



To: Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

From: Ronald Mentzer, Community & Economic Development Consultant

Date: June 9, 2025

Consideration of Case Number SU-25-3-6-1 Request of Redemption Hour Ministry seeking approval for a Special Use Permit and Variations to reactivate the existing building for a Church which is an allowable Special Use under the Crest Hill Zoning Ordinance. The subject parcel is zoned R-1, Single Family Residence District and is located at 1800 Dearborn Street in Crest Hill, Illinois

Project Details

Project	Church
Request	Special Use for Church
	Variation for Existing Conditions
Location	1800 Dearborn Street

Site Details

Building Size	9,400 SF (Gross Floor Area)
Site Area	45,900 square feet

Land Use and Zoning Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant Church	Single Family	R-1
North	Single Family	Single Family	R-1
South	Single Family	Single Family	R-1
East	Single Family	Single Family	R-1
West	Single Family	Single Family	R-1

PROJECT SUMMARY

Redemption Hour Ministry (the "Applicant"), is under contract to purchase the vacant building at 1800 Dearborn Street (the "Subject Property") which formerly encompassed St. Anne's Church and has submitted an application package for the City's potential approval of a Special Use Permit with Variations for the reactivation of the building as a religious use (PIN 11-04-33-315-001-0000) – see Exhibit A for the location and zoning map for this property. Since this subject building was constructed prior to the adoption of the current Zoning Ordinance, Section 5.5 of the Crest Hill Zoning Ordinance requires this property to retroactively obtain a Special Use Permit and any Variations to bring the property into compliance with city regulations prior to the sale of the property taking place.

Project Background

The current building, located at the northeast corner of Ludwig Avenue and Dearborn Street, was constructed in 1953, prior to the City of Crest Hill being incorporated. The multi-level building is improved with face-brick on all four elevations, and an addition was added to the rear of the building, the north elevation, in the 1990s. The rear portion of property is improved with an asphalt surface parking lot consisting of 50 parking spaces. The current owner, Catholic Arch Diocese of Joliet, closed the facility in 2024 and subsequently put the Subject Property on the market. The Applicant plans to purchase the property and move their congregation from Romeoville to this address. Despite the property being vacant for less than one year, Zoning Ordinance Section 5.5 requires this property to obtain a Special Use Permit and Variations prior to the sale of this property.

According to the Project Narrative (Attachment B), the current total number of members in the Applicant's congregation is 70. There are several activities that take place throughout the week which are summarized on page one of the Project Narrative under "Schedule of Activities". Moreover, there are additional special events that will be hosted in the subject building such as wedding ceremonies and receptions, baby showers, breakfast meetings and other similar events for Church members only. As noted in the Project Narrative, no alcohol will be served at any function on the subject property.

Since the Applicant is proposing to reactivate a vacant building with the same type of activities as the previous occupants, there are no major external modifications being made to the property. The Applicant has acknowledged in the submitted plans that four pews will be removed from the main worship area. This will both reduce the number of people that can be seated in the main worship area and reduce the extent of the parking variation requested as described in the section below.

If the Special Use and the Variation requests are approved, the Applicant plans to close on the subject property and re-occupy this building later this year.

Planning, Zoning, and City Code Analysis

Zoning Ordinance and Crest Hill City Code Regulations – The following subsections assess the submittals in relation to the Zoning Ordinance and the Crest Hill City Code. There are several components of the project to review in comparison to this document, hence there are multiple attributes of this project that are detailed below. Variances being requested are identified in bold font.

Zoning Regulations for R-1, Single Family Residence District Related to an Existing Church

Minimum Lot Area	8,000 SF Required	45,900 SF Provided
Max Structure Height	30 Foot Max Allowed Height	28 Feet Existing*
Front Yard Setback	30 Feet Required	Approx. 32 Feet
Interior Side Yard Setback	10 Feet Required	Approx. 27.1 Feet (East)
Corner Side Yard Setback	20 Feet Required	Approx. 27.25 Feet (West)
Rear Yard Setback	20 Feet Required	Approx. 132 Feet
Lot Coverage	50% Max Allowed	58% Presented
Off Street Parking	55 Spaces Required	50 Spaces Provided (Deficit of 5 spaces)
Landscape Parking Buffer	10 Foot Landscaped Area	Zero Foot Landscaped Area Provided
Parking lot landscape islands	Required at the end of each row of parking	No parking lot landscaping islands provided at end of each parking row
Parking aisle width between stalls	26 feet required	17'-4" Existing

*Church steeples are exempt from the height regulations per Zoning Ordinance Section 4.2-7.

As shown in the table above, the existing bulk regulations are in general compliance between the proposed project and the Crest Hill Zoning Ordinance, except for the maximum lot coverage. The requested variations are for the lot coverage, the existing parking lot, and the number of spaces provided.

Off Street Parking – Since the property is currently improved with an existing structure and asphalt parking lot, the Applicant has no plans to expand the building or parking lot. Additionally, the Applicant has indicated that four pews will be removed from the worship area thereby reducing the number of people that can gather in this space.

The number of required off-street parking spaces is calculated at a rate of one parking space for every four seats per Section 11.8-5.a. The main worship area is improved with pews for the seating. Zoning Ordinance Section 11.3-3 elaborates on how a pew is measured for one seat. That text is provided below.

11.3-3 SEAT OR BENCH A seat shall be the space intended for one (1) individual; in a place where patrons or spectators occupy benches, pews, or other seating facilities, each twenty (20) inches of seating facilities shall be counted as one (1) seat.

Per Attachment B, there are 28 pews measuring 13 feet in width. After applying the off-street parking regulations to the proposed seating arrangement, 55 off-street parking requirements are required. To showcase that the 50 parking spaces provided in the current parking lot is adequate, the Applicant provided a Traffic Impact Statement (TIS) prepared by KLOA and dated May 2, 2025 (Part of Attachment B). The TIS showcased various off street parking calculations assigned with different approaches per the Institute of Transportation Engineers, *Parking Generation Manual*, 6th edition.

Specifically, the TIS estimated parking demand is based on two calculation methodologies. One methodology yielded 40 off-street parking spaces required for 70 attendees based on .54 parking space required per person. The second methodology yielded 123 parking spaces based on 13.9 parking spaces for every 1,000 square feet of gross building area (this figure does not exclude storage rooms, bathrooms and other generally exempt areas). Note, page 5 of the TIS identifies a parking requirement of 63 parking spaces after reviewing the Crest Hill Zoning Ordinance. This is **not** a correct figure as Section 11.3-3 of the Zoning Ordinance elaborates on how to measure a pew in relationship to the number of off-street parking calculations.

As a result of this analysis, it is clear that the off-street parking requirement found in the Crest Hill Zoning Ordinance is within the spectrum of off-street parking requirements for such land use. It is anticipated that members who are in the same family or household will drive to the property together. It is important to note the TIS did conclude that the parking count provided will be adequate for the Applicant and can accommodate future growth as well.

Existing Driveways – The Plat of Survey shows two entrances off of Dearborn Street for the subject property and both entrances are under the 30' maximum allowed width as identified in the Crest Hill City Code. No variations were being requested for the entrance widths.

Live Planting Requirement Section – City Code Section 15.04.040(I)(2)(b)(2) states that 1 approved planting per 725 square feet of improved land area is required, which results in a minimum of 63

plantings for this particular property. The Applicant noted that there are over 162 live plantings that are already improved on site. The number of live plantings complies with this code section.

Summary of Variations Being Requested – Since this property has several variations being requested, the list below is a summary of all requests with the applicable code sections.

- Table 1 – Zoning District and Standards for Residential Districts – Maximum Lot Coverage – Variation of 9% of the Lot Coverage is being requested for a total allowed lot coverage of 59%
 - A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property.
- Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.
- Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches instead of the 26 feet required is being requested.
- Section 11.5-3 – Parking Adjacent to Residential – A 10-foot landscaped area needs to be provided in the required side and rear yards to help separate the parking lot from adjacent residential properties. This property is currently improved with an existing parking lot that does not contain landscaped areas in the rear and side yards.
- Section 11.6-2 - Screening and Landscaping - The removal of parking spaces to install landscape islands would reduce the number of parking spaces provided. As such, a request is being made to eliminate the requirement for landscape islands in order to maintain the existing number of parking spaces on-site.

In summary, the Applicant is proposing to maintain the existing property conditions and reactivate the subject building with a religious use. Maintaining the property in its current form will assist with the preservation of this property and be in-keeping with the scale of the established neighborhood. It is the Crest Hill Zoning Ordinance regulations that came into effect *after* the establishment of this property. Specifically, Section 5.5 of the Crest Hill Zoning Ordinance is triggering the Applicant to request all of the subject Variations and a Special Use permit prior to the purchase and reoccupation of this property.

Comprehensive Plan – The 2014 Crest Hill Comprehensive Plan is a land use guide to ensure logical and orderly growth of the community. With this notion, this document was reviewed in comparison to this project to ensure that this guide is being followed. That analysis is discussed below in more detail.

The City's 2014 Comprehensive Plan assigns this property as Residential on the Future Land Use Map. While there is limited content in reference to religious institutions in the Comprehensive Plan, there is content discussing development (and uses) within the established neighborhoods. One such reference is provided below:

Crest Hill's older neighborhoods have a distinct character that is defined by smaller lot sizes, more modest building scale, smaller setbacks, the traditional design of local street network, and the presence of mature trees..... Future development should accommodate appropriate variations in lot size and residential design, but aim to create a similar character to existing neighborhoods. They should integrate logical connections to surrounding development, consistent street grids and block sizes...

This aspect of the Comprehensive Plan can be extended to the reuse of existing structures within the context of existing neighborhood improvements. Since this property has been utilized as a religious assembly use for decades, and the Applicant intends to reactivate the building and property for the same use, the reactivation of this property is in-keeping with the current context of the neighborhood.

Given the notion that the Applicant is not proposing any major additions or alterations to the structure, the reactivation of the building should not alter the character of the neighborhood.

ANALYSIS ON STANDARDS FOR VARIATION AND SPECIAL USE

Each Special Use and Variation request needs to be analyzed against the standards found in the Crest Hill Zoning Ordinance. This is required to ensure that such special permissions are granted fairly and are in-keeping with the surrounding properties. As such, the staff analysis is detailed below.

Standards for a Special Use

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

Staff Response: The establishment of the Special Use will not be detrimental to the public health, safety or general welfare as this property is already arranged for a religious use. The Applicant has stated in the application that there are 70 members in the congregation and there will be pews removed from the main gathering area. These statements and actions will allow the Applicant to reactivate the vacant building and help maintain the general welfare of the surrounding area.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Staff Response: The reactivation of the existing building and property with another religious use will not be injurious to the properties in the immediate vicinity. Off-street parking is provided on the property that will adequately serve the Applicant's needs. Reactivating this building will assist with maintaining property values as a reduction in building vacancy generally assists with enhancing neighborhood vitality.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Staff Response: The requested Special Use is a retroactive request since the property was a religious use for approximately 70 years. No major alterations are being proposed to the property that would impede orderly development of the surrounding properties.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Staff Response: Since the property is already fully constructed, all utilities, road access and other improvements have been provided for this property to fully function.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Staff Response: A Traffic Impact Statement has been prepared by a traffic engineering firm, KLOA. Based on the findings of this document, adequate ingress and egress already exists for this property which will minimize traffic congestion in the public streets.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

Staff Response: The property will conform to other applicable use regulations as found in the City Codes and Ordinances. All primary activities related to this religious use will be conducted inside of the existing building. Any outside events will need prior approval from the City of Crest Hill.

Standards for Variation

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Staff Response: The property cannot yield a reasonable return under the current regulations of Crest Hill Zoning Ordinance because these regulations prevent it from being occupied with a religious/church. Specifically, Section 5.5 requires this property and all non-compliant properties to go through this process prior to the sale of the property. Additionally, the subject building was constructed and operated *prior* to the establishment of the Crest Hill Zoning Ordinance. If the requested variations are not granted, then the current property owner would essentially have to raze the entire building and parking lot structure and reconstruct a much smaller version of the existing improvements in order to comply with current code requirements.

2. That the plight of the owner is due to unique circumstances.

Staff Response: The plight of the owner is due to unique circumstances as this property was constructed and actively used prior to the City's current zoning regulations going in effect.

3. That the variation, if granted, will not alter the essential character of the locality.

Staff Response: Granting the requested variations for this property will not alter the character of the locality as the Applicant is proposing no major amendments to the building or the parking lot. In fact, granting the Variations will preserve the neighborhood character and allow this cultural facility to be reactivated with another similar religious use.

REFERENCE TO FEDERAL LAW

Since religious uses are not a frequent request, there is a Federal Law called the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) which discusses protections of religious freedom by ensuring that zoning and land use regulations don't discriminate against religious institutions or burden their religious exercise. The notion that any religious use in a residentially zoned district is a Special Use allows all religious organizations to go through the same process which involves a public hearing and City Council approval.

STAFF RECOMMENDATION

Based on the information received and presented by the Applicant, staff recommends that the Plan Commission forward a positive recommendation of the requested Special Use and the Variances. Should the Plan Commission recommend approval to the City Council, then the following conditions shall be considered as part of the recommendation:

Conditions of Approval:

1. The Applicant shall abide by the drawings submitted with this case and are identified below, unless otherwise noted in the remaining conditions:
 - a. Drawing A0.5 – Existing Site Plan – last dated 6.3.2025
 - b. Drawings A1.0 and A1.1 – Existing Floor Plan - dated 3.15.2025

2. Arrows and parking lot signage be added to the paved parking area dictating the direction of traffic for vehicles to ensure safety on the property. The arrow improvements and signage shall be provided to staff for review prior to occupying the principal building.
3. The four pews identified in the drawings labeled for removal within the main worship area shall be removed prior to occupying the building.
4. A trash enclosure shall be constructed by December 31, 2025, or sooner. A permit must first be obtained, and the trash enclosure shall comply with all applicable regulations.
5. The subject parking lot shall be repaved by June 12, 2026, or sooner. A permit must first be obtained prior to repaving the parking lot.
6. All conditions made with this Ordinance shall be transferred to any new property owner.

Attachments:

Attachment A – Plan Commission Application and Plat of Survey
Attachment B – Application Submittals and Drawings

EXHIBIT A – AERIAL PHOTO OF SUBJECT PROPERTY LOCATION WITH ZONING DISTRICT





Application for Development

For Office Use Only: Case Number:

Project Name: Redemption Hour Ministry

Owner: Henry O Amegatcher

Correspondence To: Alena Jotkus

Street address: [REDACTED]

Street address: [REDACTED]

City, St., Zip: [REDACTED]

City, St., Zip: [REDACTED]

Phone: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Email: [REDACTED]

Property Address:

Property Information:

Street address: 1800 Dearborn Street

Lot Width: _____

City, St., Zip: Crest Hill, IL 60403

Lot Depth: _____

PIN: 11-04-33-315-001-0000

Total Area: _____

***Submit an electronic version of the legal description only in a Word document to:**
buildingdepartment@cityofcresthill.com

Existing Zoning: R

Existing Land Use: religious organization

Requested Zoning: _____

Proposed Land Use: religious organization

Adjoining Properties Zoning and Uses:

North of Property: _____

South of Property: _____

East of Property: _____

West of Property: _____

Purpose Statement (intended use and approval sought): _____

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: to operate a church in the residential zoning district.

☒ Variance: parking, minimum setback, screening and landscaping, lighting, access

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☐ Civil Engineer: N/A Phone: _____

Company: _____ Email: _____

☐ Contractor: N/A Phone: _____

Company: _____ Email: _____


☐ Architect: N/A Phone: _____

Company: _____ Email: _____

☐ Builder: N/A Phone: _____

Company: _____ Email: _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.


Signature of the Applicant

05/12/2025
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

Signature of the Owner

Date



May 13, 2025

City of Crest Hill
Community Development Dept.
20600 City Center Boulevard
Crest Hill, IL 60403

Re: 1800 Dearborn Street
Special Use and Variance Applications of Redemption Hour Ministry

To Whom It May Concern:

Please be advised that I am authorized by Bishop Ronald A. Hicks, Successor Trustee of the Roman Catholic Diocese of Joliet Trust, to sign any documents related to properties owned by the Diocese, including the above-referenced property. The Power of Attorney granted to me by Bishop Ronald A. [REDACTED]

The Diocese supports Redemption Hour Ministry, the purchaser of the above-referenced property, in its petition for a Special Use Permit and Variance(s) that have been presented to the Village of Crest Hill for approval.

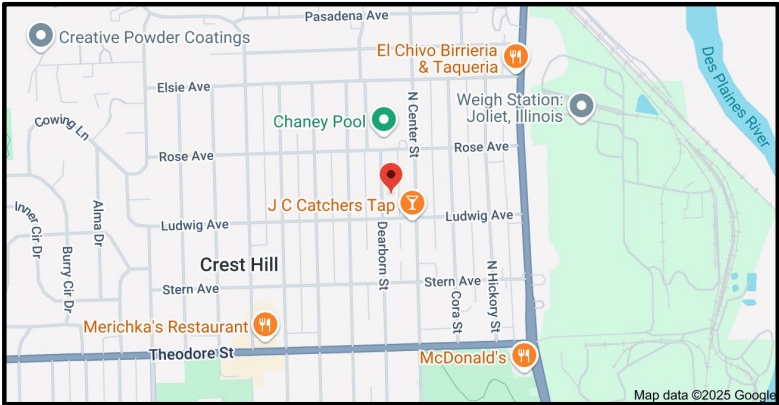
Please feel free to contact me if you need any additional information.

Very truly yours,

/s/ Maureen A. Harton

Maureen A. Harton
Of Counsel
[REDACTED]

ALTA/NSPS Land Title Survey



VICINITY MAP

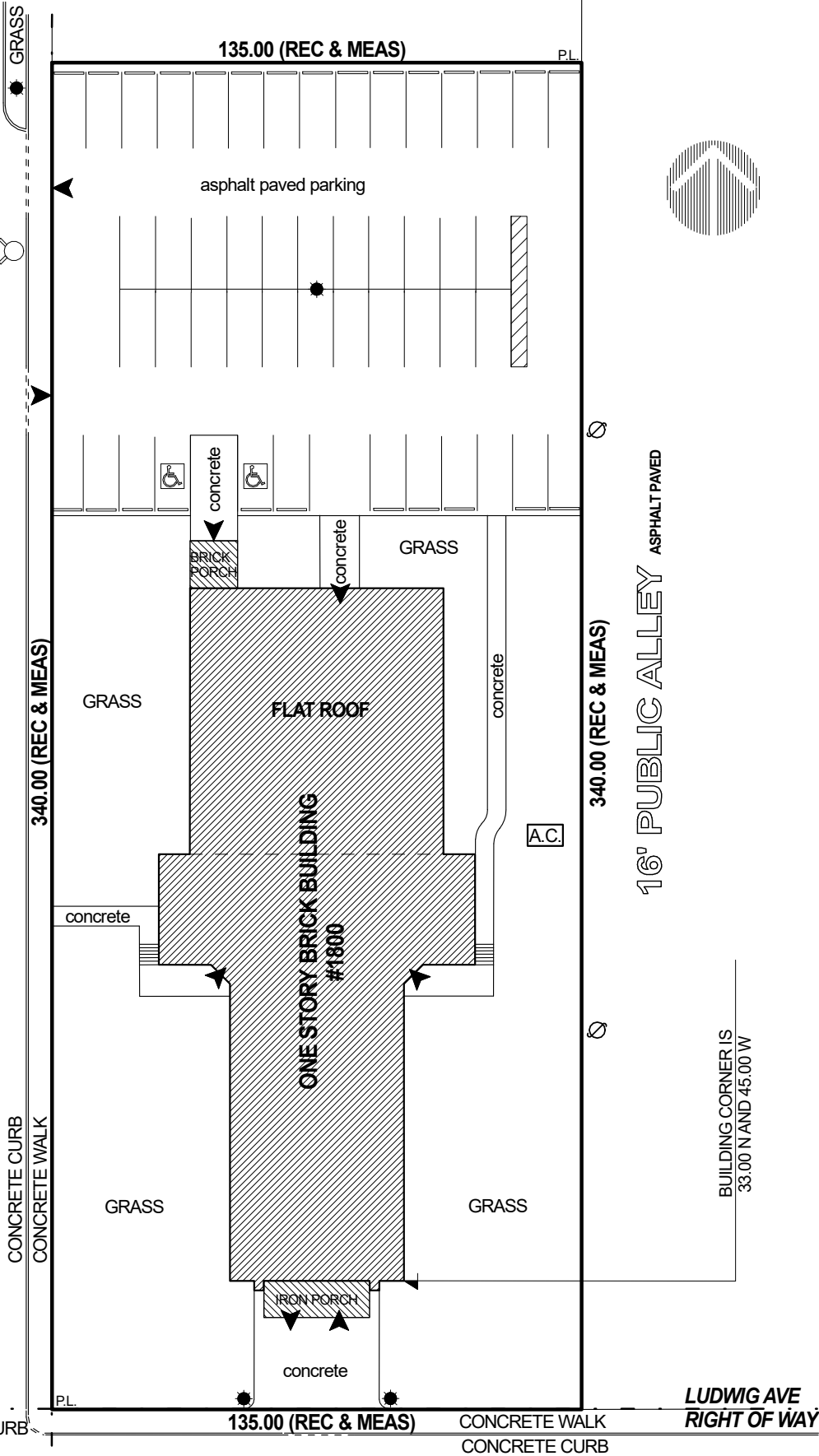
ZONING CLASSIFICATION:
-PROPERTY AREA 45,900.00 sqft
-BUILDING AREA 9,400.00 sqft
-ZONING CODE R-1
-MAIN BUILDING HEIGHT IS 28'

LEGEND:

- MAN HOLE
- CATCH BASIN
- CURB INLET
- GAS METER
- TV CABLE
- FIRE HYDRANT
- WATER VALVE
- WOOD POLE
- SPOT LIGHT
- LIGHT POLE
- COM-ED BOX
- HANDICAP PARKING
- WATER SPRINKLER
- EGREES AND INGRESS

B/C TO B/C -BACK OF CURB
P.L. - PROPERTY LINE
(REC & MEAS) -RECORDED AND MEASURED DIMENSION

DEARBORN STREET
66.00 B/C TO B/C (REC)



LUDWIG AVENUE
66.00 B/C TO B/C (REC)

- This survey was made in accordance with laws and/or Minimum Standards of the State of Illinois.
- The property described here on 1800 Dearborn St, Crest Hill, IL 60403 is the same as the property described in FIDELITY NATIONAL TITLE INSURANCE COMPANY No. WJ25002818 with an effective date of February 10, 2025. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
- All utilities serving the Property enter through adjoining public streets and/or easements of record.
- The Property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17031C0515J, with a date of identification of September 26, 2024, in Will County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which the Property is situated.
- Except as noted under "Observed Encroachments" hereon and plotted as [EN] on the survey, there are no encroachments onto adjoining premises.
- The Property has direct access to Dearborn St. as dedicated public street.
- The total number of striped parking spaces on the Property is 48.
- There is no building additions at the Property.
- There are no proposed changes in street right of way lines affecting the Property.
- There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
- There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.

TO : FIDELITY NATIONAL TITLE INSURANCE COMPANY, Redemption Hour Ministry,Ronald A. Hicks, Sucessor Trustee, Bishop of the Roman Catholic Diocese of Joliet in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 31st day of December, 1949, and known asRoman Catholic Diocese of Joliet Trust

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a) 7(b), 8, 9, 10(a), 13, 16, 17and 18. TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 2/25/2025

ORDER No. 202506

SCALE : 1" =40'

ALL DIMENSIONS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

CHICAGO, ILLINOIS 03/07/2025





Patrick Ainsworth
Community Development & Development Director
City of Crest Hill
20600 City Center Blvd.
Crest Hill, IL 60403
May 9, 2025

Re: Project narrative for the property 1800 Dearborn St.

Dear Mr. Ainsworth,
This letter is to detail the use of the existing facility for the Plan Commission Meeting.
The exterior and interior design intent of the Church Facility will not change.

Attached are the Existing floor plans for 1800 Dearborn St, Crest Hill, IL. Per City of Crest Hill R1-zoning requirements, Redemption Hour Ministry will maintain the use of space for religious activities.

Total number of members – 70

Schedule of Actives:

- Sunday Service: 10am – 12:30
- Tuesday Evening Bible Study – 7pm – 8:30pm (+/-20 members)
- Friday Prayer session 7:30pm – 9pm (+/- 10 members)
- Saturday Rehearsals (Choir, Ushers & Volunteer workers) – 9am (+/- 20 members)
- Departmental Leaders training – Monthly Event (8 members)
- Counseling – Tuesday through Saturday – (max 2 persons per hourly event session).

Community Events :

Redemption Hour Ministry acknowledges the former use of multi-purpose hall for voting purposes. The Ministry would maintain that relationship should the community wish to continue to use it for voting purposes.

The religious activities in which the need demands include:

- **Baby shower, baby naming ceremony and baby dedication.**
Baby showers and naming ceremonies are normally held at the respective parents' locations of choice. The multipurpose hall is a cost-effective place that church members can choose to use for such an event.
Redemption Hour Ministry is committed to dedicating the babies to God, should the parent decide to do so per Luke 2:22-46
- **Wedding receptions.**
The multipurpose hall is a cost-effective place that church members can use for wedding receptions should they choose to. No church member would be denied the use of the facility. Similarly, no church member is obligated to use the hall. Since most weddings are a spring through fall events, Redemption Hour Ministry can estimate 2 -3 max per year, due to the current marriage counseling duration of 10 weeks per couple.
- **Breakfast meetings**
Design to educate church members. Redemption Hour Ministry would continue to use this event to equip its members to become excellent members of the community. Events are average once a year.



- **Multiple events at facility.**

NO Multiple events will be held at the facility at the same time. The primary use of the church at 1800 Dearborn Street, Crest Hill IL is for church activities. All other events stated above are secondary and will be subjected to approval by the church board.

- **NO Alcohol shall be served on the church property.**

Project Narrative:

- *Part of the parking regulations (Section 11.8-5.a) talks about having parking spaces designated for any vehicles directly with the religious organization (e.g. a van that the religious organization owns). Please identify in the Project Narrative how many vehicles the religious organization owns and will be stationed on this parking lot.*

RHM Response: Redemption Hour Ministry does not own or have any church vehicles. No church vehicle will be stationed on the parking lot.

- *Please identify what is the anticipated number of members of the organization at time of full growth. What would be the anticipated timeframe of reaching that membership level?*

RHM Response: Redemption hour is looking at a 10-year anticipated growth timeline with multiple branches across Chicagoland. Church policy mandates home cell group meetings with anticipated growth. This facility or branch church will not exceed its current maximum seating capacity.

- *Are there any plans now or in the future to sub-lease the space to additional organizations*

RHM Response: No. There are no plans now or in the future to sublease the space to other organizations.

- *When the facilities are being used for receptions, parties or other gatherings, what are the anticipated hours of those events? Will there be hour limitations for such events?*

RHM Response: Receptions, parties or other gatherings are generally going to be on Weekends. Possible Programs are 10:00am -2:00pm or 4pm -10pm. There will be hour limitations for all events.

- *Please provide more information as to if there will be any events taking place outside of the building. If so, what is the frequency and type of events that will be taking place.*

RHM Response: No events will take place outside the building. Community awareness program such as Mental health awareness will be done in the multipurpose hall. Such programs are quarterly or maximum 4 times a year.

SUPPLEMENT TO PROJECT NARRATIVE

Property Address: 1800 Dearborn Street, Crest Hill, IL 60403

Applicant: Redemption Hour Ministry

Purpose: Special Use Permit and Variances

Date: May 23, 2025

Section 12.7-6 – STANDARDS FOR SPECIAL USE

1. Public Convenience

Redemption Hour Ministry will serve as a spiritual, counseling, and community resource. With services on weekends and limited gatherings during the week, it offers low-impact yet meaningful programming to area residents.

2. Compatible Use

The church use has long existed at this site, and reauthorization via Special Use ensures it aligns with current planning standards. No commercial activity, amplified outdoor events, or alcohol use is proposed.



3. Harmonious Development

No changes are proposed to the building exterior or site layout. Continued operation in a historically similar manner will not disrupt neighborhood aesthetics or operations.

4. Infrastructure Capacity

The property is already served by appropriate utility connections. No additional infrastructure demand is anticipated. Parking and access patterns are well-established.

5. Traffic and Access

Traffic generated by the ministry is minimal and occurs outside peak travel times. The 50-space lot accommodates attendees, and services are staggered to avoid congestion.

6. Nuisance Control

All activities occur indoors and end by evening. No alcohol is permitted. Noise, waste, and light levels are kept minimal and consistent with residential expectations.

7. Compliance with Regulations

All applicable zoning and municipal regulations will be followed except those explicitly requested to be varied. The applicant is committed to working with the City to ensure compliance.

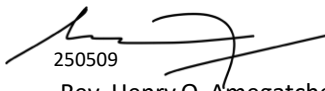
CONCLUSION

Redemption Hour Ministry respectfully requests approval of:

- A **Special Use Permit** to operate a religious facility in the R-1 zoning district; and
- **Variances** related to parking, setbacks, screening, lighting, and access to accommodate the existing non-conforming site layout.

These approvals will ensure lawful, uninterrupted operation of a long-standing community-serving use without the need for infeasible redevelopment.

Yours in His Service,



250509

Rev. Henry O. Amegatcher, Lead Pastor
Redemption Hour Ministry.

SUPPLEMENT TO PROJECT NARRATIVE

Property Address: 1800 Dearborn Street, Crest Hill, IL 60403

Applicant: Redemption Hour Ministry

Purpose: Special Use Permit and Variances

Date: May 23, 2025

Section 12.6-2 – STANDARDS FOR VARIATIONS

1. Hardship or Practical Difficulty

Strict compliance with the current zoning ordinance would require significant demolition, reconstruction, and capital expenditure to expand parking, reconfigure access, and install landscaping and lighting features that are not feasible on this developed, constrained lot. These requirements would impose substantial hardship without a corresponding benefit to the public.

2. Unique Conditions

The building and parking lot were designed and constructed before current zoning standards. The irregular shape, narrow lot lines, and existing layout make strict compliance with modern zoning impractical without significant disruption and financial burden.

3. Not Self-Imposed

The conditions requiring variances are pre-existing and were not created by the current owner. These are inherited from the prior church use and conform to historical use patterns of the property.

4. No Special Privilege

The relief sought is consistent with the use of the building as a place of worship and does not seek commercial gain. Granting these variances does not provide a privilege not equally available to other similarly situated properties with historic development constraints.

5. Minimum Necessary

All requested variances are the minimum adjustments necessary to allow for continued operation. No expansion or intensification of use is proposed, and all variances relate to maintaining existing site conditions.

6. Not Detrimental

The site has operated safely in its current configuration for years. No negative impacts to neighbors or public infrastructure have been reported. Continued use in this form poses no threat to health, safety, or welfare.

7. Spirit and Intent

The requested relief supports the spirit of the zoning ordinance by allowing continued community-serving use without encouraging overdevelopment. The proposed operation will preserve the character of the neighborhood and enhance spiritual and communal life.

Section 12.7-6 – STANDARDS FOR SPECIAL USE

1. Public Convenience

Redemption Hour Ministry will serve as a spiritual, counseling, and community resource. With services on weekends and limited gatherings during the week, it offers low-impact yet meaningful programming to area residents.

2. Compatible Use

The church use has long existed at this site, and reauthorization via Special Use ensures it aligns with current planning standards. No commercial activity, amplified outdoor events, or alcohol use is proposed.

3. Harmonious Development

No changes are proposed to the building exterior or site layout. Continued operation in a historically similar manner will not disrupt neighborhood aesthetics or operations.

4. Infrastructure Capacity

The property is already served by appropriate utility connections. No additional infrastructure demand is anticipated. Parking and access patterns are well-established.

5. Traffic and Access

Traffic generated by the ministry is minimal and occurs outside peak travel times. The 50-space lot accommodates attendees, and services are staggered to avoid congestion.

6. Nuisance Control

All activities occur indoors and end by evening. No alcohol is permitted. Noise, waste, and light levels are kept minimal and consistent with residential expectations.

7. Compliance with Regulations

All applicable zoning and municipal regulations will be followed except those explicitly requested to be varied. The applicant is committed to working with the City to ensure compliance.

CONCLUSION

Redemption Hour Ministry respectfully requests approval of:

- **A Special Use Permit** to operate a religious facility in the R-1 zoning district; and
- **Variances** related to parking, setbacks, screening, and access to accommodate the existing non-conforming site layout.

These approvals will ensure lawful, uninterrupted operation of a long-standing community-serving use without the need for infeasible redevelopment.

MEMORANDUM TO: Henry O. Amegatcher
Redemption Hour Ministry

FROM: Michael Mendoza Riveros
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: May 2, 2025

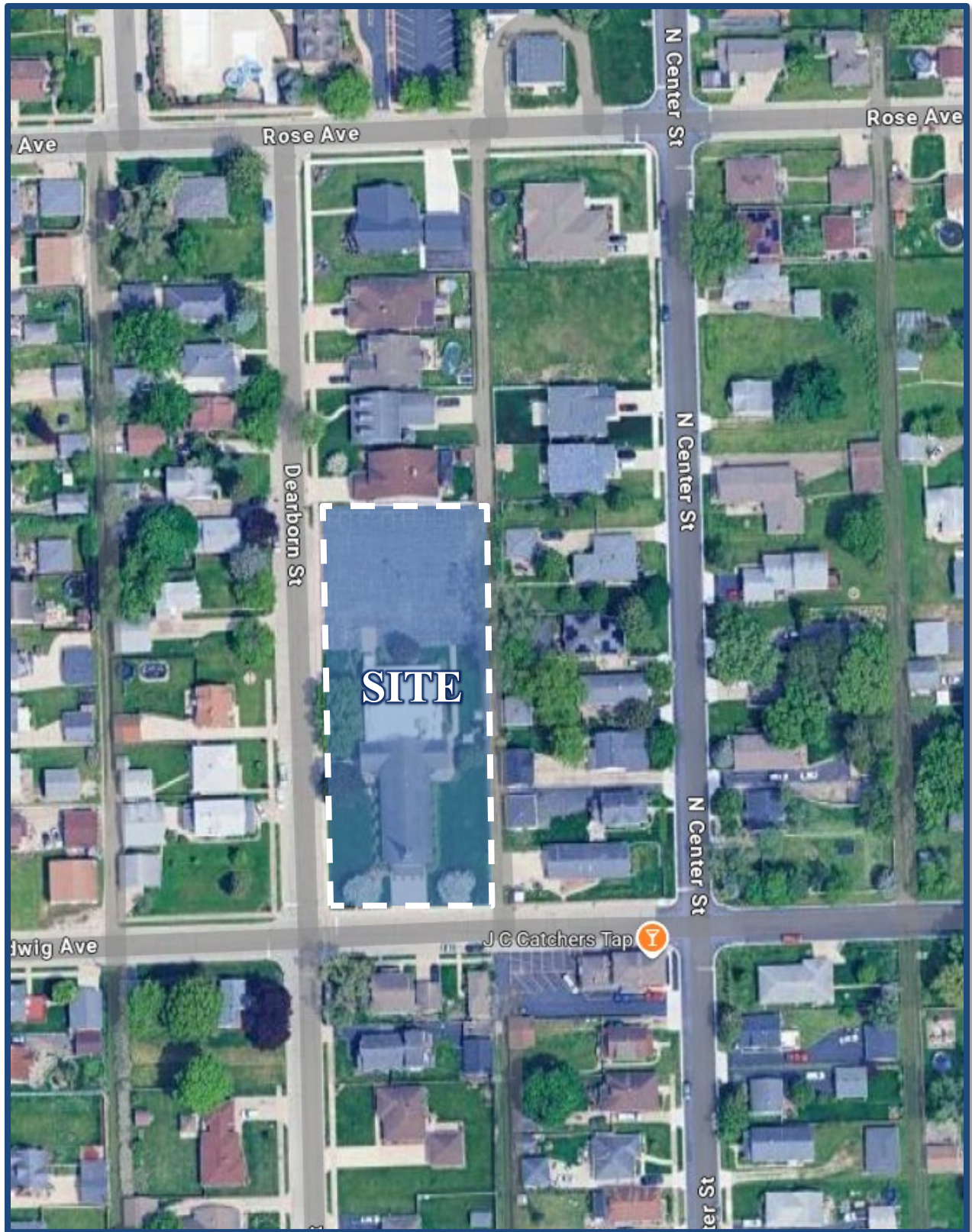
SUBJECT: Traffic and Parking Impact Statement
Proposed Church
Crest Hill, Illinois

This memorandum summarizes the results and findings of a Traffic and Parking Impact Statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed church to be located at 1800 Dearborn Street in Crest Hill, Illinois. The plans call for reuse of the existing church building by Redemption Hour Ministries with services for the 70 members occurring on Sundays at 8:00 A.M. and 12:30 P.M. A parking lot providing approximately 50 spaces is provided with access off Dearborn Street. **Figure 1** shows an aerial view of the existing site. A copy of the site plan is located in the Appendix.

The purpose of this memorandum is to summarize the existing roadway conditions, estimate the volume of traffic that will be generated by the church, and review the access system and adequacy of the parking supply.

Existing Roadway Characteristics

Ludwig Avenue is an east-west, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Dearborn Street, Ludwig Avenue provides a shared left-turn/through/right-turn lane on both approaches. At its unsignalized intersection with Center Street, Ludwig Avenue provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. Ludwig Avenue is under the Jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.



Aerial View of Site

Figure 1

Dearborn Street is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with Ludwig Avenue, Dearborn Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Rose Avenue, Dearborn Street provides a shared left-turn/right-turn lane on the northbound approach that operates under stop sign control. Dearborn Street is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

Center Street is a north-south, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Ludwig Avenue, Center Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Rose Avenue, Center Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. Center Street is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

Rose Avenue is an east-west, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Center Street, Rose Avenue provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Dearborn Street, Rose Avenue provides a shared through/right-turn lane on the eastbound approach that operates under stop sign control while the westbound approach provides a shared left-turn/through lane. Rose Avenue is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

Schedule of Events and Projected Attendance

Below is a summary of the scheduled weekly and monthly activities, along with projected attendance for each event:

- Sunday Service is held weekly from 10:00 A.M. to 12:30 P.M., with full attendance anticipated at approximately 70 members.
- Tuesday Evening Bible Study takes place every Tuesday from 7:00 P.M. to 8:30 P.M., with an expected attendance of approximately 20 members.
- Friday Prayer Session occurs each Friday from 7:30 P.M. to 9:00 P.M., with an expected attendance of approximately 10 members.
- Saturday Rehearsals (choir, ushers and volunteer workers) are held weekly at 9:00 A.M., with an estimated attendance of 20 participants.
- Departmental Leaders Training is conducted once per month with an expected attendance of approximately eight members.
- Counseling Sessions are from Tuesday through Saturday, with a maximum of two individuals per hourly session.
- Community and Religious Events, such as baby naming ceremonies, wedding receptions, and breakfast meetings, are held occasionally on an as-needed basis. Attendance for these events varies depending on the nature and scope of the event.

All events are staggered throughout the week with minimal overlap and will occur outside the peak hours, supporting manageable traffic flow and ensuring sufficient on-site parking capacity during peak and non-peak periods.

Peak Hour Traffic Volumes

As discussed above, the church currently has a total of 70 members. The volume of peak hour trips estimated to be generated by the proposed church was based on “Church” (Land-Use Code 560) vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE).

Based on ITE rates for a church with approximately 70 attendees, it is anticipated that a total of six trips would be generated during the weekday morning peak hour and a total of 37 trips during the Sunday midday peak hour. No data is provided by ITE for the weekday evening peak hour. However, based on ITE rates for an 8,800 square-foot church, it is anticipated that a total of three trips would be generated during the weekday morning peak hour, a total of four trips during the weekday evening peak hour, and a total of 91 trips during the Sunday midday peak hour. Finally, for a church with a capacity of approximately 250 seats, it is estimated that a total of 18 trips would be generated during the weekday morning, 25 trips during the weekday evening, and 111 trips during the Sunday midday peak hours.

Table 1 summarizes a comparison of the vehicle trips anticipated to be generated by the church during the peak hours.

This low volume of traffic that will be generated, especially on weekdays, will not have a detrimental impact on the adjacent roadways or intersections. The proposed church is a reuse of an existing church building and, as such, trip generation characteristics will be similar to the previous use.

Table 1
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Sunday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
560	Church (70 attendees)	3	3	6	--	--	--	19	18	37
560	Church (8,800 Sq. Ft.)	2	1	3	2	2	4	44	47	91
560	Church (250 seats)	11	7	18	11	14	25	54	57	111

Site Access

Access to the church will be provided via two existing full-movement access drives off Dearborn Street with one located approximately 255 feet north of Ludwig Avenue and the other one located approximately 310 feet north of Ludwig Avenue. The existing access drives provide one inbound lane and one outbound lane.

Parking Evaluation

The City of Crest Hill Zoning Ordinance requires one parking space for every four seats in the main auditorium as well as adequate spaces for all vehicles associated with the institution for uses such as churches, schools, colleges, etc. The existing building has an occupancy of 250 seats. This translates into a parking requirement of approximately 63 spaces. With 50 parking spaces provided, there will be a deficit of 13 parking spaces.

Based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th edition, the parking requirement for Land-Use Code 560 (Church) are as follows:

- 0.54 parking space per attendee, which translates to a parking demand of 40 spaces for the projected 70 attendees.
- 13.9 parking spaces per 1,000 square feet of building area, which translates into a parking demand of 123 parking spaces.

Given that the site provides approximately 50 spaces, the ITE calculated demand will result in a surplus of 10 spaces based on the number of attendees and a deficit of 38 spaces based on the building size.

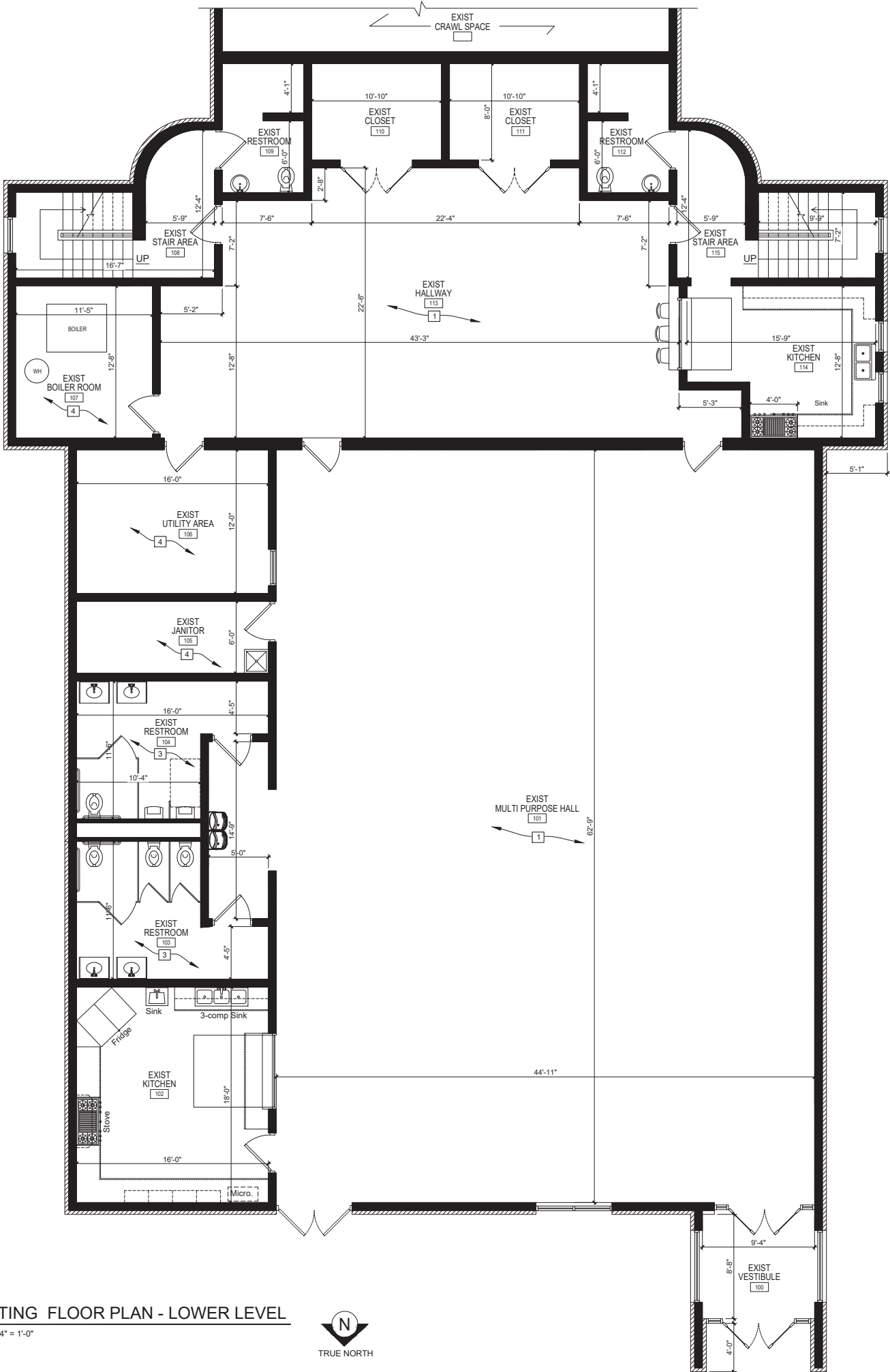
It should be noted that in the event additional parking will be required beyond the 50 spaces provided on site, the roadways adjacent to the site can accommodate approximately 70 spaces. These additional spaces can more than adequately accommodate the overflow in parking demand should it occur on Sundays.

Conclusion

Based on the proposed plan and the preceding evaluation, the following is concluded:

- The traffic that will be generated by the proposed church will be low and will be consistent with the previous church use during the morning and weekday evening peak hours.
- Access to the church will be provided via two existing full-movement access drives off Dearborn Street, which will be adequate to accommodate the projected traffic.
- The proposed parking lot with 50 spaces should be adequate in meeting the projected demand based on ITE parking ratios for the number of attendees.
- Should additional parking be required, the overflow can be accommodated by the available on-street parking adjacent to the church.

Appendix



1 EXISTING FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

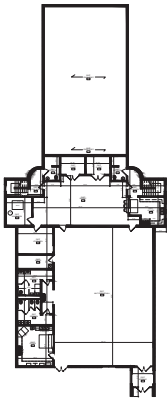


KEY NOTES - EXISTING FLOOR PLAN:

- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

- EXISTING FLOOR PLAN AND ROOMS TO REMAIN AS IS. NO CHANGES.



2 KEY PLAN - LOWER LEVEL
SCALE: N.T.S.

Do Not Scale Drawings. Use Given Dimensions. Report Any Discrepancies Of Dimensions To The Architect Or Construction Superintendent Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH
1800 DEARBORN ST.
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE

REVISIONS

PROPOSED NEW PROPERTY FOR:

Redemption
Hour Ministry

TITLE:

EXISTING FLOOR PLAN

DRAWN BY:
HA

SCALE:
As Shown

CHECKED BY:

DATE:

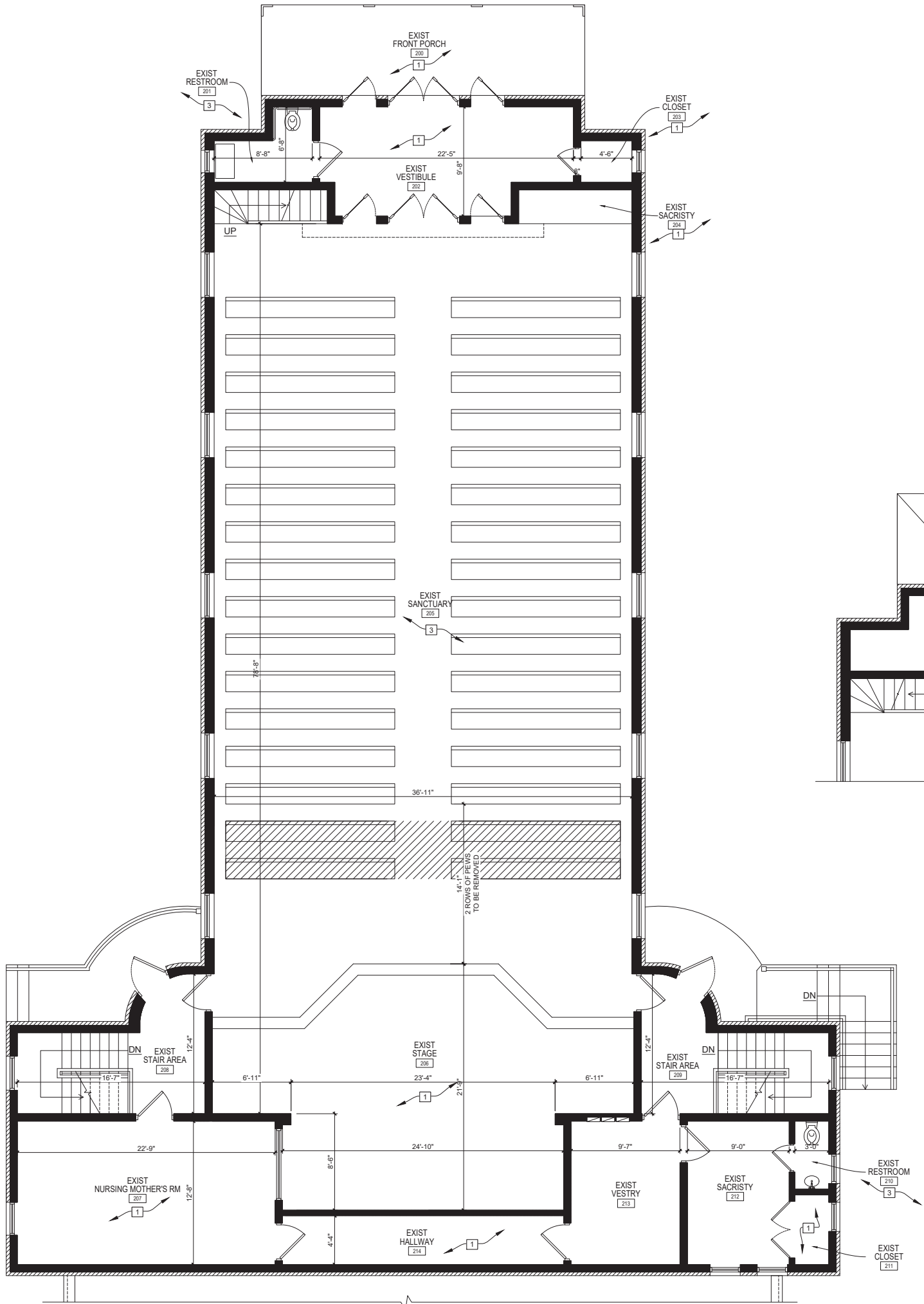
3.15.2025

JOB NO:

C25 - 03

SHEET #

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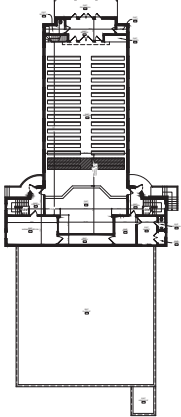


KEY NOTES - EXISTING FLOOR PLAN:

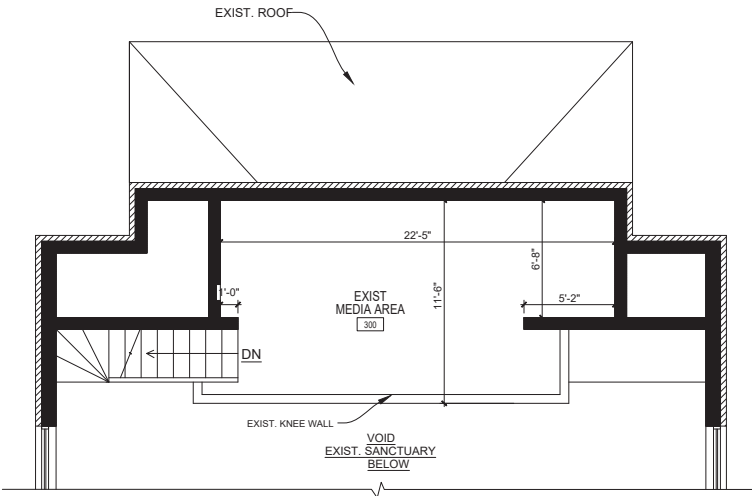
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- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

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3 KEY PLAN - UPPER LEVEL
SCALE: N.T.S.



2 EXISTING MEDIA AREA - MEZZANINE LEVEL
SCALE: 1/4" = 1'-0" TRUE NORTH

1 EXISTING FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0" TRUE NORTH

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1800 DEARBORN ST.
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE REVISIONS

PROPOSED NEW PROPERTY FOR:

Redemption
Hour Ministry

TITLE:
EXISTING FLOOR PLAN

DRAWN BY: HA

SCALE:
As Shown

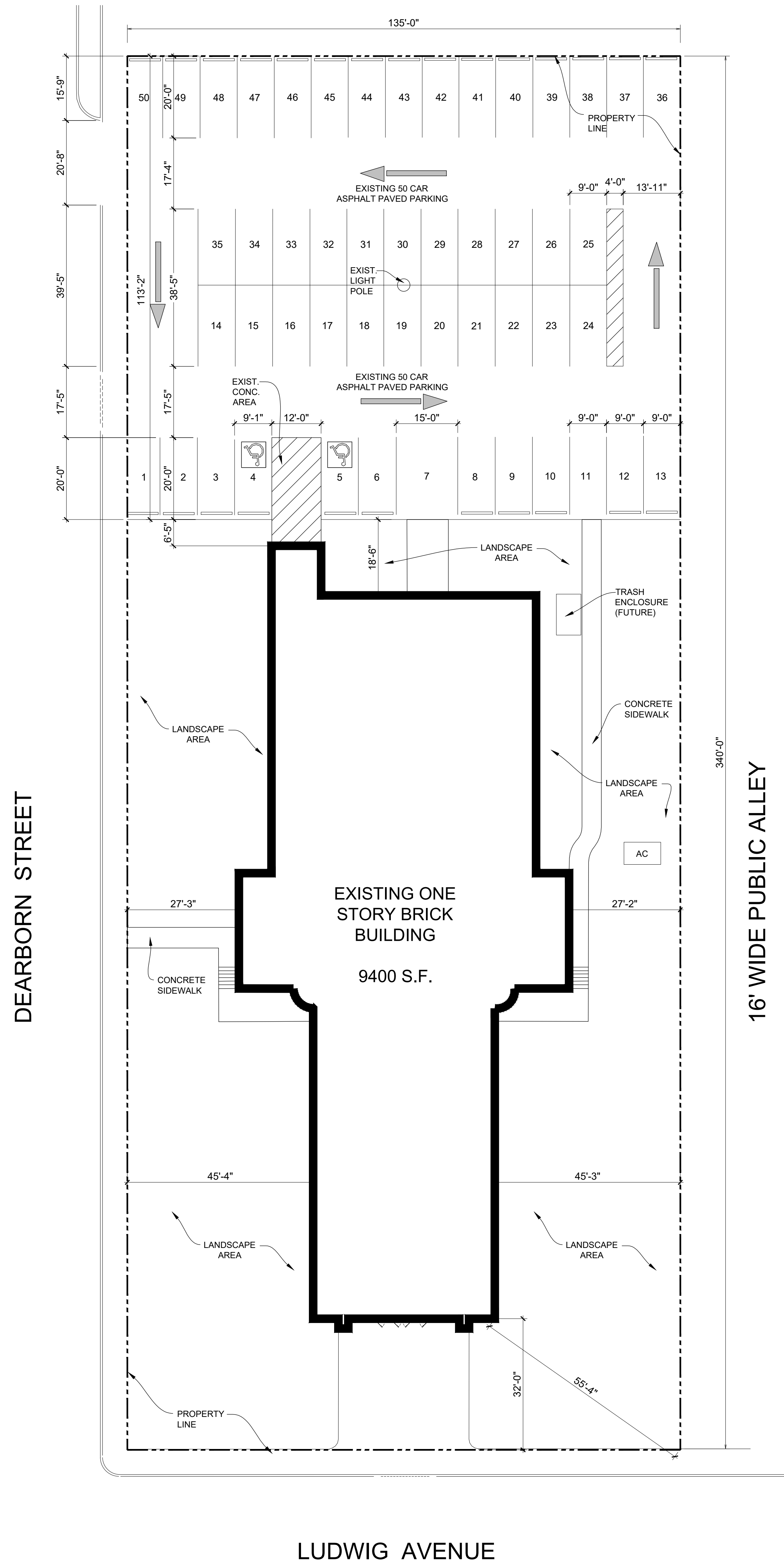
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DATE:
3.15.2025

JOB NO: C25 - 03

SHEET #

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1 EXISTING SITE PLAN - LOWER LEVEL
SCALE: 1/16" = 1'-0"



ZONING ORDINANCE AND CITY CODE PROVISIONS

Required and Potentially Required Variations from Zoning Ordinance and City Code Provisions

1800 Dearborn Street Zoning and City Code Review

1.) **Zoning Bulk Regulations** - Following standards and requirements of Table 1 Zoning Districts and Standards: Residential District (The property is zoned R-1), we will need the site plan/drawings updated to include the following dimensions and an analysis chart providing the items listed below

- 30' front yard set back required - 32 feet provided
- 10' side yard building setback required. 27 feet provided.
- 20' corner side yard building setback required 55 feet provided
- 30' rear yard building setback required. 113 ft provided.
- 50% maximum lot coverage allowed. It is unclear what lot coverage is being proposed. Applicant to provide additional detailed proposed lot coverage calculations

LOT COVERAGE IS 26,510 SF (EXIST.BUILDING + PARKING + SIDEWALK AND ANY OTHER IMPERVIOUS COVERAGE IMPROVED ON SUBJECT PARCEL) / 45900 SF (EXIST LOT) = +/- 58 %

Building - 9400 SF

Parking Lot - 15,275 SF

Sidewalks + impervious coverage - 1835 SF

TOTAL LOT COVERAGE - 26,510 SF / 45,900 = +/- 58%

2.) **Off Street Parking Space Regulation** 55 parking spaces (9' x 18.5' if 90 degree) are required per Section 11.8. based on 28 pews with a length of 13'. Please verify and insert the number of parking spaces provided as this will be a required variation.

SEE EXISTING SITE PLAN

3.) Parking lot regulations

- Applicant will need to dimension the parking spaces and the drive aisles and compare the measurements to the chart for 90 degree parking spaces found within this Zoning Ordinance section.

SEE EXISTING SITE PLAN

- Per 11.5-2, a five foot landscape buffer is required from edge of spaces to abutting property lines when parking is in the side and rear yards. There should be some indication on the drawings that this setback is zero feet.

SEE EXISTING SITE PLAN

4.) **Dumpster Enclosure:** Applicant must provide additional information as to where the trash bins will be stored and how they will be screened from the public right-of-way.

SEE EXISTING SITE PLAN

5.) **City Code Curb Cut Regulation** - The maximum curb cut width as cited in the City Code Section 15.04.040(H)(8) is 30'. Provide dimensions of the curb cut(s) at the property line or provide the dimension in an analysis chart shown on the drawings.

PARKING HAS SINGLE ENTRY AND SINGLE EXIT

6.) **City Code Live Planting Count Requirement** - Section 15.04.040 also requires one live planting for every 725 square feet of land area. Since the lot is 45,900 square feet, that yields a requirement for 63 live plantings. Please provide a figure on the updated drawings as to how many live plantings are provided on the current property.

EXISTING FACILITY HAS 162 LIVE PLANTING

Do Not Scale Drawings. Use Given Dimensions.
Report Any Discrepancies Of Dimensions To
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Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH
1800 DEARBORN ST.
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE REVISIONS

PROPOSED NEW PROPERTY FOR:
Redemption
Hour Ministry

TITLE:
EXISTING SITE PLAN

DRAWN BY:
HA SCALE:
As Shown

CHECKED BY:
DATE:
3.15.2025

JOB NO:
C25 - 03

SHEET #
A0.5

INTERIOR SPACE LAYOUT TO EXISTING

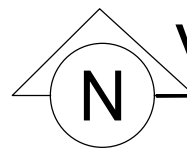
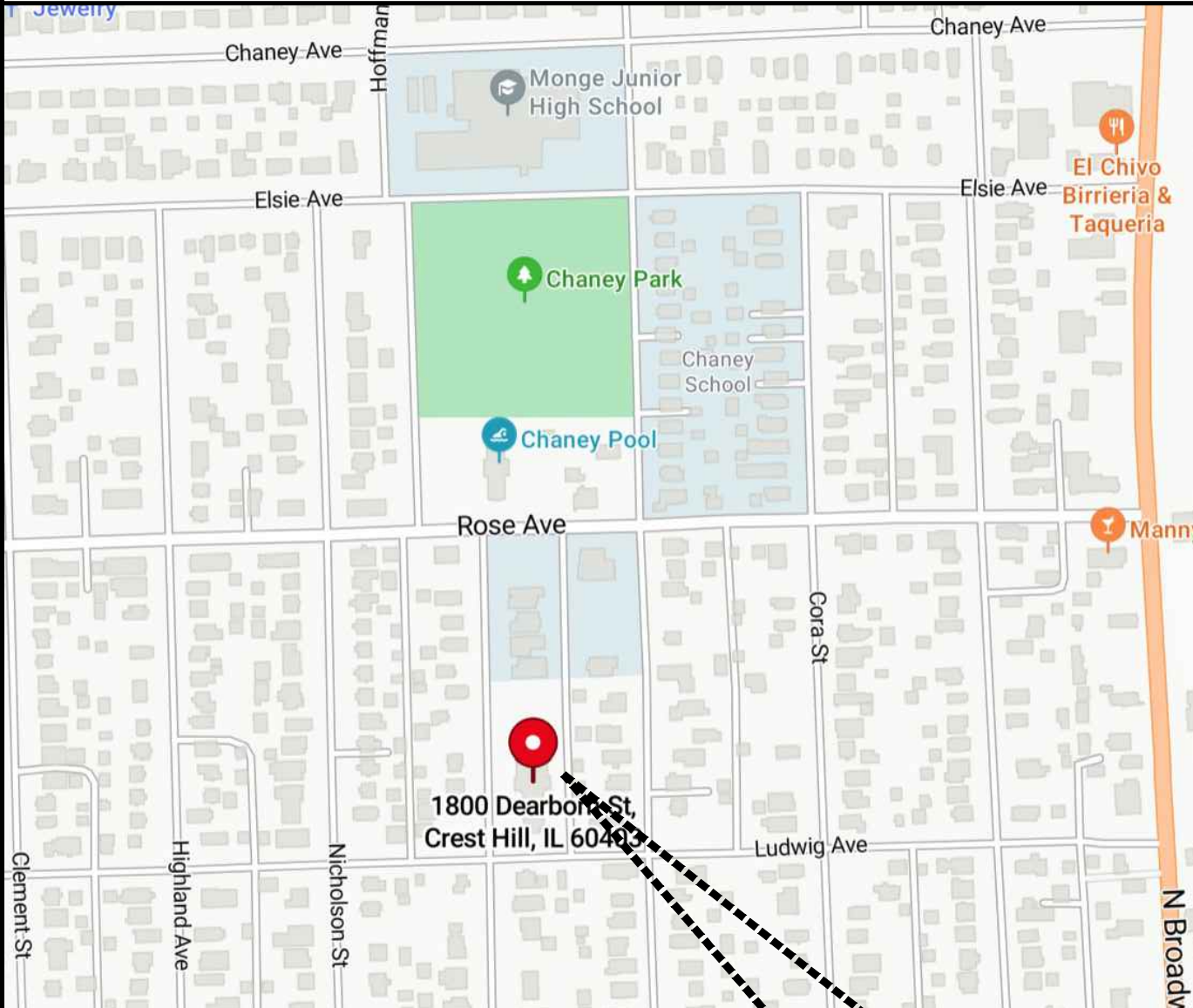
ST. ANNE CATHOLIC CHURCH

1800 DEARBORN ST, CRESTHILL, IL. 60403

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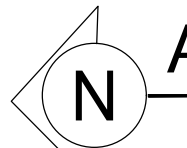
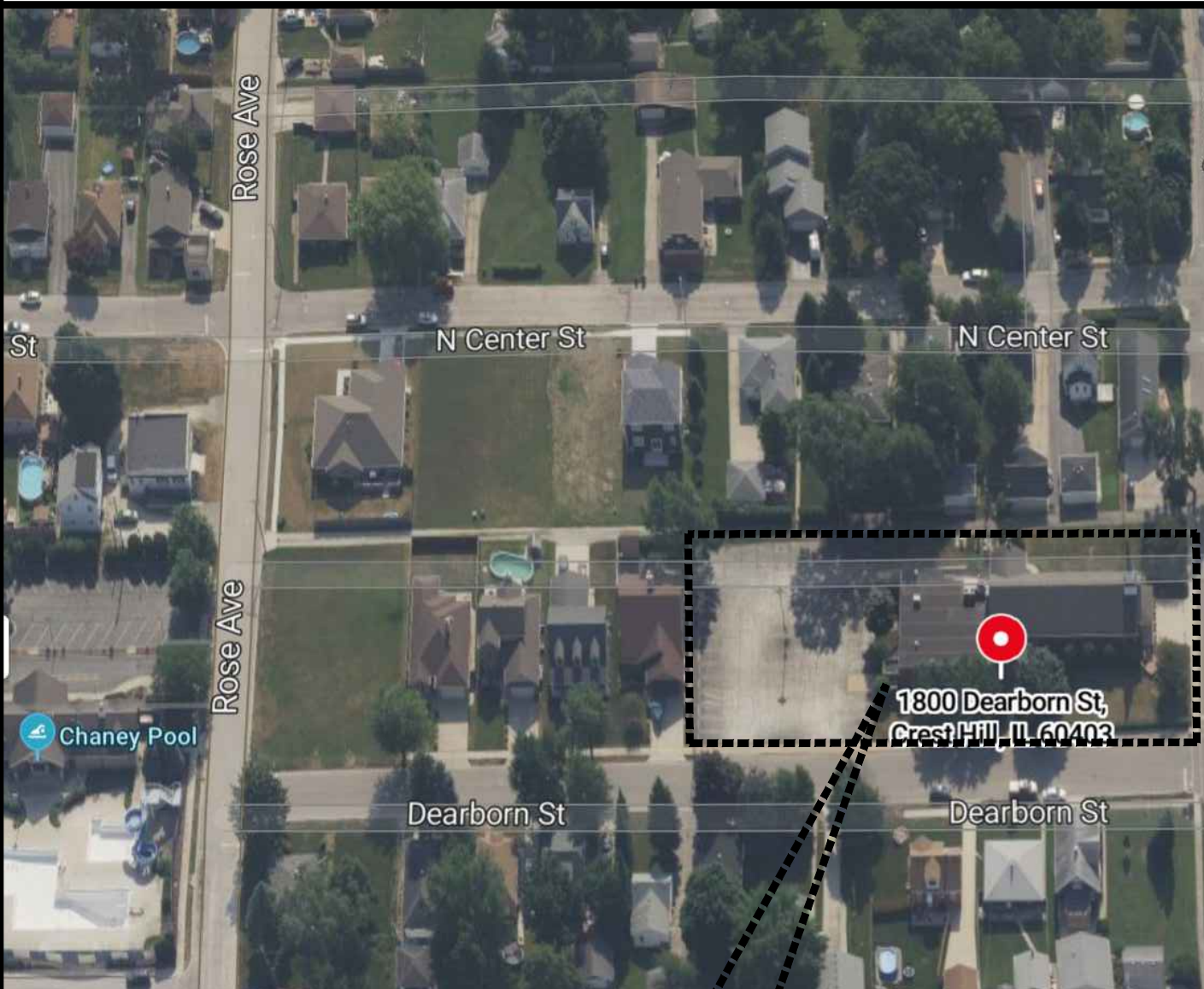
VICINITY MAP



Vicinity Map

SITE
LOCATION

AERIAL MAP



Aerial Map

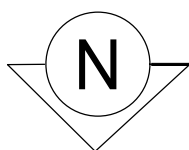
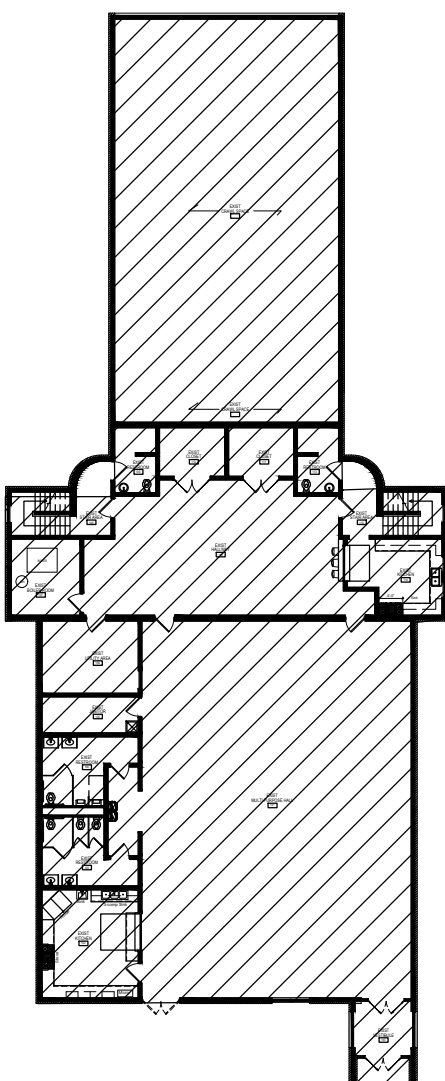
PROJECT LOCATION
EXISTING CHURCH

SCOPE OF WORK

SCOPE OF WORK

INTERIOR SPACE LAYOUT OF EXISTING CHURCH

KEY PLAN



KEY PLAN

N.T.S.

REVISION LOG

SHEET

TITLE

DRAWING INDEX

ARCHITECTURAL

- CS-1 COVER SHEET
- A1.0 EXISTING FLOOR PLAN - LOWER LEVEL
- A1.1 EXISTING FLOOR PLAN - UPPER LEVEL
- A1.1 EXISTING ROOF PLAN

FORMER PROPERTY FOR:

DATE

REVISIONS

TITLE:

COVER SHEET

DRAWN BY:

HA

SCALE:

As Shown

CHECKED BY:

DATE:

3.15.2025

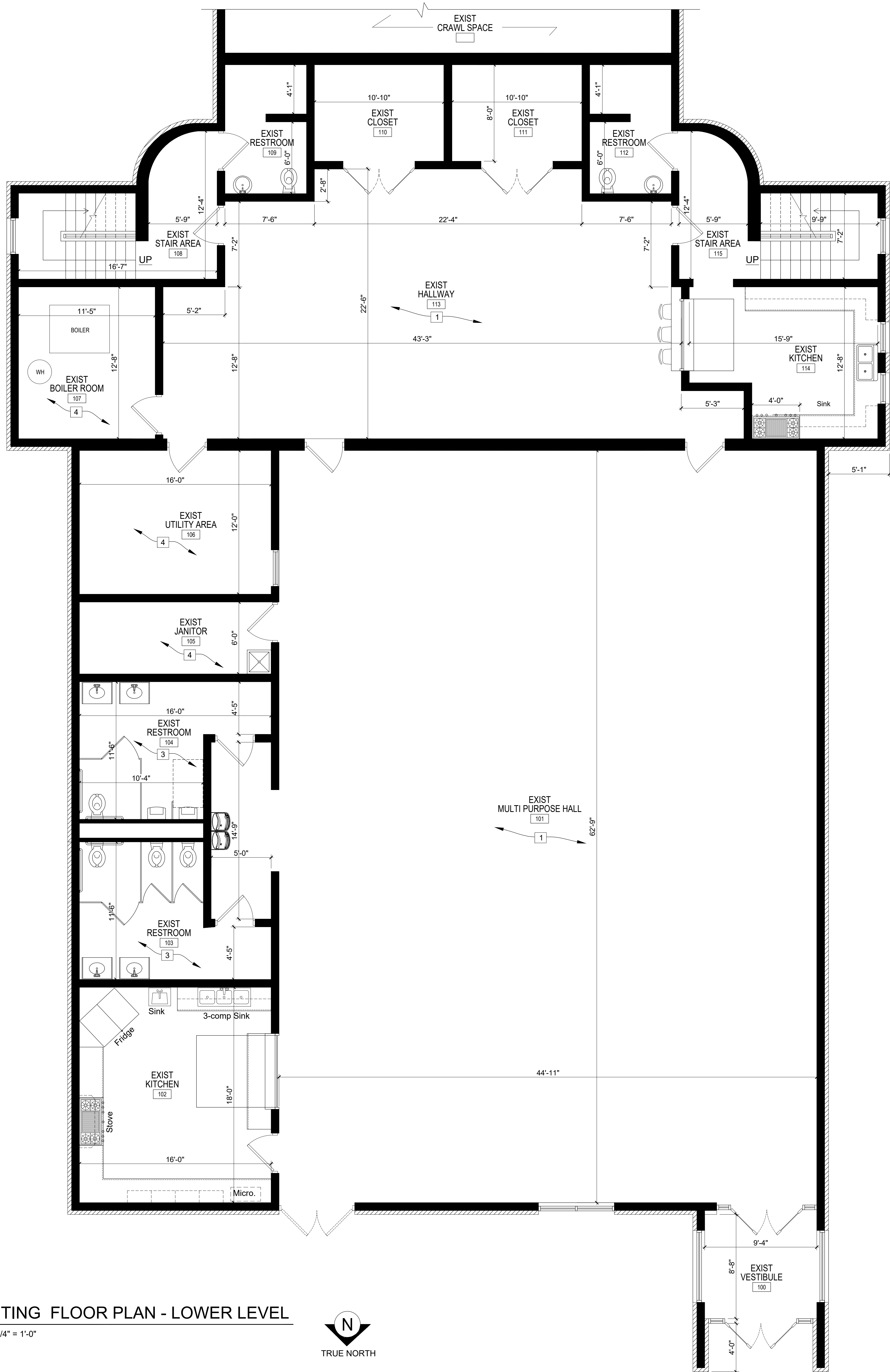
JOB NO:

C25 - 03

SHEET #

CS-1

1 EXISTING FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

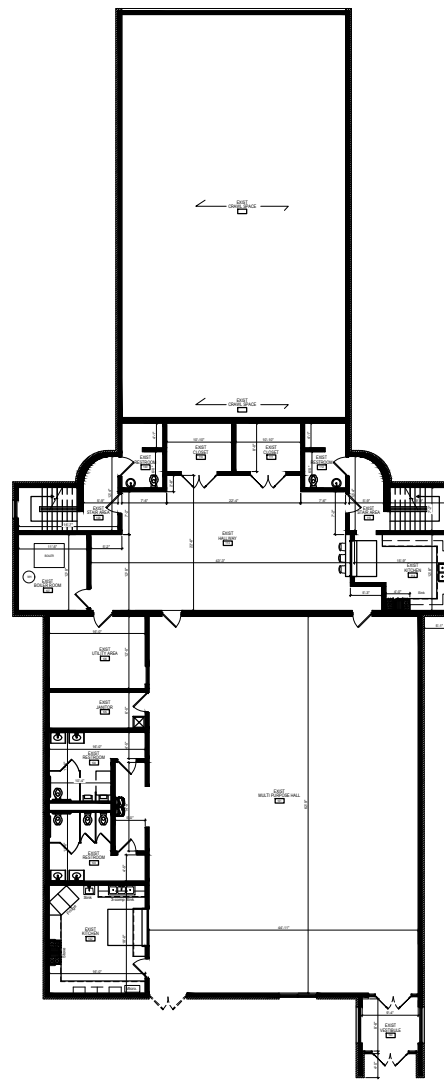


KEY NOTES - EXISTING FLOOR PLAN:

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NOTE:

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2 KEY PLAN - LOWER LEVEL
SCALE: N.T.S

Do Not Scale Drawings. Use Given Dimensions. Report Any Discrepancies Of Dimensions To The Architect Or Construction Superintendent Before Proceeding With Work.

FORMER PROPERTY FOR:

PROPOSED NEW PROPERTY FOR:

Redemption
Hour Ministry

TITLE:

EXISTING FLOOR PLAN

DRAWN BY:

HA

CHECKED BY:

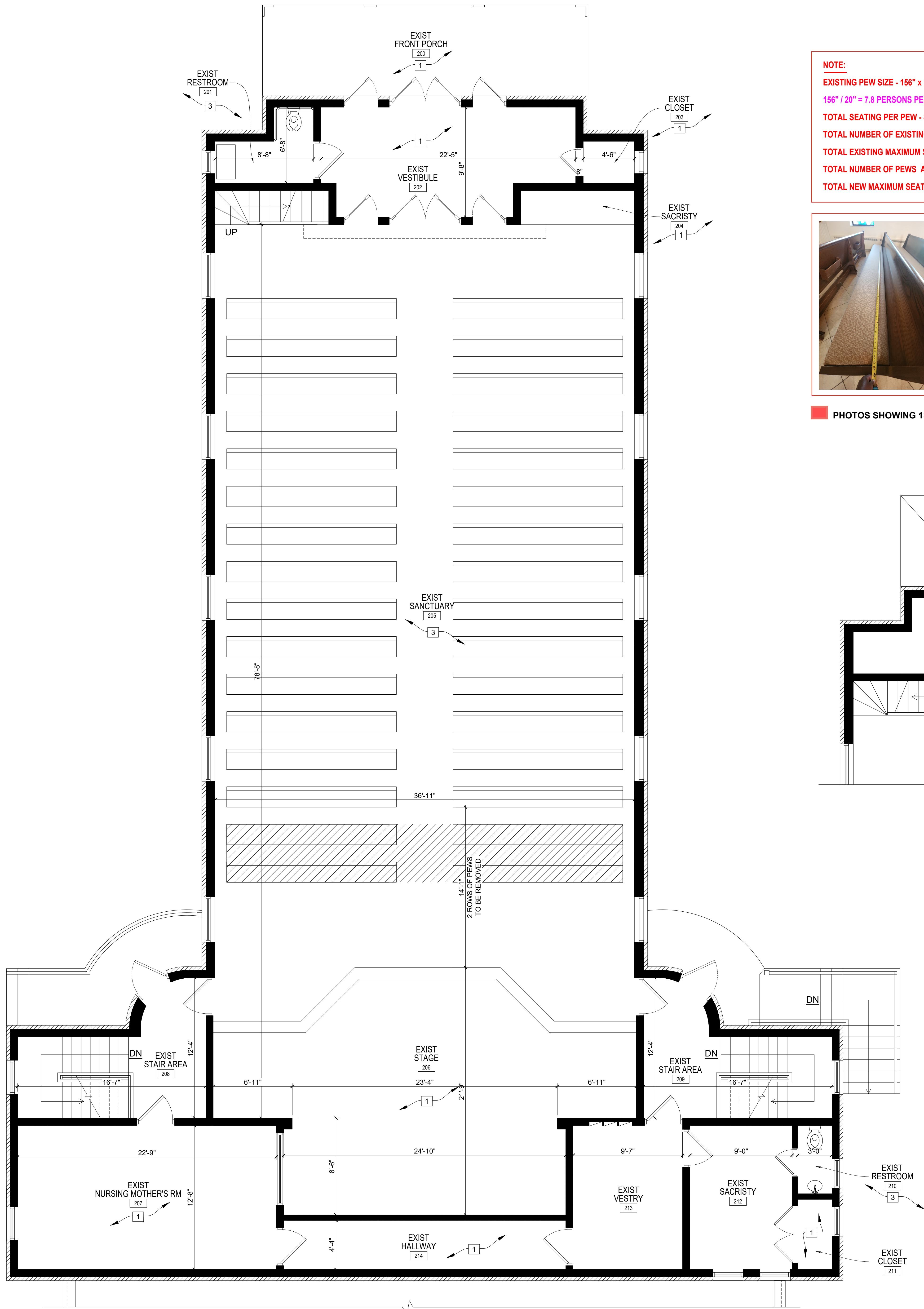
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JOB NO:

C25 - 03

SHEET #

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NOTE:
EXISTING PEW SIZE - 156" x 16" (13'-0" x 1'-4")
156" / 20" = 7.8 PERSONS PER PEW.
TOTAL SEATING PER PEW - 8 PERSONS
TOTAL NUMBER OF EXISTING PEWS - 32
TOTAL EXISTING MAXIMUM SEATING CAPACITY - 256
TOTAL NUMBER OF PEWS AFTER REMOVAL OF 4 PEWS - 28.
TOTAL NEW MAXIMUM SEATING CAPACITY AFTER REMOVAL OF 4 PEWS - 224



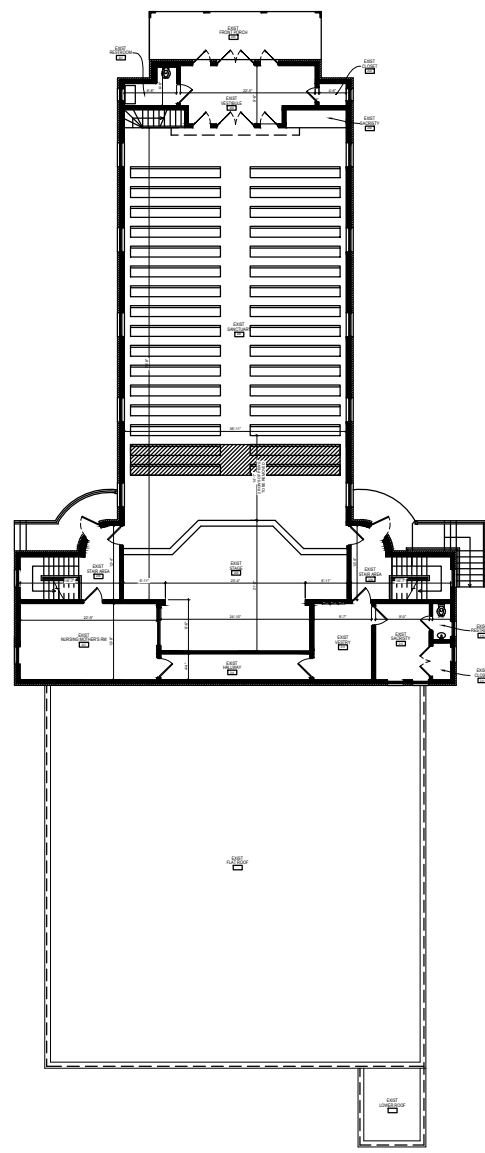
PHOTOS SHOWING 13'-0" X 1'-4" EXISTING PEW

KEY NOTES - EXISTING FLOOR PLAN:

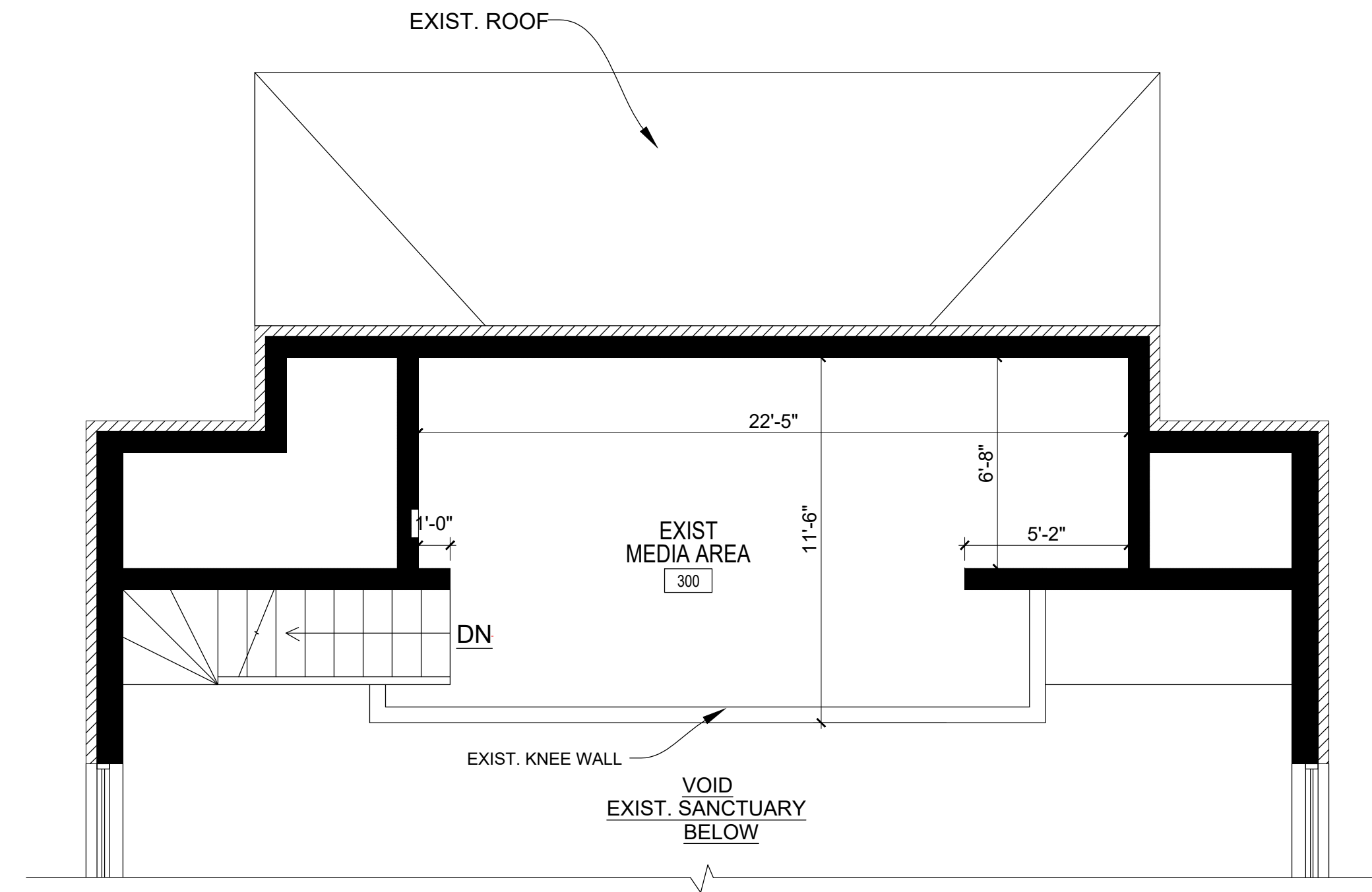
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NOTE:

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3 KEY PLAN - UPPER LEVEL
SCALE: N.T.S



2 EXISTING MEDIA AREA - MEZZANINE LEVEL
SCALE: 1/4" = 1'-0"
TRUE NORTH

1 EXISTING FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"
TRUE NORTH

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FORMER PROPERTY FOR:

ST. ANNE CATHOLIC CHURCH
1800 DEARBORN ST.
CRESTHILL, IL 60403

PROPOSED NEW PROPERTY FOR:

**Redemption
Hour Ministry**

TITLE:

EXISTING FLOOR PLAN

DRAWN BY:

HA

SCALE:

As Shown

CHECKED BY:

DATE:

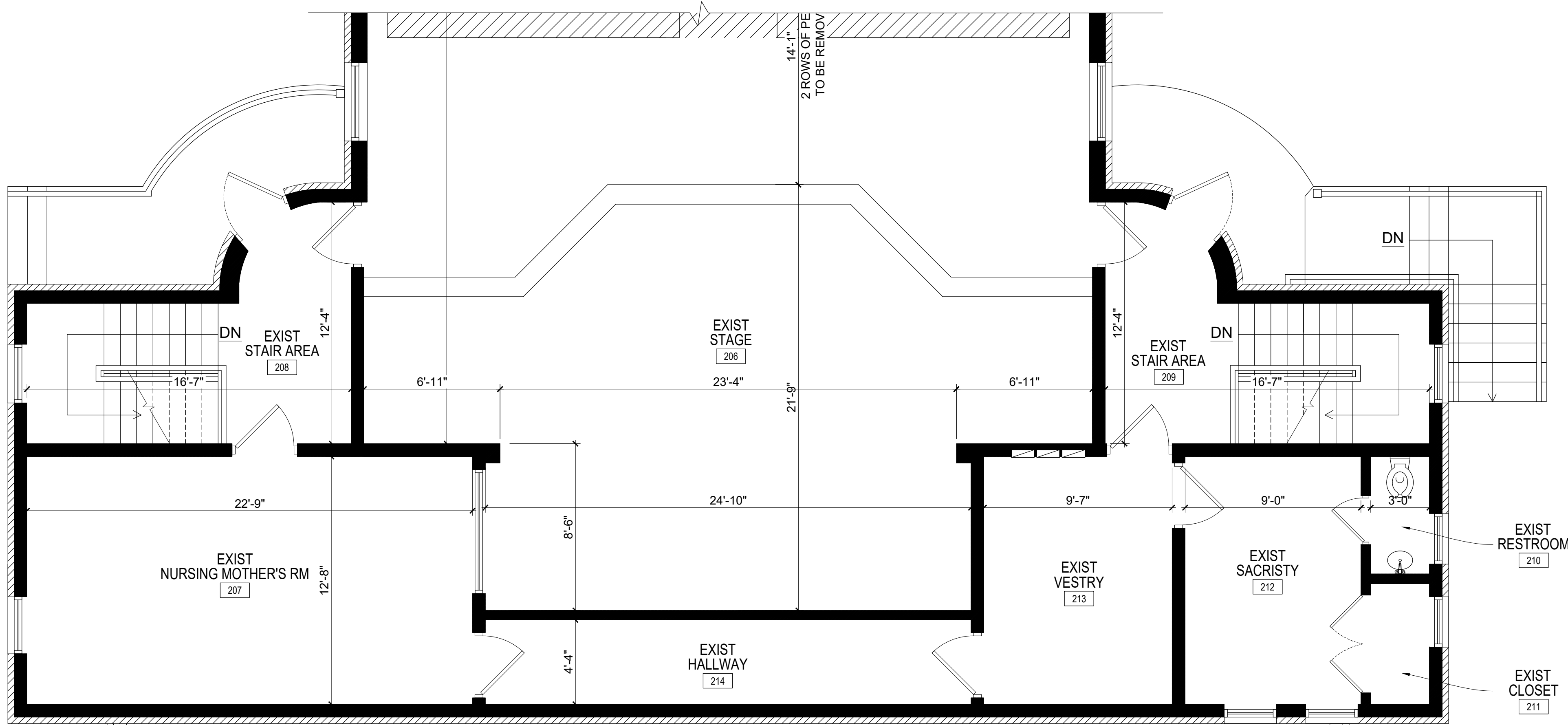
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JOB NO:

C25 - 03

SHEET #

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1 EXISTING PARTIAL ROOF PLAN
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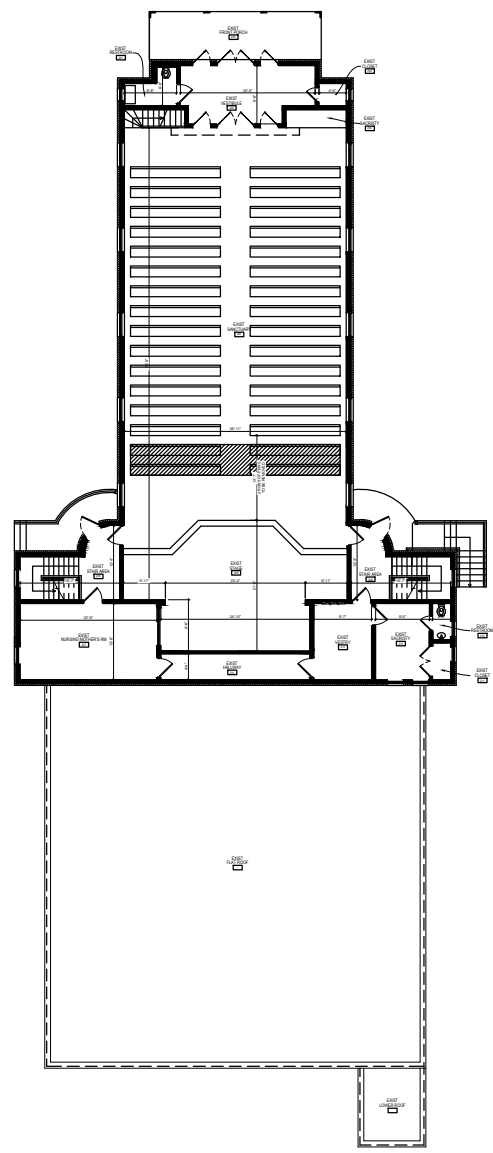


KEY NOTES - EXISTING FLOOR PLAN:

- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
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NOTE:

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2 KEY PLAN UPPER/ROOF LEVEL
SCALE: N.T.S

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Before Proceeding With Work.

FORMER PROPERTY FOR:

PROPOSED NEW PROPERTY FOR:
Redemption
Hour Ministry

TITLE:
EXISTING ROOF PLAN

DRAWN BY: HA	SCALE: As Shown
CHECKED BY:	DATE: 3.15.2025

JOB NO:
C25 - 03

SHEET #

ST. ANNE CATHOLIC CHURCH
1800 DEARBORN ST.
CRESTHILL, IL 60403

A1.2