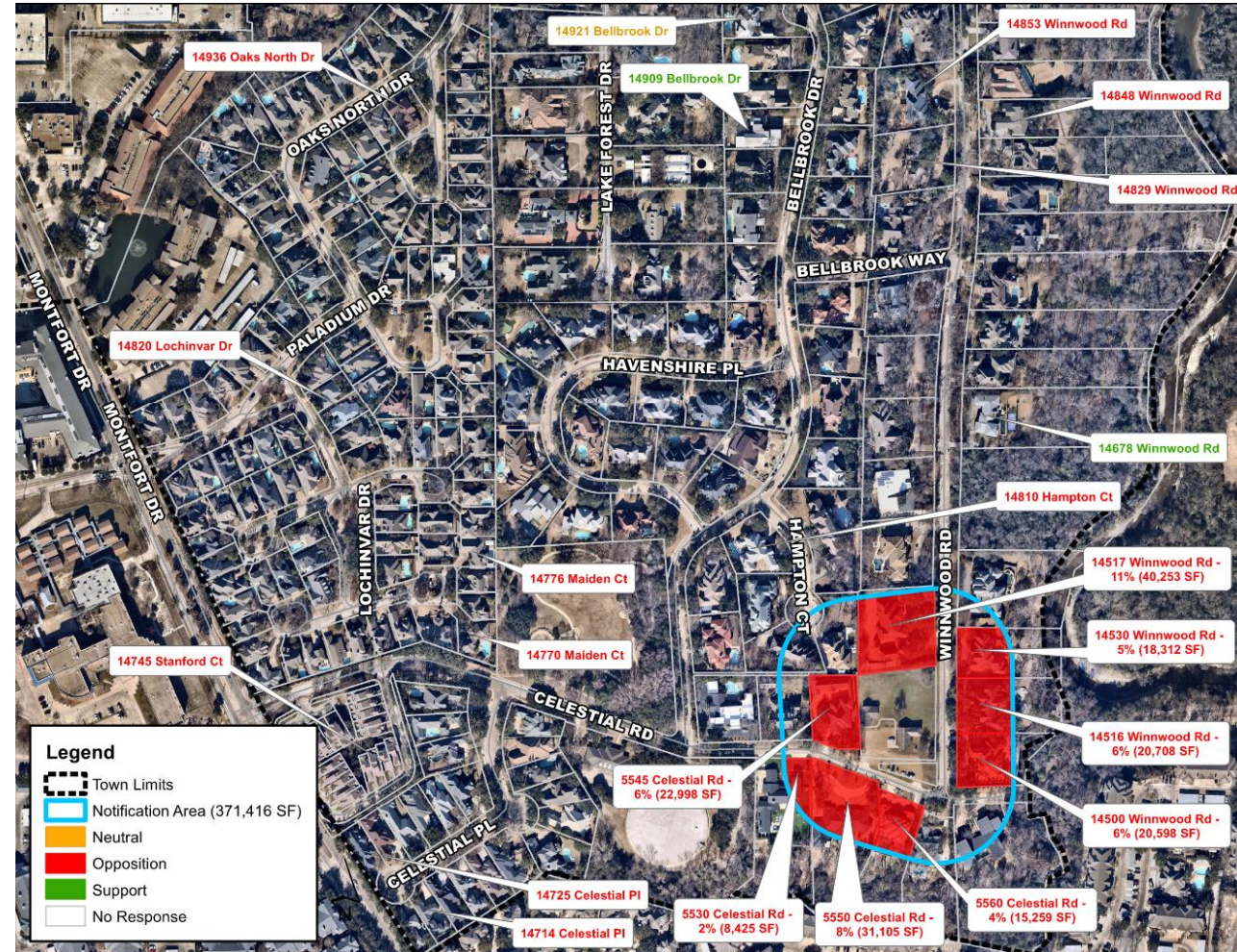
## ADDITIONAL FEEDBACK RECEIVED: 15

FOR: 2

AGAINST: 12

NEUTRAL: 1

Three-fourths vote of City Council required to approve this application (48% of notice area opposed).





## RECOMMENDATION:

Staff recommends **approval of the request subject to the conditions presented by the applicant.**

- The proposal reflects a worship use. While the site has been largely dormant since 2018, a worship use is appropriate, as there is a 100-year history of worship on this site and a 60-year history of coexistence with the surrounding single-family suburban development pattern.
- The proposed SUP provides narrowly tailored regulations developed in coordination with the stakeholders that enhance the existing regulations to provide far greater protections for the safety and well-being of the neighborhood.