



<b>Meeting Date:</b>	July 7, 2025
<b>Submitter:</b>	Patrick Ainsworth, AICP, Community and Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Approval of an Ordinance for a Special Use and Variations Application for 1800 Dearborn Street with Conditions

**Summary:**

Redemption Hour Ministry (the “Applicant”) appeared before the Plan Commission (PCZBA) on June 12, 2025, requesting a Special Use Permit and Variations for the reactivation of the existing building at 1800 Dearborn Street (the “Subject Property”) to be used as a church which is shown in the map below.



The Subject Property is shown above and currently zoned R-1 Single Family Residence District.

City Council Regular Meeting  
July 7, 2025  
1800 Dearborn Street

The Subject Property encompasses a vacant, 9,400 square foot building and an off-street parking lot with 50 parking spaces. The Catholic Diocese of Joliet is the current property owner and is proposing to sell the property to the Applicant for the use of a church. To reactivate the Subject Property, the Applicant must obtain a Special Use Permit for a Church and several Variations to help maintain the existing building and parking lot. This application went before the Plan Commission/Zoning Board of Appeals (PCZBA) at the June 12, 2025, meeting and after the Applicant presented the case to the PCZBA, the PCZBA made a favorable recommendation on the new Special Use Permit and Variation requests with six conditions.

At the June 23, 2025 City Council Work Session, the case was presented and a discussion took place to add another condition to the Ordinance restricting the consumption of alcohol on the Subject Property. That condition has been added to this request.

The update list of conditions are as follows:

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. No consumption of alcohol shall be permitted at any time on the Subject Property.
7. All conditions made with this Ordinance shall be transferred to any new property owner.

The staff report dated June 9, 2025 has been updated and marked, “As Amended” to reflect the additional condition requested by City Council.

**Recommended Council Action:** Community Development staff recommends that the City Council approve the Ordinance pertaining to a Special Use Permit for a Church and several Variations for the Property 1800 Dearborn Street Crest Hill, IL.

**Attachments:**

- Attachment A - June 12, 2025 Plan Commission Meeting Transcript
- Attachment B - Special Use Ordinance (with associated Exhibits)

CREST HILL PLAN COMMISSION

JUNE 12, 2025

REPORT OF PROCEEDINGS had in the  
above-entitled matter, at 20600 City Center  
Boulevard, Crest Hill, Illinois, commencing at  
7:00 o'clock p.m. on the 12th day of June, 2025.

BEFORE: Bill Thomas, Chairman  
Jeff Peterson, Commissioner  
Ken Carroll, Commissioner  
Cheryl Slabozeski, Commissioner  
Gordon Butler, Commissioner  
Mike Stiff, City Attorney  
Samantha Tilley, Executive Secretary  
Patrick Ainsworth, Development Director  
Ronald Mentzer, City Consultant

\* \* \* \* \*

1 (WHEREUPON the following proceedings in  
2 the above-entitled matter were had.)

3 CHAIRMAN THOMAS: Okay. My name is Bill  
4 Thomas. I am the Chairman of the Plan Commission.  
5 And if you are able, would you please rise for the  
6 Pledge of Allegiance.

7 (Pledge of Allegiance)

8 CHAIRMAN THOMAS: Samantha, roll call,  
9 please.

10 MS. TILLEY: Bill Thomas?

11 CHAIRMAN THOMAS: Here.

12 MS. TILLEY: Ken Carroll?

13 COMMISSIONER CARROLL: Here.

14 MS. TILLEY: Cheryl Slabozeski?

15 COMMISSIONER SLABOZESKI: Here.

16 MS. TILLEY: Gordon Butler?

17 COMMISSIONER BUTLER: Here.

18 MS. TILLEY: Jeff Peterson?

19 COMMISSIONER PETERSON: Here.

20 MS. TILLEY: Marty Flynn?

21 (no response)

22 MS. TILLEY: And, John Stanton?

23 (no response)

24 CHAIRMAN THOMAS: Okay. Thank you. Good



1 reminder for all of us to put the phone on silent.

2 Okay. Let me welcome Gordon Butler  
3 back to the Plan Commission for a second time.  
4 Thank you for joining us.

5 I also want to introduce at the end is  
6 Mike Stiff, our City Attorney. Next to him is Pat  
7 Ainsworth, the Economic and Community Development  
8 Director. And then Ron Mentzer is the Economic  
9 and Community Development Consultant. And the  
10 person at the end is our Executive Director,  
11 Samantha Tilley, who hates me to call her that.

12 Okay. First thing of order is need a  
13 motion to approve the minutes from the Special  
14 Plan Commission Meeting held on April 24th, 2025.

15 COMMISSIONER CARROLL: So moved.

16 COMMISSIONER PETERSON: Second.

17 CHAIRMAN THOMAS: Motion by Commissioner  
18 Carroll. Second by Commissioner Peterson.

19 Roll call, please.

20 MS. TILLEY: Ken Carroll?

21 COMMISSIONER CARROLL: Here -- Yes.

22 MS. TILLEY: Jeff Peterson?

23 COMMISSIONER PETERSON: Yes.

24 MS. TILLEY: Cheryl Slabozeski?

1 COMMISSIONER SLABOZESKI: Yes.

2 MS. TILLEY: Gordon Butler?

3 COMMISSIONER BUTLER: Yes.

4 MS. TILLEY: And, Bill Thomas?

5 CHAIRMAN THOMAS: Yes.

6 MS. TILLEY: Motion carried.

7 CHAIRMAN THOMAS: Okay. We have three  
8 cases to go over tonight. The first case is a  
9 public hearing in consideration of Case No.  
10 V-25-1-6-1, a request of A & J Rehab Properties  
11 for the approval variations from various sections  
12 of the Crest Hill Zoning Ordinance and the City  
13 Code of Ordinances that would allow the existing  
14 four-unit apartment building on 13,374 foot lot  
15 zoned R-3 multi-family located at 1813 North  
16 Broadway Street in Crest Hill to be renovated and  
17 numerous existing non-conforming conditions to  
18 remain on this property post completion of the  
19 apartment building renovation.

20 (WHEREUPON proceedings were had but not  
21 reported.)

22 (WHEREUPON the following proceedings were  
23 had.)

24 CHAIRMAN THOMAS: Okay. I don't think

1     there's anybody here for the second -- well, there  
2     might be. All right. The second case is the  
3     public hearing in consideration of case -- Let's  
4     go to the second one. The second case is the  
5     public hearing and consideration of Case No.  
6     SU-25-3-6-1, a request from Redemption Hour  
7     Ministry who is seeking approval of a special use  
8     permit and variations to reactivate the existing  
9     subject building for a church in the R-1  
10    single-family residence district zoned property  
11    located at the northeast corner of Dearborn Street  
12    and Ludwig Avenue with a specific address of 1800  
13    Dearborn Street in Crest Hill. The variations  
14    being requested are related to bringing the  
15    existing conditions of the property in compliance  
16    in relation to the Crest Hill Zoning Ordinance,  
17    keeping in mind that no major exterior  
18    modifications are being requested with this  
19    application.

20                   Samantha, is all the paperwork in  
21    order?

22                   MS. TILLEY: All necessary paperwork is  
23    in order.

24                   CHAIRMAN THOMAS: All right. Then again

1 I would like to have a motion to open a public  
2 hearing for case SU-25-3-6-1.

3 COMMISSIONER PETERSON: I'll make that  
4 motion.

5 CHAIRMAN THOMAS: Motion by Commissioner  
6 Peterson.

7 COMMISSIONER CARROLL: Second.

8 CHAIRMAN THOMAS: Second by Commissioner  
9 Carroll.

10 Roll call, please.

11 MS. TILLEY: Jeff Peterson?

12 COMMISSIONER PETERSON: Yes.

13 MS. TILLEY: Ken Carroll?

14 COMMISSIONER CARROLL: Yes.

15 MS. TILLEY: Cheryl Slabozeski.

16 MS. JOTKUS: Yes.

17 MS. TILLEY: Gordon Butler?

18 COMMISSIONER BUTLER: Yes.

19 MS. TILLEY: And, Bill Thomas?

20 CHAIRMAN THOMAS: Yes.

21 MS. TILLEY: Motion carried.

22 CHAIRMAN THOMAS: So, again, subject of  
23 this hearing is to discuss Case SU-25-3-6-1. And  
24 I would like to ask our Community and Economic

1 Director, Pat Ainsworth, to present this case.

2 MR. AINSWORTH: Thank you. You may want  
3 to double click on your PowerPoint while I do a  
4 quick summary, also have a quick statement to  
5 read. So please be advised that Plan Commission  
6 Meeting is for the 1800 Dearborn Street for a new  
7 church organization called Redemption Hour  
8 Ministry. The notice for the public hearing  
9 signage posted near the main entrance of the  
10 building was updated on June 3rd, 2025, with the  
11 Applicant's name and the date and time of the  
12 meeting. On June 4th the City also posted a  
13 Facebook notice of the meeting which contained the  
14 Applicant's name as well as the date and the time  
15 of the meeting. The notices sent to the property  
16 owners within 300 feet of the subject property  
17 were also sent certified mail by the Applicant and  
18 contained the organization's name and today's  
19 date. So thank you, just wanted to make a quick  
20 statement on that one.

21 MS. JOTKUS: I have certified mail  
22 receipts.

23 MR. AINSWORTH: Yes, thank you.

24 So with that, I am, again, Pat

1 Ainsworth, Community and Economic Development  
2 Director assigned to this case. Before you guys  
3 get started, I'm just going to do a quick summary.

4 So the subject property, which was  
5 built in 1953, encompasses about a 9400 square  
6 foot property on a 45,900 square foot lot. It is  
7 surrounded by single family. This property  
8 actually had a school to the north, but that  
9 school was torn down, I'm not sure exactly when,  
10 and then there was subject to single family that  
11 was built afterwards. This property is currently  
12 owned by the Catholic Archdiocese of Joliet. They  
13 had ceased operations in 2024. Subject to Section  
14 5.5, just like Ron's case before, before the new  
15 Applicant would hypothetically reoccupy the space  
16 and reactivate it for a church use, they have to  
17 go through the special use -- retroactive special  
18 use process and variations to protect the existing  
19 property as is. There are -- the Applicant will  
20 go over quite a few things about their background,  
21 their activities, and also about the timing and  
22 everything taking place on the site, so I would  
23 defer to them on that one, but in the staff report  
24 there's a subject -- excuse me, a Zoning Code

1 Analysis that shows what's in compliance and what  
2 was not in compliance. Items from 1953 obviously  
3 do not match 2025 Zoning Ordinance. So there were  
4 five requests for the variations for the existing  
5 property. They are not modifying anything, but  
6 there is one thing we're requesting similar to the  
7 previous case which is add a trash enclosure. The  
8 five requests are the lot coverage, which for the  
9 R-1 Zoning District is 50 percent max, the current  
10 is 58 percent, but with a small smidgen of  
11 impervious for a trash enclosure, we would grant a  
12 59 percent lot coverage. There's a parking  
13 deficit of 5 spaces, but there is a Traffic  
14 Improvement Analysis that was done by KLOA, a  
15 respective -- respected traffic engineering study  
16 that was attached to the staff report showing that  
17 40 spaces will probably be what is requested from  
18 the Applicant and utilized. They did show best  
19 practices and showed in their staff report that it  
20 will meet modern standards and it will be adequate  
21 for the 50 spaces provided.

22 The other three variations were a zero  
23 foot lot setback where 10 feet is required, again,  
24 existing parking lot that was put out to the

1 property line. There are not parking lot  
2 landscape islands. If parking lot landscape  
3 islands were installed, that would actually reduce  
4 their parking count and increase the extent of  
5 their parking variation, which would not be a  
6 benefit to their -- the organization and their  
7 off-street parking needs. And there is a parking  
8 stall width of 26 feet with the existing -- again,  
9 this parking lot, they're not doing anything,  
10 although there is a requirement to repave it  
11 within one year, is 17 feet 4 inches, to again  
12 maintain that existing lot.

13 This is, again, a unique circumstance.  
14 This building was built before the City was  
15 incorporated. This property was built in 1953.  
16 City was incorporated in two thousand -- excuse  
17 me, in 1960, pardon me. But just to clarify how  
18 parking is calculated, it's very important to know  
19 that it's per the Zoning Ordinance Section 11.8-5  
20 that the main worship area has -- we look at the  
21 seating. The seating in this case has pews  
22 inside. And then 11.3-3 of the Zoning Ordinance  
23 has how we measure the parking requirements. So  
24 for every 12 inches of bench width is 1 seat, and



1 for every 4 seats requires 1 parking space. The  
2 Applicant will actually show in their floor plans  
3 that they're reducing the amount of seating  
4 inside. They're removing 4 pews. So there were  
5 32. Now there are 8 pews -- or, excuse me, 28  
6 pews. So with 13 feet in width, there was a  
7 parking requirement of 55 spaces. Again, 50  
8 spaces are provided, but with the traffic impact  
9 statement that was provided and attached to the  
10 staff report, the KLOA traffic engineers found  
11 that this would be adequate.

12 So with the analysis of this, similar  
13 again to Ron's case, there are similarities in  
14 this regard. There's standards for use for the  
15 variation. This was a church for over seven  
16 decades. The church and the Applicant tonight  
17 will talk about their church organization and how  
18 they'll reactivate this space for indoor use only.  
19 And they'll talk about the congregation size and  
20 how they stagger all their items and to how ensure  
21 that the traffic is adequate and dispersed fairly.

22 In terms of the variations, the  
23 variations are for the existing conditions of the  
24 property. Staff has worked with the Applicant to

1     come up with six conditions in the staff report.  
2     The six conditions were to comply with the  
3     drawings that were supplied, which was to remove  
4     those 4 pews and add a track enclosure. We added  
5     some additional items such as providing arrows to  
6     ensure where cars can go in and out adequately and  
7     safely. Prior to hypothetically occupying this  
8     space, again, 4 pews being removed; trash  
9     enclosure improved before December 31st, 2025; we  
10    did request that the parking lot be completely  
11    repaved by June 12th, 2026, or sooner; a parking  
12    permit must be obtain -- a building permit for the  
13    parking lot must be obtained; and then No. 6 is  
14    our standard one that any transfer of ownership in  
15    the future, these conditions shall transfer with  
16    that property owner, but as mentioned in the staff  
17    report, the Applicant is looking to purchase this  
18    property and be the owner of record.

19                 So I am happy to answer any questions.  
20    And, again, I know the Applicant is here to  
21    provide a PowerPoint presentation as well.

22                 CHAIRMAN THOMAS:   Okay. Have you signed  
23    your name in there --

24                 REVEREND AMEGATCHER:   Yes, sir.

1           CHAIRMAN THOMAS:  -- on paper and why  
2     don't you introduce yourself and I will swear you  
3     in.

4           MS. JOTKUS:  Yes, my name is Alena  
5     Jotkus.  I'm an attorney for the Petitioner.

6           CHAIRMAN THOMAS:  Okay.

7           REVEREND AMEGATCHER:  My name his Henry  
8     Amegatcher.  I'm the reverend on staff of  
9     Redemption Hour Ministry.

10          (WHEREUPON Ms. Jotkus and Reverend  
11          Amegatcher were sworn.)

12          CHAIRMAN THOMAS:  Well, that was kind of  
13     awkward.  You should be swearing me in.  Go ahead.

14          REVEREND AMEGATCHER:  Thank you for this  
15     opportunity.  Redemption Hour Ministry has been in  
16     existence for about 18 years.  We started from  
17     the, what you call it, Romeoville Rec Center.  We  
18     used to rent a small room, smaller than this,  
19     about half the size of this room.  And then we  
20     moved to 1312 Marquette Drive where -- sorry --  
21     1312 Marquette Drive where from there we are now  
22     aiming to purchase this property.  We've been in  
23     the current location for the past 12 years renting  
24     and not in one case have we ever missed a payment.

1 The goodness of seeing the Catholic Church put up  
2 1800 Dearborn Street was like for us, as church  
3 folks will say, a blessing.

4               Yeah, so we do a vision and we have do  
5 a mandate that we've been working with, it hasn't  
6 changed, it's to meet the needs of people in  
7 society. And so now that we have the opportunity  
8 to see this property, we -- for 1800 Dearborn  
9 Street, we did come in and say we would like to  
10 buy this beautiful Catholic church. We are a  
11 non-denominational church. It started from the  
12 heart, my heart I'll say. People that I've worked  
13 with, they've been here for a number of years that  
14 we've been together and it's been a journey for  
15 us. That's why we call it the journey of faith.  
16 The beautiful thing is that as a church, like in  
17 any other community, we work with babies all the  
18 way to death. So people give birth, we bury  
19 people also, it's all the way through.

20               What we saw with 1800 Dearborn Street  
21 is that it was going to be able to meet our needs  
22 for now and for tomorrow. And so we approach the  
23 Bishop of the Catholic Diocese to be able to use  
24 the property and these were the various steps that

1 were asked to come to in terms of coming to Crest  
2 Hill, going through the special variations. The  
3 issue we have is that nothing will be changed on  
4 exterior of the property. It's a very beautiful  
5 brick building. We'll keep it as such. It has  
6 beautiful stained windows telling the story of the  
7 apostles. We will keep that as such. There's  
8 nothing that we're doing to the exterior. Pretty  
9 much maybe maintaining, making sure that the  
10 grass, the trees, the shrubs are taken care of,  
11 that is our responsibility. We will make sure the  
12 place looks as beautiful as possible. With some  
13 of the congregates that I have here, most of them  
14 we came into this country, we've been here -- I've  
15 been in this country 25 years and more, others  
16 have been in here a little bit more, we came in  
17 renting and then we own our property and we've  
18 owned our properties and we are still maintaining.  
19 I live in Romeoville with my wife, she's sitting  
20 somewhere here, and we've been in Romeoville for  
21 23 years. Our kids are schooled at Richland Grade  
22 School, Lockport High, and finished college,  
23 that's on my side. So it's a beautiful community  
24 that we still want to be welcomed into and we

1 still want to work together with you. Like I  
2 said, there will be no changes to the existing  
3 building. There will be no changes to the  
4 existing landscape. It's beautifully put in  
5 place. It's like putting your hand into a glove  
6 or a shoe in, just walk in, start church services  
7 tomorrow. We are a church. We don't have any  
8 other thing to do but just to serve the Lord. And  
9 like any other church, it would be a benefit to  
10 the society, not only spiritually, but also  
11 physically.

12 This facility comes with a unique  
13 thing. It comes with a multipurpose hall that  
14 also will be used for our various facilities,  
15 things that we intend to grow into. We have told  
16 the City in our statement to the Community  
17 Development Director that on no grounds will there  
18 be alcohol use on the property. This is a church.  
19 We have never used alcohol in our rental property  
20 for 12 years. We are not going to be able do  
21 that. It's not something we intend to do. But  
22 this has a multipurpose where we can have like  
23 basic eating, have fun in that place. The main  
24 church seats one -- it seats 200 and -- I think

1 256 people. The Community Development Director  
2 said something. He said we're removing 4 pews out  
3 of it, so we're going to lose 32 seating spots.  
4 And the reason is very simple. We want more  
5 access to the front stage. It's so narrow when we  
6 went in there, we think that it should be set back  
7 a little bit more. So we're going to lose that 4  
8 pews. We are a congregation of 70 people. We  
9 intend to grow, but the process of growth will be  
10 more based upon various areas within the  
11 Chicagoland. We do have a principle that we run  
12 with groups of 10 where the church can have  
13 meetings of 10 people either in their homes,  
14 either in Starbucks. We want to be part of that  
15 community and that's how we've lived for time  
16 being. So this is the upper level that is shown  
17 on the screen here. Again, no changes, just the  
18 removal of the 4 pews, so pretty much that's more  
19 furniture than physical changes to the property.  
20 So total seating will now be 224, which we are way  
21 below that for now.

22 We have services time generally on  
23 Sundays 10:00 -- 10:00 a.m. to 12:30. We don't  
24 run way beyond that. We have Tuesday evening

1 services, that's a small group. We're trying to  
2 bring up around not more than 20 people. Friday  
3 evening services we meet to pray. And then there  
4 will be rehearsals. We do have a choir. They  
5 sing beautifully, but we want to make sure that at  
6 least they might be able to rehearse the songs so  
7 they don't mumble and jumble along as we sing on  
8 Sundays. And then we do have counseling,  
9 counseling is on Tuesdays, that's anything that a  
10 community needs, you think that you want to walk  
11 in and see the pastor, that's fine. My background  
12 is architecture. I'm a licensed architect --  
13 foreign-trained licensed architect. I work  
14 with -- I work with an architectural firm right  
15 now 200 South Michigan Avenue. I'm a project  
16 manager. We work full-time. The basis of our  
17 church is that everybody works full-time. So our  
18 ministers are engineers, pharmacists, they work  
19 full-time. What we do is that we want to take the  
20 burden of the church taking care of us, but we  
21 work for the circle involved which is corporate  
22 America and then we serve the community. So it's  
23 been a selfless community work all throughout.  
24 Nobody takes any remuneration. It's just by grace



1 that we can have the opportunity to come up to  
2 this place where we can now afford to be able to  
3 own our own after so many years. You can hear  
4 from my voice that it's so passionate to me  
5 because we started in my living room and now we  
6 have an opportunity to own a property. That's a  
7 big jump for us over this many years.

8           Some of the things that we do onsite  
9 ancillary programs, we do the social awareness.  
10 We educate our people. And it's open. One of the  
11 beautiful things I saw, I told Mr. Pat was that  
12 when we walked into the property and we saw it, we  
13 saw that the people vote in that place. And we  
14 said it's a pro bono, keep the voting hall. I  
15 vote, members of our congregation vote, let's keep  
16 it. And they said, well, it's not ours, you need  
17 to see Will County. We will go to Will County and  
18 tell them keep the voting hall, we want to be part  
19 of the community.

20           We do marriage and dating programs,  
21 that's something called a Love Clinic. We meet  
22 people. There's so much with the youth social  
23 things. I've been married 31 years, I'm enjoying  
24 it, and I keep telling people marriage is good. I

1 mean, that's a personal purview, but I believe  
2 that it's good. We have financial training.  
3 These are small groups of meetings that we're  
4 doing. And we do one-on-one things. This is the  
5 big one I want you to think about when we come  
6 into the community. There are so many young  
7 people who don't have GED. We have trained people  
8 in our group that do it for free. We've done it  
9 so many times when we were at the Rec Center,  
10 Romeoville Rec Center. We will train you. We'll  
11 put you in the computer. We'll make you pass your  
12 exams. I have volunteered my time. 2021 the  
13 economy crashed, I had no work, but I work for --  
14 I went to Joliet Job Corps and made sure I made  
15 students pass their exams so they could go to,  
16 what do you call it, the -- have their associate  
17 degree because they couldn't pass exams, they  
18 couldn't pass the math, and I have that  
19 background. So we've always poured out. Same  
20 thing that you have, loving your neighbors. This  
21 is, what, the city of neighbors, and we love our  
22 neighbors. We want to be part of that.

23 We do have offsite ancillary programs.  
24 That is what we do at the Dellwood Park. We meet

1 once a year. We want to be out of the building,  
2 the confined space, so we go to Dellwood Park and  
3 let the congregation just have free barbeque, eat,  
4 dance, do whatever you want to off site. We do  
5 have -- and we make sure that because it's August,  
6 it's the first week of August, we share our school  
7 books. I'm very much geared towards that. I've  
8 been blessed. I have school -- I have a master's  
9 degree in architecture. Came here, took over, and  
10 I have a master's degree, I'm blessed with  
11 education. Congregates are so blessed with  
12 education. We want to do that for the community  
13 and that's what we've been doing. So we make sure  
14 the back to school program at our picnic at  
15 Dellwood Park every year, every August we go out  
16 to do that program.

17 We do a homeless drive every  
18 quarterly. This is because that's what the church  
19 does. The church meets the needs of people. We  
20 go out to the streets. I told some of the  
21 congregation members I went to Joliet library to  
22 read and a man walked to me and asked me for a  
23 toothbrush and I started to cry. I come from  
24 Africa, most of the congregates come from other

1 parts of the world, not only Africa, and for you  
2 to think America is heaven and come in here and a  
3 man ask for a toothbrush and toothpaste. So  
4 that's what we do every quarterly, we get hygiene  
5 products for the women, hygiene products for the  
6 men, and we go out into the streets and just share  
7 those things free of charge. We give it to them.  
8 That's how we meet our community.

9 We do have an alliance team and many  
10 other things that the church does. I can go on  
11 and on and on, but I don't want to bore you. I  
12 just want to tell you that we would love to own  
13 that property at 1800 Dearborn Street so that we  
14 can still impact not only Crest Hill, but even  
15 beyond and so that's why I'm here this evening.  
16 Thank you very much for your time. Thank you for  
17 listening.

18 CHAIRMAN THOMAS: Okay. Thank you.

19 Anybody -- any other commissioners  
20 have a question for the pastor?

21 COMMISSIONER SLABOZESKI: I do. Will you  
22 be holding fundraising?

23 REVEREND AMEGATCHER: Like any other  
24 church, we do -- what we do is we have online

1 giving. We use the Venmo, cash app, any of the  
2 online giving. So that's what we use for the  
3 tithes and offerings on Sundays. Once in a while  
4 we'll have fundraising programs, we use, what do  
5 you call it, GoFundMe, GoFundMe, but it's  
6 something that's rare that is done. We don't  
7 have -- we've never done fundraising to sit or  
8 bring people together because I have a simple  
9 principle, if you believe that God has blessed you  
10 and you don't want to give, then I don't think you  
11 understand what it means to be blessed. I'm  
12 sorry, I don't have to quote a scripture, but if  
13 you allow me, I can quote a scripture. It says  
14 one thing. It says He gives us work so that we  
15 will have to give. When I got to know that, it  
16 changed my perspective. It changed my  
17 perspective. I have, so I can do it, I can give,  
18 and that's what we train our people. So they  
19 give, they give freely. We do online giving.  
20 Yeah, they give freely, freely.

21 CHAIRMAN THOMAS: Anybody else?

22 (no response)

23 CHAIRMAN THOMAS: All right. Thank you,  
24 Pastor.

1                   Is there anybody in the audience that  
2 would like to come to the podium?

3                   Christine, please sign in. State your  
4 name and raise your right hand.

5                   MS. VERSHAY-HALL: Christine  
6 Vershay-Hall.

7                   (WHEREUPON Ms. Vershay-Hall was sworn.)

8                   MS. VERSHAY-HALL: Sorry about my voice,  
9 so I'm going to do the best I can. I'm a resident  
10 right across the street from there, born and  
11 raised. I'm all for church. Like I said, born  
12 and raised, went to church there, buried both my  
13 parents from there and everything like that.  
14 We're -- several of us here are from the  
15 neighborhood.

16                  REVEREND AMEGATCHER: Beautiful.

17                  MS. VERSHAY-HALL: But I do have several  
18 questions for you. Per your GoFundMe account, you  
19 put on there the mandate of the ministry is "to  
20 set the captives free." Can you explain what that  
21 means?

22                  REVEREND AMEGATCHER: Yes, I can.

23                  MS. VERSHAY-HALL: Can you tell us? That  
24 microphone works.

1           REVEREND AMEGATCHER: If you read, if you  
2 go online, it's spiritual, physical, mentally,  
3 financially setting captives free. So I want to  
4 bring to mind something and I will just use a  
5 minute. It's like a hospital. Some do cancer  
6 treatment. Some work for children. Each and  
7 every hospital has a very unique mission. That's  
8 the mandate we have. Our mission is to set  
9 captives free mentally, physically, emotionally,  
10 and any other way. So that's what we do. We  
11 reach out to people. And you heard from my report  
12 how we bring people who don't have GED, equip  
13 them. I remember one time, short story, most of  
14 our members we're now beginning to -- begin to  
15 take welfare and all that kind of -- it's not bad  
16 if you don't have work, but we have to train them  
17 that it's better to work and earn money. That is  
18 liberating a person and that's what we mean by  
19 setting captives free.

20           MS. VERSHAY-HALL: And you're going to do  
21 that onsite?

22           REVEREND AMEGATCHER: No, it's done  
23 through congregation.

24           MS. VERSHAY-HALL: Oh, okay. It also

1 says RHM is involved in monthly homeless drives in  
2 the streets and evangelism. What do you mean by  
3 "streets and evangelism"? Are you going through  
4 the neighborhood?

5 REVEREND AMEGATCHER: In Romeoville what  
6 we do is we have designated areas that we've gone  
7 to. We've gone to like -- we teach everyone that  
8 you can tell them about Christ. Now, not just you  
9 of your will, you have the ability to say I don't  
10 want any literature, which we have tried to, in  
11 the same way what faith means. If I go to  
12 St. Joseph Hospital, you find the cross, you find  
13 literature, you find everything about God when we  
14 are on our hospital bed, and it blows my mind. Do  
15 we have to disturb people? No, people have their  
16 will. We don't do that. We reach out to people.  
17 We have a social media website. We have Facebook,  
18 YouTube. We have Instagram. We have our webpage.  
19 We have a QR code. When I meet you and we start  
20 to talk and you're interested in coming to church,  
21 I give you my phone and I tell you go on to our QR  
22 code. Everything you need, just like you're  
23 reading right now, you downloaded from our website  
24 page. So we don't go door knocking. We are not



1     Jehovah Witness. We would love to, but from  
2     experience we've realized that people love their  
3     privacy and many times they'll tell no literature,  
4     so everything is online.

5             MS. VERSHAY-HALL: Okay. Per your  
6     application with the City when I pulled it up, it  
7     said -- and you talked about this counseling. Can  
8     you go more in detail what you mean by counseling?

9             REVEREND AMEGATCHER: Okay. I had a case  
10    where this is a young couple, I married them, and  
11    they -- that was my first time seeing divorce  
12    certificate. And so they brought it before me and  
13    said, "We're breaking up. We were three years of  
14    marriage." So I sat down with them, out of  
15    curiosity, I've never seen a divorce certificate  
16    before, so I asked them bring it, let's provide  
17    it. So they brought it, we prayed, and I said,  
18    "Can we talk?" That's counseling. So we talked  
19    to them and as their minister that I've been  
20    trained, I've done this from 1995 as a minister,  
21    and I talked to them, to the glory of God, today  
22    they are still married. There are people who have  
23    other issues. So when we talk of counseling,  
24    people have problems and that's what we are,

1 that's what the church is, when people have  
2 problems, they come to us for free. We meet them  
3 of their needs free. We don't charge for  
4 counseling. We take time. The beauty and the joy  
5 is seeing the marriage working. The beauty and  
6 the joy is the guy did not commit suicide. The  
7 beauty and the joy is the guy did not give up on  
8 hope. I tell my congregation, the only time I  
9 can't counsel anybody is when the person's dead,  
10 that's the only time.

11 MS. VERSHAY-HALL: No other kind of  
12 counseling, just marriage, or are you just going  
13 to do anything?

14 REVEREND AMEGATCHER: It depends on what  
15 the person wants. Let's say you show up, a young  
16 man -- I'm giving an illustration, okay?

17 MS. VERSHAY-HALL: Um-hum.

18 REVEREND AMEGATCHER: And you want to  
19 buy -- I tell my son, okay, I'll use my son as an  
20 example because he's in the crowd. He says, "Dad,  
21 I need two cars." I said, "That's not right.  
22 You're going to pay insurance on the car. You're  
23 going to have parking for the car. You are a  
24 student and a worker. It doesn't make sense. Why

1 don't you buy a car that will work for you while  
2 in school and work." That's counseling. So don't  
3 waste money, because young people waste money. I  
4 tell young men, "Get married. If you don't get  
5 married, you will waste money because you always  
6 think you have more money." So these are little,  
7 little counsels. And I'm so excited because I'm  
8 privileged to see young men and women get married,  
9 you know. I give you one kind of joke. Every  
10 young woman wants somebody who's six foot tall.  
11 I'm not six foot tall, I'm five-eleven, but I got  
12 somebody to marry me for 31 years. That's  
13 counseling, yeah.

14 MS. VERSHAY-HALL: Okay. So any kind of  
15 counseling?

16 REVEREND AMEGATCHER: Any kind of  
17 counseling, for finance to anything. And that's  
18 what we mean by the liberating, setting the  
19 captives free. There are depressed people.  
20 People give up on life so easily. People have  
21 challenges. Just this weekend we buried one of  
22 our church members. The husband is in tears. I  
23 have made a decision to call him every morning.  
24 He's a resident of Crest Hill. He's on Budler and

1 Ivy (phonetic) or something like that, but Budler,  
2 just by your old -- old offices.

3 MS. VERSHAY-HALL: Oh, Knapp Drive,  
4 uh-huh, yeah.

5 REVEREND AMEGATCHER: Just behind the  
6 store, the Hispanic store. I call him every  
7 morning. I'm at work, but once I finish a meeting  
8 that I have room, just five minutes call, "Rich,  
9 how you doing today?" Because he's sitting down  
10 and he's crying. He lost his wife. But that's  
11 counseling. You reach out to him, console him and  
12 tell him life will be well, you know. And when he  
13 heals, then we will introduce a new woman to him,  
14 but for now he's got to heal.

15 MS. VERSHAY-HALL: And also in your  
16 application you have that you'll be doing like  
17 baby showers, wedding receptions. Is that going  
18 to be open to everybody or just your parishioners?

19 REVEREND AMEGATCHER: No, the church is  
20 open to everybody.

21 MS. VERSHAY-HALL: So you'll be holding  
22 like banquets?

23 REVEREND AMEGATCHER: No.

24 MS. VERSHAY-HALL: If somebody comes in

1     there and wants to do something and have it  
2     catered in?

3             REVEREND AMEGATCHER:   The church has a  
4     board and the board would decide what can be done  
5     and cannot be done.   Right off the bat no alcohol  
6     on the premises.   The other thing we have is no  
7     multiple programs on the premises.   And so we have  
8     to look at the kind of what do you want to do and  
9     how do you want to coordinate it.   We do have  
10    certain times that we don't want to go beyond, and  
11    that's in our narrative.   We don't want to go  
12    beyond 10:00 o'clock.   I don't want to hear people  
13    going in and out when I go home to sleep.   I  
14    really don't want to do that.   Like I said, I  
15    lived in -- I live on Renwick and Weber.   I've  
16    lived there 23 years.   I don't want that  
17    disturbance, you know.   And that is the part of  
18    the neighborhood thing, loving your neighbor, and  
19    so you go to think of how well am I impacting?   My  
20    first walk on Dearborn and Ludwig was this is a  
21    beautiful community.   I'm looking from my  
22    architecture perspective, the wooden house on the  
23    corner, the swimming pool, the block, it's a  
24    beautiful place.   Our goal is not to bring it

1 down. I tell people when I come into your life,  
2 we must be blessed, we must go up, we don't have  
3 to go down. So, yeah, that's it. We -- we will  
4 not be -- we will open it up to people if they  
5 want to, but they have to face our board and meet  
6 the criteria. If it meets the criteria, that's  
7 fine and we'll ask you those questions, yeah.

8 MS. VERSHAY-HALL: Okay. One little  
9 thing, I know some of us really love and really do  
10 miss those church bells. Will you be turning them  
11 back on?

12 REVEREND AMEGATCHER: We have never rung  
13 bells before.

14 MS. MOOR: I was going to say let's take  
15 a vote. I'm in the no.

16 MS. VERSHAY-HALL: You're in the no? You  
17 don't like those? Oh, my gosh. I know a lot of  
18 us, we used to tell time by them.

19 REVEREND AMEGATCHER: I didn't even know  
20 the church had bells.

21 MS. VERSHAY-HALL: Yeah, there's bells  
22 there. And they used -- they'd start at 7:00  
23 a.m., ended at 9:00 p.m.

24 (multiple unidentifiable voices speaking)

1 MR. STIFF: Excuse me. You're making it  
2 very difficult on our court reporter here, so  
3 everybody can't be talking at once.

4 CHAIRMAN THOMAS: All right. Let's stay  
5 focused here.

6 MS. VERSHAY-HALL: But, no, like I said,  
7 if you were outside, you could tell time by them.

8 REVEREND AMEGATCHER: Okay. That's  
9 something to consider. Yeah, we've always rented.  
10 We never rang church bells before. I never rang  
11 church bells so I don't know how to do that.

12 MS. VERSHAY-HALL: Yeah. Thank you.

13 REVEREND AMEGATCHER: Thank you so much,  
14 ma'am.

15 CHAIRMAN THOMAS: Is there anything else  
16 in the audience?

17 All right, come, please step up to the  
18 podium, sign your name on the line. State your  
19 name.

20 MR. SEMPLINSKI: My name is Ray  
21 Semplinski.

22 (WHEREUPON Mr. Semplinski was sworn.)

23 MR. SEMPLINSKI: I'm here sort of  
24 selfish, but at the same time we talked about the

1 school that was torn down and then lots became  
2 available on the second half of this block. The  
3 first 12 lots, which are 6 on either side in the  
4 Stern Park Garden is what the school -- or what  
5 the church occupied half of them. The  
6 northernmost were Chaney School and that was my  
7 school. I -- and it was a grade school. I  
8 considered it the best 16 years of my life. That  
9 was humor. The other thing was I did reinvest in  
10 the community. I started on the east side of  
11 Joliet, but in the early '50s, mid '50s, I ended  
12 up on Oakland Avenue. And when the lots became  
13 available, I actually bought one and built a house  
14 there. Not wanting to be like other houses, I had  
15 a porch in front and I used the alley to get in.  
16 The alley, of course, is a private alley. It's  
17 from the April 8th, 1918 plat where Stern Park  
18 Gardens, Arthur Stern dedicated these alleys as  
19 private alleys for the use of everybody that was  
20 in that block. So with that, I knew where the  
21 school was there was nothing, and if I was going  
22 to use that alley as a drive as some had done on  
23 the south side, I would have to pay for it myself,  
24 which I did. And it was done by Tony Spinelli at



1 Geotech did the design. The alley was placed by  
2 Greg Kabinski. A secondary storm was placed and  
3 that was at my cost, so I'm a little protective of  
4 that. And the church will be able to use that  
5 alley because they are part of that block. I  
6 would just hope that we could have continued  
7 rapport to kind of keep it travelable, first of  
8 all, and maintained because it gets sort of  
9 expensive if you're the only guy in 12 lots paying  
10 for what has to happen especially when two other  
11 houses were built and destroyed it and I had to  
12 rebuild it. So I'm a little protective of that.

13 But for the most part, what I heard  
14 here tonight is what the church had done for many  
15 years before this particular instance, St. Anne's  
16 of course had been there since '53, and although  
17 there was counseling, it was usually done a block  
18 away at the rectory, but nonetheless in that area.  
19 And I can say that the Crest Hill Lions had chili  
20 dinners in that place, we had a number of things  
21 that we did. So as far as seeing the church, I  
22 was actually breathing a sigh of relief for all of  
23 the things that could have been there and from  
24 what it sounds, it's very responsible. There are

1 so many idiosyncrasies which you ran into quite a  
2 few of them this evening with what's gone on with  
3 a house that was built, it's four units, and of  
4 course in 1920 Broadway was two lanes, not four,  
5 so there were things of that nature and Crest  
6 Hill's done a lot because January 20th of 1960 is  
7 when we incorporated. I had the opportunity for  
8 24 years to work with the city engineer with the  
9 Robert E. Hamilton Consulting Engineering so I was  
10 pretty much in touch with the City of Crest Hill  
11 as well as six other municipalities until two  
12 thousand -- well, in private concern until 1995  
13 and then I worked for the City of Crest Hill from  
14 1995 to 2007 in two different capacities, but it's  
15 always been the heart and it's always been  
16 something I cared about and that's why I  
17 reinvested in the city. I think that this is a  
18 great addition. I think -- I think the bells are  
19 computerized and I think they could be coming  
20 back, because that's when I had my paper route  
21 there, I knew when it was quarter after, half  
22 past, and then quarter to, and I knew when I was  
23 in real trouble.

24 So that's my comments at this point

1 and that's just to have a working and cooperative  
2 spirit with the church so we can keep things going  
3 and then we can live together in harmony.

4 REVEREND AMEGATCHER: Oh, yeah. Sure.  
5 That's all I .....

6 CHAIRMAN THOMAS: Thank you. I have a  
7 sneaking suspicion that the pastor is all for that  
8 type of arrangement. Who plows that alley in the  
9 winter?

10 MR. SEMPLINSKI: Either, well --

11 UNIDENTIFIED MAN SPEAKER: St. Anne's.

12 MR. SEMPLINSKI: It's a private alley.

13 CHAIRMAN THOMAS: So the fact previous  
14 church plowed it?

15 MR. SEMPLINSKI: Yeah, has no part in it  
16 and it's just one of those things and it extends  
17 from Broadway all the way down to basically almost  
18 Raynor Avenue and from Elsie south to Theodore.  
19 Stern Park Gardens in it's many different  
20 additions always had this caveat where this was  
21 given, Tom Cowgill explained it to the city  
22 council, after that --

23 CHAIRMAN THOMAS: I'm sorry, if you're  
24 going to talk, you need to get up here so she

1 can --

2 MR. SEMPLINSKI: Oh, I'm sorry, I thought  
3 you were talking to me.

4 CHAIRMAN THOMAS: I was. All I wanted, I  
5 guess -- Well, you answered it. You don't need to  
6 say anymore.

7 MR. SEMPLINSKI: I'm sorry, no, I was --  
8 the alley, as you read, these are for the entire  
9 block use. And what happens with this is, they're  
10 almost like PUDs before there were PUDs. They  
11 dedicate these alleys for the use of the people in  
12 that block, those that abut that alley. So all  
13 others, they're on their own or their own block.  
14 And when we've gone through this, because when  
15 this became, you know, lots once again, we had to  
16 go over this, there was a section paved from  
17 Ludwig all the way down to the church lot which  
18 the church used when they paved their lot as well,  
19 so that had happened, but it doesn't extend south  
20 because that was the school. Once the school was  
21 gone, there was nothing left and if I wanted to  
22 use that, that's what I had to do. And at times  
23 when I was working for the county, which  
24 Mr. Peterson might remember, we might go out and

1 plow, right, turn the trucks loose for a while and  
2 come back after 12 or 14 hours and have to dig 250  
3 feet to get to my drive because I couldn't park in  
4 the street. So I did have a nephew which I've  
5 used and I've used private plows to clear the path  
6 and that's what was going on. I had used the  
7 church lot, but at one point the church was  
8 plowing and they plowed the alley closed so I  
9 learned how to do it myself from the south -- or  
10 from the north to the south. So that's what it's  
11 been. And we've had three different attorneys  
12 weigh in on this, Tom Cowgill for the first city's  
13 attorney, after that David Ruttle, and then  
14 finally Jim Harvey, and they came up with this.  
15 And this is what extends in the entire city Stern  
16 Park Garden. And these things do go back to 1918,  
17 and some more recent, but nonetheless it's up to  
18 us to take care of and they are private, so it's  
19 just one of those things that you accept if you're  
20 going to do something, that's what I did.

21 CHAIRMAN THOMAS: Okay. Thank you, Ray.  
22 Thanks for the history.

23 Anybody else?

24 Okay. Please feel free to come up,

1 sign in. State your name.

2 MS. HARTON: My name is Maureen Harton.

3 (WHEREUPON Ms. Harton was sworn.)

4 CHAIRMAN THOMAS: Okay, Maureen, go  
5 ahead.

6 MS. HARTON: My name is Maureen Harton.  
7 I am a former general counsel for the Diocese of  
8 Joliet. I retired from that position a couple  
9 years ago. I spearheaded the targeted  
10 restructuring of the Joliet deanery of which  
11 St. Anne and St. Ambrose were a part of. And now  
12 I am retired, but I'm still doing all of the real  
13 estate work for the diocese. First thing I want  
14 to say is that Bishop Ronald Hicks is 100 percent  
15 behind Redemption Hour Ministry and we believe  
16 this is going to be a fantastic boom for the City  
17 of Crest Hill. It was of the utmost importance to  
18 Bishop Hicks to keep God in this community, to  
19 keep a religious presence in this community.  
20 St. Anne's is a beautiful church as everybody in  
21 this room knows and these folks are going to do it  
22 justice. I am -- we are just so pleased. I've  
23 been working with them since December of '24.  
24 We've been working in partnership and everything

1 that they've presented to this -- to the City and  
2 I've been in touch with Mr. Ainsworth and we'll be  
3 supporting them in front of the City Council if  
4 hopefully this Commission passes this along to  
5 them with your approval.

6 Just a couple of data points that I'd  
7 like to make you aware of that you may not be  
8 aware of. The Catholic Church across the United  
9 States does what we call October mass counts every  
10 single October in every parish in every diocese in  
11 the United States. And the reason for that is  
12 because October is a month when, you know,  
13 everybody's back from summer vacation, kids are  
14 back in school, it's before the Thanksgiving and  
15 Christmas holidays, so it's a time when the  
16 majority of people who are going to go to church  
17 are going to church in the month of October. So  
18 the last time that St. Anne did an October count  
19 was in October of '23, because as you know the  
20 church celebrated it's last mass last June, the  
21 last weekend of June 2024. So the October mass  
22 counts for October of '23, and I don't want to get  
23 into realistic numbers, although I can certainly  
24 provide that if the Commission would like that,

1 the highest number of people attending mass in the  
2 month of October of '23 was 78 people attending  
3 the 8:30 mass on October 15th of 2023. When you  
4 do the calculations, the average attendance for  
5 the Sunday masses, and that's all the masses, was  
6 at 121 people, but that was back then there were  
7 two masses, so basically roughly about 60 people  
8 for mass. And speaking with Father Anthony Nyami,  
9 who I'm sure most of you know he's the pastor of  
10 St. Ambrose and St. Anne Parish, and as well as  
11 some parishioners that he asked me to talk to, I  
12 was told anecdotally, but I have no reason to  
13 doubt and this lady here would certainly be able  
14 to attest to it since you live across the street,  
15 that for every mass people have parked out on the  
16 street up and down Dearborn, up and down Ludwig.  
17 And a couple people I walked to, they said it was  
18 such a pain in the neck to park in the parking  
19 lot, it was a whole lot easier to park on the  
20 street. So street parking is not out of the  
21 ordinary by any means in this community and the  
22 folks are used to it. This community, 70 -- 70  
23 congregates is far less than the number of people  
24 that were parishioners at St. Anne.



1           In addition to that, sorry, there were  
2 various events hosted by St. Anne at the parish.  
3 They would have pancake breakfast, which again  
4 probably many of you attended. Their average  
5 attendance was 100 to 150 people. They had a  
6 rummage sale once a year. It was a four-day  
7 event. The average attendance was 500 people.  
8 They had a bake sale every year, three-day event,  
9 average of 200 people attended that event over the  
10 course of three days. And then in terms of their  
11 hall rental, which again that is something that  
12 St. Anne did, baptisms, funeral luncheons, things  
13 of that nature, the average attendance to those  
14 events were 60 to 100 people. So what Redemption  
15 Hour Ministry is proposing is far, far less than  
16 what was done by St. Anne in terms of both of  
17 their masses as well as their attendance at these  
18 extra events.

19           So I just wanted to bring those data  
20 points to your attention in case anybody had any  
21 questions. And if there are any questions, I'll  
22 be happy to answer them.

23           CHAIRMAN THOMAS: Okay. Thank you very  
24 much.

1 MS. HARTON: You're welcome.

2 CHAIRMAN THOMAS: Anyone else?

3 Go ahead.

4 MS. MOOR: One quick thing --

5 CHAIRMAN THOMAS: Okay.

6 MS. MOOR: -- I had a question on,

7 so ....

8 CHAIRMAN THOMAS: Sign in. State your  
9 name.

10 MS. MOOR: Genny Moor.

11 (WHEREUPON Ms. Moor was sworn.)

12 CHAIRMAN THOMAS: Okay.

13 MS. MOOR: All right. Well, thank you  
14 for all this valuable information. It's very  
15 helpful for us as a direct neighbor of the church,  
16 so we're excited to see that it may reopen as a  
17 church and that's great. When I was looking  
18 through your information, I believe on slide  
19 three, did it say something about sheltering the  
20 homeless?

21 REVEREND AMEGATCHER: No.

22 MS. MOOR: It's just serving the  
23 homeless; is that correct?

24 REVEREND AMEGATCHER: We serve -- we

1 don't serve the homeless. It's a quarterly thing  
2 that we do, and my son is here, we go out and like  
3 I said share toothbrushes or the hygiene.

4 MS. MOOR: It's not a shelter, right?

5 REVEREND AMEGATCHER: No, we never have  
6 given them a shelter.

7 MS. MOOR: Okay. Good. That's all I  
8 need to know. I don't want anybody coming  
9 like .... Thank you. Appreciate it.

10 CHAIRMAN THOMAS: Okay. Last chance,  
11 anybody want to come up to the podium?

12 (no response)

13 CHAIRMAN THOMAS: Okay. With that, I  
14 think we can close the public hearing. Can I have  
15 a motion, please, to close the public hearing?

16 COMMISSIONER CARROLL: So moved.

17 COMMISSIONER SLABOZESKI: Second.

18 CHAIRMAN THOMAS: Motion by Commissioner  
19 Carroll. Second by Commissioner Slabozeski.

20 Roll call, please.

21 MS. TILLEY: Ken Carroll?

22 COMMISSIONER CARROLL: Yes.

23 MS. TILLEY: Cheryl Slabozeski?

24 COMMISSIONER SLABOZESKI: Yes.

1 MS. TILLEY: Gordon Butler?

2 COMMISSIONER BUTLER: Yes.

3 MS. TILLEY: Jeff Peterson?

4 COMMISSIONER PETERSON: Yes.

5 MS. TILLEY: And, Bill Thomas?

6 CHAIRMAN THOMAS: Yes.

7 MS. TILLEY: Motion carried.

8 CHAIRMAN THOMAS: Public hearing closed  
9 at 8:21 p.m.

10 Okay. So let me just give you some  
11 comments and I'll ask the other commissioners, one  
12 of the things when you look at something like  
13 this, and I have a lot more understanding now of  
14 the size, but I thought I read somewhere where,  
15 you know, you were looking to grow the church.  
16 And as I look at the -- with my own calculations  
17 are not exact, with 28 pews, to me that was like  
18 218 capacity. I think in the documents it was  
19 talking about maybe 250 capacity and with --

20 MR. AINSWORTH: It was 256. With the  
21 pews reduced, it was 224 is the new seating  
22 capacity.

23 CHAIRMAN THOMAS: 224, okay. And with  
24 50 -- 50 parking places, the traffic study

1 indicated, and the lady just probably confirmed  
2 it, that there could be another 70 in the street  
3 and so when I'm looking all through this thing, I  
4 don't know who did your parking evaluation, but  
5 I'm looking at that thinking I hope you didn't pay  
6 a lot of money for this because the parking  
7 evaluation says with 250 seats, that translates to  
8 approximately 63 parking spaces and yet with 50  
9 parking spaces you could fit 85, but I was  
10 thinking whoever did this is telling us on this  
11 document if you triple your congregation size, you  
12 only need 13 more parking spaces, obviously it's  
13 in error, but this is a document that we use to  
14 try to determine that stuff. I would almost say  
15 go back to who did page 5 of that and have them  
16 correct it before it comes to the City Council  
17 because I -- you know, when we start talking about  
18 this, the first question that came up, wow, how  
19 many people could it be and will there be enough  
20 parking there? It was kind of nice to hear that  
21 there's a history of parking on the street and  
22 people during the church service hours seem to --  
23 seem to accept that. But, yeah, I mean, that  
24 was --

1 MR. AINSWORTH: Make a clarification.

2 CHAIRMAN THOMAS: Yeah.

3 MR. AINSWORTH: So there are two sections  
4 of the Zoning Ordinance that refer to seating.  
5 11.85 talks about the 1 seat for every 4 -- one  
6 space for every 4 seats, but then that 11-3  
7 referred to earlier talks about the pew width.  
8 I -- we did note that in the staff report that the  
9 traffic consultant may have missed the dimension,  
10 so we clarified that in the staff report and  
11 that's where the 55 spaces come from.

12 CHAIRMAN THOMAS: Yeah, I'm just saying  
13 if you use this as a reference, you know, the  
14 corrected staff report is now the data, but the  
15 reference that we were given was -- I don't know,  
16 maybe there was weak batteries in the calculator  
17 or something, but I just point that out.

18 Any questions of the pastor or anybody  
19 in the thing there?

20 (no response)

21 CHAIRMAN THOMAS: So we talk about, and I  
22 thought Pat made a pretty good statement of that,  
23 the approval based on the six conditions that he  
24 read off, and you're familiar with those six

1 conditions, abide by the drawings that were  
2 submitted, arrows and parking lot signage to be  
3 added to the pave so it's designated in and out?  
4 You're looking at me like maybe you don't know.  
5 Do you know about these six conditions I'm talking  
6 about?

7 REVEREND AMEGATCHER: I do.

8 CHAIRMAN THOMAS: Okay. Trash enclosure  
9 constructed, he mentioned the parking lot paving  
10 by June 12th, 2026. If I ask for a motion, it's  
11 going to be conditional on you accepting these six  
12 conditions.

13 REVEREND AMEGATCHER: Yeah, we do  
14 anticipate it.

15 CHAIRMAN THOMAS: So let's look here.  
16 Okay. So let me ask, can I have a motion to  
17 approve the request from Redemption Hour Ministry  
18 for approval of a special use permit and the  
19 variations to reactivate the existing subject  
20 building for a church in R-1 single-family  
21 residence district with the address of 1800  
22 Dearborn Street in Crest Hill, Illinois.

23 COMMISSIONER PETERSON: I'll make that  
24 motion.

1 COMMISSIONER CARROLL: I'll second it.

2 CHAIRMAN THOMAS: Okay. Motion by  
3 Commissioner Peterson. Second by Commissioner  
4 Carroll.

5 Roll call, please.

6 MS. TILLEY: Jeff Peterson?

7 COMMISSIONER PETERSON: Yes.

8 MS. TILLEY: Ken Carroll?

9 COMMISSIONER CARROLL: Yes.

10 MS. TILLEY: Cheryl Slabozeski?

11 COMMISSIONER SLABOZESKI: Yes.

12 MS. TILLEY: Gordon Butler?

13 COMMISSIONER BUTLER: Yes.

14 MS. TILLEY: And, Bill Thomas?

15 CHAIRMAN THOMAS: Yes.

16 MS. TILLEY: Motion carried.

17 CHAIRMAN THOMAS: So the Plan Commission  
18 in line with the staff recommendations has  
19 approved the request from Redemption Hour Ministry  
20 for the approval of a special use permit and  
21 variations to reactivate the existing subject  
22 building for a church located at 1800 Dearborn  
23 Street. Congratulations.

24 REVEREND AMEGATCHER: Thank you very



1 much.

2 Mr. AINSWORTH: Can we take about a  
3 four-minute recess? Is that all right?

4 CHAIRMAN THOMAS: Yes. Okay. Okay. So  
5 thank you. We have one last case left and I know  
6 you're not going to -- Thank you for coming.

7 (multiple unidentifiable voices speaking)

8 CHAIRMAN THOMAS: Oh, I'm sorry, pastor,  
9 I got so excited for you, let me just say that our  
10 recommendation is going to the City Council by the  
11 Plan Commission is only recommended. City Council  
12 is the one that has the ultimate say and your case  
13 will be up and heard on June 23rd which is a work  
14 session and I strongly encourage you to come back  
15 on the 23rd of June and bring the PowerPoint  
16 presentation to address City Council.

17 (WHEREUPON proceedings were had but not  
18 reported.)  
19  
20  
21  
22  
23  
24

1     STATE OF ILLINOIS     )  
                                  ) ss.  
2     COUNTY OF WILL     )  
3

4             I, PAULA A. BRUNO, CSR, and Notary Public  
5     in and for the County of Will, State of Illinois  
6     do hereby certify that I reported in shorthand the  
7     proceedings had in the matter aforesaid, and that  
8     the foregoing is a true, complete and correct  
9     transcript of the proceedings of said hearing as  
10    appears from my stenographic notes so taken and  
11    transcribed by me this 18th day of June, 2025.  
12

13  
14                             

15                     PAULA A. BRUNO  
16                     CSR No. 084-004110  
17  
18  
19  
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21  
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24

<p><b>A</b></p> <p><b>a.m</b> 17:23 32:23</p> <p><b>abide</b> 49:1</p> <p><b>ability</b> 26:9</p> <p><b>able</b> 2:5 14:21,23 16:20 18:6 19:2 35:4 42:13</p> <p><b>above-entitled</b> 1:6 2:2</p> <p><b>abut</b> 38:12</p> <p><b>accept</b> 39:19 47:23</p> <p><b>accepting</b> 49:11</p> <p><b>access</b> 17:5</p> <p><b>account</b> 24:18</p> <p><b>activities</b> 8:21</p> <p><b>add</b> 9:7 12:4</p> <p><b>added</b> 12:4 49:3</p> <p><b>addition</b> 36:18 43:1</p> <p><b>additional</b> 12:5</p> <p><b>additions</b> 37:20</p> <p><b>address</b> 5:12 49:21 51:16</p> <p><b>adequate</b> 9:20 11:11,21</p> <p><b>adequately</b> 12:6</p> <p><b>advised</b> 7:5</p> <p><b>afford</b> 19:2</p> <p><b>aforsaid</b> 52:7</p> <p><b>Africa</b> 21:24 22:1</p> <p><b>ago</b> 40:9</p> <p><b>ahead</b> 13:13 40:5 44:3</p> <p><b>aiming</b> 13:22</p> <p><b>Ainsworth</b> 1:13 3:7 7:1,2,23 8:1 41:2 46:20 48:1,3 51:2</p> <p><b>alcohol</b> 16:18,19 31:5</p> <p><b>Alena</b> 13:4</p> <p><b>Allegiance</b> 2:6,7</p> <p><b>alley</b> 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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO REACTIVATE A  
CHURCH USE AND FOR MULTIPLE VARIATIONS TO THE CREST HILL ZONING  
ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1800  
DEARBORN STREET IN CREST HILL, ILLINOIS  
(APPLICATION OF REDEMPTION HOUR MINISTRY)**

**WHEREAS**, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of their zoning codes “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

**WHEREAS**, the Code states that a variation shall be permitted only upon the finding of certain requirements listed in the Code; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirement in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

**WHEREAS**, the Applicant, Redemption Hour Ministry (“Applicant”) is the contract purchaser of certain property currently owned by the Diocese of Joliet (“Owner”) located within the corporate boundaries of the City of Crest Hill, with PIN number (11-04-33-315-001-0000 and commonly known as 1800 Dearborn Street in the City of Crest Hill, Illinois (“Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned R-1 (single family residential) and is legally described on Exhibit A to the Plan Commission Findings and Decision attached hereto and fully incorporated herein; and

**WHEREAS**, on or about May 12, 2025, Applicant submitted an Application for Development (“Application”) to the City seeking, *inter alia*, the following zoning relief:

1. To Reactivate the use of the property as a church in a residential zoning district on the property bearing PIN 11-04-33-315-001-0000, which was formerly used as St. Anne’s Catholic Church by the Diocese of Joliet; and
2. 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. A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property.
3. Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.
4. 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.
5. 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.
6. 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 to maintain the existing number of parking spaces on-site.

**WHEREAS**, in addition to the Application, the Owner submitted a written verification that it supports the Application.

**WHEREAS**, on June 12, 2025, the City of Crest Hill Plan Commission conducted a public hearing on the Application, due notice having been published and provided for the same, and at that time, the Plan Commission recommended conditional approval of the Application with a vote of 5 - 0, as stated in the Plan Commission's written Findings and Decision, which is attached hereto and fully incorporated herein; and

**WHEREAS**, the City Council has reviewed and concurred with the Plan Commission's Findings and Decision and hereby determines and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the Application, subject to the seven (7) enumerated conditions in the June 9, 2025 Crest Hill Plan Commission Staff Memorandum, as amended, which is incorporated herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1:** The City Council hereby finds that all the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2:** The City Council hereby approves the Application of Redemption Hour Ministry and grants to Redemption Hour Ministry the following:

1. A Special Use Permit to utilize the property bearing PIN 11-04-33-315-001-0000 as a Church subject to the seven (7) conditions contained in the June 9, 2025 Crest Hill Plan Commission Staff Memorandum, attached as Exhibit B to the Plan Commission Findings and Decision attached hereto and incorporated herein; and

2. A Variation from Table 1 – Zoning District and Standards for Residential Districts – Maximum Lot Coverage – of 9% of the Lot Coverage Requirement of 50% for a total allowed lot coverage of 59%
  - a. A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property; and
3. A Variation from Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is hereby granted.
4. A Variation from Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches is hereby granted rather than the required 26 feet.
5. A Variation from Section 11.5-3 – Parking Adjacent to Residential – A variation from the required 10-foot landscaped area in the side and rear yards to 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, so no additional landscaping is required.
6. A Variation from Section 11.6-2 - Screening and Landscaping – No landscape islands are required in the existing parking lot as required by Section 11.6-2 since it would further reduce the number of parking spaces provided.

**SECTION 3:** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 4:** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 5:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 6:** This Ordinance shall be in full force and effect from and after the later occurring of (i) its passage, approval and publication in pamphlet form as provided by law and (ii) execution by the Applicant and the Owner of the “Unconditional Agreement and Consent” attached hereto and fully incorporated herein as Exhibit C. In the event that Exhibit C is not fully executed within sixty (60) days following the adoption of this Ordinance, this Ordinance shall thereafter be null and void and of no further legal effect and shall be deemed to have been automatically repealed and rescinded without any further action by the City Council or notice or hearing due to Redemption Hour Ministry.

*[Intentionally Blank]*

PASSED THIS 7<sup>TH</sup> DAY OF JULY, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo DiSerio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

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Christine Vershay-Hall, City Clerk

APPROVED THIS 7<sup>TH</sup> DAY OF JULY, 2025.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:	)	
	)	
The application of Redemption Hour	)	
Ministry	)	No. SU-25-3-6-1
	)	
For Special Use and Variations.	)	

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-25-3-6-1  
THE APPLICATION REDEMPTION HOUR MINISTRY FOR A SPECIAL USE PERMIT FOR  
A CHURCH USE AND MULTIPLE VARIATIONS FROM THE CITY OF CREST HILL  
ZONING ORDINANCE FOR PROPERTY LOCATED AS 1800 DEARBORN STREET IN THE  
CITY OF CREST HILL.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on June 12, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Redemption Hour Ministry, is the contract purchaser of the real estate described in the application and that the Owner of the property has provided written consent to the consideration of the application;

B. That the application seeks a special use for a reactivation of the prior church use on the subject property along with multiple variations for the property described in the application, commonly known as 1800 Dearborn Street in Crest Hill, Illinois (the "Property"), which is legally described in Exhibit A, attached hereto and incorporated herein by reference;

C. That the Property is zoned R-1;

D. That the Property had previously been used as a Catholic Church and the application seeks a special use to reactivate the use of the Property as a church following the sale to the Applicant.

E. That the application seeks approval of the following variations from the City of Crest Hill Zoning Ordinance:

- 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. 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 to maintain the existing number of parking spaces on-site.

All these requested Variations are contained in the June 9, 2025, Crest Hill Plan Commission Staff Memorandum attached hereto and incorporated herein as Exhibit B and relate to the property located at 1800 Dearborn Street in Crest Hill, Illinois, with PIN 11-04-33-315-001-0000.

F. That following the proposed purchase of the Property by the Applicant, the proposed use would not be allowed absent a Special Use Permit to operate a church and without the requested variations;

G. That the application for the special use permit and variations was properly submitted and notice of the application and the public hearing were properly made;

H. That no interested parties filed their appearances herein;

I. That the public hearing was opened and called to order on June 12, 2025, the applicant presented evidence and arguments in support of its application on June 12, 2025;

J. That those members of the public with questions and/or public comment were allowed to examine the applicant and its representative and to state their comments for or against the application;

K. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

L. That the proposed Special Use Permit meets the standards set out in the Zoning Ordinance, and the requested variations, as considered under section 12.6 of the Zoning Ordinance, meets the three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

**THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF VARIANCES, AS FOLLOWS:**

1. That the application of Redemption Hour Ministry for a Special Use Permit for operation of a church and the multiple variations requested in the application and the attached Exhibit B for property located at 1800 Dearborn Street in Crest Hill, Illinois with PIN 11-04-33-315-001-0000 was approved and is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Special Use permit and variations be granted subject to the six (6) conditions outlined and stated in the June 9, 2025, Plan Commission Staff Memorandum attached hereto as Exhibit C.

[Left Intentionally Blank]

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 12<sup>th</sup> Day of June 2025 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	X			
Commissioner Ken Carroll	X			
Commissioner Cheryl Slabozeski	X			
Commissioner Gordon Butler	X			
Commissioner Marty Flynn			X	
Commissioner Jeff Peterson	X			
Commissioner John Stanton			X	

Approved:

Bill Thomas, Chairman

**Attest:**

Christine Vershay-Hall, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION

PROPERTY ADDRESS: 1800 Dearborn Street Crest Hill, IL

PERMANENT INDEX NO: 11-04-33-315-001-0000

LEGAL DESCRIPTION

LOTS 438 TO 444, BOTH INCLUSIVE, IN STERN PARK ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOCKPORT (CREST HILL), WILL COUNTY, ILLINOIS

**EXHIBIT B**  
**AMENDED JUNE 9, 2025, PLAN COMMISSION STAFF MEMORANDUM WITH**  
**CORRESPONDING ATTACHMENTS, RECOMMENDATIONS AND REQUIRED**  
**CONDITIONS**



**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	<b>58% Presented</b>
Off Street Parking	55 Spaces Required	<b>50 Spaces Provided (Deficit of 5 spaces)</b>
Landscape Parking Buffer	10 Foot Landscaped Area	<b>Zero Foot Landscaped Area Provided</b>
Parking lot landscape islands	Required at the end of each row of parking	<b>No parking lot landscaping islands provided at end of each parking row</b>
Parking aisle width between stalls	26 feet required	<b>17'-4" Existing</b>

\*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*, 6<sup>th</sup> 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(1)(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

PC/ZBA Staff Report  
June 12, 2025 – AS AMENDED  
Redemption Hour Ministries - Special Use and Variance Application

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. No consumption of alcohol shall be permitted at any time on the Subject Property.
7. 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**



## EXHIBIT C

### **UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The City of Crest Hill, Illinois (“**City**”):

**WHEREAS**, Redemption Hour Ministry (the “**Applicant**”) is the contract purchaser of that certain real property commonly known 1800 Dearborn Street in the City of Crest Hill, Illinois and bearing the PIN: 11-04-33-315-001-0000 (“**Subject Property**”); and

**WHEREAS**, the Diocese of Joliet (the “**Owner**”) is the owner of the Subject Property; and

**WHEREAS**, Ordinance No. \_\_\_\_\_, approved and passed by the Crest Hill City Council on July 7, 2025, (“the **Ordinance**”), conditionally approved a Special Use Permit and Variations to allow the reactivation of a church use on the Subject Property, subject to certain enumerated and specified conditions; and

**WHEREAS**, Section 6 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and is subject to automatic repealer and rescission, unless and until the Applicant and Owner have executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

**NOW, THEREFORE**, the Applicant does hereby agree, and covenant as follows:

1. The Applicant and Owner hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant and Owner acknowledge that public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understand and have considered the possibility of revocation of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agree, covenant and warrant that they will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that notice of the City’s intent to Repeal or Revoke the Ordinance shall be provided to the Applicant and Owner.
3. The Applicant and Owner acknowledge and agree that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City’s granting of the Special Use Permit and Variations, or its passage of the Ordinance, and that the City’s approvals do not, and will not, in any way be deemed to insure the Applicant and/or Owner against damage or injury of any kind at any time.

4. The Applicant and Owner hereby agree to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

Redemption Hour Ministry

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

SUBSCRIBED and SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

Notary Public

My commission expires: \_\_\_\_\_

Diocese of Joliet

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

SUBSCRIBED and SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

Notary Public

My commission expires: \_\_\_\_\_





**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](mailto: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.

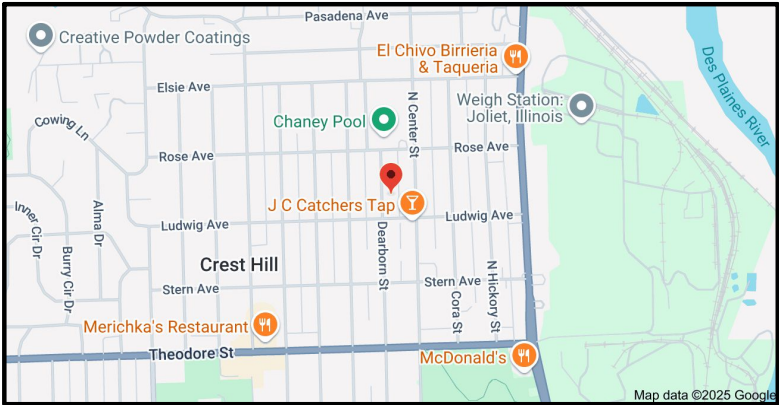
Please feel free to contact me if you need any additional information.

Very truly yours,

*/s/ Maureen A. Harton*

Maureen A. Harton  
Of Counsel  
[REDACTED]

# ALTA/NSPS Land Title Survey



VICINITY MAP

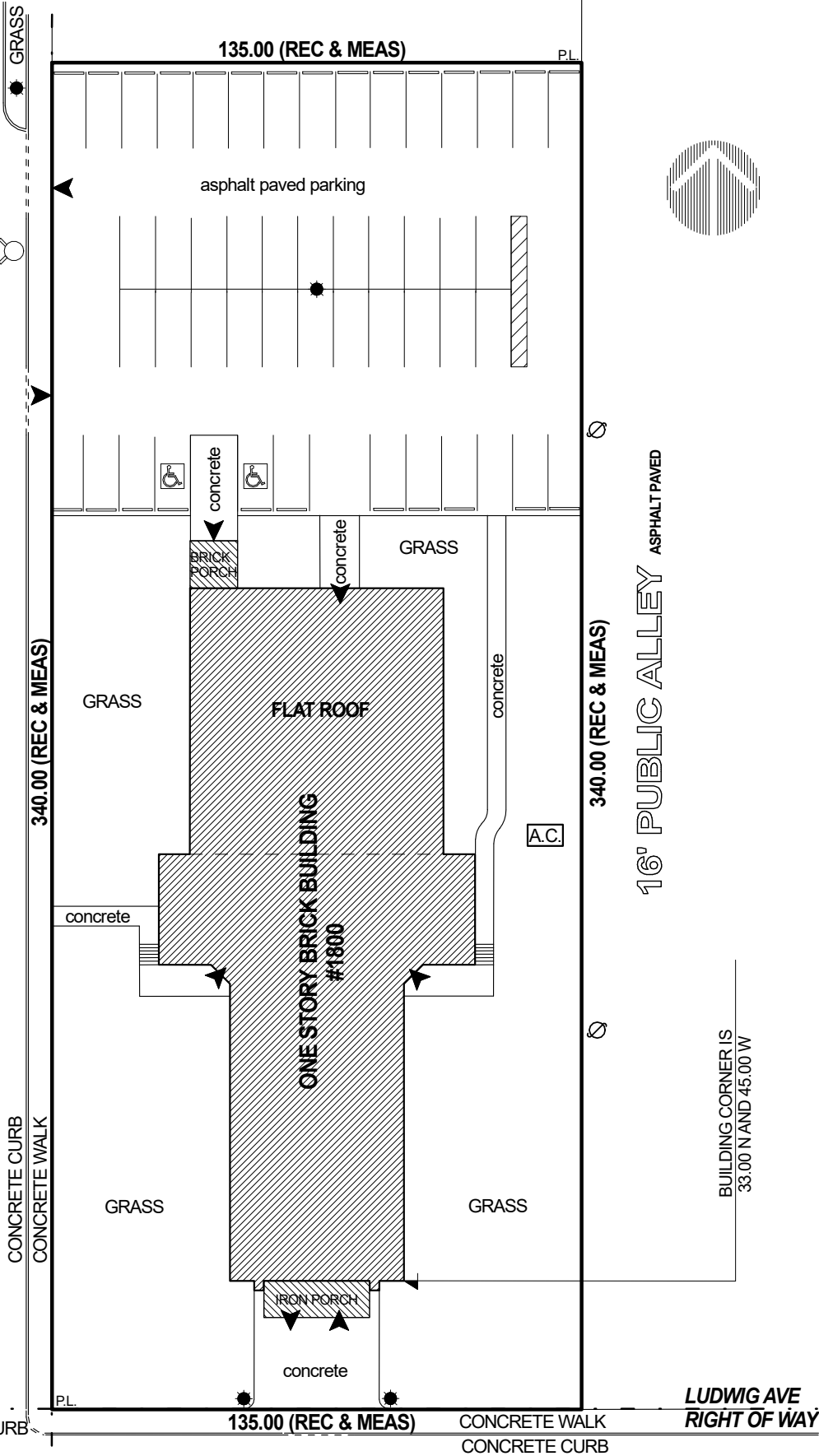
**ZONING CLASSIFICATION:**  
-PROPERTY AREA 45,900.00 sqft  
-BUILDING AREA 9,400.00 sqft  
-ZONING CODE R-1  
-MAIN BUILDING HEIGHT IS 28'

**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 as Roman 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, 17 and 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.

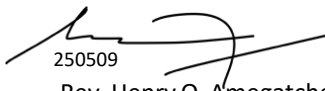
**CONCLUSION**

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.

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### **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

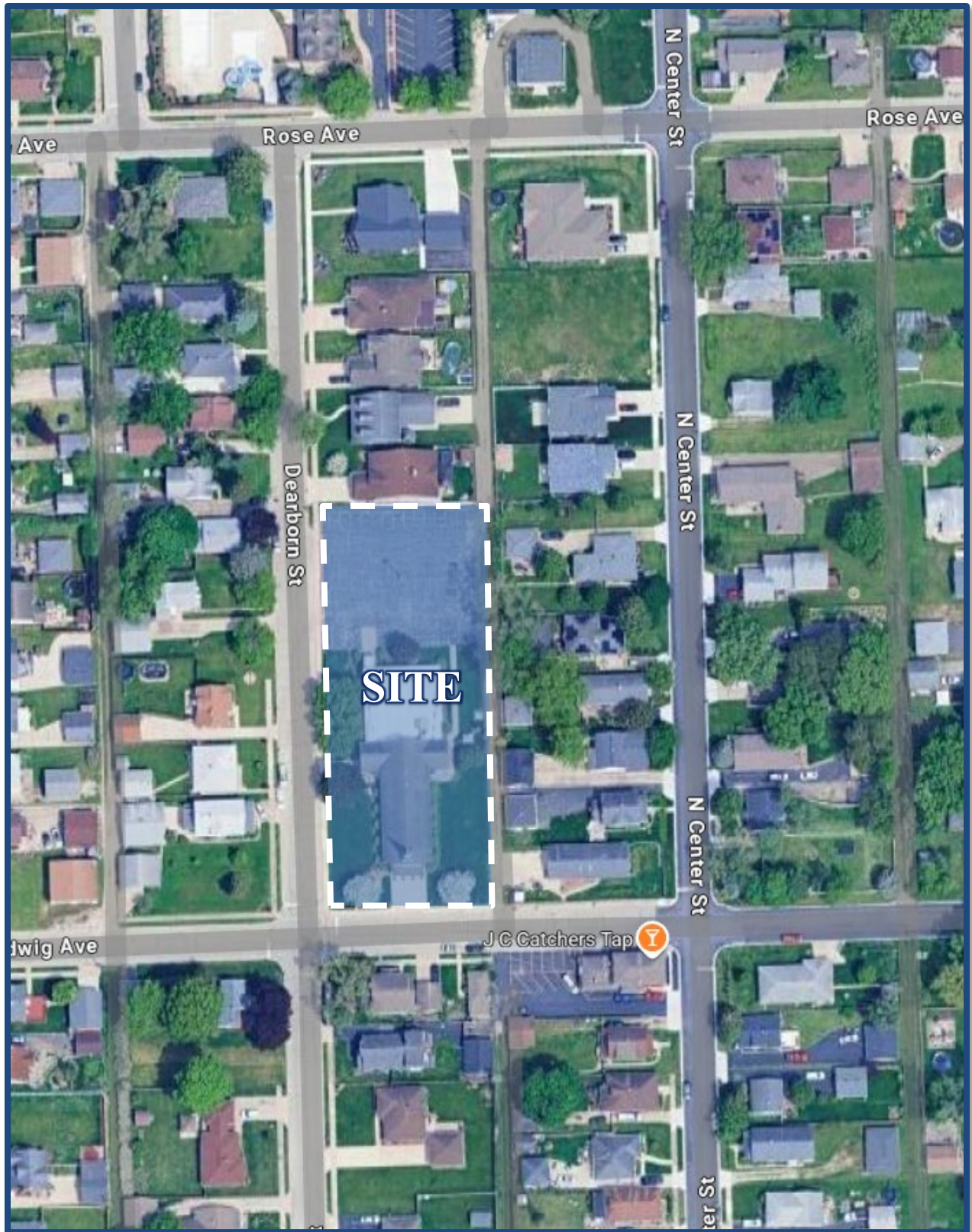
SUBJECT: Traffic and Parking Impact Statement  
Proposed Church  
Crest Hill, Illinois

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*, 11<sup>th</sup> 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*, 6<sup>th</sup> 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.

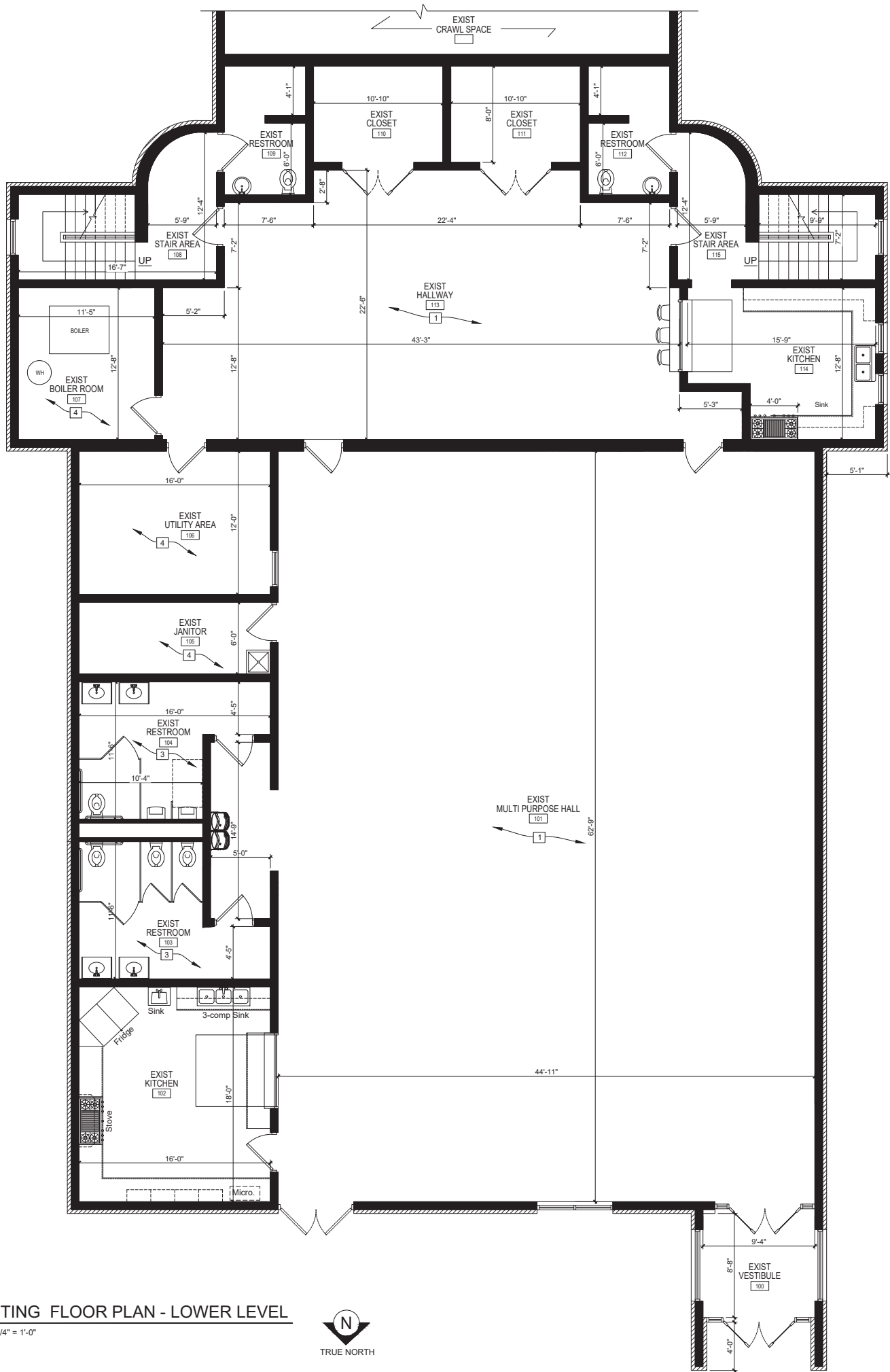
It should be noted that in the event additional parking will be required beyond the 50 spaces provided on site, the roadways adjacent to the site can accommodate approximately 70 spaces. These additional spaces can more than adequately accommodate the overflow in parking demand should it occur on Sundays.

## 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"

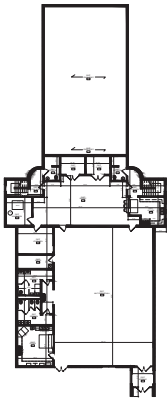


KEY NOTES - EXISTING FLOOR PLAN:

- 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

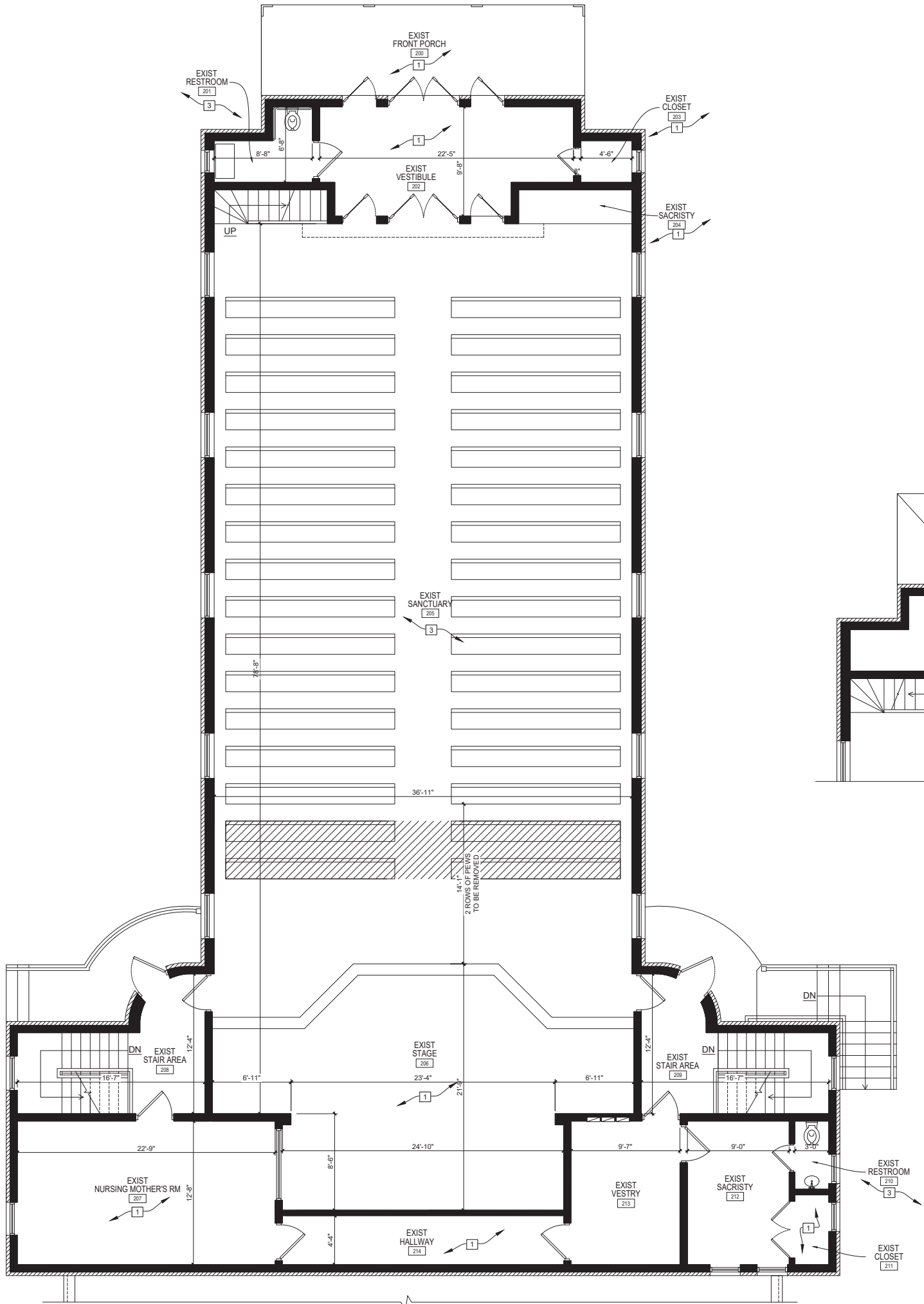
JOB NO:

C25 - 03

SHEET #

A1.0



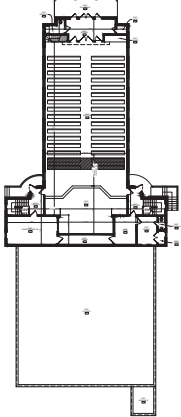


KEY NOTES - EXISTING FLOOR PLAN:

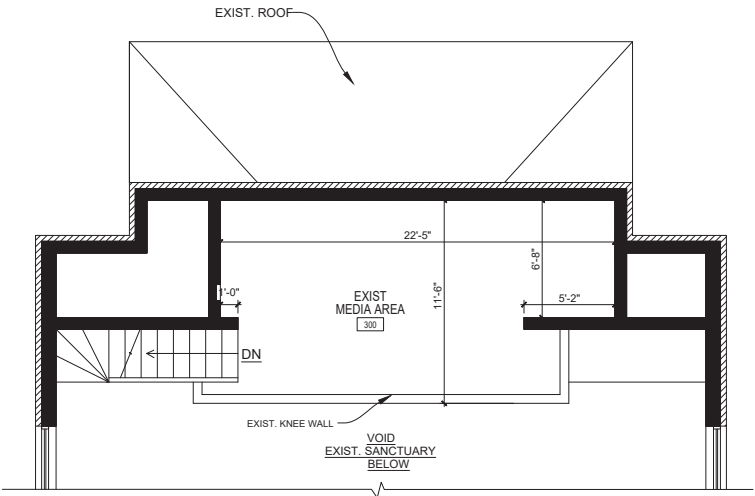
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NOTE:

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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

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:

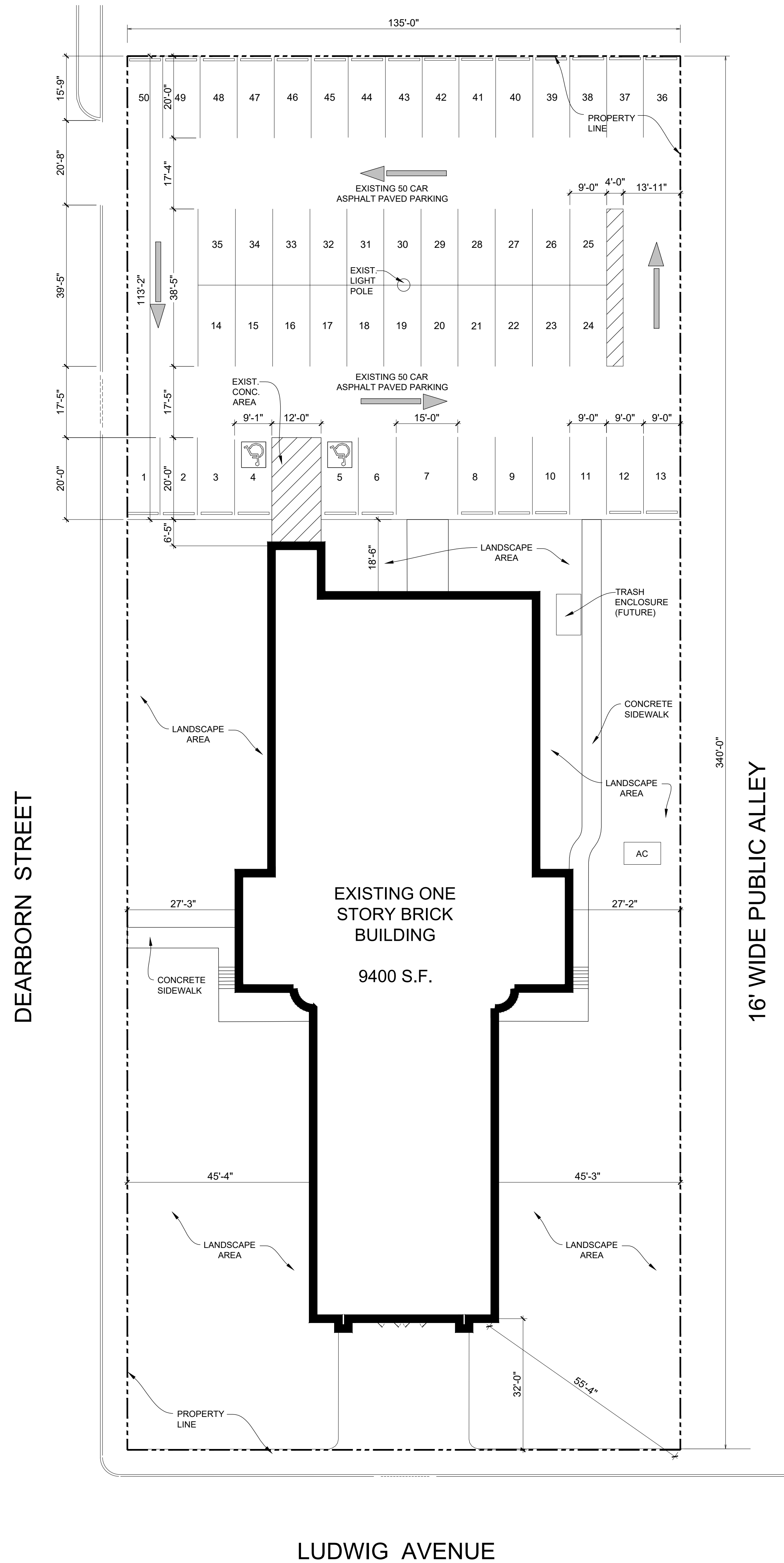
Redemption  
Hour Ministry

TITLE:  
EXISTING FLOOR PLAN

DRAWN BY: HA  
CHECKED BY: DATE: 3.15.2025

JOB NO: C25 - 03

SHEET # A1.1



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  
The Architect Or Construction Superintendent  
Before Proceeding With Work.

FORMER PROPERTY FOR:

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

DATE: 6/03/25  
REVISIONS: REVISED LOT COVERAGE CALC.

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

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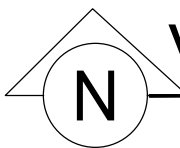
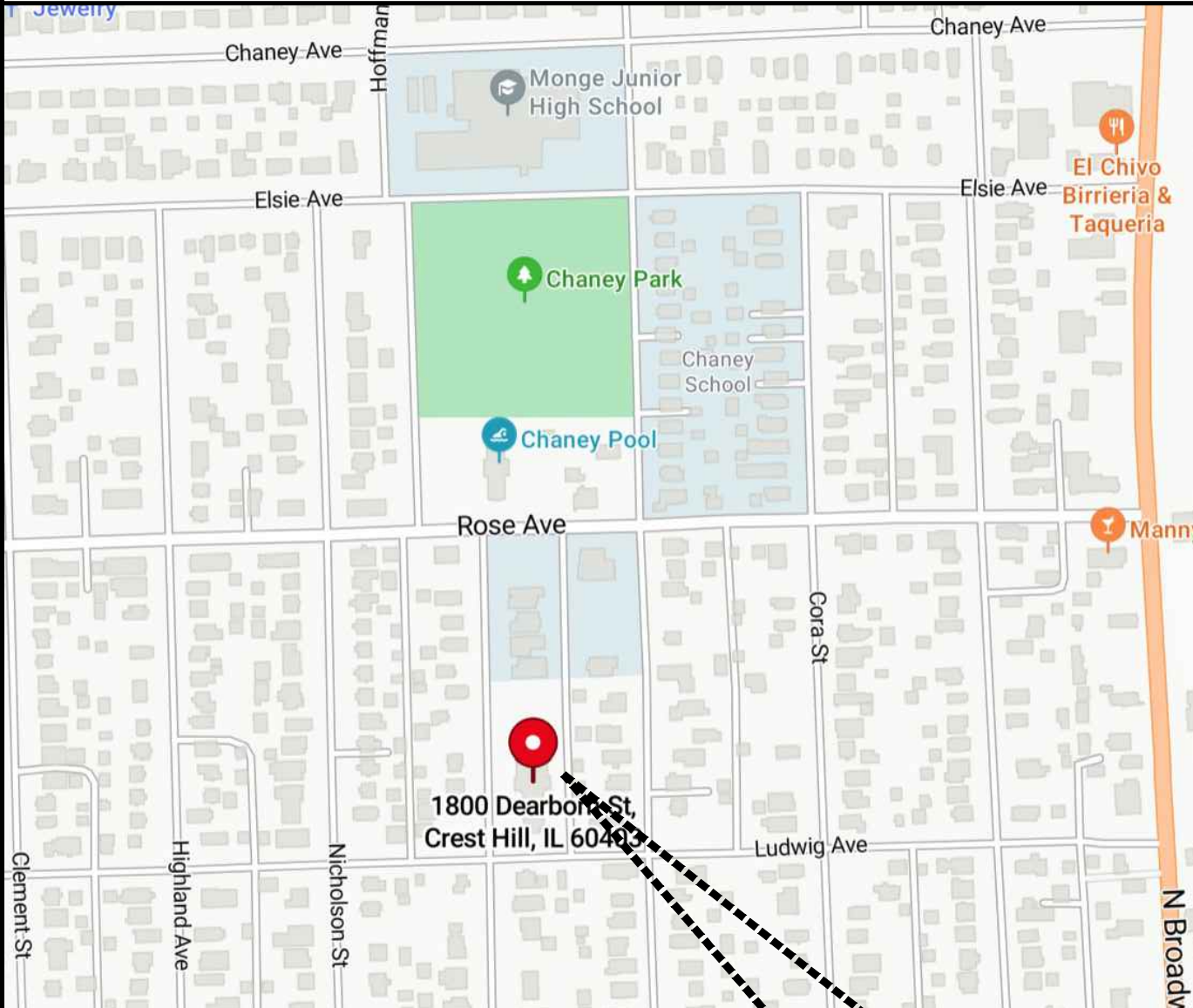


INTERIOR SPACE LAYOUT TO EXISTING  
ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST, CRESTHILL, IL. 60403

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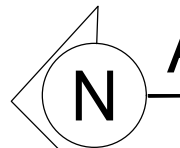
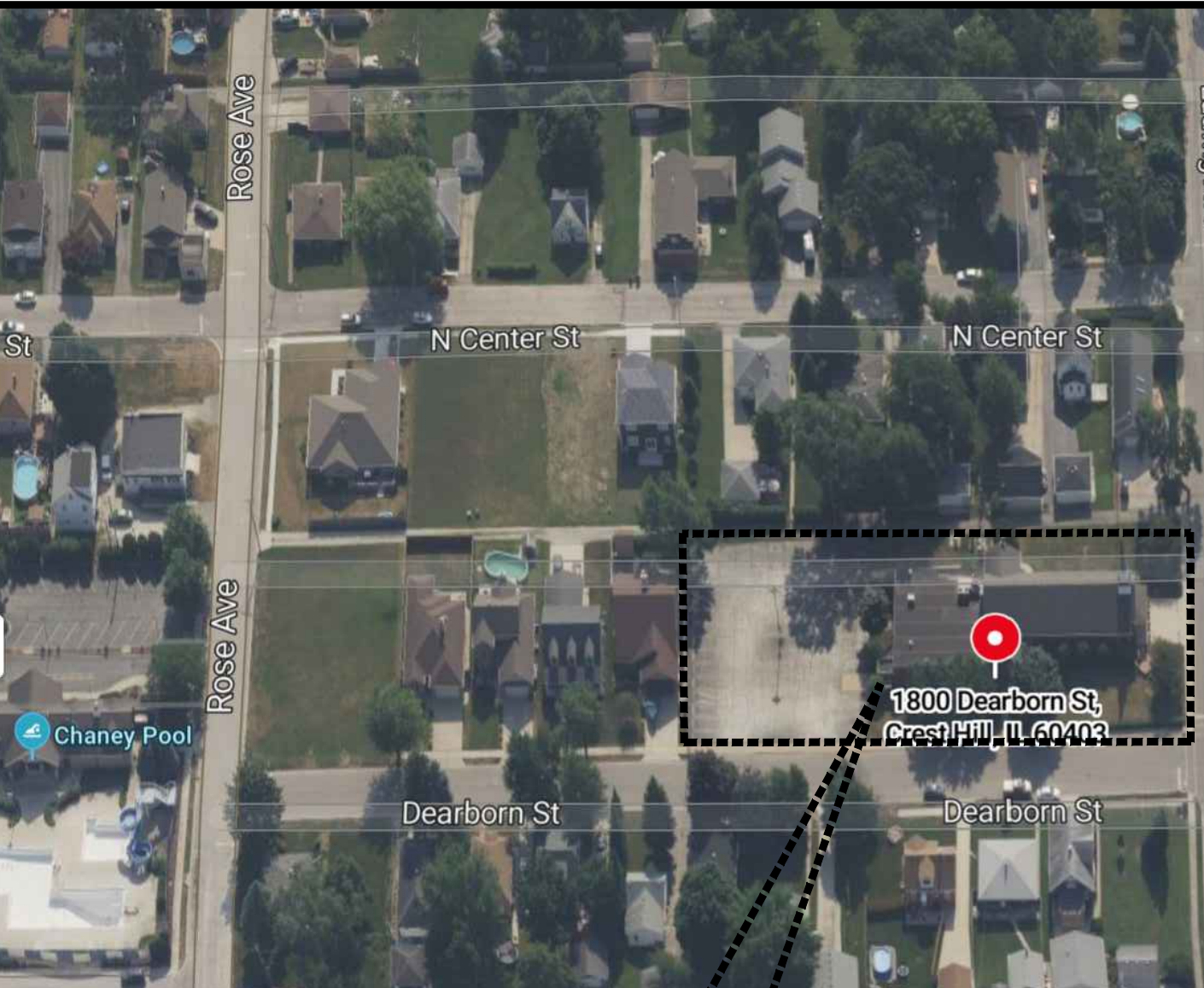
VICINITY MAP



Vicinity Map

SITE  
LOCATION

AERIAL MAP



Aerial Map

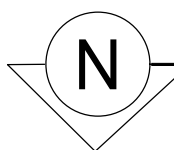
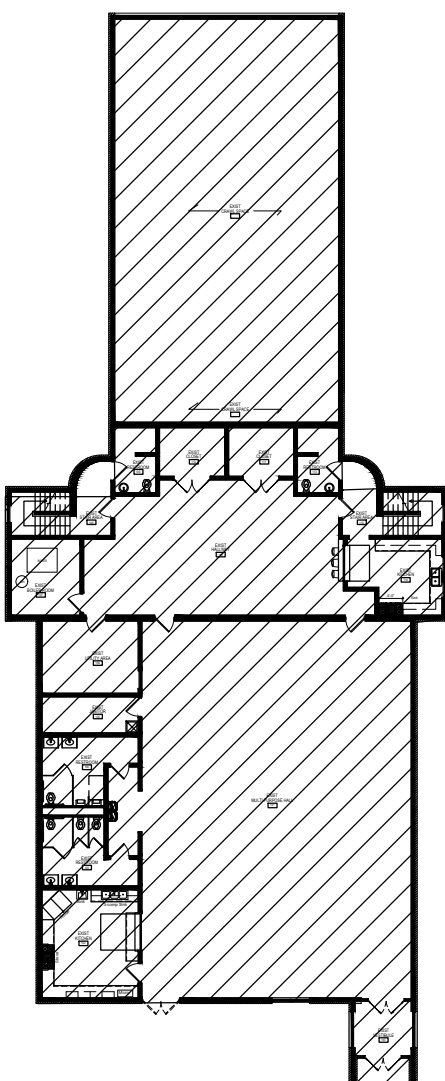
PROJECT LOCATION  
EXISTING CHURCH

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

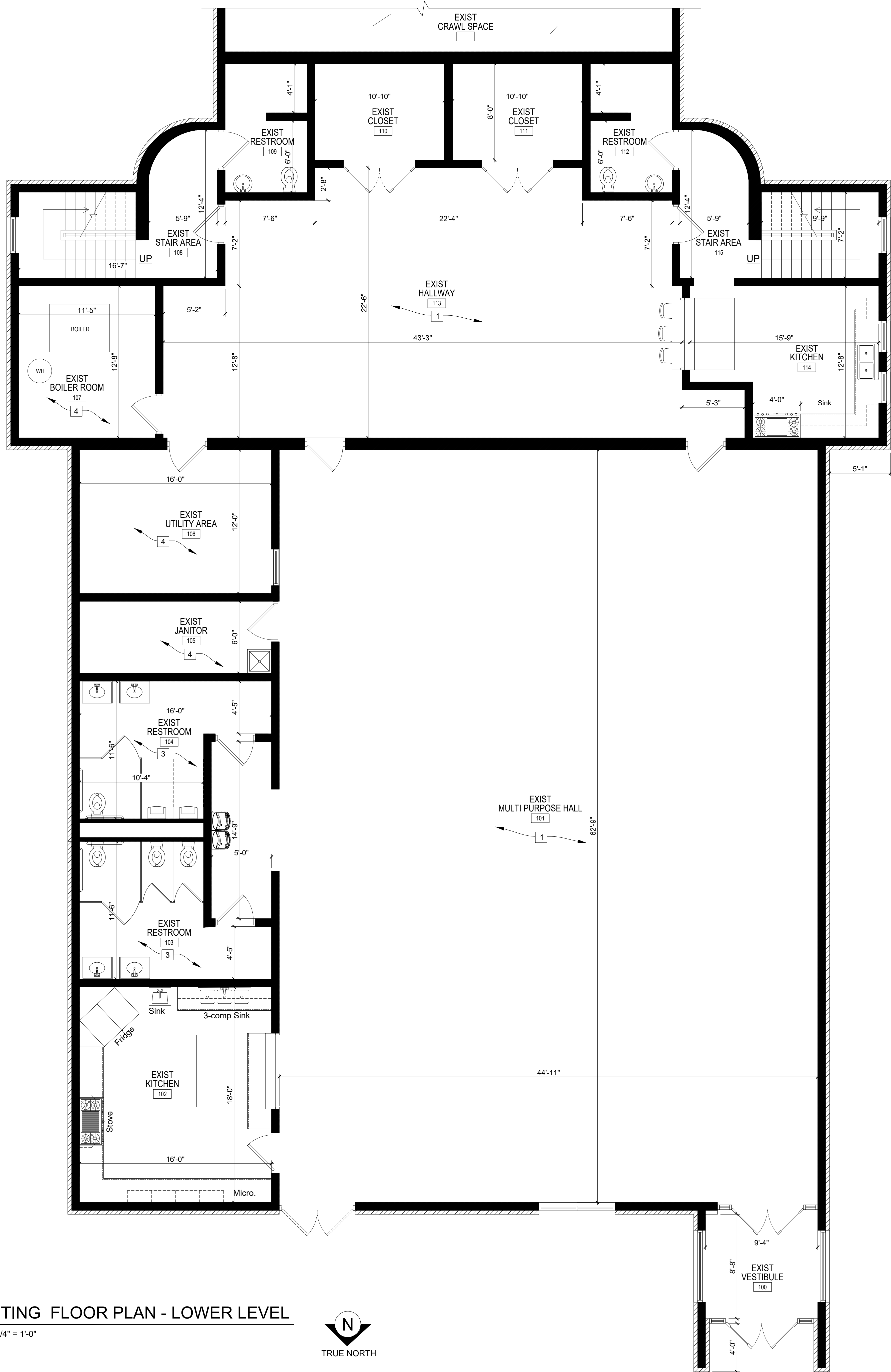
JOB NO:

C25 - 03

SHEET #

CS-1

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

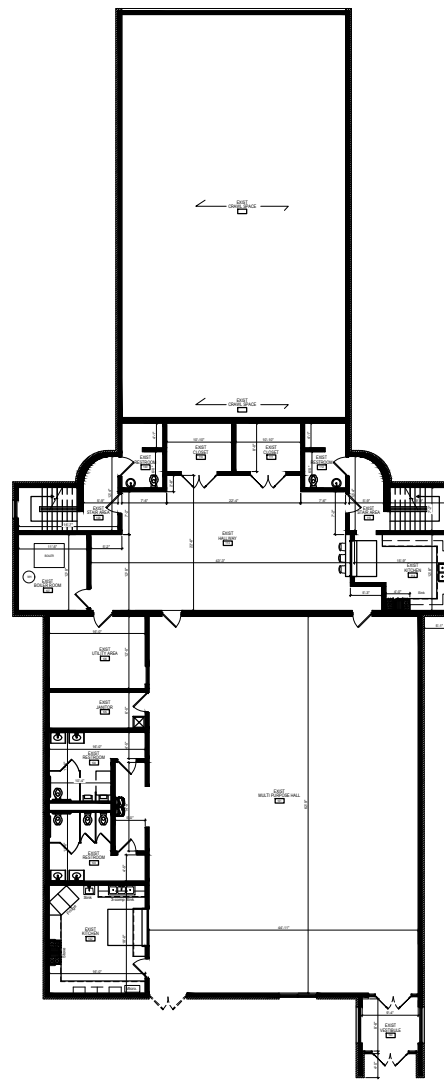


KEY NOTES - EXISTING FLOOR PLAN:

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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:

DATE:

3.15.2025

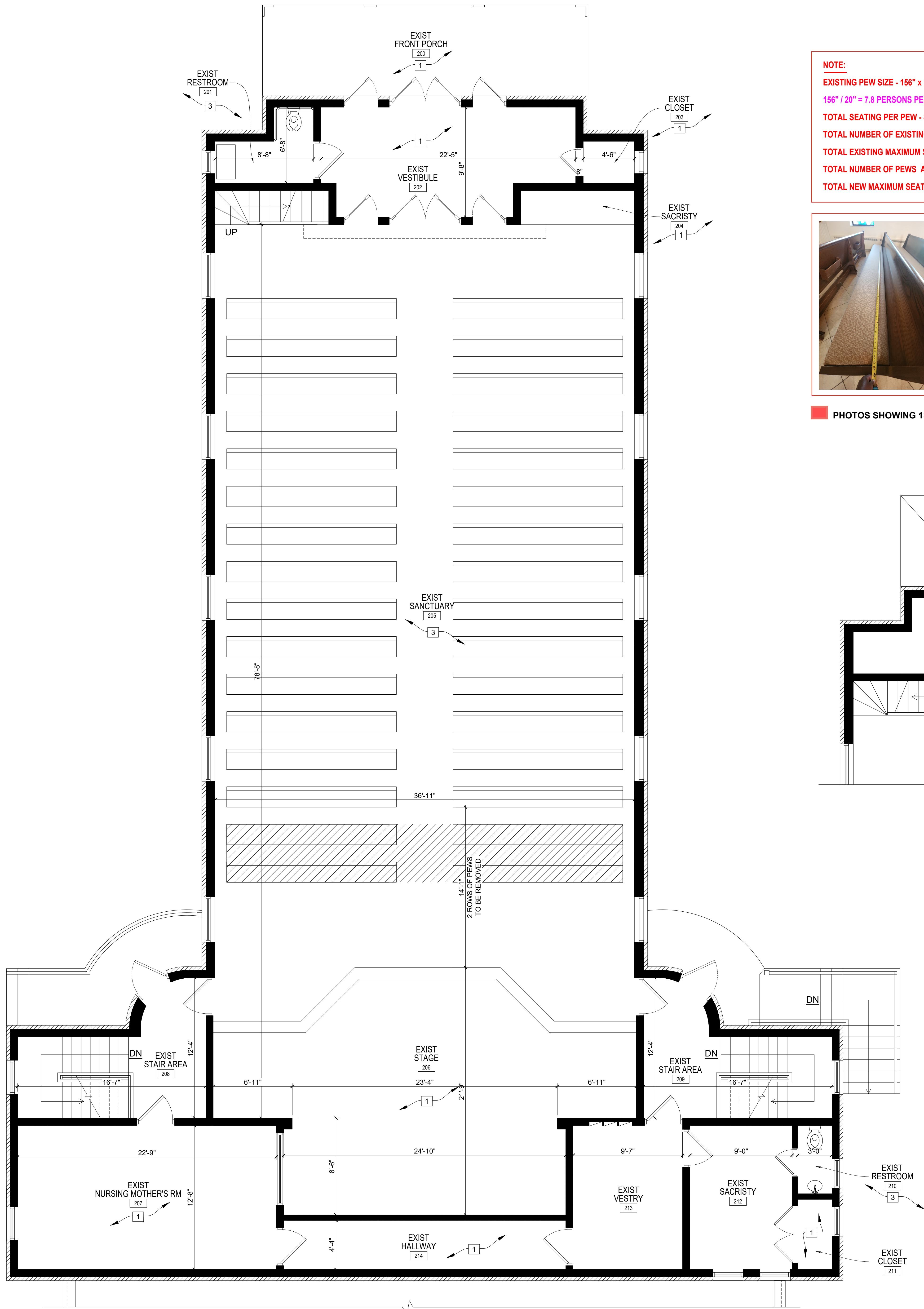
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A1.0





**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



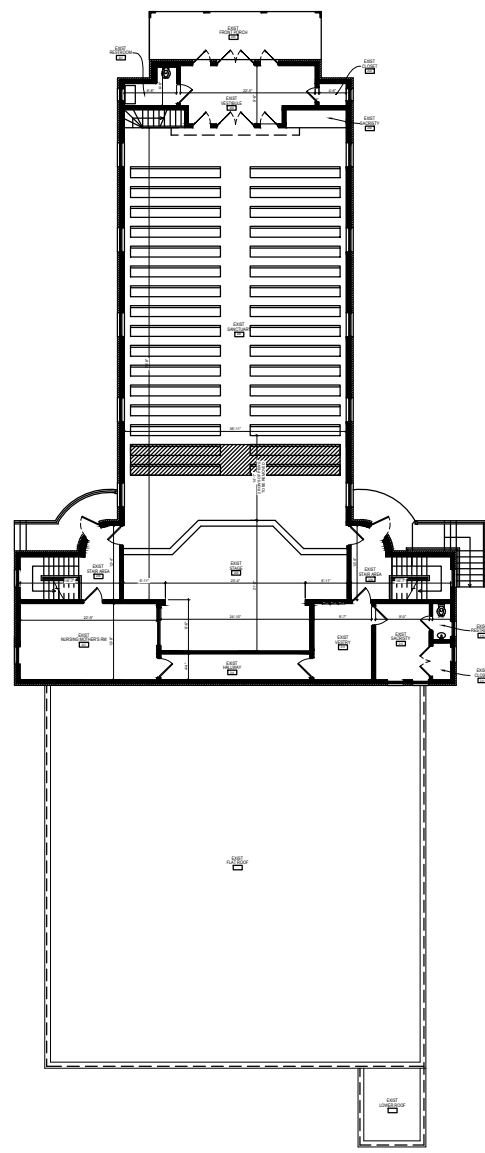
PHOTOS SHOWING 13'-0" X 1'-4" EXISTING PEW

KEY NOTES - EXISTING FLOOR PLAN:

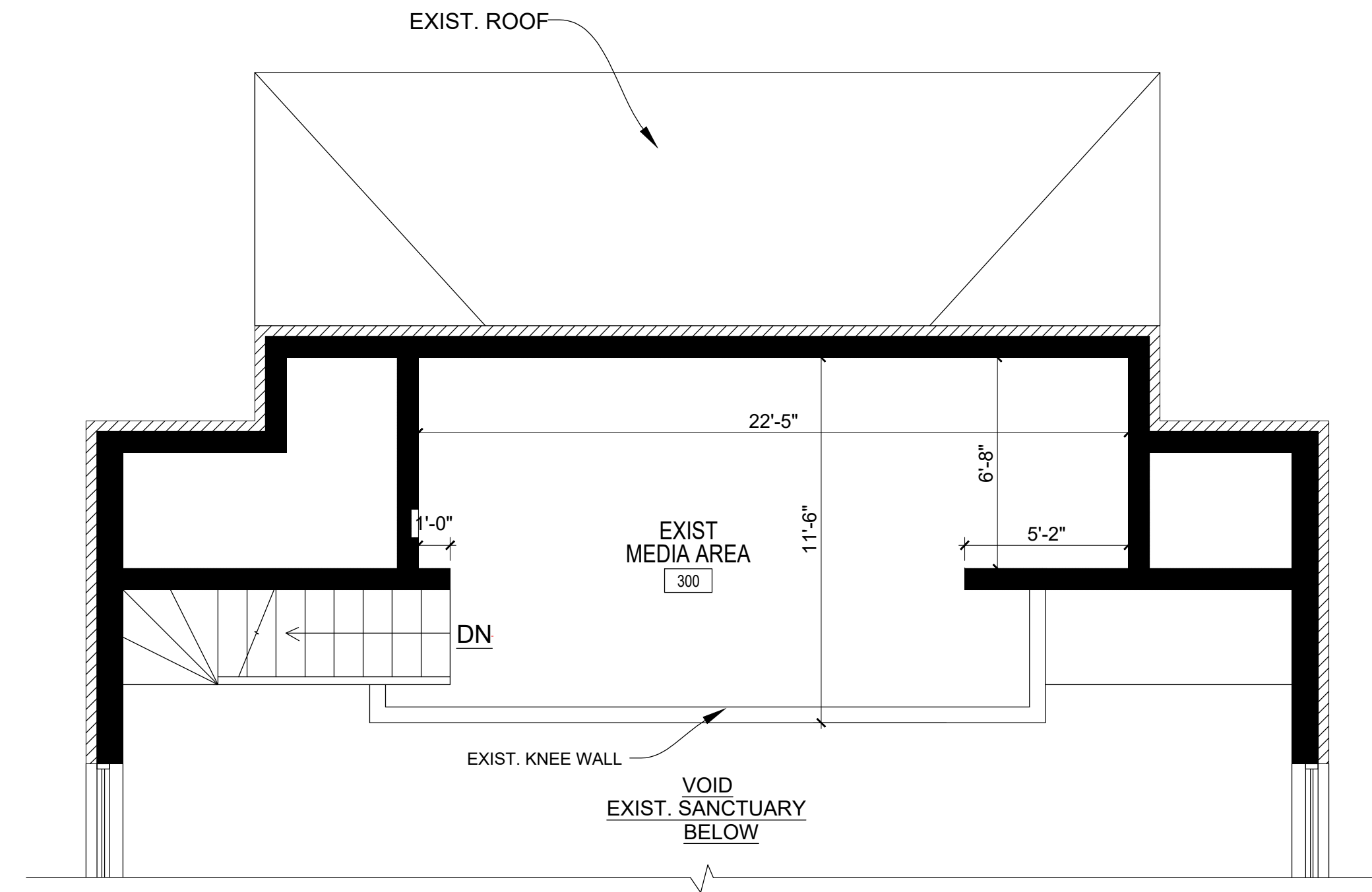
- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

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



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

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:

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

PROPOSED NEW PROPERTY FOR:

Redemption  
Hour Ministry

TITLE:

EXISTING FLOOR PLAN

DRAWN BY:

HA

CHECKED BY:

DATE:

JOB NO:

C25 - 03

SHEET #

A1.1

SCALE:

As Shown

DATE:

3.15.2025

