Village of Kenilworth

419 Richmond Road Kenilworth, IL 60043

There will be a meeting of the Zoning Board of Appeals at Kenilworth Village Hall, 419 Richmond Road; Kenilworth, IL. The public may attend in person or by utilizing the following link:
TEAMS MEETING LINK

If you do not have access to a computer, you may attend via telephone:
+1 872-242-8055
Meeting ID: 694 903 061#

Zoning Board of Appeals
Regular Meeting
Monday, March 11, 2024 at 7:00 p.m.

I. Call to Order / Roll Call

II. Message from the Chair

III. Approval of Minutes

A. Approval of the January 8, 2024 Regular Meeting Minutes
B. Approval of the January 25, 2024 Special Meeting Minutes
C. Approval of the February 28, 2024 Special Meeting Minutes

IV. Public Hearing

A. Public Hearing to Consider a Zoning Map Amendment at 211 Kenilworth Avenue Pertaining to:
1. Rezone a Property (Memorial Garden Parcel) from P Park & Playground District to R-1 Residence District

B. Public Hearing to Consider a Special Use at the Properties Generally Located at 211 Kenilworth Avenue/417 Warwick Road Pertaining to:
1. Special Use to Permit a Place of Religious Worship and Accessory Uses (Preschool, Playground, Bridge, Columbarium) in the R-1 Residence District

C. Public Hearing to Consider Variations at the Properties Generally Located at 211 Kenilworth Avenue/417 Warwick Pertaining to:
1. Maximum Lot Width
2. Alteration and Enlargement of a Non-conforming Lot in Residence District
3. Maximum Building Size (Floor Area)
4. Maximum Building Coverage
5. Maximum Impervious Surface Coverage
6. Alteration and Enlargement of a Non-conforming Structure for a Permitted Use
7. Minimum Rear Yard Setback

V. Other Business

VI. Business from the Public

Rules for Public Comment may be viewed at
https://www.vok.org/DocumentCenter/View/1423/Rules-for-Public-Comment

VII. Adjourn

The Village of Kenilworth is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting or the facilities are requested to contact Patrick Brennan at 847-251-1666 promptly to allow the Village to make reasonable accommodations for those persons.

VILLAGE OF



KENILWORTH, IL

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Zoning Board of Appeals Regular Meeting
Monday, January 8, 2024

Agenda Item I. CALL TO ORDER / ROLL CALL

The meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 p.m. on Monday, January 8, 2024. Chair Thompson called the meeting to order at 7:00 p.m.

Attendance was as follows:

Zoning Board of Appeals Members Present:

Vicki Thompson	Chair
Katherine Peterson	Member
Hester McCarthy	Member
Jenelle Chalmers	Member via TEAMS online
Frank Cavalier	Member
Eamon Murphy	Member
Mark Hinkamp	Member

Zoning Board of Appeals Member Absent: None

A quorum was present.

Others Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Assistant to the Village Manager
Greg Jones	Village Attorney
John Kalmar	Village Planner

Others in Attendance:

Ann Carey, representing Kenilworth Union Church, 211 Kenilworth Avenue
Hal Franke, Attorney representing Kenilworth Union Church, 211 Kenilworth Avenue
John Hart, representing Kenilworth Union Church, 211 Kenilworth Avenue
John Sharp, representing Kenilworth Union Church, 211 Kenilworth Avenue
Jerry James, representing Kenilworth Union Church, 211 Kenilworth Avenue
John Gottschall
Travis Nelson
Bruce Wilson, via TEAMS online
Peter Schaff, via TEAMS online
Kyra Nelson, via TEAMS online
Marc Malnati, via TEAMS online

Michael and Valerie Foradas, via TEAMS online

Chair Thompson opened the meeting. She recognized Member Chalmers who was attending the meeting remotely and indicated that she submitted the required form and met the criteria for attending online. No members objected to Member Chalmers remotely attending and participating in the meeting.

Agenda Item II. APPROVAL OF THE NOVEMBER 13, 2023 ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES.

The minutes of the Zoning Board of Appeals meeting of November 13, 2023, were presented to the members. Minor modifications were made related to clarifying sentences.

Member Peterson made a motion to approve the November 13, 2023 Zoning Board of Appeals Meeting Minutes as corrected. **Member McCarthy seconded the motion**.

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Chalmers, Peterson, Thompson, Cavalier, Murphy, Hinkamp
Nay: None
Absent: None
Abstain: None

The motion was approved 7 – 0.

Agenda Item III. PUBLIC HEARING

A. Public Hearing to Consider an Application filed by Kenilworth Union Church for a Zoning Map Amendment to Rezone a Property (Memorial Garden) located at 211 Kenilworth Avenue

In advance of the Public Hearing, Chair Thompson reviewed the purpose of the meeting to review a Zoning Map Amendment request. Chair Thompson stated the ZBA's purview for the evening was limited to only considering the request as it relates to standards in the Code, and to then make a recommendation back to the Village Board for final consideration. Chair Thompson suggested that any statements or comments provided regarding the Map Amendment request reference such standards to better enable the ZBA to make a recommendation on the findings of fact.

Copies of the map amendment standards and minutes from the January 6, 1992, ZBA meeting which heard a prior request from Kenilworth Union Church (Church) were distributed to those in attendance at the meeting.

Chair Thompson continued and explained the order for the public hearing and that the meeting would not go beyond 10 p.m. Members wishing to speak regarding the request were sworn in by Chair Thompson. Subsequently, Chair Thompson asked for a Church representative to present the request.

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John Hart, former president of the Church, recognized there was great interest in their project. He interested other individuals in attendance on behalf of the Church, including John Sharp, Operations; Ann Carey; Hal Francke, Attorney; and Jerry James, Board Member. Attorney Francke introduced himself and thanked the ZBA. Attorney Francke continued, stating that the request before the ZBA was one of several to ultimately be considered, however, the only request being considered this evening was for a map amendment. Attorney Francke stated that the P District is intended to be used as public property, which is not how the parcel in question has been used for at least 50 years. The property, Attorney Francke explained, has been used as a columbarium and was not rezoned afterwards. Up until the 1960s, Attorney Francke shared that the property had been zone R-1, which is what the Church is now requesting. The map amendment request is required for the Church to proceed forward with a bigger project they have planned.

Attorney Francke described the different map amendment standards and their origin. Moving through each of the standards individually, Attorney Francke stated the parcel neighbors R-1 zoned parcels, which would not change because of the request. Further, he explained that the trend of development had not changed, and he believed the property would have great value if zoned R-1. Continuing, Attorney Francke stated that there would be no enhancement to public health or safety if the value of the property was diminished, and he did not believe the rezoning would adversely impact the enjoyment or value of the neighboring properties and their potential future development. Attorney Francke reviewed the permitted uses for the existing zoning designation, which included public parks or playgrounds, Village Hall, a Village recreation center, and other accessory uses. Attorney Francke stated that the property was completely accessible, had public utilities available, and was presently vacant. Attorney Francke shared that the Church did not need to meet all the standards. Attorney Francke felt that the rezoning would allow for the Church to be a vibrant member of the community.

Chair Thompson opened the discussion to ZBA members. Member Chalmers stated she was not sure that the Church met standards e, f, and g sufficiently as it could impact the look and feel of neighboring properties. Attorney Francke responded that the part of the project referenced was not applicable to the request before the ZBA. Attorney Francke stated that a connecting building was the only building that would be on the columbarium parcel. Discussion ensued related to whether the Church was in fact permitted to build on the columbarium parcel, formerly known as the Ware Property. Attorney Francke referenced a document dated 1978 that requires the Church to receive Village approval to construct a building on said property for Church purposes.

Chair Thompson asked why the Church is looking to consolidate their properties. Attorney Francke stated that they were advised to have their map amendment request considered first, and to then have a consolidation request considered of their five parcels. Attorney Francke explained that most Zoning Ordinances include a “Zoning Lot” concept, which can consist of multiple legal lots of record but can be developed as a single Zoning Lot. The Village of Kenilworth Code does not include this concept; therefore, the Church is seeking to effectively create a Zoning Lot where there is one lot and one use.

To create a Zoning Lot, Attorney Francke shared that they must have a zoning map amendment, consolidation, and special use permit request considered and approved by the Village Board. In the R-1 district, Church’s are considered as a Special Use permit. All items related to the

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Church's project, Attorney Francke explained, will be fair game when the Special Use permit is before the ZBA.

Chair Thompson reminded Attorney Francke that they will need to return to variances as well. Chair Thompson further shared that the ZBA would not pretend that the entire project was not on the table. Attorney Francke responded that the entire project is not a part of the request being considered tonight and that the Village had provided the direction that the items should be considered separately, not holistically.

Chair Thompson asked why they needed to consolidate the lots, reviewed relevant history of their requests, and shared that she does not believe the request is needed to move forward with their project. Attorney Francke said he disagreed that the request was not needed. Attorney Francke explained that the special use had never been approved for the Church, with exception to the columbarium parcel. There was no way to move forward with their project, he shared, without a special use permit to construct the connecting building that crossed into the columbarium.

Discussion ensued between Chair Thompson, Attorney Francke, and Ms. Carey regarding past reasoning for the columbarium parcel's existing zoning designation. Chair Thompson again asked why the request was needed. Attorney Francke responded that he felt it made sense to treat all the parcels which are being used for the same purpose as one lot.

Member McCarthy stated that the enforcement of special use permits began in 1998.

Moving back to the map amendment standards, Attorney Francke asked how it made sense for a private entity to own land that is zoned for public use. Chair Thompson stated the Church is trying to rezone the property so they can build on the columbarium parcel, which is not permitted by the governing special use permit. Attorney Francke responded affirmatively, and that the Church needs a special use amendment to build the bustle as part of a potential building addition. Attorney Francke stated that the ZBA would be able to apply conditions as part of a special use permit.

Chair Thompson explained that the Church is looking to rezone and consolidate their lots to reduce the hardship as part of a future, related variance request. Attorney Francke stated that was correct. Ms. Carey responded that it was also to clean up the parcels and could not speak to the intent of the Church in the past.

Chair Thompson shared that her family and others have often treated the columbarium as a park and playground. Ms. Carey stated that the Church does not see it as a playground, it is a sacred space. Attorney Francke explained that the Church would be permitted to fence the columbarium off from open access.

Church neighbor, Mr. Nelson, asked the group to refer to the ordinance governing the columbarium parcel that states no building or structure with a roof shall be constructed on the property at any time. Ms. Carey shared that this document was demonstrative of why one document governing the property would be useful. Attorney Francke stated the ordinance is 30 years old and can be amended. Chair Thompson stated that was right.

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Member Cavalier asked what would happen to the next phase if the map amendment was denied. Attorney Francke responded that it would not change the plans, but it would change how the requests were evaluated. Continuing, he explained that a future special use permit request would allow the ZBA to consider more factors, such as traffic impacts.

Member McCarthy responded that there was no guarantee that the requests would be approved. Member McCarthy further shared that the Village did not need a Zoning Lot in its Code and that the Church's request was self-serving.

Attorney Francke re-reviewed the map amendment standards and how the request complied. Member McCarthy asked how the Church was valuing the property if it were to be zoned R-1 since it is tax exempt. Attorney Francke replied that the members of the ZBA would know better than him but would assume at least $800,000.

Chair Thompson stated the real question relates to standard l and the community's need for the amendment. Chair Thompson commented that the Church could have avoided proposing a building that crossed into the parcel. Ms. Carey responded that she has been working for five years on this project and the current building at 417 Warwick Rd was overaged; they did not neglect the building. Ms. Carey stated that the Church is an institution with a fiduciary responsibility and an obligation to their visitors to have a safe and secure facility. Ms. Carey continued and explained that active shooter incidents have made changes the Church is proposing paramount. Chair Thompson stated the community has wanted the property to return to a residence since the '90s.

Member Cavalier asked why the ZBA is being asked to change the designation. Chair Thompson replied that it was the ZBA's job to give an opinion to the Village Board. Member Cavalier stated he didn't understand the point of the two-step process. Attorney Greg Jones explained that it was a statutory requirement and the ZBA's recommendation must be based on the factors.

Attorney Francke stated the overarching request was whether it was a reasonable request; the improvements are not on the table. Member McCarthy again asked how the Church determined that the parcel's value was materially diminished by the zoning designation. Attorney Francke stated that his response was included in the Church's application materials.

Member Chalmers shared that she was not convinced that changing the designation would not change the whole look and feel of the corner. For example, Member Chalmers described that the property could be sold and a single-family home could be built on the property. Attorney Francke asked how leaving the parcel zoned P applied under the standards. He questioned how the Church would receive a special use permit if a use was not permitted under the zoning district's standards.

Member Peterson asked Attorney Francke to speak to the accessory uses permitted in the P district. Attorney Francke responded that it would be a use that is an accessory to a park, playground, Village Hall, or a Village recreation center.

Attorney Francke and Chair Thompson discussed whether the Church had previously requested that the columbarium parcel remain the P zoning designation and disagreed whether the parcel

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had always been that designation. Member Cavalier stated that he had viewed a document showing the parcel used to be zoned R-1.

Member Peterson stated that she believed the columbarium would be considered an accessory use. Attorney Francke stated that he disagreed since the principal use of the parcel is not a permitted use within the P district. Attorney Jones stated that the principal use is the columbarium.

Member Murphy said that the change in zoning designation will only alter the amount of relief the Church plans to request. Given this, Member Murphy felt like the request was asking for the ZBA to make it easier for them without the benefit of having the entire project to consider.

Chair Thompson opened the discussion to the audience. Mr. Nelson asked what the permitted uses are for an R-1 property. Attorney Jones read the permitted uses from code, including a single-family home and a home occupation. Mr. Nelson stated that he felt the Village's regulations did not fit the Church, and that the parcel in question is closer to a park than a single-family home. Mr. Nelson further shared that he and four of his neighbors submitted a letter addressing several concerns; they are very much against the project.

Ms. Carey read a statement about the benefit of the institution in the community, and that what they are trying to do is thoughtful, sensitive, and modest. Ms. Carey reminded the group that the remainder of the Church's property is zoned R-1, and the entirety of the Church of the Holy Comforter across the street is also zone R-1.

Mr. Foradas thanked the ZBA, and stated the applicant has the burden to prove the zoning is appropriate. Mr. Foradas further shared that the structure could not be built without a special use permit amendment, and that he believed the project was quite significant. Mr. Foradas did not believe the Church had demonstrated that the requested zoning was appropriate.

Mr. James, Chair of the Church's Building and Grounds Committee, spoke that the Church exists to serve many residents of Kenilworth and the surrounding community. The fiduciary responsibility to the Church's constituents, he shared, is driving this project. He did not believe there was a viable way to use the existing structure at 417 Warwick Rd that would be safe for use. Mr. James explained that there was zero interest building a home on the property.

Attorney Francke shared that he understood the ZBA's struggle trying to consider the request in a vacuum. Given this, he suggested that the applications be considered concurrently as permitted by 153.247(f) of the Zoning Code.

Attorney Jones shared that it is within the ZBA's discretion to consider Attorney Francke's suggestion. He clarified that it was likely additional information would be needed from the Church to have a complete application. Attorney Jones, noting that the Church has also submitted a subdivision application, asked if the Church would be willing to hold that application in abeyance until the Village had a full application for consideration.

Attorney Francke responded that they are two separate bodies and agrees with Mr. Jones so long as they may continue concurrently. Attorney Jones shared that the idea is that all recommendations arrive to the Village Board for final consideration at a single meeting.

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Attorney Jones presented options to the ZBA, including offering a recommendation on the request, asking the applicant for additional information, or to continue the hearing in line with the applicant's request to do so.

Chair Thompson requested that she and Attorney Jones take a moment to speak outside of the meeting. Attorney Francke shared he was comfortable with that.

Attorney Jones and Chair Thompson stepped out momentarily

Chair Thompson asked for discussion from the ZBA about continuing the meeting as the applicant proposed. Member Peterson asked if the Village Board would be unhappy with that decision. Member Murphy asked if the nature of what they are reviewing changes and pondered if their discussion from this evening was now moot. Member Murphy shared he would prefer to hear the entire project at once.

Mr. Hart stated he felt procedure was getting in the way of practicality.

Chair Thompson stated several meetings may be required. Attorney Francke and Ms. Carey responded that they understood. Member Chalmers shared that she was comfortable voting tonight, but also understood the proposed approach.

Chair Thompson asked for a motion to continue the public hearing, at the applicant's request, to a date uncertain to allow the applicant additional time to file applications for the full zoning relief and at that hearing all zoning relief will be considered by the ZBA.

Member Murphy made the motion, seconded by Member Hinkamp. Chair Thompson opened the motion for discussion.

Member McCarthy asked clarifying questions on what the requests would include. Attorney Jones stated it would likely include variances and a special use permit.

Member Cavalier shared that he felt the ZBA should vote on the request tonight.

Attorney Jones reread the motion for the ZBA (underlined above).

Member McCarthy confirmed that the forthcoming application would include plans and specifications. Village Planner Kalmar stated that was correct.

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Chalmers, Peterson, Thompson, Murphy, Hinkamp
Nay: Cavalier
Absent: None
Abstain: None

The motion was approved 6 – 1.

Agenda Item IV. OTHER BUSINESSES

Member Murphy asked whether staff evaluated the property at 111 Oxford. He noted that it is three stories tall. Staff stated that they would investigate the question.

Agenda Item V. BUSINESS FROM THE PUBLIC

None

Agenda Item V. ADJOURN

Member Murphy made a motion to adjourn and Member Cavalier seconded the motion. On a voice vote, the motion was unanimously approved.

The meeting was concluded at 9:10 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager

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KENILWORTH, IL

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Zoning Board of Appeals Special Meeting
Thursday, January 25, 2024

Agenda Item I. CALL TO ORDER / ROLL CALL

The meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Assembly Hall, Kenilworth, Illinois was held at 6:00 p.m. on Thursday, January 25, 2024. Chair Thompson called the meeting to order at 6:10 p.m.

Attendance was as follows:

Zoning Board of Appeals Members Present:

Vicki Thompson	Chair
Mark Hinkamp	Member
Hester McCarthy	Member

Zoning Board of Appeals Member Absent:

Kate Peterson	Member
Janelle Chalmers	Member
Eamon Murphy	Member
Frank Cavalier	Member

Others Recorded as in Attendance:

Village Officials and Staff:

Cecily Kaz	Village President
Heather McFarland	Assistant to the Village Manager
Greg Jones	Village Attorney
Patrick Brennan	Village Manager
Molly Burns	Management Analyst

Others in Attendance:

Chip Hackley	Shannon Stoelting
Joby Berman	Ken Kaufman
Jack Kelly	John Pilant
Mike Schwaab	Dick Schumacher
John Cournoyer	Gunat Cepuritis
Paul Ozga	Viral Mehta
Liz Watson	Anna Simpson

Agenda Item II.A BOARD MEMBER AND COMMISSIONER GENERAL TRAINING SESSION

Cecily Kaz, Village President, opened the meeting by thanking all those in attendance. Following attendee introductions, Village Attorney Jones provided a presentation on commissioner roles and their

applicable regulations. The presentation touched on the Open Meetings Act, electronic attendance, Roberts Rules of Order, and public hearings. Upon conclusion of the presentation, Village Manager Brennan thanked those in attendance for their contributions to the community and made several announcements on Village activity.

Agenda Item III. OTHER BUSINESSES

None

Agenda Item IV. BUSINESS FROM THE PUBLIC

None

Agenda Item V. ADJOURN

Member McCarthy made a motion to adjourn and Member Hinkamp seconded the motion. On a voice vote, the motion was unanimously approved.

The meeting was concluded at 7:40 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager

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VILLAGE OF



KENILWORTH, IL

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Zoning Board of Appeals Special Meeting
Wednesday, February 28, 2024

Agenda Item I. CALL TO ORDER / ROLL CALL

The meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Assembly Hall, Kenilworth, Illinois was held at 6:00 p.m. on Wednesday, February 28, 2024. Chair Thompson called the meeting to order at 7:02 p.m.

Attendance was as follows:

Zoning Board of Appeals Members Present:

Vicki Thompson	Chair
Mark Hinkamp	Member
Hester McCarthy	Member
Frank Cavalier	Member
Kate Peterson	Member
Eamon Murphy	Member

Zoning Board of Appeals Member Absent:

Janelle Chalmers	Member
Eamon Murphy	Member

Others Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Asst. to the Village Manager
Carol Brobeck	Planner, Teska Associates

Others in Attendance:

Tim Reynolds	Applicant, 110 Robsart
Liza Reynolds	Applicant, 110 Robsart
Lesa Rizzolo	Architect, 110 Robsart
Chip Hackley	Architect, 707 Cummings Avenue
Healy Rice	Architect, 144 Woodstock Avenue
Louis Keiler	Applicant, 144 Woodstock Avenue
Jim Pollock	145 Woodstock Avenue

Agenda Item II. APPROVAL OF JANUARY 8, 2024 ZONING BOARD OF APPEALS REGULAR MEETING MINUTES.

Chair Thompson moved the consideration of the January 8, 2024 Zoning Board of Appeals minutes to Other Business.

Agenda Item III. PUBLIC HEARING

Chair Thompson asked for all audience members to sign in and subsequently swore in those wishing to speak during the public hearing.

A. Public Hearing to Consider Variations at 110 Robsart Road Pertaining to:

1. **Maximum Building Size (Floor Area)**
2. **Alteration and Enlargement of a Nonconforming Structure**

The applicant, Tim Reynolds, opened the discussion by thanking the members of the Zoning Board of Appeals (ZBA) for holding a special meeting to consider the request. Mr. Reynolds explained that he is looking to find a balance with his home given how homes were built in the past and today's standards of living. Mr. Reynolds stated that the variance request is based on his desire to modify the home for his family's enjoyment.

Chair Thompson confirmed that the home is existing non-conforming. The members briefly discussed the request and how the space in the attic would be considered.

Following discussion, **member Peterson made a motion to approve the request** submitted by the petitioner Lesa Rizzolo/L.A. Rizzolo Architects, Ltd, on behalf of owners Eliza & Timothy Reynolds, for a floor area variation of 658.3 square feet to allow for an 209.2 sq. ft. addition and 375 sq. ft. of attic space to the residential structure at 110 Robsart Road, including the expansion of the kitchen and adjacent area, in accordance with the plans submitted to the Village on January 22, 2024. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the plans submitted to the Village on January 22, 2024. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Cavalier seconded the motion.**

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Peterson, Thompson, Cavalier, Murphy
Nay: None
Absent: Chalmers, Hinkamp
Abstain: None

The motion was approved 5 – 0.

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Member McCarthy made a motion to approve the request submitted by the petitioner, Lesa Rizzolo/L.A. Rizzolo Architects, Ltd, on behalf of owners Eliza & Timothy Reynolds, for a variation from the standards which do not allow a structure to be enlarged, repaired or altered that would create an additional nonconformity or increase the extent of any existing nonconformity and to enlarge the floor area of the existing, non-conforming residence at 110 Robsart Road from 4,154.1 to 4,738.3 or 658.3 sq. ft. in accordance with the plans submitted to the Village on January 22, 2024. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the plans submitted to the Village on January 22, 2024. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Peterson seconded the motion.**

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Peterson, Thompson, Cavalier, Murphy
Nay: None
Absent: Chalmers, Hinkamp
Abstain: None

The motion was approved 5 – 0.

B. <u>Public Hearing to Consider Variations at 707 Cummings Avenue Pertaining to:</u>
1. **Maximum Building Size (Floor Area)**
2. **Alteration and Enlargement of a Nonconforming Structure**

Chip Hackley opened discussion on the second item with an overview of the constraints of the home's existing small kitchen. Mr. Hackley explained that the request was small, and the proposed addition would allow the home to be updated to today's standard. Mr. Hackley further shared that the addition would sit over a defunct cellar, thereby not increasing the footprint of the home.

Member Peterson made a motion to approve the request submitted by the petitioner Chip Hackley, Hackley & Associates Architects, Inc, on behalf of owner Anne H. Albrecht, for a floor area variation of 224 square feet to allow for an 54.14 sq. ft. addition to the residential structure at 707 Cummings Avenue, including the expansion of the kitchen and adjacent area, in accordance with the plans submitted to the Village on January 19, 2024. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the plans submitted to the Village on January 19, 2024. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Murphy seconded the motion.**

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Peterson, Thompson, Cavalier, Murphy
Nay: None
Absent: Chalmers, Hinkamp
Abstain: None

The motion was approved 5 – 0.

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Member Peterson made a motion to approve the request submitted by the petitioner, Chip Hackley, Hackley & Associates Architects, Inc, on behalf of owner Anne H. Albrecht, for a variation from the standards which do not allow a structure to be enlarged, repaired or altered that would create an additional nonconformity or increase the extent of any existing nonconformity and to enlarge the floor area of the existing, non-conforming residence at 707 Cummings Avenue from 3,223.2 to 3,447.13 or 224 sq. ft. in accordance with the plans submitted to the Village on January 19, 2024. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the plans submitted to the Village on January 19, 2024. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member McCarthy seconded the motion.**

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Peterson, Thompson, Cavalier, Murphy
Nay: None
Absent: Chalmers, Hinkamp
Abstain: None

The motion was approved 5 – 0.

C. <u>Public Hearing to Consider Variations at 144 Woodstock Avenue Pertaining to:</u>
1. Parking within the Side Yard Abutting a Street

Healy Rice presented the third item by explaining the challenge the homeowners at 144 Woodstock Rd experience using their subgrade garage. Carol Brobeck distributed drawings showing the garage to the members. Ms. Healy explained that the property owners have damaged their vehicles trying to enter and exit the garage, and that there is limited off-street parking on their street due to others parking on the road. Ms. Healy stated that there was not quite enough room to build a garage behind the home and pointed out that other properties have parking in their front yards. Ms. Healy shared that she felt the request was unique.

The members discussed the request and asked questions on how the parking pad would be accessed and shared concerns on the potential for cars to be parked overnight. Louis Keiler stated that they were not planning to have parking on an overnight basis.

Dr. Jim Pollock, who lives across the street, expressed support for the project and that he would prefer that the cars not be parked in the street.

The members deliberated on different ways the property owner could potentially address the need for parking. Mr. Keiler shared that the existing garage is often used for loading and storage but does have room for three small vehicles. Mr. Keiler pointed out that the property at 320 Raleigh Road has a parking pad in their front yard. The members discussed how that parking pad was landscaped and that landscaping is not shown on the current proposal.

Member McCarthy shared that she did not see the hardship. Member Murphy asked if there was a way to soften the requested parking pad. Member Peterson stated that she agreed with Member McCarthy, and that the applicant already has a three-car garage and accessible street parking.

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Following continued discussion on design alternatives, the applicant requested to return at a later date so that they could refine their request and provide additional details.

Member Peterson made a motion to postpone the request submitted by the petitioner/owner, Louis Keiler, to allow placement of a 20' x 20' pad for off-street parking spaces within the Side Yard Abutting a Street at 144 Woodstock Avenue in accordance with the plans submitted to the Village on January 26, 2024 until May 13, 2024 to allow the petitioners additional time to respond to the comments heard this evening. **Member Murphy seconded the motion.**

A roll call vote was taken as follows on the motion:
Yea: McCarthy, Peterson, Thompson, Cavalier, Murphy
Nay: None
Absent: Chalmers, Hinkamp
Abstain: None

The motion was approved 5 – 0.

Agenda Item IV. OTHER BUSINESSES

Chair Thompson stated that the minutes from the January 8, 2024 Zoning Board of Appeals meeting would be revised and brought forward for consideration at the March 11, 2024 meeting. Member Peterson agreed that revisions were necessary.

Agenda Item V. BUSINESS FROM THE PUBLIC

Heather McFarland asked that the members hold March 21st and April 4th in their calendars in the event the meeting on March 11th needed to be continued.

After further discussion, the members agreed that they would like to receive single sided packets of the entire Zoning Board of Appeals packet moving forward.

Agenda Item VI. ADJOURN

Member Peterson made a motion to adjourn and Member Murphy seconded the motion. On a voice vote, the motion was unanimously approved.

The meeting was concluded at 8:32 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager

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Village of Kenilworth

Request for Zoning Board of Appeals Action

Agenda Items: IV.A, IV.B, and IV.C.1-7

Considered by: Zoning Board of Appeals

Staff Contact: Carol Brobeck AICP, Teska Associates, Inc.

Date: March 11, 2024

Subject: Consideration of a Zoning Map Amendment, Special Use, and Zoning Relief for the property known as Kenilworth Union Church, generally located at 211 Kenilworth Avenue/417 Warwick Road, within the R-1 Residence District and P Park & Playground District.

Petitioners: Kenilworth Union Church (KUC)

Owner: Kenilworth Union Church (KUC)

Location: 211 Kenilworth Avenue / 417 Warwick Road

Zoning: R-1 Residence District (all lots except the Memorial Garden Parcel)
P Park & Playground District (Memorial Garden Parcel only)

Purpose: KUC seeks consideration of zoning requests and relief in conjunction with proposed plans for an addition to the main church building. The requests and applicable regulations for each agenda item are summarized in the Overview of Requests section beginning on page 6 of this staff report/

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Introduction:
The petitioner/property owner, Kenilworth Union Church (KUC), is requesting multiple approvals in conjunction with a proposed addition to the main church property. KUC began discussions with the Village around 2019 regarding addressing deferred maintenance and the potential for future renovations and/or an addition on its property. The initial requests stemming from these discussions related to retaining walls for the Skokie Ditch. The Church has since sought approvals for a variety of projects over the years, including the construction of storage sheds, new signage, and building maintenance.

The applications now before the Zoning Board of Appeals relate to a specific site plan and addition. The proposed project design treats all four KUC properties as a single campus. In order to consider the requests as such, several approvals and permits are required in keeping with the Village's Municipal Code.

A public hearing is required to address several, but not all, of the necessary approvals for the project to proceed. Concurrent applications and requests are summarized on page 15 of this staff report.

Discussion
This public hearing includes a request for a Zoning Map Amendment, a Special Use for a Place of Religious Worship, and seven (7) Variations for Relief from the Zoning Code. These requests are needed by Kenilworth Union Church for its request to build an addition onto the existing Church. Additional concurrent requests heard and considered by other bodies may also be discussed by the Petitioners at the meeting.

As the ZBA is aware, KUC is proposing to remove the existing Manse building at 417 Warwick Road and construct an addition onto the existing Church. The balance of KUC's properties (3 of 4) are zoned R-1. The only parcel not zoned R-1 is the Memorial Garden (MG) Parcel, which is presently zoned P Park & Playground. A portion of the proposed addition is shown to cross the north property line of the Memorial Garden Parcel. This encroachment onto the MG Parcel is not permitted by the Zoning Ordinance and the previously approved Special Use Ordinance #783.

Additionally, the proposed site plan includes a new circular driveway. This would require approval by the Building Commissioner for a second curb cut along Warwick Road. The Building Commissioner has asked that the ZBA discuss and provide a recommendation regarding approval of a second curb cut to enable construction of a circular driveway.

The KUC largely functions as a campus, but this type of site is incongruent with, and unanticipated by the Zoning Code in the R-1 Residence District. The range and number of zoning requests is a direct result of this condition. The Zoning Board must consider these requests with the understanding that they are interrelated, and at times intertwined. These requests are being sought together, related to an anticipated condition as a singular, consolidated lot, upon which KUC proposes a new addition.

In order to proceed with the project as currently proposed, KUC would need to obtain variations from the Zoning Board (for the 4 consolidated lots) for Maximum Lot Width, Building Size (Floor Area), Building Coverage, Impervious Surfaces, and a Rear Yard Setback. In the event any of the required variances are not approved by the Zoning Board, KUC's recourse would be an appeal to the Circuit Court of Cook County.

History of KUC Properties and Uses:

KUC presently owns and manages four (4) parcels:

1. the main church located at 211 Kenilworth and 417 Warwick "Manse" parcel
2. Memorial Garden parcel,
3. Robinson Garden parcel, and
4. bridge to Robinson Garden parcel.

The main church structure (211 Kenilworth Avenue) dates back to 1892 and has exclusively functioned as a place of religious worship. The Memorial Garden (MG) property was acquired by KUC from the Village in an exchange of properties in 1978. Construction of the columbarium-type facilities and wall began shortly after the acquisition. In 1992, Ordinance #783 granted a special use and approved ongoing maintenance and expansion of the MG facilities. The Ordinance specifically excluded placement of any buildings on the property. Also in 1992, the MG Parcel was formally recognized as zoned P by Ordinance #784. The residential structure at 417 Warwick was acquired by KUC in 1984 but has NOT been used as a residence.

Two parcels were acquired in the 1990s (exact year unknown), the Robinson Garden parcel and a small parcel encapsulating the access bridge to the garden with a children's play area. *A Joyful Noise Preschool* has offered services in the main church building since the early 2000s.

Timeline of Requests Related to KUC Property:

- **1978** | Exchange of parcels, permission to establish a Columbarium on MG
- **1978** | KUC acquired Memorial Garden Parcel
- **1984** | KUC acquired 417 Warwick Road, the "Manse" property
- **1992** | Variations (2), Special Use approved by the ZBA for additions
- **1992** | Ord. 783 granted special use for the Columbarium on MG
- **1992** | Ord. 784 memorialized the existing zoning of the MG in the P Park & Playground District (also officially rezoned the Ware Garden from R-1 to P)
- **1996** | Landscape Easement Agreement between KUC and Village of Kenilworth
- **1999** | Ord. 868 approved a special use to construct a storage building on 211 Kenilworth Avenue
- **2015** | Ord. 1145 Certificate of Appropriateness and Special Use for two signs on 211 Kenilworth Avenue
- **2022** | Zoning Board of Appeals denied request for special use for 211 Kenilworth Avenue and 417 Warwick Road as a Place of Religious Worship
- **2022** | Ord. 2022-1319 approved a Plat of Consolidation for 211 Kenilworth Avenue and 417 Warwick Road parcels (3 total consolidated parcels)
- **2022** | Building Review Commission imposed a one-year stay on demolition of 417 Warwick Road (expired November 15, 2023)

- **2023** | Architectural Review Commission voted to Recommend Approval for a Certificate of Appropriateness, final action by Village Board

KUC Membership, Preschool Enrollment, and Attendance

The following table, with data provided by KUC dated January 30, 2024, indicates existing uses on site, church membership, average attendance, staff, and pre-school staff and attendees. The percentage at the far right is the percentage of Kenilworth residents.

Kenilworth Union Church	Total	Kenilworth Residents	%
Directory Membership	2,558	368	14.4%
Average Attendance In Person	322		
Sunday School Registrations	194	44	22.7%
Average Sunday School Attendees On Site	75	15	20.0%
Administrative Staff	7	Na	
Minister Staff	5	Na	
Pre-School Staff	15	Na	
Pre-School Enrollees*	125	45	36.0%

**Pre-School Enrollment Is Capped At 125. Square Footage Per Student Per DCFS Mandate.*

Overview of Requests:
The following pages describe each request to be considered at the March 11, 2024 Public Hearing by the Zoning Board of Appeals.

Item IV.A: Map Amendment	
Request:	Zoning Map Amendment to rezone the Memorial Garden property from the P Park & Playground District to the R-1 Residence District
Applicable Regulations:	Section 153.125 of the Zoning Ordinance (P District) and Section 153.065 - .070 of the Zoning Ordinance (R-1 District). Section 153.305 Map Amendments

Lot consolidation is only permitted when lots are regulated by the same zoning district. The Map Amendment (rezoning) is being sought to enable consolidation of all KUC properties.

ZBA Action: The ZBA is requested to review this request and make a recommendation to the Village Board of Trustees, who will take final action. See page15 for more information on this and other concurrent approvals being sought.

Item IV.B: Special Use	
Request:	Special Use for a Place of Religious Worship, with accessory uses including a preschool, playground, bridge, and columbarium
Applicable Regulations:	Section 153.065 - .070 of the Zoning Ordinance (R-1 District); Section 153.075 - .086 (Supplemental Regulations Applicable to all Residential Districts); Section 153.036 Accessory Uses and Structures; and Section 153.125 of the Zoning Ordinance (P District). Section 153.245 Special Uses

The Special Use request is for a Place of Religious Worship, with accessory uses including a preschool, columbarium walls, the playground on the Robinson Garden parcel, and the bridge which connects it to the main church building. The proposed plan includes a circular driveway which would require an additional curb cut on Warwick Road.

Approved special uses for KUC relate to the main church building (211 Kenilworth Avenue) as a Place of Religious Worship and to the Memorial Garden for the construction of columbarium walls, with an established approval for a maximum number of permitted future columbarium construction. The following is a short list (not exhaustive) of prior approvals relating to uses on KUC properties:

- Ordinance #783 adopted 1/13/92, approved a Special Use for the church as a Place of Religious Worship and
- Ordinance #784 adopted 1/13/92 zoned the Ware Park (northwest corner of Warwick Road and Kenilworth Avenue as P Park & Playground and affirmed the continued zoning of the Memorial Garden as P Park & Playground.
- Village archives include a Zoning Map dated 4/14/1969 which illustrates the Memorial Garden parcel as zoned P Park & Playground.

- The ZBA approved variations at the 1/6/92 meeting relating both the 417 Warwick Road and 211 Kenilworth Avenue properties. These included variations for zoning relief related to proposed additions on the 211 Kenilworth Avenue lot, and for the 417 Warwick Road lot. The ZBA also approved a Special Use for the Memorial Garden for "present uses and addition of columbarium walls and to permit other improvements including a possible future addition to the adjacent church building".
- Ordinance #839 adopted 10/13/98 amended the Village Code. Changes related to Permitted and Special Uses, establishing for the first time regulation of "places of religious worship" in the Village.

ZBA Action: The ZBA is requested to review the request for a Special Use and make a recommendation to the Village Board of Trustees, who will take final action. See page 15 for more information on this and other concurrent approvals being sought.

Additionally, Section 55.065 regulates approvals for additional curb cuts, with approval granted by the Building Commissioner. Village Manager Brennan is the Building Commissioner for the Village of Kenilworth and has requested a recommendation from the ZBA on this matter.

Item IV.C.1: Variation 1	
Request:	Maximum Lot Width
Applicable Regulations:	Section 153.066 of the Zoning Ordinance (Lot Area and Lot Width)

Section 153.066 of the Zoning Code permits a Maximum Lot Width not greater than the lot width of the widest lot on the frontage, excluding the existing lot with the greatest lot width. The proposed Lot Width on Warwick Road is 225 feet. If consolidated, the KUC property would have the largest lot width along Warwick Road between Kenilworth Avenue and Melrose Avenue. The widest lot on the Warwick Road frontage on this block is 220 Melrose, measuring 131 feet. The second greatest lot width along the frontage is 259 Warwick Road, measuring 126 feet. Therefore, the Maximum Permitted Lot Width on this block per the Zoning Code is 126 feet.

As a means of comparison, both by use and by location, The Church of the Holy Comforter located at 333 Warwick Road, opposite KUC on Kenilworth Avenue, also has a non-conforming lot width of 225 feet along Warwick Road.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 1 – Maximum Lot Width - Agenda Item IV.C.1

Lot Area	
Existing Lot Width of 417 Warwick Road – frontage on Warwick Road	100 ft.
Existing Lot Width of Memorial Garden – frontage on Warwick	125 ft.
Proposed Combined Lot Width along Warwick Road (front lot line)	225 ft.
Widest Lot on the frontage of Warwick Road between Melrose Avenue and Kenilworth Avenue (259 Kenilworth Avenue)	126 ft.
The Church of the Holy Comforter Lot Width along frontage of Warwick Road	225 ft.
Variation	
Maximum Permitted Lot Width along Warwick Road	126 ft.
Proposed Lot Width Over Maximum Allowed	99 ft.

Item IV.C.2: Variation 2	
Request:	Alteration and Enlargement of a Non-conforming Lot in a Residence District
Applicable Regulations:	Section 153.206 of the Zoning Ordinance (Non-conforming Lot in Residence District);

Existing Lot Widths of KUC properties with frontage along Warwick Road include Memorial Garden (125 ft) and 417 Warwick (100 ft).

Upon consolidation of all KUC properties, the resulting existing Lot Width would exceed the Maximum Permitted Lot Width and render the KUC property an existing non-conforming lot in a residence district. The intent of granting a variation to exceed the maximum lot width would not be to alter the maximum permitted lot width along the frontage of Warwick Road, which is otherwise a residential district. The following table illustrates the extent of this non-conformity along the frontage of Warwick Road between Melrose and Kenilworth Avenues.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 2 – Maximum Lot Width - Agenda Item IV.C.2

Lot Area	
Existing Lot Width of 417 Warwick Road – frontage on Warwick Road	100 ft.
Existing Lot Width of Memorial Garden – frontage on Warwick	125 ft.
Proposed Combined Lot Width along Warwick Road (front lot line)	225 ft.
Widest Lot on the frontage of Warwick Road between Melrose Avenue and Kenilworth Avenue (259 Kenilworth Avenue)	126 ft.
The Church of the Holy Comforter Lot Width along frontage of Warwick Road (333 Warwick Road)	225 ft.
Variation	
Maximum Permitted Lot Width along Warwick Road	126 ft.
Proposed Lot Width Over Maximum Allowed	99 ft.

Item IV.C.3: Variation 3

Request:	Maximum Building Size (Floor Area)
Applicable Regulations:	Section 153.068.A.1.a of the Zoning Ordinance (Maximum Building Size)

Section 153.068.A.1.a of the Zoning Ordinance permits a Maximum Floor Area (Building Size) of (Lot Area x .24) + 1,200. Upon consolidation, the KUC property would have a Lot Area of 91,253, yielding a maximum permitted Floor Area of 23,100.72. Section A.1.b clarifies that lots within Residential Zoning Districts shall in no event exceed (Lot Area x .45). For the proposed KUC, this would result in a maximum allowable floor area of 41,063.85.

The total existing floor area measures 33,876 sq. ft. The proposed addition would produce a net increase of 4,669 sq. ft., yielding a total proposed floor area of 38,545 sq. ft. The proposed Floor Area exceeds the maximum permitted by 15,444.28 sq. ft.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 3 – Maximum Building Size (Floor Area) - Agenda Item IV.C.3

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Floor Area	
Existing Floor Area	33,876 sq. ft.
Proposed Net Change in Floor Area (Across All Floors)	+4,669 sq. ft.
Total Proposed Floor Area	38,545 sq. ft.
Variation	
Maximum Floor Area (24% of the lot + 1,200 sq. ft.)	23,100.72 sq. ft.
Existing and Proposed Floor Area Over Maximum Allowed	15,444.28 sq. ft.
Absolute Maximum permitted by Section 153.068.A.1.b: 45% of Lot Area	41,063.85 sq. ft.

Item IV.C.4: Variation 4	
Request:	Maximum Building Coverage
Applicable Regulations:	Section 153.068.B.3 of the Zoning Ordinance (Maximum Building Coverage)

Section 153.068.B. of the Zoning Ordinance permits a Maximum Building Coverage of (Lot Area x .20). Upon consolidation, the KUC property would have a Lot Area of 91,253 sq. ft., yielding a maximum permitted Building Coverage of 18,250.6 sq. ft.

The total existing building coverage measures 21,530 sq. ft. The proposed addition would produce a net increase of 3,291 sq. ft., yielding a total proposed building coverage of 24,821 sq. ft. The proposed building coverage exceeds the maximum permitted by 6,570.4 sq. ft.

NOTE: Maximum impervious surface coverage is determined in this case by Section 153.245.D which permits a maximum impervious surface coverage of 18% of Lot Area. Section 153.068.C permits maximum building coverage to be reduced by the amount, if any, by which the aggregate coverage of impervious surface coverage exceeds 25% of the area.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 4 – Maximum Building Size (Floor Area) - Agenda Item IV.C.4

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Building Coverage	
Existing Building Coverage for all KUC Properties	21,530 sq. ft.
Proposed Net Change in Building Coverage for all KUC Properties	+3,291 sq. ft.
Total Proposed Building Coverage	24,821 sq. ft.
Variation	
Maximum Building Coverage (20% x Lot Area)	18,250.6 sq. ft.
Existing Building Coverage Over Maximum Allowed	3,279.4 sq. ft.
Proposed Building Coverage Over Maximum Allowed	6,570.4 sq. ft.
Reduction in Building Coverage due to Excess Impervious Surface Coverage	Not Applicable

Item IV.C.5: Variation 5	
Request:	Maximum Impervious Surface Coverage
Applicable Regulations:	Section 153.068.C of the Zoning Ordinance (Other Impervious Surfaces); Section 153.245.D of the Zoning Ordinance (Special Uses)

Section 153.068.C. of the Zoning Ordinance permits a Maximum Impervious Surface Coverage of (Lot Area x .18). The multiplier of 18% is unique to Special Uses, found in

Section 153.0245.D. Upon consolidation, the KUC property would have a Lot Area of 91,253 sq. ft., yielding a maximum permitted Impervious Surface Coverage of 16,425.54.

The total existing impervious surface coverage measures 19,014 sq. ft. The proposed addition would produce a net increase of -545 sq. ft., yielding a total impervious surface coverage of 18,469 sq. ft. The proposed impervious surface coverage exceeds the maximum permitted by 2,043.46 sq. ft.

NOTE: Section 153.068.C does not apply, and therefore impervious surface coverage is not impacted by exceeded building coverage maximums.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 5 – Maximum Impervious Surface Coverage - Agenda Item IV.C.5

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Impervious Surface Coverage	
Existing Impervious Surface Coverage for all KUC Properties	19,014 sq. ft.
Proposed Net Change in Impervious Surface Coverage for all KUC Properties	-545 sq. ft.
Total Proposed Impervious Surface Coverage	18,469 sq. ft.
Variation	
Maximum Impervious Surface Coverage (18% x Lot Area)	16,425.54 sq. ft.
Existing Impervious Surface Coverage Over Maximum Allowed	2,588.46 sq. ft.
Proposed Impervious Surface Coverage Over Maximum Allowed	2,043.46 sq. ft.
Reduction in Impervious Surface Coverage due to Excess Building Coverage	Not Applicable

Item IV.C.6: Variation 6	
Request:	Alteration and Enlargement of a Non-conforming Structure for a Permitted Use
Applicable Regulations:	Section 153.208 of the Zoning Ordinance (Non-conforming Structure for a Permitted Use); Section 153.211 Uses Permitted as Special Uses not Nonconforming Uses.

Upon consolidation of all KUC properties, the Building Size (Floor Area), Building Coverage, and Impervious Surface Coverage would all render the Structure a Non-conforming Structure for a Permitted Use. The proposed alteration of the structure would enlarge these non-conformities. This variation is to vary from Section 153.208 of the Zoning Code which prohibits the alteration and enlargement of non-conforming structures for a permitted use. Section 153.211 clarifies that any use permitted as a special use shall be deemed a conforming use.

The following tables illustrate what would be considered existing non-conforming structures upon consolidation of all KUC properties, and the enlargement of those non-conformities based on the proposed work.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Variation 6 – Maximum Building Size (Floor Area) - Agenda Item IV.C.6

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Floor Area	
Existing Floor Area	33,876 sq. ft.
Proposed Net Change in Floor Area (Across All Floors)	+4,669 sq. ft.
Total Proposed Floor Area	38,545 sq. ft.
Existing Non-Conforming Floor Area (upon consolidation)	
Maximum Floor Area (24% of the lot + 1,200 sq. ft.)	23,100.72 sq. ft.
Existing and Proposed Floor Area Over Maximum Allowed	**15,444.28 sq. ft.**
Absolute Maximum permitted by Section 153.068.A.1.b: 45% of Lot Area	41,063.85 sq. ft.

Variation 6 – Maximum Building Size (Floor Area) - Agenda Item IV.C.6

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Building Coverage	
Existing Building Coverage for all KUC Properties	21,530 sq. ft.
Proposed Net Change in Building Coverage for all KUC Properties	+3,291 sq. ft.
Total Proposed Building Coverage	24,821 sq. ft.
Existing Non-Conforming Building Coverage (upon consolidation)	
Maximum Building Coverage (20% x Lot Area)	18,250.6 sq. ft.
Existing Building Coverage Over Maximum Allowed	**3,279.4 sq. ft.**
Proposed Building Coverage Over Maximum Allowed	6,570.4 sq. ft.
Reduction in Building Coverage due to Excess Impervious Surface Coverage	Not Applicable

Variation 6 – Maximum Impervious Surface Coverage - Agenda Item IV.C.6

Lot Area	
Proposed Total Lot Area	91,253 sq. ft.
Impervious Surface Coverage	
Existing Impervious Surface Coverage for all KUC Properties	19,014 sq. ft.
Proposed Net Change in Impervious Surface Coverage for all KUC Properties	-545 sq. ft.
Total Proposed Impervious Surface Coverage	18,469 sq. ft.
Existing Non-Conforming Impervious Surface Coverage (upon consolidation)	
Maximum Impervious Surface Coverage (18% x Lot Area)	16,425.54 sq. ft.
Existing Impervious Surface Coverage Over Maximum Allowed	**2,588.46 sq. ft.**
Proposed Impervious Surface Coverage Over Maximum Allowed	2,043.46 sq. ft.
Reduction in Impervious Surface Coverage due to Excess Building Coverage	Not Applicable

Item IV.C.7: Variation 7	
Request	Minimum Rear Yard Setback
Applicable Regulations:	Section 153.066 of the Zoning Ordinance (Lot Area and Lot Width)

Section 153.070 of the Zoning Code requires Minimum Required Yards in the R-1 District. The Zoning Code definitions (provided below) for Front, Rear and Side Lot Lines in effect determine where the Front, Rear and Side Yards are for corner lots. Required yards for each KUC property are determined by the function of their individual lot lines. However, upon consolidation, based on the definitions in the Zoning Code, Warwick Road would become the Front Lot Line.

The Zoning Code anticipates irregularly shaped lots in its definition for Rear Lot Line. The consolidated KUC property would retain a "*generally rectangular or trapezoidal in shape"* and therefore the rear lot line would be "*the lot line that is most distant from and most parallel to the front lot line"*. This would indicate that the shared lot line with 165 Kenilworth Avenue be the future Rear Lot Line.

The resulting required Rear Yard would then require a minimum setback equal to the larger of 25 feet, or 20% of the depth of the lot. Per the definition, Lot Depth would be equal to 370.14 feet, and 20% of lot depth equal to 74.028 feet. Therefore, the required rear yard setback from the rear lot line would be 74 feet.

The existing and proposed Rear Yard Setback is 10 feet 5 inches. The proposed work would not alter the existing condition and therefore render the consolidated property non-conforming.

Variation 7 – Required Rear Yard Setback - Agenda Item IV.C.7

Rear Yard in R-1 Residence District	
Existing Rear Yard Setback	10 ft. 5 in.
Proposed Rear Yard Setback	10 ft. 5 in.
Variation	
Required Rear Yard Setback	A minimum depth equal to the larger of 25 feet or 20% of the depth of the lot
Minimum Required Rear Yard Setback	74.028 ft.
Existing and Proposed Rear Yard Setback	10 ft. 5 in.

Definitions from Section 153.003

LOT DEPTH. *The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.*

LOT LINES. *The lines bounding a lot as defined herein.*

LOT LINE, FRONT. *The boundary of a lot along a public street or approved private roadway; provided that in the case of a through lot existing as of April 10, 2006, the FRONT LOT LINE existing as of that date shall be the only FRONT LOT LINE; and provided further that in the case of a corner lot the FRONT LOT LINE shall be the shorter lot boundary along a street or approved private roadway.*

LOT LINE, REAR.

(1) In the case of lots that are generally rectangular or trapezoidal in shape, the lot line that is most distant from and most parallel to the front lot line; or

(2) In the case of all other lots, either:

(a) Those lot lines that serve as all or part of the REAR LOT LINE for more than one contiguous lot; or

(b) Where no lot line serves as all or part of the rear lot line for more than one contiguous lot, an imaginary line 20 feet in length, entirely within the lot and parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE. *Any boundary of a lot which is not a front or rear lot line.*

YARD. An open space on a lot which is unoccupied and unobstructed from the ground to the sky except obstructions permitted by this chapter, including those permitted by § 153.033.

YARD, FRONT. A yard on the same lot with a principal building between the front of the building and the front lot line extending along the full length of the front lot line between the side lot lines.

YARD REAR. A yard on the same lot with a principal building between the rear lot line and the portion of rear of the building which is closest to the rear lot line extending along the full length of the rear lot line between the side lot lines.

YARD, SIDE. A yard on the same lot with a principal building between the side of the building and the nearer side lot line extending along the side lot line from the front yard to the rear yard.

ZBA Action: The ZBA is requested to review this request and make a motion to Approve, Approve with Conditions, Deny, or Continue.

Concurrent Approvals Being Sought:

Plat of Consolidation: The Village Board of Trustees has requested the Plan Commission review and provide a recommendation of the Final Plat of Consolidation. It will be heard at the April 3, 2024, Plan Commission meeting. Final action will be taken by the Village Board of Trustees. The ZBA recommendation regarding the Zoning Map Amendment for the Memorial Garden parcel will be shared with the Plan Commission.

Certificate of Appropriateness: The Architectural Review Commission held meetings with KUC in fall of 2023 to review plans. The ARC has recommended Approval of a Certificate of Appropriateness to the Village Board of Trustees. Final action on this request will be taken by the Village Board of Trustees.

Landscape Easement: The Village of Kenilworth and KUC entered into a Deed of Covenant in 1996, establishing a landscape easement to protect seven (7) mature trees located on the 417 Warwick Road property, as the far north corner. KUC has proposed to modify the geography and requirements of that easement given the proposed work. While final action on this matter lies with the Village Board of Trustees, the ZBA can consider the proposed landscape plan and proposed new easement area as they relate to the Special Use request.

Summary of Requests:

1. The petitioner/property owner is requesting the following recommendations to the Plan Commission:
   - Zoning Map Amendment to rezone the Memorial Garden property from the P Park & Playground District to the R-1 Residence District

2. The petitioner/property owner is requesting the following recommendations to the Village Board:
   - A Special Use for a Place of Religious Worship with accessory uses: preschool, columbarium walls, playground, and bridge.

3. The Building Commissioner is requesting discussion and a recommendation regarding the proposed circular driveway which would require a secondary curb cut along Warwick Road.

4. The petitioner/property owner is requesting the following variations for zoning relief:
   - 4.01 Maximum Lot Width
   - 4.02 Alteration or Enlargement of a Non-conforming Lot in a Residence District
   - 4.03 Maximum Building Size
   - 4.04 Maximum Building Coverage
   - 4.05 Maximum Impervious Surface
   - 4.06 Alteration or Enlargement of a Non-conforming Structure for a Permitted Use
   - 4.07 Minimum Required Rear Yard

Map Amendment Standards

(a) The existing uses and zoning classifications of properties in the vicinity of the subject property;
(b) The trend of development in the vicinity of the subject property, including changes, if any, in the trend since the subject property was placed in its present zoning classification;
(c) The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it;
(d) The extent to which the diminution in value is offset by an increase in the public health, safety and welfare;
(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment;
(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment;
(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment;
(h) The suitability of the subject property for uses permitted or permissible under its present zoning classification;
(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment;
(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification;
(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property;
(l) The community need for the proposed map amendment and for the uses and development it would allow; and
(m) The names and addresses of all owners of property within 500 lineal feet, excluding street rights-of-way, in all directions from the subject property, as shown in the records of the office of the Assessor of the county.

Special Use Standards

(G) *Standards.* No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

(1) The necessity for the public convenience at the particular proposed location;
(2) The effects of the proposed design, location and operation on the public health, safety and welfare;
(3) Injury to the value of other property in the neighborhood in which it is proposed to be located;
(4) Interference with the use and enjoyment of neighboring properties;
(5) Compatibility with permitted uses in the district in which it is proposed to be located;
(6) Increased traffic congestion on public ways or increased parking required on public ways;
(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and
(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use.

Variation Standards

Section 153.244 Variations:

(E) *Standards for variations.*

(1) The Board shall not grant a variance from any of the regulations of this chapter, as authorized by subsection (D) above, unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:

(a) In the case of property the principal use of which is for business purposes, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations applicable to the district in which it is located;

(b) The plight of the owner is due to unique circumstances; and

(c) The variation, if granted, will not alter the essential character of the locality.

(2) For the purpose of supplementing the above standards, the Board, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:

(a) The particular physical surroundings, shape or topographical condition of the property in question would result in a practical difficulty or particular hardship upon the applicant for the variation, as distinguished from a mere inconvenience, if the strict letter of the regulation were enforced;

(b) The conditions upon which the application for variation is based would not be applicable generally to other property in the same district;

(c) The request for the variation is not based exclusively upon the desire to make more money out of the property;

(d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property; and

(e) The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase the run-off of stormwater onto adjacent properties or public streets, or substantially increase congestion in the public streets or increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

(3) For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of § 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The effects of the proposed construction on the overall appearance of the size and bulk of the existing structures on the property when viewed from streets abutting the property and from adjacent properties;

(b) The proximity of the proposed construction to streets abutting the property and to adjacent properties;

(c) The relative proximity of the proposed construction to streets abutting the property and to adjacent properties in comparison with the relative proximity of existing structures on other properties in the same vicinity;
(d) The magnitude of the variation requested in absolute terms and in proportion to the floor area and/or impervious surfaces allowed if the strict letter of the regulation were enforced;
(e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations;
(f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the village for the use and enjoyment of a structure as a residence for a family;
(g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical and advantageous use of existing and proposed floor area and impervious surfaces; and
(h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of § 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:
(a) The height and location of existing and proposed structures on the property and adjacent properties;
(b) The need to maintain the height of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements; and
(c) The need to maintain a particular height of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

(5) For the purpose of supplementing the above standards with regard to variations for signs, the Board, in making its determination shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:
(a) In the case of a commercial message sign, strict application of the Kenilworth Sign Code would render the applicant unable to yield a reasonable return from its property.
(b) The variation will not endanger the public safety or substantially diminish or impair property values within the neighborhood;
(c) The variation would not result in a sign or master sign plan as required by the Kenilworth Sign Code that:

1. Would not be in harmony with the general and specific purposes for which the Kenilworth Sign Code and the provisions from which a variation is sought were enacted;
2. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of adjacent property or improvements;
3. Would substantially increase congestion in the public streets due to parking or traffic;
4. Would create an unnecessary distraction to vehicle and pedestrian traffic; and
5. Would result in a sign that is not aesthetically consistent with the environment, or not proportional or architecturally compatible with existing land uses and buildings and with any adjacent residential neighborhood.

(F) *Conditions.* The Board may impose conditions and restrictions upon the premises benefitted by the variance as may be necessary to comply with the standards set out in subsection (E) above to reduce the injurious effect of the variation upon other property in the neighborhood, and better to carry out the general intent of this chapter.

ZBA Consideration and Possible Motions:
The ZBA should consider the testimony presented during the public hearing and review the evidence presented as part of the petitioner's Application packet. Example motions will be provided at the March 11, 2024 meeting.

Request	Requested Action	Possible Motions	Final Action
Item IV.A Map Amendment / Rezoning	Finding of Fact; Recommendation	• Recommend Approval • Recommend Approval with Conditions • Recommend Denial • Recommend Postponement or to Continue Public Hearing to a Specific Date	Village Board
Item IV.B Special Use	Finding of Fact; Recommendation	• Recommend Approval • Recommend Approval with Conditions • Recommend Denial • Recommend Postponement or to Continue Public Hearing to a Specific Date	Village Board
Item IV.C Variations	Finding of Fact	• Approve, Deny, Continue	ZBA

Attachments:
1. Ordinance 783
2. Ordinance 784
3. Ordinance 839
4. Village of Kenilworth Zoning Map dated 1969, from Village Archives.
5. Minutes from the Building, Planning & Zoning Committee dated 1/6/1992.
6. Minutes from the Zoning Board of Appeals September 12, 2022 meeting, approved at the October 3, 2024 meeting.
7. Plat of Consolidation showing the location of the 1996 Landscape Covenant between the Village of Kenilworth and KUC.
8. Deed of Covenant establishing a landscape easement on 417 Warwick Road executed July 24, 1996, recorded August 21, 1996.
9. Written Letter from KUC neighbors received as part of the 1/8/24 ZBA Meeting from Marc and Jeanne Malnati, Travis and Kyra Nelson, Michael and Valerie Foradas, and Nefrette Halim and Paul Harb.
10. Written Comments received as part of the 3/11/24 ZBA Meeting from Ann Perce, Bill and Libby Graham, Christopher and Carly Cook, Colette Gillen, Joan and Trajche Angelov, John Sharp, Jon Van Gorp, Julie Danilek, Kate and David Dick, Ryan and Lindsey Watson, Robin and Peter Roberts, Thomas Cole, and Vivian Wahlberg.
11. Table of Contents of Materials provided by KUC.

ORDINANCE NO. 783

Passed by the Board of Trustees, 1/13/92

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS

92079178

92079178

ORDINANCE NO. 783
AN ORDINANCE GRANTING A SPECIAL USE

WHEREAS, the Kenilworth Union Church (the "Applicant") is the owner of certain property legally described as Lot 5 in Block 20 in Kenilworth, being a subdivision of parts of Sections 22, 27 and 28, Township 42 North, Range 3 East of the Third Principal Meridian in Cook County, Illinois and located at the northeast corner of Warwick Road and Kenilworth Avenue in the Village of Kenilworth (the "Subject Property"); and

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#4884 # C *-92-079178
COOK COUNTY RECORDER

WHEREAS, the Subject Property is presently zoned in the P District under the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended; and

WHEREAS, the Applicant has maintained a memorial garden and columbarium walls on portions of the Subject Property and desires to continue such existing use of the Subject Property and desires to complete future developments of additional portions of the Subject Property with columbarium walls in accordance with certain plans and specifications; and

92079178

WHEREAS, in addition to the continuance of the existing use of the Subject Property the Applicant wishes to provide for possible expansion of the Applicant's adjoining Church building through the construction of an addition to such building on limited portions of the Subject Property in accordance with terms and conditions to be imposed as conditions to the granting of the Special Use for the Subject Property; and

WHEREAS, the Applicant has made an application pursuant to Section 17.6 of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, for a Special Use for the Subject Property for the purposes herein described; and

WHEREAS, pursuant to duly published Notice of Public Hearing, the Board of Zoning Appeals of the Village of Kenilworth held a hearing on January 6, 1992 with respect to said Special Use and has made a recommendation and findings of fact in support of the Special Use requested by the Applicant to the Village Board of Trustees.

92079178

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The President and Board of Trustees concur in the findings of fact and recommendation of the Board of Zoning Appeals and do hereby affirmatively find that the Special Use as hereby authorized and granted fully complies with the standards set forth in Section 17.6(d) of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, and the Special Use for the Subject Property as and for the purposes described herein, be and the same is hereby authorized and approved subject to the conditions hereinafter set forth.

Section 2. As a condition of granting the Special Use described in Section 1 hereof, the following terms and conditions shall be imposed upon such Special Use:

(a) The construction and maintenance of a memorial garden with columbarium walls is authorized within the Special Use hereby authorized and granted. The Applicant shall retain the right to go upon the Subject Property from time to time to maintain the existing landscaping,

improvements and memorial garden and to replace, add to, restore or rebuild existing monuments or portions of the columbarium subject to the conditions hereinafter provided. Future development of the memorial garden on the Subject Property shall be in substantial accordance with the memorial garden plan prepared by Katherine Cole Church, Landscape Architect, attached hereto as Exhibit A indicating the existing columbarium walls and the proposed location of additional columbarium walls, including a columbarium boundary wall along or adjacent to the north property line. In the event additional columbarium walls are required in addition to those depicted in Exhibit A, the Applicant shall submit a request for such additions to the Village Board of Trustees who may grant such a request by the passage of the appropriate resolution. The columbarium walls (other than the columbarium boundary wall along or adjacent to the north property line) at no time shall exceed four (4) feet in height and any new monuments or other similar structures other than the columbarium walls, placed on the Subject Property shall not exceed five feet six inches (5'6") in height.

(b) A columbarium boundary wall will be permitted to be constructed along or adjacent to the north property line. Such wall shall not exceed thirty-three inches (33") in height beginning at the northwest corner of the Subject Property to a point forty feet (40') east, and from that point to the northeast corner of the Subject Property, it shall not exceed five feet (5') in height. The entire columbarium boundary wall will be solid, of masonry construction employing the same materials as the other columbarium walls on the Subject Property. The columbarium boundary wall may meander adjacent to the north property line in order to minimize damage to the existing vegetation in the memorial garden and to allow for a landscaped area on the north side of the columbarium boundary wall between it and the adjacent property.

(c) No building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time. No part of the Subject Property shall be used as a means of ingress, egress, or access for vehicular traffic to the Kenilworth Union Church.

Section 3. Any violation of the conditions hereinabove set forth by either the Applicant or its successors, grantees, transferees or assigns shall authorize revocation of the Special Use hereby authorized.

Section 4. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Cook County, Illinois.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of January 1992.

William H. Bethke
Village Clerk

Approved this 13th day of January 1992.

Stanford B. Smith
President

ATTEST:

William H. Bethke
Village Clerk

92079178

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary E. Rathunde, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stanford B. Smith and William H. Sethness, personally known to me to be the President and the Village Clerk of the Village of Kenilworth, Illinois, respectively, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Village of Kenilworth, for the uses and purposes therein set forth.

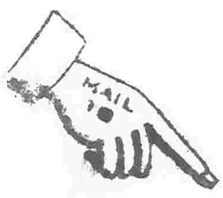
GIVEN under my hand and Notarial Seal this 13th day of January 1992.

Mary E. Rathunde
Notary Public

MY COMMISSION EXPIRES:
4/1/92

"OFFICIAL SEAL"
MARY E. RATHUNDE
Notary Public, State of Illinois
My Commission Expires April 1, 1992

Permanent Index No. 05-27-100-047



92079178

Mail to: Bruce G. Wilson
Jenner & Block
One IBM Plaza
Chicago, Illinois 60611
312/222-9350

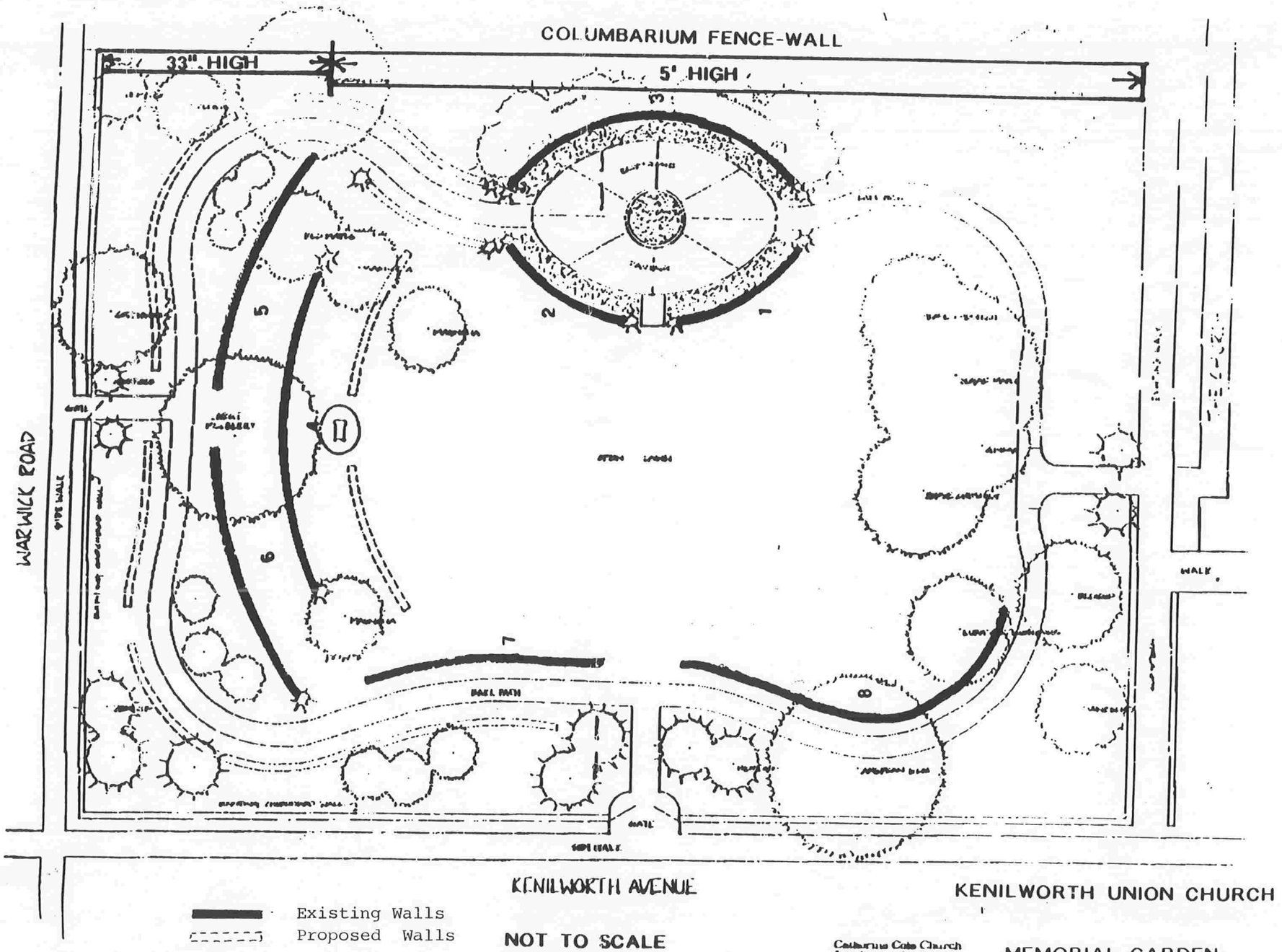


EXHIBIT-A

92079178

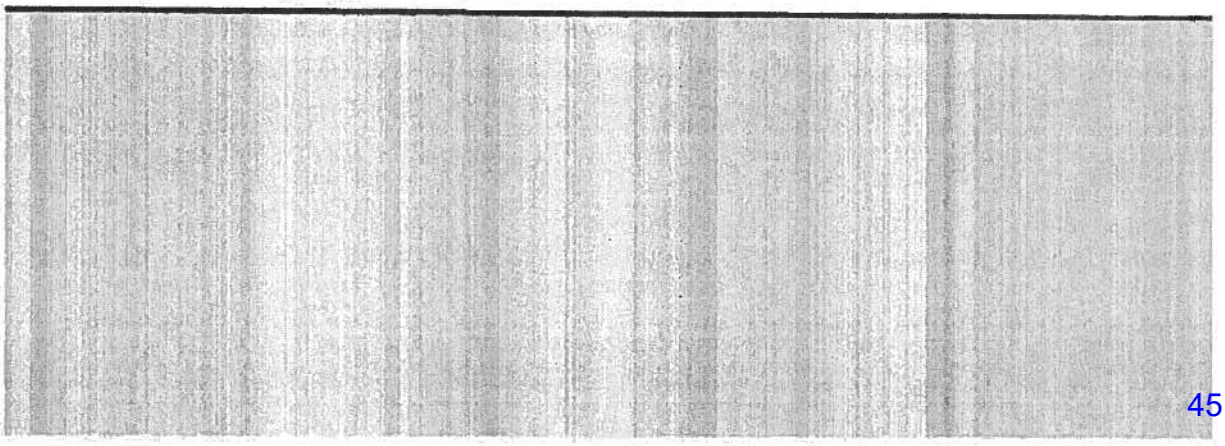
92079178

ORDINANCE NO. 784

Passed by the Board of Trustees, 1/13/92

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS



ORDINANCE NUMBER 784

AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE
VILLAGE OF KENILWORTH, ILLINOIS, 1969,
AS AMENDED TO EFFECT CHANGES IN THE
OFFICIAL ZONING MAP

BE IT ORDAINED by the President and Board of Trustees of the Village of Kenilworth, Cook County, Illinois, as follows:

Section 1. The Official Zoning Map of the Village of Kenilworth, Illinois, referred to in Section 3.2 of Ordinance No. 577 adopted on April 14, 1969, as changed pursuant to Ordinance No. 645 adopted on September 12, 1977, is further changed as follows:

a. The property commonly known as Ware Park at the northwest corner of Warwick Road and Kenilworth Avenue (Lot 10 in Block 8 in Kenilworth, being a subdivision of parts of Sections 22, 27, and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois) shall be designated "P" Park and Playground District.

b. The property commonly known as the Memorial Garden located at the northeast corner of Warwick Road and Kenilworth Avenue (Lot 5 in Block 10 in Kenilworth, being a subdivision of parts of Sections 22, 27, and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois) shall remain designated "P" Park and Playground District.

Section 2. After the passage, approval, and publication in pamphlet form of this Ordinance, all in accordance with applicable laws, the Village President and Village Clerk shall be authorized and directed to sign an entry on the Official Zoning Map under the seal of the Village, setting forth the effective date and a description of the change in zoning districts provided by this Ordinance.

Section 3. Except as expressly provided in this Ordinance, the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, and the Official Zoning Map referred to in Section 3.2 thereof, shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, all in accordance with applicable laws.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of January 1992.

William H. Sothers
Village Clerk

Approved this 13th day of January 1992.

Stanford B. Arnold
President

ATTEST:

William H. Sothers
Village Clerk

BGW11115.LGL-601/mer

ORDINANCE NO. 839

Passed by the Board of Trustees, 10/13/98

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS

ORDINANCE NUMBER 839

AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE
VILLAGE OF KENILWORTH, ILLINOIS, 1969
AS AMENDED

WHEREAS, Article V of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, establishes permitted uses and various requirements for the size of lot, minimum yard or setbacks, size of structures, and other regulations for the residential districts of the Village of Kenilworth; and

WHEREAS, as a result of increases in the intensity of non-residential uses and development of lots in the residential districts, the provisions of Article V of the Zoning Ordinance no longer adequately regulate permitted non-residential uses in the residential districts; and

WHEREAS, increased intensity of non-residential uses and development of lots in residential districts creates unique problems with respect to the effects of such non-residential uses on neighboring properties; and

WHEREAS, Section 17.6 of Article XVII of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended provides for the regulation of special uses; and

WHEREAS, the Board of Trustees desires to more carefully regulate non-residential uses of properties in residential districts by reclassifying such non-residential uses as special uses, so as to mitigate the unique problems presented by such uses; and

WHEREAS, the Building, Planning and Zoning Committee of the Board of Trustees of the Village of Kenilworth, pursuant to notice duly published on April 16, 1998 in the Wilmette Life, held a public hearing on May 4, 1998 for the purpose of hearing and considering public comments regarding a proposed ordinance for amending the regulations set forth in Article V and Article XVII of the Zoning Ordinance; and

WHEREAS, as a result of public comment on the initial proposed ordinance, the proposed ordinance was subjected to further study by the Building, Planning and Zoning Committee, as a result of which the Building, Planning and Zoning Committee, pursuant to notice duly published on August 23, 1998 in the Wilmette Life, held a further public hearing on September 17, 1998 for the purpose of hearing and answering public comments regarding the revised proposed ordinance; and

WHEREAS, the Building, Planning and Zoning Committee of the Board of Trustees of the Village of Kenilworth, after having heard and considered the public comments and reviewed the proposed ordinance in the hearings and other public meetings before the Building, Planning and Zoning Committee, recommended to the President and Board of Trustees of the Village of Kenilworth that the Village pass an ordinance amending Article V and Article XVII of the Zoning Ordinance of the Village of Kenilworth; and

WHEREAS, the President and the Board of Trustees have considered the proposed ordinance and the findings and recommendations of the Building, Planning and Zoning Committee and are fully advised thereof; and

WHEREAS, the President and Board of Trustees have determined it to be in the best interests of the Village of Kenilworth and its citizens to protect the character of the Village through the regulation of non-residential uses of properties in residential districts by treating such non-residential uses as special uses;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Kenilworth, Cook County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees of the Village of Kenilworth.

Section 2. Section 5.1 of Article V of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall be amended and restated to read as follows:

5.1 Permitted Uses. The following shall be permitted uses in Districts R-1, R-2, R-3 and R-4:

Single family dwellings
Home occupations as defined in Section 2.2
Accessory uses as defined in Section 2.2 that are accessory uses to single family dwellings

Section 3. Section 17.6 of Article XVII of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall be amended and restated to read as follows:

17.6 Special Uses

(a) Classes. The following types of uses which, because of their unique character, can only be properly authorized in any particular district or districts upon consideration, in each case, of the impact of those uses upon neighboring property and of the public need for the particular use at the particular location, are declared to be special uses unless specifically permitted under this ordinance in the district in which proposed to be located:

(i) places of religious worship;

(ii) schools including pre-schools and day care centers (except where conducted as a home occupation);

(iii) libraries (where established as the principal use);

(iv) other uses private in character but operated not for profit and of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities; and

(v) uses operated by a public agency or publicly-regulated utility, or uses traditionally affected with a public interest.

(b) Changes in Uses. If a use permitted in any district shall become a special use by reason of the amendment of this Section 17.6, all such uses in existence on October 13, 1998 shall remain permitted uses and be deemed authorized special uses on the lots or parts of the lots

on which such uses then exist. Any changes in the use of a structure from a permitted use to a special use or any accessory use (as defined in Section 2.2) that is accessory to a special use shall require authorization as a special use under this Section 17.6.

(c) Buildings. Except as may be specifically authorized by action of the Board of Trustees pursuant to Section 17.6(j), the construction of a building or the addition or alteration to the exterior of any building (other than routine repairs and maintenance) used for or associated with a special use or any accessory uses that are accessory uses to any special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, whether such authorized special use or accessory use is authorized by reason of having been a permitted use prior to the amendment of this Section 17.6 or is authorized by action of the Board of Trustees pursuant to Section 17.6(j).

(d) Impervious Surfaces. Except as may be specifically authorized pursuant to this Section 17.6, the construction or installation of or the addition to or alteration (other than routine repairs and maintenance and replacements and relocations) of impervious surfaces (other than buildings) used for or associated with a special use or any accessory uses that are accessory uses to a special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, except that an aggregate of impervious surfaces (other than buildings) of up to 2% of the lot area may be constructed or installed on a lot after October 13, 1998 without the prior authorization otherwise required under this Section 17.6 if the aggregate of all impervious surfaces (other than buildings) does not and will not exceed 18% of the lot area, and if all other applicable provisions of this ordinance and all other applicable ordinances are complied with.

(e) Playground Equipment. Except as may be specifically authorized pursuant to this Section 17.6, the construction or installation of or the addition to or alteration (other than routine repairs and maintenance and replacements) of playground equipment used for or associated with a special use or any accessory uses that are accessory uses to a special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, except that:

(i) Playground equipment in existence on October 13, 1998 shall remain a permitted use on the lots or parts of lots on which such playground equipment exists on October 13, 1998. Playground equipment for which a building permit or other request for approval was on file with the Village on or before October 13, 1998 shall be considered a permitted use on the

lots or parts of lots on which such playground equipment is proposed to be situated, but only to the extent a permit therefor or other approval would have been issued (or was not required) under ordinances in effect prior to October 13, 1998. A building permit shall be obtained for any alteration (other than routine repairs and maintenance), relocation, replacement (other than replacement with items substantially equivalent in size and function), or expansion of such playground equipment. No building permit shall be issued for any such alteration, relocation, replacement, or expansion without authorization as a special use under this Section 17.6 if the administrative official shall determine that such alteration, relocation, replacement, or expansion will or may materially and adversely affect the public health, safety, and welfare, injure the value of other property in the neighborhood, or interfere with the use and enjoyment of neighboring properties, compared with the effects of such playground equipment on such factors before the proposed alteration, relocation, replacement, or expansion.

(ii) Playground equipment authorized by action of the Board of Trustees as a special use under this Section 17.6 may be altered, relocated, replaced or expanded within any applicable limits of such approval. A building permit shall be obtained for any alteration (other than routine repairs and maintenance), relocation, replacement (other than replacement with items substantially equivalent in size and function), or expansion of such playground equipment. No building permit shall be issued for any such alteration, relocation, replacement, or expansion without further authorization under this Section 17.6 if the administrative official shall determine that such alteration, relocation, replacement, or expansion will or may result in a material departure from the site plan previously approved by the Board of Trustees or will or may materially and adversely affect the considerations under which such playground equipment was previously approved as a special use.

(iii) Playground equipment (whether fixed or movable) that, when put to its intended use does not have or is not intended to have a fixed or single location on the land, shall not require authorization as a special use or accessory use that is accessory to a special use.

(f) Application. An application for special use shall be filed and processed in the manner prescribed for applications for variations

(except that the power to authorize special uses is vested in the Board of Trustees), and shall be in such form, accompanied by such information, as shall be required by the Board of Appeals.

(g) Standards. No special use shall be recommended by the Board of Appeals or authorized by the Board of Trustees unless the Board of Appeals and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with such proposed special use:

(i) the necessity for the public convenience at the particular proposed location;

(ii) the effects of the proposed design, location, and operation on the public health, safety, and welfare;

(iii) injury to the value of other property in the neighborhood in which it is proposed to be located;

(iv) interference with the use and enjoyment of neighboring properties;

(v) compatibility with permitted uses in the district in which it is proposed to be located;

(vi) increased traffic congestion on public ways or increased parking required on public ways;

(vii) damage to or destruction of natural scenic or historic features of significance to the Village or the immediate neighborhood; and

(viii) in the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of such equipment and its expected use with play equipment customarily associated with a residential use.

(h) Authorization. Special uses may be recommended by the Board of Appeals after a public hearing called and held in the manner prescribed herein for variations.

(i) Conditions. The Board of Appeals may recommend and the Board of Trustees may provide such conditions and restrictions upon the location and operation of a special use and associated structures,

including but not limited to provisions for off-street parking and loading, as may be deemed necessary to promote the general objectives of this ordinance.

(j) Action by the Board of Trustees. The findings of the Board of Appeals on an application for a special use, arrived at after public hearing, shall be submitted to the Board of Trustees with a report and recommendations within a reasonable time. The Board of Trustees, upon receipt of such report and recommendations and without further public hearing, by ordinance may grant the application for the special use with such conditions and restrictions as may be deemed necessary by the Board of Trustees, or deny the application, or refer it back to the Board of Appeals for further consideration.

Section 4. Except as expressly provided in this Ordinance, the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect ten days after its passage, approval, and publication in pamphlet form, all in accordance with applicable laws.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of October 1998.

Village Clerk

Approved this 13th day of October 1998.

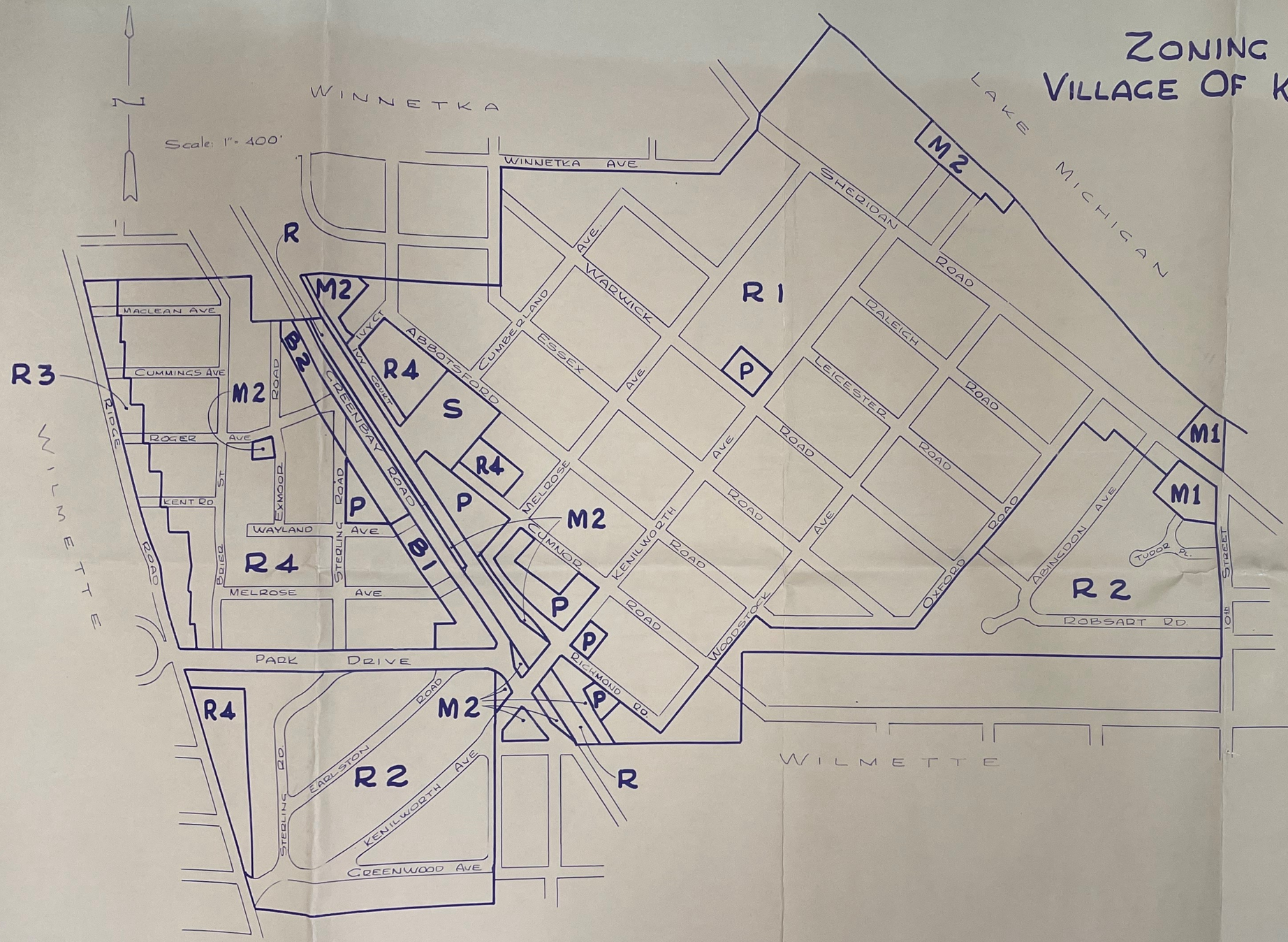
President

ATTEST:

Village Clerk

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ZONING MAP
VILLAGE OF KENILWORTH



R-1 17,500 sq. ft.
R-2 12,000 sq. ft.
R-3 6,000 sq. ft.
R-4 6,000 sq. ft.
B-1 Business
B-2 Business
S School
P Park & Playground
M-1 Mahoney Park
M-2 Municipal Land
R Railroad & Parking

Adopted by the President and Board of Trustees of the Village of Kenilworth by Ordinance No 577 on April 14, 1969

Thomas H. Whitten
Village President

ATTEST. A. Willard Adcock
Village Clerk

This is to certify that this is the official Zoning Map ref.

MINUTES OF THE MEETING OF THE KENILWORTH BOARD OF ZONING APPEALS HELD IN THE VILLAGE HALL, 419 RICHMOND ROAD, KENILWORTH, ILLINOIS AT 7:30 P.M. MONDAY, JANUARY 6, 1992 PURSUANT TO WRITTEN NOTICE TO EACH MEMBER.

The meeting was called to order by Chairman William Holland and upon roll call the following persons were present:

William Holland	Chairman
Joan Bergstrom	Member
Robert Cunningham	Member
William Folland	Member
Ann Goulka	Member
Clifford Weaver	Member
James T. Ferguson	Member

Others Present:

Bruce Wilson	Attorney
D. Petrie	307 Woodstock Ave.
H. Tom Griffith	99 Robsart Rd.
James K. Stucko	Chicago
Edward R. James	Winnetka
John H. McDermott	Winnetka
Richard S. Ferris	Glenview
Philip H. Schaff, Jr.	Winnetka
Dennis M. Ryan	Criezis Architects, Inc.
Richard P. Kiphart	Winnetka
Scott Hindsley	Highland Park
John Taylor	Church Trustee
Carl S. Stanley	507 Kenilworth Ave.
Jack Sturgeon	Schaumburg
Wm. H. Sethness	546 Melrose Ave.
Stanford B. Smith	645 Melrose Ave.
John W. Barriger	155 Melrose Ave.
Agnes T. Prindiville	336 Leicester Rd.
Katharine Lofgren	241 Melrose Ave.
Kathryn B. Culver	210 Melrose Ave.
Richard D. Simonds	130 Winnetka Ave.
Burton W. Hales, Jr.	415 Essex Rd.
John Kiggins	165 Kenilworth Ave.
Michael Foradas	424 Warwick Rd.
Diane Hart	Wilmette
Allan Bulley	240 Leicester Rd.
Judy Petrie	207 Woodstock Ave.
Jackson Smart, Jr.	Winnetka
Kerstin & Joe Lane	414 Warwick Rd.
Reid & Betty Engelmann	429 Warwick Rd.
Steve & Marnie Bowen	Northfield
Jim McClamroch	229 Essex Rd.
Gus Glick	154 Kenilworth Ave.
Patricia Babb	349 Ridge Rd.
P. C. Kiggins	165 Kenilworth Ave.
Valerie Foradas	424 Warwick Rd.
Bruce Gooden	432 Warwick Rd.
John Lane	157 Kenilworth Ave.

Chairman Holland welcomed everyone to the meeting and read the notice published December 19, 1991 in the Wilmette Life as follows:

The Kenilworth Union church has made application for variations in (a) the minimum rear yard requirements, (b) maximum building size, and (c) maximum building coverage as required in the Residential R-1 District with respect to property known as 211 Kenilworth Avenue and 417 Warwick Road, Kenilworth, Illinois. The Kenilworth Union Church has also made application for variation in the minimum lot size for the property in the R-1 District at 417 Warwick Road, Kenilworth, Illinois. Further, the Kenilworth Union Church has made application for a Special Use for property in the P district known as the Memorial Garden at the northeasterly corner of Kenilworth Avenue and Warwick Road to permit its present uses including the addition of columbarium walls in conformity with the plan submitted by applicant and to permit other improvements including a possible future addition to the adjacent church building.

Next, Chairman Holland explained the procedures of the Board and requested all wishing to present testimony stand and be sworn on their oaths. Next, he invited the church representatives to present the application.

James Stucko, church attorney, stated the legal notice calls for a group of variations and a special use permit for the Memorial Garden. He stated the items would be taken one at a time. Next, he reviewed the Zoning Ordinance Standards for Variation the church will be required to meet and the five guidelines the Board can use to make its determination.

Next, Ed James, President of the Church Board of Trustees, made introductory statements and introduced past president Doug Petrie to present current facts and figures about the church. He presented a history of the church beginning in 1892, listed renovation and remodeling dates and stated the congregation has grown in the same building from 450 in 1970 to 2,300 in 1991. He stated the membership has grown in the last 5 years about 100 to 125 new members annually with a Sunday School enrollment of 845 and administrative staff increase in the last 20 years from 2 to 6 and from one minister twenty years ago to 3 ministers today. He stated all this growth has placed pressure on the church facilities. He attributed the growth to attractive church programs and clergy. Next, he explained the adjustments and changes made by the church as a result of this growth, including an additional service, closed circuit services, more Sunday School classes and expansion of classes, meetings and storage in the manse. He stated it is now apparent more needs to be done. He stated the proposed additions will be the first in 20 years and that the church serves more families and has less room than the Holy Comforter Church across the street. He questioned if the church is getting too large or should limit its growth, then stated that two church boards three and ten years ago addressed and rejected this issue. He then listed five areas of need including more classrooms, office space, kitchen space, storage space and meeting space. Next, Mr. Petrie stated the manse was purchased in 1964 for the sole purpose of providing access to the rear of the church and it was occupied by church clergy until 1991 and since has been used for Sunday School, storage and meetings but is not very satisfactory for those purposes. He stated at one time the church considered the sale of the manse as part of this building package but is now of the opinion it should be retained. He stated its ultimate use depends on this zoning hearing. He also emphasized that the rear access to the church will always be retained by the church. He stated the manse will probably return to residential use as a leased unit if the proposed church additions are approved. He also stated it could become a manse again at some time in the future if the need arises. He stated the church has no intention of tearing it down for a parking lot or any free standing building. He stated in November 1992 the church will celebrate 100 years of continuous service to the Village and has been a good neighbor and the proposals here tonight reflect a deserving need.

Next, Ed James presented various charts and plans showing the church proposals. He showed various elevations and stated the additions would include similar stone and architectural characteristics of the existing building. He presented plans for each level of the three additions being proposed, including the proposed basement and two-story addition at the northwest corner, the proposed one-story addition in front, and the proposed two-story addition at the northeast corner. He explained the layout of each addition and how the space would be used.

Next, Mr. James emphasized how the church has been working to inform the neighbors of its plans and receive suggestions from the neighbors. He described meetings with the congregation and with neighbors. He distributed copies of letters and a mailing list of neighbors. He mentioned meeting individually with some neighbors and making some design changes at the suggestion of Mr. Kiggins at 165 Kenilworth Avenue. He also reported meeting with Carl Levy who lives directly north of the manse about how the northwest addition will alter the view from his property. He stated the meeting included a landscape architect who will landscape the rear yard of the manse property in order to protect the view. Next, he presented the landscape plan to plant seven 20' to 24' white pine trees around the northeast addition to screen it from the Kiggins property and seven 24' to 30' white pine trees in the rear yard of the manse property to screen the northwest addition from the Levy property. He stated meetings will continue with the neighbors so that the trees will be planted exactly where the neighbors want them. He stated Mr. Kiggins also requested a stipulation that the church not rent rooms to outsiders and has agreed to allow the church access with rubber tire vehicles down his driveway to the northeast addition.

Next, Mr. James described the needed variations as (1) relief from the FAR provisions of the zoning ordinance which apply to single family homes and automatically to churches in the residential districts, (2) rear yard setback at the northeast corner even though the addition will line up with the existing rear of the church, (3) the rear yard setback of the northwest addition is about 4 feet less than the required setback at the southeast corner, and (4) the front addition which requires only a variation in FAR. He stated that the Village's consultant, Criezis, Architects, has reviewed the proposal and finds only a one percent difference in the zoning requirements.

Next, Mr. James referred to the manse lot and stated at 17,462 square feet it was non-conforming by 38 square feet. He stated the proposed expansion of the church at the northwest corner will reduce the manse lot to 15,846 square feet, approximately 1,654 square feet less than the required 17,500 square feet. In response to Mr. Cunningham, he stated an additional 1,995 square feet would be lost if the service drive were to become a permanent part of the church lot.

Finally, Mr. Stucko summarized and referred to the Standards of Variation to be met. He stated that testimony has shown the church is unique and there are unique circumstances and that the proposal will not alter the essential character of the locality. Finally, he stated the proposed screening and landscape work shows responsiveness and concern for the community.

Chairman Holland invited discussion from the Board. Mr. Weaver requested clarification of the proposed relocation of the manse lot line. Mr. Stucko again stated the service drive in the amount of 1,995 square feet would be retained by easement to provide access to the rear of the church lot. Mr. Cunningham questioned if the church still intended to seek a variation to reduce the size of the manse lot since it has now decided to retain the manse. Mr. James reiterated the current thinking to retain ownership, lease it, but retain the right to sell it in the future even though it will have less square footage. He also notes that Mrs. Culver, neighbor to the rear on Melrose, has also approved the plan for expansion of the church.

Chairman Holland discussed Board procedure and how to approach the application in terms of a final vote. He recommended three options, including a vote on the entire project, a vote on separate issues as listed in the legal notice, or separate the issues into three segments of front, northeast corner, and northwest corner/manse. He noted the Memorial Garden special use request would be discussed last.

A discussion followed about treating the manse lot as an independent issue rather than linking it with the church project. Attorney Wilson stated the lot line dividing the properties isn't relevant since the two lots are joined in ownership. Mr. James stated the church has no problem with treating both properties together at this time but wouldn't want that to prohibit selling the manse lot at a future date. Mr. Cunningham pointed out a relationship between the manse lot and the request for the northwest corner addition. It was agreed the most logical approach is to treat the manse and the northwestern addition as one issue. Mr. Weaver agreed that the third option of separating the issues into three different segments for voting purposes seemed most logical.

Chairman Holland next invited comments from the audience. Joe Lane questioned the application claim there will be no increase in traffic congestion as a result of the proposal. Mr. Stucko submitted a letter from traffic consultant Paul C. Box and Associates indicating no increase in traffic and no negative impact because the proposal will not increase the size of the sanctuary. Mr. Lane pointed out T.V. monitors are being used during services so the size of the sanctuary doesn't define the number of people in the church.

Michael Foradas stated the current size is self-limiting and the expansion will add space for future growth.

Joe Lane questioned the possibility of restricting the manse to residential use so classrooms will not be moved back to the structure at a later date. Chairman Holland advised Mr. Lane that copies of his January 3, 1992 letter were provided to all members of the Zoning Board.

John Kiggins acknowledged meeting with church officials and stated the church has been a good neighbor. He expressed concern that the growth of both Village churches is affecting the nature of the community with increased traffic and impact on sewer facilities. Mr. James emphasized the strengths of the church, stated the Reverend Bowen should be with the church another 10 years, and stated any change in the community as a result of church growth would be positive. He submitted a letter from Charles W. Greengard Associates stating the construction with the addition of two washrooms will not impact on Village sewers. He also stated that storm water is directed to the Skokie Ditch and not the sewers.

Joe Lane agreed with the concerns of Mr. Kiggins. He stated the growth of both churches is starting to impact the community. He also questioned the future plans of the church to cover over it's section of the Skokie Ditch with a culvert and requested an explanation of the floor area ratio variation requests. Mr. James acknowledged that the church is considering a culvert for the Skokie Ditch and stated it would be installed with proper permits form the Illinois Department of Transportation and the Village. Next, he reviewed the application as it applies to variations in floor area ratio and other sections of the zoning ordinance as follows:

	Requirement	Proposal
Maximum Floor Area	15,417 S.F.	28,218 S.F.
Maximum Building Coverage	11,847 S.F.	18,847 S.F.
Rear Yard Setback	36.13 Ft.	11.97 Ft.

A discussion followed about the manse lot. Stanford Smith questioned if the Memorial Garden is included in the calculations. Mr. Stucko stated the calculations include the church lot and Memorial Garden but not the manse lot. Mr. Smith stated Memorial Park is zoned "park" and should not be included in the calculations. Mr. Stucko noted the zoning ordinance provides that two or more lots of record under single ownership be included in the calculations. Attorney Wilson agreed with that interpretation and agreed the Memorial Garden should be included in the calculation. Mr. James pointed out that the floor area ratio exceeds the requirement even if the manse lot is added into the calculations. Attorney Wilson agreed that the applicant still exceeded zoning requirements if the manse lot is included in the calculations with the church lot and Memorial Garden. Mr. Smith questioned if the Zoning Board has the authority to create a new subdivision with less square footage than required by the zoning ordinance. Attorney Wilson stated there is language in the Municipal Code dealing with subdivisions but explained the Village has a long history of allowing the relocation of boundary lines to adjust lot sizes without the approval under the subdivision code as long as the resulting lots met minimum lot size requirements. He stated the relocation of lot lines is not subject to the subdivision code unless it creates a new lot for sale for building purposes which it does not in this case. He noted that the zoning ordinance provides that a variance can be given to lot size.

Reid Engelmann stated that many residents in the immediate area would like to see the manse remain residential. Mr. Petrie stated it is the intention of the church to keep the manse residential but the church can't guarantee the manse will always be a residence. Mr. Engelmann urged the Board to require that the manse remain residential as part of the application being approved.

Joe Lane stated the church application indicates it wants to retain the right to build in the future on the east 20 feet of the Memorial Garden lot and also requests that a third driveway could be installed along the north boundary of the Memorial Garden lot. Mr. Petrie guaranteed there will only be two driveways, one serving the manse and one service entrance to the rear of the church.

Bruce Gooden expressed the concerns of Carl Levy who could not attend the meeting, including that the manse remain residential and that the driveway is sometimes used as a parking lot. He also urged that the manse remain residential.

Kathryn Culver stated she has no objection aesthetically to the proposed additions and endorsed the idea the manse remain residential.

In response to Mr. Kiggins, Mr. Petrie stated the willingness of the church to agree not to rent out church facilities to outside groups.

Mr. James clarified earlier discussions about the two driveways by stating there will be no more than two driveways but they may not always be the two that exist today but the square footage would remain the same. Burt Hales clarified that the provision for a drive on the northern edge of the Memorial Garden lot is only a protection in case the church loses its existing service drive on the manse lot. Mr. James agreed and stated the church does not want to encroach on the Memorial Garden lot unless forced to for access to the rear of the church. He stated according to the Sidwell map there are 36 lots in the R-1 district which are less than 17,500 square feet.

Chairman Holland called for Board discussion. Mr. Cunningham addressed the proposed one-story addition in front, noting it was only subject to lot coverage and bulk regulations and also noting the existing church building already exceeds those regulations with or without the proposed front addition. He also noted the proposed front addition is administrative and would not increase the capacity of the church sanctuary.

Ann Goulka suggested that since the existing church already exceeds lot coverage and bulk, the Board needs to focus on congestion and architectural detail. In response, Mr. James described the four proposed stained glass windows in the front addition.

Clifford Weaver stated he is troubled because the Board is dealing with a new bulk ordinance and has treated two previous residential cases sensitively. He stated he would vote no based on the presentation if this were a house but because churches are included in the residential district and are subject to the lot coverage and bulk ordinance, any action by the Board is going to be criticized. Mrs. Goulka observed that perhaps churches were included in the lot coverage and bulk ordinance so that the Zoning Board would have to review these points in a hearing. She endorsed the design of the proposed plans and stated the changes are an improvement. She expressed problems in determining just how far a church can be allowed to expand.

Mr. Weaver suggested a middle ground may be found by looking for adverse impacts related to the expansion. He observed that the front addition seemed to be minimal in impact.

Joan Bergstrom urged church officials to give great thought on how to culvert the Skokie Ditch, noting it can result in back-up and flooded properties. She commented on traffic congestion and observed the church could limit it's membership if it reaches a point where people have to park too far away to attend church.

Following additional discussion, upon motion of Mr. Cunningham, seconded by Mr. Ferguson that the proposed one-story addition in the front of the church be approved with the condition it be in strict compliance with the exterior plans presented and that no space be rented for any use or program other than sponsored by the church, a vote was taken as follows:

Yea: Holland, Bergstrom. Cunningham, Folland, Goulka, Weaver. Ferguson
Nay: None
Absent: None

Chairman Holland stated the motion carried.

Next, discussion was invited about the proposed two-story addition at the northeast corner. Mr. Weaver observed that this addition required floor area, lot coveage and rear setback variations.

A motion was made by Mr. Weaver and seconded by Mr. Cunningham that the necessary variations be granted subject to conditions the addition be in strict compliance with the exterior plans presented and that no space be rented for any use or program other than sponsored by the church, and further subject to the installation of not less than seven white pines 20' to 30' high to be planted as screening after consultation and input from adjacent neighbors.

A discussion followed about fire safety and the rear fire exit in that addition. Mr. James stated a fire exit on the east side would not work in the design. Mrs. Bergstrom urged less aesthetic and more safety consideration. Mr. Weaver amended and Mr. Cunningham seconded an amendment to the original motion to include that trees be planted that are acceptable to the neighbors and to the fire marshall for safety purposes. A vote was taken on the motion as amended as follows:

Yea: Holland, Bergstrom, Cunningham, Folland, Goulka, Weaver, Ferguson
Nay: None
Absent: None

Chairman Holland declared the motion carried.

Next, discussion was invited about the proposed northwest addition and the reduction in the minimum lot size of the manse lot. At the request of Mr. Cunningham, Mr. James explained the changes in the use of the proposed northwest addition from classrooms to choir and general purpose rooms. Mr. Weaver described this addition as the most troublesome. He noted the neighbors want the manse to remain residential. He expressed concern the service drive could be moved into the Memorial Garden. He requested a reaction from church officials about the possiblity of moving the property line of the manse lot to include the church service drive as a permanent part of the church lot and Memorial Garden. He noted this would not create additional variations for the manse lot but would require a greater variation for the size of the manse lot.

Mr. James stated the church would be willing to accept the service drive and detach it from the manse lot. He also stated the church could not guarantee the manse to residential use forever. Mr. Stucko agreed to making the service drive a part of the church lot and agreed to remove from the special use ordinance the need for the northerly twelve feet of the Memorial Garden lot for a driveway. Mr. Weaver suggested to church officials that the church lot, Memorial Garden lot and manse remnants be combined into a single lot to include a covenant that it will not be reduced in the future. Referring to an earlier discussion on subdivisions, he emphasized not wanting to overstep the Board's powers if subdivision is required by the Village Code. He also questioned if it would be appropriate to include a condition that the manse be used only for residential purposes. Mr. James stated the church could not accept giving up that right because it is not a requirement of all other residential properties in the Village. Mr. Cunningham agreed that the residential restriction can not be placed only on this property since churches are allowed in all residential zones and any structure can become a church.

Mr. Foradas urged the Board to be realistic and consider restricting the manse to residential use. Mr. Engelmann agreed.

Chairman Holland emphasized the dilemma faced by the Board, stating that a "no" vote on the northwest addition will force the church to continue using the manse as offices and classrooms. He stated the decision will have to be based on the hope the church won't need the manse for any other purpose. He discussed the important issues of traffic and drainage which have been satisfactorily addressed by the church. He confirmed from a tour of the church that more space is needed and stated it is not appropriate to suggest restrictions on growth

of the church. He endorsed the Village's bulk and lot coverage ordinance and the Zoning Board's strong stand on these issues but noted that the proposed church additions did not give the visible effect of bulk and mass. He also commended the proposed landscape plans. He acknowledged that the manse lot is currently non-conforming and observed that only the property to the south owned by the church suffers from the consequences of the smaller lot.

Mr. Cunningham suggested the Board consider approval of the northwest addition and reduced size of the manse lot to include the service drive as a permanent part of the church lot, the four foot variation in the rear yard setback, and the conditions it be in strict compliance with the exterior plans as presented and that no space be rented for any use or program other than sponsored by the church. Attorney Wilson suggested the proposed landscaping in the rear of the manse lot be looked at more carefully since it will be a saleable lot and a future owner could alter the landscaping. A discussion followed about the dilemma of needing to approve this part of the application in order to improve the chances the manse will remain residential. A motion was made by Mr. Cunningham, seconded by Mr. Ferguson that the necessary variances be granted to allow for the construction of the proposed two-story northwest addition and the reduction in size of the manse lot to include the service drive as a part of the church lot, on the conditions that the construction be in strict compliance with the exterior plans presented, that no space be rented for any use or program other than sponsored by the church, that an easement in the rear of the manse lot shall be reserved (in form satisfactory to the Village's legal counsel) with respect to landscaping for at least seven white pine trees between 24' and 30' in height to be planted that are acceptable to the neighbors.

Chairman Holland called for discussion. Mr. Foradas urged the Board to also include a guarantee that the manse continue to be used as residential property. A motion by Mr. Weaver to amend the original motion to include a covenant restricting use of the manse to a single family residence failed to be accepted by Messrs. Cunningham and Ferguson.

Chairman Holland called for a vote on the original motion and a vote was taken as follows:

Yea: Holland, Bergstrom, Cunningham, Folland, Goulka, Ferguson
Nay: Weaver
Absent: None

Chairman Holland declared the motion carried.

Mr. Kiggins expressed concern about traffic and parking and was advised to take that concern to the Village Board.

Next, Chairman Holland called for discussion on the Application for A Special Use for property in the "P" district known as the Memorial Garden at the northeasterly corner of Kenilworth Avenue and Warwick Road.

Mr. Stucko presented background information on the Memorial Garden, stating it is owned by the Union Church as part of an exchange of property several years ago with the Kenilworth Park District and continues to be zoned "park" because an ordinance changing the zone to residential was not adopted by the Village Board at the time of the exchange. He stated the church planned to submit a request to change the classification to residential R-1 and had prepared a Declaration of Covenants which would govern use of the property. He stated the church has maintained a memorial garden and columbarium walls on portions of the property and desires to continue such existing use, including additional columbarium walls. He stated the church decided to leave the property zoned "P" and request a special use when it was discovered that changing it to residential would require a zoning variation each time a columbarium wall is constructed. He stated that the Zoning Board may only make recommendations to the Village Board regarding applications for special uses and the Village Board may only grant special uses by ordinance. He presented a drawing of the existing and proposed garden and columbarium walls and a copy of a proposed special use ordinance for consideration by the Zoning Board for recommendation to the Village Board. He recommended that item (d) in the proposed ordinance be stricken because the church, based on action taken earlier by the Zoning Board, no longer needs the northerly twelve feet for a driveway. A discussion followed about item (c) which

permits the church to construct an addition contiguous to the existing building to be located only in the easterly twenty feet of the garden. The Zoning Board agreed this item was not necessary since any construction would be subject to the zoning ordinance and would require application to the Zoning Board of Appeals. The Board agreed to strike item (c) in entirety. As a result, item (e) was redesignated to be item (c) and was revised to read:

(c) No building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time. No part of the Subject Property shall be used as a means of ingress, egress, or access for vehicular traffic to the Kenilworth Union church.

Mr. Weaver requested more information to understand wall height as described in the ordinance. Mr. Stucko explained in detail each of the existing and proposed wall heights.

Upon motion of Mr. Folland, seconded by Mr. Cunningham that the ordinance granting a special use be recommended to the Village Board of Trustees as revised, a vote was taken as follows:

Yea: Holland, Bergstrom, Cunningham, Folland, Goulka, Weaver, Ferguson
Nay: None
Absent: None

Chairman Holland stated the motion carried.

There being no further business, upon motion duly made and seconded, the meeting adjourned.

Kenneth A. Terlip, Secretary

VILLAGE OF



KENILWORTH, IL

Zoning Board of Appeals Meeting
Monday, September 12, 2022

Agenda Item I. CALL TO ORDER / ROLL CALL

A regular meeting of the Zoning Board of Appeals of the Village of Kenilworth in the Kenilworth Village Hall, Kenilworth, Illinois was held at 7:00 p.m. on Monday, September 12, 2022. Chairperson Thompson called the meeting to order at 7:01 p.m.

Attendance was as follows:

Zoning Board of Appeals Members Present:

Vicki Thompson	Chair
Frank Cavalier	Member, present virtually
Kate Peterson	Member
Cary Johnson	Member
Hester McCarthy	Member, present virtually
Mark Hinkamp	Member
Jenelle Chalmers	Member

A quorum was present.

Other Recorded as in Attendance:

Village Officials and Staff:

Heather McFarland	Assistant to the Village Manager
Greg Jones	Village Attorney
Ruben Shell	Houseal Lavigne

Others in Attendance:

Faig Aliev	154 Kenilworth Avenue
Elizabeth Kilroy	717 Maclean Avenue
Tom Kilroy	717 Maclean Avenue
Margaret Lamason	Red Spade Environments
Jason Addington	Red Spade Environments
Zac McConnell	Red Spade Environments
John Sharp	Kenilworth Union Church / 404 Sterling Avenue

Others, Signing In:

Ann Carey	Kenilworth Union Church
Greg Walla	
Travis Nelson	

Chair Thompson opened the meeting.

Agenda Item II. APPROVAL OF MINUTES

The minutes of the Zoning Board of Appeals Meeting of July 11, 2022 were presented to the members. Chair Thompson suggested adding language to reflect that the representative at the meeting was there on behalf of the applicant.

Member McCarthy made a motion to approve the July 11, 2022 Zoning Board of Appeals Meeting Minutes as amended, and Member Cavalier seconded the motion.

A roll call vote was taken as follows on the motion:
Yea: Johnson, McCarthy, Peterson, Thompson, Cavalier, Chalmers, Hinkamp
Nay: None
Absent: None
Abstain: None

The motion was approved 7 – 0.

Agenda Item III. PUBLIC HEARING

Chair Thompson administered an oath to everyone who wished to speak on any of the items on the meeting agenda.

A. Public Hearing to consider a Variation from Air Conditioning Equipment and Appurtenances Regulations – 154 Kenilworth Avenue

Chair Thompson opened the public hearing with an overview of the request. The applicant, Faig Aliev, stated that he informed the village in 2017 that he would like to install an above ground condenser unit. Mr. Aliev further shared that the equipment was not included in a permit he received 2017 for interior remodeling work. Mr. Aliev requested that the Zoning Board of Appeals allow his equipment to remain, which is two feet above grade. Member Cavalier questioned why the matter was now being brought forward. Chair Thompson stated that she noticed the equipment while meeting the Village President, after which the matter was brought to the attention of Village staff.

The members further discussed zoning regulations for air conditioning units and questioned whether they aligned with modern units. Member Johnson suggested permitting air conditioning units that were above grade, but close to the ground.

Member McCarthy made a motion to approve the request submitted by the petitioner, Faig Aliev, for a variation to allow the existing wall-mounted heating and air conditioning equipment

located in the side yard at 154 Kenilworth Avenue to extend two feet above grade, in accordance with the plans submitted to the Village on August 12, 2022. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the 154 Kenilworth Avenue proposed plans, prepared by Hylton E Donaldson dated March 25, 2016, and with markups showing the setbacks from August 2022. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Peterson seconded the motion**.

A roll call vote was taken as follows on the motion:
Yea: Peterson, Johnson, Thompson, Cavalier, Chalmers, McCarthy, Hinkamp
Nay: None
Absent: None
Abstain: None

B. <u>Public Hearing to consider a Variation from Lot Coverage Regulations – 717 Maclean Avenue</u>

Zac McConnell, on behalf of the applicant, explained the request to expand the driveway 16 square feet beyond what is permitted for impervious surfaces. Mr. McConnell shared that the additional impervious surface would connect two sections of hard surfaces. The members discussed and questioned whether the applicant worked to reduce the amount of impervious surface on the property. Mr. McConnell explained that they had tried to reduce as much as was practical. Member McCarthy shared that while she typically prefers to minimize impervious surfaces, that it was a small request.

Member Peterson made a motion to approve the request submitted by the petitioner, Jason Addington, for an impervious surface variation of 16 square feet to reconstruct the existing driveway and add a new patio landing at 717 Maclean Avenue, in accordance with the plans submitted to the Village on August 31, 2022. The variation requested by the petitioner shall be granted conditioned upon the petitioner's strict compliance with the 717 Maclean Avenue hardscape plans, prepared by Red Spade Environments dated August 5, 2022, consisting of two sheets. Any subsequent revisions to these plans that affect the scope of the variation granted or that the Code Official determines to be a material change will require the petitioner to resubmit an application for the requested variation. **Member Johnson seconded the motion**.

A roll call vote was taken as follows on the motion:
Yea: Peterson, Johnson, Thompson, Cavalier, Chalmers, McCarthy, Hinkamp
Nay: None
Absent: None
Abstain: None

C. <u>Public Hearing to consider a Special Use Application – 211 Kenilworth Avenue and 417 Warwick Road</u>

Ann Carey, on behalf of Kenilworth Union Church, provided an overview of the special use request to the Village Board. Ms. Carey explained that the church at 211 Kenilworth Avenue has

existed in the community since 1897, and now also includes a manse at 417 Warwick Road. Both properties are being used for church functions and are planned to be consolidated into a single lot. Ms. Carey further explained that the church is seeking approval to formalize their use, and there were no changes to the use of the properties. Member McCarthy questioned what would happen if there was a change in use. Ms. Carey responded that there was no plan to change the use.

Travis Nelson, who resides at 421 Warwick Road, questioned what the church has in mind as he owns a single family home which neighbors the church's residentially zoned lot. Member Peterson questioned if the church had plans to expand. Chair Thompson responded that while a lot of information had circulated in the community, the matter before the Zoning Board was to consider the church's request to memorialize their existing uses. Ms. Carey further added that the church's attendance is smaller than when an ordinance requiring a special use permit was approved.

Member Johnson added that the recent two meetings held to discuss requests from the church have been to clean up the Village's records. He further explained that the church will have to go through an approval process if they decide to alter their buildings in the future.

Chair Thompson further explained that the church's building crosses lot lines, and their request to consolidate lots corrects that issue. Chair Thompson questioned what activities occurred in which of the church's buildings.

Mr. Nelson expressed concern that the action before the Zoning Board would provide blanket approval for the church.

Chair Thompson asked if the request was for just 417 Warwick Road. Member Johnson responded that it was not.

Village Attorney Greg Jones explained that the Village's code prohibits the church from changing the exterior of the building, or constructing a new building, without additional special use approval. In addition, if there were changes to the plans before the Zoning Board, further special use approval would be required.

Chair Thompson stated that the request was initiated because the church has plans for ambitious projects. Member Peterson asked the church representatives if they had plans for a major project. Ms. Carey responded that they did, and were considering connecting the structures at 417 Warwick Road and 211 Kenilworth Avenue.

Member Cavalier shared that he preferred to consider the request once the church had finalized their plans. Member Hinkamp stated that he preferred to keep matters the way they currently exist and to not formalize their use.

Member Hinkamp made a motion to recommend **denial** of the Special Use Permit request submitted by the applicant, the Kenilworth Union Church, on August 4, 2022, to continue the existing place of worship use at 211 Kenilworth Avenue.

Member Cavalier seconded the motion.

A roll call vote was taken as follows on the motion:
Yea: Peterson, Thompson, Cavalier, Chalmers, McCarthy, Hinkamp
Nay: Johnson
Absent: None
Abstain: None

The motion was approved 6-1.

Following the vote, Chair Thompson asked Heather McFarland, Assistant to the Village Manager, to share research on neighboring regulations for air conditioning units. Ms. McFarland provided her findings, and explained that neighboring communities have not adopted ordinances prohibiting above grade units. Ms. McFarland further shared that setback requirements are often applied by communities, and screening to shield units is typically recommended.

Agenda Item IV. BUSINESS FROM THE PUBLIC RELATED TO ITEMS NOT ON THE AGENDA

There was no business to consider from the public.

Agenda Item V. ADJOURN

Member Peterson made a motion to adjourn and Member Cavalier seconded the motion.

A roll call vote was taken as follows on the motion:
Yea: Johnson, McCarthy, Peterson, Thompson, Cavalier, Chalmers, Hinkamp
Nay: None
Absent: None
Abstain: None

The motion was approved 7 – 0.

The meeting was concluded at 8:38 p.m.

Respectfully Submitted,

Heather McFarland
Assistant to the Village Manager

KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION NO. 2

BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
(CALC)	CALCULATED DATUM

LEGEND

	SUBDIVISION PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE
	EX. BUILDING

O FIR	FOUND IRON ROD
O FRS	FOUND RAILROAD SPIKE
O FPK	FOUND PK NAIL
O FMN	FOUND MAG NAIL
+ FCC	FOUND CUT CROSS
O FIP	FOUND IRON PIPE
O FIB	FOUND IRON BAR
■ SCM	CONCRETE MONUMENT

BASIS OF BEARINGS

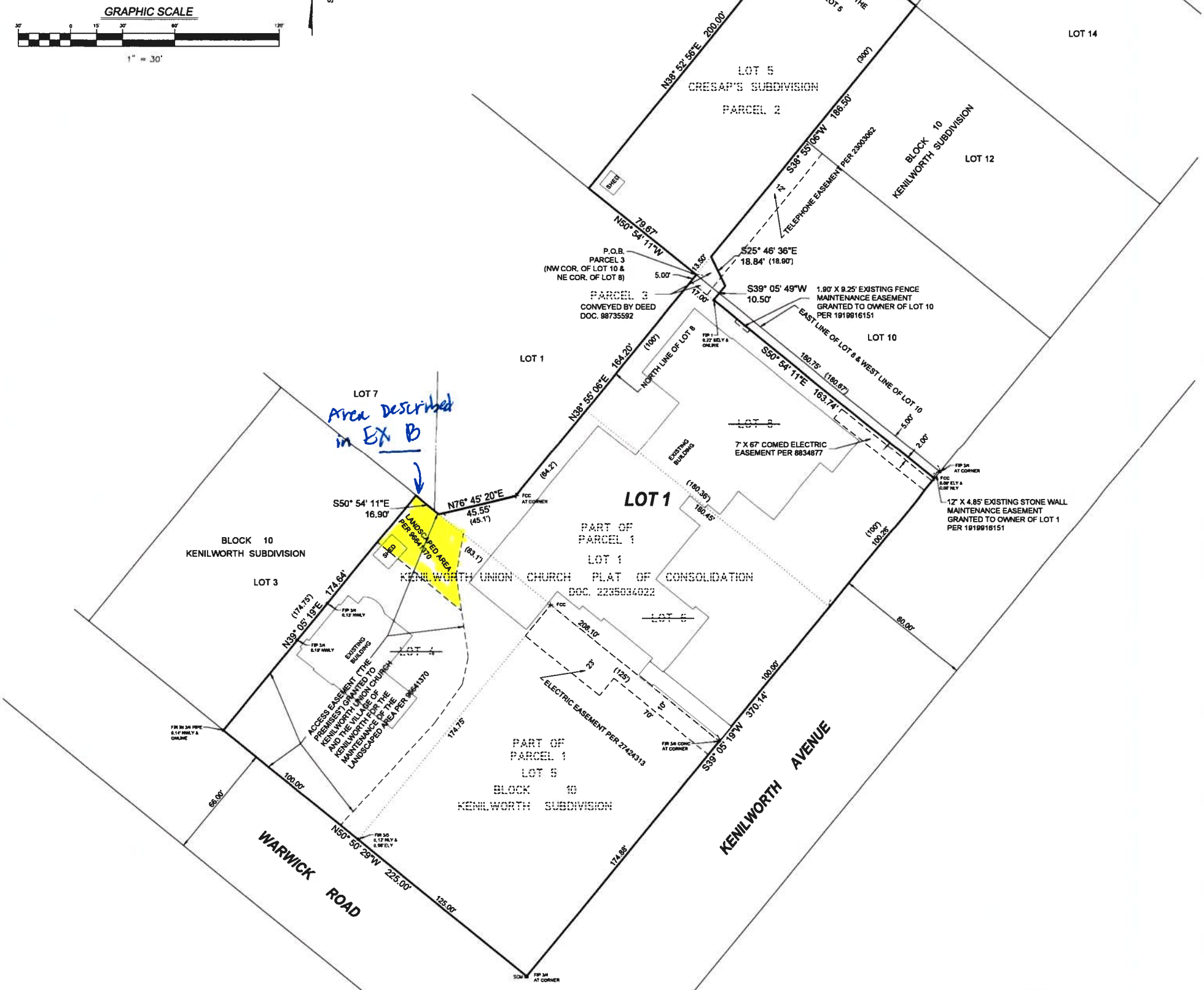
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42-05-26.32526 N
LONGITUDE 87-42-41.65034 W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1" = 30'



NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, 3/4" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
3. SURVEYOR WAS NOT PROVIDED THE TELEPHONE EASEMENT HAVING THE DOCUMENT NUMBER OF 15869178. SURVEYOR WAS TOLD THAT IT AFFECTS PARCEL 1.
4. THE FOLLOWING COVENANTS AND RESTRICTIONS (DOCS. 1636358, 12399262, 12399264, 2740140, 2412393, 3245849 AND 5830956 WERE NOT PROVIDED TO THE SURVEYOR.

SUBMITTED BY & RETURN TO:
VILLAGE OF KENILWORTH
419 RICHMOND ROAD
KENILWORTH, IL 60043

OWNER / SUBDIVIDER

Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043 US
847-853-2003

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

81,253 SQ. FT.
2.0949 ACRES

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043
847-853-2003

REVISIONS		
NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

PLAT OF CONSOLIDATION NO.2
KENILWORTH UNION CHURCH

Project No: 231233
Group No: VP04.1

DRAFTING COMPLETED: 11-20-23 | DRAWN BY: SPK | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CDB | SCALE: 1" = 30'
SHEET NO. 1 of 2

E:\2023\231233\Drawings\ACAD\SVYVP04.1\CON\231233_2023111?_01.dwg, 12/28/2023 1:37:53 PM, DWG To PDF.pd

PROPERTY ADDRESS:
417 Warwick Road
Kenilworth, Illinois 60043
PIN: 05-27-100-035-0000

NORMAN L. OLSON, JR., ESQ.
Olson, Grabill & Hoffman
707 Skokie Boulevard, #420
Northbrook, Illinois 60062

96641370

DEPT-01 RECORDING $35.50
T#0008 TRAN 3425 08/21/96 11:43:00
#2950 # BJ *-96-641370
COOK COUNTY RECORDER

DEED OF COVENANT AND RESERVATION OF EASEMENTS

* * *

This Deed of Covenant and Reservation of Easements (this "Declaration") is made this 24th day of July 1996 by KENILWORTH UNION CHURCH of Kenilworth, Illinois ("KUC"). R.P.

A. KUC is the owner of the premises known as 417 Warwick Road, Kenilworth, Illinois, a residential lot improved with a residence, described on Exhibit A hereto (the "Premises").

B. Pursuant to the granting of certain variances to KUC by the Village of Kenilworth, Cook County, Illinois (the "Village"), KUC was committed to plant and cause to be maintained at least seven pine trees between 24 feet and 30 feet in height in the rear of the Premises and to retain an easement to go upon the Premises to maintain and replace such trees.

C. KUC has planted such pine trees in the rear of the Premises which are satisfactory to the Village and acceptable to the neighbors.

D. KUC desires to submit the Premises to the provisions of this Declaration.

Therefore, KUC hereby declares that the Premises shall be held, sold, transferred, conveyed, and occupied subject to the following covenants, conditions, easements, and restrictions, all of which shall run with the Premises and be binding upon KUC and its successors and assigns and all of which shall inure to the benefit of and be binding upon all other parties now or hereafter having or acquiring any right, title or interest in the Premises or any part thereof.

1. The following words, when used in this Declaration, unless the context shall otherwise require, shall have the following meanings:

35.50
RW

a. "Landscaped Area" shall mean and refer to the portion of the Premises that is described on Exhibit B hereto.

b. "Owner" shall mean and refer to any present or future record owner of the Premises (including any contract purchaser), whether one or more persons or entities.

c. "Trees" shall mean and refer to any one or more of the seven pine trees in the Landscaped Area, each measuring between 24 feet and 30 feet in height as of the date of this Declaration.

2. The Owner of the Premises shall, at its expense, maintain the Trees in good condition and health. If any Tree, for any reason, is no longer in good condition and health, the Owner, at its expense and as promptly as reasonably practicable and in any event within one-hundred eighty (180) days, shall remove the same and replace it with a tree of similar species measuring at such time not less than 24 feet in height, to be planted by the Owner within the Landscaped Area as near as reasonably practicable to the location of the removed Tree.

3. If the Owner, other than KUC, at the time any maintenance or replacement is required under paragraph 2 of this Declaration, shall fail to perform such maintenance and replacement as and when required under paragraph 2 of this Declaration, KUC shall perform such maintenance and replacement.

4. There is hereby reserved, declared, and created for the benefit of KUC and the Village, over and upon the Landscaped Area and over and upon that portion of the remainder of the Premises as may be reasonably required for access to the Landscaped Area for the purposes of maintenance and replacement of the Trees, an easement for KUC and the Village and their respective agents and contractors to enter upon the Premises for the purpose of maintenance and replacement of the Trees as may be required from time to time to maintain the Trees in good condition and health and replace same as and when required under paragraph 2 of this Declaration. Such easement shall be appurtenant to and shall pass with title to the Premises, subject to the following terms and conditions:

a. KUC and the Village and their respective agents and contractors shall have the right to enter onto the Premises under authority of this Declaration only for the limited purpose of maintenance or replacement of the Trees.

b. KUC shall not exercise its rights to enter upon the Premises unless reasonable notice shall have been given to the Owner that the Trees are not being adequately or properly maintained so as to remain in good condition and health or that the Trees or any one of the Trees is required to be replaced, and the Owner, within ninety (90) days after receipt of such notice, has not commenced performance of its obligations under

paragraph 2 of this Declaration. Written notice shall be deemed reasonable and given to the Owner if delivered in person or mailed to the Owner or any adult occupant of the Premises.

c. KUC may enter onto the Premises under authority of this Declaration only if the Owner does not commence to perform the required maintenance or replacement within ninety (90) days after the notice required by Paragraph 4(b) of this Declaration is given by KUC. If the Owner undertakes such required maintenance or replacement but fails to proceed with such maintenance or replacement or fails to complete such maintenance or replacement within one-hundred eighty (180) days after having commenced the required maintenance or replacement, KUC may enter upon the Premises and perform or complete the required maintenance or replacement.

d. The Village shall not exercise its rights to enter upon the Premises unless reasonable notice shall have been given to the Owner and KUC that the Trees are not being adequately or properly maintained so as to remain in good condition and health or that any Tree is required to be replaced, and the Owner or KUC, within ninety (90) days after receipt of such notice, has not commenced performance of the obligations under paragraphs 2 and 3 of this Declaration. Written notice shall be deemed reasonable and given to the Owner and KUC if delivered in person or mailed to the Owner or any adult occupant of the Premises and to KUC.

e. The Village may enter onto the Premises under authority of this Declaration only if the Owner or KUC does not commence to perform the required maintenance or replacement within ninety (90) days after the notice required by Paragraph 4(d) of this Declaration is given by the Village. If the Owner or KUC undertakes such required maintenance or replacement but fails to proceed with such maintenance and replacement or fails to complete such maintenance or replacement within one-hundred (180) days after having commenced the required maintenance or replacement, the Village may enter upon the Premises and perform or complete the required maintenance and replacement.

5. The Owner of the Premises shall be liable to KUC, and the Owner of the Premises and KUC shall be jointly and severally liable to the Village, for all costs incurred by KUC or the Village, respectively, in the maintenance and replacement of the Trees as required by this Declaration and the costs of collection thereof, including reasonable attorneys' fees, which shall be due and payable on demand.

6. All costs incurred by KUC or the Village in the maintenance or replacement of the Trees and in collection of the costs thereof, including reasonable attorneys' fees, shall constitute a continuing lien and charge upon the

Premises, which shall bind the Premises in the hands of the Owner and the Owner's personal representatives and assigns, superior to all other liens, encumbrances and charges against the Premises, except for liens securing payment of taxes and assessments levied or assessed against the Premises by any political subdivision or municipal corporation of the State of Illinois and any other state or federal taxes that by law are a lien upon the Owner's interest in the Premises prior to preexisting recorded encumbrances. To evidence such lien, KUC or the Village, as the case may be, shall: prepare a written notice of lien setting forth the amount of the unpaid indebtedness, the name of the Owner(s) obligated therefor, and a description of the Premises; sign such notice by one of its authorized officers; and record such notice in the Office of the Recorder of Deeds of Cook County, Illinois. Such lien shall attach with the priority described above from the date that the work is first undertaken by KUC or the Village, as the case may be, and may be enforced by all available means, including but not limited to a suit in foreclosure in like manner as a mortgage on real estate. In any such enforcement proceeding, the Owner shall be required to pay the costs, expenses, and reasonable attorneys' fees incurred by KUC or the Village, as the case may be.

7. All easements and rights described in this Declaration are easements appurtenant to and running with the land subject hereto, perpetually in force at all times and shall inure to the benefit of and be binding upon any Owner, purchaser, mortgagee or other person having an interest in the Premises or any part or portion thereof, whether or not recited or referred to in any deed or conveyance, mortgage or deed of trust, or other instrument.

8. The conditions, covenants, reservations, and restrictions set forth in this Declaration may be enforced by KUC or by the Village, each acting for itself. In addition, every violation of this Declaration or any part thereof is hereby declared to be and constitute a nuisance and every public or private remedy allowed therefor by law or in equity against an owner or occupant creating or responsible for a public nuisance shall be applicable against every such violation. The Village shall have the right to prosecute a proceeding at law or in equity against the person or persons who have violated or attempted to violate any of the conditions, covenants, restrictions, and reservations set forth in this Declaration, to enjoin or prevent them from doing so, to cause such violation to be remedied, or to recover damages for such violation. The Village, in addition to any other rights it may have under this Declaration, shall have the right to file suit in any court of competent jurisdiction to enforce and require the performance of the obligations set forth in this Declaration and to recover the reasonable costs of the Village and reasonable attorneys' fees and costs of such action, in such amount as may be fixed by the court in the proceedings.

9. No easement, right, or power conferred upon the Village under this Declaration or any agreement or arrangement between the Village and KUC or any other Owner of the Premises shall be deemed or construed to create any obligation on the part of the Village to exercise any such right or power at any

time or times. KUC and each successive Owner of the Premises, jointly and severally, shall indemnify, defend, and hold harmless from any claim, demand, cause of action, or other liability and all related costs, including reasonable attorneys' fees, arising out of any failure or refusal of the Village to exercise any right or power conferred upon the Village under this Declaration or any agreement or arrangement between the Village and KUC or any successor Owner of the Premises as it concerns the performance of the obligations under paragraph 2 or 3 of this Declaration.

10. The obligations hereunder of KUC shall survive KUC's conveyance of the Premises and shall be binding upon KUC and its successors and assigns.

This document is executed and becomes effective on the above date.

KENILWORTH UNION CHURCH

By: Richard P. Toft
President of Board of Trustees

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard P. Toft, personally known to me to be the President of the Board of Trustees of Kenilworth Union Church and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument as President of the Board of Trustees of said Kenilworth Union Church pursuant to authority, given by the Board of Trustees of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of June 1996.

"OFFICIAL SEAL"
DOREEN JOYCE
Notary Public, State of Illinois
My Commission Expires June 30, 1998

Doreen K. Joyce RPT
Notary Public

BGW/KEN/BGW60502.DE3

EXHIBIT A
TO DEED OF COVENANT AND RESERVATION
OF EASEMENTS DATED JUNE 24, 1996

Lot 4 in Block 10 in Kenilworth, a Subdivision of parts of fractional Sections 22 and 27 and part of Section 28, all in Township 42 North, Range 13, East of the Third Principal Meridian, except for said Lot 4 that part described as follows: Commencing at the Northwest corner of said Lot 4, said point being on the Northerly line of Warwick Road, thence Southeasterly along the Southwesterly line of said Lot 4, a distance of 86.85 ft. to the point of beginning, thence Northeasterly along a line forming an angle of 86 degrees, 34 minutes, 20 seconds to the left with the prolongation of the last described line, 79.80 ft. to a point 91.61 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly, 27.29 ft. to a point 89.89 feet Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 16.14 ft. to a point 82.63 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 47.99 ft. to a point 47.17 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 24.21 ft. to a point on the Northeasterly line of said Lot 4, said point being 35.16 ft. Southeast of the Northeast corner of said Lot 4, thence Southeasterly 64.84 ft. to the Southeasterly corner of said Lot 4, thence Southwesterly 174.79 ft. more or less to the Southwest corner of said Lot 4, thence Northwesterly 13.15 ft. to the point of beginning, containing 13,786 sq. ft. more or less, in Cook County, Illinois.

Commonly known as 417 Warwick Road, Kenilworth, Illinois 60043

P.I.N. 05-27-100-035-0000

BGW/KEN/BGW60502.DB3

EXHIBIT B
TO DEED OF COVENANT AND RESERVATION
OF EASEMENTS DATED JUNE 24, 1996

DRAFT 7/24

A part of Lot 4 in Block 10 in Kenilworth, described as follows: commencing at the Northeast corner of said Lot 4, thence Southwesterly along the Northwesterly line of said Lot 4 a distance of 35 feet, thence Southeasterly along a line forming an angle of 90 degrees to the left of the last described line (the Northwesterly line of said Lot 4) to the Southeasterly line of the Premises thence Northeasterly to a point 47.17 feet Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 24.21 feet to a point on the Northeasterly line of said Lot 4, said point being 35.16 feet Southeast of the Northwest corner of said Lot 4, thence Northwesterly 35.16 feet to the point of beginning, containing 1,648 square feet, more or less, in Cook County, Illinois.

BGW/KEN/BGW60502.DE3

96[illegible]

Dear Members of the Zoning Board of Appeals,

We are writing to express deep concern about the proposed project at 417 Warwick Road. The house is a charming, architecturally and historically significant two-story residence that, while physically neglected, fits perfectly with the residential street. The usage of this building, well known by many of us who have lived in the immediate area for over 30 years, has been of quite modest intensity. The proposed project will impact our street in a massive way. It will dramatically alter the look, feel and residential character, as well as substantially increase the traffic on Warwick Road between Kenilworth and Melrose. It is at odds with multiple provisions in the zoning and special use rules – rules that exist to prevent projects that are inconsistent with the residential character of our beautiful village. Although we honor and respect the role that houses of worship play in our community, the scope of the proposed project disturbs the delicate balance that our village ordinances are designed to strike. We therefore urge you to turn down the requests for (1) the rezoning of the memorial garden from park to a developable R-1 parcel, (2) a zoning variance and (3) a special use permit.

Rezoning from a park to a developable R-1 parcel

We feel that rezoning from a park to a residential parcel should not be approved for a number of reasons, including:

There is little to no precedent to rezone from a park to R-1. We asked the village for a list of any properties that have been rezoned from a park to R-1 and they were not able to provide a single example. Collectively, we have no memory of this ever occurring in our village.

Granting this rezoning request will negatively impact both the enjoyment and value of surrounding properties. This rezoning request is another step towards the construction of an 11,000 square foot addition to Kenilworth Union Church (KUC). This project will substantially alter the character and traffic of this block of Warwick Road which will impact both the enjoyment and value of the surrounding properties.

The Village Ordinance granting the Special Use Permit specifically forbids any construction on the park parcel. Ordinance No. 783 granting the Special Use Permit for memorial garden states very clearly and specifically in Section 2 that a condition granting the special use is "**no building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time**" (see page 8 of the rezoning application).

Zoning Variance

The reasons that we urge you to turn down the request for a variance at 417 Warwick include:

KUC has not established that there is a hardship to justify a variance. This is the fundamental requirement for a variance in Kenilworth. We do not believe the church has illustrated a true hardship. Today, there is adequate – albeit imperfect – handicapped and elderly access to the church building, including the sanctuary. There are other alternatives to improving handicap access without a project of the scale and impact of this proposal.

The plans will dramatically impact the look, feel, residential character and traffic patterns of the immediate neighborhood. The proposed plan completely changes the look and feel of our

neighborhood, replacing an historic home with a large, undeniably non-residential building. The proposed new structure has a size, mass and visual impact, along with a proposed increase in intensity of usage, that does not fit with the character or the current streetscape and neighborhood along Warwick Road.

The petitioner has not demonstrated that the current structure cannot be rehabilitated and adapted to the proposed use. Part of the justification for the proposed new project is the current building's state of disrepair. It is unfortunate that KUC, which has owned the building for decades, has not sufficiently invested in maintaining and enhancing this historic structure, but those choices do not justify a dramatic change to the neighborhood. Hundreds of homes in Kenilworth of similar age thrive through regular maintenance and upkeep.

Zoning rules are primarily targeted toward residential properties in Kenilworth and don't really fit this type of variance request. KUC has taken the position that the variance it needs for the project is minor. We submit that the size of the variance alone should not be determinative. Even assuming that the requested variance can be characterized as minor, the large size of the project and the substantial impact of the project on the immediate community are undeniable. We live in a quiet, serene neighborhood with the benefit of two beautiful and appropriately-scaled churches that allow many of our residents to worship near their homes.

KUC has not reflected the concerns of the immediate neighbors in their plans in any significant way. The Nelson family lives at 421 Warwick Road, directly next to the current Manse, and their family will be the most directly impacted by any project. They have raised numerous concerns about the project to KUC – regarding parking, traffic and building access, garbage, nighttime lighting among others -- and they report that they have not seen a single substantive change to the church plans as a result of those conversations.

The circular driveway provided in the plan is particularly troubling to the close neighbors. The circular driveway is being presented as an enhancement to safety. We are unaware of any events that would support a conclusion that the current environment is unsafe. Nor is there evidence that the proposed entrance will enhance safety. The circular driveway will (1) substantially increase the number of drop offs at the Warwick entrance and (2) will require each vehicle to cross the sidewalk twice per drop off –a sidewalk that is heavily used by pedestrians, particularly families attending church activities on the weekend and children traveling to and from Sears School and New Trier. Clearly, the biggest benefit of this driveway is convenience – the first point made by a church leader in describing the rationale for this project to the congregation (these comments can be viewed on this video beginning at 1:30: (https://subsplash.com/kenilworthunionchurch/media/mi/+g35d299). But convenience for churchgoers will come at the cost of significant *inconvenience* to other residents and neighbors. Adding this circular driveway will: materially increase the traffic on our residential side street, which already experiences very high volume because of traffic to the churches and New Trier; result in the glare of car lights being projected into our living spaces during evenings, particularly in the winter; and cause dozens of cars to idle for 10-30 minutes multiple times a day. Lastly, this large circular driveway creates a major, unnecessary increase in impermeable surface area that will further strain the drainage in our immediate area, which is already challenged during heavy rainfalls.

We also submit that there are likely other solutions to the current traffic challenges at the preschool drop-off that should be considered. For example, a more equitable solution would be to eliminate roughly 6-7 parking spaces on Warwick Road immediately opposite the current school drop-off area,

creating the same setup as the Holy Comforter preschool drop-off area on Leicester Road, where no parking is allowed on Leicester in that area. We have observed the traffic dynamics at both locations, and we believe that this small parking change would have a substantial impact on congestion. We suspect that there are also other solutions that traffic flow experts could devise, but we are unaware of any effort to retain such expertise or consider less impactful alternatives to the proposed plan.

Finally, the immediate neighbors on Warwick Road already have already been substantially impacted by the change in drop-off patterns for the KUC preschool, and further congestion should not be permitted. Sometime in the past few years, the drop-off location was moved from Kenilworth Avenue to Warwick Road in conjunction with the Village. This causes 10-20 cars to line up multiple times each weekday on Warwick Road. Asking the immediate neighbors of 417 Warwick Road to endure the additional traffic that will be created by the proposed structure is simply not fair.

Special Use Permit

In addition to a zoning variance, KUC will require a special use permit. *The section of the Kenilworth Village Code describing factors to be considered regarding Special Use Permits provides as follows:*

"Standards. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

(1) The necessity for the public convenience at the particular proposed location;

(2) The effects of the proposed design, location and operation on the public health, safety and welfare;

(3) Injury to the value of other property in the neighborhood in which it is proposed to be located;

(4) Interference with the use and enjoyment of neighboring properties;

(5) Compatibility with permitted uses in the district in which it is proposed to be located;

(6) Increased traffic congestion on public ways or increased parking required on public ways;

(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and

(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use."

We submit that most of the criteria for granting a special use permit are in clear opposition to this project. In particular, the project:

- provides only a private, not a public, convenience (#1)
- may adversely impact public safety, with increased traffic across the sidewalks on Warwick (#2)
- may impact the value of neighboring with the increases in traffic density (#3)
- will substantially impact the use and enjoyment of neighboring properties (#4)
- will increase traffic and congestion on Warwick Road (#6)
- will result in damage or destruction of historic features of the village (#7)

* * * * *

While some of us have lived here for decades and others of us have lived here for several years, we all love and value the community that has been created in Kenilworth. We also value the delicate balance that exists between the community and its neighborhood places of worship. The character of our community should be preserved and enhanced by and thoughtful application of zoning and use laws to protect the quality of living in this special place. We encourage you to use these existing rules, along with common sense and a respect for equity and fairness, in reviewing and ultimately denying this very large and significant request.

Sincerely submitted,

Marc & Jeanne Malnati 414 Warwick Road	Travis & Kyra Nelson 421 Warwick Rd	Michael & Valerie Foradas 424 Warwick Rd	Nefrette Halim & Paul Harb 432 Warwick Rd

407 Ridge Road
Kenilworth, Illinois 60043

March 5, 2024

Kenilworth Zoning Board of Appeals
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

We are writing to request that the Kenilworth Zoning Board of Appeals approve the petition of Kenilworth Union Church.

In our 20 years as Kenilworth residents we have experienced how the Church provides spiritual, emotional, and social comfort and sanctuary for many. Personally, we have been privileged to serve the congregation as a choir member and as head of the usher team and to serve the broader community through the Church's outreach commitments and the rummage program.

We ask the Board to note especially in the proposal the vital safety provision for the youngest children and the important sheltered access for those of us who need assistance.

Thank you,

Hyde and Ann Perce

BILL GRAHAM

241 MELROSE AVENUE KENILWORTH, ILLINOIS 60043

February 28, 2024

Village of Kenilworth

Zoning Board of Appeals

Richmond Road

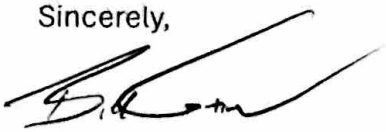
Kenilworth, IL 60043

Dear Chair Thompson and Members of Board:

We write this letter to support the replacement of the current manse at 417 Warwick Rd. Our home is the next immediate corner toward New Trier at Melrose and Warwick. We are members of the Kenilworth Union congregation.

The current structure is beyond its useful life (both aesthetically and functionally) and supporting the church in its efforts to integrate a new addition is the right approach. We are hopeful that the new design will be beneficial to both traffic flow, safety, and the concerns of local neighbors.

Sincerely,



Bill & Libby Graham

241 Melrose Ave.

Kenilworth, IL 60043

Regarding Kenilworth Union Church and the Zoning Board of Appeals Meeting on March 11, 2024

Christopher Cook <ChristopherGCook@yahoo.com>

Thu 3/7/2024 10:03 AM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Carly Cook <carlyscook@gmail.com>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Christopher G. Cook

625 Ivy Court

Kenilworth, IL 60043

March 7, 2024

Kenilworth Zoning Board of Appeals

Vicki Thompson, Chair

Hester McCarthy

Frank Cavalier

Katherine Peterson

Mark Hinkamp

Jenelle Chalmers

Eamon Murph

Greetings Kenilworth Zoning Board of Appeals -

My name is Christopher Cook and we moved to Kenilworth in September of 2015. My wife and two children have been going to Kenilworth Union Church since we arrived. When we moved we specifically were looking for a community-oriented church that shared our values, but more importantly for our children.

The Kenilworth Union Church has been a very important part of our connection to Kenilworth. We have made many friends and connections as well as our children have made friends and reinforced Sears friendships as well. Our children have also learned lifelong lessons, and how to be the best people that they can be through attending services and related family ministry activities.

As a family, we have spent Sundays, holidays, and important events with the church community over the years. My wife and I teach Sunday school and our kids go to Sunday school. Our daughter sings in the youth choir, and our son attends the youth ministry. My sister, along with my parents attended services at the Kenilworth Union Church as it has been a key part of our lives, and how we raise our family.

The Kenilworth Union Church has been a key pillar of the community since being envisioned by Joseph Sears and the importance of maintaining and growing the facility cannot be overstated. It is not only for families like ours, but for the overall community of Kenilworth, as it has been since its inception.

I understand that the construction plans require some regulatory considerations and exceptions. With regards to these plans and exceptions it is my hope that the board of appeals understands the thoughtful nature and the approach that the church has taken in considering the planed updates. I believe that the approach has carefully considered and balanced the needs of the church with those of the village community, whether members or not. For my family, Kenilworth Union Church is not only about the value it brings to us personally, but to the value it brings and represents to the village we call home, Kenilworth.

In reading the proposed construction plan, in particular its strategic objectives and guiding principles, coupled with the part the church plays in the Kenilworth community, I don't believe Kenilworth could have a better partner. With that said, I wholeheartedly and completely support and advocate for the proposed construction plan to be approved.

Thank you for your time and consideration.

With warm regards,

Christopher G. Cook

From:	Coco Kellman Gillen
To:	McFarland, Heather
Cc:	Kyle Gillen
Subject:	Kenilworth Zoning Board of Appeals - AJN & KUC Proposed Construction Plans
Date:	Thursday, March 7, 2024 9:41:54 AM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Dear Members of the Kenilworth Zoning Board of Appeals (Vicki Thompson, Hester McCarthy, Frank Cavalier, Katherine Peterson, Mark Hinkamp, Jenelle Chalmers, and Eamon Murphy),

My name is Colette Gillen, and my husband, Kyle, and I have lived at 520 Brier Street in Kenilworth since July of 2017. Three weeks after moving into our home, our second daughter, Cami, was born. I was a new resident of this town with two very young daughters (18 months & a newborn) when I began attending A Joyful Noise Preschool, where I immediately made lifelong friends and fell in love with the AJN & KUC community. Now, six and a half years (and two more children) later, our family of six has made countless memories at AJN, and we feel so blessed to have found this wonderful place, where we have watched (and continue to watch) our children grow before they begin their journeys at the Joseph Sears School. Every time we drive or walk past the church, our children happily yell “that’s my school!” (says the one who currently attends), or “look, it’s my old preschool!!!” (says the other two who are currently attending Sears). Core memories were made at AJN and my children (plus myself and my husband) will forever love this wonderful community.

In order for this extraordinary preschool to continue to be a place where core memories are made, and to continue to assist in the growth of our community’s youngsters, we believe that the proposed construction plans need to be passed. We support these changes in the hopes that many other families will be able to experience the joy and happiness that AJN has brought to our family and children for many years to come. One of the biggest reasons to support these changes is the safety of the children attending AJN. These proposed plans will not only better ensure the safety of the children inside the building (which should be the top priority of everyone in this town), but it will also assist in the safety of our children at drop offs and pickups. Anyone driving around Kenilworth Avenue at these times can see that the increased flow of traffic and so many little kids being dropped off at AJN and All Things creates quite a safety hazard, no matter how well run it is. These changes will benefit the Kenilworth community (and the surrounding residents) greatly. AJN & KUC can only continue to be an outstanding place for families by updating its facilities through these proposed construction plans.

Thank you for your time and the work you do for Kenilworth. I truly hope that you find it to be in the best interest of our town to pass these plans so that A Joyful Noise & Kenilworth Union Church can continue to be the outstanding places they are within our north shore community.

Best,

Colette & Kyle Gillen

407 Ridge Road
Kenilworth, Illinois 60043

March 5, 2024

Kenilworth Zoning Board of Appeals
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

We are writing to request that the Kenilworth Zoning Board of Appeals approve the petition of Kenilworth Union Church.

In our 20 years as Kenilworth residents we have experienced how the Church provides spiritual, emotional, and social comfort and sanctuary for many. Personally, we have been privileged to serve the congregation as a choir member and as head of the usher team and to serve the broader community through the Church's outreach commitments and the rummage program.

We ask the Board to note especially in the proposal the vital safety provision for the youngest children and the important sheltered access for those of us who need assistance.

Thank you,

Hyde and Ann Perce

BILL GRAHAM

241 MELROSE AVENUE KENILWORTH, ILLINOIS 60043

February 28, 2024

Village of Kenilworth

Zoning Board of Appeals

Richmond Road

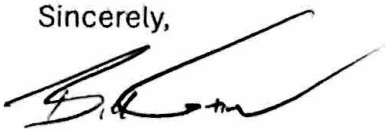
Kenilworth, IL 60043

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Sincerely,



Bill & Libby Graham

241 Melrose Ave.

Kenilworth, IL 60043

Regarding Kenilworth Union Church and the Zoning Board of Appeals Meeting on March 11, 2024

Christopher Cook <ChristopherGCook@yahoo.com>

Thu 3/7/2024 10:03 AM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Carly Cook <carlyscook@gmail.com>

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Christopher G. Cook

625 Ivy Court

Kenilworth, IL 60043

March 7, 2024

Kenilworth Zoning Board of Appeals

Vicki Thompson, Chair

Hester McCarthy

Frank Cavalier

Katherine Peterson

Mark Hinkamp

Jenelle Chalmers

Eamon Murph

Greetings Kenilworth Zoning Board of Appeals -

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Thank you for your time and consideration.

With warm regards,

Christopher G. Cook

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To:	McFarland, Heather
Cc:	Kyle Gillen
Subject:	Kenilworth Zoning Board of Appeals - AJN & KUC Proposed Construction Plans
Date:	Thursday, March 7, 2024 9:41:54 AM

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Dear Members of the Kenilworth Zoning Board of Appeals (Vicki Thompson, Hester McCarthy, Frank Cavalier, Katherine Peterson, Mark Hinkamp, Jenelle Chalmers, and Eamon Murphy),

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In order for this extraordinary preschool to continue to be a place where core memories are made, and to continue to assist in the growth of our community’s youngsters, we believe that the proposed construction plans need to be passed. We support these changes in the hopes that many other families will be able to experience the joy and happiness that AJN has brought to our family and children for many years to come. One of the biggest reasons to support these changes is the safety of the children attending AJN. These proposed plans will not only better ensure the safety of the children inside the building (which should be the top priority of everyone in this town), but it will also assist in the safety of our children at drop offs and pickups. Anyone driving around Kenilworth Avenue at these times can see that the increased flow of traffic and so many little kids being dropped off at AJN and All Things creates quite a safety hazard, no matter how well run it is. These changes will benefit the Kenilworth community (and the surrounding residents) greatly. AJN & KUC can only continue to be an outstanding place for families by updating its facilities through these proposed construction plans.

Thank you for your time and the work you do for Kenilworth. I truly hope that you find it to be in the best interest of our town to pass these plans so that A Joyful Noise & Kenilworth Union Church can continue to be the outstanding places they are within our north shore community.

Best,

Colette & Kyle Gillen

KUC and Joyful Noise

Joan Angelov <joanvangelov@gmail.com>

Mon 2/26/2024 3:27 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Trajche Angelov <ta@bright-db.com>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Joan and Trajche Angelov
227 Raleigh Road
Kenilworth, IL 60043

Dear Members of the Kenilworth Zoning Board of Appeals,
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

We have lived in Kenilworth for nearly 3 1/2 years and both members of KUC as well as parents of a student at AJN. We are in support of KUC's proposed construction plans as we are confident the changes are absolutely necessary for the safety of our children + accessibility and restoration of KUC and AJN for generations to come. Nearly everyone we have encountered in Kenilworth is connected to KUC or AJN and speaks so highly of their respective families' experiences; it is a pivotal space for our children to learn and grow and the investment must be made to continue this rich tradition.

It is our hope the Zoning Board will work with KUC to ensure this project can move forward.

Thank you!

Joan and Trajche Angelov

From: John Sharp
To: McFarland, Heather
Subject: Kenilworth Union Church - Zoning Board of Appeals
Date: Tuesday, February 20, 2024 4:15:25 PM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the members of the Kenilworth Zoning Board of Appeals,

- Vicki Thompson, Chair
- Hester McCarthy
- Frank Cavalier
- Katherine Peterson
- Mark Hinkamp
- Jenelle Chalmers
- Eamon Murphy

Kenilworth's charm, appeal, and property values are directly proportional to the sense of community provided by its two churches and other civic institutions. Kenilworth Union Church has been a part of this community for approximately 130 years. Its presence in the village has stood the test of time by fostering values that were as important to residents in 1893 as they are today. This sense of community and consistency took a foothold years ago, before many of us purchased our homes here. It is what draws new residents to this area. One of the important goals of Kenilworth Union is to support and maintain this community. The Architectural Board of the Village of Kenilworth has agreed wholly with the approach the church is taking in building this small addition of square footage which will make the church more welcoming to its elderly and physically challenged patrons and will ensure increased safety and security for the hundreds of children and youth participating in the church's programs. Additional landscaping will add both beauty and value to the neighborhood. Therefore, we believe it is important to grant the variances requested by Kenilworth Union Church. This issue is akin to bettering school facilities in a community. Property values are maintained or increased when village residents believe in and support improvements to and the revitalization of its institutions. Moreover, the church wants to continue to be a good neighbor to the local community by increasing setbacks, improving storm water management, and more safely and efficiently handling traffic on Warwick. Although we are members of the church and John serves as its business director, as residents, property owners and taxpayers, we would still strongly support this much-needed revitalization and these improvements to Kenilworth Union Church, which we believe are necessary and important to the community.

Cheryl Mruczek-Sharp and John Sharp

404 Sterling Rd.

Kenilworth, IL

JON D. VAN GORP
531 ABBOTSFORD ROAD
KENILWORTH, ILLINOIS 60043
312-451-1694

March 4, 2024

Kenilworth Zoning Board of Appeals
419 Richmond Road
Kenilworth, Illinois 60043

Attention: Heather McFarland (hmcfarland@vok.org)
and Carol Brobek (cbrobeck@vok.org)

Re: Kenilworth Union Church

Dear Members of the Kenilworth Zoning Board of Appeals:

I am writing in support of Kenilworth Union Church's expansion plan being considered by the Kenilworth Zoning Board of Appeals.

I have been a resident of Kenilworth since 2007. Kenilworth is very unique community that for over a hundred years has developed as envisioned by its founder Joseph Sears. A community church, Kenilworth Union Church, was a key part of his plan intended to be a pillar of the community serving the spiritual needs of its residents without limit on its duration.

The expansion plan embodies this vision by modernizing the church's facilities to serve the spiritual needs of its community members as they exist today. It offers several improvements for access for older members, engaging spaces for youth ministry and adaptive changes for A Joyful Noise Preschool to keep its students safe in a world where, unfortunately, we must recognize threats against their security.

The designs are tastefully done, sufficient funds have been raised to make sure that the construction will be completed with the highest possible quality, on time and in a manner consistent with the aesthetics of the neighborhood.

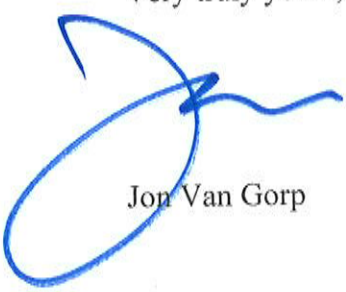
As a resident of this community, and as a member of KUC, this expansion project is very important to me. I've made a significant financial pledge towards its construction because I believe in its purpose and want to invest in my community.

Even for those members of the community that don't put the same value in the church that I do, this expansion project will significantly enhance the attractiveness of the community to future residents and by extension the value of their homes in the community. I can see no circumstance where this expansion project would diminish the value of any property in the community, or cause unwanted noise, traffic or attention. In fact, some of the designs are intended to decrease traffic congestion mostly related to preschool drop-off and pickup.

I encourage you to approve this expansion project without modification as quickly as possible so construction can begin.

If I can be of further assistance, please feel free to contact me.

Very truly yours,



Jon Van Gorp

Kenilworth Union Church

Julie Danilek <jdanilek@gmail.com>

Wed 3/6/2024 2:55 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Dear Ms Thompson, Mr McCarthy, Mr Cavalier, Ms Peterson, Mr Hinkamp, Ms Chalmers & Mr Murphy,

I write to you today as a 14 year resident of Kenilworth, currently living at 319 Richmond Road. I have been an active member of KUC, serving on the Outreach Committee for 13 years. KUC has held an integral part in my and my family's lives over the years. Serving on the Outreach Committee for many years, I have seen what KUC is capable of accomplishing/giving and it is truly an amazing thing to be a part of. Giving to those less fortunate than us is a key role for KUC, yet we must look inward at times and see what is lacking in our own community. The KUC facilities are beautiful and have served many of the needs of the church, however they do not serve all of the needs. One of those things that is expressly lacking is the accessibility of the current building. As the daughter of someone who needs to use a wheelchair - this becomes quite an issue. This new plan will open up the proverbial doors to anyone and everyone! The plan will also safeguard the youngest of our community by having separate entrances for the various activities going on throughout any given week. I encourage you to allow these much needed improvements to take place.

Best,

Julie Danilek
847.913.7830

From: Kate Knorring
To: McFarland, Heather; crobeck@vok.org; David Dick
Subject: Kenilworth Board of Appeals - Kenilworth Union Church Construction Approval Requested by Kate and David Dick
Date: Monday, February 26, 2024 6:55:46 PM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Subject: Support for Kenilworth Union Church Construction Plans

Dear Ms. McFarland and Ms. Brobeck

CC: Ms. Thompson, Ms. McCarthy, Mr. Cavalier, Ms. Peterson, Mr. Hinkamp, Ms. Chalmers, and Mr. Murph

I trust this letter finds each of you in good health and spirits. My name is Kate Dick, and along with my husband David and our daughter Charlotte, we are residents of Kenilworth residing at 422 Cumnor Road. It is with great pleasure that I reach out to express our strong support for the construction plans proposed by Kenilworth Union Church. We are unable to attend the March 11th meeting due to business travel, but write this to urge you to approve the plans.

Having been residents of Kenilworth for nearly seven years, our family has had the privilege of being active members of the community, including our involvement with Kenilworth Union Church. Kate, in particular, has served as a dedicated board member of A Joyful Noise preschool, and Charlotte has spent four enriching years as a student there with Amy and the entire AJN staff. Additionally, our family has regularly attended Sunday School and services at Kenilworth Union Church, where we have found a sense of community and spiritual growth.

We wholeheartedly endorse the church's construction plans, understanding the critical need for improvements to ensure the safety and well-being of all students and congregants. The proposed enhancements, such as improved emergency exits, structural upgrades, and enhanced learning areas, not only prioritize safety but also contribute to the overall betterment of the church environment.

Moreover, we firmly believe that these construction plans align with the architectural beauty of Kenilworth and uphold the high standards of our esteemed village. By seamlessly integrating new elements while preserving the existing aesthetics, the church's vision resonates with our collective desire to maintain and enhance the charm and character of our community.

In conclusion, we urge the Kenilworth Zoning Board of Appeals to consider our unwavering support for the Kenilworth Union Church's construction plans. We believe that approving these plans will not only benefit the church community but also contribute

positively to the greater Kenilworth community as a whole.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or clarification.

Warm regards,

Kate and David Dick 422 Cumnor Road Kenilworth, IL 60043 katekdick@gmail.com

mobile: 312-282-1042 (Kate)

February 29, 2024

To The Members of the Kenilworth Zoning Board of Appeals:
Vicki Thompson, Chair
Hester McCarthy, Frank Cavalier, Katherine Peterson, Mark Hinkamp, Jenelle Chalmers, Eamon Murph

We are writing this letter in support of KUC's request for several zoning variations and their request for a special use permit.

WHO WE ARE:
Peter was born and raised in Kenilworth, and his parents lived in the Village until they died. We bought our house in 2001, and raised our family here until we downsized to Wilmette in 2021. We owned and lovingly renovated (with several zoning variation requests granted by this same KZBA) the 13th home built in Kenilworth – one that is pictured on the quilt at the top left. We have very strong and deep connections to the Village.

KUC IS MORE THAN JUST A CHURCH – IT'S A COMMUNITY ORGANIZATION THAT SERVES THE VILLAGE OF KENILWORTH VERY WELL:
We have been members of KUC for 24 years. In writing this letter, we have reflected on how integral KUC is and continues to be to this community. KUC is part of what makes Kenilworth very special. We would posit that the four non-residential buildings that are the cornerstones of this community include Sears, the Kenilworth Assembly Hall ("KAH"), and the two churches: Holy Comforter and KUC. Kenilworth wouldn't be the community it currently is without any one of them. It is vital that the Village and this KZBA continue to support each of these key community centers, and in fact both have a history of so doing.

In terms of KUC specifically: Robin served on KUC's Outreach Committee for a decade, participating in the process of supporting local non-profits with both financial contributions and volunteer assistance. As part of that role, Robin organized and coordinated volunteer evenings where about 20 members of the Kenilworth community came together every other month to provide and serve meals to those in Chicago experiencing homelessness alongside the Night Ministry Bus. The KUC teen youth groups also participated in coming together and serving meals for Night Ministry. One cold evening, Robin drove several youth (including Matt) who grumbled the whole ride down to the city about homework due and Mr. Lubetkin. After standing outside for 90 minutes serving those who had almost nothing, the return drive was astonishingly silent. KUC's commitment to serving others facilitated that "aha" moment for our youth.

As an off shoot of the work done in Outreach, KUC youth groups have also visited and engaged with youth receiving services at Crusher's Club. Take a quick gander at all the benevolence agencies with which KUC and its members engage, amounting to hundreds of volunteers annually, and we believe you will be surprised: https://kuc.org/benevolence-agencies/

Our children's names are engraved on the organ when it was refurbished in about 2004. Our children all earned their bibles in 3rd grade (Meg had to do it in double time since we returned from London in January of her 3rd grade year). Our children were all confirmed at the church – an opportunity that provided us to not only have our children mentored by other adults, but also to mentor other community members' children. Even our dogs get involved: they have attended the "Blessing of the Animals" service. And while our children are not yet married, we are enjoying watching other friends marry at KUC, and then have grandchildren baptized at KUC, starting yet another generation of members with deep roots in this very special Village of ours.

In 2018, Robin also traveled on a KUC faith pilgrimage trip to Israel: we hiked the Jesus Trail, walking from Jerusalem to Nazareth with fellow members. When in town, Robin also walks with the "KUC faith walkers," a group that meets at KUC on Monday mornings to walk a 2.5-mile route around town and share fellowship and community. And this coming May, both of us are traveling to Exeter, England with KUC church members to do another hiking trip there.

Another facet of our involvement has been our engagement with KUC's fairly newly formed Racial Justice Committee. In 2022, a group of 26 or so of us traveled to Selma, Birmingham, and Montgomery Alabama – a transformative trip that provided an invaluable education. It should be noted that this trip (like all programs) was open to non-KUC members, and one of our Kenilworth neighbors went along on the trip even though she wasn't a KUC member.

Robin then saw a documentary: The Color Tax, which she believed would be of great interest to people in the North Shore. When she approached KUC to ask for their support in bringing the documentary to Kenilworth, the answer was a resounding "yes." On November 2, 2023, with the help of 6 other local faith communities (including Holy Comforter), almost 200 people gathered at Sears School to watch the documentary and then have a Q&A session with the producer and another very informed civil rights leader here in Chicago. In pulling together this program, and getting accolades after, it was clear that not only those living in Kenilworth but also those living in Winnetka,

Wilmette, Northfield, Northbrook, and Glencoe look to KUC as a leader in providing our broader community with these types of educational events.

And we have our "spot" on the wall already purchased: near the corner of Kenilworth Avenue and Warwick. So, we will be forever resting with KUC in the columbarium.

We share all of this because our experiences with KUC aren't unique. And we think it is important for this Board and Village residents to understand fully the depth and breadth of all the services and opportunities that KUC provides to our members, to our Village, and to the broader Northshore community. It is more than just a "church" that opens its doors on Sunday mornings for worship. It is and has always been – even before the Village was incorporated – a place for people to gather, worship, learn, and do God's work by helping those who are less fortunate. This will not change with the new facilities planned.

THIS WORK IS VERY MUCH NEEDED:
As fiduciaries, the KUC Board (and predecessor Boards, since this has been a several year journey) have faced certain realities: our buildings are old and in need of repair. As with Sears, which modified its entrance system to enhance security for its students, it is imperative that we too keep our children safe: the plan moves our youngest and most vulnerable onto second floor spaces and enhances security. We also need to accommodate our elderly and disabled members: today the circuitous route to the main church is cumbersome; the new plan addresses that issue. These are just a few of the benefits that will be achieved with the new building.

And as fiduciaries, the Board (and membership) has come to the hard truth that the Manse is no longer viable. In 2003, we renovated our 1896 George Maher home, and found that the care and upkeep was a challenge – but we could do that because we loved the house, we were not acting in a fiduciary capacity but as individuals, and we were fortunate enough to have the financial capacity. In contrast, as fiduciaries, KUC can't keep pouring funds trying to salvage the old building. We know, some of you would prefer the Manse to be renovated. But the Manse was designed as a home and not for institutional (i.e. church) use. And the code upgrades necessary to renovate an institutional building as opposed to a residential one, it is simply not viable for KUC to make the investment needed in that building. Any issues relating to renovating the Manse are no longer relevant to the questions before this Board.

And over the past years, the KUC Board and its membership has embraced plans, given input, suggested modifications, reviewed modified plans, and worked to come up with the smallest structure that reasonably addresses its needs. Then, KUC has had extensive engagement with the Village's Architectural Review Commission (multiple meetings). It is time for us to do what is needed to ensure that KUC's facilities takes our community, which includes the broader Kenilworth community members, into the next century!

KUC'S REQUESTS:
Essentially, KUC is asking for two things: a special use permit and several zoning variations.

Special Use Permit: KUC existed and operated well before the Village was even incorporated – and has had several ordinances granting special uses along the way. The current request seems almost like a "housekeeping" moment asking for a blessing for how we have been using the property all along. The "use" is not changing; KUC will offer the same programs as it always has.

It is analogous to what happened in September 2016, after the Kenilworth Assembly Hall ("KAH") was purchased by the Kenilworth Park District ("KPD"). Because the property was owned by a new owner – even though the use was not going to change – the successor owner (KPD) had to apply for its own Special Use Permit. Interestingly, 5 current KZBA members were also deciders at that meeting. The discussions reflected in those minutes indicated that the use of the KAH wasn't going to change (perhaps fewer weddings more community events – but essentially a site for people to gather and celebrate). Four current KZBA board members who will be deciding KUC's request voted to grant the KAH their special use permit; Hester was absent. It would appear that decision would apply here. While the building will change, the use will not. Therefore, KUC's request for a special use permit should be granted.

Zoning Variation Requests: The journey of KUC's expanding and acquiring different properties over the past century has led to a disconnect between the property parcels, the challenges presented by being on a corner, and the fact that Kenilworth zoning rules are essentially designed for single family residences and are not designed to accommodate the two church buildings in the Village. We have also seen certain zoning ordinances get put into place in reaction to a "moment" (e.g. height limit after the Foley house was built on the opposite corner of Kenilworth and Warwick) and then the KZBA granted exceptions when there were reasonable requests as a result of unanticipated consequences of that rule: such as when we asked for a height variation to allow us to match the 1896 gambrel roof on the Abbotsford house a few years later.

This Board has been mindful to grant reasonable variance requests following the guidelines and considerations specifiied for variances to be granted. We believe KUC has demonstrated they should be allowed to build with the handful of variances requested. We certainly are not sure that there are any more unique circumstances than those presented by KUC's application and history. It is certain that no other individual homeowner would have the more than 100+ year history of the KUC's presence in the Village, together with the different buildings, properties, and concerns. Therefore, KUC's requests for the several variances should be granted.

NEIGHBOURS' OBJECTIONS:
It is our understanding that, as with the KAH request in 2016, certain immediate neighbors are now taking the opportunity to express concerns about KUC's plans. We do not know specifically the nature of these concerns, but we do know that KUC is and will continue to be a good neighbor. We also know that when you buy a house in the Village – you have no guarantee that your neighboring properties will stay the same.

When we bought 336 Abbotsford, the Kalmbach's lived in a delightful original home adjacent to us on Kenilworth Avenue (SW corner Kenilworth and Abbotsford). The subsequent owners tore down the house and built a large new one as close to the northern edge of our property as possible with additional non-permeable terracing that caused water problems on our property. A big change, but one to which we were not entitled to object because Susan Criezis assured us that they were within code. And we spent money to do water remediation along the north side of 336. Flash forward: those owners (Nancy and Lance O'Donnell) are KUC members and Nancy and Robin worked together to provide KUC's youth group with service opportunities.

Shortly thereafter, the Schragels bought 325 Abbotsford, and gave those of us already living on the block assurances that they would just do a small replacement project away from the north edge of their lot. The current "new" house has a driveway that is as close to the north edge of their lot as possible (and since 331 has a drive underground driveway/garage, the wall supporting the close 325 driveway was of great legitimate concern). And the existing house is far from "small." But they too were within code. Flash forward: the Schragels had a child who crossed over with our kids, and we all became friends.

I share these two anecdotes for two reasons: First, life in this Village requires us all to live with changing times. Whether like the O'Donnell's or the Schregels who build to code and still caused issues for neighbors – or whether like we did with our renovation and were granted variances, the codes can only do their best. Sometimes, the existing codes aren't always the best answer. That is where variances and reasonable minds come into place. Second, even more important: we all sorted it out and moved on as kindly neighbors.

KUC's current neighbors all bought their homes knowing they were buying property adjacent to a vibrant church community with all that that entails. The church building will change, in fact MUST change. But the nature of the programs will not. In fact, the proposed new building is more attractive and in keeping with the neighborhood than the existing Manse. It is set farther back from Warwick. KUC also did traffic studies, and the circular drive will actually improve traffic flow. The new garden plans that include opening up the memorial garden space to be more integral to the building will make for a much prettier, landscaped environment. We believe that by allowing the requested improvements, it will ultimately be a bonus to these neighbors.

In conclusion, it is our strongest hope that this board will recognize the uniqueness of KUC and its needs, and the value KUC is to our community, and grant their requests so that we can build the planned structure that will sustain our programs into the next century!

Respectfully submitted,

Robin and Peter Roberts

Peter and Robin Roberts

Watson family support for KUC improvements

Ryan Watson <watson.ryanc@gmail.com>

Tue 3/5/2024 7:53 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Lindsey Watson <lindseyhwatson@gmail.com>

1 attachments (16 KB)

watson_KUC.docx;

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the Kenilworth Zoning Board of Appeals,
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

Please consider the attached letter and this email as a sign of my family's passionate support for this project. As I hope this letter conveys, we are some of the hundreds of Kenilworth residents who feel strongly about this institution and put our full support behind this project.

Thank you in advance for your time and consideration.

Sincerely,
Ryan Watson

The Watson Family
560 Greenwood Ave
Kenilworth, IL 60043

To the Kenilworth Zoning Board of Appeals,

First, I want to thank you for all the important work you do in ensuring that our Village remains such a special place to live. I understand the time commitment and appreciate your service to our community.

My family (which includes myself, my wife Lindsey, and our three daughters) moved to Kenilworth from Seattle in January 2018 and have been thrilled with that decision every day since. We have finally found a long-term home for our family and continue to put down roots in this wonderful community.

After a few weeks in Kenilworth, we were incredibly lucky to have found Kenilworth Union Church and have been an integral part of that faith community in the years since.

For our family, KUC is not simply a place for Sunday worship. While we attend service each week, the institution is so much more to us and the depth of our connection is merely the tip of the iceberg in terms of KUC's impact in our community. Our involvement includes…

- Weekly service on Sundays (the music and sermon are key but deep bonds with our neighbors shared over a cup of coffee is equally important)
- Our daughters sing in the KUC Children's Choir
- Our daughters attend Sunday School
- My older daughter attends Youth Group each Wednesday
- I serve on the KUC Board of Trustees (and also Co-Chair the Children and Family Committee)
- We give regularly to a range of important community causes and our children gain so much from wrapping presents for disadvantaged families each holiday season
- My older daughter and I serve soup to the homeless population in Evanston every Sunday as representatives from KUC

Perhaps most importantly, **this relationship with KUC is arguably the top reason we have stayed in Kenilworth over the years** as opportunities to move (for work, family, etc.) have popped up. We love this town and have helped encouraged multiple families to move here over the years. In all those situations, one of the top reasons we use to 'sell' Kenilworth is KUC.

In this day and age, faith communities of all types are hemorrhaging members. We feel so blessed that KUC is the opposite and remains vibrant and growing. As an example, this past Sunday we welcomed 15 new families to our church which is a tremendous sign of a healthy pillar in our community.

We collectively have a special responsibility in ensuring that we support such a unique faith community. Today our facility is aging and is not fit for purpose as we consider the needs of KUC

in the years to come. Today my daughters sing in a dark basement, access to the church is dangerous for elderly residents, and safety concerns around something like an active shooter cannot be adequately addressed in the current building (a key personal concern as a parent of young children that spend significant time at KUC).

As you can tell, this church is one of the most important things in my life and the life of my family. Like many members of KUC, I have kept my thoughts quiet in recent months to be respectful to the process that has played out and the vocal concerns of a few families in the community. **But now I'm excited to help amplify the voices of the hundreds of Kenilworth residents that feel just as passionately about investing in a better home for our community. I am a vocal supporter of this project and appreciate your thoughtful consideration of the needs of so many Kenilworth residents.**

Sincerely,
Ryan Watson

March 11 ZBA Meeting

Thomas Cole <tcolejd75@gmail.com>

Thu 2/29/2024 10:17 AM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Heather and Carol—

I will be attending the ZBA meeting on the 11th by Zoom. Because I will not want to interrupt the discussion among those who are there in person, I wanted to send you this advance note of support for the KUC building plans.

My wife Connie and I have been Kenilworth residents since 1985 and became members of the Church shortly after that. We are also close neighbors of the Church, having lived at 257 Kenilworth Avenue for nearly 40 years.

We support the Church's plans for a number of reasons, perhaps especially because it will enhance the safety and security of the young children from the community who participate in its programs and activities. At the other end of the age spectrum, the new facility will improve access for Church members with mobility challenges. We also believe that those benefits cannot be achieved effectively or at any reasonable cost through a renovation of the 417 Warwick building. The anticipated improvement in traffic flow and energy efficiency are additional benefits.

We hope that the ZBA will agree with our assessment and take whatever action is necessary to allow the Church's plans to move forward.

Thanks for considering.

Best,

Tom Cole

RE: Kenilworth Union Church application

McFarland, Heather <hmcfarland@vok.org>

Tue 2/20/2024 9:09 AM

To:Vivian Vahlberg <vivian.vahlberg@sbcglobal.net>
Cc:Brobeck, Carol <cbrobeck@vok.org>

Hi Vivian,

Confirming receipt of your email. We will share this information with the ZBA.

All the best,

Heather McFarland
Assistant to the Village Manager
Village of Kenilworth
(847) 251-1666 x 5255

From: Vivian Vahlberg <vivian.vahlberg@sbcglobal.net>
Sent: Sunday, February 18, 2024 6:27 PM
To: McFarland, Heather <hmcfarland@vok.org>
Subject: Kenilworth Union Church application

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the members of the Kenilworth Zoning Board of Appeals:

- Vicki Thompson, Chair
- Hester McCarthy
- Frank Cavalier
- Katherine Peterson
- Mark Hinkamp
- Jenelle Chalmers
- Eamon Murphy

My name is Vivian Vahlberg. My husband, Rick Gordon, and I have lived at 530 Melrose Ave. in Kenilworth since November 1984. We have been members of Kenilworth Union Church since some time in the 1980s. I have served in various roles at the church: as a leader of the Rummage Committee and a member of the Adult Bell Choir, the Outreach Committee, the Allison Tobey Smart Memorial Board and the Worship Committee. Rick has been an usher and a Rummage Committee volunteer. Our three children attended Sunday School at KUC.

I have been very impressed with the thoughtful, expert and thorough way in which the Church assessed what to do about the manse, taking into account everything from the building's history, the neighborhood's views, Kenilworth's history and needs, and the Church's needs. The committee spent hundreds of hours on the project, talking to scores of people, meeting repeatedly with village officials, neighbors and others, and fine tuning its plans based on what committee members heard. As Minister of Music Lisa Bond put it at one meeting: if this plan is voted down, it is hard to imagine that the church could ever again assemble so much expert and focused talent willing to spend so much time to do it right — to balance all the various needs and considerations and determine once and for all the best course of action. This is KUC's best shot at ensuring a vibrant future that serves the needs of Kenilworth, the church (one of Kenilworth's most important institutions), and its residents.

I didn't favor replacing the manse at first but the committee's extensive research convinced me the current plan would serve all of Kenilworth's stakeholders much better. To me, several things are persuasive:

- The manse may have historic ties but as a building, it is an outdated mess, with unsafe staircases, a faulty, leaking basement foundation and rooms that are too small and chopped up for today's uses. The work it would take to get it up to code would be massive.
- So much work would be needed to rehab the manse that the rehab would cost more than building from scratch.
- A rehabbed manse still wouldn't provide the kind of space the very vital youth program and music program need. The rooms would remain so small and the space so chopped up. Nor would a rehabbed manse provide the usable meeting space that has long been lacking. People have been working around the building's many limitations for years; it's time to have space that supports the mission.
- A rehab also wouldn't solve significant safety and accessibility concerns that would be addressed by the new building, from securing the safety of our preschoolers to making it easier for those who are disabled to get in and out of the church.
- Finally, I think the new facility would help a very valuable Kenilworth institution, Kenilworth Union Church, remain vibrant and useful for years to come.

Thank you for your consideration.

Vivian Vahlberg
847-422-3017

KUC and Joyful Noise

Joan Angelov <joanvangelov@gmail.com>

Mon 2/26/2024 3:27 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Trajche Angelov <ta@bright-db.com>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Joan and Trajche Angelov
227 Raleigh Road
Kenilworth, IL 60043

Dear Members of the Kenilworth Zoning Board of Appeals,
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

We have lived in Kenilworth for nearly 3 1/2 years and both members of KUC as well as parents of a student at AJN. We are in support of KUC's proposed construction plans as we are confident the changes are absolutely necessary for the safety of our children + accessibility and restoration of KUC and AJN for generations to come. Nearly everyone we have encountered in Kenilworth is connected to KUC or AJN and speaks so highly of their respective families' experiences; it is a pivotal space for our children to learn and grow and the investment must be made to continue this rich tradition.

It is our hope the Zoning Board will work with KUC to ensure this project can move forward.

Thank you!

Joan and Trajche Angelov

From: John Sharp
To: McFarland, Heather
Subject: Kenilworth Union Church - Zoning Board of Appeals
Date: Tuesday, February 20, 2024 4:15:25 PM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the members of the Kenilworth Zoning Board of Appeals,

- Vicki Thompson, Chair
- Hester McCarthy
- Frank Cavalier
- Katherine Peterson
- Mark Hinkamp
- Jenelle Chalmers
- Eamon Murphy

Kenilworth's charm, appeal, and property values are directly proportional to the sense of community provided by its two churches and other civic institutions. Kenilworth Union Church has been a part of this community for approximately 130 years. Its presence in the village has stood the test of time by fostering values that were as important to residents in 1893 as they are today. This sense of community and consistency took a foothold years ago, before many of us purchased our homes here. It is what draws new residents to this area. One of the important goals of Kenilworth Union is to support and maintain this community. The Architectural Board of the Village of Kenilworth has agreed wholly with the approach the church is taking in building this small addition of square footage which will make the church more welcoming to its elderly and physically challenged patrons and will ensure increased safety and security for the hundreds of children and youth participating in the church's programs. Additional landscaping will add both beauty and value to the neighborhood. Therefore, we believe it is important to grant the variances requested by Kenilworth Union Church. This issue is akin to bettering school facilities in a community. Property values are maintained or increased when village residents believe in and support improvements to and the revitalization of its institutions. Moreover, the church wants to continue to be a good neighbor to the local community by increasing setbacks, improving storm water management, and more safely and efficiently handling traffic on Warwick. Although we are members of the church and John serves as its business director, as residents, property owners and taxpayers, we would still strongly support this much-needed revitalization and these improvements to Kenilworth Union Church, which we believe are necessary and important to the community.

Cheryl Mruczek-Sharp and John Sharp

404 Sterling Rd.

Kenilworth, IL

JON D. VAN GORP
531 ABBOTSFORD ROAD
KENILWORTH, ILLINOIS 60043
312-451-1694

March 4, 2024

Kenilworth Zoning Board of Appeals
419 Richmond Road
Kenilworth, Illinois 60043

Attention: Heather McFarland (hmcfarland@vok.org)
and Carol Brobek (cbrobeck@vok.org)

Re: Kenilworth Union Church

Dear Members of the Kenilworth Zoning Board of Appeals:

I am writing in support of Kenilworth Union Church's expansion plan being considered by the Kenilworth Zoning Board of Appeals.

I have been a resident of Kenilworth since 2007. Kenilworth is very unique community that for over a hundred years has developed as envisioned by its founder Joseph Sears. A community church, Kenilworth Union Church, was a key part of his plan intended to be a pillar of the community serving the spiritual needs of its residents without limit on its duration.

The expansion plan embodies this vision by modernizing the church's facilities to serve the spiritual needs of its community members as they exist today. It offers several improvements for access for older members, engaging spaces for youth ministry and adaptive changes for A Joyful Noise Preschool to keep its students safe in a world where, unfortunately, we must recognize threats against their security.

The designs are tastefully done, sufficient funds have been raised to make sure that the construction will be completed with the highest possible quality, on time and in a manner consistent with the aesthetics of the neighborhood.

As a resident of this community, and as a member of KUC, this expansion project is very important to me. I've made a significant financial pledge towards its construction because I believe in its purpose and want to invest in my community.

Even for those members of the community that don't put the same value in the church that I do, this expansion project will significantly enhance the attractiveness of the community to future residents and by extension the value of their homes in the community. I can see no circumstance where this expansion project would diminish the value of any property in the community, or cause unwanted noise, traffic or attention. In fact, some of the designs are intended to decrease traffic congestion mostly related to preschool drop-off and pickup.

I encourage you to approve this expansion project without modification as quickly as possible so construction can begin.

If I can be of further assistance, please feel free to contact me.

Very truly yours,

Jon Van Gorp

Kenilworth Union Church

Julie Danilek <jdanilek@gmail.com>

Wed 3/6/2024 2:55 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Dear Ms Thompson, Mr McCarthy, Mr Cavalier, Ms Peterson, Mr Hinkamp, Ms Chalmers & Mr Murphy,

I write to you today as a 14 year resident of Kenilworth, currently living at 319 Richmond Road. I have been an active member of KUC, serving on the Outreach Committee for 13 years. KUC has held an integral part in my and my family's lives over the years. Serving on the Outreach Committee for many years, I have seen what KUC is capable of accomplishing/giving and it is truly an amazing thing to be a part of. Giving to those less fortunate than us is a key role for KUC, yet we must look inward at times and see what is lacking in our own community. The KUC facilities are beautiful and have served many of the needs of the church, however they do not serve all of the needs. One of those things that is expressly lacking is the accessibility of the current building. As the daughter of someone who needs to use a wheelchair - this becomes quite an issue. This new plan will open up the proverbial doors to anyone and everyone! The plan will also safeguard the youngest of our community by having separate entrances for the various activities going on throughout any given week. I encourage you to allow these much needed improvements to take place.

Best,

Julie Danilek
847.913.7830

From: Kate Knorring
To: McFarland, Heather; crobeck@vok.org; David Dick
Subject: Kenilworth Board of Appeals - Kenilworth Union Church Construction Approval Requested by Kate and David Dick
Date: Monday, February 26, 2024 6:55:46 PM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Subject: Support for Kenilworth Union Church Construction Plans

Dear Ms. McFarland and Ms. Brobeck

CC: Ms. Thompson, Ms. McCarthy, Mr. Cavalier, Ms. Peterson, Mr. Hinkamp, Ms. Chalmers, and Mr. Murph

I trust this letter finds each of you in good health and spirits. My name is Kate Dick, and along with my husband David and our daughter Charlotte, we are residents of Kenilworth residing at 422 Cumnor Road. It is with great pleasure that I reach out to express our strong support for the construction plans proposed by Kenilworth Union Church. We are unable to attend the March 11th meeting due to business travel, but write this to urge you to approve the plans.

Having been residents of Kenilworth for nearly seven years, our family has had the privilege of being active members of the community, including our involvement with Kenilworth Union Church. Kate, in particular, has served as a dedicated board member of A Joyful Noise preschool, and Charlotte has spent four enriching years as a student there with Amy and the entire AJN staff. Additionally, our family has regularly attended Sunday School and services at Kenilworth Union Church, where we have found a sense of community and spiritual growth.

We wholeheartedly endorse the church's construction plans, understanding the critical need for improvements to ensure the safety and well-being of all students and congregants. The proposed enhancements, such as improved emergency exits, structural upgrades, and enhanced learning areas, not only prioritize safety but also contribute to the overall betterment of the church environment.

Moreover, we firmly believe that these construction plans align with the architectural beauty of Kenilworth and uphold the high standards of our esteemed village. By seamlessly integrating new elements while preserving the existing aesthetics, the church's vision resonates with our collective desire to maintain and enhance the charm and character of our community.

In conclusion, we urge the Kenilworth Zoning Board of Appeals to consider our unwavering support for the Kenilworth Union Church's construction plans. We believe that approving these plans will not only benefit the church community but also contribute

positively to the greater Kenilworth community as a whole.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or clarification.

Warm regards,

Kate and David Dick 422 Cumnor Road Kenilworth, IL 60043 katekdick@gmail.com

mobile: 312-282-1042 (Kate)

February 29, 2024

To The Members of the Kenilworth Zoning Board of Appeals:
Vicki Thompson, Chair
Hester McCarthy, Frank Cavalier, Katherine Peterson, Mark Hinkamp, Jenelle Chalmers, Eamon Murph

We are writing this letter in support of KUC's request for several zoning variations and their request for a special use permit.

WHO WE ARE:
Peter was born and raised in Kenilworth, and his parents lived in the Village until they died. We bought our house in 2001, and raised our family here until we downsized to Wilmette in 2021. We owned and lovingly renovated (with several zoning variation requests granted by this same KZBA) the 13th home built in Kenilworth – one that is pictured on the quilt at the top left. We have very strong and deep connections to the Village.

KUC IS MORE THAN JUST A CHURCH – IT'S A COMMUNITY ORGANIZATION THAT SERVES THE VILLAGE OF KENILWORTH VERY WELL:
We have been members of KUC for 24 years. In writing this letter, we have reflected on how integral KUC is and continues to be to this community. KUC is part of what makes Kenilworth very special. We would posit that the four non-residential buildings that are the cornerstones of this community include Sears, the Kenilworth Assembly Hall ("KAH"), and the two churches: Holy Comforter and KUC. Kenilworth wouldn't be the community it currently is without any one of them. It is vital that the Village and this KZBA continue to support each of these key community centers, and in fact both have a history of so doing.

In terms of KUC specifically: Robin served on KUC's Outreach Committee for a decade, participating in the process of supporting local non-profits with both financial contributions and volunteer assistance. As part of that role, Robin organized and coordinated volunteer evenings where about 20 members of the Kenilworth community came together every other month to provide and serve meals to those in Chicago experiencing homelessness alongside the Night Ministry Bus. The KUC teen youth groups also participated in coming together and serving meals for Night Ministry. One cold evening, Robin drove several youth (including Matt) who grumbled the whole ride down to the city about homework due and Mr. Lubetkin. After standing outside for 90 minutes serving those who had almost nothing, the return drive was astonishingly silent. KUC's commitment to serving others facilitated that "aha" moment for our youth.

As an off shoot of the work done in Outreach, KUC youth groups have also visited and engaged with youth receiving services at Crusher's Club. Take a quick gander at all the benevolence agencies with which KUC and its members engage, amounting to hundreds of volunteers annually, and we believe you will be surprised: https://kuc.org/benevolence-agencies/

Our children's names are engraved on the organ when it was refurbished in about 2004. Our children all earned their bibles in 3rd grade (Meg had to do it in double time since we returned from London in January of her 3rd grade year). Our children were all confirmed at the church – an opportunity that provided us to not only have our children mentored by other adults, but also to mentor other community members' children. Even our dogs get involved: they have attended the "Blessing of the Animals" service. And while our children are not yet married, we are enjoying watching other friends marry at KUC, and then have grandchildren baptized at KUC, starting yet another generation of members with deep roots in this very special Village of ours.

In 2018, Robin also traveled on a KUC faith pilgrimage trip to Israel: we hiked the Jesus Trail, walking from Jerusalem to Nazareth with fellow members. When in town, Robin also walks with the "KUC faith walkers," a group that meets at KUC on Monday mornings to walk a 2.5-mile route around town and share fellowship and community. And this coming May, both of us are traveling to Exeter, England with KUC church members to do another hiking trip there.

Another facet of our involvement has been our engagement with KUC's fairly newly formed Racial Justice Committee. In 2022, a group of 26 or so of us traveled to Selma, Birmingham, and Montgomery Alabama – a transformative trip that provided an invaluable education. It should be noted that this trip (like all programs) was open to non-KUC members, and one of our Kenilworth neighbors went along on the trip even though she wasn't a KUC member.

Robin then saw a documentary: The Color Tax, which she believed would be of great interest to people in the North Shore. When she approached KUC to ask for their support in bringing the documentary to Kenilworth, the answer was a resounding "yes." On November 2, 2023, with the help of 6 other local faith communities (including Holy Comforter), almost 200 people gathered at Sears School to watch the documentary and then have a Q&A session with the producer and another very informed civil rights leader here in Chicago. In pulling together this program, and getting accolades after, it was clear that not only those living in Kenilworth but also those living in Winnetka,

Wilmette, Northfield, Northbrook, and Glencoe look to KUC as a leader in providing our broader community with these types of educational events.

And we have our "spot" on the wall already purchased: near the corner of Kenilworth Avenue and Warwick. So, we will be forever resting with KUC in the columbarium.

We share all of this because our experiences with KUC aren't unique. And we think it is important for this Board and Village residents to understand fully the depth and breadth of all the services and opportunities that KUC provides to our members, to our Village, and to the broader Northshore community. It is more than just a "church" that opens its doors on Sunday mornings for worship. It is and has always been – even before the Village was incorporated – a place for people to gather, worship, learn, and do God's work by helping those who are less fortunate. This will not change with the new facilities planned.

THIS WORK IS VERY MUCH NEEDED:
As fiduciaries, the KUC Board (and predecessor Boards, since this has been a several year journey) have faced certain realities: our buildings are old and in need of repair. As with Sears, which modified its entrance system to enhance security for its students, it is imperative that we too keep our children safe: the plan moves our youngest and most vulnerable onto second floor spaces and enhances security. We also need to accommodate our elderly and disabled members: today the circuitous route to the main church is cumbersome; the new plan addresses that issue. These are just a few of the benefits that will be achieved with the new building.

And as fiduciaries, the Board (and membership) has come to the hard truth that the Manse is no longer viable. In 2003, we renovated our 1896 George Maher home, and found that the care and upkeep was a challenge – but we could do that because we loved the house, we were not acting in a fiduciary capacity but as individuals, and we were fortunate enough to have the financial capacity. In contrast, as fiduciaries, KUC can't keep pouring funds trying to salvage the old building. We know, some of you would prefer the Manse to be renovated. But the Manse was designed as a home and not for institutional (i.e. church) use. And the code upgrades necessary to renovate an institutional building as opposed to a residential one, it is simply not viable for KUC to make the investment needed in that building. Any issues relating to renovating the Manse are no longer relevant to the questions before this Board.

And over the past years, the KUC Board and its membership has embraced plans, given input, suggested modifications, reviewed modified plans, and worked to come up with the smallest structure that reasonably addresses its needs. Then, KUC has had extensive engagement with the Village's Architectural Review Commission (multiple meetings). It is time for us to do what is needed to ensure that KUC's facilities takes our community, which includes the broader Kenilworth community members, into the next century!

KUC'S REQUESTS:
Essentially, KUC is asking for two things: a special use permit and several zoning variations.

Special Use Permit: KUC existed and operated well before the Village was even incorporated – and has had several ordinances granting special uses along the way. The current request seems almost like a "housekeeping" moment asking for a blessing for how we have been using the property all along. The "use" is not changing; KUC will offer the same programs as it always has.

It is analogous to what happened in September 2016, after the Kenilworth Assembly Hall ("KAH") was purchased by the Kenilworth Park District ("KPD"). Because the property was owned by a new owner – even though the use was not going to change – the successor owner (KPD) had to apply for its own Special Use Permit. Interestingly, 5 current KZBA members were also deciders at that meeting. The discussions reflected in those minutes indicated that the use of the KAH wasn't going to change (perhaps fewer weddings more community events – but essentially a site for people to gather and celebrate). Four current KZBA board members who will be deciding KUC's request voted to grant the KAH their special use permit; Hester was absent. It would appear that decision would apply here. While the building will change, the use will not. Therefore, KUC's request for a special use permit should be granted.

Zoning Variation Requests: The journey of KUC's expanding and acquiring different properties over the past century has led to a disconnect between the property parcels, the challenges presented by being on a corner, and the fact that Kenilworth zoning rules are essentially designed for single family residences and are not designed to accommodate the two church buildings in the Village. We have also seen certain zoning ordinances get put into place in reaction to a "moment" (e.g. height limit after the Foley house was built on the opposite corner of Kenilworth and Warwick) and then the KZBA granted exceptions when there were reasonable requests as a result of unanticipated consequences of that rule: such as when we asked for a height variation to allow us to match the 1896 gambrel roof on the Abbotsford house a few years later.

This Board has been mindful to grant reasonable variance requests following the guidelines and considerations specifiied for variances to be granted. We believe KUC has demonstrated they should be allowed to build with the handful of variances requested. We certainly are not sure that there are any more unique circumstances than those presented by KUC's application and history. It is certain that no other individual homeowner would have the more than 100+ year history of the KUC's presence in the Village, together with the different buildings, properties, and concerns. Therefore, KUC's requests for the several variances should be granted.

NEIGHBOURS' OBJECTIONS:
It is our understanding that, as with the KAH request in 2016, certain immediate neighbors are now taking the opportunity to express concerns about KUC's plans. We do not know specifically the nature of these concerns, but we do know that KUC is and will continue to be a good neighbor. We also know that when you buy a house in the Village – you have no guarantee that your neighboring properties will stay the same.

When we bought 336 Abbotsford, the Kalmbach's lived in a delightful original home adjacent to us on Kenilworth Avenue (SW corner Kenilworth and Abbotsford). The subsequent owners tore down the house and built a large new one as close to the northern edge of our property as possible with additional non-permeable terracing that caused water problems on our property. A big change, but one to which we were not entitled to object because Susan Criezis assured us that they were within code. And we spent money to do water remediation along the north side of 336. Flash forward: those owners (Nancy and Lance O'Donnell) are KUC members and Nancy and Robin worked together to provide KUC's youth group with service opportunities.

Shortly thereafter, the Schragels bought 325 Abbotsford, and gave those of us already living on the block assurances that they would just do a small replacement project away from the north edge of their lot. The current "new" house has a driveway that is as close to the north edge of their lot as possible (and since 331 has a drive underground driveway/garage, the wall supporting the close 325 driveway was of great legitimate concern). And the existing house is far from "small." But they too were within code. Flash forward: the Schragels had a child who crossed over with our kids, and we all became friends.

I share these two anecdotes for two reasons: First, life in this Village requires us all to live with changing times. Whether like the O'Donnell's or the Schregels who build to code and still caused issues for neighbors – or whether like we did with our renovation and were granted variances, the codes can only do their best. Sometimes, the existing codes aren't always the best answer. That is where variances and reasonable minds come into place. Second, even more important: we all sorted it out and moved on as kindly neighbors.

KUC's current neighbors all bought their homes knowing they were buying property adjacent to a vibrant church community with all that that entails. The church building will change, in fact MUST change. But the nature of the programs will not. In fact, the proposed new building is more attractive and in keeping with the neighborhood than the existing Manse. It is set farther back from Warwick. KUC also did traffic studies, and the circular drive will actually improve traffic flow. The new garden plans that include opening up the memorial garden space to be more integral to the building will make for a much prettier, landscaped environment. We believe that by allowing the requested improvements, it will ultimately be a bonus to these neighbors.

In conclusion, it is our strongest hope that this board will recognize the uniqueness of KUC and its needs, and the value KUC is to our community, and grant their requests so that we can build the planned structure that will sustain our programs into the next century!

Respectfully submitted,

Robin and Peter Roberts

Peter and Robin Roberts

Watson family support for KUC improvements

Ryan Watson <watson.ryanc@gmail.com>

Tue 3/5/2024 7:53 PM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>
Cc:Lindsey Watson <lindseyhwatson@gmail.com>

1 attachments (16 KB)

watson_KUC.docx;

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the Kenilworth Zoning Board of Appeals,
Vicki Thompson, Chair
Hester McCarthy
Frank Cavalier
Katherine Peterson
Mark Hinkamp
Jenelle Chalmers
Eamon Murphy

Please consider the attached letter and this email as a sign of my family's passionate support for this project. As I hope this letter conveys, we are some of the hundreds of Kenilworth residents who feel strongly about this institution and put our full support behind this project.

Thank you in advance for your time and consideration.

Sincerely,
Ryan Watson

The Watson Family
560 Greenwood Ave
Kenilworth, IL 60043

To the Kenilworth Zoning Board of Appeals,

First, I want to thank you for all the important work you do in ensuring that our Village remains such a special place to live. I understand the time commitment and appreciate your service to our community.

My family (which includes myself, my wife Lindsey, and our three daughters) moved to Kenilworth from Seattle in January 2018 and have been thrilled with that decision every day since. We have finally found a long-term home for our family and continue to put down roots in this wonderful community.

After a few weeks in Kenilworth, we were incredibly lucky to have found Kenilworth Union Church and have been an integral part of that faith community in the years since.

For our family, KUC is not simply a place for Sunday worship. While we attend service each week, the institution is so much more to us and the depth of our connection is merely the tip of the iceberg in terms of KUC's impact in our community. Our involvement includes…

- Weekly service on Sundays (the music and sermon are key but deep bonds with our neighbors shared over a cup of coffee is equally important)
- Our daughters sing in the KUC Children's Choir
- Our daughters attend Sunday School
- My older daughter attends Youth Group each Wednesday
- I serve on the KUC Board of Trustees (and also Co-Chair the Children and Family Committee)
- We give regularly to a range of important community causes and our children gain so much from wrapping presents for disadvantaged families each holiday season
- My older daughter and I serve soup to the homeless population in Evanston every Sunday as representatives from KUC

Perhaps most importantly, **this relationship with KUC is arguably the top reason we have stayed in Kenilworth over the years** as opportunities to move (for work, family, etc.) have popped up. We love this town and have helped encouraged multiple families to move here over the years. In all those situations, one of the top reasons we use to 'sell' Kenilworth is KUC.

In this day and age, faith communities of all types are hemorrhaging members. We feel so blessed that KUC is the opposite and remains vibrant and growing. As an example, this past Sunday we welcomed 15 new families to our church which is a tremendous sign of a healthy pillar in our community.

We collectively have a special responsibility in ensuring that we support such a unique faith community. Today our facility is aging and is not fit for purpose as we consider the needs of KUC

in the years to come. Today my daughters sing in a dark basement, access to the church is dangerous for elderly residents, and safety concerns around something like an active shooter cannot be adequately addressed in the current building (a key personal concern as a parent of young children that spend significant time at KUC).

As you can tell, this church is one of the most important things in my life and the life of my family. Like many members of KUC, I have kept my thoughts quiet in recent months to be respectful to the process that has played out and the vocal concerns of a few families in the community. **But now I'm excited to help amplify the voices of the hundreds of Kenilworth residents that feel just as passionately about investing in a better home for our community. I am a vocal supporter of this project and appreciate your thoughtful consideration of the needs of so many Kenilworth residents.**

Sincerely,
Ryan Watson

March 11 ZBA Meeting

Thomas Cole <tcolejd75@gmail.com>

Thu 2/29/2024 10:17 AM

To:McFarland, Heather <hmcfarland@vok.org>;Brobeck, Carol <cbrobeck@vok.org>

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Heather and Carol—

I will be attending the ZBA meeting on the 11th by Zoom. Because I will not want to interrupt the discussion among those who are there in person, I wanted to send you this advance note of support for the KUC building plans.

My wife Connie and I have been Kenilworth residents since 1985 and became members of the Church shortly after that. We are also close neighbors of the Church, having lived at 257 Kenilworth Avenue for nearly 40 years.

We support the Church's plans for a number of reasons, perhaps especially because it will enhance the safety and security of the young children from the community who participate in its programs and activities. At the other end of the age spectrum, the new facility will improve access for Church members with mobility challenges. We also believe that those benefits cannot be achieved effectively or at any reasonable cost through a renovation of the 417 Warwick building. The anticipated improvement in traffic flow and energy efficiency are additional benefits.

We hope that the ZBA will agree with our assessment and take whatever action is necessary to allow the Church's plans to move forward.

Thanks for considering.

Best,

Tom Cole

RE: Kenilworth Union Church application

McFarland, Heather <hmcfarland@vok.org>

Tue 2/20/2024 9:09 AM

To:Vivian Vahlberg <vivian.vahlberg@sbcglobal.net>
Cc:Brobeck, Carol <cbrobeck@vok.org>

Hi Vivian,

Confirming receipt of your email. We will share this information with the ZBA.

All the best,

Heather McFarland
Assistant to the Village Manager
Village of Kenilworth
(847) 251-1666 x 5255

From: Vivian Vahlberg <vivian.vahlberg@sbcglobal.net>
Sent: Sunday, February 18, 2024 6:27 PM
To: McFarland, Heather <hmcfarland@vok.org>
Subject: Kenilworth Union Church application

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

To the members of the Kenilworth Zoning Board of Appeals:

- Vicki Thompson, Chair
- Hester McCarthy
- Frank Cavalier
- Katherine Peterson
- Mark Hinkamp
- Jenelle Chalmers
- Eamon Murphy

My name is Vivian Vahlberg. My husband, Rick Gordon, and I have lived at 530 Melrose Ave. in Kenilworth since November 1984. We have been members of Kenilworth Union Church since some time in the 1980s. I have served in various roles at the church: as a leader of the Rummage Committee and a member of the Adult Bell Choir, the Outreach Committee, the Allison Tobey Smart Memorial Board and the Worship Committee. Rick has been an usher and a Rummage Committee volunteer. Our three children attended Sunday School at KUC.

I have been very impressed with the thoughtful, expert and thorough way in which the Church assessed what to do about the manse, taking into account everything from the building's history, the neighborhood's views, Kenilworth's history and needs, and the Church's needs. The committee spent hundreds of hours on the project, talking to scores of people, meeting repeatedly with village officials, neighbors and others, and fine tuning its plans based on what committee members heard. As Minister of Music Lisa Bond put it at one meeting: if this plan is voted down, it is hard to imagine that the church could ever again assemble so much expert and focused talent willing to spend so much time to do it right — to balance all the various needs and considerations and determine once and for all the best course of action. This is KUC's best shot at ensuring a vibrant future that serves the needs of Kenilworth, the church (one of Kenilworth's most important institutions), and its residents.

I didn't favor replacing the manse at first but the committee's extensive research convinced me the current plan would serve all of Kenilworth's stakeholders much better. To me, several things are persuasive:

- The manse may have historic ties but as a building, it is an outdated mess, with unsafe staircases, a faulty, leaking basement foundation and rooms that are too small and chopped up for today's uses. The work it would take to get it up to code would be massive.
- So much work would be needed to rehab the manse that the rehab would cost more than building from scratch.
- A rehabbed manse still wouldn't provide the kind of space the very vital youth program and music program need. The rooms would remain so small and the space so chopped up. Nor would a rehabbed manse provide the usable meeting space that has long been lacking. People have been working around the building's many limitations for years; it's time to have space that supports the mission.
- A rehab also wouldn't solve significant safety and accessibility concerns that would be addressed by the new building, from securing the safety of our preschoolers to making it easier for those who are disabled to get in and out of the church.
- Finally, I think the new facility would help a very valuable Kenilworth institution, Kenilworth Union Church, remain vibrant and useful for years to come.

Thank you for your consideration.

Vivian Vahlberg
847-422-3017

From:	Knorring, Kate (NBCUniversal)
To:	crobeck@vok.org; McFarland, Heather
Cc:	David Dick
Subject:	Kenilworth Board of Appeals - Kenilworth Union Church Construction Approval Requested by Kate and David Dick
Date:	Tuesday, February 27, 2024 8:09:49 AM

Caution: This email originated from outside of our organization. Do not open any unexpected attachments or links.

Subject: Support for Kenilworth Union Church Construction Plans

Dear Ms. McFarland and Ms. Brobeck

CC: Ms. Thompson, Ms. McCarthy, Mr. Cavalier, Ms. Peterson, Mr. Hinkamp, Ms. Chalmers, and Mr. Murph

I trust this letter finds each of you in good health and spirits. My name is Kate Dick, and along with my husband David and our daughter Charlotte, we are residents of Kenilworth residing at 422 Cumnor Road. It is with great pleasure that I reach out to express our strong support for the construction plans proposed by Kenilworth Union Church. We are unable to attend the March 11th meeting due to business travel, but write this to urge you to approve the plans.

Having been residents of Kenilworth for nearly seven years, our family has had the privilege of being active members of the community, including our involvement with Kenilworth Union Church. Kate, in particular, has served as a dedicated board member of A Joyful Noise preschool, and Charlotte has spent four enriching years as a student there with Amy and the entire AJN staff. Additionally, our family has regularly attended Sunday School and services at Kenilworth Union Church, where we have found a sense of community and spiritual growth.

We wholeheartedly endorse the church's construction plans, understanding the critical need for improvements to ensure the safety and well-being of all students and congregants. The proposed enhancements, such as improved emergency exits, structural upgrades, and enhanced learning areas, not only prioritize safety but also contribute to the overall betterment of the church environment.

Moreover, we firmly believe that these construction plans align with the architectural beauty of Kenilworth and uphold the high standards of our esteemed village. By seamlessly integrating new elements while preserving the existing aesthetics, the church's vision resonates with our collective desire to maintain and enhance the charm and character of our community.

In conclusion, we urge the Kenilworth Zoning Board of Appeals to consider our

unwavering support for the Kenilworth Union Church's construction plans. We believe that approving these plans will not only benefit the church community but also contribute positively to the greater Kenilworth community as a whole.

Thank you for your attention to this matter, and please do not hesitate to reach out if you require any further information or clarification.

Warm regards,

Kate and David Dick

422 Cumnor Road Kenilworth IL 60043

Kate (Knorring) Dick
VP, NBC Sports Sales
Ad Sales and Partnerships
M | 312.282.1042

Inventory of Materials Provided by KUC for 3/11/24 ZBA Hearing:

1. ZBA Application
    a. Application
    b. Legal Descriptions
    c. Explanation of Repeat Application
2. Project Narrative
    a. Letter from KUC Board
    b. Section 1
        A. Church History
        B. History of Village Approvals
    c. Section 2
        A. Current and Future Church Operations and Uses
        B. The Church's Improvement Plans
            1. Key Site Plan Features
            2. Rationale for the Proposed Campus Enhancement
        C. The Church's Approval Requests
            1. Rezoning (Map Amendment)
            2. Special Use
            3. Variations (5)
    d. Exhibit "A" Memorial Garden Parcel and Robinson Garden Parcel Conditions and Restrictions
3. Standards
    a. Responses to Standards for Special Uses
    b. Responses to Standards for Variations
4. Zoning Compliance Worksheet (dated 1/2/2024)
    a. Exhibit: Architectural Site Plan - Existing by HKS, dated 1/29/24
    b. Exhibit: Architectural Site Plan - New by HKS, dated 1/29/24
5. Site Plans
    a. Exhibit: Existing Site Plan by HKS, dated 11/17/23
    b. Exhibit: Proposed Site Plan by HKS, dated 11/17/23
    c. Exhibit: Existing Site Plan vs New Site Plan by HKS, dated 11/17/23
6. Floor Plans
    a. Exhibit: Existing Basement Floor Plan by HKS, dated 11/17/23
    b. Exhibit: 211 Building – Existing Ground Level Floor Plan by HKS, dated 11/17/23
    c. Exhibit: 211 Building – Existing Level 02 Floor Plan by HKS, dated 11/17/23
    d. Exhibit: 417 Building – Existing Basement Level Floor Plan by HKS, dated 11/17/23
    e. Exhibit: 417 Building – Existing Ground Level Floor Plan by HKS, dated 11/17/23
    f. Exhibit: 417 Building – Existing Level 02 Floor Plan by HKS, dated 11/17/23
    g. Exhibit: 417 Building – Existing Level 03 Floor Plan by HKS, dated 11/17/23
    h. Exhibit: Proposed Basement Floor Plan by HKS, dated 11/17/23
    i. Exhibit: Proposed Ground Level Floor Plan by HKS, dated 11/17/23
    j. Exhibit: Proposed Level 02 Floor Plan by HKS, dated 11/17/23

7. Elevations
    a. Exhibit: Existing South Elevation by HKS, dated 11/17/23
    b. Exhibit: Existing North Elevation by HKS, dated 11/17/23
    c. Exhibit: Existing West Elevation by HKS, dated 11/17/23
    d. Exhibit: Proposed North Elevation by HKS, dated 11/17/23
    e. Exhibit: Proposed South Elevation by HKS, dated 11/17/23
    f. Exhibit: Proposed West Elevation by HKS, dated 11/17/23
    g. Exhibit: Proposed West Elevation by HKS, dated 11/17/23
8. Renderings
    a. Exhibit: West View (True Landscape) by HKS, dated 11/17/23
    b. Exhibit: West View (Modified Landscape) by HKS, dated 11/17/23
    c. Exhibit: View from Warwick looking Southeast (True Landscape) by HKS, dated 11/17/23
    d. Exhibit: View from Warwick looking Southeast (Modified Landscape) by HKS, dated 11/17/23
    e. Exhibit: Garden View and Replacement Wing (True Landscape) by HKS, dated 11/17/23
    f. Exhibit: Garden View and Replacement Wing (Modified Landscape) by HKS, dated 11/17/23
    g. Exhibit: Overall Site View From Southwest by HKS, dated 11/17/23
9. Plat of Consolidation and Topography
    a. Exhibit: Kenilworth Union Church Plat of Consolidation No. 2 by V3, dated 12/28/23 (2 sheets)
    b. Exhibit: Boundary & Topographic Survey of Kenilworth Union Church by V3, dated 12/28/23
    c. Exhibit: Boundary & Topographic Survey of Kenilworth Union Church (Memorial Garden) by V3, dated 12/28/23
10. Evidence of Ownership: Alta Commitment for Title Insurance # 23009250WF
11. Driveway Dimensions
    a. Exhibit: Architectural Site Plan by HKS, dated 2/7/24
12. Landscape
    a. Exhibit: Memorial Garden North & New Addition by Rosborough Partners, dated 10/11/23
    b. Exhibit: Concept Plant Schedule P. 2 Memorial Garden Parcel
    c. Exhibit: Concept Plant Schedule P. 1 KUC Church Parcel
13. Rear Yard Variation
    a. Exhibit: Kenilworth Union Church Consolidated Plat Side & Bake Setbacks by HKS, dated 1/29/24
14. Maximum Lot Width Variation
    a. Exhibit: Property Frontage Plan by HKS, dated 2/16/24
15. Landscape Easement
    a. Exhibit: Deed of Covenant and Reservation of Easements, dated 8/21/1996
    b. Exhibit: Location of Exhibit B on Plat of Consolidation

c. Exhibit: Architectural Site Plan – New depicting Exhibit B Landscape Easement area by HKS, dated 1/29/24
d. Exhibit: Architectural Site Plan – New depicting Proposed Landscape Easement Area by HKS, dated 1/29/24

16. Transportation Review
    a. Exhibit: Memorandum from Kimley Horn, dated 12/30/2022
17. Map Amendment (Rezoning of Memorial Garden parcel)
    a. ZBA Application dated 11/9/2023
    b. Letter to the Board of Trustees dated 7/11/1978
    c. Ordinance #783 Approving a Special Use on 1/13/1992
    d. Exhibit: Architectural Site Plan – New depicting Memorial Garden zoned P Park & Playground by HKS, dated 11/6/2023
    e. Exhibit: Architectural Site Plan – New depicting approved future columbarium walls by HKS, dated 11/6/2023
    f. Exhibit: Boundary & Topographic Survey of Kenilworth Union Church(Memorial Garden) by V3, dated 12/28/23

Village of Kenilworth

419 Richmond Road
Kenilworth, IL 60043

Phone: 847-251-1666
Fax: 847-251-3908
E-mail: info@vok.org

Zoning Board of Appeals Application

General Information

Date: Feb. 19, 2024

Zoning Board of Appeals Jurisdiction

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Administrative Appeals

Property Address

Address of Property That is the Subject of this Application : 211 Kenilworth Avenue and 417 Warwick Road

Attach Legal Description of Property that is the Subject of this Application.

Zoning District: R-1 and Park (P)

Current Use Non-Denominational place of worship and pre-school

Applicant Information

Applicant

Name Kenilworth Union Church

Address 211 Kenilworth Avenue, Kenilworth, IL 60043

Email jsharp@kuc.org

Telephone 847-853-2003

Owner of Property (if different than Applicant)

Name _____

Address _____

Email _____

Telephone _____

Primary Contact Person for Applicant

Name John Sharp, Director, Business Operations

Address 211 Kenilworth Avenue

Email jsharp@kuc.org

Telephone 847-853-2003

Applicant's and Primary Contact's Relationship to Property:

Director, Business Operations

Ownership Details

Check appropriate category and attach proof of ownership and all relevant additional ownership information to this application.

_____Individual _____Joint Tenants/Tenants in Common _____Land Trust _____Trust

_____Corporation _____Limited Liability Company ____Partnership ✓ Non-Profit Corp.

If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust.

Consultants (as applicable)

List any additional consultants and their contact information on additional sheets of paper and attach.

Architect

Name Anthony Montalto, Principal

Company HKS

Address 125 S Clark Street #1100, Chicago, IL 60603

Phone 312-262-9732

E-mail amontalto@hksinc.com

Attorney

Name Harold Francke

Company MPS Law

Address 1515 E Woodfield Rd, Suite 250, Schaumburg, IL 60173

Phone 847-814-8489

E-mail hfrancke@mpslaw.com

Requested Action

Check all that apply and provide on this form or attach on separate sheets all information required by the Sections of the Zoning Ordinance listed below for the types of relief requested:

✓ **Zoning Variation(s) for 1. rear yard setback for east side of existing non-conforming structure (church); 2. maximum building coverage; 3. maximum floor area; 4. maximum impervious surface and 5. maximum lot width.**

✓ **Special Use for a place of religious worship and pre-school for existing church and pre-school as they are proposed to be improved with a new building addition.**

_____ **Zoning Ordinance Text Amendment**

✓ **Rezoning from P____ to R-1___ - Zoning Map Amendment for Memorial Garden parcel.**

_____ **Administrative Appeal**

_____ **Other** (describe):

Filing Fees

All Applications require payment of a non-refundable fee; in addition, applications for special uses, text amendments, and zoning map require additional funds that are held in escrow for recovery of actual costs pursuant to Sections 153.290 – 153.293 of the Zoning Ordinance.

Please attach a check with your application and indicate below the amount of fee submitted:

✓ **$ 350.00**

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Air Conditioning
- Fences
- Administrative Appeals

Kenilworth Code of Ethics

On a Separate Sheet of Paper, list and attach the name, address and nature and extent of any current or potential interest that any village officer or employee may have in or with respect to the owner, the Applicant or the property.

If none, Check here: ✓

Repeat Application

Has any other application for this property been submitted to the Village that seeks similar relief and has been denied within the last two years? ✓ Yes _____ No

If yes, attach a statement of the ground Applicant believes justifies reconsideration.

(see attached)

Application/Owner Acknowledgments

By execution of this application in the space provided below, the applicant and owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Kenilworth that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon property, and into any structures located therein, for the purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Kenilworth Zoning Ordinance and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Kenilworth Zoning Ordinance agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

5. The Information contained in this application is true and correct.

Applicant's Signature(s)

Signature: Pete H. Schaff

Printed Name: PETER H. SCHAFF

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Required Materials

Submit a completed application with 12 copies of the following materials:

_✓_ **Drawings**, if applicable, to Variance Application:

1. Existing Floor Plans - provide floor plans of all levels of the existing building
2. Demolition Floor Plans – provide floor plans of all levels of the existing building and indicate existing parts to be removed
3. Proposed Floor Plans - provide floor plans of proposed additions to the existing building
4. Existing Exterior Elevations – provide elevations of all existing exterior elevations that are to change
5. Proposed Exterior Elevations - provide elevations of all elevations that are altered

___✓_ **Plat of Survey** & Parcel(s) Legal Description, no more than 5 years old

___✓_ **Title Policy** or Deed.

N/A Certified Copy of Trust Agreement, if applicable.

N/A Simple Affidavit identifying Trust beneficiaries, if applicable.

✓ Written **Explanation of Request,** on separate sheets of paper. Address the standards and requirements for the relief requested, and how they are satisfied by the request.

✓_ **Filing Fee** - payable to the Village of Kenilworth.

After this application and all necessary materials are submitted, the application will be put on the docket for a Zoning Board of Appeals Meeting. It is recommended that the application for any matter requiring public notice be submitted 45 days prior to the Zoning Meeting. The Village will provide Applicant with a notification packet containing a notice is to be delivered to all property owners living within 250 feet of property. The Zoning Board of Appeals meets once every other month. In general, applicants should expect a hearing within 60 days of submitting an application. Any party may appear at the hearing in person or by agent or attorney. The concurring vote of 4 members of the Zoning Board shall be necessary to grant a variation or to reserve any order, requirement, decision or determination of the Village, or to decide in favor of an applicant for relief. No order granting a variation shall be effective for a period longer than six months unless a building permit is obtained and the construction, alteration, or moving of the building covered by the order is started within such period. All Applicants are encouraged to read Sections 153.240 – 153.249 of the Village of Kenilworth Zoning Ordinance.

Authorized Variations

- To vary any of the requirements with respect to minimum sizes of lots, maximum height of buildings and other structures, maximum and minimum size of buildings, maximum lot coverage by structures and other impervious surfaces, and minimum depth and width of yards per Section 153.244.
- To vary any of the regulations contained in Sections 153.075 – 153.086 (Supplemental Regulations Applicable to all Residential Districts).
- To vary any of the regulations contained in Section 153.185 – 153.192 (Off-Street Automobile Parking Requirements).
- To vary Sign Code regulations per Section 153.244

Standards for Variations

For Zoning Variations, please respond to the applicable standards listed below in the written explanation of the request.

(1) The Board shall not grant a variance from any of the regulations of Chapter 153: Zoning, as authorized by Subsection 153.244(D), unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:

(a) In the case of property the principal use of which is for business purposes, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations applicable to the district in which it is located;

(b) The plight of the owner is due to unique circumstances; and

(c) The variation, if granted, will not alter the essential character of the locality.

(2) For the purposes of supplementing the above standards, the Board, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:

(a) The particular physical surroundings, shape, or topographical condition of the property in question would result in a practical difficulty or particular hardship upon the applicant for the variation, as distinguished from a mere inconvenience, if the strict letter of the regulation were enforced;

(b) The conditions upon which the application for variation is based would not be applicable generally to other property in the same district;

(c) The request for the variation is not based exclusively upon the desire to make more money out of the property;

(d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

(e) The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase the runoff of storm water onto adjacent properties or public streets, or substantially increase congestion in the public streets or increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

(3) For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The effects of the proposed construction on the overall appearance of the size and bulk of the existing structures on the property when viewed from streets abutting the property and from adjacent properties;

(b) The proximity of the proposed construction to streets abutting the property and to adjacent properties;

(c) The relative proximity of the proposed construction to streets abutting the property and to adjacent properties in comparison with the relative proximity of existing structures on other properties in the same vicinity;

(d) The magnitude of the variation requested in absolute terms and in proportion to the floor area and/or impervious surfaces allowed if the strict letter of the regulation were enforced;

(e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations;

(f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the Village for the use and enjoyment of a structure as a residence for a family;

(g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical, and advantageous use of existing and proposed floor area and impervious surfaces; and

(h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The **height** and location of existing and proposed structures on the property and adjacent properties;

(b) The need to maintain the **height** of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements; and

(c) The need to maintain a particular **height** of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

(5) For the purpose of supplementing the above standards with regard to **variations for signs**, the Board, in making its determination shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant to the Board:

a) In the case of a commercial message sign, strict application of the Kenilworth Sign Code would render the applicant unable to yield a reasonable return from its property.

b) The variation will not endanger the public safety or substantially diminish or impair property values within the neighborhood;

c) The variation would not result in a sign or master sign plan as required by the Kenilworth Sign Code that:

1. Would not be in harmony with the general and specific purposes for which the Kenilworth Sign Code and the provisions from which a variation is sought were enacted;

2. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of adjacent property or improvements;

3. Would substantially increase congestion in the public streets due to parking or traffic;

4. Would create an unnecessary distraction to vehicle and pedestrian traffic; and

5. Would result in a sign that is not aesthetically consistent with the environment, or not proportional or architecturally compatible with existing land uses and buildings and with any adjacent residential neighborhood.

Standards for Special Uses

For Special Use requests, please respond to the applicable standards listed below in the written explanation of the request.

(G) Standards. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

(1) The necessity for the public convenience at the particular proposed location;

(2) The effects of the proposed design, location and operation on the public health, safety and welfare;

(3) Injury to the value of other property in the neighborhood in which it is proposed to be located;

(4) Interference with the use and enjoyment of neighboring properties;

(5) Compatibility with permitted uses in the district in which it is proposed to be located;

(6) Increased traffic congestion on public ways or increased parking required on public ways;

(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and

(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use.

Traffic Consultants

Mr. Peter Lemmon P.E. PTOE
Kimley-Horn
Peter.lemmon@kimley-horn.com
312-924-7436
111 W. Jackson Blvd #1320
Chicago, IL 60604

Legal Description of Property (211 Kenilworth Ave and 417 Warwick Rd) (One Parcel)

LOT 1 IN KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS,

Legal Description for Kenilworth Union Church Memorial Garden Parcel

The property commonly known as the Memorial Garden located at the northeast corner of Warwick Road and Kenilworth Avenue (Lot 5 in block 10 in Kenilworth, being a subdivision of parts of Section 22, 27 and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois)

Legal Description for Kenilworth Union Church Robinson Garden

Lot 5 except the Northeasterly 100 feet thereof (as measured along the Northwesterly and Southeasterly lines thereof) in Cresap's Subdivision of part of the Northwest fraction quarter of fractional Section 27, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Legal Description for Robinson Garden Bridge

The Northeasterly 5 feet of Lot 8 and all of Lot 10 in Block 10 in Kenilworth being a subdivision of parts of fractional Sections 22 and 27 and part of Section 28, Township 42 North, Range 13,East of the Third Principal Meridian, in Cook County, Illinois except that part described as follows: Beginning at the Northwest corner of said Lot 10, being also the Northeast corner of said Lot 8, a distance of 5.0 feet; thence South distance of 17.0 feet along a line 5.0 feet West of and parallel to the West line of Lot 10, which is also the Est line of Lot 8; thence East at right angles, a distance of 10.50 feet; thence Northeastward 18.90 feet, more or less, to a point on the North line of Lot 10 which is 13.50 feet East of the point of beginning, thence 13.50 feet West to the point of beginning

Repeat Application

Kenilworth Union Church sought a Special Use Permit for our 417 Warwick Building in 2022 to document the current state of a 40-year history (since we purchased the building) of on-going church uses. At that time, the ZBA declined to approve the SUP noting that they wanted an understanding of the future plans for the church.

At this time, as plans for our campus have been more fully developed, we are seeking a comprehensive Special Use Permit to cover all four lots the church owns and uses as one entity. We feel the consolidation of the parcels and the overarching Special Use Permit properly addresses the church's ownership and use and further unifies and clarifies for the church, the Village, and the community what that use is.

Kenilworth Union Church has been operating as a church on the site since 1892. We have been a non-conforming use on the site for decades. Your approval of the Special Use Permit for our campus will clear up a decades-old inaccuracy that has never adequately addressed the situation.

KENILWORTH UNION CHURCH

William A. Evertsberg
Senior Minister

Katie Snipes Lancaster
Senior Associate Minister

Christine V. Hides
Associate Minister for Discipleship

Lisa Bond
Minister of Music

Sarah Champlin
Minister of Youth, Young Adults, and Mission

John W. Sharp
Director of Business Operations

Dear Members of the Kenilworth Zoning Board of Appeals,

Founded in 1892, Kenilworth Union Church is a faith-based, non-denominational place of worship and fellowship that has operated in its present location as part of the Kenilworth community for more than 130 years.

Since our inception, we have remained faithful to serving our members, children, and youth and community with a wide range of programs and services, outlined in more detail in the enclosed application for special use and other zoning approvals. In addition, Kenilworth Union Church has continued to provide substantial financial aid and services to individuals and organizations throughout the metropolitan area.

None of our missions could be accomplished but for the generous and continuing contribution of time, talents and resources of our staff and our membership, including many Kenilworth residents.

Kenilworth Union Church remains steadfast in its commitment to being a good neighbor, an asset to the Village of Kenilworth, and a good steward of our congregation's resources so that we may continue our mission of service for generations to come.

It is in that spirit that we have submitted our application to the Village. We are confident that, if approved, we will be able to continue our missions well into the future in ways that will benefit both the Kenilworth Union Church and the community as a whole.

We look forward to discussing our application with you and thank you for your consideration.

Respectfully Submitted,

KENILWORTH UNION CHURCH

Peter Schaff
President, Board of Trustees

cc: Ann Carey, Project Manager and Church Member
John Hart, Past President and Kenilworth Resident
Ken Harris, Past President and Kenilworth Resident
John Sharp, Business Manager

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Section I: Church History and History of Village Approvals

A. Church History

Founded in 1892, Kenilworth Union Church, an historic, spiritual, cultural, and social cornerstone for the community of Kenilworth, predates both the Village of Kenilworth itself and most of the homes that surround it. Similar to many towns throughout the United States, the Village of Kenilworth does not identify a place of religious worship as a permitted use in any zoning district under the Village's Zoning Ordinance. Like those other towns, however, it does recognize the central role that places of religious worship have historically played in the evolution and enjoyment of our nation's communities by identifying these uses as authorized special uses in its residential zoning districts.[1] However, a special use has never been approved for the Kenilworth Union Church. It has always operated as a legal non-conforming use under the Village's Zoning Ordinance.

Like our neighboring church, Holy Comforter, Kenilworth Union Church has co-existed comfortably and compatibly with its immediate residential neighbors for more than a century. Over this period of time, contiguous properties have been added to the Church's main property on Kenilworth Avenue. These properties include the Memorial Garden parcel situated at the northeast corner of Kenilworth Avenue and Warwick Road (acquired in 1978); the 417 Warwick Road property (acquired in 1984); and the Robinson Garden and Robinson Garden bridge parcels situated to the northeast of the main church property (both of which were acquired in the 1990s).

B. History of Village Approvals

The history of the Kenilworth Union Church working with the Village and its neighbors on matters of land use is a long one. That history includes the consideration and approval of the following agreements, ordinances and approvals:

1. **a 1978 letter agreement** which established the Church's right to establish a Columbarium on the Memorial Garden parcel after an exchange of the parcels situated at the northeast and northwest corners of Kenilworth Avenue and Warwick Road[2];
2. **Zoning Board of Appeals' Approval of Certain Variations** on January 13, 1992 in connection with the Church's plans to construct certain improvements on the Kenilworth Avenue and Warwick Road parcels;

[1] It should be noted that Kenilworth did not make places of religious worship an authorized class of special use until 1998, at which point the Kenilworth Union Church had already been operating for over 100 years. *See* Village Ordinance No. 839, adopted October 13, 1998.

[2] A copy of this letter agreement was included with the rezoning application the Church recently submitted for the Memorial Garden parcel.

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3. **Village Ordinance No. 783**, adopted January 13, 1992, which granted a special use to the Church and effectively ratified its use of the Memorial Garden parcel as a Columbarium;
4. **Village Ordinance No. 784**, adopted January 13, 1992, which rezoned the parcel situated at the northwest corner of Kenilworth Avenue and Warwick Road to, and ratified the zoning of the Memorial Garden parcel in, the "P" Park and Playground District;
5. **a Deed of Covenant and Reservation of Easements,** dated July 24, 1996, made by the Kenilworth Union Church for the benefit of the Village of Kenilworth to provide for the planting of a number of trees on the Warwick Road parcel ("Deed of Covenant and Reservation of Easements");
6. **Village Ordinance No. 868**, adopted December 13, 1999, which approved a special use to construct a storage building on the 211 Kenilworth Avenue property;
7. **Village Ordinance 1145**, adopted June 15, 2015, granting a certificate of appropriateness and a special use for the construction of two signs on the 211 Kenilworth Avenue property;
8. **Village Resolution No. 2022-15,** adopted August 15, 2022, approving the construction of additional Columbarium walls on the Memorial Garden parcel;
9. **Village Zoning Board of Appeals** vote, on September 12, 2022, to deny a request for issuance of a special use permit for the Kenilworth Avenue and Warwick Road properties until the ZBA can see the plans to connect the buildings on the two properties (note: the Church elected to abandon its request after this vote);
10. **Village Ordinance No. 2022-1319,** adopted October 24, 2022, approving a plat of consolidation for the Kenilworth Avenue and Warwick Road parcels (note: this plat did not encompass the Memorial Garden, Robinson Garden or Robinson Garden bridge parcels);
11. **Village Building Review Commission** vote on November 15, 2022 to impose a one-year delay on the demolition of the building situated on the Warwick Road property; and
12. **Village Architectural Review Commission** vote on October 18, 2023 to recommend to the Village Board approval of the Church's request for a Certificate of Appropriateness for the building addition it seeks to construct on the Warwick Road property.

The longevity of our church, the change and growth of both the church, the immediate neighborhood and the village over many decades, and the adoption of new Village codes and ordinances has given rise to the need to reconcile the existing with the new. Such is the history of our church and the context for the zoning application we have submitted to the Village.

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Section II: The Church's Operations, Improvement Plans and Approval Requests

A. Current and Future Church Operations and Uses

Kenilworth Union Church offers a broad spectrum of programs and services ranging from preschool education for the very young, youth programs for teens, counseling for all ages, formal worship, charitable outreach, services for the elderly, and a final resting place in its columbarium. Providing these programs and services requires the use of the entire Church campus, with each property contributing to the Church's overarching missions. As a non-denominational church, our church welcomes both members and the general public, using all of its properties in the service of these constituencies.

The table below summarizes our current and future uses of our facilities and properties.

Current, future and proposed Usages

Activities	General Group Size	Current Use	Future Use	Special Use	Times of Operation - Also See Notes BELOW
· worship and sanctuary space	200-1000	x	x	x	Generally Sundays but could include all days
· children's and youth ministry and classroom space	40-100	x	x	x	See Notes below
· pre-school operations	125-160	x	x	x	Generally Monday through Friday from 9 AM through 3 PM
· music programs (practices, rehearsals, and performances)	15-40	x	x	x	See Notes below
· fellowship, informational and social programs and events of various sizes from 2- 4 people up to 250 people (church services, meetings, breakfasts, lunches, dinners)	2-4, 500	x	x	x	See Notes below
· primarily daytime meetings and events but some evening functions throughout the week	2-40	x	x	x	See Notes below
· weddings and receptions	50-250	x	x	x	Generally Friday through Sunday
· funerals and receptions	50-250	x	x	x	Generally daytime
· cooking	2-6	x	x	x	See Notes below
· rummage sale	150-300 over a week in Summer	x	x	x	Generally in the Summer months
· youth sleepovers	3 per year, 20-60	x	x	x	Generally Evenings
· administration	Daily 20	x	x	x	See Notes below
· clergy offices	Daily 4	x	x	x	See Notes below
· operational and storage spaces	Daily Operational Staff	x	x	x	See Notes below
· Memorial Garden - Columbarium		x	x	x	See Notes below
· Memorial Garden - Worship	25-50	x	x	x	See Notes below
· Memorial Garden - Memorial Services and Inurnments	10-30	x	x	x	See Notes below
· Memorial Garden - Weddings	50-250	x	x	x	See Notes below
· Robinson Garden - Play area	20-125	x	x	x	See Notes below
· Robinson Garden - Worship	20-150	x	x	x	See Notes below
· Robinson Garden - Sunday School	30-100	x	x	x	See Notes below

Note: General Hours of Operation are Monday through Sunday 7:30 AM to 9:00 PM
Note: All items above are shown as general times of operation and may be adjusted as necessary
Note: Generally, all items are 50% residents
Note: Pre-school includes up to 14 Teacher, 125 students in 10 Classrooms
Note: Pre-school cars are up to 100 Dialy. 1/3 Parking, 1/3 dropoff Warwick Rd., 1/3 dropoff Kenilworth Avenue

In the evaluation of our requests for zoning relief, a number of factors are worthy of mention.

First, none of the programs and services mentioned above are new or expected to change. In fact, they have been offered for years. Second, our programing and delivery of services occurs throughout our campus seven days a week. Third, each of the parcels we own is integral to the delivery of the Church's programs and services. Finally, the services and programs offered by the Church provide demonstrable public benefit to the health, welfare, and well-being of the general public, including Kenilworth residents.

We do not expect the size of our congregation or enrollment at our preschool to increase as a result of the construction of our new improvements. We do expect, however, that with the construction of those improvements we will be able to offer our programs and services more

effectively, efficiently and safely in a single unified and secure building. We note that the use of our Memorial Garden and Robinson Garden parcels will not change.

B. The Church's Improvement Plans

To further its missions as described above, the Church desires to demolish the existing structure on the 417 Warwick Road property, construct a new building on that property, and construct a small structure on the Memorial Garden parcel which will connect the existing church building to that newly constructed building. The need to construct the new building on the 417 Warwick Road property is described in greater detail below.

The images below depict the form and relationship of our proposed improvements to our existing church and highlight the Architectural Review Commission's approved design and material selections for the proposed new building.



View from Warwick Road.

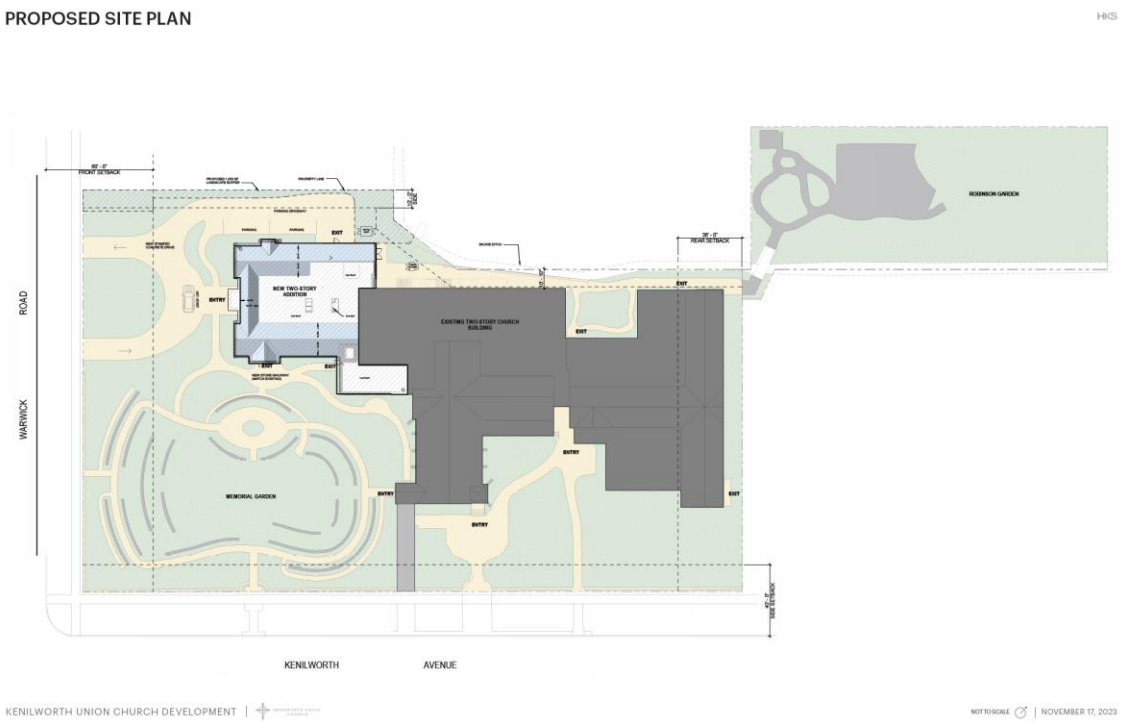
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View Looking East and Overhead from Southwest to Northeast

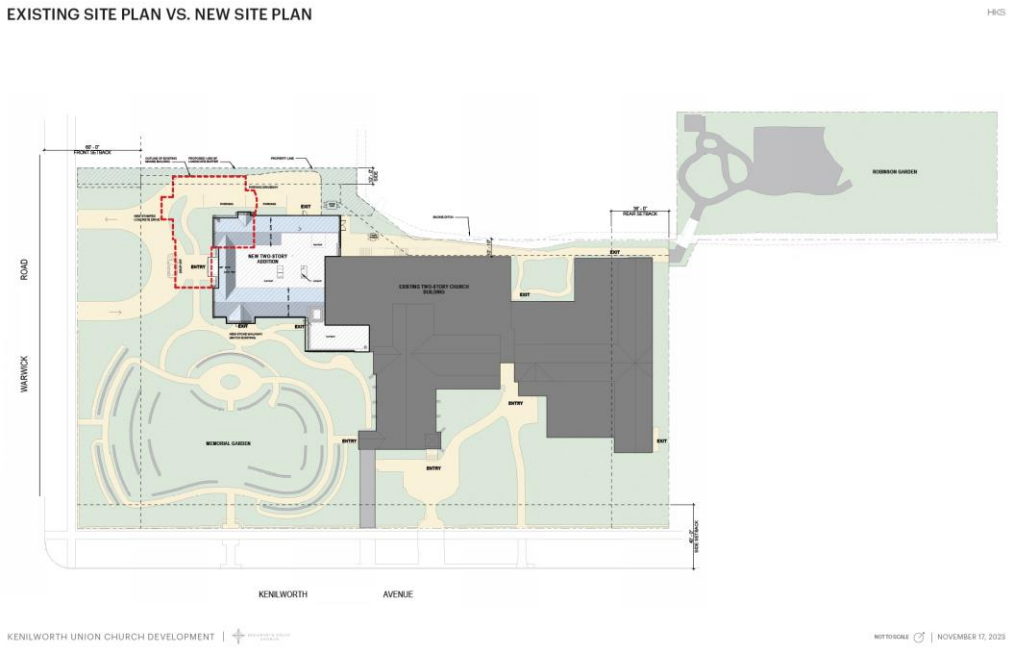
As shown above, the proposed new wing will be a replacement of our existing 417 Warwick Road structure and become part of one building and create one campus for our Church.

Shown below is the site plan we are asking the Village to approve:



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Shown below is a visual comparison of the existing conditions to the conditions that will exist under our new site plan:



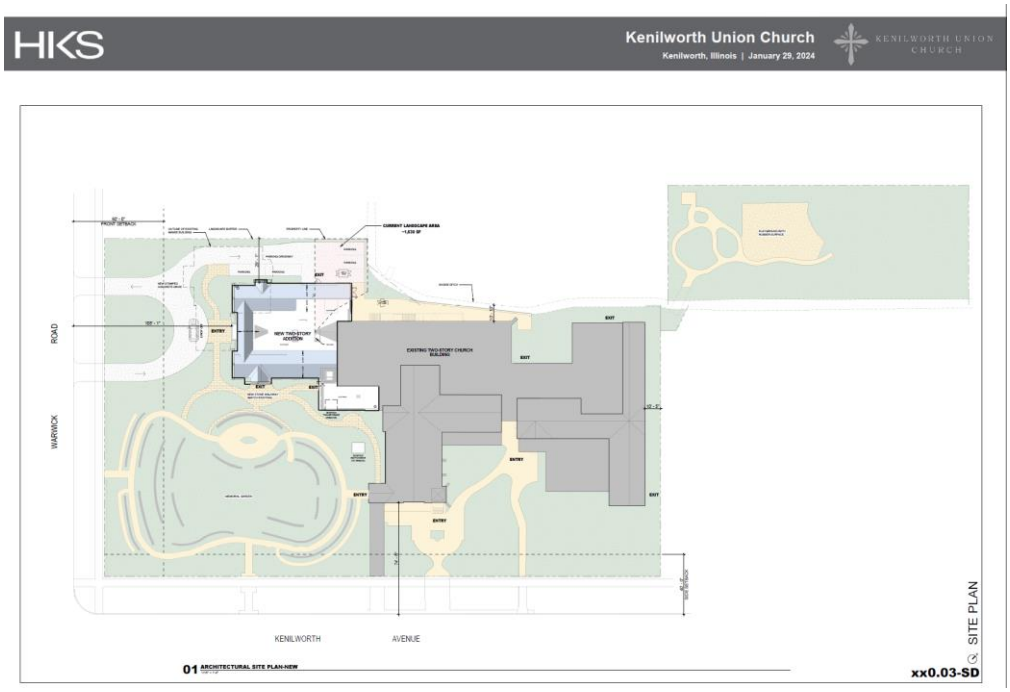
1. ***Key Site Plan Features***

- ***Improved Safety, Security and Disability Access.*** The proposed site plan features a circular driveway to enable the safe and secure drop-off of preschool children and handicapped, elderly and mobility-challenged individuals from street traffic on Warwick Road. This access will also provide internal access to the existing sanctuary, without the need to use stairs or a mechanical lift or elevator, which is not possible today. This essential feature will not only enhance the safety and security of our members and the public. It will also help relieve congestion and improve safety on Warwick Road, as it will reduce our member's use of Warwick Road for parking, and it will eliminate the need to pull into the existing driveway and then back out into the street. It is important to note, however, that the current Kenilworth Avenue entrance will continue to serve as a primary entrance, effectively distributing vehicular and pedestrian traffic flow across the site.

- ***Substantial Increases in Building Setbacks.*** The contemplated improvements will increase the front yard setback from Warwick Road by 44% or an additional 32 feet (for a total of 105 feet), and it will provide a setback of 27.6 feet from our neighbors to the north (which will be nearly 8X the existing setback of 3.6 feet). These enhanced setbacks, in combination with the proposed two-story addition (which will be lower than the permitted maximum height) and extensive new landscaping, will augment the current streetscape with increased air, light and open space along the Warwick Road frontage.

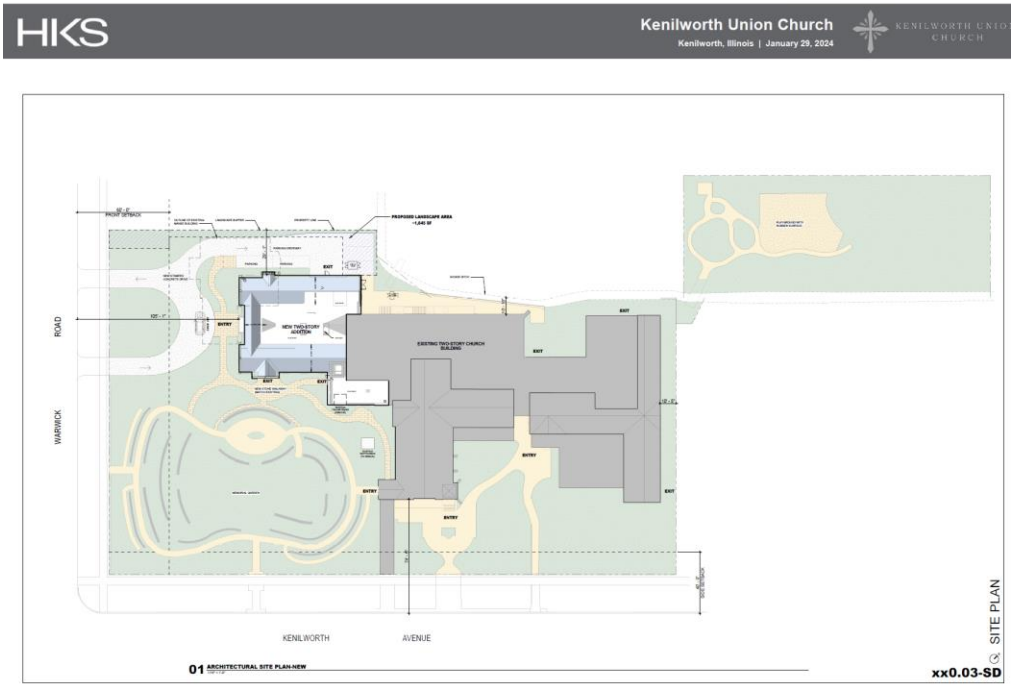
- ***Increased Landscaping/Larger Landscape Easement Area.*** As noted in the landscape plans we have submitted, Kenilworth Union Church, working with our landscape architects, Rosborough Partners, Inc., has developed a campus-wide upgrade and enhancement to our landscaping and green space. The plans and detailed accounting of species, sizing and quantities of materials are part of this submittal. Our plans contemplate significant improvements to the trees, shrubs, bushes and flowers on our properties, as depicted on the renderings we have submitted, which have been carefully selected to create a vastly superior and enjoyable environment for our neighbors[3]. In addition, we are proposing to establish a new 1,645 square foot landscape easement area on the Warwick Road property for the benefit of our neighbor to the north to replace the easement area established by the existing Deed of Covenant and Reservation of Easements. How the two landscape easement areas compare is depicted below.

  Shown below is a depiction of the originally required landscape easement area (overlaid on an earlier version of our site plan):



[3] Among other things, our plans will add 17 evergreen trees along the west and south portions of the Warwick Road property. The seven white pines originally planned for the original landscape easement area do not presently exist. The Church's landscape architect has suggested that, if this area is to be planted with evergreen trees, they be Norway Spruce given the limited light and wet soil conditions present on this part of our property.

Shown below is a depiction of the new landscape easement area we are proposing to establish (overlaid on our current site plan):



- ***Improved Stormwater Management.*** When we undertake our planned construction, we will be complying with all ***current*** Cook County stormwater regulations. This will result in, among other things, the retention of stormwater on our property that is not currently being retained. We will also be increasing the discharge of stormwater to the Skokie drainage ditch which will reduce the discharge of stormwater into the combined sanitary/storm sewer in Warwick Road. Collectively, these improvements will eliminate any discharge of stormwater onto neighboring properties and make existing drainage conditions better for both the Church and its neighbors.

- ***Relocated Transformer and Switch Gear.*** Our new accessible entrance, a part of the replacement wing, creates the need to relocate Com Ed equipment on our campus. We have been working with Com Ed on the relocation of a transformer and switch gear, the latter being a piece of equipment which services the church and a number of our neighbors. These pieces of equipment will be relocated to places on our property which will not be visible from the sidewalk or street.

2. ***Rationale for the Proposed Campus Enhancements***

As fiduciaries, we are responsible to the Church membership, and to those we serve, including the young and the elderly. This entails assuring that the Church's assets are used in the fulfillment of its mission, while assuring that we provide for the health, welfare, and safety of those who occupy and use our facilities.

For decades, we have used the 417 Warwick Road building for preschool, youth and Sunday school instruction. However, over time, with increasing concerns for safety, the evolution of more stringent code requirements, and increases in operational costs, the existing structure has become functionally and economically obsolete. After a three-year study, we concluded that a replacement wing would be the best alternative to pursue for both the Church and the community.

For example, we found that conflicts between pedestrians and vehicles created an unsafe environment, especially so for the drop-off and pick-up of children attending A Joyful Noise preschool at the church. To address and mitigate that situation we are proposing the circular driveway described above.

Construction of the proposed circular driveway will provide several material benefits to church members and the neighboring community. First, it will reduce the stacking of cars on Warwick Road. Second, it will facilitate a more efficient drop-off of children and members of our own congregation or visitors who have mobility issues. Finally, it will separate pedestrians from vehicle traffic on site. These benefits are in stark contrast to the current double-wide driveway that results in repeated pull-in/back-out traffic movements on Warwick Road which are unsafe for our children, our guests, and others who use Warwick Road for access. We engaged the services of traffic engineers at Kimley-Horn to review the busiest conditions for both church functions and preschool activities. Those engineers prepared a memorandum which concluded that the circular drive will create a safer and more efficient traffic condition. A copy of that memorandum is included with our application.

We also determined that the Church would benefit from, and that elements of sustainability would be advanced by, the construction of a new building which incorporates and conforms to current safety and energy codes. In this regard, we note that the new wing and the structure that will connect it to the existing church will increase the total gross square footage of building improvements on the property by 4,669 square feet, but only 2,196 square feet of that added area will be usable space. The remaining 2,473 square feet will be dedicated to safety related stairwells and ingress and egress improvements.

As noted above, we will also be benefiting our neighbors by increasing our building setbacks both from Warwick Road and from our north property line. These enhanced setbacks will provide additional air, light, and open space, and will afford the opportunity to provide additional and new landscaping and hardscape that beautifies the neighborhood streetscape.

Our improvement plans reflect extensive review by the Village's Architectural Review Commission. That review has resulted in a building design for our new wing which is consistent with the architecture of the existing church and compatible with surrounding properties. While the design modifications required by the members of the ARC were substantive, we believe they resulted in a superior design. We are grateful for their expertise, time and critical review, and for their eventual approval and support of our efforts.

In summary, we are proposing to undertake improvements which further our missions and benefit our members, our neighbors and the community as a whole, all without changing the uses we conduct on our properties, without increasing the intensities of those uses, and without materially increasing the amount of building square footage on our properties.

C. The Church's Approval Requests

To move forward with the construction of our proposed improvements, we have applied to the Village for a number of land use requests. The following requests, which are included in the Zoning Application that accompanies this Project Narrative, are to be considered by the Zoning Board of Appeals:

1. the rezoning of the Memorial Garden parcel from the P Park and Playground District to the R-1 Residential District;
2. the approval of a special use for a place of religious worship that includes a preschool; and
3. the approval of variations to allow for:
    a. a floor area of 38,545 square feet (23,101 square feet otherwise permitted by Section 153.068(A) of the Zoning Ordinance)(note: total existing floor area is 33,876 square feet);
    b. a building coverage of 24,821 square feet (18,251 square feet otherwise permitted by Section 153.068(B) of the Zoning Ordinance)(note: total existing building coverage is 21,530 square feet);
    c. 18,469 square feet of impervious surface (9,855 square feet of impervious surface otherwise permitted by Section 153.068(C) of the Zoning Ordinance)(note: total existing impervious surface is 19,014 square feet);
    d. a lot width of 250 feet (126 feet otherwise permitted by Section 153.066 of the Zoning Ordinance which limits maximum lot width to the width of the lot having the greatest lot width on the frontage of the street upon which the property is located, not including the lot width of the existing lot on said frontage that has the greatest lot width)(note: this is the combined width of the existing Warwick Road frontage of the Memorial Garden parcel and the 417 Warwick Road parcel and a width that is generally the same as the lot width of the Holy Comforter Church on that portion of Warwick Road that sits south of Kenilworth Avenue); and

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e. a minimum rear yard setback of 10 feet (74 feet otherwise required by Section 153.070(A) of the Zoning Ordinance)(note: this is the existing condition on the eastern boundary of the 211 Kenilworth Avenue property).

In a companion application to be heard by the Plan Commission, we have requested the approval of a plat of consolidation which consolidates all of the properties the Church owns into a single lot of record. The variation requests identified above assume the approval of such lot consolidation request.

1. Rezoning Request

As noted above, our rezoning request seeks the rezoning of the Memorial Garden parcel from the P Park and Playground District to the R-1 Residential District. Why we believe this rezoning is appropriate and our statements in support of this requested rezoning were previously considered by the Zoning Board of Appeals at a public hearing held on January 8th. Please review again the materials we submitted in advance of that hearing.

2. Special Use Request

Our special use request, if granted, will result in the adoption of a new Village ordinance which identifies in a single document all of the land use approvals that govern the Church's use and enjoyment of its properties. We believe that doing this will make it easier for the Church, our neighbors and the community as a whole to understand the zoning regulations that govern our properties. In short, individuals will no longer need to review multiple ordinances and agreements which have been adopted or entered into over the past 45 years.

We would anticipate that an ordinance approving our requested special use would encompass, at a minimum, the following:

a) the approval of a special use for a place of religious worship that includes a preschool;
b) the approval of the development plans we have included in our application, which plans provide for, among other things, the circular driveway and new landscape easement area on the Warwick Road property described above; and
c) any restrictions and conditions the Village wants to impose on the future improvement and development of the Church's properties. Such restrictions could include and expand upon the "no build" restriction in Ordinance No. 783 which currently encumbers only the Memorial Garden parcel. An example of what those restrictions and conditions might look like is included on Exhibit "A" to this Project Narrative.

In a separate component to our application, we have identified why we believe our request for special use satisfies the special use standards included in the Village's Zoning Application form.

3. Variation Requests

As shown on the zoning worksheets prepared by our architects and included with our application, the implementation of our plan will require consideration and approval of variations from the R-1 Residential District regulations which establish limitations on maximum building coverage, maximum impervious surface, maximum floor area, and maximum lot width. A minimum rear yard setback variation is also required. It should be noted that, due to the fact that existing improvements on the Church's properties were constructed before the Village's Zoning Ordinance was adopted, a number of legal non-conforming conditions exist with respect to applicable zoning bulk regulations which, if our rezoning and lot consolidation requests are approved, will be reduced in nature.

In a separate component to our application, we have identified why we believe our variation requests satisfy the variation standards included in the Village's Zoning Application form.

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Exhibit "A"
Memorial Garden Parcel and Robinson Garden Parcel Conditions and Restrictions

These conditions and restrictions, which are to be incorporated into any special use permit the Village may approve for the properties the Kenilworth Union Church owns on Kenilworth Avenue and Warwick Road, are to govern the Church's future improvement of the parcels the Church owns that are commonly known as the Memorial Garden Parcel and the Robinson Garden Parcel (individually, a "Parcel").

1. Subject to the provisions of Paragraphs 2 and 3 below, no building, as defined in the Village's Zoning Ordinance 1969 (Chapter 153 of the Kenilworth Municipal Code) as of the effective date of the special use permit, shall be constructed on either Parcel.

2. Notwithstanding the foregoing provision, the Church may construct a building improvement such as additional columbarium walls, a balcony, deck, covered walkway or porch, or similar improvement with a permanent roof, or an addition to an existing balcony, deck, covered walkway or porch or similar improvement with a permanent roof, on the Memorial Garden Parcel without having to obtain approval of an amendment to the special use permit provided: (a) such improvement can be constructed on the Parcel without violating an applicable bulk regulation of the Zoning Ordinance; and (b) the Village issues a building permit for such construction.

3. No structure, as defined in the Zoning Ordinance as of the effective date of the special use permit, that is other than a building or building improvement shall be constructed on either Parcel unless: (a) if the structure is then able to be constructed on the Parcel without violating an applicable bulk regulation of the Zoning Ordinance, the Village has issued a building permit for such construction; and (b) if the structure is not then able to be constructed on the Parcel without violating an applicable bulk regulation of the Zoning Ordinance, an amendment to the special use permit is approved by, and a building permit is issued by, the Village.

Notwithstanding the following:

a. A building permit shall not be required, and the Church shall not need to obtain any other Village approval, to maintain, improve, repair or replace the walls, benches and landscaping improvements existing on the Memorial Garden Parcel as of the effective date of the special use permit or thereafter.

b. A building permit shall not be required, and the Church shall not need to obtain any other Village approval, to maintain, improve, repair, replace or make additions to the playground equipment, benches and landscaping improvements existing on the Robinson Garden Parcel as of the effective date of the special use permit or thereafter.

c. A building permit shall not be required, and the Church shall not need to obtain any other Village approval, to construct the columbarium walls the Village approved by the adoption of Village Resolution 2022-15.

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Standards for Special Uses

The Village's Zoning Board of Appeals Application form requires applicants seeking approval of a special use to respond to the standards listed below in the written explanation of the request. Specifically, the application form provides as follows:

*(**G) Standards**. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use.*

In this portion of our submittal to the Village, we explain how our request satisfies the standards for the approval of a new special use for a place of religious worship with a preschool for the Kenilworth Union Church.

(1) The necessity for the public convenience at the particular proposed location.

Response: As noted in our Project Narrative, places of religious worship and schools like ours are located within residential neighborhoods across our country. Their construction in close proximity to residential uses reflects the historical evolution of our nation and attests to the services and benefits they provide a community's residents.

Kenilworth Union Church, which has been a part of the community since 1892, and like other civic/institutional uses (including schools) in the Village, represents an integral part of the community's social fabric. Its location, proximate to where people live, provides both public convenience and benefits, as demonstrated by the fact that the Kenilworth Union Church has co-existed with its neighbors for more than a century and continues to thrive, all while the immediately surrounding neighborhood has continued to attract substantial ongoing residential investment and witnessed an increase in property values. Since its founding, Kenilworth Union Church has offered services and support to its members, whose ranks have included generations of Kenilworth residents. Our "A Joyful Noise" preschool has served the Kenilworth community for over 30 years.

(2) The effects of the proposed design, location and operation on the public health, safety and welfare.

Response: The proposed replacement wing on our Warwick Road property will be connected to the existing church building and constructed in compliance with all current fire, electrical, safety, accessibility, stormwater management and other codes and ordinances. Our newly constructed on-site improvements and the construction of the new wing will promote the health, safety and welfare in the following ways:

1) the new circular driveway and at-grade drop-off we are proposing to construct will offer safer and more efficient access to our church for our elderly members, our children and our youth, and eliminate back-out vehicular movements that currently take place on our Warwick Road property which create potential conflicts between cars and pedestrians using the sidewalk on the east side of Warwick Road;
2) the new wing will contain lighting, signage, emergency/security door and other improvements (such as sprinklers and improved stairways and corridors) which will enhance the safety, accessibility, and security of the building for its occupants, including, most notably, our youngest children;
3) the new wing will contain several elements of sustainability, such as new energy efficient fixtures and equipment, which will reduce the impact of our operations on the environment; and
4) the new stormwater management improvements we are proposing to construct will improve stormwater drainage conditions for our neighbors.

(3) Injury to the value of other property in the neighborhood in which it is proposed to be located.

Response: Kenilworth Union Church has existed in its current location for more than 130 years, during which time the neighborhood around it has continued to flourish. The improvements we are seeking to construct on our Warwick Road property will: a) substantially increase the existing side-yard and front yard setbacks on the property; b) be at a height that is less than or equal to the structure that currently exists on the property; c) provide for privacy landscaping; d) improve the driveway access to the building situated on the property; e) incorporate a residential form that is complementary to and consistent with the residential character of Warwick Road; and f) create a more open and light-filled frontage on Warwick Road. Given these facts, the proposed improvements and requested special use are not likely to injure the value of other properties in the neighborhood.

Moreover, as indicated in our Project Narrative, our proposed improvement plans will not result in a change in the nature or intensity of the uses we conduct on the Church's properties, all which have been ongoing for decades.

As evidence that an approval of the requested special use - which would formally codify, not change the Church's use of its properties – will neither injure adjoining property values, nor dissuade continuing reinvestment in the neighborhood. We note that the property at 421 Warwick Road, immediately to the north of our Warwick Road property, was purchased by a builder in September 2017 for $1,100,000. The builder replaced the existing home with the current residence and subsequently sold it in November 2019 for $3,346,000, and Zillow currently estimates the value of the property at $3,955,900. In fact, we can find no evidence to suggest that a *continuation* of the Church's present uses, albeit with a newly constructed wing, vetted and approved by the Architectural Review Commission, with respect to its form and architecture, would in any way injure the value of property in the neighborhood.

(4) Interference with the use and enjoyment of neighboring properties.

Response: As indicated in our Project Narrative, none of the programming for the existing Church campus will depart from the programming that has taken place for many decades. As we also note in that narrative, our new west wing will be setback from our neighbors to the north a greater distance than the building which presently stands on the Warwick Road property; a new and heavily landscaped landscape easement will be established along the northern boundary of that property for the benefit of those neighbors; and stormwater management improvements will be constructed which will reduce the impact of stormwater drainage on neighboring properties.

(5) Compatibility with permitted uses in the district in which it is proposed to be located.

Response: Places of worship, preschools and other schools have been located in residential districts since the birth of our nation. In fact, the location of our church predates not only the incorporation of Kenilworth as a village, but also the build-out of the surrounding neighborhood. This fact, together with the substantial and perpetual residential investment within our neighborhood, attests to the compatibility of our uses with the residential uses permitted in the R-1 District.

(6) Increased traffic congestion on public ways or increased parking required on public ways.

Response: As indicated in our Project Narrative, we do not expect the size of our congregation or enrollment at our preschool to increase as a result of the construction of the improvements we are proposing to build. Therefore, we do not believe that implementation of our improvement plans will result in an increase in traffic congestion on Village streets. That conclusion has been supported by our consulting traffic engineers at Kimley-Horn who, based on data collection and observations of traffic and pedestrian conditions at the Church surrounding church services and preschool schedules, concluded that our new west wing will not generate new traffic impacts. The traffic engineers have also concluded that our new circular driveway will help improve traffic conditions in the area by shifting much of the drop-off and pick-up activity that is currently taking place to that driveway and off Warwick Road, which will reduce curbside loading and improve east-west traffic circulation along Kenilworth Avenue, particularly just east of Warwick Road.

Finally, the Church's traffic engineers concluded that there is likely to be a reduction in the demand for on-street parking in the neighborhood, as many parents currently park on Warwick Road and Kenilworth Avenue and then walk their children into our existing building.

It should also be noted that our proposed improvement plan will provide two on-site parking spaces on the Warwick Road property for use by church staff, which will mean these individuals will not need to park on neighborhood streets.

(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood.

Response: The existing church campus and proposed addition will not damage or destroy any natural scenic features of significance. With regard to the replacement of the existing building on the Warwick Road property, we acknowledge and respect the Village's finding that the existing building on this property has some historic significance, but also recognize that the structure has been substantially altered from its original form and has become increasingly obsolescent relative to the programs for which it has been used over the past 30-plus years. In addition, the costs of maintenance and operation relative to a new addition, coupled with the opportunities to enhance safety and accessibility for our seniors and children, are other reasons for its proposed replacement. We followed Village processes with respect to the Building Review Commission which, as noted above, imposed a demolition delay in November 2022. That stay expired November 14, 2023.

Our improvement plans, with the professional expertise and input from the Village's Architectural Review Commission, was refined and substantially improved to assure that it complements both the beauty and architectural integrity of the existing church, and respects and integrates appropriately with both our neighbors' properties and the surrounding neighborhood. With a limestone structure, extensive landscaping, and generous setbacks, the modifications to the campus will demonstrably improve the overall appearance and presence of our church.

(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use.

Response: As part of our campus, the Robinson Garden, a landlocked parcel in the northeast corner of our property, is a safe and protected area for children's play and outdoor services. As indicated in our Project Narrative, we are not currently contemplating any change in the use of this parcel or to the equipment situated on it.

KENILWORTH UNION CHURCH

Standards for Variations

The Village's Zoning Board of Appeals Application form requires applicants seeking approval of one or more variations to respond to the standards listed below in the written explanation of the request. Kenilworth Union Church has applied to the Village for approval of variations to allow for:

1. a floor area of 38,545 square feet (23,101 square feet otherwise permitted by Section 153.068(A) of the Zoning Ordinance)(note: total existing floor area is 33,876 square feet);

2. a building coverage of 24,821 square feet (18,251 square feet otherwise permitted by Section 153.068(B) of the Zoning Ordinance)(note: total existing building coverage is 21,530 square feet);

3. 18,469 square feet of impervious surface (9,855 square feet of impervious surface otherwise permitted by Section 153.068(C) of the Zoning Ordinance)(note: total existing impervious surface is 19,014 square feet);

4. a lot width of 250 feet (126 feet otherwise permitted by Section 153.066 of the Zoning Ordinance which limits maximum lot width to the width of the lot having the greatest lot width on the frontage of the street upon which the property is located, not including the lot width of the existing lot on said frontage that has the greatest lot width); and

5. a minimum rear yard setback of 10 feet (74 feet otherwise required by Section 153.070(A) of the Zoning Ordinance)(note: this is the existing condition on the eastern boundary of the 211 Kenilworth Avenue property).

Specifically, the Village's Zoning Board of Appeals Application form provides as follows:

(1) The Board shall not grant a variation from any of the regulations of Chapter 153: Zoning, as authorized by Subsection 153.244(D), unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:

(a) In the case of property the principal use of which is for business purposes, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations applicable to the district in
which it is located;

Response: Not applicable. Kenilworth Union Church is a not-for-profit corporation and place of religious worship. It is not a commercial business.

(b) The plight of the owner is due to unique circumstances; and

Response: Kenilworth Union Church plight is due to unique circumstances. Those circumstances include the following:

i. *The fact that the main church building has existed in its present location since 1892, which predates the Village of Kenilworth itself by 4 years and the adoption of the Village's Zoning Ordinance by 75 years.*
ii. *The fact that the existing limitations on maximum floor area, maximum building coverage, maximum impervious surface and maximum lot width, and the requirement to establish a minimum rear yard setback, did not exist when the main church building on Kenilworth Avenue and the existing residence on the Warwick Road property were constructed.*
iii. *The fact that the Church's existing improvements do not comply TODAY with the maximum floor area, maximum building coverage, and maximum impervious surface regulations in the Zoning Ordinance. With respect to those regulations, those improvements constitute legal, non-conforming structures under the provisions of Sections 153.208 and 153.209 of the Zoning Ordinance.*
iv. *The fact that the Church is an institutional use that offers religious worship and preschool services which is not effectively contemplated by the regulations of the R-1 Residential District. These uses require the construction of certain unique improvements to accommodate our members and their children and others who use and benefit from the services we offer and to advance and protect the public health, safety and welfare.*
v. *The fact that the Church now seeks to consolidate all of its properties into a single legal lot of record.*

(c) The variation, if granted, will not alter the essential character of the locality.

Response: The requested variations, if granted, will not alter the essential character of the neighborhood, which is and will remain residential. The amount of floor area and building coverage on the Church's properties will only be slightly increasing; the amount of impervious surface on the Church's properties will actually be slightly decreasing; the building setback on our eastern boundary will not be changing; and our lot width on Warwick Road will be consistent with the lot width of Holy Comforter Church, which sits on Warwick Road south of Kenilworth Avenue.

(2) For the purposes of supplementing the above standards, the Board, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:

(a) The particular physical surroundings, shape, or topographical condition of the property in question would result in a practical difficulty or particular hardship upon the applicant for the variation, as distinguished from a mere inconvenience, if the strict letter of the regulation were enforced;

Response: The following facts establish that the Church's variation requests are based on unique circumstances related to the particular physical surroundings, shape and location of the Church's properties which establish hardship and that the Church is not pursuing its requests simply because it is the convenient thing to do:

i. *The fact that the main church building has been in existence in its current location for over a century;*
ii. *The fact that the Church owns, and for decades has owned, properties on two intersecting streets;*
iii. *The fact that the Church is an institutional use situated in a residential zoning district;*
iv. *The fact that the Church has been using its property as a place of religious worship for over a century, a use which was not even recognized as an authorized special use under the Village's Zoning Ordinance until 1998; and*
v. *The fact that, under the provisions of the Village's Zoning Ordinance, a consolidated Church lot would be deemed a corner lot.*

(b) The conditions upon which the application for variation is based would not be applicable generally to other property in the same district;

Response: See immediately preceding response. In addition, we note that Kenilworth Union Church, as an institutional facility, is subject to safety, accessibility, and other codes and ordinances that need not be complied with by the majority of the other properties in the R-1 Residential District.

(c) The request for the variation is not based exclusively upon the desire to make more money out of the property.

Response: Not applicable. As noted above, Kenilworth Union Church is a not-for-profit corporation and place of religious worship. It is not a commercial business.

(d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Response: The hardship has not been created by the Church. It has been created by the facts and conditions enumerated above.

(e) The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase the runoff of storm water onto adjacent properties or public streets, or substantially increase congestion in the public streets or increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Response: The requested variations, if granted, will result in the construction of improvements which:

i. *not only do not impair the supply of light and air to adjacent properties. They will **increase** the supply of light and air to those properties due to the fact that the building setbacks on Warwick Road property and along our northern boundary will be greater than they are today. Specifically, they will increase the front yard setback from Warwick Road by 44% or an additional 32 feet (for a total of 105 feet), and they will provide a building setback of 27.6 feet from our neighbors to the north (which will be nearly 8X the existing setback of 3.6 feet);*

ii. *not only do not substantially increase the runoff of stormwater onto adjacent properties. They will **decrease** the runoff of stormwater onto those properties due to the fact that the newly constructed improvements will be constructed in accordance with all current Cook County stormwater regulations, result in the retention of stormwater on our property that is not currently being retained, and increase the discharge of stormwater to the Skokie drainage ditch, which will reduce the discharge of stormwater into the combined sanitary/storm sewer that presently exists in Warwick Road;*

iii. *not only do not substantially increase congestion in the public streets. They will **decrease** congestion on Kenilworth Avenue and Warwick Road by reducing the demand for curbside drop-off and pick-up of individuals who are attending our church or preschool and eliminate the potential dangers to local traffic caused by vehicles backing out of the driveway that presently exists on our Warwick Road property;*

iv. *not only do not increase the danger of fire or otherwise engender the public safety. The will **reduce** the danger of fire and of harm to public safety due to the fact that our newly constructed wing will contain lighting, signage, emergency/security door and other improvements (such as sprinklers and improved stairways and corridors) which will enhance the safety, accessibility, and security of the building's occupants, including, most notably, our youngest children; and*

v. *will not substantially diminish or impair property values within the neighborhood.*

(3) For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The effects of the proposed construction on the overall appearance of the size and bulk of the existing structures on the property when viewed from streets abutting the property and from adjacent properties;

Response: First, one should remember that Section 153.068 concerns maximum floor area, maximum building coverage and maximum impervious surface. In this regard, one should also remember that the existing improvements on our properties do not conform to the limitations in the Zoning Ordinance relating to maximum floor area, maximum building coverage and maximum impervious surface, and that:

i. *with respect to floor area, we are only seeking to increase the existing floor area of building improvements on our properties by approximately 6,449 square feet and, of this increased square footage, only 2,196 square feet, more or less, will be usable space. The remaining 2,473 square feet will be dedicated to safety related stairwells and ingress and egress improvements;*

ii. *with respect to building coverage, we are only seeking to increase the existing building coverage on our properties by approximately 3,291 square feet;*

iii. *with respect to impervious surface, we are actually decreasing the amount of impervious surface that will exist on our properties by approximately 545 square feet;*

iv. *as noted above, we are significantly increasing the building setbacks on our Warwick Road property from both Warwick Road and the northern boundary of that property and we are significantly increasing the landscaping on that property, which collectively will enhance the views of our property from Warwick Road, Kenilworth Avenue, and our neighbors' lot to the north; and*

v. *The Architectural Review Commission thoroughly reviewed our improvement plans and considered the overall appearance, size, bulk, location, and visual impact on abutting properties and streets that our newly constructed improvements will have and, after concluding their review, voted unanimously to recommend to the Village Board that we be granted a Certificate of Appropriateness for our proposed building and landscaping improvements.*

(b) The proximity of the proposed construction to streets abutting the property and to adjacent properties;

Response: Again, we are significantly increasing building setbacks from Warwick Road and the property adjacent to our Warwick Road property.

(c) The relative proximity of the proposed construction to streets abutting the property and to adjacent properties in comparison with the relative proximity of existing structures on other properties in the same vicinity;

Response: Our new wing will be setback from Warwick Road a distance that is generally comparable to the setback of the home situated on the immediately adjacent residential lot.

(d) The magnitude of the variation requested in absolute terms and in proportion to the floor area and/or impervious surfaces allowed if the strict letter of the regulation were enforced.

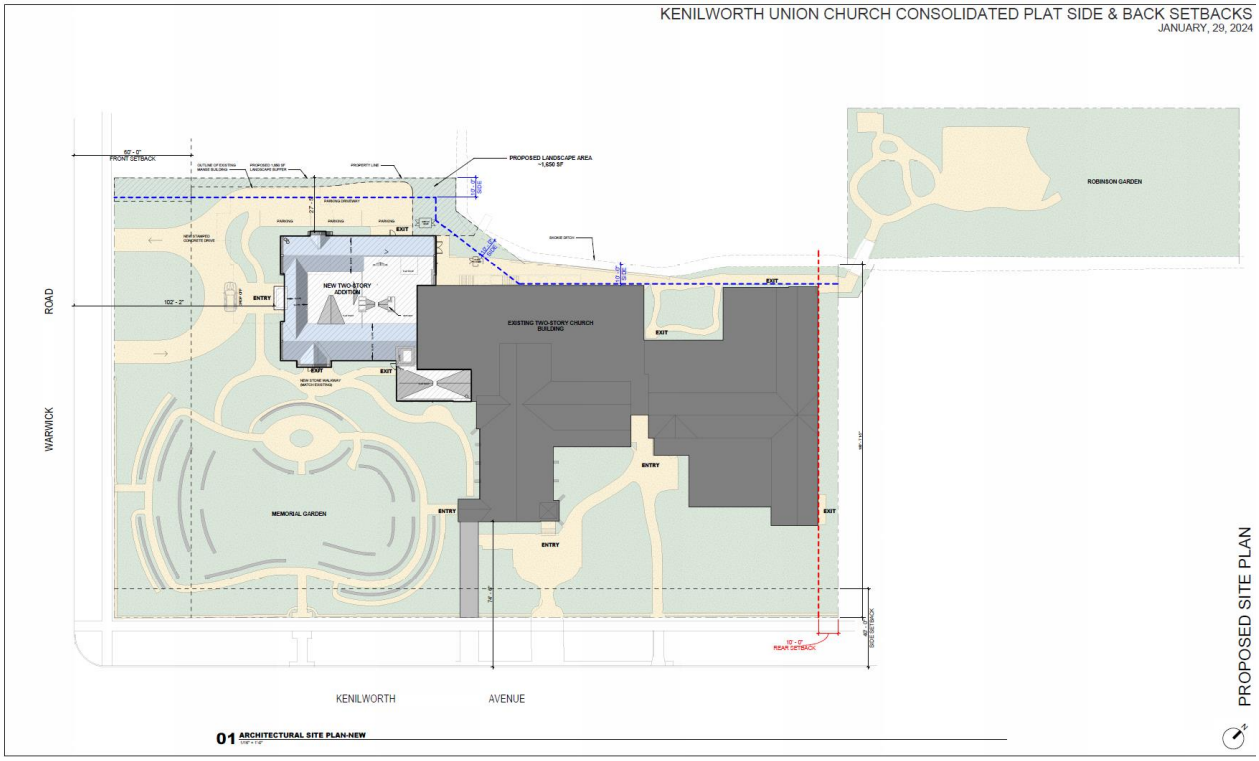
Response: Our proposed increase in floor area of 4,669 square feet is only 13.8% over our existing floor area. With respect to impervious surface, we are actually decreasing the amount of impervious surface on our properties by .03%.

(e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations.

Response: All needed variations are specified in our application and discussed in this justifications statement.

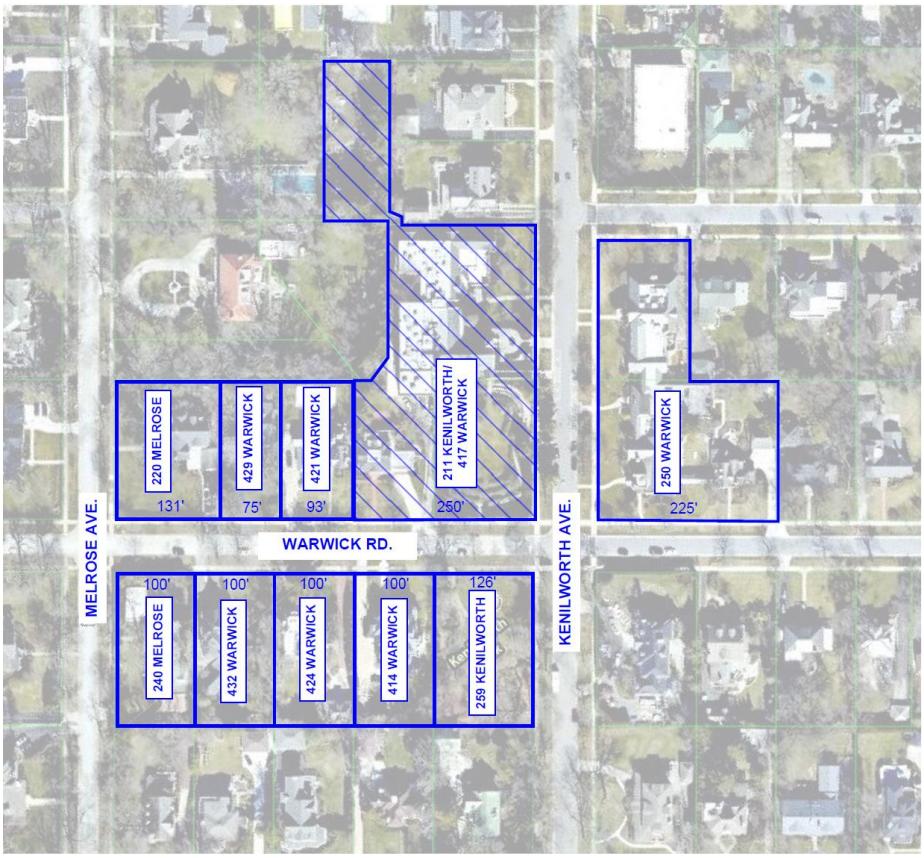
With respect to our request for a rear yard building setback variation, it should be noted that this request arises only out of the fact that we are consolidating our properties, and, under the Village's Zoning Ordinance, what is now a side yard on our eastern boundary will become a rear yard because our new consolidated lot will be deemed a corner lot, and the regulations provide that, on a corner lot, the front lot line shall be the shorter lot boundary along a the street or approved private roadway. In our case, Warwick Road becomes our shorter lot boundary, which means that the yard abutting Warwick Road is to be deemed our front yard and the yard abutting the eastern boundary of our property is to be deemed a rear yard. The fact of the matter is, the building setback condition for our residential neighbor to the east will not be changing in any respect as a result of our planned improvement project.

Shown below is an image which overlays our building setback lines onto our site plan:



With respect to our request for a maximum lot width variation, it should be noted that his request emanates from Section 153.066 of the Zoning Ordinance, which states that the maximum width of a lot in the R-1 Residential District cannot be greater than the lot width of the widest lot on the street frontage, excluding the existing lot with the greatest lot width on the street.

As can be seen from the image below, the lot width of the widest lot on the frontage of Warwick Road, exclusive of the width of the widest lot (which is 131 feet wide), is 126 feet. The width of the lot that will be created by the recording of our plat of consolidation, if approved, will be 250 feet. Thus, a maximum lot width variation of 124 feet is required. As noted above, however, the 250-foot lot width is not inconsistent with the width of the lot upon which Holy Comforter Church sits across Kenilworth Avenue. As you can see, that lot is 225 feet wide.



Finally, with respect to the lot width variation request, it should be noted that the lot widths of the Memorial Garden and Warwick Road parcels are not changing. This is another variation request that arises out of the fact that we are seeking to consolidate all of the properties we own into a single legal lot of record.

(f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the Village for the use and enjoyment of a structure as a residence for a family;

Response: Not applicable. We are not seeking to use the structures on our property as a residence for a family. We are seeking to use them for institutional uses (i.e., a place of religious worship and a preschool).

(g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical, and advantageous use of existing and proposed floor area and impervious surfaces;

Response: The existing structure at 417 Warwick Road is obsolete, inefficient and not in compliance with current codes. Studies to rectify deficiencies proved that it would require even greater floor area and more impervious surface than our proposed construction will entail to meet our safety, security, accessibility and programming needs. In short, it would not be economical, efficient or advantageous to retrofit or rehab the existing facility to meet those needs.

(h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

Response: The variations being requested are modest in magnitude and reasonable given the Church's overarching goals and objectives discussed in its Project Narrative. The construction project we are proposing will simply replace an existing structure which does not meet design or code requirements or fundamental priorities of safety, security and accessibility. The new wing addresses these issues and creates the benefits to the community that we summarized above.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The height and location of existing and proposed structures on the property and adjacent properties;

Response: The height of our proposed wing will be consistent with the height of the structures on adjacent properties and within the height limitations of the Zoning Ordinance.

(b) The need to maintain the height of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements;

Response: The height of our proposed wing in relation to the height of our existing church building was considered by the Architectural Review Commission, which voted unanimously to recommend to the Board of Trustees that we be granted a Certificate of Appropriateness for our proposed building improvements.

(c) The need to maintain a particular height of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

Response: The height of our proposed wing is needed to accommodate the Church's programming requirements. The structural design and building practices incorporated into our plans were thoroughly reviewed and approved by the Architectural Review Commission.

ZONING COMPLIANCE WORKSHEET

Completion of this worksheet is required for any construction that alters building floor area or existing impervious surfaces on a lot.
See Section 6 for definitions of building coverage, impervious surfaces, and floor area, as well as samples of required diagrams and calculations.

Complete each Section of the worksheet based on the proposed scope of work: DATE: 01/02/2024

Section 1	Property Data	- complete for all projects
2	Building Coverage	- complete for changes to any roofed structure or impervious surfaces
3	Impervious Surfaces	- complete for changes to any other impervious surfaces
4	Floor Area Calculations	- complete for changes to any roofed structure
5	Required Minimum Yards	- complete appropriate section for new construction
6	Diagrams and Calculations	- definitions and examples of diagrams and calculations required for all projects

1: PROPERTY DATA

code §153.033

Kenilworth Union Church - 5 Parcels

STEEP SLOPE ZONE? Y ✔

1A Project address

1B: Using a current Plat of Survey, calculate the lot area in square feet.
If the lot area is noted on the Plat, input that number in 1B.
* Lakefront Lot Area: extends to toe of the bluff (base of sea wall closest to the lake), or where bluff meets the beach if there is no sea wall.

91,253 Sq.Ft. = 224'-11" lot width x 575' lot length

1B Lot area*

2: BUILDING COVERAGE

code §153.068(B)

2A: Complete the appropriate calculation for the lot area (1B), and enter product in line 2A

18,251 Sq.Ft. =
- For lot area < 5,716 s.f. — LOT AREA x .3
- For lot area 5,716 - 19,999 s.f. — (LOT AREA x .16) + 800
- For lot area 20,000+ s.f. — LOT AREA x .2

2A Building Coverage: Maximum Allowed

2B: Enter the sum of numbers 2C-2E in line 2B.
Submit diagrams with dimensions and square footage calculations per Section 6A.

24,821 Sq.Ft. =
- 2C Total existing building coverage: 21,530 Sq.Ft.
- 2D Existing building coverage to be removed: -2,770 Sq.Ft.
- 2E New building coverage to be added: +6,061 Sq.Ft.

2B Building Coverage: Total Existing + Proposed

3: IMPERVIOUS SURFACES

code §153.068(C)

3A: Enter the sum of 3C and 3D in line 3A. If 3D is a negative number, subtract it from 3C.*
*For single family attached dwellings, the maximum impervious surface allowed is: 100 + (.35 x lot area)

9,855 Sq.Ft. =
- 3C Maximum impervious allowed*: LOT AREA x ~~.25~~ .18 = 16,425 Sq.Ft.
- 3D 18,251 (2A) - 24,821 (2B) = -6,570 Sq.Ft.

3A Impervious Surfaces: Maximum Allowed*

3B: Enter the sum of numbers 3E-3G in line 3B.
Submit diagrams with dimensions and square footage calculations per Section 6B.

18,469 Sq.Ft. =
- 3E Total existing impervious surfaces: +19,014 Sq.Ft.
- 3F Existing impervious surfaces to be removed: -7,061 Sq.Ft.
- 3G New impervious surfaces to be added: +6,516 Sq.Ft.

3B Impervious Surfaces: Total Existing to remain + Proposed

ZONING COMPLIANCE WORKSHEET

PROJECT ADDRESS

4: FLOOR AREA

§153.068(A)

4A: Complete the appropriate calculation for the building type and enter product in line 4A

23,101 Sq.Ft. =
4A Floor Area: Maximum Allowed

- New building or substantial alteration built after 10/22/2005 — (LOT AREA x .21) + 1,200
- Existing buildings built on or before 10/22/2005 — (LOT AREA x .24) + 1,200

4B: Enter the sum of 4C through 4F in line 4B.
Submit diagrams with dimensions and square footage calculations per Section 6C.

38,545 Sq.Ft. =
4B Floor Area: Total Existing to remain + Proposed

4C Total existing floor area	33,876	Sq.Ft.
4D Subtract existing floor area to be removed	-5,560	Sq.Ft.
4E Subtract Zoning Credit (see Section 5 for description of applicable areas).	-	Sq.Ft.
4F Add proposed new floor area	+10,229	Sq.Ft.

5: REQUIRED MINIMUM YARDS + BUILDING HEIGHT

§153.067 + §153.070 + 153.085*

Complete the appropriate information for the proposed scope of work. Submit with site plan or annotated survey showing dimensions to lot line.

ROOFED STRUCTURES

Principal Building:	distance to lot line
Front	106'
Side	74'
Side	10'
Rear	10'
Height	34'-9"

Accessory Structure (includes detached garage)	
Side	-
Side	-
Rear	-
Height	-

Roof overhang	
Distance to nearest lot line	10'

ALL OTHER EQUIPMENT + SURFACES

Air conditioning units:	distance to lot line
Side	-
Side	-
Rear	-

Installed at grade?	Y ☑	
Screened from street view?	☑	N
Wall mounted?	Y	☑

Other outdoor electrical equipment	
Side	154'
Side	10'
Rear	10'

Installed at grade?	☑	N
Screened from street view?	☑	N

Other impervious surfaces*	
Distance to nearest lot line	-
Height from grade	-

* Additional sections of village code regulate distance of new impervious surfaces to lot lines and/or the public right of way.

ZONING COMPLIANCE WORKSHEET

6: Diagrams and Calculations

Instructions: Diagrams + calculations showing existing conditions, demolition, and proposed conditions are required for all submissions.

1. Attach plans or diagrams showing existing conditions, areas to be demolished, and proposed additions
2. Identify each area with either a letter or number that is keyed to calculations showing the dimensions and total square footages.
3. Whenever possible, use either a graphic or color key to differentiate areas on a diagram
4. Calculations are required showing how the square footages were determined.
5. Separate diagrams and calculations are to be included for each of the following:
   a. Building Coverage b. Other Impervious Surfaces c. Floor Area

Graphic and color keys used in sample diagrams:

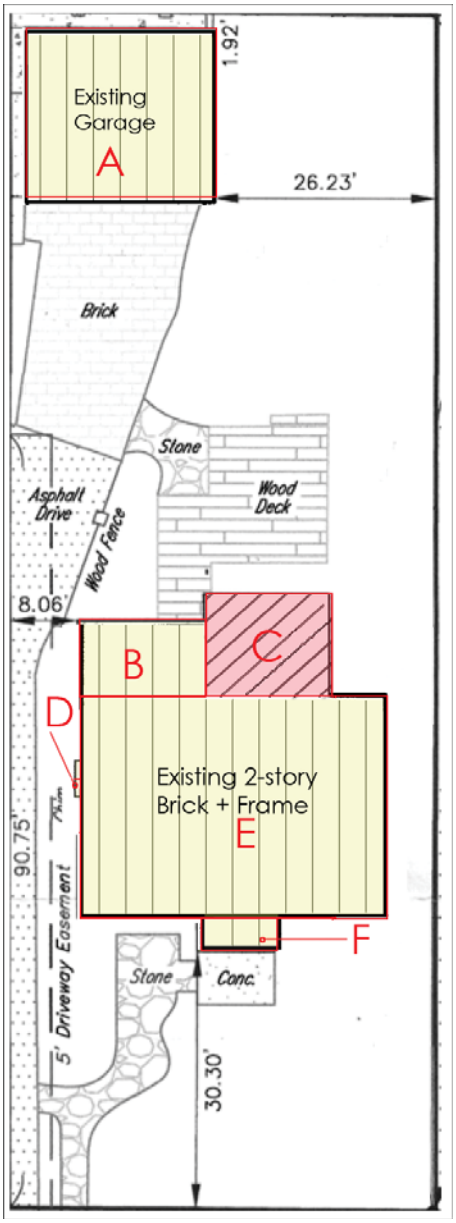
GRAPHIC KEY: EXISTING | DEMO | NEW

COLOR KEY: yellow EXISTING | red DEMO | green NEW

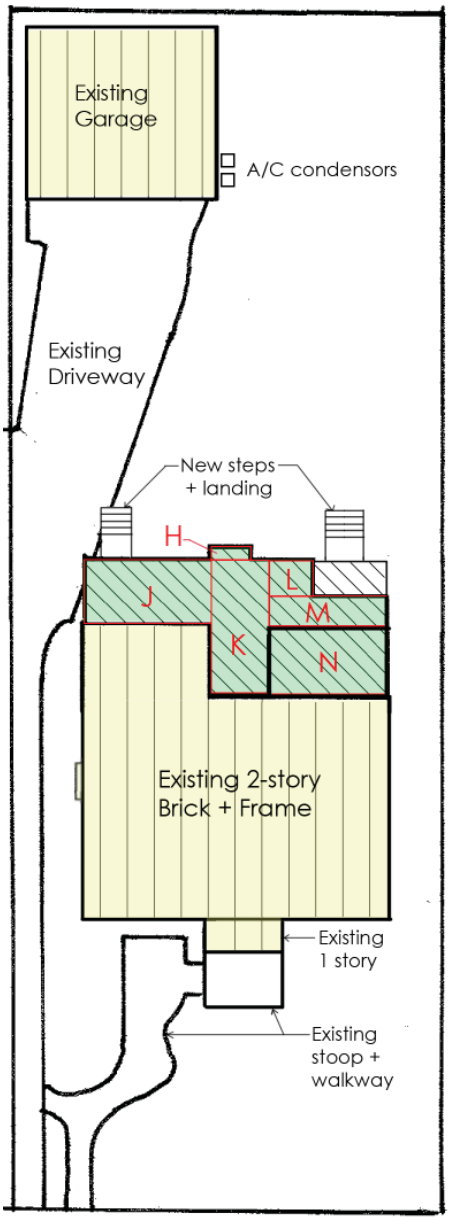
6A: BUILDING COVERAGE: SAMPLE DIAGRAMS + CALCULATIONS

Definition: Building Coverage includes all roofed structures + areas on the first floor and at grade level; see Village zoning code for further information. (i.e. principal + accessory structures, roofed entries + porches, second floor projections, carports, gazebos, etc). Excludes Porte Cochere.

SAMPLE DIAGRAMS



EXISTING + DEMO BUILDING COVERAGE



PROPOSED NEW BUILDING COVERAGE

SAMPLE CALCULATIONS

Total Existing Building Coverage					Demo
Area	Description	w	l	sq.ft.	sq.ft.
A	Garage	21.95	19.90	436.81	
B	House	14.80	8.75	129.50	
C	House - Demo	14.58	11.92	173.79	173.79
D	house	1.00	6.50	6.50	
E	house	35.77	26.06	932.17	
F	uncovered porch	8.95	4.00	35.80	
			Total Existing Bldg.Cov.	**1714.56**	
			Total Existing Bldg.Cov. to be demolished	173.79	173.79
			Total Existing Bldg.Cov. to remain	**1540.77**	

Total Proposed Building Coverage				
Area	Description	w	l	sq.ft.
H	House - 1 story	5.00	1.50	7.50
J	House - 1 story	14.50	7.75	112.38
K	House - 1 story	7.00	16.25	113.75
L	House - 1 story	8.50	4.25	36.13
M	House - 1 story	13.50	3.75	50.63
N	House - 2 story	13.50	8.25	111.38
			Total Proposed Bldg.Cov.	**431.75**
			Total Existing to remain + proposed Building Coverage	**1972.52**

ZONING COMPLIANCE WORKSHEET

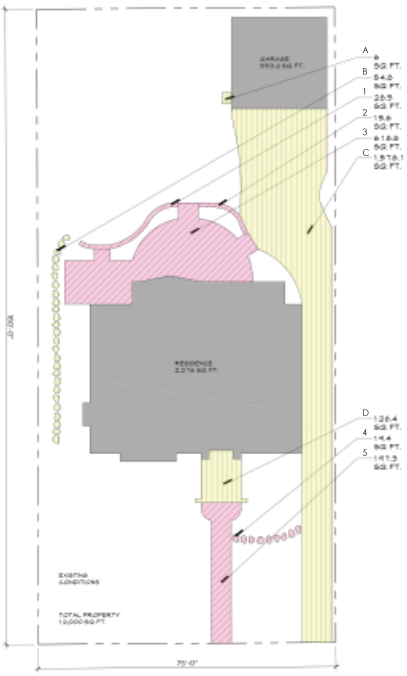
6: DIAGRAMS AND CALCULATIONS

Required for all submissions

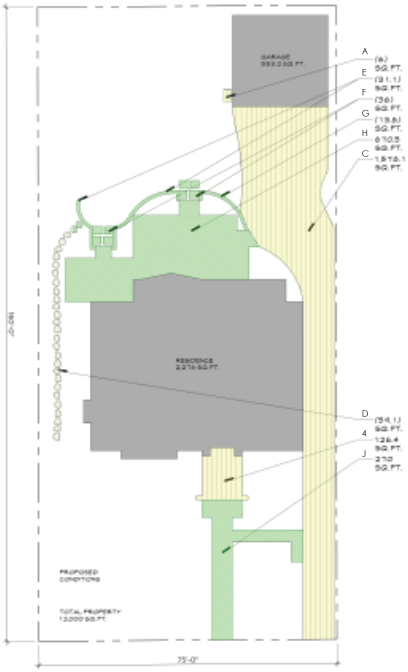
6B OTHER IMPERVIOUS SURFACES: SAMPLE DIAGRAMS + CALCULATIONS

Definition: Other Impervious Surfaces includes all impermeable areas not listed under Building Coverage, (i.e. driveways, walkways, patios, decks). Includes Porte Cochere. See Village zoning code for further information.

SAMPLE DIAGRAMS



EXISTING + DEMO SITE PLAN



PROPOSED SITE PLAN

SAMPLE CALCULATIONS

Total Existing Other Impervious Surfaces					Demo
Area	Description	w	l	sq.ft.	sq.ft.
A	a/c pad	3.00	2.00	6.00	
B	stone steppers	irregular		54.80	
C	driveway	irregular		1578.10	
D	stoop	14.40	8.78	126.43	
1	demo - edging	irregular		28.50	28.50
2	demo - edging	irregular		15.60	15.60
3	demo - patio	irregular		618.80	618.80
4	demo - steppers	irregular		19.40	19.40
5	demo - walkway	25.50	7.75	197.63	197.63
Total Existing Other Impervious Surfaces				**2431.00**	
al Existing Other Impervious. to be demolished				879.93	879.93
Total Existing Other Impervious to remain				**1551.08**	

Total Proposed Impervious Surfaces				
Area	Description	w	l	sq.ft.
E	edge + stepper	irregular		31.10
F	edging	irregular		36.00
G	edging	irregular		13.80
H	patio	irregular		670.50
J	walkway	irregular		270.00
otal Proposed Other Impervious Surfaces				**1021.40**

Total Existing to remain + proposed Other Impervious Surfaces	**2572.48**

6C FLOOR AREA: SAMPLE DIAGRAMS + CALCULATIONS

Definition: Floor Area includes the areas listed below, see Village zoning code for further information:

Principal Building floor area
- Basement: any areas that are used for automobile storage and/or garage.
- First floor: all areas included under Building Coverage section - see example diagram + calculations
- Second floor: all area except half stories above the first story with a floor to ceiling height of less than 5 ft.
- Third floor: excludes half stories above the second floor

Accessory Structures floor area
- First floor and grade levels: all areas included under Building Coverage section.
- Excludes half stories above the first floor

Zoning Credits for the following floor areas in single family homes where both the home and feature existed before 6/22/1990
- Bay windows, open porches, and covered entries.

SAMPLE DIAGRAMS



EXISTING + DEMO FLOOR PLAN



PROPOSED FLOOR PLAN

SAMPLE CALCULATIONS

Total Floor Area				
Area	Description	w	l	sq.ft.
Floor 1	See Building Coverage	Existing 1st Floor Area		1714.56
		Demo 1st Floor Area		173.79
		Exist. to remain 1st Floor		1540.77
Floor 2				
	P	14.80	8.33	123.28
	Q	35.77	26.48	947.19
	R	13.50	5.25	70.88
		Total Existing 2nd Floor Area		1070.47
	S	13.50	8.25	111.38
		Total New 2nd Floor Area		111.38
		Total Existing to remain + new 2nd Floor Area		1181.85
		Total existing to remain + new Floor Area		**2722.62**

211 Kenilworth + 417 Warwick + Memorial Garden + Robinson			
Lot Area: 91,253	**Current (SF)**	**Allowed (SF)**	**Current v Allowed**
Max. Allowable			
Building Coverage	21,530	18,251	3,279 17.97%
Lot Area * .2		Over	
Impervious Surface	19,014	13,146	5,868 30.86%
Lot Area * .18		Over	
Floor Area	33,876	23,101	10,775 31.81%
(Lot Area * .24)+1200			Over

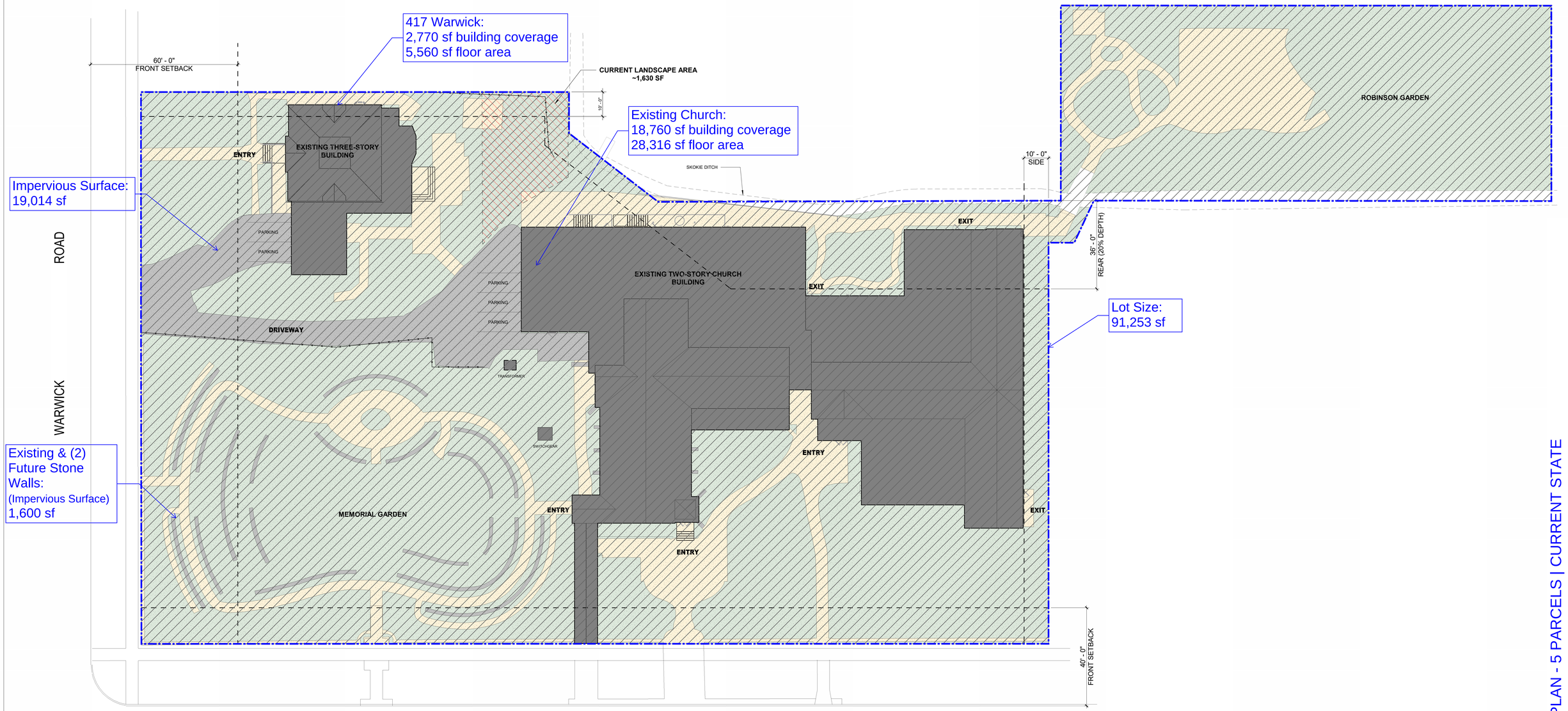
417 Warwick:
2,770 sf building coverage
5,560 sf floor area

Existing Church:
18,760 sf building coverage
28,316 sf floor area

Impervious Surface:
19,014 sf

Existing & (2) Future Stone Walls:
(Impervious Surface)
1,600 sf

Lot Size:
91,253 sf



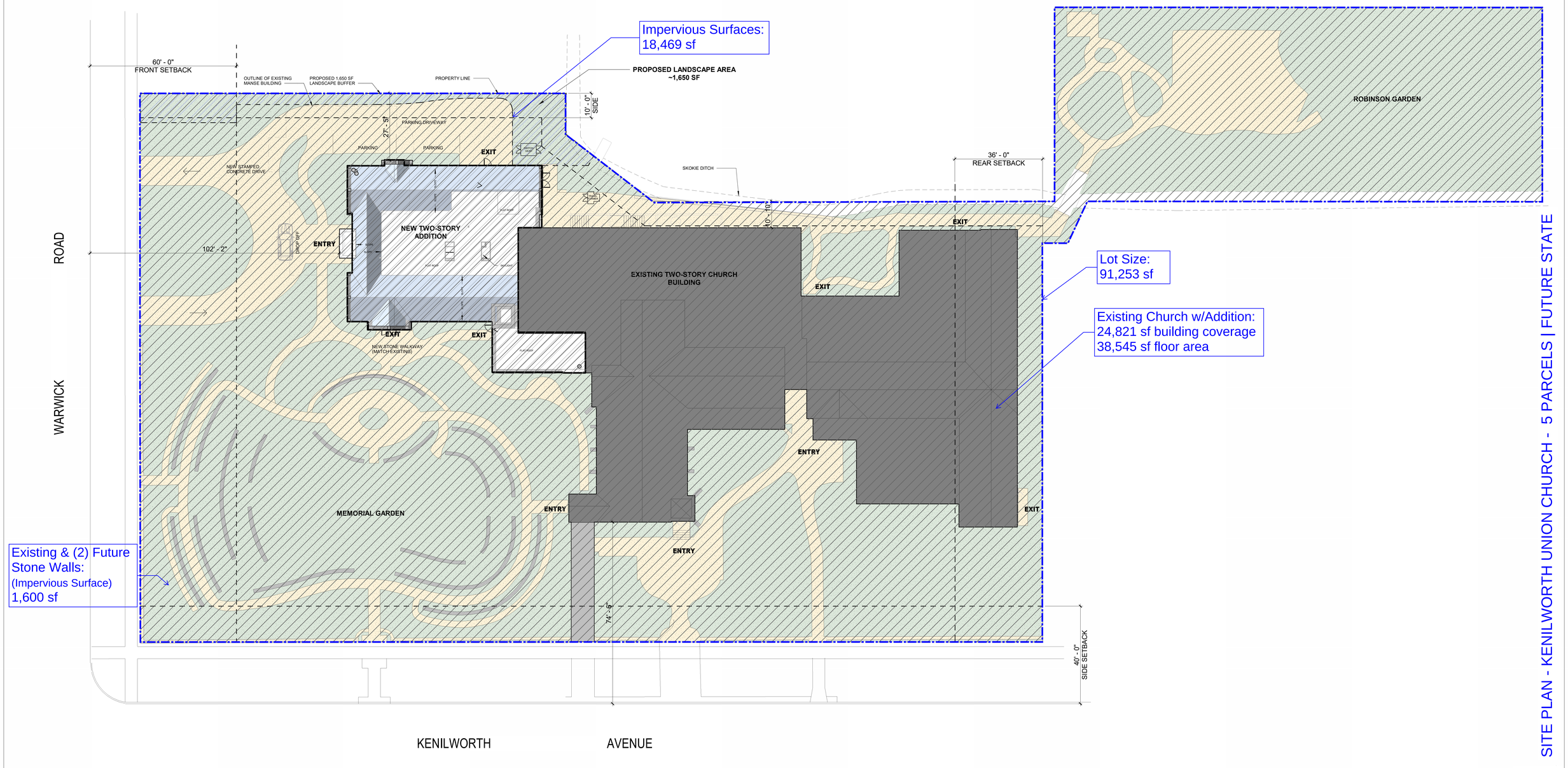
01 ARCHITECTURAL SITE PLAN-EXISTING
1/16" = 1'-0"

SITE PLAN - 5 PARCELS | CURRENT STATE

ZONING COMPARISON			
	Holy Comforter (R-1)	Sears School (S)	Kenilworth Union (R-1) | Proposed Addition
Site Area (sf)	58,500	170,200	91,253
Building Coverage (sf)	19,235	60,805	24,821
% Coverage	**33%**	**36%**	**27%**
Floor Area (sf)	**30,760**	**104,135**	**38,545**
2nd Level	11,525	43,330	14,901
Ground Level	19,235	60,805	23,644
% of Site Area	**53%**	**61%**	**42%**

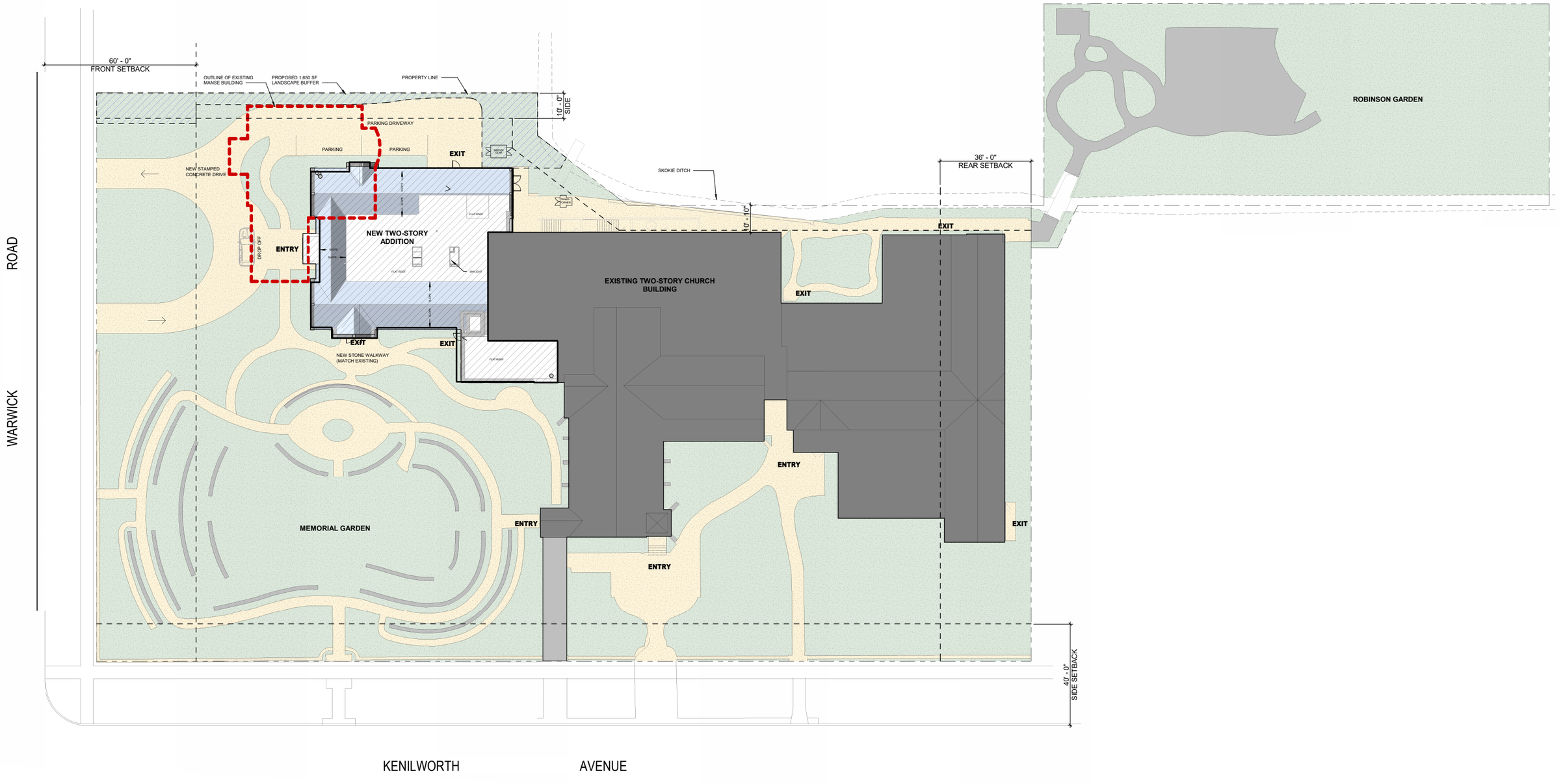
211 Kenilworth + 417 Warwick + Memorial Garden + Robinson				
Lot Area: 91,253	**Current (SF)**	**Allowed (SF)**	**Future (SF)**	**Current v Future**
Max. Allowable				
Building Coverage	21,530	18,251	24,821	3,291 15.29%
Lot Area * .2		Over		
Impervious Surface	19,014	9,855	18,469	-545 -2.87%
Lot Area * .18				Under
Floor Area	33,876	23,101	38,545	4,669 13.78%
(Lot Area * .24)+1200				Over

Future v Allowed				
	Building Coverage	6,570	36%	Over
	Impervious Surface	8,614	87%	Over
	Floor Area	15,444	67%	Over



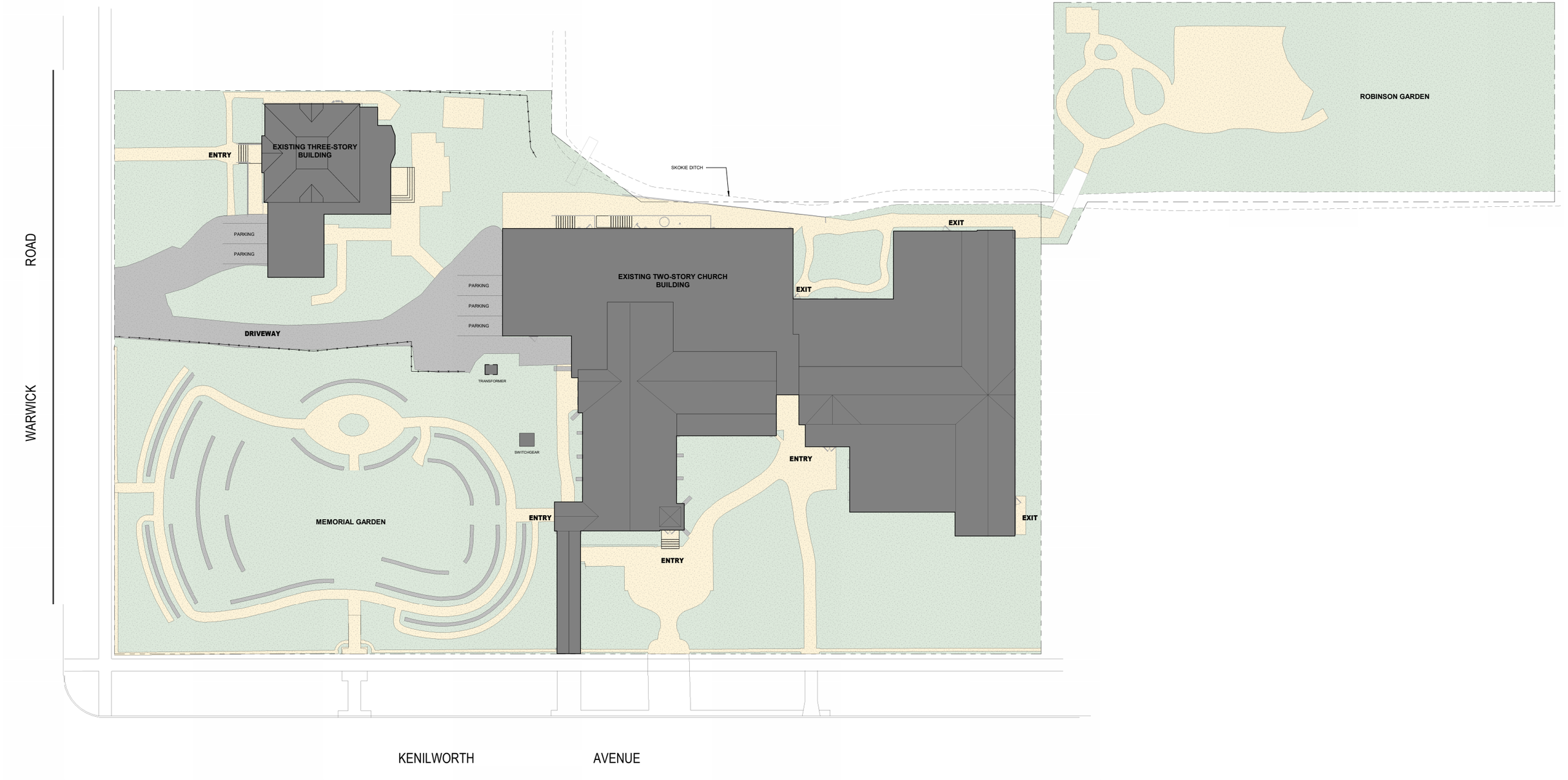
01 ARCHITECTURAL SITE PLAN-NEW
1/16" = 1'-0"

EXISTING SITE PLAN VS. NEW SITE PLAN

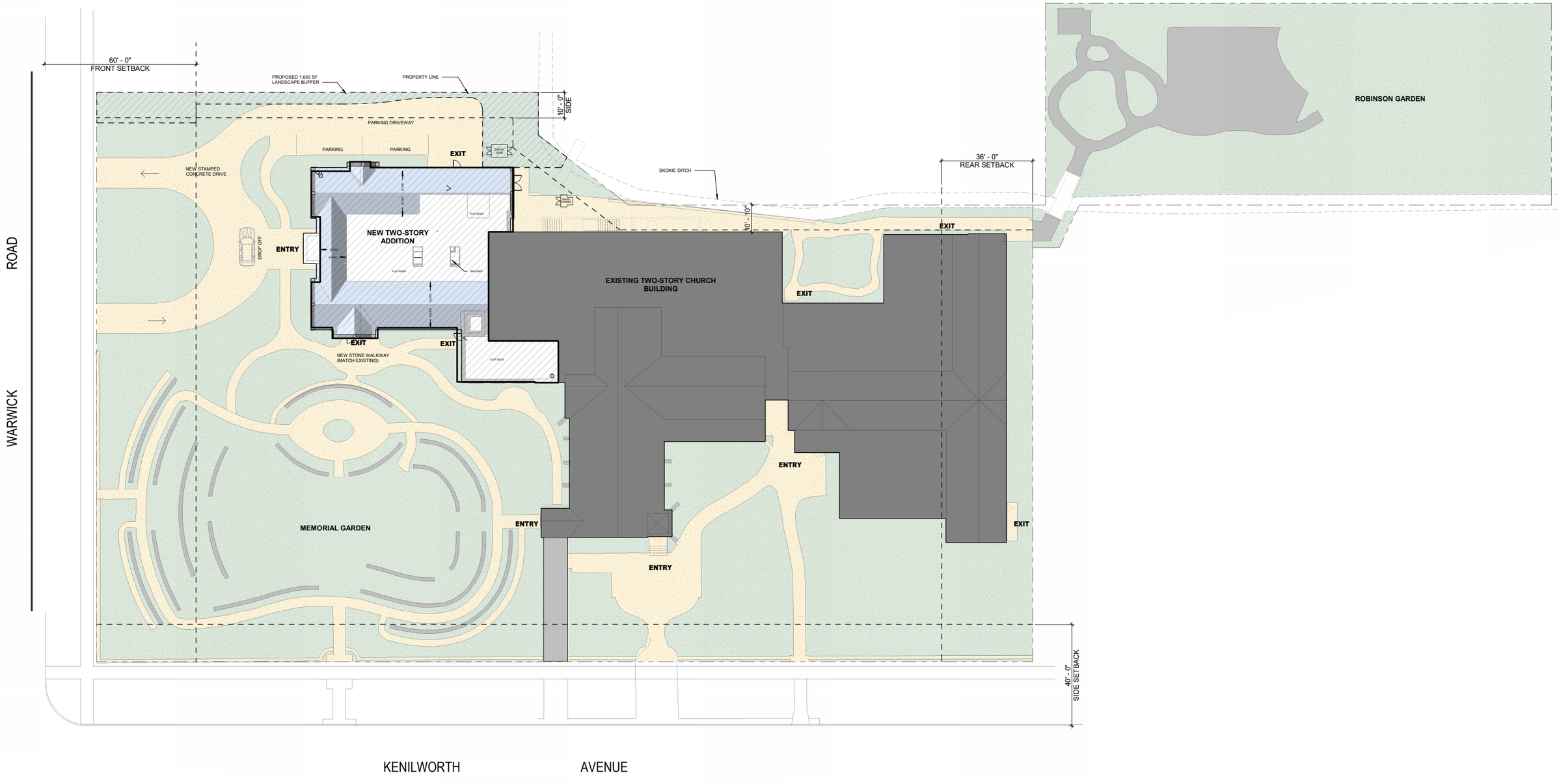


EXISTING SITE PLAN

HKS

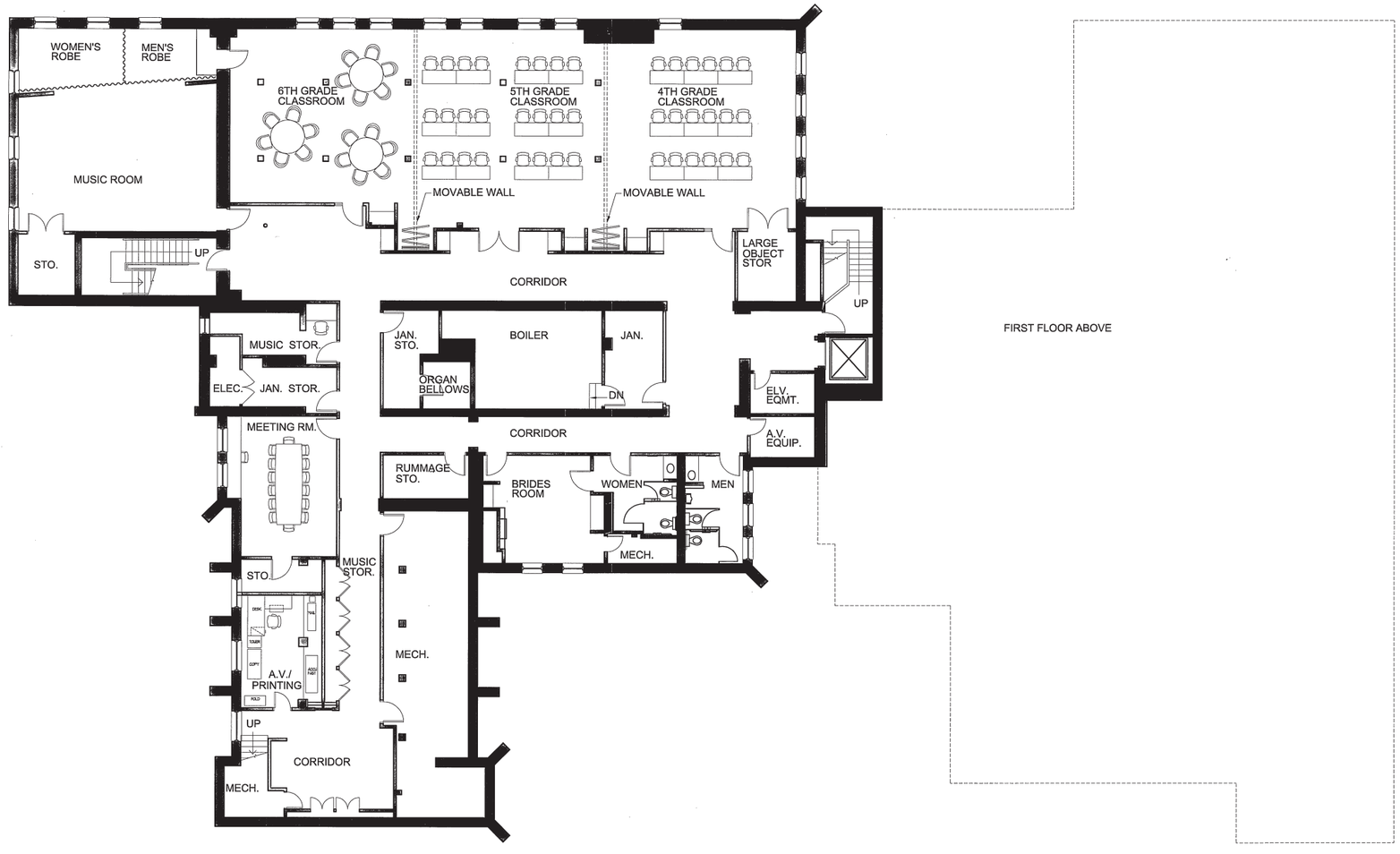


PROPOSED SITE PLAN



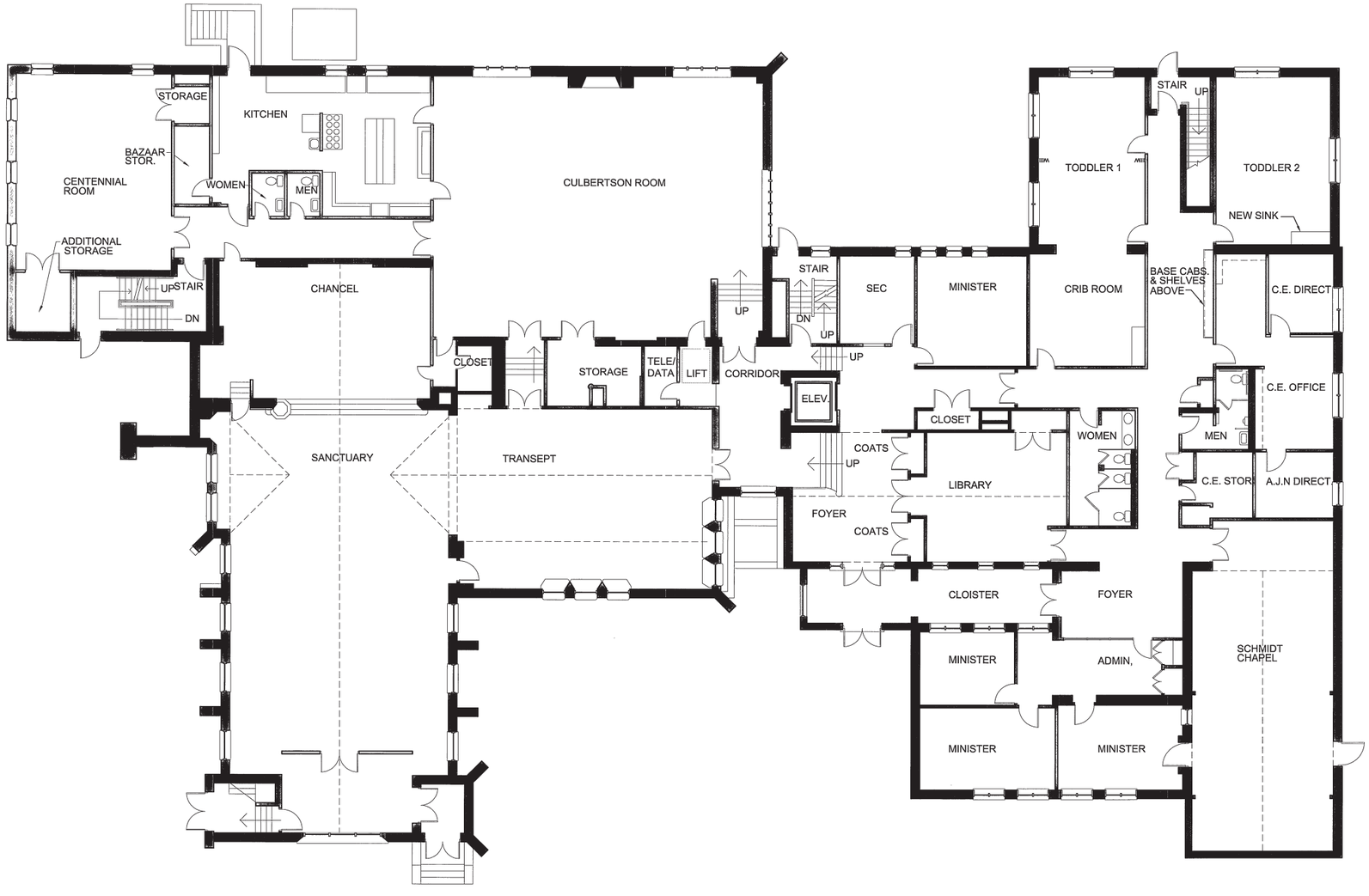
KENILWORTH UNION CHURCH - 211 BUILDING - EXISTING BASEMENT FLOOR PLAN

BASEMENT FLOOR	10,102 SF
GROUND FLOOR	18,200 SF
SECOND FLOOR	10,116 SF
	38,418 SF



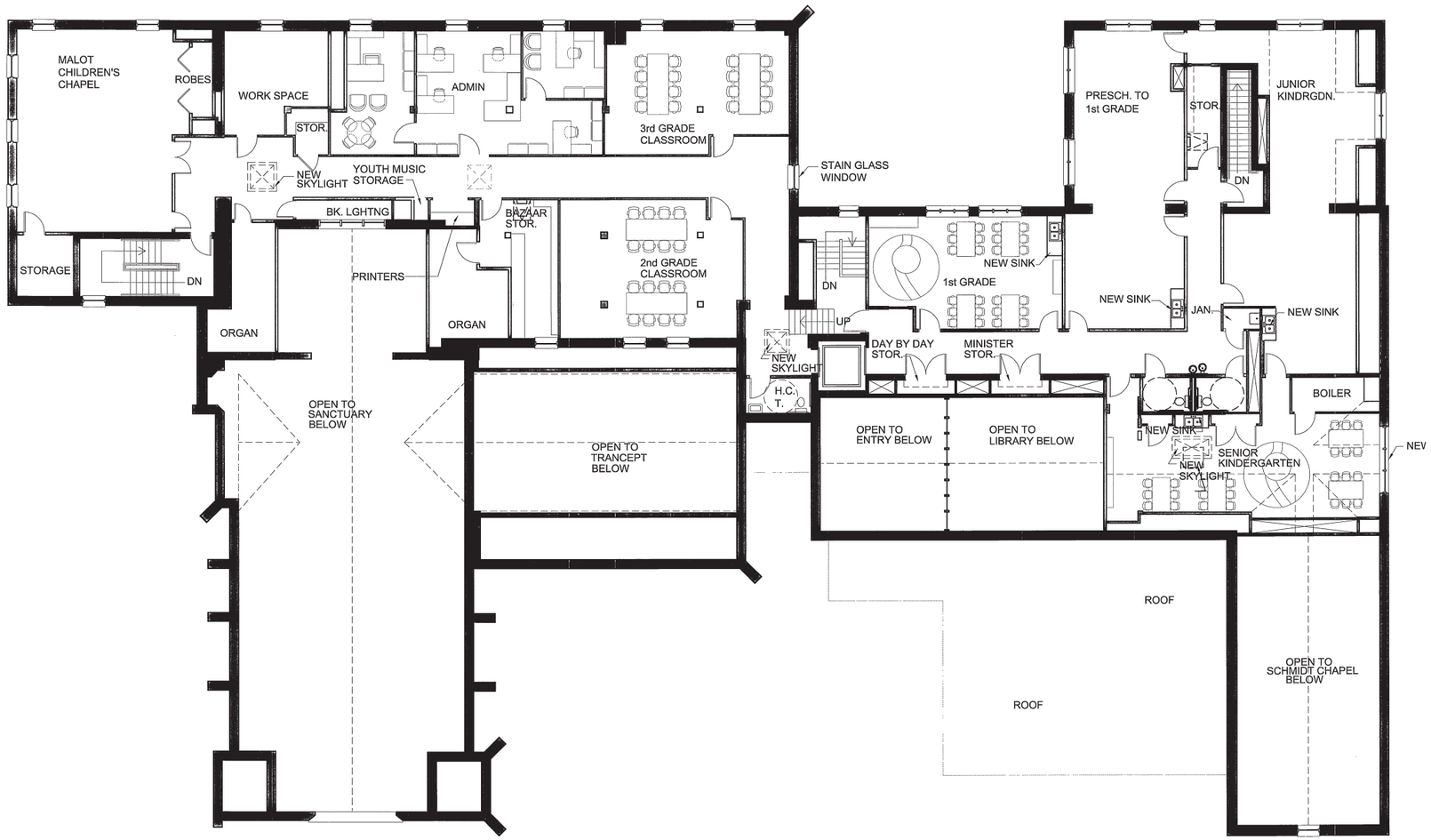
KENILWORTH UNION CHURCH - 211 BUILDING - EXISTING GROUND LEVEL FLOOR PLAN

BASEMENT FLOOR	10,102 SF
GROUND FLOOR	18,200 SF
SECOND FLOOR	10,116 SF
	38,418 SF



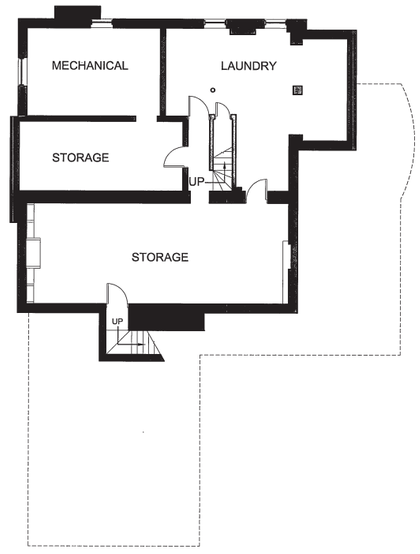
KENILWORTH UNION CHURCH - 211 BUILDING - EXISTING LEVEL 02 FLOOR PLAN

BASEMENT FLOOR	10,102 SF
GROUND FLOOR	18,200 SF
SECOND FLOOR	10,116 SF
	38,418 SF



KENILWORTH UNION CHURCH - 417 BUILDING - EXISTING BASEMENT FLOOR PLAN

BASEMENT FLOOR	1,560 SF
GROUND FLOOR	2,770 SF
SECOND FLOOR	1,628 SF
THIRD FLOOR	1,142 SF
	7,100 SF

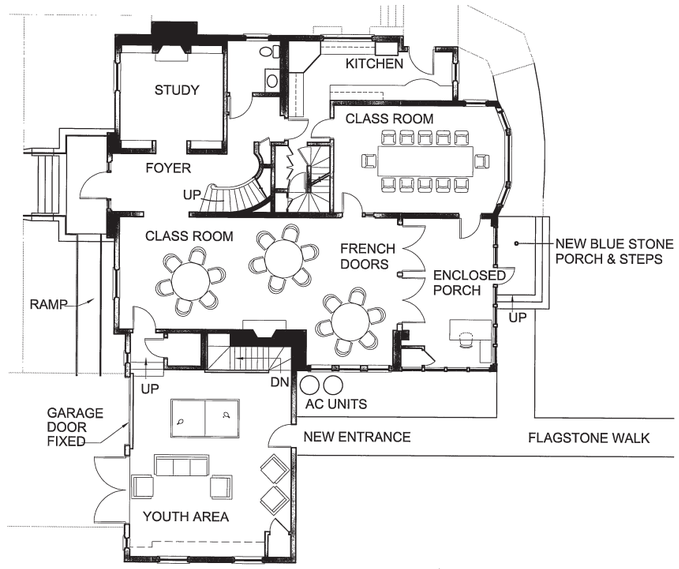


BASEMENT

KENILWORTH UNION CHURCH - 417 BUILDING - EXISTING GROUND LEVEL FLOOR PLAN

HKS

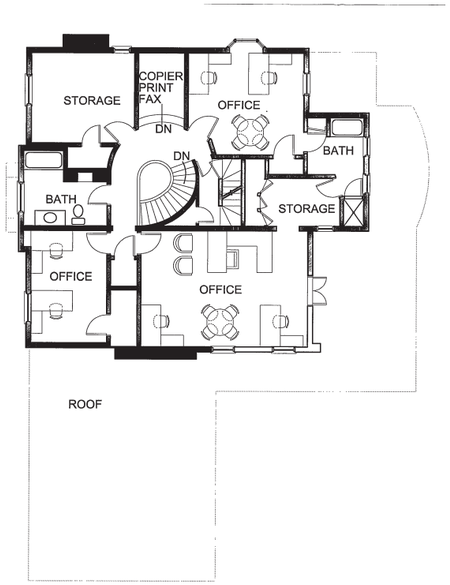
BASEMENT FLOOR	1,560 SF
GROUND FLOOR	2,770 SF
SECOND FLOOR	1,628 SF
THIRD FLOOR	1,142 SF
	7,100 SF



FIRST FLOOR

KENILWORTH UNION CHURCH - 417 BUILDING - EXISTING LEVEL 02 FLOOR PLAN

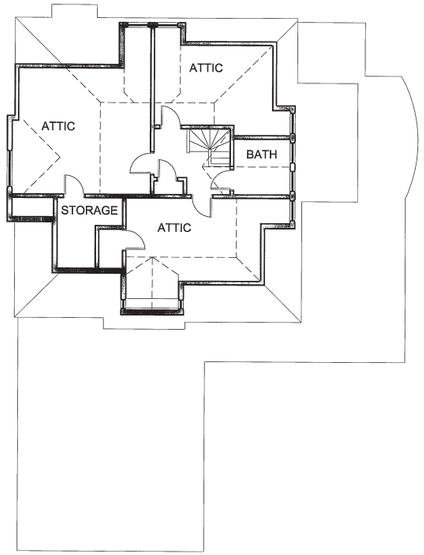
BASEMENT FLOOR	1,560 SF
GROUND FLOOR	2,770 SF
SECOND FLOOR	1,628 SF
THIRD FLOOR	1,142 SF
	7,100 SF



SECOND FLOOR

KENILWORTH UNION CHURCH - 417 BUILDING - EXISTING LEVEL 03 FLOOR PLAN

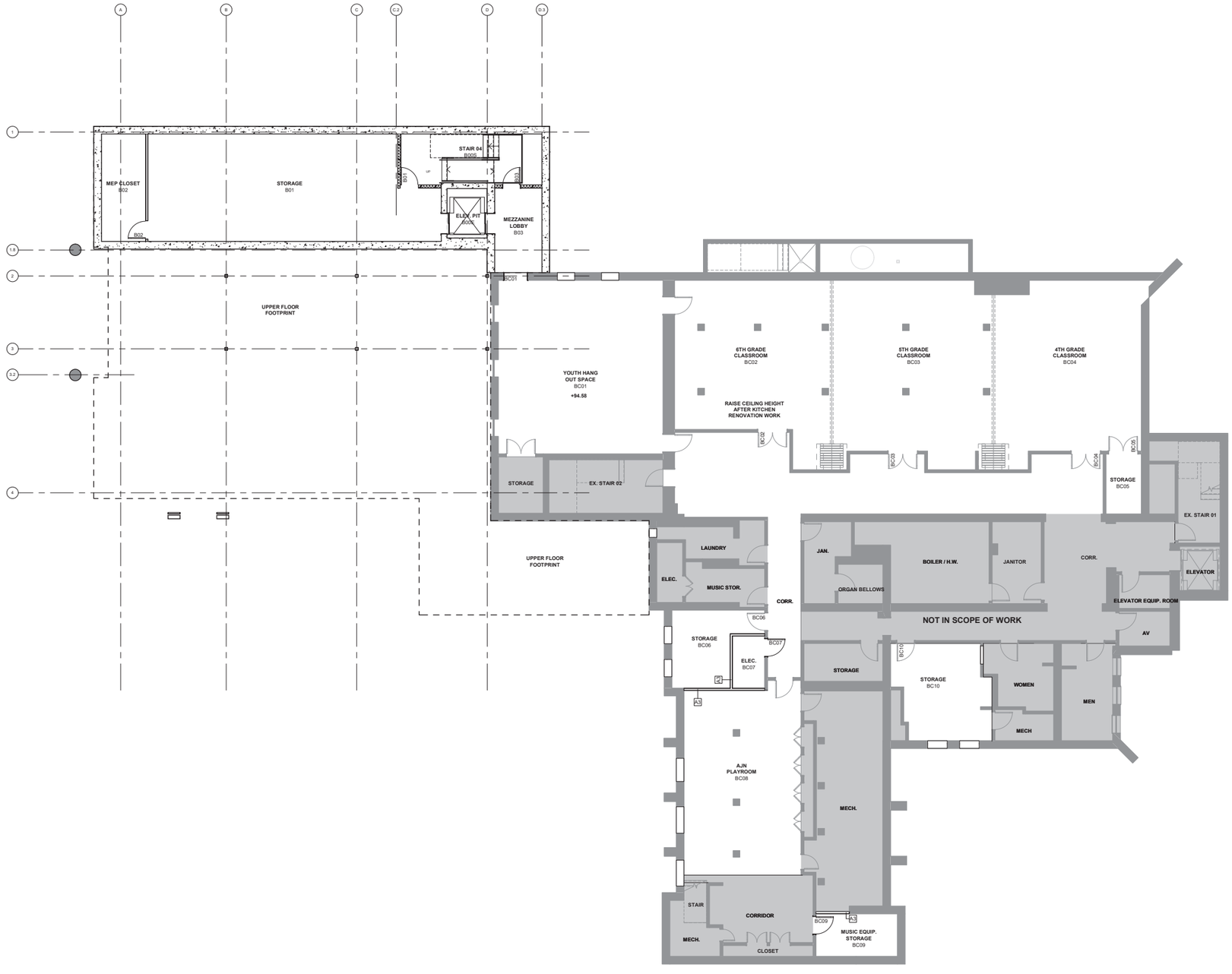
BASEMENT FLOOR	1,560 SF
GROUND FLOOR	2,770 SF
SECOND FLOOR	1,628 SF
THIRD FLOOR	1,142 SF
	7,100 SF



THIRD FLOOR

KENILWORTH UNION CHURCH - PROPOSED BASEMENT FLOOR PLAN

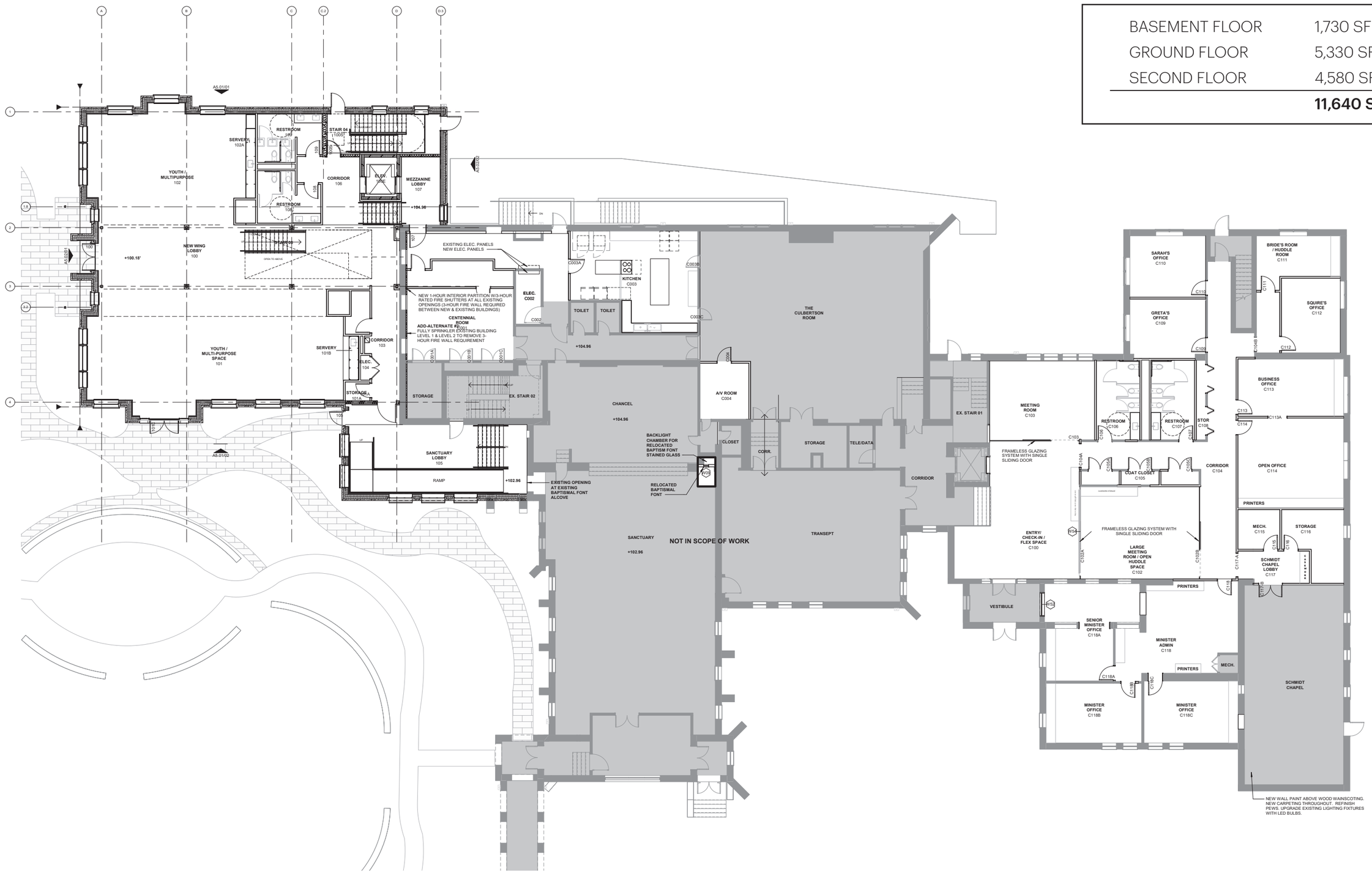
BASEMENT FLOOR	1,730 SF
GROUND FLOOR	5,330 SF
SECOND FLOOR	4,580 SF
	11,640 SF



KENILWORTH UNION CHURCH - PROPOSED GROUND LEVEL FLOOR PLAN

HKS

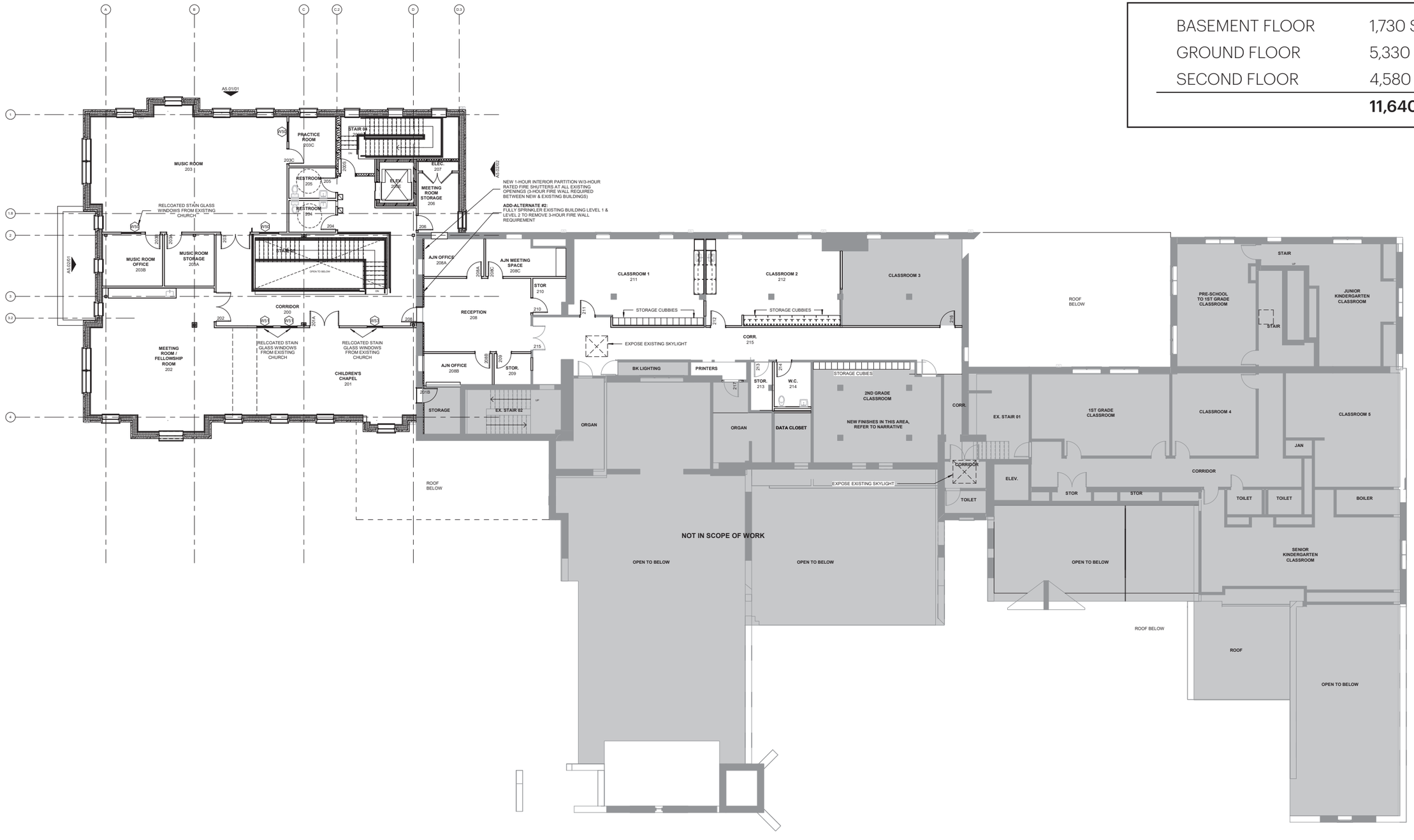
BASEMENT FLOOR	1,730 SF
GROUND FLOOR	5,330 SF
SECOND FLOOR	4,580 SF
	11,640 SF



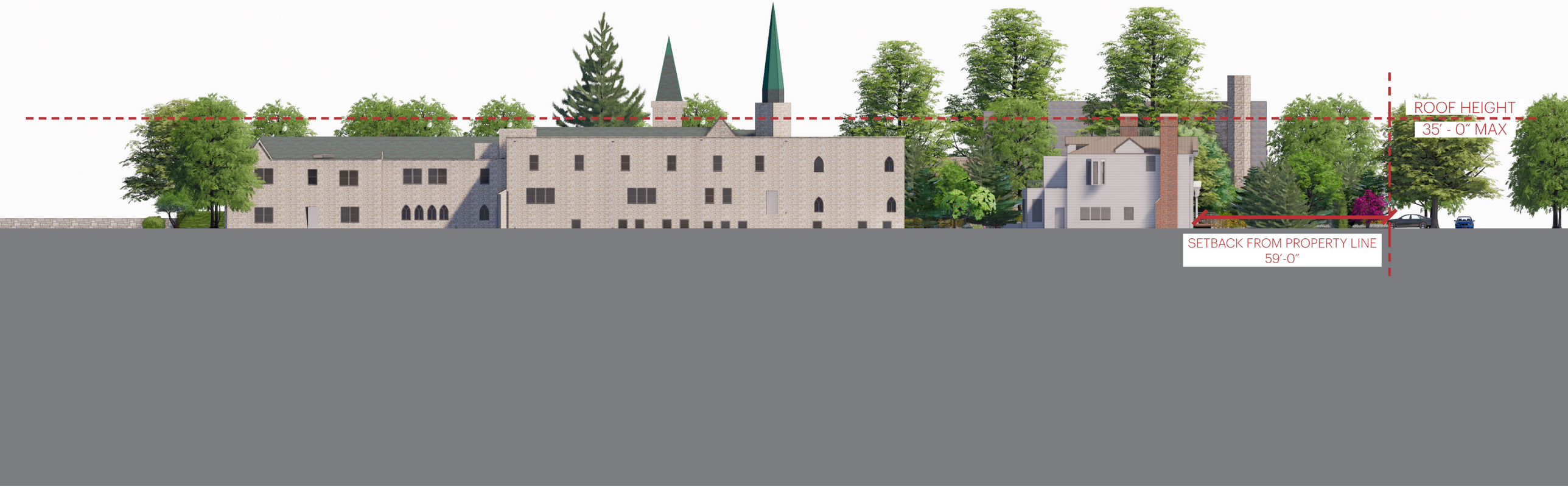
KENILWORTH UNION CHURCH - PROPOSED LEVEL 02 FLOOR PLAN

HKS

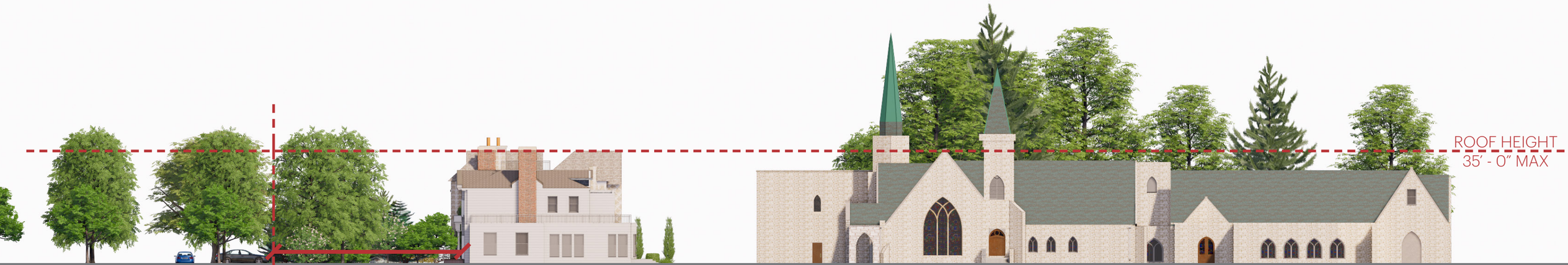
BASEMENT FLOOR	1,730 SF
GROUND FLOOR	5,330 SF
SECOND FLOOR	4,580 SF
	11,640 SF



EXISTING NORTH ELEVATION



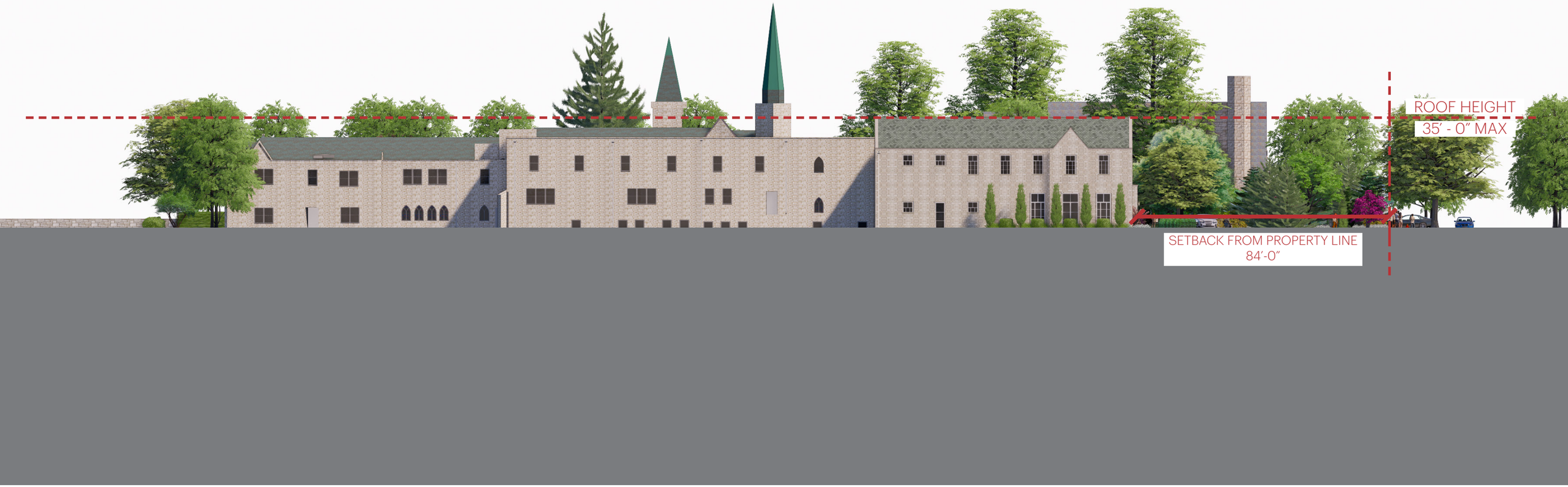
EXISTING SOUTH ELEVATION



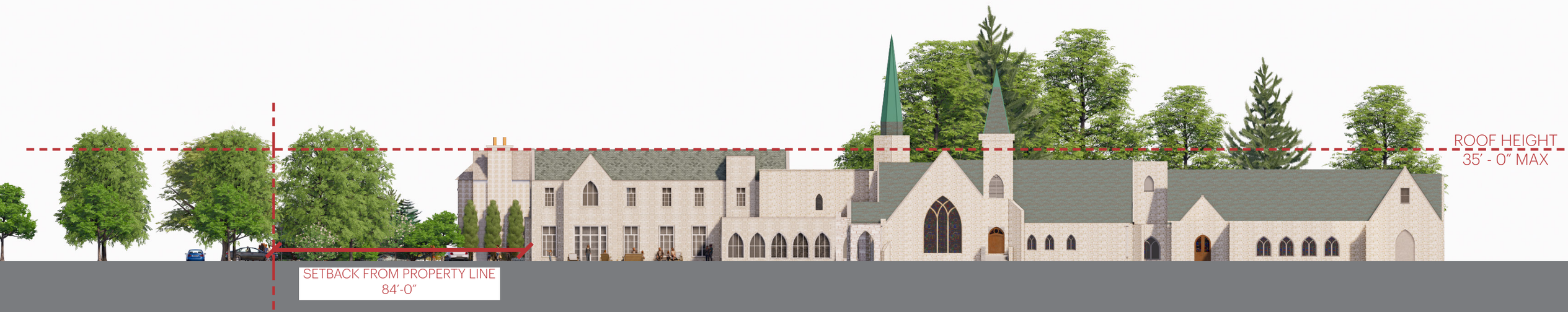
EXISTING WEST ELEVATION



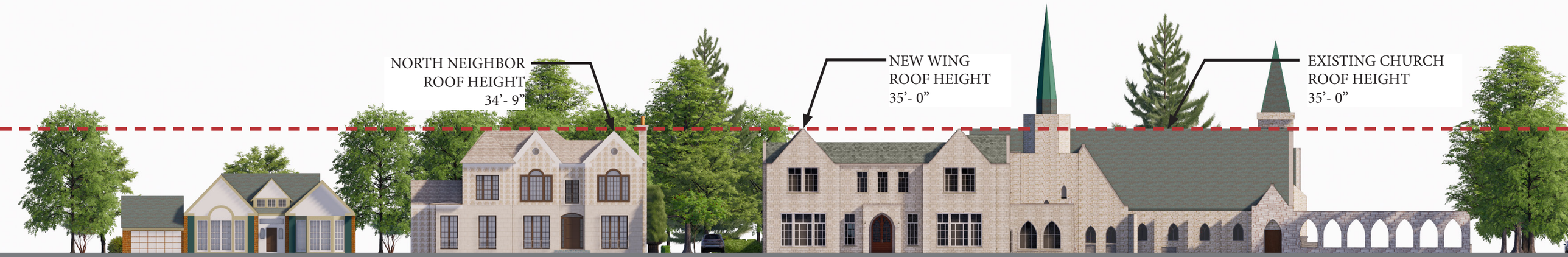
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION ALONG WARWICK ROAD



WEST ELEVATION



GARDEN VIEW AND REPLACEMENT WING (MODIFIED LANDSCAPE)

GARDEN VIEW AND REPLACEMENT WING (TRUE LANDSCAPE)

OVERALL SITE VIEW FROM SOUTHWEST



VIEW FROM WARWICK LOOKING SOUTHEAST (MODIFIED LANDSCAPE)

HKS



VIEW FROM WARWICK LOOKING SOUTHEAST (TRUE LANDSCAPE)

HKS



WEST VIEW (MODIFIED LANDSCAPE)

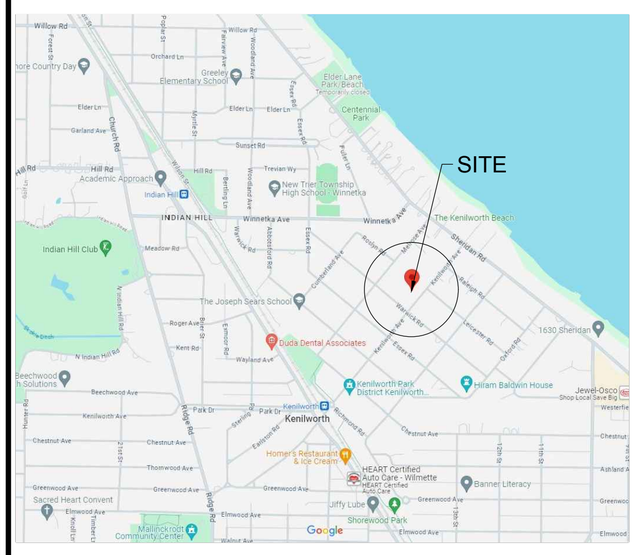
HKS



WEST VIEW (TRUE LANDSCAPE)

KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION NO. 2

BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM

LEGEND

	SUBDIVISION PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE
	EX. BUILDING

○ FIR	FOUND IRON ROD
○ FRS	FOUND RAILROAD SPIKE
○ FPK	FOUND PK NAIL
○ FMN	FOUND MAG NAIL
+ FCC	FOUND CUT CROSS
○ FIP	FOUND IRON PIPE
○ FIB	FOUND IRON BAR
■ SCM	CONCRETE MONUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42-05-26.32526 N
LONGITUDE: 87-42-41.65034 W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR: 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1" = 30'

PART OF LOT 5
(79.86') EAST LINE OF LOT 5
SCM
S50° 54' 11"E 79.80'
EAST LINE OF THE WESTERLY 200' OF LOT 5
LOT 2
(300')
N38° 52' 56"E 200.00'
LOT 14
LOT 5
CRESAP'S SUBDIVISION
PARCEL 2
(300')
S38° 55' 06"W 186.50'
BLOCK 10
KENILWORTH SUBDIVISION
LOT 12
SHED
12'
TELEPHONE EASEMENT PER 23003062
N50° 54' 11"W 79.67'
P.O.B.
PARCEL 3
(NW COR. OF LOT 10 & NE COR. OF LOT 8)
13.50'
5.00'
S25° 46' 36"E 18.84' (18.90')
PARCEL 3
CONVEYED BY DEED DOC. 98735592
17.00'
S39° 05' 49"W 10.50'
1.90' X 9.25' EXISTING FENCE MAINTENANCE EASEMENT GRANTED TO OWNER OF LOT 10 PER 1919916151
EAST LINE OF LOT 8 & WEST LINE OF LOT 10
LOT 10
FIP 1 0.22' SELY & ONLINE
NORTH LINE OF LOT 8
LOT 1
(100')
N38° 55' 06"E 164.20'
S50° 54' 11"E 180.75' (180.67')
163.74'
5.00'
2.00'
LOT 7
LOT 8
EXISTING BUILDING
7' X 67' COMED ELECTRIC EASEMENT PER 8834877
FIP 3/4 AT CORNER
FCC 0.09' ELY & 0.06' NLY
12" X 4.85' EXISTING STONE WALL MAINTENANCE EASEMENT GRANTED TO OWNER OF LOT 1 PER 1919916151
(64.2')
FCC AT CORNER
S50° 54' 11"E 16.90'
N76° 45' 20"E 45.55' (45.1')
LOT 1
PART OF PARCEL 1
LOT 1
KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION
DOC. 22350340220
(180.36')
180.45'
(100')
100.26'
LANDSCAPED AREA PER 96641370
SHED
(83.1')
BLOCK 10
KENILWORTH SUBDIVISION
LOT 3
(174.75')
N39° 05' 19"E 174.64'
FIP 3/4 0.13' NWLY
FIP 3/4 0.19' NWLY
EXISTING BUILDING
LOT 4
LOT 6
FCC
208.10'
80.00'
23'
(125')
70'
10'
ELECTRIC EASEMENT PER 27424313
100.00'
ACCESS EASEMENT ("THE PREMISES") GRANTED TO KENILWORTH UNION CHURCH AND THE VILLAGE OF KENILWORTH FOR THE MAINTENANCE OF THE LANDSCAPED AREA PER 96641370
174.75'
FIR IN 3/4 PIPE 0.14' NWLY & ONLINE
FIR 5/8 CONC AT CORNER
S39° 05' 19"W 370.14'
66.00'
100.00'
N50° 50' 29"W 225.00'
FIR 5/5 0.12' NLY & 0.08' ELY
125.00'
174.88'
WARWICK ROAD
KENILWORTH AVENUE
SCM
FIP 3/4 AT CORNER

SUBMITTED BY & RETURN TO:
VILLAGE OF KENILWORTH
419 RICHMOND ROAD
KENILWORTH, IL 60043

OWNER / SUBDIVIDER

Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043 US
847-853-2003

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

91,253 SQ. FT.
2.0949 ACRES

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, 3/4" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
3. SURVEYOR WAS NOT PROVIDED THE TELEPHONE EASEMENT HAVING THE DOCUMENT NUMBER OF 15869178. SURVEYOR WAS TOLD THAT IT AFFECTS PARCEL 1.
4. THE FOLLOWING COVENANTS AND RESTRICTIONS (DOCS. 1636358, 12399262, 12399264, 2740140, 2412393, 3245849 AND 5830956 WERE NOT PROVIDED TO THE SURVEYOR.

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043
847-853-2003

REVISIONS		
NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

PLAT OF CONSOLIDATION NO.2

KENILWORTH UNION CHURCH

Project No: 231233
Group No: VP04.1

DRAFTING COMPLETED: 11-20-23	DRAWN BY: SPK	PROJECT MANAGER: CDB	SHEET NO. 1 of 2
FIELD WORK COMPLETED: N/A	CHECKED BY: CDB	SCALE: 1" = 30'	

E:\2023\231233\Drawings\ACAD\SVY\VP04.1\CONS231233_20231117_R1.dwg, 12/28/2023 1:37:52 PM, DWG To PDF.pc3

KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION NO. 2

PIN: 05-27-100-019
05-27-100-047
05-27-100-051
05-27-100-053

BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED/CONSOLIDATED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ELEMENTARY SCHOOL DISTRICT 38
NEW TRIER TOWNSHIP HIGH SCHOOL 203

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC SIGNATURE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT _____, , ILLINOIS

THIS _____ DAY OF _____, 20__.

_____
COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____ 20_____ A.D.

BY: _____ ATTEST: _____
CHAIR SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS THIS ___ DAY OF _____ 20_____ A.D.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY,

ILLINOIS, ON THE _____ DAY OF _____ , 20_____ , AT O'CLOCK M., AND WAS RECORDED

AS DOCUMENT _____ .

_____
RECORDER OF DEEDS

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF KENILWORTH TO RECORD THIS KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION NO. 2 WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATED THIS ____ DAY OF _____, A.D., 202___ .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 1 IN KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2022 AS DOCUMENT NUMBER 2235034022, IN COOK COUNTY, ILLINOIS.

ALSO;

LOT 5 IN BLOCK 10 IN KENILWORTH, A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

THE WESTERLY 200 FT. OF LOT 5 IN CRESAP'S SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 AND LOT 10 IN BLOCK 10 IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 8, AND THENCE PROCEEDING WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 5.0 FEET; THENCE SOUTH A DISTANCE OF 17.0 FEET ALONG A LINE 5.0 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOT 10, WHICH IS ALSO THE EAST LINE OF LOT 8; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 10.50 FEET; THENCE NORTHEASTWARD 18.90 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 10 WHICH IS 13.50 FEET EAST OF THE POINT OF BEGINNING, THENCE 13.50 FEET WEST TO THE POINT OF BEGINNING, AS CONVEYED BY DEED RECORDED AUGUST 20,1998 AS DOCUMENT 98735592 BY JOHN T. KIGGINS AND PATRICIA C. KIGGINS, HIS WIFE TO THE KENILWORTH UNION CHURCH, ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS OF MINIMAL FLOODING PER FIRM MAP NUMBER 17031C0254K EFFECTIVE DATE 9/10/2021.

I FURTHER CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF A BOUNDARY SURVEY.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
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PREPARED FOR:
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211 Kenilworth Avenue
Kenilworth, IL 60043
847-853-2003

REVISIONS

NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

PLAT OF CONSOLIDATION NO.2

KENILWORTH UNION CHURCH

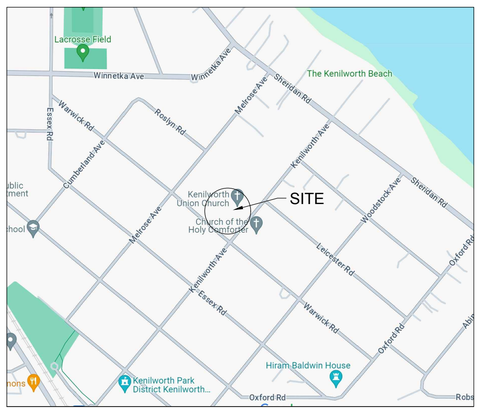
Project No: 231233
Group No: VP04.1

DRAFTING COMPLETED: 11-20-23 | DRAWN BY: SPK | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CDB | SCALE: 1" = N/A

SHEET NO. 2 of 2

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BOUNDARY & TOPOGRAPHIC SURVEY
OF
KENILWORTH UNION CHURCH



VICINITY MAP
NOT TO SCALE

PARCEL 1:

LOT 1 IN KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2022 AS DOCUMENT NUMBER 2235034022, IN COOK COUNTY, ILLINOIS.

ALSO;

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PARCEL 2:

THE WESTERLY 200 FT. OF LOT 5 IN CRESAP'S SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 AND LOT 10 IN BLOCK 10 IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 8, AND THENCE PROCEEDING WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 5.0 FEET; THENCE SOUTH A DISTANCE OF 17.0 FEET ALONG A LINE 5.0 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOT 10, WHICH IS ALSO THE EAST LINE OF LOT 8; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 10.50 FEET; THENCE NORTHEASTWARD 18.90 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 10 WHICH IS 13.50 FEET EAST OF THE POINT OF BEGINNING, THENCE 13.50 FEET WEST TO THE POINT OF BEGINNING, AS CONVEYED BY DEED RECORDED AUGUST 20,1998 AS DOCUMENT 98735592 BY JOHN T. KIGGINS AND PATRICIA C. KIGGINS, HIS WIFE TO THE KENILWORTH UNION CHURCH, ALL IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1" = 20'

AREA

91,253 S.F.
2.09488 AC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42° 05' 26.32526" N
LONGITUDE: 87° 42' 41.65034" W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR: 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- SECTION CORNER
- QUARTER SECTION CORNER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE

SBM SET CONCRETE MONUMENT WITH BRASS DISC
SCM SET CONCRETE MONUMENT WITH IRON PIPE
DSP DOWN SPOUT

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- STONE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.62 EXISTING SPOT ELEVATION

A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM. FRAME
BRK. BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE:

STATION DESIGNATION: NG0131
ESTABLISHED BY: NGS
DATE:1973

ELEVATION: 614.63 (MEASURED)
DATUM: NAVD88
DESCRIPTION: BENCHMARK DISC IN CONCRETE MONUMENT AT THE JUNCTION OF GREEN BAY ROAD AND PARK DRIVE, 25.8 FEET WEST OF THE WEST CORNER OF THE CONCRETE FOUNDATION TO A TRAFFIC SIGNAL BOX, 21.0 FEET SOUTHEAST OF A TRAFFIC SIGNAL, 16.7 FEET SOUTH OF THE SOUTH CURB OF PARK DRIVE, 1.8 FEET SOUTHWEST OF THE SOUTHWEST SIDEWALK, IN NORTH CORNER OF SMALL GRASSED AREA UNDER HEDGE BUSH. A C AND GS DISK IN THE TOP OF A CONCRETE POST PROJECTING 5/10 FOOT AND ABOUT LEVEL WITH THE STREET.

SITE:

STATION DESIGNATION: 1859
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 611.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE NORTHEAST TAG BOLT ON FIRE HYDRANT TO THE SOUTHEAST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 77.9' EAST OF INTERSECTION OF STONE WALK AND CONC. WALK NEAREST TO ADJOINING LINE OF LOT 6 & LOT 8 SHOWN HEREON, AND APPROXIMATELY 74.6' EAST OF NORTHERLY CORNER OF CONC. WALK MADE FROM SAID WALK ADJOINING THE CURB TO THE SOUTHEAST AND SAID WALK THAT RUNS SOUTHWEST TO NORTHEAST.

STATION DESIGNATION: 104
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 610.10 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONC. SIDEWALK NORTHWEST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 92.8' SOUTH OF EASTERLY MOST CORNER OF CHURCH, AND APPROXIMATELY 105' NORTHEAST FROM SOUTHERLY MOST CORNER OF COVERED STONE WALKWAY.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A233122160
RECEIVED 11-08-23.
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION

CONTACTS	RESPONSE
AT&T/DISTRIBUTION	NO RESPONSE
COM-ED	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE
KENILWORTH, VILLAGE OF	NO RESPONSE
NICOR GAS	RESPONDED WITH ATLAS
USIC LOCATING SERVICES	NO RESPONSE

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. SURVEYOR WAS NOT PROVIDED THE TELEPHONE EASEMENT HAVING THE DOCUMENT NUMBER OF 15869178. SURVEYOR WAS TOLD THAT IT AFFECTS PARCEL 1.
11. THE FOLLOWING COVENANTS AND RESTRICTIONS (DOCS. 1636358, 12399262, 12399264, 2740140, 2412393, 3245849 AND 5830956 WERE NOT PROVIDED TO THE SURVEYOR.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2023.

DATED THIS 22ND DAY OF NOVEMBER, A.D.,2023.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

#3189 CHRISTOPHER D. BARTOSZ PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
KENILWORTH UNION CHURCH
211 KENILWORTH AVENUE
KENILWORTH, IL 60043
847-853-2003

REVISIONS		
NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

BOUNDARY & TOPOGRAPHIC SURVEY
KENILWORTH UNION CHURCH

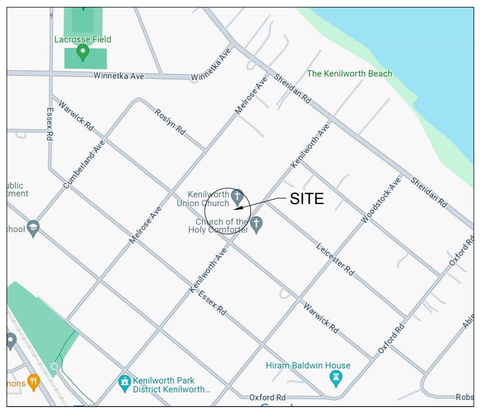
DRAFTING COMPLETED:	11/22/2023	DRAWN BY:	ADS	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	11/14/2023	CHECKED BY:	CDB	SCALE:	1" = 20'

Project No: 231233
Group No: VP03.1
SHEET NO. 1 of 1

E:\2023\231233\Drawings\ACAD\SURVEY\P03.1\BNDTOP231233_20231114.dwg 12/28/2023 1:41:24 PM, DWG To PDF.pc3

BOUNDARY & TOPOGRAPHIC SURVEY
OF
KENILWORTH UNION CHURCH

LOT 5 IN BLOCK 10 IN KENILWORTH, A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1" = 20'

AREA

21,852 S.F.
0.502 AC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42° 05' 26.32526" N
LONGITUDE: 87° 42' 41.65034" W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR: 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

LEGEND

- C CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TB TRAFFIC CONTROL BOX
- T TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- T TELEPHONE PEDESTAL
- T TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- F FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- E ELECTRIC MANHOLE
- E ELECTRIC PEDESTAL
- TP ELECTRIC TRANSFORMER PAD
- E ELECTRIC METER
- HANDHOLE
- JB ELECTRICAL JUNCTION BOX
- EV ELECTRIC VAULT
- EQ ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TP TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- G GAS METER
- G GAS VALVE VAULT
- G GAS METER
- PIPELINE MARKER
- M MONITORING WELL
- P POST INDICATOR VALVE
- W WELL HEAD
- P FLAGPOLE
- MAILBOX
- SIGN
- POST
- PT PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- AC AIR CONDITIONER PAD/UNIT
- BASKETBALL HOOP
- DECIDUOUS TREE W/ TRUNK SIZE
- 11" NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SBM SOIL BORING HOLE W/ NUMBER
- SECTION CORNER
- QUARTER SECTION CORNER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IR IRRIGATION CONTROL VALVE
- W WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE
- DSP DOWN SPOUT

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- T UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- G GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- W WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- (SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- STONE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

- 782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- + 782.62 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC.) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC.] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE:

STATION DESIGNATION: NG0131
ESTABLISHED BY: NGS
DATE:1973

ELEVATION: 614.63 (MEASURED)
DATUM: NAVD88
DESCRIPTION: BENCHMARK DISC IN CONCRETE MONUMENT AT THE JUNCTION OF GREEN BAY ROAD AND PARK DRIVE, 25.8 FEET WEST OF THE WEST CORNER OF THE CONCRETE FOUNDATION TO A TRAFFIC SIGNAL BOX, 21.0 FEET SOUTHEAST OF A TRAFFIC SIGNAL, 16.7 FEET SOUTH OF THE SOUTH CURB OF PARK DRIVE, 1.8 FEET SOUTHWEST OF THE SOUTHWEST SIDEWALK, IN NORTH CORNER OF SMALL GRASSED AREA UNDER HEDGE BUSH. A C AND GS DISK IN THE TOP OF A CONCRETE POST PROJECTING 5/10 FOOT AND ABOUT LEVEL WITH THE STREET.

SITE:

STATION DESIGNATION: 1859
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 611.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE NORTHEAST TAG BOLT ON FIRE HYDRANT TO THE SOUTHEAST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 77.9' EAST OF INTERSECTION OF STONE WALK AND CONC. WALK NEAREST TO ADJOINING LINE OF LOT 6 & LOT 8 SHOWN HEREON, AND APPROXIMATELY 74.6' EAST OF NORTHERLY CORNER OF CONC. WALK MADE FROM SAID WALK ADJOINING THE CURB TO THE SOUTHEAST AND SAID WALK THAT RUNS SOUTHWEST TO NORTHEAST.

STATION DESIGNATION: 104
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 610.10 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONC. SIDEWALK NORTHWEST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 92.8' SOUTH OF EASTERLY MOST CORNER OF CHURCH, AND APPROXIMATELY 105' NORTHEAST FROM SOUTHERLY MOST CORNER OF COVERED STONE WALKWAY.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A233122160
RECEIVED 11-08-23.
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION

CONTACTS	RESPONSE
AT&T/DISTRIBUTION	NO RESPONSE
COM-ED	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE
KENILWORTH, VILLAGE OF	NO RESPONSE
NICOR GAS	RESPONDED WITH ATLAS
USIC LOCATING SERVICES	NO RESPONSE



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2023.

DATED THIS 22ND DAY OF NOVEMBER, A.D.,2023.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
KENILWORTH UNION CHURCH
211 KENILWORTH AVENUE
KENILWORTH, IL 60043
847-853-2003

REVISIONS

NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

BOUNDARY & TOPOGRAPHIC SURVEY
KENILWORTH UNION CHURCH

Project No: 231233
Group No: VP03.1

DRAFTING COMPLETED: 11/22/2023 | DRAWN BY: ADS | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: 11/14/2023 | CHECKED BY: CDB | SCALE: 1" = 20'

SHEET NO. 1 of 1

E:\2023\231233\Drawings\ACAD\SVY\VP03.1\BNDTOP231233_LOT_5_MEMORIAL GARDEN_20231114.dwg, 12/28/2023 1:45:25 PM, DWG To PDF.pc3

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

23009250WF

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 2441 Warrenville Rd, Suite 100 Lisle, IL 60532 Main Phone: (630)871-3500 Email: CTLisle@ctt.com	

Issued By: Chicago Title Company, LLC
2441 Warrenville Rd, Suite 100
Lisle, IL 60532

Order Number: 23009250WF
Property Ref.: 417 Warwick/211 Kenilworth Avenue, Kenilworth, IL 60043-1240

SCHEDULE A

1. Commitment Date: November 2, 2023
2. Policy to be issued:

   (a) ALTA Owner's Policy 2021
   Proposed Insured: Kenilworth Union Church
   Proposed Amount of Insurance: $10,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Kenilworth Union Church

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

LOT 1 IN THE KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO;

LOT 5 IN BLOCK 10 IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WESTERLY 200 FT. OF LOT 5 IN CRESAP'S SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 AND LOT 10 IN BLOCK 10 IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 8, AND THENCE PROCEEDING WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 5.0 FEET; THENCE SOUTH A DISTANCE OF 17.0 FEET ALONG A LINE 5.0 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOT 10, WHICH IS ALSO THE EAST LINE OF LOT 8; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 10.50 FEET; THENCE NORTHEASTWARD 18.90 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 10 WHICH IS 13.50 FEET EAST OF THE POINT OF BEGINNING, THENCE 13.50 FEET WEST TO THE POINT OF BEGINNING, AS CONVEYED BY DEED RECORDED AUGUST 20,1998 AS DOCUMENT 98735592 BY JOHN T. KIGGINS AND PATRICIA C. KIGGINS, HIS WIFE TO THE KENILWORTH UNION CHURCH, ALL IN COOK COUNTY, ILLINOIS.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $8.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

10. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

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SCHEDULE B, PART I - Requirements
(continued)

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

C 8.

1. Taxes for the year(s) 2022 and 2023
   2023 taxes are not yet due or payable.

1A. Note: 2022 first installment was due April 3, 2023
Note: 2022 final installment is due December 1, 2023

Perm tax#		Pcl	Year	1st Inst	Stat	2nd Inst	Stat
05-27-100-051-0000	1 of 1		2022	$58.46	Paid	$57.76	Unpaid

B 9.

1. Taxes for the year(s) 2023
   2023 taxes are not yet due or payable.

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SCHEDULE B, PART II - Exceptions
(continued)

1A. Note: 2022 first installment was due April 3, 2023
Note: 2022 final installment is due December 1, 2023

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
05-27-100-019-0000	1 of 5	2022	Not Billed		Not Billed	
05-27-100-032-0000	2 of 5	2022	Not Billed		Not Billed	
05-27-100-035-0000	3 of 5	2022	Not Billed		Not Billed	
05-27-100-047-0000	4 of 5	2022	Not Billed		Not Billed	
05-27-100-048-0000	5 of 5	2022	Not Billed		Not Billed	

Perm tax# 05-27-100-019-0000 Pcl 1 of 5 Volume 102

3A The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2022 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 05-27-100-032-0000 Pcl 2 of 5 Volume 102

3B The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2022 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 05-27-100-035-0000 Pcl 3 of 5 Volume 102

3C The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2000 to 2022
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

Perm tax# 05-27-100-047-0000 Pcl 4 of 5 Volume 102

3D The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2022 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

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SCHEDULE B, PART II - Exceptions
(continued)

Perm tax# 05-27-100-048-0000 Pcl 5 of 5 Volume 102

3E The general taxes as shown below are marked exempt on the collector's warrants.
Year(s): 2022 and prior
Unless satisfactory evidence is submitted to substantiate said exemption our policy, if and when issued, will be subject to said taxes.

E 10. Note for information:

The "mail to" address on the current tax bill differs from the property address referenced here in this commitment. As an anti-fraud measure, an "absentee owner" letter has been sent to the address noted on the tax bill requesting that the property owner confirm their intent to sell the property.

D 11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

F 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

AB 13. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

AC 14. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

G 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the church named below.

Name of Church: Kenilworth Union Church

a. Proof of incorporation from the state or other place of incorporation.

b. A copy of its discipline, by-laws or other regulations authorizing real estate transactions.

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SCHEDULE B, PART II - Exceptions
(continued)

c. A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating
appropriate officers to represent the church.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the
entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

H 16. Possible municipal requirements which may include transfer tax stamps, payment of fees, water bills, inspections or other approvals prior to conveyance. Please contact the municipality, and/or any other municipality providing services to the property, prior to closing for specific requirements.

I 17. Easement in favor of Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded March 31, 1954 as Document No. 15869178. See document for exact location.

(affects underlying Parcel 1)

J 18. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), relating to the location and cost of buildings to be erected on the land and prohibiting sale of liquor on the land contained in the deed recorded March 31, 1892 as Document No. 1636358, which does not contain a reversionary or forfeiture clause.

(affects underlying Parcel 1)

K 19. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), providing that no intoxicating liquors of any kind or character shall be sold upon said land or any part thereof contained in the deeds recorded November 20, 1939 as Document No's. 12399262 and 12399264, which does not contain a reversionary or forfeiture clause.

(affects underlying Parcel 1)

L 20. Encroachment by fences as shown on the Plat of Survey by B.H. Suhr & Company, dated July 5, 1984.

(affects underlying Parcel 1)

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SCHEDULE B, PART II - Exceptions
(continued)

U 21. Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded January 30, 1985 as Document No. 27424313. See document for exact location.

(affects Lot 5 in Parcel 1)

W 22. Terms and conditions of Ordinance No. 783 recorded February 6, 1992 as Document No. 92079178, granting a special use.

(affects Lot 5 in Parcel 1)

X 23. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on August 21, 1996 as Document No. 96641370.

(affects part of underlying Parcel 1)

Y 24. Terms and conditions of Ordinance No. 1145 recorded November 20, 2015 as Document No. 1532445040, amending a special use for a place of worship.

(affects Parcels 1 and 2)

Z 25. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document; reserved by Reciprocal Easement Agreement, for purpose encroachments, maintenance, etc., recorded on July 18, 2019 as Document No. 1919916151.

(see document for further particulars)

(affects Parcels 1, 2 and other property not now in question)

AA 26. A resolution in favor of Village of Kenilworth for approving and authorizing the construction and maintenance of additional columbarium walls on the property locate at 211 Kenilworth Avenue, Kenilworth, Illinois, recorded on September 15, 2022, as Document No. 2225833031.

(affects Lot 5 in Parcel 1)

M 27. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not

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SCHEDULE B, PART II - Exceptions
(continued)

discriminate against handicapped persons), relating to cost and location of buildings to be constructed on the land and prohibiting the sale of intoxicating liquors thereon contained in the deed recorded October 7, 1898 as Document No. 2740140, which does not contain a reversionary or forfeiture clause.

(affects Parcel 2)

N 28. Notwithstanding the Covered Risks as set forth in the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.

(affects Parcel 2)

A 29. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), relating to use of the land contained in the deed recorded August 15, 1997 as Document No. 97598707, which does not contain a reversionary or forfeiture clause.

(affects Parcel 2)

O 30. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), relating to the sale sale of intoxicating liquor and location of buildings or walls to be erected on the land contained in the deeds recorded July 3, 1896 as Document No. 2412393 and recorded May 16, 1902 as Document No. 3245849, which does not contain a reversionary or forfeiture clause.

(affects Parcel 3)

P 31. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), relating to the sale of intoxicating liquors and the construction, location and character of buildings to be erected on the land contained in the deed recorded March 24, 1916 as Document No. 5830956, which does not contain a reversionary or forfeiture clause.

(affects Parcel 3)

Q 32. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

(affects Parcel 3)

R 33. Easement in favor of Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded February 21, 1975 as Document No. 23003062. See document for exact

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SCHEDULE B, PART II - Exceptions
(continued)

location.

(affects Parcel 3)

S 34. Encroachment of frame garage located mainly on the land over and upon the property South of and adjoining by approximately 0.19 feet.

(affects Parcel 3)

V 35. Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded August 3, 1988 as Document No. 88348777. See document for exact location.

(affects Parcel 3)

T 36. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

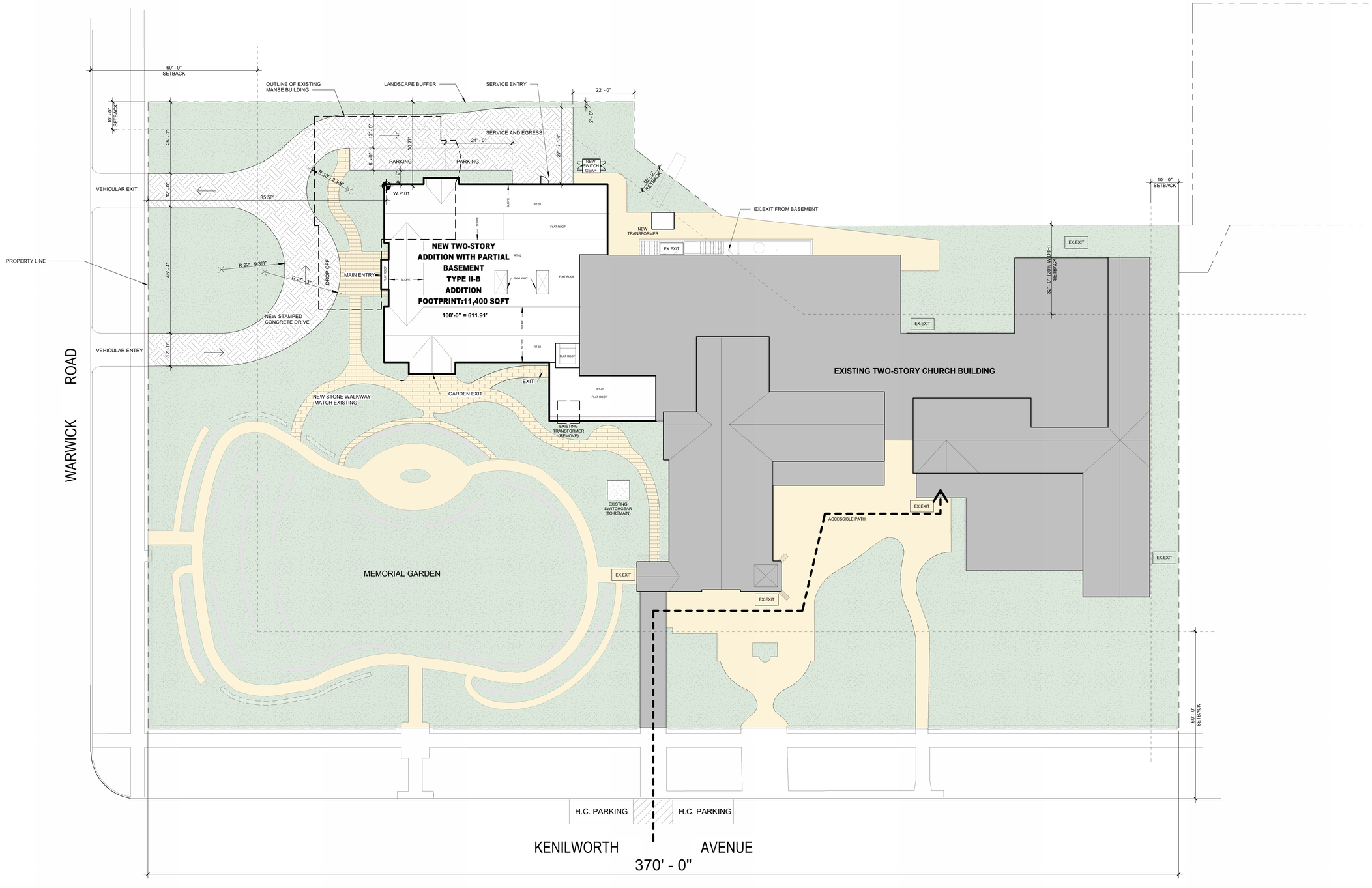
Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

GENERAL NOTES - SITE PLAN

1. REFERENCE LA1.00 FOR SITE LANDSCAPE DESIGN, NOTES, LEGENDS AND DETAIL.

SITE MATERIAL LEGEND

- NEW STONE PAVER WALKWAY
- NEW STAMPED CONCRETE DRIVEWAY
- EXISTING STONE PAVER WALKWAY



01 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

PLOT DATE: 2/7/2024 9:49:00 AM TEMPLATE VERSION: 3.0.0.20170823

© 2023 HKS, INC.



ISSUED FOR:

REV. 2

MEMORIAL GARDEN
NORTH & NEW ADDITION

PROJECT:

KENILWORTH
UNION CHURCH

211 Kenilworth Ave.
Kenilworth, IL

DESIGNED BY: PR, TL
DRAWN BY: TL

REVISIONS:

NO	DATE	ISSUE
3	10-11-23	REV. 2
2	06-21-23	REV. 1
1	06-08-23	SCHEMATIC

CONSULTANTS:

GENERAL NOTES:

0 4 16
1 8
1/8" = 1'-0"

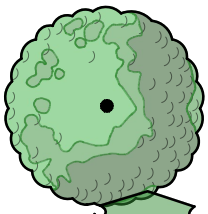
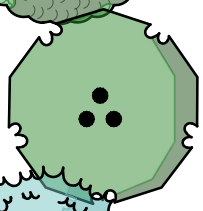
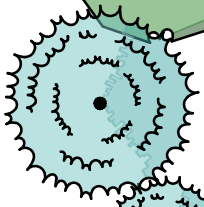
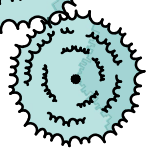
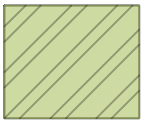
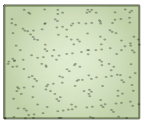
NORTH

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Libertyville, IL 60048
p 847 549 1361
f 847 549 1392
www.rosboroughpartners.com

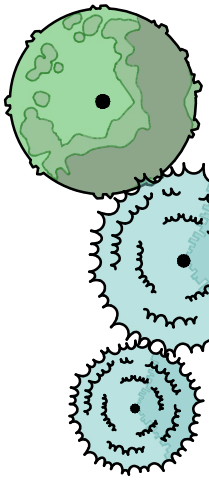
CONCEPT PLANT SCHEDULE P. 1

KUC CHURCH PARCEL

	DECIDUOUS TREE	2
	Green Mountain® Sugar Maple	
	White Oak	
	ORNAMENTAL TREE	2
	Fort McNair Red Horsechestnut	
	Eastern Redbud	
	EVERGREEN TREE	3
	Norway Spruce	
	UPRIGHT/WIDE EVERGREEN TREE	3
	Black Arborvitae	
	FASTIGIATE EVERGREEN TREE	5
	Black Arborvitae	
	Taylor Juniper	
	SPECIMEN SHRUBS	3
	Judd Viburnum	
	LARGE SHRUBS	25
	Irish Setter™ Dogwood	
	Common Witch Hazel	
	Little Devil™ Dwarf Ninebark	
	SMALL SHRUBS	117
	Dwarf Bush Honeysuckle	
	Smooth Hydrangea	
	Carolina Rose	
	BOXWOOD	57
	Green Velvet Boxwood	
	PERENNIAL GROUP	1,465 sf
	Globemaster Ornamental Onion	33
	Arkansas Bluestar	110
	October Skies Fall Aster	126
	Paul's Glory Hosta	41
	Purple Flame Blue Flag	73
	Green Carpet Japanese Pachysandra	774
	American Gold Rush Coneflower	88
	Tara Prairie Dropseed	110
	TURF	2,200 sf

CONCEPT PLANT SCHEDULE P. 2

MEMORIAL GARDEN PARCEL



UPRIGHT DECIDUOUS TREE Golden Glory Cornelian Cherry	5
EVERGREEN TREE Norway Spruce	1
UPRIGHT/WIDE EVERGREEN TREE Black Arborvitae	5



SPECIMEN SHRUBS Judd Viburnum	3



LARGE SHRUBS Irish Setter™ Dogwood Common Witch Hazel Little Devil™ Dwarf Ninebark	15



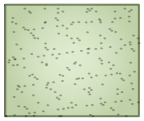
SMALL SHRUBS Dwarf Bush Honeysuckle Smooth Hydrangea Carolina Rose	64



BOXWOOD Green Velvet Boxwood	6



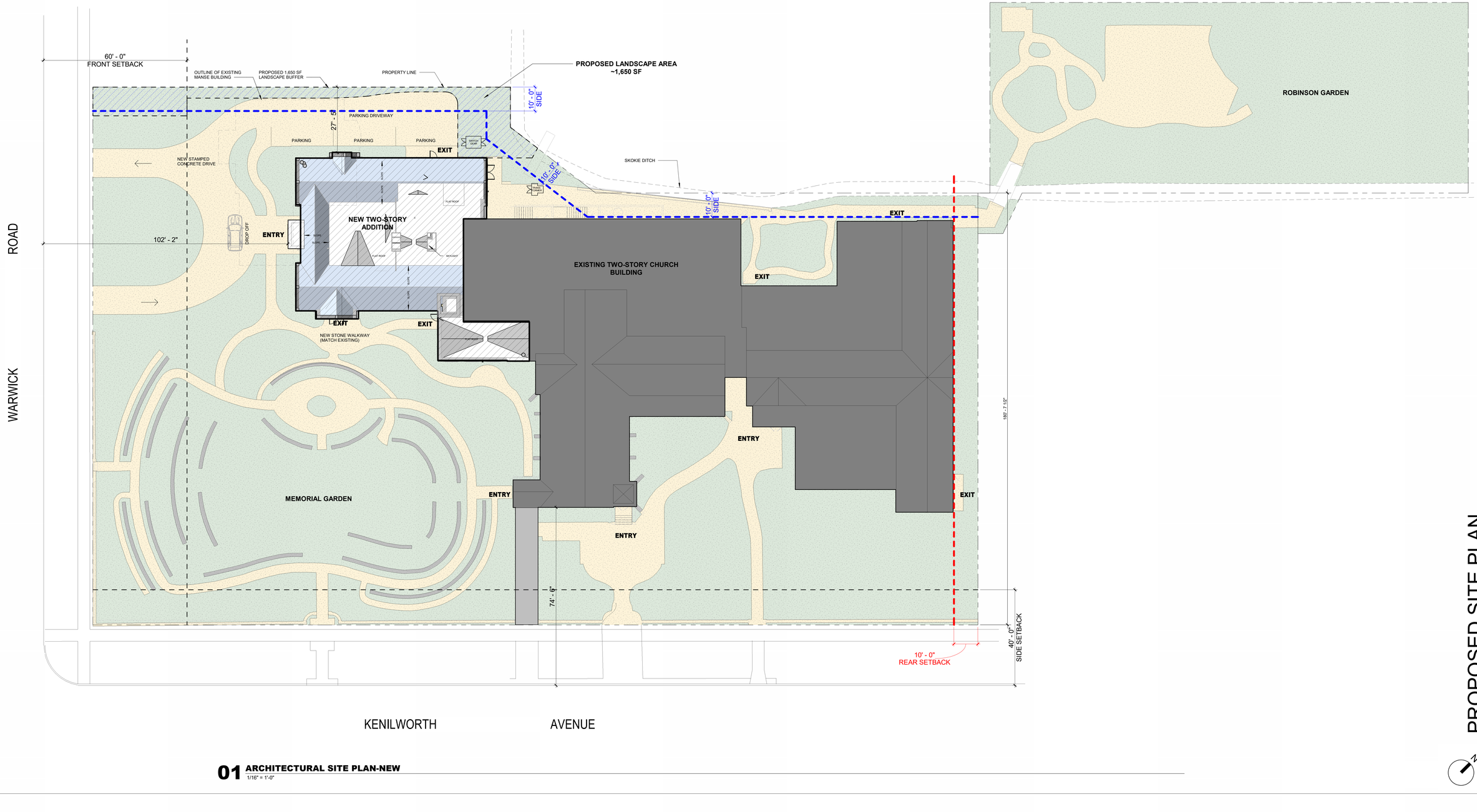
PERENNIAL GROUP	743 sf
Arkansas Bluestar	20
Rue Anemone	139
Eastern Columbine	93
Hot Lips Pink Turtlehead	35
Bleeding Heart	39
Sweet Woodruff	87
Gold Standard Hosta	10
Paul's Glory Hosta	29
Purple Flame Blue Flag	35
Ostrich Fern	20



TURF	142 sf

KENILWORTH UNION CHURCH CONSOLIDATED PLAT SIDE & BACK SETBACKS

JANUARY, 29, 2024

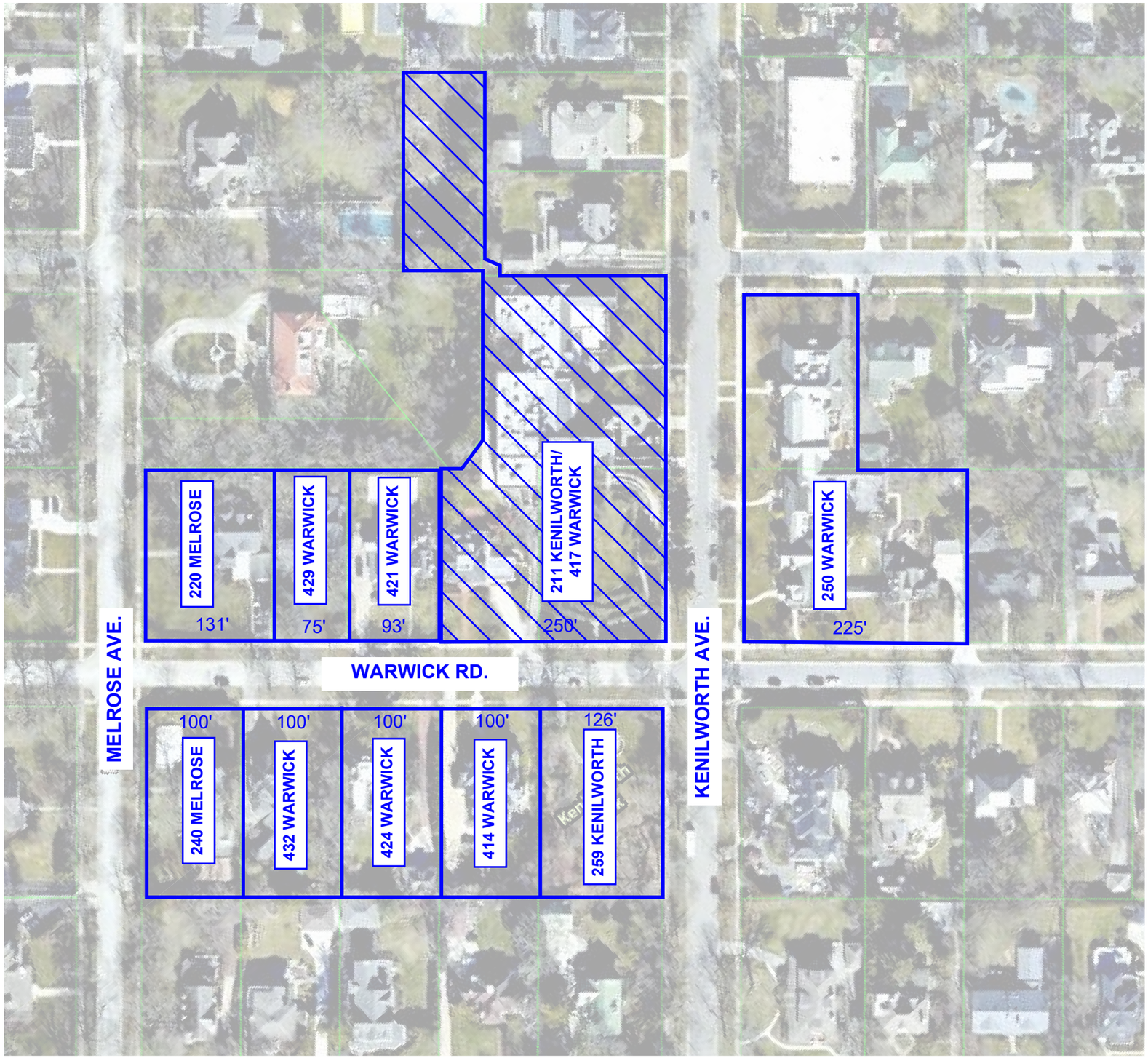


PROPOSED SITE PLAN

01 ARCHITECTURAL SITE PLAN-NEW
1/16" = 1'-0"

PROPERTY FRONTAGE PLAN

HKS



*All dimensions are approximate

PROPERTY ADDRESS:
417 Warwick Road
Kenilworth, Illinois 60043
PIN: 05-27-100-035-0000

NORMAN L. OLSON, JR., ESQ.
Olson, Grabill & Hoffman
707 Skokie Boulevard, #420
Northbrook, Illinois 60062

96641370

DEPT-01 RECORDING $35.50
T#0008 TRAN 3425 08/21/96 11:43:00
#2950 # BJ *-96-641370
COOK COUNTY RECORDER

DEED OF COVENANT AND RESERVATION OF EASEMENTS

* * *

This Deed of Covenant and Reservation of Easements (this "Declaration") is made this 24th day of July 1996 by KENILWORTH UNION CHURCH of Kenilworth, Illinois ("KUC"). R.D.

A. KUC is the owner of the premises known as 417 Warwick Road, Kenilworth, Illinois, a residential lot improved with a residence, described on Exhibit A hereto (the "Premises").

B. Pursuant to the granting of certain variances to KUC by the Village of Kenilworth, Cook County, Illinois (the "Village"), KUC was committed to plant and cause to be maintained at least seven pine trees between 24 feet and 30 feet in height in the rear of the Premises and to retain an easement to go upon the Premises to maintain and replace such trees.

C. KUC has planted such pine trees in the rear of the Premises which are satisfactory to the Village and acceptable to the neighbors.

D. KUC desires to submit the Premises to the provisions of this Declaration.

Therefore, KUC hereby declares that the Premises shall be held, sold, transferred, conveyed, and occupied subject to the following covenants, conditions, easements, and restrictions, all of which shall run with the Premises and be binding upon KUC and its successors and assigns and all of which shall inure to the benefit of and be binding upon all other parties now or hereafter having or acquiring any right, title or interest in the Premises or any part thereof.

1. The following words, when used in this Declaration, unless the context shall otherwise require, shall have the following meanings:

35.50

a. "Landscaped Area" shall mean and refer to the portion of the Premises that is described on Exhibit B hereto.

b. "Owner" shall mean and refer to any present or future record owner of the Premises (including any contract purchaser), whether one or more persons or entities.

c. "Trees" shall mean and refer to any one or more of the seven pine trees in the Landscaped Area, each measuring between 24 feet and 30 feet in height as of the date of this Declaration.

2. The Owner of the Premises shall, at its expense, maintain the Trees in good condition and health. If any Tree, for any reason, is no longer in good condition and health, the Owner, at its expense and as promptly as reasonably practicable and in any event within one-hundred eighty (180) days, shall remove the same and replace it with a tree of similar species measuring at such time not less than 24 feet in height, to be planted by the Owner within the Landscaped Area as near as reasonably practicable to the location of the removed Tree.

3. If the Owner, other than KUC, at the time any maintenance or replacement is required under paragraph 2 of this Declaration, shall fail to perform such maintenance and replacement as and when required under paragraph 2 of this Declaration, KUC shall perform such maintenance and replacement.

4. There is hereby reserved, declared, and created for the benefit of KUC and the Village, over and upon the Landscaped Area and over and upon that portion of the remainder of the Premises as may be reasonably required for access to the Landscaped Area for the purposes of maintenance and replacement of the Trees, an easement for KUC and the Village and their respective agents and contractors to enter upon the Premises for the purpose of maintenance and replacement of the Trees as may be required from time to time to maintain the Trees in good condition and health and replace same as and when required under paragraph 2 of this Declaration. Such easement shall be appurtenant to and shall pass with title to the Premises, subject to the following terms and conditions:

a. KUC and the Village and their respective agents and contractors shall have the right to enter onto the Premises under authority of this Declaration only for the limited purpose of maintenance or replacement of the Trees.

b. KUC shall not exercise its rights to enter upon the Premises unless reasonable notice shall have been given to the Owner that the Trees are not being adequately or properly maintained so as to remain in good condition and health or that the Trees or any one of the Trees is required to be replaced, and the Owner, within ninety (90) days after receipt of such notice, has not commenced performance of its obligations under

paragraph 2 of this Declaration. Written notice shall be deemed reasonable and given to the Owner if delivered in person or mailed to the Owner or any adult occupant of the Premises.

c. KUC may enter onto the Premises under authority of this Declaration only if the Owner does not commence to perform the required maintenance or replacement within ninety (90) days after the notice required by Paragraph 4(b) of this Declaration is given by KUC. If the Owner undertakes such required maintenance or replacement but fails to proceed with such maintenance or replacement or fails to complete such maintenance or replacement within one-hundred eighty (180) days after having commenced the required maintenance or replacement, KUC may enter upon the Premises and perform or complete the required maintenance or replacement.

d. The Village shall not exercise its rights to enter upon the Premises unless reasonable notice shall have been given to the Owner and KUC that the Trees are not being adequately or properly maintained so as to remain in good condition and health or that any Tree is required to be replaced, and the Owner or KUC, within ninety (90) days after receipt of such notice, has not commenced performance of the obligations under paragraphs 2 and 3 of this Declaration. Written notice shall be deemed reasonable and given to the Owner and KUC if delivered in person or mailed to the Owner or any adult occupant of the Premises and to KUC.

e. The Village may enter onto the Premises under authority of this Declaration only if the Owner or KUC does not commence to perform the required maintenance or replacement within ninety (90) days after the notice required by Paragraph 4(d) of this Declaration is given by the Village. If the Owner or KUC undertakes such required maintenance or replacement but fails to proceed with such maintenance and replacement or fails to complete such maintenance or replacement within one-hundred (180) days after having commenced the required maintenance or replacement, the Village may enter upon the Premises and perform or complete the required maintenance and replacement.

5. The Owner of the Premises shall be liable to KUC, and the Owner of the Premises and KUC shall be jointly and severally liable to the Village, for all costs incurred by KUC or the Village, respectively, in the maintenance and replacement of the Trees as required by this Declaration and the costs of collection thereof, including reasonable attorneys' fees, which shall be due and payable on demand.

6. All costs incurred by KUC or the Village in the maintenance or replacement of the Trees and in collection of the costs thereof, including reasonable attorneys' fees, shall constitute a continuing lien and charge upon the

Premises, which shall bind the Premises in the hands of the Owner and the Owner's personal representatives and assigns, superior to all other liens, encumbrances and charges against the Premises, except for liens securing payment of taxes and assessments levied or assessed against the Premises by any political subdivision or municipal corporation of the State of Illinois and any other state or federal taxes that by law are a lien upon the Owner's interest in the Premises prior to preexisting recorded encumbrances. To evidence such lien, KUC or the Village, as the case may be, shall: prepare a written notice of lien setting forth the amount of the unpaid indebtedness, the name of the Owner(s) obligated therefor, and a description of the Premises; sign such notice by one of its authorized officers; and record such notice in the Office of the Recorder of Deeds of Cook County, Illinois. Such lien shall attach with the priority described above from the date that the work is first undertaken by KUC or the Village, as the case may be, and may be enforced by all available means, including but not limited to a suit in foreclosure in like manner as a mortgage on real estate. In any such enforcement proceeding, the Owner shall be required to pay the costs, expenses, and reasonable attorneys' fees incurred by KUC or the Village, as the case may be.

7. All easements and rights described in this Declaration are easements appurtenant to and running with the land subject hereto, perpetually in force at all times and shall inure to the benefit of and be binding upon any Owner, purchaser, mortgagee or other person having an interest in the Premises or any part or portion thereof, whether or not recited or referred to in any deed or conveyance, mortgage or deed of trust, or other instrument.

8. The conditions, covenants, reservations, and restrictions set forth in this Declaration may be enforced by KUC or by the Village, each acting for itself. In addition, every violation of this Declaration or any part thereof is hereby declared to be and constitute a nuisance and every public or private remedy allowed therefor by law or in equity against an owner or occupant creating or responsible for a public nuisance shall be applicable against every such violation. The Village shall have the right to prosecute a proceeding at law or in equity against the person or persons who have violated or attempted to violate any of the conditions, covenants, restrictions, and reservations set forth in this Declaration, to enjoin or prevent them from doing so, to cause such violation to be remedied, or to recover damages for such violation. The Village, in addition to any other rights it may have under this Declaration, shall have the right to file suit in any court of competent jurisdiction to enforce and require the performance of the obligations set forth in this Declaration and to recover the reasonable costs of the Village and reasonable attorneys' fees and costs of such action, in such amount as may be fixed by the court in the proceedings.

9. No easement, right, or power conferred upon the Village under this Declaration or any agreement or arrangement between the Village and KUC or any other Owner of the Premises shall be deemed or construed to create any obligation on the part of the Village to exercise any such right or power at any

time or times. KUC and each successive Owner of the Premises, jointly and severally, shall indemnify, defend, and hold harmless from any claim, demand, cause of action, or other liability and all related costs, including reasonable attorneys' fees, arising out of any failure or refusal of the Village to exercise any right or power conferred upon the Village under this Declaration or any agreement or arrangement between the Village and KUC or any successor Owner of the Premises as it concerns the performance of the obligations under paragraph 2 or 3 of this Declaration.

10. The obligations hereunder of KUC shall survive KUC's conveyance of the Premises and shall be binding upon KUC and its successors and assigns.

This document is executed and becomes effective on the above date.

KENILWORTH UNION CHURCH

By: Richard P. Toft
President of Board of Trustees

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard P. Toft, personally known to me to be the President of the Board of Trustees of Kenilworth Union Church and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument as President of the Board of Trustees of said Kenilworth Union Church pursuant to authority, given by the Board of Trustees of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of June 1996.

"OFFICIAL SEAL"
DOREEN JOYCE
Notary Public, State of Illinois
My Commission Expires June 30, 1998

Doreen K. Joyce RPT
Notary Public

BGW/KEN/BGW60502.DE3

EXHIBIT A
TO DEED OF COVENANT AND RESERVATION
OF EASEMENTS DATED JUNE 24, 1996

Lot 4 in Block 10 in Kenilworth, a Subdivision of parts of fractional Sections 22 and 27 and part of Section 28, all in Township 42 North, Range 13, East of the Third Principal Meridian, except for said Lot 4 that part described as follows: Commencing at the Northwest corner of said Lot 4, said point being on the Northerly line of Warwick Road, thence Southeasterly along the Southwesterly line of said Lot 4, a distance of 86.85 ft. to the point of beginning, thence Northeasterly along a line forming an angle of 86 degrees, 34 minutes, 20 seconds to the left with the prolongation of the last described line, 79.80 ft. to a point 91.61 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly, 27.29 ft. to a point 89.89 feet Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 16.14 ft. to a point 82.63 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 47.99 ft. to a point 47.17 ft. Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 24.21 ft. to a point on the Northeasterly line of said Lot 4, said point being 35.16 ft. Southeast of the Northeast corner of said Lot 4, thence Southeasterly 64.84 ft. to the Southeasterly corner of said Lot 4, thence Southwesterly 174.79 ft. more or less to the Southwest corner of said Lot 4, thence Northwesterly 13.15 ft. to the point of beginning, containing 13,786 sq. ft. more or less, in Cook County, Illinois.

Commonly known as 417 Warwick Road, Kenilworth, Illinois 60043

P.I.N. 05-27-100-035-0000

BGW/KEN/BGW60502.DB3

EXHIBIT B
TO DEED OF COVENANT AND RESERVATION
OF EASEMENTS DATED JUNE 24, 1996

DRAFT 7/24

A part of Lot 4 in Block 10 in Kenilworth, described as follows: commencing at the Northeast corner of said Lot 4, thence Southwesterly along the Northwesterly line of said Lot 4 a distance of 35 feet, thence Southeasterly along a line forming an angle of 90 degrees to the left of the last described line (the Northwesterly line of said Lot 4) to the Southeasterly line of the Premises thence Northeasterly to a point 47.17 feet Southeasterly of the Northwesterly line of said Lot 4, thence Northeasterly 24.21 feet to a point on the Northeasterly line of said Lot 4, said point being 35.16 feet Southeast of the Northwest corner of said Lot 4, thence Northwesterly 35.16 feet to the point of beginning, containing 1,648 square feet, more or less, in Cook County, Illinois.

BGW/KEN/BGW60502.DE3

KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION NO. 2

BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42-05-26.32526 N
LONGITUDE 87-42-41.65034 W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

1" = 30'

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
(CALC)	CALCULATED DATUM

LEGEND

	SUBDIVISION PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE
	EX. BUILDING

O FIR	FOUND IRON ROD
O FRS	FOUND RAILROAD SPIKE
O FPK	FOUND PK NAIL
O FMN	FOUND MAG NAIL
+ FCC	FOUND CUT CROSS
O FIP	FOUND IRON PIPE
O FIB	FOUND IRON BAR
■ SCM	CONCRETE MONUMENT

PART OF LOT 5
(79.86') EAST LINE OF LOT 5
S50° 54' 11"E 79.80'
EAST LINE OF THE WESTERLY 200' OF LOT 5
LOT 2
(300')
N38° 52' 56"E 200.00'
LOT 14
LOT 5
CRESAP'S SUBDIVISION
PARCEL 2
(300')
S38° 55' 06"W 186.50'
BLOCK 10
KENILWORTH SUBDIVISION
LOT 12
SHET
TELEPHONE EASEMENT PER 23003662
N50° 54' 11"W 79.87'
P.O.B.
PARCEL 3
(NW COR. OF LOT 10 & NE COR. OF LOT 8)
13.50'
5.00'
17.00'
S25° 46' 36"E 18.84' (18.90')
S39° 05' 49"W 10.50'
1.90' X 9.25' EXISTING FENCE MAINTENANCE EASEMENT GRANTED TO OWNER OF LOT 10 PER 1919916151
PARCEL 3
CONVEYED BY DEED
DOC. 88735592
EAST LINE OF LOT 8 & WEST LINE OF LOT 10
LOT 10
LOT 1
(100')
N38° 55' 06"E 164.20'
NORTH LINE OF LOT 8
FIP 1 0.27' WLY & ONLINE
S50° 54' 11"E 180.75' (180.87')
163.74'
5.00'
2.00'
LOT 7
Area Described in EX B
LOT 8
7' X 67' COMED ELECTRIC EASEMENT PER 8834877
EXISTING BUILDING
(180.36')
180.45'
(84.2')
FCC AT CORNER
FIP 3/4 AT CORNER
FCC 0.09' ELY & 0.09' NLY
12" X 4.85' EXISTING STONE WALL MAINTENANCE EASEMENT GRANTED TO OWNER OF LOT 1 PER 1919916151
S50° 54' 11"E 16.90'
N76° 45' 20"E 45.55' (45.1')
LANDSCAPED AREA PER 9664370
LOT 1
PART OF PARCEL 1
LOT 1
KENILWORTH UNION CHURCH PLAT OF CONSOLIDATION
DOC. 2235034022
BLOCK 10
KENILWORTH SUBDIVISION
LOT 3
(83.1')
(100')
100.26'
80.00'
(174.75')
N39° 05' 19"E 174.64'
FIP 3/4 0.13' NWLY
FIP 3/4 0.19' NWLY
EXISTING BUILDING
LOT 4
LOT 6
FCC
208.10'
25'
(125')
70'
45'
ELECTRIC EASEMENT PER 27424313
100.00'
S39° 05' 19"W 370.14'
FIR IN 3/4 PIPE 0.14' NWLY & ONLINE
ACCESS EASEMENT ("THE PREMISES") GRANTED TO KENILWORTH UNION CHURCH AND THE VILLAGE OF KENILWORTH FOR THE MAINTENANCE OF THE LANDSCAPED AREA PER 9664370
174.75'
PART OF PARCEL 1
LOT 5
BLOCK 10
KENILWORTH SUBDIVISION
FIP 3/4 CONC AT CORNER
65.00'
N50° 50' 29"W 225.00'
FIP 3/4 0.12' NWLY & 0.19' ELY
125.00'
174.86'
FIP 3/4 AT CORNER
WARWICK ROAD
KENILWORTH AVENUE

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, 3/4" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
3. SURVEYOR WAS NOT PROVIDED THE TELEPHONE EASEMENT HAVING THE DOCUMENT NUMBER OF 15869178. SURVEYOR WAS TOLD THAT IT AFFECTS PARCEL 1.
4. THE FOLLOWING COVENANTS AND RESTRICTIONS (DOCS. 1636358, 12399262, 12399264, 2740140, 2412393, 3245849 AND 5830956 WERE NOT PROVIDED TO THE SURVEYOR.

SUBMITTED BY & RETURN TO:
VILLAGE OF KENILWORTH
419 RICHMOND ROAD
KENILWORTH, IL 60043

OWNER / SUBDIVIDER

Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043 US
847-853-2003

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

81,253 SQ. FT.
2.0949 ACRES

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Kenilworth Union Church
211 Kenilworth Avenue
Kenilworth, IL 60043
847-853-2003

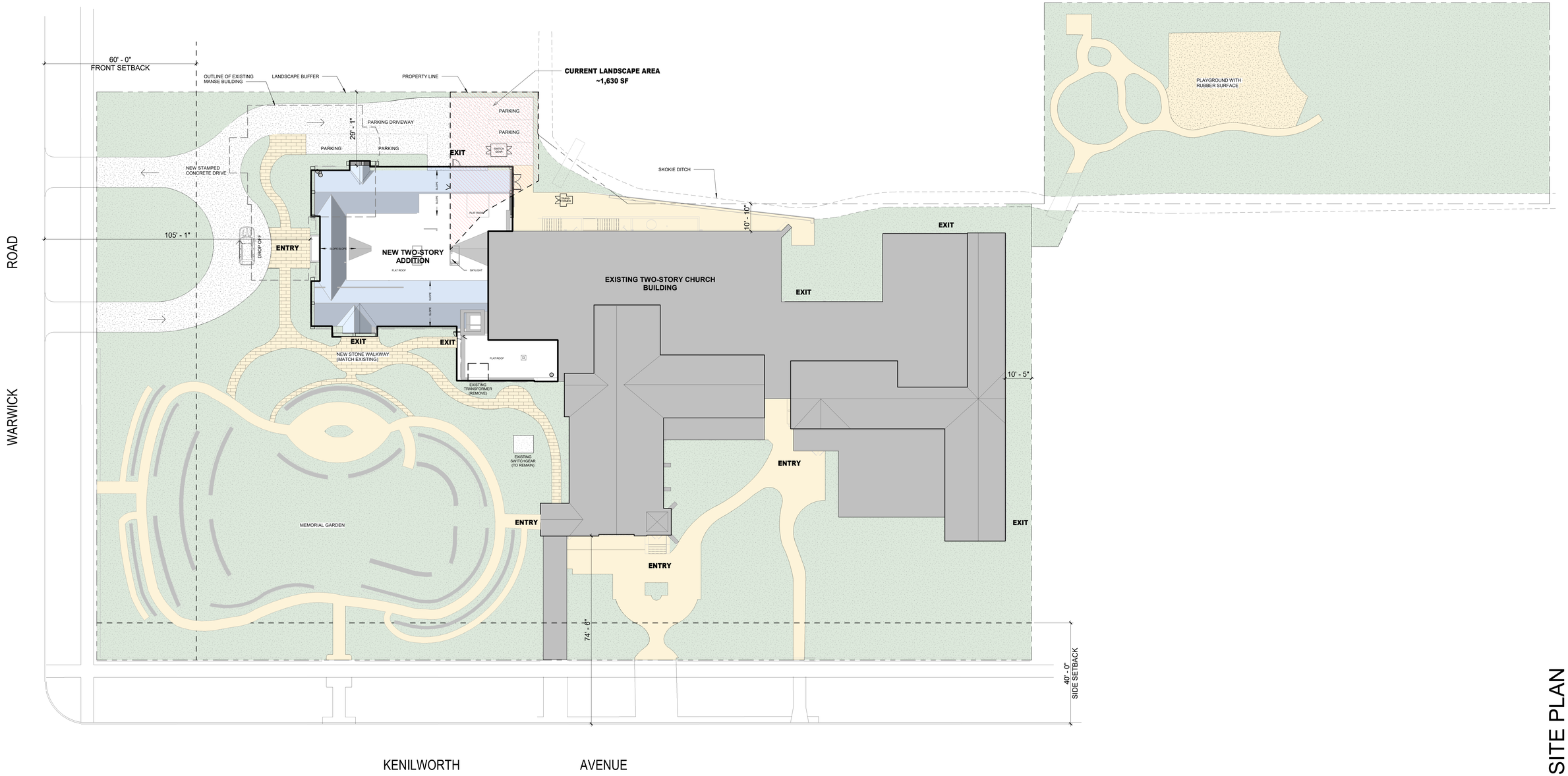
REVISIONS		
NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

PLAT OF CONSOLIDATION NO.2
KENILWORTH UNION CHURCH

Project No: 231233
Group No: VP04.1

DRAFTING COMPLETED: 11-20-23 | DRAWN BY: SPK | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CDB | SCALE: 1" = 30'
SHEET NO. 1 of 2

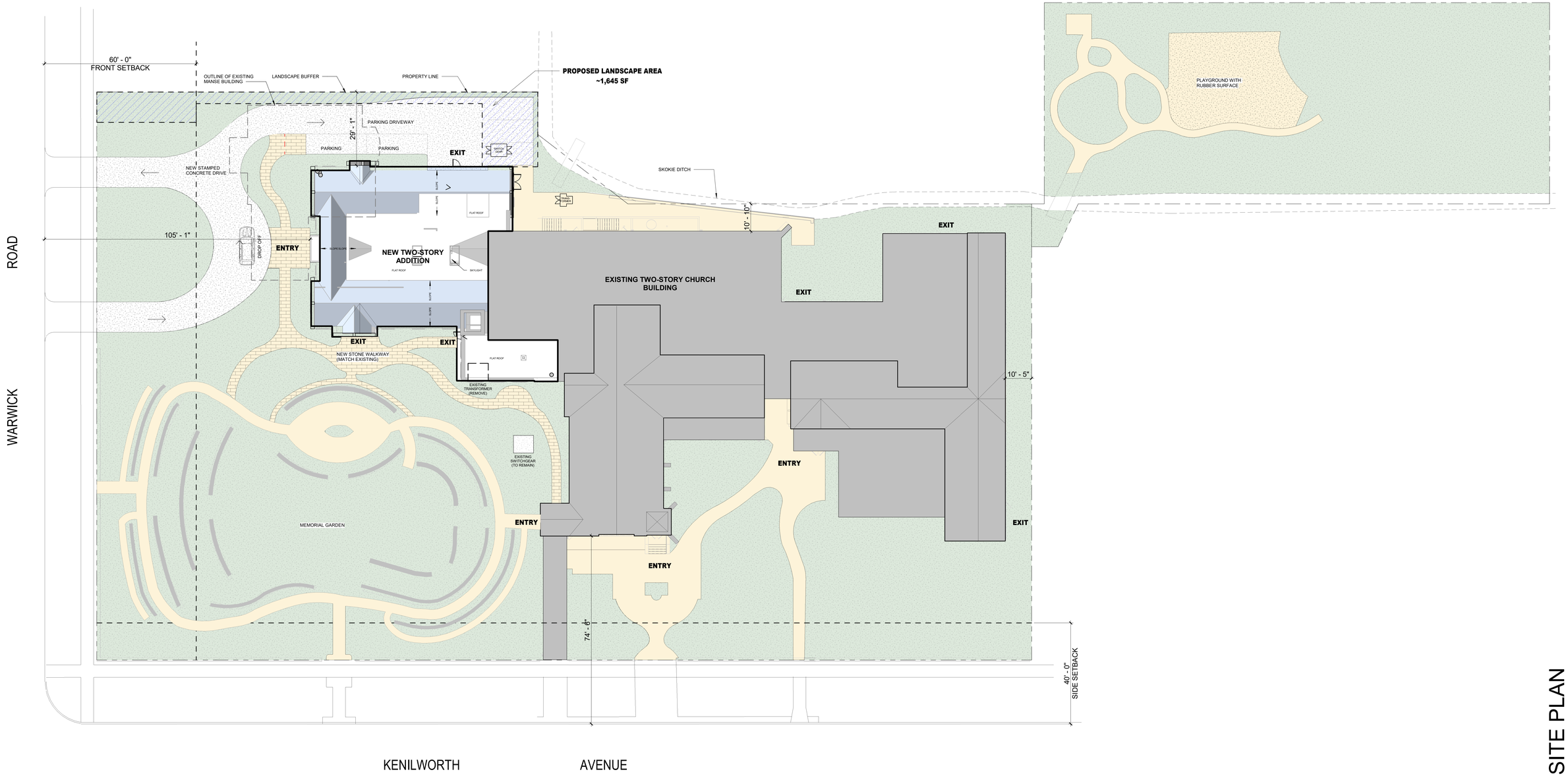
E:\2023\231233\Drawings\ACAD\SVYVP04.1\COM\231233_2023111121_01.dwg, 12/28/2023 1:37:53 PM, DWG To PDF.pd



01 **ARCHITECTURAL SITE PLAN-NEW**
1/16" = 1'-0"

SITE PLAN

xx0.03-SD



01 **ARCHITECTURAL SITE PLAN-NEW**
1/16" = 1'-0"

SITE PLAN

xx0.03-SD

Kimley»Horn

MEMORANDUM

To: Ann Carey
Kenilworth Union Church

From: Peter Lemmon, P.E., PTOE
Sofia Camp, E.I.T.

Date: December 30, 2022

Subject: Transportation Review of Proposed Expansion
Kenilworth Union Church
Kenilworth, Illinois

INTRODUCTION

Kenilworth Union Church proposes to construct an expansion on the west side of its current campus to provide additional and more efficient space and improve ingress/egress for both people and vehicles related to church services, preschool drop-off/pick-up, and other activities at the church campus. Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Kenilworth Union Church to review transportation access and circulation conditions during arrival and departure periods for both church services and A Joyful Noise (AJN) Preschool. The subject site, illustrated in **Exhibit 1**, is located north of Kenilworth Road and east of Warwick Road in Kenilworth, Illinois.

As part of the planned expansion with a new western wing that replaces the existing manse on Warwick Road, a circular driveway is planned off Warwick Road to facilitate vehicular access to and from the new wing and provide accommodations for off-street drop-off/pick-up activity to limit impacts on Warwick Road. A new service lane is also planned to extend east from the north end of the new circular drive along the church's northern boundary to provide access for deliveries, loading, and service vehicles as well as a couple parallel parking spaces.

Seating capacity for church services and enrollment for AJN are not planned to change from current conditions. The proposed expansion is intended to enhance access for vehicles and pedestrians, address internal flow patterns and spaces for fellowship, and improve ADA accessibility. Traffic volumes to/from the church are not expected to increase as a resulting of this project.

The goal of this transportation review is to assess the arrival and departure periods associated with church services on Sundays and the preschool on weekdays relative to traffic flow, vehicle staging, drop-off/pick-up activity, pedestrian and bicycle routes along both Kenilworth Avenue and Warwick Road.

This memorandum documents the study methodology, summarizes data collected and key observations/characteristics of transportation conditions in the area, and outlines key findings of the plan review.



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EXHIBIT 1

SITE LOCATION MAP

Kimley»Horn

BACKGROUND INFORMATION

This section outlines characteristics associated with scheduled services at Kenilworth Union Church, the operational schedule for AJN Preschool, and notable characteristics of the street network and surrounding land uses in the site vicinity.

KENILWORTH UNION CHURCH

Kenilworth Union Church is located on the northeast quadrant of the Kenilworth Avenue/Warwick Road intersection. The church holds regularly scheduled services on Sunday at 8:30 AM and 10:00 AM. Additionally, a brief midday prayer service is regularly scheduled on Tuesdays at 12:15 PM.

In addition to church services, Kenilworth Union Church is home to AJN Preschool on weekdays for children between two and four years old. The schedule for different age groups varies by day of the week as outlined in **Table 1**.

Table 1. A Joyful Noise Preschool Schedule Summary

Age Group	Day(s) of Week	Drop-Off Time	Pick-Up Time	Description
Jr. Kindergarten	M / T / W / Th / F	8:45 - 8:55 AM	11:35 – 11:45 AM[1]	Directed to use Warwick Road
3-Yr Olds	M / W / F	8:55 – 9:05 AM	11:25 – 11:35 AM	Directed to use Kenilworth Avenue
2-Yr Olds	W / F and T / Th	9:15 AM	11:15 AM	Parents park and walk in to drop off and pick up. Approximately 20 children per class.
Moms and Tots	M	9:05 – 10:05 AM		Parents park and join child for 1st half of year and drop off / pick up child for 2nd half of year. Approximately 10 children per class.
Mommy and Me	Th	9:05 – 10:05 AM		Parents park and join child for class. Approximately 10 children per class.

1 Approximately 10 children participate in an Enrichment Program on T, W, and Th that picks up at 1:00 PM

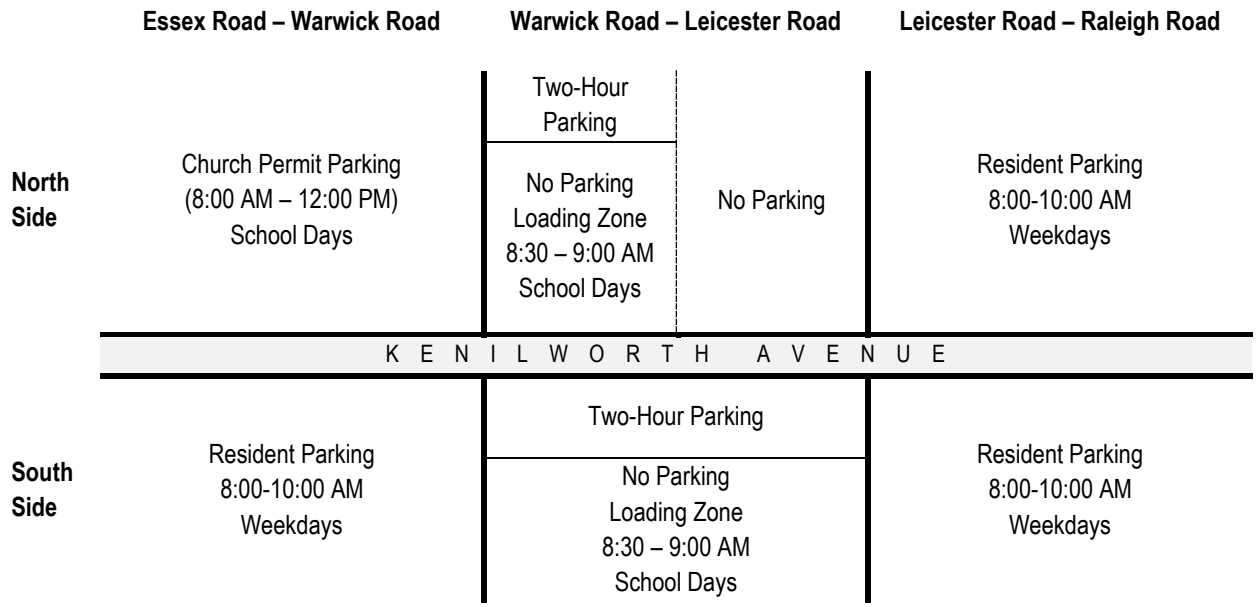
The main church entrance is located on the south side of the building at Kenilworth Avenue with an additional entrance located on the west side of the building facing Warwick Road. During the weekdays, drop-off and pick-up locations are separated by program, with traffic for the two- and three-year old programs designated to the Kenilworth Avenue entrance and traffic for the Junior Kindergarten program designated to the Warwick Road entrance. AJN preschool provides two staff members at each entrance to assist in arrival and dismissal operations. Sunday service attendees can enter the church through either entrance.

STUDY AREA

The study area for this assessment includes Kenilworth Avenue and Warwick Road. A brief description of each street is summarized below.

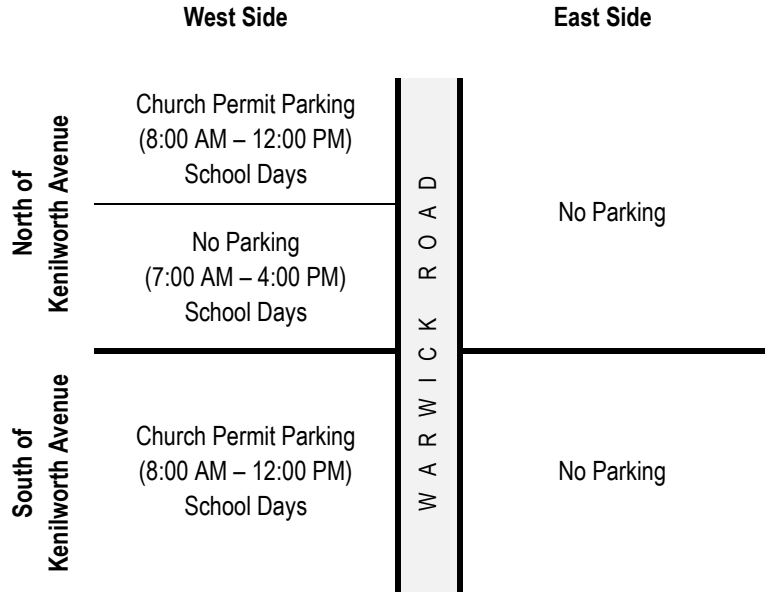
Kenilworth Avenue is a northeast-southwest collector roadway that runs along the southern boundary of Kenilworth Union Church. For purposes of simplifying this evaluation, Kenilworth Avenue is described in an

east-west orientation. Throughout the study area, Kenilworth Avenue provides one travel lane in each direction. At its minor-leg stop-controlled intersection with Warwick Road, Kenilworth Avenue is the major street (does not stop) providing a single-lane approach in each direction. A speed limit of 25 miles per hour (MPH) is posted throughout the study area. On-street parking is available along both sides of Kenilworth Avenue with varying restrictions, depending on the block and side of the street as outlined below:



Kenilworth Avenue has a width of approximately 30 feet, which is not sufficient to allow two-way traffic to pass at the same time when parked vehicles are present on both sides of the street.

Warwick Road is a northwest-southeast roadway that runs along the western boundary of Kenilworth Union Church. For purposes of simplifying this evaluation, Warwick Road is described in a north-south orientation).Throughout the study area, Warwick Road provides one travel lane in each direction. At its minor-leg stop-controlled intersection with Kenilworth Avenue, Warwick Road provides a single-lane approach under stop control in each direction. A speed limit of 25 MPH is posted throughout the study area. In the blocks north and south of Kemilworth Avenue, on-street parking is available along the west side of the street with restrictions on weekdays as outlined below:



Warwick Road has a width of approximately 24 feet, which is not sufficient to allow two-way traffic to comfortably pass at the same time when parked vehicles are present.

Kimley»Horn

DATA COLLECTION

Kimley-Horn visited the church and surrounding area to document current traffic conditions along Kenilworth Avenue and Warwick Road adjacent to the subject site and to collect traffic count information at their intersection. This section presents traffic, pedestrian, and bicycle counts at the Kenilworth Avenue/Warwick Road intersection during peak times associated with church service and preschool arrival and departure periods. Additionally, key observations of general traffic conditions and curbside activity during these periods are outlined.

Intersection Traffic Counts

Kimley-Horn performed intersection traffic counts at the Kenilworth Avenue/Warwick Road intersection during the dates/times outlined below:

• Sunday, October 16, 2022	8:00 – 11:30 AM	Church Services
• Wednesday, October 19, 2022	8:30 AM - 12:00 PM	Preschool Drop-Off / Pick-Up
	8:45 – 9:15 AM	Preschool Drop-Off
	11:15 – 11:45 AM	Preschool Pick-Up

The Sunday date and times coincide with Kenilworth Union Church's regularly scheduled services at 8:30 and 10:00 AM and the associated periods of parishioner arrival and departure before and after services. Traffic associated with AJN Preschool's busiest arrival (8:45-9:15 AM) and departure (11:15-11:45 AM) periods are captured in the Wednesday counts. Based on the schedules and characteristics previously outlined in Table 1, Wednesday is typically the busiest day with a great enrollment at AJN. In both cases, due to roadway improvements (e.g., paver street and stormwater infrastructure installation) on several streets south of Kenilworth Avenue, including Warwick Road, Kimley-Horn and Kenilworth Union Church coordinated with the Village of Kenilworth to determine when road closures subsided and traffic patterns would not materially impact traffic counts.

Based on the count results, the Sunday pre-service and post-service peak hours occurred at 9:30-10:30 AM and 10:30-11:30 AM, respectively. These peak hours correspond with the 10:00 AM scheduled service, which is typically the service with the greatest level of attendance. During the weekday counts, the arrival/drop-off peak hour occurred at 8:30-9:30 AM (primarily focused in the 8:45-9:15 AM drop-off window) with the dismissal/pick-up peak hour occurring at 11:00 AM-12:00 PM (primarily focused in the 11:15-11:45 AM pick-up window).

The intersection traffic counts include individual movements of vehicles and bicycles traveling through the intersection as well as pedestrians crossing at the crosswalks. **Exhibits 2A and 2B** illustrate the Sunday vehicle and pedestrian/bicycle counts surrounding the 10:00 AM church service, respectively. **Exhibits 3A and 3B** illustrate the Wednesday vehicle and pedestrian/bicycle counts related to the preschool arrival and dismissal periods, respectively.



Kimley»Horn

EXHIBIT 2A

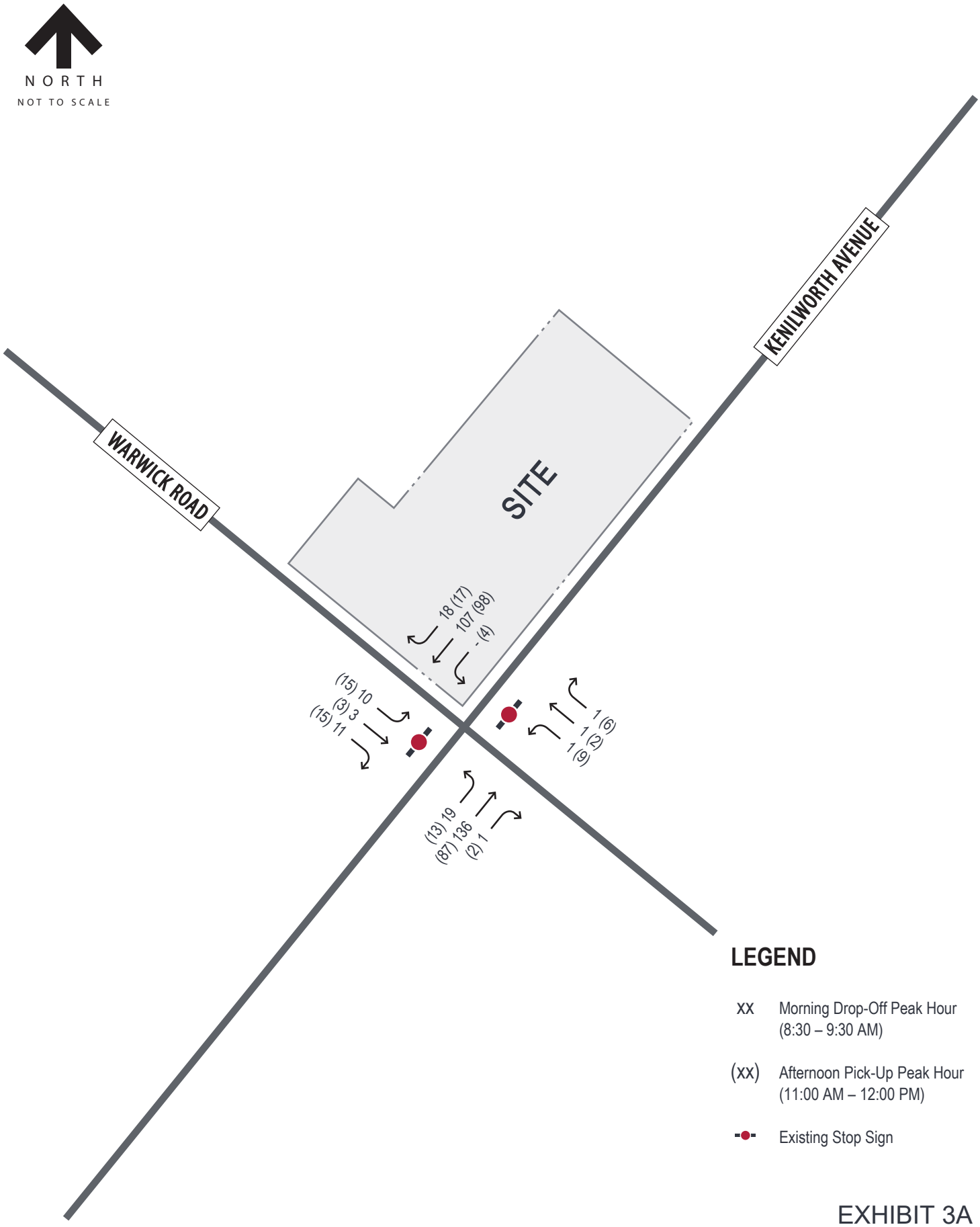
EXISTING SUNDAY TRAFFIC VOLUMES (CHURCH SERVICE PEAK HOURS)



Kimley»Horn

EXHIBIT 2B

EXISTING SUNDAY PEDESTRIAN / BIKE VOLUMES (CHURCH SERVICE PEAK HOURS)



Kimley»Horn

EXHIBIT 3A

EXISTING WEEKDAY TRAFFIC VOLUMES (PRESCHOOL ARRIVAL / DISMISSAL PEAK HOURS)



Kimley»Horn

EXHIBIT 3B

EXISTING WEEKDAY PEDESTRIAN / BIKE VOLUMES (PRESCHOOL ARRIVAL / DISMISSAL PEAK HOURS)

Key Observations

Kimley-Horn performed observations at Kenilworth Union Church to review access, circulation, and traffic conditions surrounding Sunday church services and during AJN Preschool arrival and dismissal periods.

Observations were conducted on the same dates as the traffic counts previously summarized. For the Sunday church services, observations of traffic conditions, parking, curbside drop-off/pick-up activity, and pedestrian walk routes to and from the church were focused on the half-hour periods before and after both the 8:30 AM and 10:00 AM services.

For the weekday periods associated with drop-off and pick-up activity at AJN, observations were documented during the morning arrival (8:45–9:15 AM) and dismissal (11:15–11:45 PM) periods on Wednesday, October 19, 2022. These time periods coincide with the preschool program start and end times along with the associated arrival, staging, and departure of traffic on the adjacent streets. This date was intended to represent the weekday with the most active preschool programs to capture peak traffic levels. It should be noted that on the day of observations, an estimated eight students were absent while an estimated ten students stayed for additional programs after the dismissal period. It should also be noted that the Church of the Holy Comforter (located directly south of Kenilworth Union Church) provides a preschool program with pick-up/drop-off activity typically occurring along Warwick Road south of Kenilworth Avenue, but due to final stages of ongoing construction along Warwick Road, it was temporarily relocated to the south side of Kenilworth Avenue. A summary of key observations is provided below.

PRESCHOOL ARRIVAL PERIOD

The following outlines key observations on Kenilworth Avenue and Warwick Road during the preschool arrival period (8:45-9:15 AM).

Kenilworth Avenue

- Two preschool staff members were stationed on the sidewalk adjacent to the church entrance to help unload children from vehicles and accompany them into the building for the duration of the arrival period.
- Throughout the drop-off period, adults were observed parking along streets not adjacent to Kenilworth Union Church and walking with their child to the entrance of the building to drop them off.
- *[8:45 AM]* On-street parking on the north side of Kenilworth Avenue between Essex Road and Warwick Road was fully occupied. All parked vehicles were unoccupied.
- *[8:55 AM]* Five vehicles were observed dropping off children at the Church of the Holy Comforter on the south side of Kenilworth Avenue.
- From 8:55-9:00 AM, 13 vehicles were observed dropping off children on the north side of Kenilworth Avenue in front of the main church entrance. Preschool staff stationed on the sidewalk were efficient in accompanying children into the building and returning to their post. The maximum queue observed during this time was five vehicles.
- When vehicles were queued on both sides of Kenilworth Avenue, the remaining width of the roadway could only accommodate one travel lane, causing minor delays for vehicles as they waited and took turns to travel through the corridor in opposing directions.
- *[9:01 AM]* Three vehicles were observed travelling eastbound on Kenilworth Avenue and using a driveway at the end of the block to turn around and drop off a child on the north side of Kenilworth Avenue.

- *[9:01 AM]* Church of the Holy Comforter preschool staff controlling drop-offs on the south side of Kenilworth Avenue entered the building, signaling the end of their drop-off period.
- *[9:04 AM]* Two vehicles were observed parking in the Church of the Holy Comforter drop-off lane on the south side of Kenilworth Avenue to drop off a child for the Kenilworth Union Church preschool.
- By 9:05 AM, Kenilworth Union Church staff had entered the building and no other drop-offs were observed on Kenilworth Avenue.

Warwick Road

- Two preschool staff members were stationed at the end of the church driveway to help unload children from vehicles and accompany them into the building until approximately 8:55 AM.
- *[8:45 AM]* On-street parking on the west side of Warwick Road between Melrose Avenue and Kenilworth Avenue was fully occupied. All parked vehicles were unoccupied.
- *[8:52 AM]* Two vehicles queued on the east side of Warwick Road at the church driveway to drop off children and then departed once the children were escorted by staff members.
- After 8:55 AM, no other drop-offs were observed on Warwick Road. Traffic along Warwick Road was light, and parking along the west side of the street remained fully occupied despite the end of the drop-off period.

PRESCHOOL DISMISSAL PERIOD

The following outlines key observations on Kenilworth Avenue and Warwick Road during the afternoon dismissal period (11:15-11:45 PM).

Kenilworth Avenue

- Three preschool staff members were stationed at the main entrance of the church to accompany children to meet the adult present to pick them up for the duration of the pick-up period.
- From 11:25-11:30 AM, vehicles were consistently queued for pick up on the north side of Kenilworth Avenue. Preschool staff members were efficient in accompanying children into their vehicles and returning to their post. The maximum observed queue on Kenilworth Avenue was eight vehicles.
- Adults who had parked further from the church walked from both directions along Kenilworth Avenue. The maximum observed number of adults waiting at the entrance at one time was six adults. Most walking adults travelled from and to the west along Kenilworth Avenue.
- Ongoing pick-up for the Church of the Holy Comforter preschool caused consistent queues on the south side of Kenilworth Avenue. When vehicles were queued on both sides of Kenilworth Avenue, the remaining width of the roadway could only accommodate one direction of travel at a time, causing minor delays for vehicles as they waited and took turns in opposing directions.
- *[11:30 AM]* A local police vehicle was parked at the east leg of the Kenilworth Avenue / Leicester Road intersection.
- *[11:35 AM]* Heavy pick-up traffic had dissipated and only three vehicles remained parked on the north side of Kenilworth Avenue adjacent to the church grounds.

Warwick Road

- Through the pick-up period, adults were observed parking on the streets north of the church, walking south on Warwick Road, then turning east onto Kenilworth Avenue to wait at the main entrance for pick-up.
- *[11:15 AM]* Parking on the west side of Warwick Road was fully occupied. Two people were observed exiting their parked vehicles to enter the church building. All other parked vehicles were vacant.
- From 11:15-11:35 AM, no pick-up activity was observed on Warwick Road.
- *[11:37 AM]* Three vehicles were queued on the east side of Warwick Road adjacent to the church driveway. By 11:41 AM, all three vehicles had completed pick up and departed.
- No other pick-up activity was observed on Warwick Road for the remainder of the pick-up period.



Image 1. Children waiting with a staff member at Warwick Road after preschool dismissal

SUNDAY MORNING CHURCH SERVICES

The following outlines key observations on Kenilworth Avenue and Warwick Road during the arrival and departure times for the Sunday morning services (8:00-11:00 AM).

8:30 AM Service

- Before 8:15 AM, traffic was observed to be light. Most vehicles arriving for the 8:00 AM service at Church of the Holy Comforter parked on the south side of Kenilworth Avenue in front of the church or on the west side of Warwick Road south of Kenilworth Avenue.
- Pedestrian activity from neighbors on runs, walking their dogs, etc. was observed throughout the entire observation period. Groups of two or more bikers were also observed travelling eastbound on Kenilworth Avenue.
- Beginning at 8:20 AM, a higher frequency of vehicles parked on the north side of Kenilworth Avenue in front of Kenilworth Union Church and entered the building through the main entrance.

- A light mix of people was observed parking in adjacent blocks and walking along Kenilworth Avenue to the main entrance. Families were also observed biking on the sidewalk along Kenilworth Avenue to the main entrance.
- At approximately 8:40 AM, people from Church of the Holy Comforter were observed exiting the church and driving away.

10:30 AM Service

- Between 9:30 AM and 10:00 AM, approximately 10-12 families were observed biking along Kenilworth Avenue or southbound on Warwick Road to enter through the main entrance of the church.



Image 2. Bicycles parked by parishioners after cycling to church

- Vehicles were observed stopping on the north side of Kenilworth Avenue or the east side of Warwick Road to drop off passengers at church entrances and park in further away on neighborhood streets. A small number of drop offs were observed in the church driveway on Warwick Road.
- Parking on both sides of Kenilworth Avenue in front of both churches restricted Kenilworth Avenue to a one lane road, causing delays when vehicles had to yield to oncoming traffic. A maximum queue of five vehicles was observed due to these delays.
- Closer to 10:00 AM, vehicles were observed circulating on Kenilworth Avenue and Warwick Road to look for parking, then parking on streets typically 1-2 blocks from the church and walking.
- People were observed exiting the church as early as 10:45 AM. Departing traffic was observed to be heaviest around 11:00 AM.
- Parking on the north side of Kenilworth Avenue in front of the church was observed to be cleared by 11:04 AM.



Image 3. A vehicle temporarily parking in the Warwick Road driveway to drop off family members prior to the 10:00 AM service before parking elsewhere

- No pick-ups at the church from vehicles that were parked farther away were observed. Most people walked to their cars that were parked on neighborhood streets rather than having one person to get the car and picking up other family members at the church.
- Light queueing was observed as vehicles departed, but overall departure delays were lighter than arrival delays.

SUMMARY OF OBSERVATIONS

AJN Preschool Drop-Off / Pick-Up

In general, the drop-off/pick-up system for AJN is well-organized and relatively brief. Children are dropped off and picked up along Kenilworth Avenue and Warwick Road with assistance by preschool staff. Drop-off conditions experience less queuing than the pick-up period as vehicles arrive a little early and wait for dismissal compared to the quicker drop-off during arrival, which is consistent with conditions at most schools. Adults were also observed parking on streets within a one or two blocks of the church and walking along Kenilworth Avenue to drop off or pick up their child at the main entrance. Few pick-ups were observed along Warwick Road, and staff members only needed to be present at the church driveway briefly at the beginning of the period. Most drop-off traffic began at 8:45 AM and had concluded by 9:05 AM. The pick-up period was largely contained within the 11:15-11:41 AM window.

Drop-off and pick-up activity for the preschool at Church of the Holy Comforter just south of Kenilworth Union Church is generally occurring simultaneously. Minor delays were observed along Kenilworth Avenue and Warwick Road during both the drop-off and pick-up periods, largely resulting from curbside drop-off/pick-up or parking on both sides of the street which temporarily limits the travel lane to one direction at a time near the Kenilworth Avenue/Warwick Road intersection. These delays were only a few seconds as vehicles generally alternate taking turns to pass by loading vehicles on Kenilworth Avenue just east of Warwick Road. Maximum queues observed along Warwick Road and Kenilworth Avenue during the drop-off period were two vehicles and five vehicles, respectively.

It is worth noting that the number of absences and students staying for after-school activities on the day of observations somewhat lessened the amount of traffic during drop-off and pick-up periods, but the overall traffic conditions are not expected to be significantly different than other days.

Church Services

On Sunday mornings before and after scheduled services at 8:30 AM and 10:00 AM, traffic and on-street parking demand were observed to be slightly heavier than average weekend traffic. Most vehicles arrived within the ten minutes prior to the service and parked on Warwick Road north of Kenilworth Avenue, on Kenilworth Avenue west of Warwick Road. Closer to the start of services, people were also observed parking on neighborhood streets one to two blocks away (on Kenilworth Avenue, Warwick Road, and Melrose Avenue) and walking to the church, sometimes dropping off passengers at the church entrances before parking. Most attendees entered and exited through the main church entrance on Kenilworth Avenue while others accessed via Warwick Road. Several families were also observed arriving on foot and some by bicycle.

Similar to preschool drop-off/pick-up periods, minor delays for motorists were experienced on Kenilworth Avenue at Warwick Road for a short period as traffic flow just east of the intersection is effectively limited to one direction at a time due to parked or waiting vehicles on both sides of the road. Traffic volumes are relatively light, so significant congestion is not experienced and vehicles typically wait a few seconds as they take turns passing through the area. Heavier traffic was observed before and after the 10:00 AM service compared to the 8:30 AM mass. Traffic conditions following the services were generally lighter and more distributed than just prior to mass as parishioners gather and socialize following services.

PROPOSED PLAN REVIEW

The key transportation elements of the proposed church expansion include a semicircular access driveway on Warwick Road with counterclockwise circulation and a new service access driveway extending east from the proposed semicircular driveway exit, running along the northern site boundary. **Image 4** illustrates the concept layout of the proposed expansion and access changes.

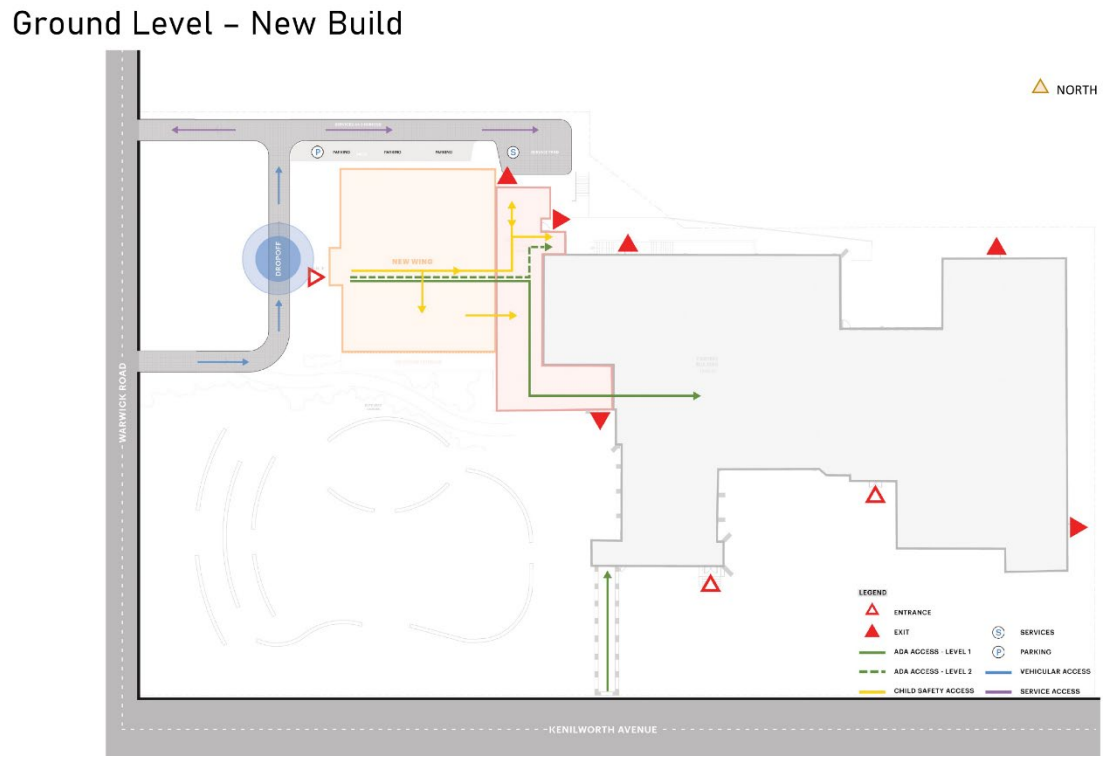


Image 4. Kenilworth Unio Church Expansion Ground-Level Site Plan

Currently, almost all drop-off and pick-up activity for church services and AJN Preschool occurs on-street along Kenilworth Avenue and Warwick Road. The proposed Warwick Road access driveway orients drop-off and pick-up activity with associated queuing off the street and onto church property. The semicircular driveway is expected to accommodate approximately five to six vehicles off street from the start-of-queue near the new wing's entrance to the driveway entrance on Warwick Road. While some drop-off/pick-up activity may continue to occur along the north side of Kenilworth Avenue, this aspect of the plan can only help to improve drop-off/pick-up activity at the church and preschool, limit the curbside loading on the adjacent streets, and minimize its impacts on traffic flow on adjacent streets.

The new service access along the northern property line also helps to provide needed access for service/delivery vehicles to an off-street loading area while also aiding safety for parishioners and preschool attendees that access the property via Warwick Road. Currently, pedestrians and vehicles share the Warwick Road drive south of the manse to the church's current western building entrance. With the proposed plan, pedestrians and vehicles would no longer share an access.

With no planned increase in church seating capacity and no planned increase in preschool enrollment as a result of the proposed plan, generation of additional traffic resulting from the proposed project is not expected. As such, the project is not expected to yield additional traffic impact at adjacent streets and the surrounding street network. Additionally, the proposed semicircular access driveway on Warwick Road will

shift much of the drop-off/pick-up activity off street and limit impacts to traffic on both Warwick Road and Kenilworth Avenue.

CONCLUSION

Based on data collection and observations of traffic and pedestrian conditions at Kenilworth Union Church surrounding church services and preschool schedules, the proposed new west wing expansion plan will not generate new traffic impacts and will help to improve traffic conditions in the area by providing off-street drop-off/pick-up accommodations with a new semicircular driveway on Warwick Road. Currently, drop off and pick up of parishioners for church services and children for AJN Preschool occurs along Kenilworth Avenue and Warwick Road. Although well-managed today, the new semicircular driveway proposed on Warwick Road will help to improve traffic conditions surrounding church and preschool arrival and departure periods by locating much of that curbside loading activity off street and limiting the volume of such activity along the adjacent streets. Curbside loading on Warwick Road would be shifted entirely to the new driveway and, while some level of drop-off/pick-up activity may continue along Kenilworth Avenue, reduced curbside loading will help to improve east-west traffic circulation along Kenilworth Avenue, particularly just east of Warwick Road.

Village of Kenilworth

419 Richmond Road
Kenilworth, IL 60043

Phone: 847-251-1666
Fax: 847-251-3908
E-mail: info@vok.org

RECEIVED
NOV 21 2023
Village of Kenilworth

Zoning Board of Appeals Application

General Information

Date: Nov. 9, 2023

Zoning Board of Appeals Jurisdiction

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Administrative Appeals

Property Address

Address of Property That is the Subject of this Application : Kenilworth Union Church Memorial Garden (see attached)

Attach Legal Description of Property that is the Subject of this Application.

Zoning District: Park

Current Use Church and columbarium

Applicant Information

Applicant
Name Kenilworth Union Church

Address 211 Kenilworth Avenue, Kenilworth, IL 60043

Email jsharp@kuc.org

Telephone 847-853-2003

Owner of Property (if different than Applicant)

Name N/A

Address _____

Email _____

Telephone _____

Primary Contact Person for Applicant

Name John Sharp, Director of Business Operations – Kenilworth Union Church

Address 211 Kenilworth Avenue, Kenilworth, IL 60043

Email jsharp@kuc.org

Telephone 847-853-2003

Applicant's and Primary Contact's Relationship to Property: Business Director

Ownership Details

Check appropriate category and attach proof of ownership and all relevant additional ownership information to this application.

_____Individual _____Joint Tenants/Tenants in Common _____Land Trust _____Trust

_____Corporation _____Limited Liability Company _____Partnership ✓ Church not-for-profit

If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust.

Consultants (as applicable)

List any additional consultants and their contact information on additional sheets of paper and attach.

Architect

Name Anthony Montalto, Principal

Company HKS

Address 125 S Clark Street #1100, Chicago, IL 60603

Phone 312-262-9732

E-mail amontalto@hksinc.com

Attorney

Name Harold Francke

Company MPS Law

Address 1515 E Woodfield Rd, Suite 250, Schaumburg, IL 60173

Phone 847-814-8489

E-mail hfrancke@mpslaw.com

Requested Action

Check all that apply and provide on this form or attach on separate sheets all information required by the Sections of the Zoning Ordinance listed below for the types of relief requested:

____**Zoning Variation(s) for** _____

_____

____**Special Use for**_____

_____

____**Zoning Ordinance Text Amendment**

__✓__ **Rezoning from Park to R-1 - Zoning Map Amendment**

____**Administrative Appeal**

____**Other** (describe): _____

Filing Fees

All Applications require payment of a non-refundable fee; in addition, applications for special uses, text amendments, and zoning map require additional funds that are held in escrow for recovery of actual costs pursuant to Sections 153.290 – 153.293 of the Zoning Ordinance.

Please attach a check with your application and indicate below the amount of fee submitted:

__✓__ **$ 350.00**

- Zoning Variations
- Special Uses
- Text Amendments
- Zoning Map Changes
- Air Conditioning
- Fences
- Administrative Appeals

Kenilworth Code of Ethics

On a Separate Sheet of Paper, list and attach the name, address and nature and extent of any current or potential interest that any village officer or employee may have in or with respect to the owner, the Applicant or the property.

If none, Check here: __✓__

Repeat Application

Has any other application for this property been submitted to the Village that seeks similar relief and has been denied within the last two years? ____Yes __✓__ No

If yes, attach a statement of the ground Applicant believes justifies reconsideration.

Application/Owner Acknowledgments

By execution of this application in the space provided below, the applicant and owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Kenilworth that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon property, and into any structures located therein, for the purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Kenilworth Zoning Ordinance and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Kenilworth Zoning Ordinance agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

5. The Information contained in this application is true and correct.

Applicant's Signature(s)

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

Required Materials

Submit a completed application with 12 copies of the following materials:

_N/A_ **Drawings**, if applicable, to Variance Application:

1. Existing Floor Plans - provide floor plans of all levels of the existing building
2. Demolition Floor Plans – provide floor plans of all levels of the existing building and indicate existing parts to be removed
3. Proposed Floor Plans - provide floor plans of proposed additions to the existing building
4. Existing Exterior Elevations – provide elevations of all existing exterior elevations that are to change
5. Proposed Exterior Elevations - provide elevations of all elevations that are altered

__✓__ **Plat of Survey** & Parcel(s) Legal Description, no more than 5 years old

__✓__ **Title Policy** or Deed.

_____Certified Copy of Trust Agreement, if applicable.

_____Simple Affidavit identifying Trust beneficiaries, if applicable.

✓ ____Written **Explanation of Request,** on separate sheets of paper. Address the standards and requirements for the relief requested, and how they are satisfied by the request.

__✓__**Filing Fee** - payable to the Village of Kenilworth.

After this application and all necessary materials are submitted, the application will be put on the docket for a Zoning Board of Appeals Meeting. It is recommended that the application for any matter requiring public notice be submitted 45 days prior to the Zoning Meeting. The Village will provide Applicant with a notification packet containing a notice is to be delivered to all property owners living within 250 feet of property. The Zoning Board of Appeals meets once every other month. In general, applicants should expect a hearing within 60 days of submitting an application. Any party may appear at the hearing in person or by agent or attorney. The concurring vote of 4 members of the Zoning Board shall be necessary to grant a variation or to reserve any order, requirement, decision or determination of the Village, or to decide in favor of an applicant for relief. No order granting a variation shall be effective for a period longer than six months unless a building permit is obtained and the construction, alteration, or moving of the building covered by the order is started within such period. All Applicants are encouraged to read Sections 153.240 – 153.249 of the Village of Kenilworth Zoning Ordinance.

Authorized Variations

- To vary any of the requirements with respect to minimum sizes of lots, maximum height of buildings and other structures, maximum and minimum size of buildings, maximum lot coverage by structures and other impervious surfaces, and minimum depth and width of yards per Section 153.244.
- To vary any of the regulations contained in Sections 153.075 – 153.086 (Supplemental Regulations Applicable to all Residential Districts).
- To vary any of the regulations contained in Section 153.185 – 153.192 (Off-Street Automobile Parking Requirements).
- To vary Sign Code regulations per Section 153.244

Standards for Variations

For Zoning Variations, please respond to the applicable standards listed below in the written explanation of the request.

(1) The Board shall not grant a variance from any of the regulations of Chapter 153: Zoning, as authorized by Subsection 153.244(D), unless it shall make a finding of fact, based upon the evidence presented to it in a particular case, that:

(a) In the case of property the principal use of which is for business purposes, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations applicable to the district in which it is located;

(b) The plight of the owner is due to unique circumstances; and

(c) The variation, if granted, will not alter the essential character of the locality.

(2) For the purposes of supplementing the above standards, the Board, in making its determination whether the plight of the owner is due to unique circumstances and whether the variation, if granted, may alter the essential character of the locality, shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant by the Board:

(a) The particular physical surroundings, shape, or topographical condition of the property in question would result in a practical difficulty or particular hardship upon the applicant for the variation, as distinguished from a mere inconvenience, if the strict letter of the regulation were enforced;

(b) The conditions upon which the application for variation is based would not be applicable generally to other property in the same district;

(c) The request for the variation is not based exclusively upon the desire to make more money out of the property;

(d) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

(e) The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase the runoff of storm water onto adjacent properties or public streets, or substantially increase congestion in the public streets or increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

(3) For the purpose of further supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.068, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The effects of the proposed construction on the overall appearance of the size and bulk of the existing structures on the property when viewed from streets abutting the property and from adjacent properties;

(b) The proximity of the proposed construction to streets abutting the property and to adjacent properties;

(c) The relative proximity of the proposed construction to streets abutting the property and to adjacent properties in comparison with the relative proximity of existing structures on other properties in the same vicinity;

(d) The magnitude of the variation requested in absolute terms and in proportion to the floor area and/or impervious surfaces allowed if the strict letter of the regulation were enforced;

Required Materials

Submit a completed application with 12 copies of the following materials:

__N/A__ **Drawings**, if applicable, to Variance Application:

1. Existing Floor Plans - provide floor plans of all levels of the existing building
2. Demolition Floor Plans – provide floor plans of all levels of the existing building and indicate existing parts to be removed
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__✓__ **Plat of Survey** & Parcel(s) Legal Description, no more than 5 years old

__✓__ **Title Policy** or Deed.

_____Certified Copy of Trust Agreement, if applicable.

_____Simple Affidavit identifying Trust beneficiaries, if applicable.

✓ ____Written **Explanation of Request,** on separate sheets of paper. Address the standards and requirements for the relief requested, and how they are satisfied by the request.

__✓__ **Filing Fee** - payable to the Village of Kenilworth.

After this application and all necessary materials are submitted, the application will be put on the docket for a Zoning Board of Appeals Meeting. It is recommended that the application for any matter requiring public notice be submitted 45 days prior to the Zoning Meeting. The Village will provide Applicant with a notification packet containing a notice is to be delivered to all property owners living within 250 feet of property. The Zoning Board of Appeals meets once every other month. In general, applicants should expect a hearing within 60 days of submitting an application. Any party may appear at the hearing in person or by agent or attorney. The concurring vote of 4 members of the Zoning Board shall be necessary to grant a variation or to reserve any order, requirement, decision or determination of the Village, or to decide in favor of an applicant for relief. No order granting a variation shall be effective for a period longer than six months unless a building permit is obtained and the construction, alteration, or moving of the building covered by the order is started within such period. All Applicants are encouraged to read Sections 153.240 – 153.249 of the Village of Kenilworth Zoning Ordinance.

Authorized Variations

- To vary any of the requirements with respect to minimum sizes of lots, maximum height of buildings and other structures, maximum and minimum size of buildings, maximum lot coverage by structures and other impervious surfaces, and minimum depth and width of yards per Section 153.244.
- To vary any of the regulations contained in Sections 153.075 – 153.086 (Supplemental Regulations Applicable to all Residential Districts).
- To vary any of the regulations contained in Section 153.185 – 153.192 (Off-Street Automobile Parking Requirements).
- To vary Sign Code regulations per Section 153.244

(e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations;

(f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the Village for the use and enjoyment of a structure as a residence for a family;

(g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical, and advantageous use of existing and proposed floor area and impervious surfaces; and

(h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The **height** and location of existing and proposed structures on the property and adjacent properties;

(b) The need to maintain the **height** of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements; and

(c) The need to maintain a particular **height** of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

(5) For the purpose of supplementing the above standards with regard to **variations for signs**, the Board, in making its determination shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant to the Board:

a) In the case of a commercial message sign, strict application of the Kenilworth Sign Code would render the applicant unable to yield a reasonable return from its property.

b) The variation will not endanger the public safety or substantially diminish or impair property values within the neighborhood;

c) The variation would not result in a sign or master sign plan as required by the Kenilworth Sign Code that:

1. Would not be in harmony with the general and specific purposes for which the Kenilworth Sign Code and the provisions from which a variation is sought were enacted;

2. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of adjacent property or improvements;

3. Would substantially increase congestion in the public streets due to parking or traffic;

4. Would create an unnecessary distraction to vehicle and pedestrian traffic; and

5. Would result in a sign that is not aesthetically consistent with the environment, or not proportional or architecturally compatible with existing land uses and buildings and with any adjacent residential neighborhood.

Standards for Special Uses

For Special Use requests, please respond to the applicable standards listed below in the written explanation of the request.

(G) Standards. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

(1) The necessity for the public convenience at the particular proposed location;

(2) The effects of the proposed design, location and operation on the public health, safety and welfare;

(3) Injury to the value of other property in the neighborhood in which it is proposed to be located;

(4) Interference with the use and enjoyment of neighboring properties;

(5) Compatibility with permitted uses in the district in which it is proposed to be located;

(6) Increased traffic congestion on public ways or increased parking required on public ways;

(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and

(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use.

Legal Description for Kenilworth Union Church Memorial Garden Parcel

The property commonly known as the Memorial Garden located at the northeast corner of Warwick Road and Kenilworth Avenue (Lot 5 in block 10 in Kenilworth, being a subdivision of parts of Section 22, 27 and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois)

(e) The need for other variations in connection with the proposed construction and the nature and extent of those other variations;

(f) The need for the variation to allow the owner or occupant of the property to make reasonable use of a structure, the design of which otherwise fails to conform to generally accepted or prevailing standards of the Village for the use and enjoyment of a structure as a residence for a family;

(g) The efficient and advantageous use of existing structures and the degree to which the proposed construction makes efficient, economical, and advantageous use of existing and proposed floor area and impervious surfaces; and

(h) The reasonableness of the variation requested in light of the purposes served by the proposed construction and the design problems of the existing structure intended to be alleviated by the proposed construction.

(4) For purposes of supplementing the above standards and factors in connection with requests for variations from the requirements of Section 153.067, the Board, in making its determination, may also take into consideration the following factors, among other factors deemed relevant by the Board, to the extent they are established by the evidence and deemed relevant by the Board:

(a) The **height** and location of existing and proposed structures on the property and adjacent properties;

(b) The need to maintain the **height** of the proposed structure in relation to the height of an existing structure in order to enable the existing and proposed structures to present a pleasing appearance reflecting architectural integrity and harmony among separate structural elements; and

(c) The need to maintain a particular **height** of a proposed addition to a structure in order to observe sound structural design and accommodate good building practices in the construction of the proposed addition.

(5) For the purpose of supplementing the above standards with regard to **variations for signs**, the Board, in making its determination shall take into consideration the following factors to the extent they are established by the evidence and deemed relevant to the Board:

a) In the case of a commercial message sign, strict application of the Kenilworth Sign Code would render the applicant unable to yield a reasonable return from its property.

b) The variation will not endanger the public safety or substantially diminish or impair property values within the neighborhood;

c) The variation would not result in a sign or master sign plan as required by the Kenilworth Sign Code that:

1. Would not be in harmony with the general and specific purposes for which the Kenilworth Sign Code and the provisions from which a variation is sought were enacted;

2. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of adjacent property or improvements;

3. Would substantially increase congestion in the public streets due to parking or traffic;

4. Would create an unnecessary distraction to vehicle and pedestrian traffic; and

5. Would result in a sign that is not aesthetically consistent with the environment, or not proportional or architecturally compatible with existing land uses and buildings and with any adjacent residential neighborhood.

William A. Evertsberg
Senior Minister

Katie Snipes Lancaster
Senior Associate Minister

Christine V. Hides
Associate Minister for Discipleship

Lisa Bond
Minister of Music

Sarah Champlin
Minister of Youth, Young Adults, and Mission

John W. Sharp
Director of Business Operations

Kenilworth Union Church
Application for Map Amendment
Northeast Corner of Kenilworth Avenue and Warwick Road
("Memorial Garden Parcel")
Statement of Need and Satisfaction of Criteria For Rezoning

(7) Applications for zoning map amendments. Every application filed pursuant to § 153.305 requesting an amendment to the zoning map shall, in addition to the data and information required pursuant to paragraph(D)(1) above, provide a statement of the need and justification for the proposed zoning map amendment.

Statement of Need

Kenilworth Union Church (the "Church") needs to rezone the Memorial Garden Parcel (the "Subject Property"), the use of which for religious worship purposes the Village of Kenilworth (the "Village") initially authorized by a letter of agreement dated July 11, 1978 (the "Letter of Agreement"), and approved as a special use on January 13, 1992 by the adoption of Ordinance No. 783 ("Ordinance No. 783"), so that it can consolidate such parcel and three contiguous parcels it owns and uses for religious worship purposes into a single lot of record. Consolidating parcels of land situated in different zoning districts into a single lot of record is generally disfavored. By rezoning the Memorial Garden Parcel to the "R-1 Residence District" (the "R-1 District"), which is the zoning district in which the other three parcels are zoned, it will be possible for the Church to effect the desired lot consolidation. Copies of the Letter of Agreement and of Ordinance No. 783 are included with this submission.

The Church further submits that it makes sense to rezone the Memorial Garden Parcel to the R-1 District since, under the Village's Zoning Ordinance, the only permitted uses in the "P Park and Playground" District, which is the zoning district in which the Subject Property is situated, are the following: **public** park and playground; Village Hall; **Village** recreation center; and accessory uses. The Church is a **private**, not-for-profit corporation that uses the Subject Property for **private** religious worship purposes.

Finally, the Church needs to rezone the Memorial Garden Parcel to the R-1 District because its existing zoning in the "P Park and Playground" District materially diminishes its value.

Justification for Proposed Zoning Map Amendment

The statement shall address at least the following factors:

(a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

The properties in the vicinity of the Subject Property are zoned almost exclusively in the R-1 District and improved with single-family homes. There are two exceptions. The first exception is the Holy Comforter Church, due south of the Kenilworth Union Church, extending along Kenilworth Avenue between Leicester and Warwick Roads. Like the Kenilworth Union Church, this is a long-standing church with an R-1 zoning district classification. The second exception is the property situated directly west and across the street from the Kenilworth Union Church on the northwest corner of Kenilworth Avenue and Warwick Road. This property is zoned in the "P Park and Playground District" and used for park purposes (the "Park Property"). As indicated on the 1969 Village of Kenilworth zoning map (see below), the Park Property was previously zoned R-1. It was rezoned to the "P Park and Playground" District by the adoption of Village Ordinance No. 784, adopted January 13, 1992.

In 1978, the Church owned the Park Property, and the Village owned the parcel situated at the northeast corner of Kenilworth Avenue and Warwick Road (that is, the Memorial Garden Parcel). Pursuant to the Letter of Agreement, the Village and the Church swapped these properties and provided for the Church's improvement of the Memorial Garden Parcel with a columbarium and its use for other church-related purposes. At the time, the Memorial Garden Parcel was zoned in the "P Park and Playground District"; it remained zoned in that district after the Park Property was rezoned to the same district; and it remains so zoned as of today's date.

As noted above, the Church's use of the Memorial Garden Parcel does not align with the uses permitted in the "P Park and Playground District". This application for map amendment seeks to bring the zoning of the Memorial Garden Parcel into conformance with the zoning of the surrounding properties.

(b) The trend of development in the vicinity of the subject property, including changes, if any, in the trend since the subject property was placed in its present zoning classification.

The trend of development in the vicinity of the Subject Property has not changed over time. The area has remained principally single-family residential in nature with surrounding church uses.

(c) The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.

The current "P Park and Playground" District zoning of the Memorial Garden Parcel diminishes its value because if the Village ever revoked the special

use for the Subject Property approved by Ordinance No. 783 the only uses that could be established on it under such zoning district classification would be public park and playground; Village Hall; Village recreation center; and accessory uses and, as noted above, the Church is a private, not-for-profit corporation.

(d) The extent to which the diminution in value is offset by an increase in the public health, safety and welfare.

The diminution in value created by the existing zoning of the Subject Property does nothing to increase the public health, safety and welfare. The current use of the Subject Property and the conditions placed on the Church's use and improvement of the Subject Property by the Letter of Agreement and by Ordinance No. 783 are what protect and advance the public health, safety and welfare, not its existing zoning.

(e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The proposed change in zoning will not adversely affect the use and enjoyment of adjacent properties as the use of the Subject Property will not change if it is rezoned to the R-1 District.

(f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

The proposed change in zoning will not adversely affect the value of adjacent properties as the use of the Subject Property will not change if it is rezoned to the R-1 District.

(g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The proposed change in zoning would not affect the future orderly development of adjacent properties since all of them have already been developed with either single-family residential or church uses.

(h) The suitability of the subject property for uses permitted or permissible under its present zoning classification.

Under its current zoning, the only uses that can be lawfully established on the subject property as permitted uses are the following:

(A) Public park or playground;
(B) Village Hall;
(C) Village recreation center; and
(D) Accessory uses as defined in § 153.003.

None of these uses aligns with the Church's current use of the Subject Property. In addition, the fact that the Subject Property is owned by a private, rather than a public, entity makes the current zoning district classification an inappropriate one for the Subject Property.

(i) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The proposed amendment will not affect traffic conditions in the immediate vicinity of the Subject Property as no change in the use of the Subject Property will occur as a result of the rezoning. Ingress to and egress from the Subject Property will not change if it is rezoned to the R-1 District.

(j) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Adequate utilities and essential public services are available to the Subject Property, regardless of whether a use is established on it under either its present "P Park and Playground District" zoning or the proposed R-1 District zoning.

(k) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The Subject Property has been used for religious worship purposes, including a columbarium, since the Letter of Agreement was executed, and the property exchange described above occurred.

(l) The community need for the proposed map amendment and for the uses and development it would allow.

The community would benefit from the rezoning of the Subject Property to the R-1 District because it would further its continuing use for church-related functions and uses, including a columbarium. The Kenilworth Union Church represents one of the oldest structures and institutions in the Village. It has operated as a mainstay of the community for over 100 years. The Church has served the community and general public in a variety of meaningful ways. The proposed rezoning will strengthen the Church's capacity to promote the welfare of its members and the larger community.

(m) The names and addresses of all owners of property within 500 lineal feet, excluding street rights-of-way, in all directions from the subject property, as shown in the records of the office of the Assessor of the county.

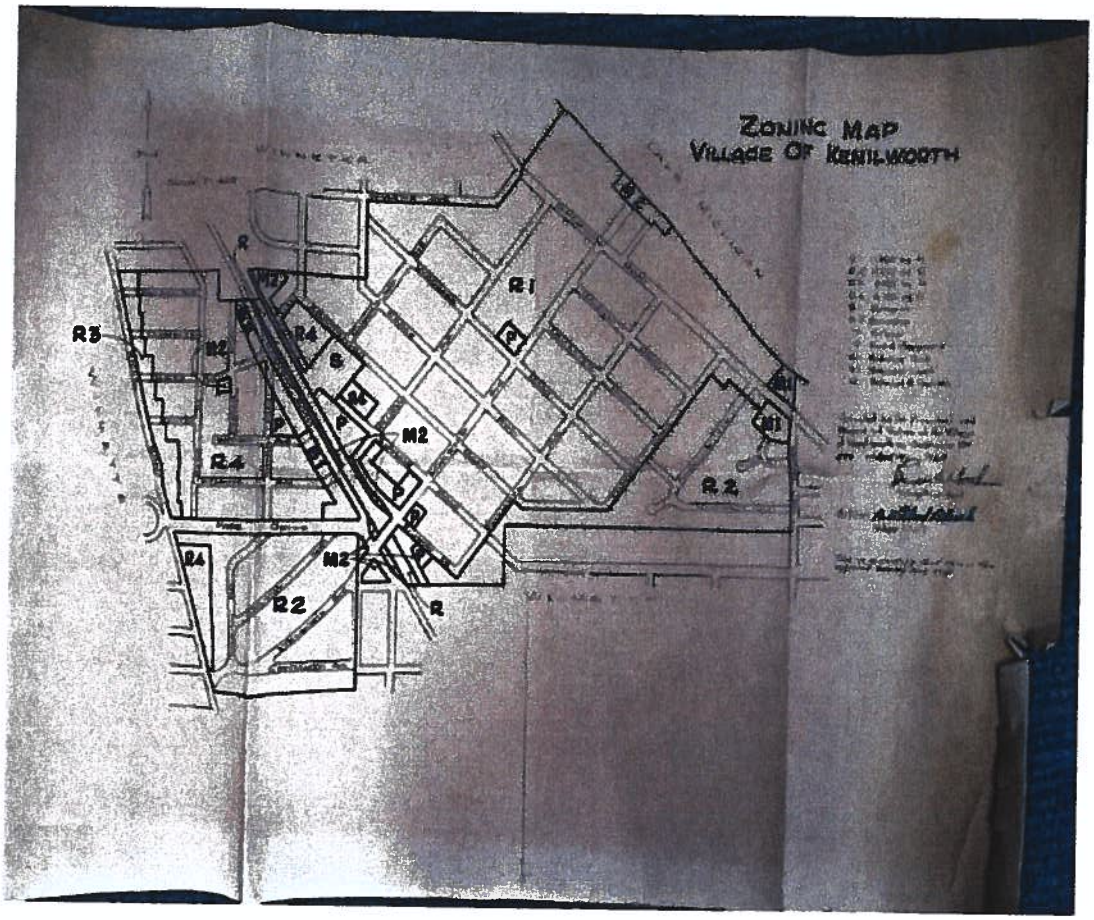
Melrose		
136	Melrose	
150	Melrose	
158	Melrose	
205	Melrose	
210	Melrose	
220	Melrose	
223	Melrose	
240	Melrose	
241	Melrose	
258	Melrose	

Kenilworth		
140	Kenilworth	
141	Kenilworth	
149	Kenilworth	
154	Kenilworth	
157	Kenilworth	
165	Kenilworth	
211	Kenilworth	Kenilworth Union Church
222	Kenilworth	
240	Kenilworth	
256	Kenilworth	
257	Kenilworth	
259	Kenilworth	Gardens of Normanshire Square

Warwick		
310	Warwick	
321	Warwick	
322	Warwick	
328	Warwick	
329	Warwick	
336	Warwick	
414	Warwick	
417	Warwick	Kenilworth Union Church
421	Warwick	
424	Warwick	
429	Warwick	
432	Warwick	



1969 Village of Kenilworth Zoning Map



Ware Property Exchange – See Attached 1978 Letter of Agreement

ORDINANCE NO. 783 920791 78
AN ORDINANCE GRANTING A SPECIAL USE

WHEREAS, the Kenilworth Union Church (the "Applicant") is the owner of certain property legally described as Lot 5 in Block 20 in Kenilworth, being a subdivision of parts of Sections 22, 27 and 28, Township 42 North, Range 3 East of the Third Principal Meridian in Cook County, Illinois and located at the northeast corner of Warwick Road and Kenilworth Avenue in the Village of Kenilworth (the "Subject Property"); and

DEPT-01 RECORDING $29.50
T#3333 TRAN 8730 02/06/92 14:35:00
#4884 # C *-92-079178
COOK COUNTY RECORDER

WHEREAS, the Subject Property is presently zoned in the P District under the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended; and

WHEREAS, the Applicant has maintained a memorial garden and columbarium walls on portions of the Subject Property and desires to continue such existing use of the Subject Property and desires to complete future developments of additional portions of the Subject Property with columbarium walls in accordance with certain plans and specifications; and

WHEREAS, in addition to the continuance of the existing use of the Subject Property the Applicant wishes to provide for possible expansion of the Applicant's adjoining Church building through the construction of an addition to such building on limited portions of the Subject Property in accordance with terms and conditions to be imposed as conditions to the granting of the Special Use for the Subject Property; and

920791 78

WHEREAS, the Applicant has made an application pursuant to Section 17.6 of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, for a Special Use for the Subject Property for the purposes herein described; and

WHEREAS, pursuant to duly published Notice of Public Hearing, the Board of Zoning Appeals of the Village of Kenilworth held a hearing on January 6, 1992 with respect to said Special Use and has made a recommendation and findings of fact in support of the Special Use requested by the Applicant to the Village Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS, AS FOLLOWS:

920791 78

Section 1. The President and Board of Trustees concur in the findings of fact and recommendation of the Board of Zoning Appeals and do hereby affirmatively find that the Special Use as hereby authorized and granted fully complies with the standards set forth in Section 17.6(d) of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, and the Special Use for the Subject Property as and for the purposes described herein, be and the same is hereby authorized and approved subject to the conditions hereinafter set forth.

Section 2. As a condition of granting the Special Use described in Section 1 hereof, the following terms and conditions shall be imposed upon such Special Use:

(a) The construction and maintenance of a memorial garden with columbarium walls is authorized within the Special Use hereby authorized and granted. The Applicant shall retain the right to go upon the Subject Property from time to time to maintain the existing landscaping,

improvements and memorial garden and to replace, add to, restore or rebuild existing monuments or portions of the columbarium subject to the conditions hereinafter provided. Future development of the memorial garden on the Subject Property shall be in substantial accordance with the memorial garden plan prepared by Katherine Cole Church, Landscape Architect, attached hereto as Exhibit A indicating the existing columbarium walls and the proposed location of additional columbarium walls, including a columbarium boundary wall along or adjacent to the north property line. In the event additional columbarium walls are required in addition to those depicted in Exhibit A, the Applicant shall submit a request for such additions to the Village Board of Trustees who may grant such a request by the passage of the appropriate resolution. The columbarium walls (other than the columbarium boundary wall along or adjacent to the north property line) at no time shall exceed four (4) feet in height and any new monuments or other similar structures other than the columbarium walls, placed on the Subject Property shall not exceed five feet six inches (5'6") in height.

(b) A columbarium boundary wall will be permitted to be constructed along or adjacent to the north property line. Such wall shall not exceed thirty-three inches (33") in height beginning at the northwest corner of the Subject Property to a point forty feet (40') east, and from that point to the northeast corner of the Subject Property, it shall not exceed five feet (5') in height. The entire columbarium boundary wall will be solid, of masonry construction employing the same materials as the other columbarium walls on the Subject Property. The columbarium boundary wall may meander adjacent to the north property line in order to minimize damage to the existing vegetation in the memorial garden and to allow for a landscaped area on the north side of the columbarium boundary wall between it and the adjacent property.

(c) No building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time. No part of the Subject Property shall be used as a means of ingress, egress, or access for vehicular traffic to the Kenilworth Union Church.

Section 3. Any violation of the conditions hereinabove set forth by either the Applicant or its successors, grantees, transferees or assigns shall authorize revocation of the Special Use hereby authorized.

Section 4. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Cook County, Illinois.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of January 1992.

William H. Batchelor
Village Clerk

Approved this 13th day of January 1992.

Lawrence B. Schmidt
President

ATTEST:

William H. Batchelor
Village Clerk

2.6.92

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary E. Rathunde, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stanford B. Smith and William H. Sethness, personally known to me to be the President and the Village Clerk of the Village of Kenilworth, Illinois, respectively, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Village of Kenilworth, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of January 1992.

Mary E. Rathunde
Notary Public

MY COMMISSION EXPIRES:
4/1/92

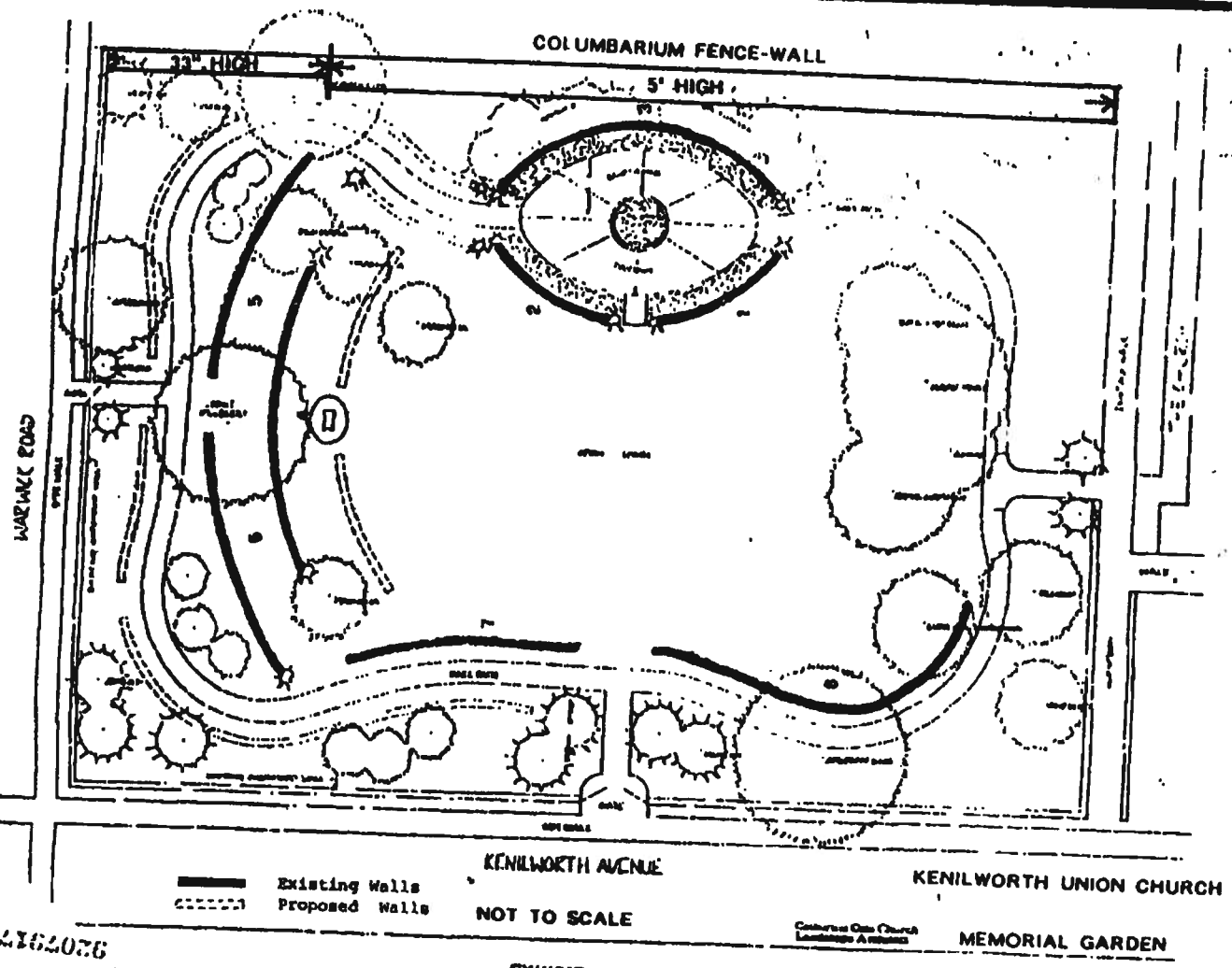
"OFFICIAL SEAL"
MARY E RATHUNDE
Notary Public State of Illinois
My Commission Expires April 1, 1992

Permanent Index No. 05-27-100-047

92079178

Mail to: Bruce G. Wilson
Jenner & Block
One IBM Plaza
Chicago, Illinois 60611
312/222-9350

2.6.92



84162076

EXHIBIT-A

The Kenilworth Union Church
Kenilworth, Illinois

GILBERT W. BOWEN
Minister

July 11, 1978

TO: THE BOARD OF TRUSTEES
VILLAGE OF KENILWORTH, ILLINOIS

This letter is written on behalf of The Kenilworth Union Church (the "Church") to confirm the discussions had at the regular meeting of the Board of Trustees of the Village of Kenilworth on July 10, 1978 relative to the use of the property commonly known as Ware Memorial Park ("Ware"), immediately adjacent to and on the west side of the Church. As you know, the Church has entered into an agreement with the Kenilworth Park Board pursuant to which the Church will purchase the Kinney property, west of the Ware property, and exchange the Kinney property for the Ware property.

On June 25, 1978 a meeting of the Congregation of the Church was held pursuant to written notice and call of that meeting. The written notice and call stated that the intended use of the Ware property by the Church would include the construction of appropriate masonry walls in the nature of a columbarium, but lower than the normal columbarium, upon which memorial plaques could be inserted and at the base of which urns containing ashes of cremated persons could be buried. The notice further stated that the Ware property would be available for other appropriate Church purposes. The proposal was unanimously approved.

The Board of Trustees plans to proceed as promptly as possible with construction of the columbarium-type facilities on the Ware property generally in accordance with the plan which has been displayed to the Village Board and other interested citizens. A committee of the Church will be appointed to plan more precisely the details of this project.

Although the Church does not have any present plans for further construction on the Ware property, it is possible that decisions may be made in the future for additional use of the Ware property for other Church purposes. However, in accordance with the understanding reached at the meeting of the Board of Trustees of the Village of Kenilworth on July 10, 1978, the Church does hereby specifically agree that it will not at any time in the future construct on the Ware property any building that would be used as a school or educational facility, other than use for Sunday School or religious educational purposes consistent with the religious education program traditionally conducted by the Church, without first advising the Trustees of the Village of Kenilworth of such intended use and obtaining the specific consent of the said Board of Trustees to such use before proceeding with any construction of that type on the Ware property.

If the foregoing letter accurately represents the understanding of the Board of Trustees of the Village of Kenilworth, please signify that fact by execution of the enclosed duplicate copy of this letter and returning it to the undersigned.

Sincerely yours,

KENILWORTH UNION CHURCH
BOARD OF TRUSTEES

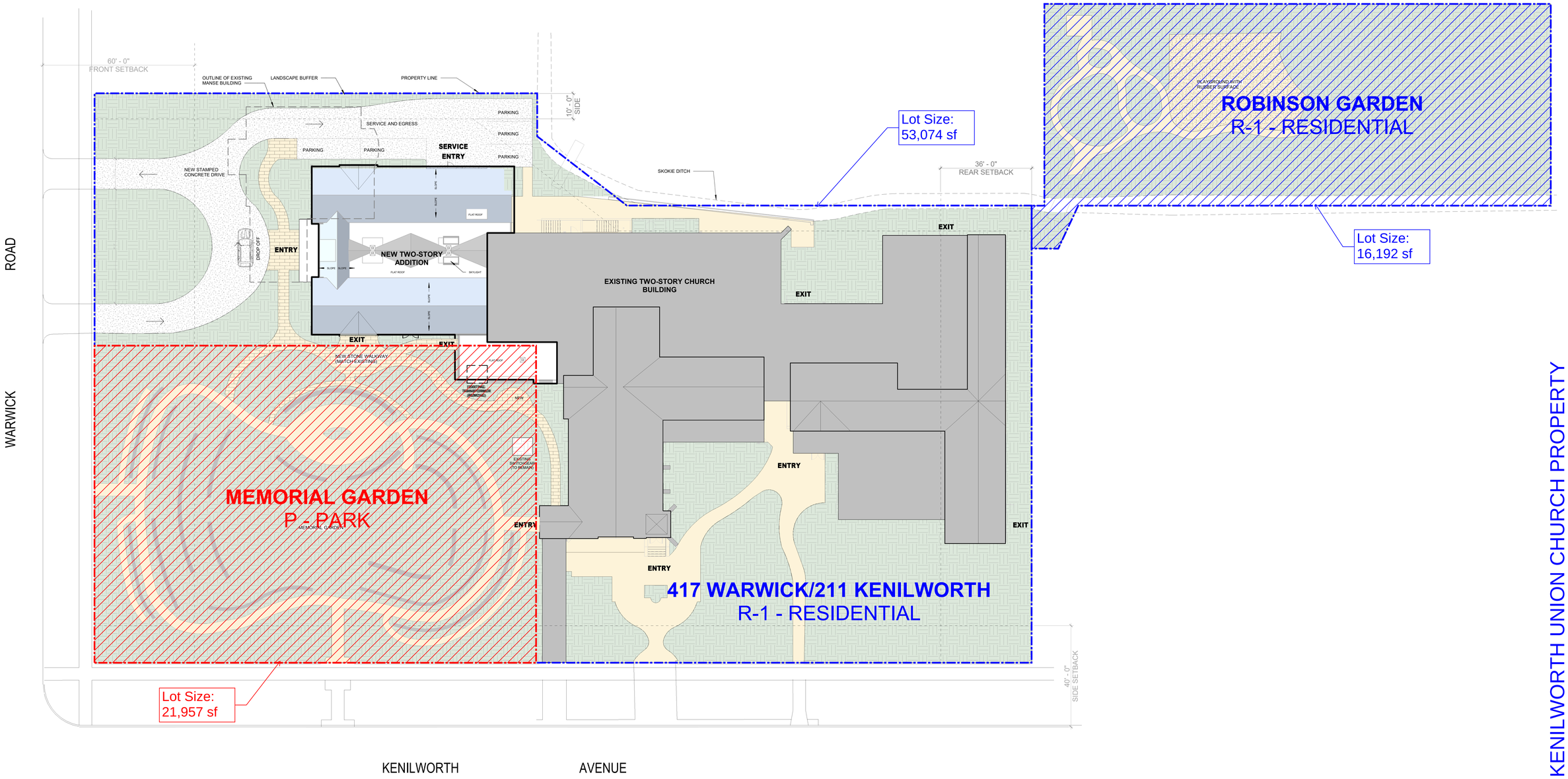
By: Lawrence J. Lawson
Lawrence J. Lawson, M.D.
President

The foregoing letter concerning the use of the property commonly known as Ware Memorial Park by The Kenilworth Union Church does accurately and correctly set forth the understanding reached between the Church representatives and the Board of Trustees of the Village of Kenilworth at its regular meeting on July 10, 1978.

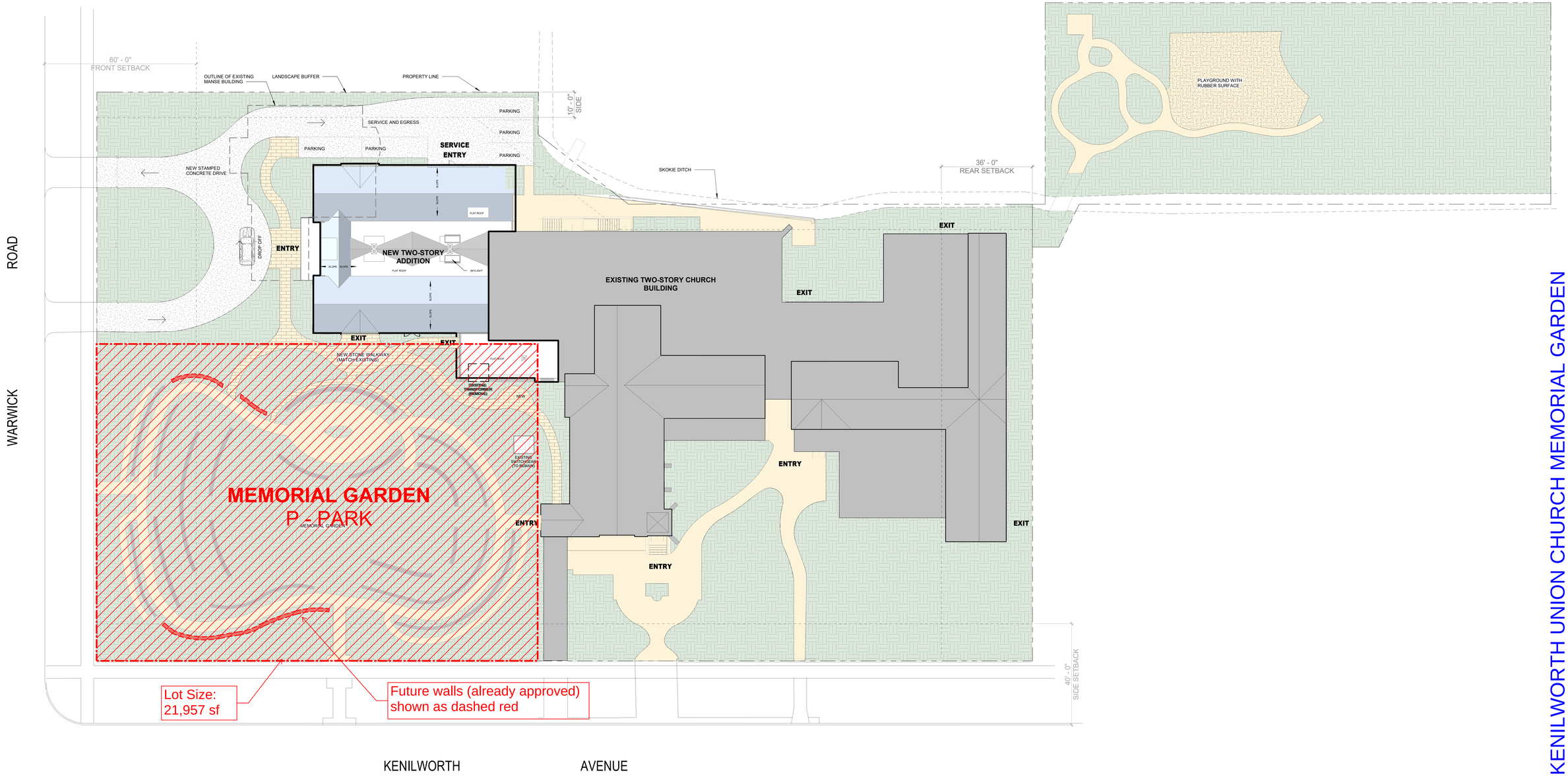
Executed this 28 day of July, 1978.

BOARD OF TRUSTEES
VILLAGE OF KENILWORTH

By: Frederick R Rhode
President

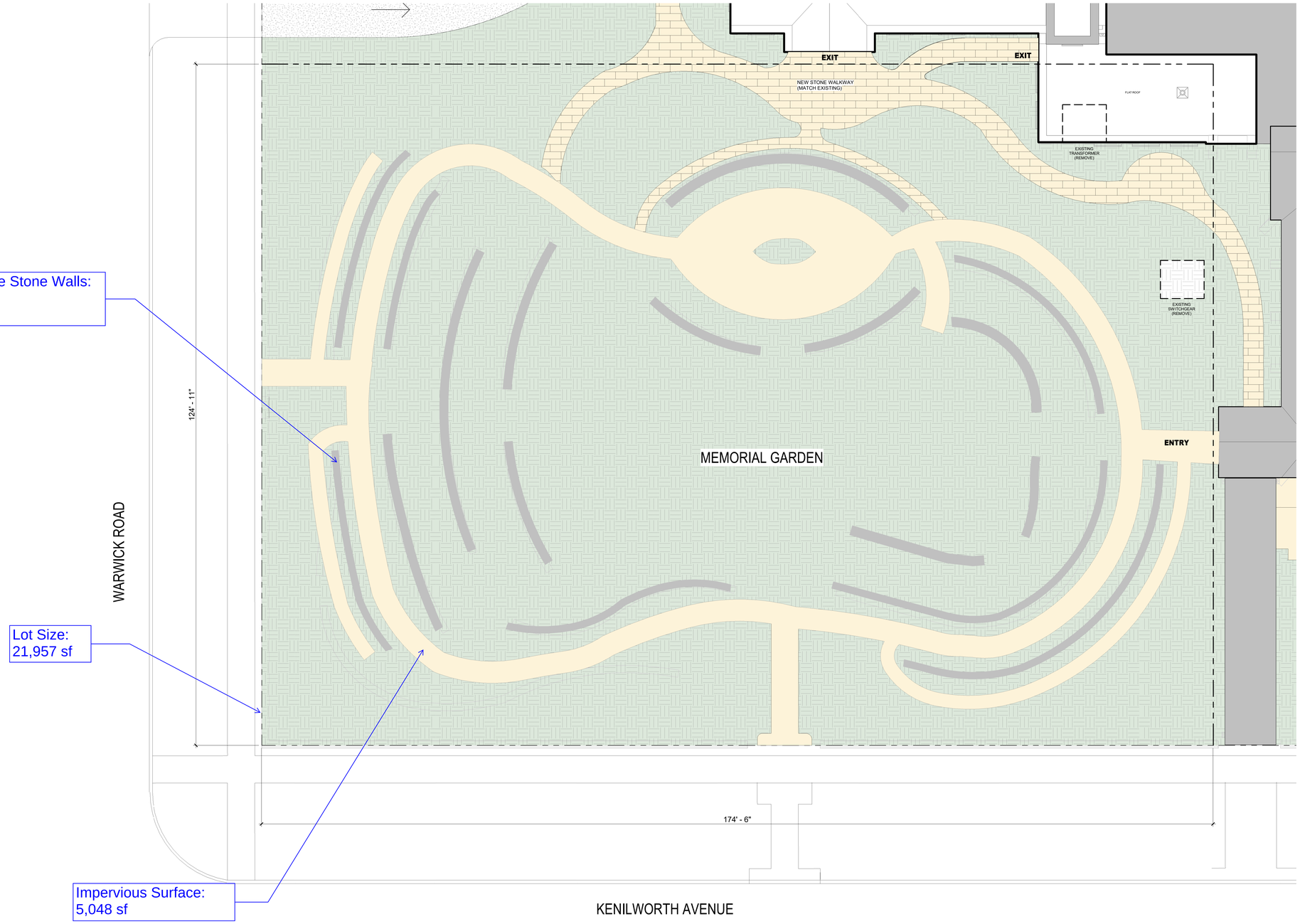


01 **ARCHITECTURAL SITE PLAN-NEW**
1/16" = 1'-0"



01 **ARCHITECTURAL SITE PLAN-NEW**
1/16" = 1'-0"

KENILWORTH UNION CHURCH - MEMORIAL GARDEN SITE PLAN



01 **SITE PLAN - MEMORIAL GARDEN**
1/8" = 1'-0"

BOUNDARY & TOPOGRAPHIC SURVEY
OF
KENILWORTH UNION CHURCH

LOT 5 IN BLOCK 10 IN KENILWORTH, A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS 22 AND 27 AND PART OF SECTION 28, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

1" = 20'

AREA

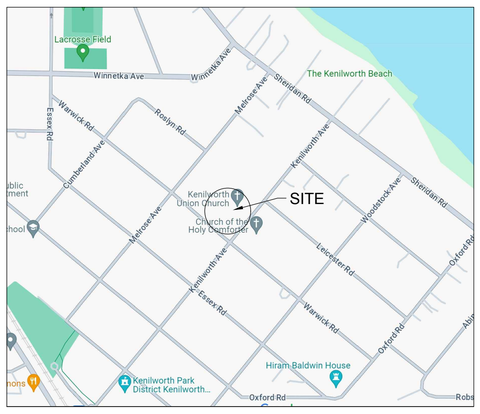
21,852 S.F.

0.502 AC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42° 05' 26.32526" N
LONGITUDE: 87° 42' 41.65034" W
ELLIPSOIDAL HEIGHT: 497.000 SFT
GROUND SCALE FACTOR: 1.0000161692
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN



VICINITY MAP
NOT TO SCALE

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- SECTION CORNER
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE
- DSP DOWN SPOUT
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- QUARTER SECTION CORNER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- CATV UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- E UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- T UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- G GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- W WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- (SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- STONE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

- 782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- + 782.62 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE:

STATION DESIGNATION: NG0131
ESTABLISHED BY: NGS
DATE:1973

ELEVATION: 614.63 (MEASURED)
DATUM: NAVD88
DESCRIPTION: BENCHMARK DISC IN CONCRETE MONUMENT AT THE JUNCTION OF GREEN BAY ROAD AND PARK DRIVE, 25.8 FEET WEST OF THE WEST CORNER OF THE CONCRETE FOUNDATION TO A TRAFFIC SIGNAL BOX, 21.0 FEET SOUTHEAST OF A TRAFFIC SIGNAL, 16.7 FEET SOUTH OF THE SOUTH CURB OF PARK DRIVE, 1.8 FEET SOUTHWEST OF THE SOUTHWEST SIDEWALK, IN NORTH CORNER OF SMALL GRASSED AREA UNDER HEDGE BUSH. A C AND GS DISK IN THE TOP OF A CONCRETE POST PROJECTING 5/10 FOOT AND ABOUT LEVEL WITH THE STREET.

SITE:

STATION DESIGNATION: 1859
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 611.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE NORTHEAST TAG BOLT ON FIRE HYDRANT TO THE SOUTHEAST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 77.9' EAST OF INTERSECTION OF STONE WALK AND CONC. WALK NEAREST TO ADJOINING LINE OF LOT 6 & LOT 8 SHOWN HEREON, AND APPROXIMATELY 74.6' EAST OF NORTHERLY CORNER OF CONC. WALK MADE FROM SAID WALK ADJOINING THE CURB TO THE SOUTHEAST AND SAID WALK THAT RUNS SOUTHWEST TO NORTHEAST.

STATION DESIGNATION: 104
ESTABLISHED BY: V3 COMPANIES
DATE:11/11/2023

ELEVATION: 610.10 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN CONC. SIDEWALK NORTHWEST OF KENILWORTH AVE, BEING LOCATED APPROXIMATELY 92.8' SOUTH OF EASTERLY MOST CORNER OF CHURCH, AND APPROXIMATELY 105' NORTHEAST FROM SOUTHERLY MOST CORNER OF COVERED STONE WALKWAY.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A233122160
RECEIVED 11-08-23.
CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION

CONTACTS	RESPONSE
AT&T/DISTRIBUTION	NO RESPONSE
COM-ED	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE
KENILWORTH, VILLAGE OF	NO RESPONSE
NICOR GAS	RESPONDED WITH ATLAS
USIC LOCATING SERVICES	NO RESPONSE



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2023.

DATED THIS 22ND DAY OF NOVEMBER, A.D.,2023.

CHRISTOPHER D. BARTOSZ
#3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WOODRIDGE, ILLINOIS

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
KENILWORTH UNION CHURCH
211 KENILWORTH AVENUE
KENILWORTH, IL 60043
847-853-2003

REVISIONS

NO.	DATE	DESCRIPTION
1.	12/28/23	REVIEW OF TITLE COMMITMENT

BOUNDARY & TOPOGRAPHIC SURVEY
KENILWORTH UNION CHURCH

Project No: 231233
Group No: VP03.1

DRAFTING COMPLETED: 11/22/2023 | DRAWN BY: ADS | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: 11/14/2023 | CHECKED BY: CDB | SCALE: 1" = 20'

SHEET NO. 1 of 1

E:\2023\231233\Drawings\ACAD\SVY\R03.1\BNDTOP231233_LOT 5_MEMORIAL GARDEN_20231114.dwg, 12/28/2023 1:45:25 PM, DWG To PDF.pc3

ORDINANCE NO. 783

Passed by the Board of Trustees, 1/13/92

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS

92079178

92079178

ORDINANCE NO. 783
AN ORDINANCE GRANTING A SPECIAL USE

WHEREAS, the Kenilworth Union Church (the "Applicant") is the owner of certain property legally described as Lot 5 in Block 20 in Kenilworth, being a subdivision of parts of Sections 22, 27 and 28, Township 42 North, Range 3 East of the Third Principal Meridian in Cook County, Illinois and located at the northeast corner of Warwick Road and Kenilworth Avenue in the Village of Kenilworth (the "Subject Property"); and

DEPT-01 RECORDING $29.50
T#3333 TRAN 8730 02/06/92 14:35:00
#4884 # C *-92-079178
COOK COUNTY RECORDER

WHEREAS, the Subject Property is presently zoned in the P District under the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended; and

WHEREAS, the Applicant has maintained a memorial garden and columbarium walls on portions of the Subject Property and desires to continue such existing use of the Subject Property and desires to complete future developments of additional portions of the Subject Property with columbarium walls in accordance with certain plans and specifications; and

92079178

WHEREAS, in addition to the continuance of the existing use of the Subject Property the Applicant wishes to provide for possible expansion of the Applicant's adjoining Church building through the construction of an addition to such building on limited portions of the Subject Property in accordance with terms and conditions to be imposed as conditions to the granting of the Special Use for the Subject Property; and

WHEREAS, the Applicant has made an application pursuant to Section 17.6 of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, for a Special Use for the Subject Property for the purposes herein described; and

WHEREAS, pursuant to duly published Notice of Public Hearing, the Board of Zoning Appeals of the Village of Kenilworth held a hearing on January 6, 1992 with respect to said Special Use and has made a recommendation and findings of fact in support of the Special Use requested by the Applicant to the Village Board of Trustees.

92079178

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF KENILWORTH, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The President and Board of Trustees concur in the findings of fact and recommendation of the Board of Zoning Appeals and do hereby affirmatively find that the Special Use as hereby authorized and granted fully complies with the standards set forth in Section 17.6(d) of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, and the Special Use for the Subject Property as and for the purposes described herein, be and the same is hereby authorized and approved subject to the conditions hereinafter set forth.

Section 2. As a condition of granting the Special Use described in Section 1 hereof, the following terms and conditions shall be imposed upon such Special Use:

(a) The construction and maintenance of a memorial garden with columbarium walls is authorized within the Special Use hereby authorized and granted. The Applicant shall retain the right to go upon the Subject Property from time to time to maintain the existing landscaping,

improvements and memorial garden and to replace, add to, restore or rebuild existing monuments or portions of the columbarium subject to the conditions hereinafter provided. Future development of the memorial garden on the Subject Property shall be in substantial accordance with the memorial garden plan prepared by Katherine Cole Church, Landscape Architect, attached hereto as Exhibit A indicating the existing columbarium walls and the proposed location of additional columbarium walls, including a columbarium boundary wall along or adjacent to the north property line. In the event additional columbarium walls are required in addition to those depicted in Exhibit A, the Applicant shall submit a request for such additions to the Village Board of Trustees who may grant such a request by the passage of the appropriate resolution. The columbarium walls (other than the columbarium boundary wall along or adjacent to the north property line) at no time shall exceed four (4) feet in height and any new monuments or other similar structures other than the columbarium walls, placed on the Subject Property shall not exceed five feet six inches (5'6") in height.

(b) A columbarium boundary wall will be permitted to be constructed along or adjacent to the north property line. Such wall shall not exceed thirty-three inches (33") in height beginning at the northwest corner of the Subject Property to a point forty feet (40') east, and from that point to the northeast corner of the Subject Property, it shall not exceed five feet (5') in height. The entire columbarium boundary wall will be solid, of masonry construction employing the same materials as the other columbarium walls on the Subject Property. The columbarium boundary wall may meander adjacent to the north property line in order to minimize damage to the existing vegetation in the memorial garden and to allow for a landscaped area on the north side of the columbarium boundary wall between it and the adjacent property.

(c) No building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time. No part of the Subject Property shall be used as a means of ingress, egress, or access for vehicular traffic to the Kenilworth Union Church.

Section 3. Any violation of the conditions hereinabove set forth by either the Applicant or its successors, grantees, transferees or assigns shall authorize revocation of the Special Use hereby authorized.

Section 4. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form and to record this Ordinance in the office of the Recorder of Deeds of Cook County, Illinois.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of January 1992.

William H. Bethke
Village Clerk

Approved this 13th day of January 1992.

Stanford B. Smith
President

ATTEST:

William H. Bethke
Village Clerk

92079178

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary E. Rathunde, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stanford B. Smith and William H. Sethness, personally known to me to be the President and the Village Clerk of the Village of Kenilworth, Illinois, respectively, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Village of Kenilworth, for the uses and purposes therein set forth.

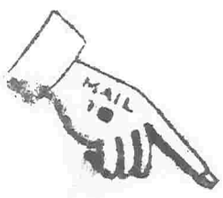
GIVEN under my hand and Notarial Seal this 13th day of January 1992.

Mary E. Rathunde
Notary Public

MY COMMISSION EXPIRES:
4/1/92

"OFFICIAL SEAL"
MARY E. RATHUNDE
Notary Public, State of Illinois
My Commission Expires April 1, 1992

Permanent Index No. 05-27-100-047



92079178

Mail to: Bruce G. Wilson
Jenner & Block
One IBM Plaza
Chicago, Illinois 60611
312/222-9350

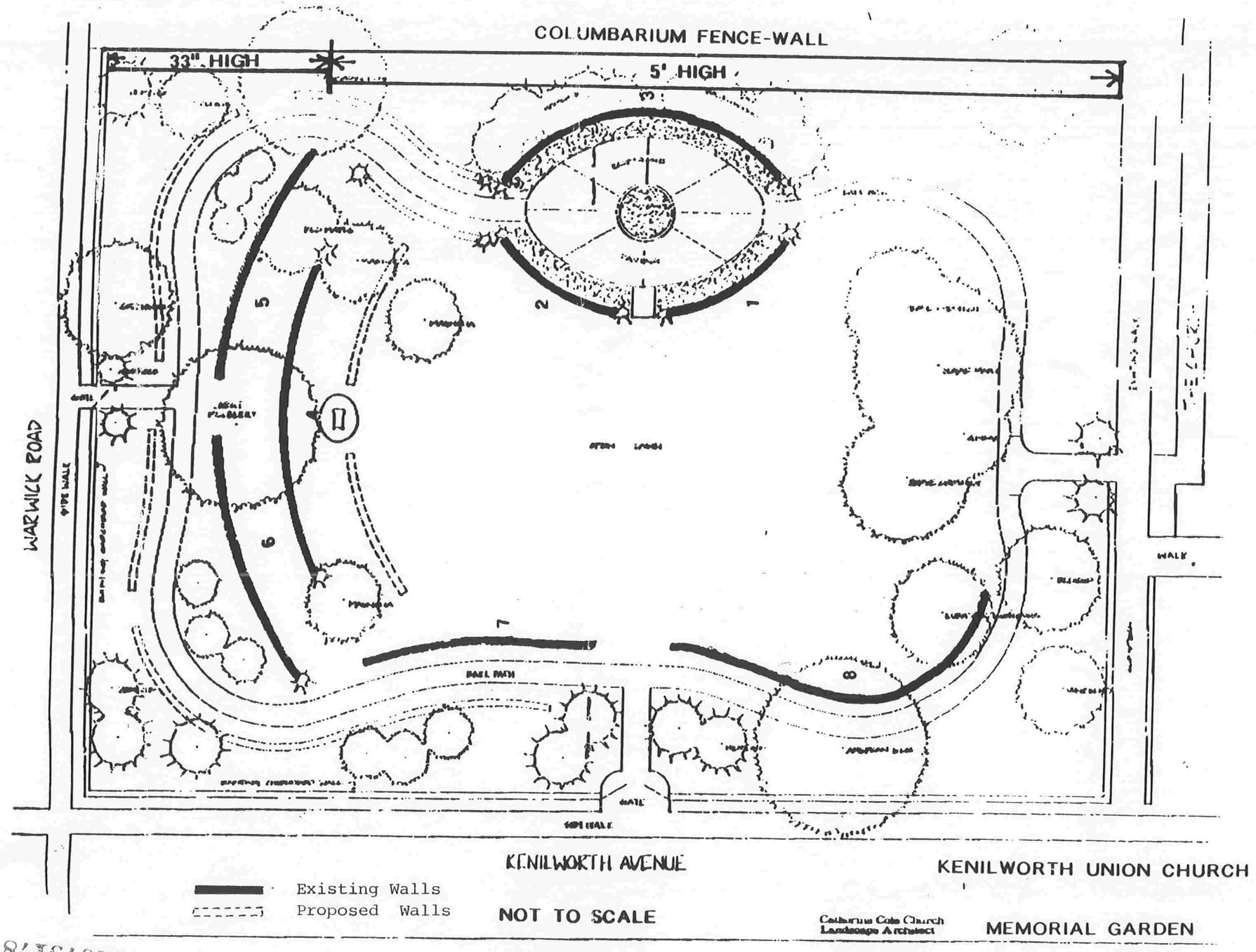


EXHIBIT-A

92079178

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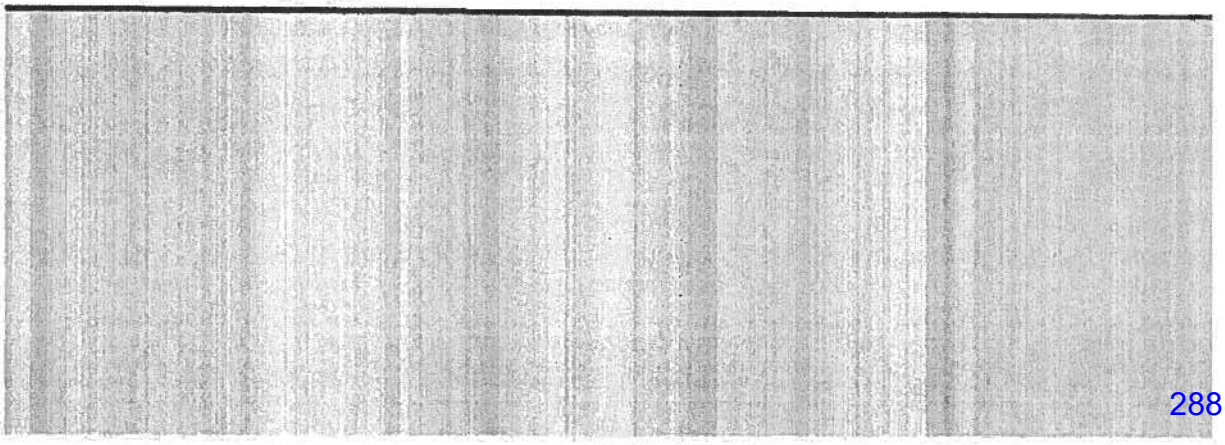
92079178

ORDINANCE NO. 784

Passed by the Board of Trustees, 1/13/92

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS



ORDINANCE NUMBER 784

AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE
VILLAGE OF KENILWORTH, ILLINOIS, 1969,
AS AMENDED TO EFFECT CHANGES IN THE
OFFICIAL ZONING MAP

BE IT ORDAINED by the President and Board of Trustees of the Village of Kenilworth, Cook County, Illinois, as follows:

Section 1. The Official Zoning Map of the Village of Kenilworth, Illinois, referred to in Section 3.2 of Ordinance No. 577 adopted on April 14, 1969, as changed pursuant to Ordinance No. 645 adopted on September 12, 1977, is further changed as follows:

a. The property commonly known as Ware Park at the northwest corner of Warwick Road and Kenilworth Avenue (Lot 10 in Block 8 in Kenilworth, being a subdivision of parts of Sections 22, 27, and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois) shall be designated "P" Park and Playground District.

b. The property commonly known as the Memorial Garden located at the northeast corner of Warwick Road and Kenilworth Avenue (Lot 5 in Block 10 in Kenilworth, being a subdivision of parts of Sections 22, 27, and 28, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois) shall remain designated "P" Park and Playground District.

Section 2. After the passage, approval, and publication in pamphlet form of this Ordinance, all in accordance with applicable laws, the Village President and Village Clerk shall be authorized and directed to sign an entry on the Official Zoning Map under the seal of the Village, setting forth the effective date and a description of the change in zoning districts provided by this Ordinance.

Section 3. Except as expressly provided in this Ordinance, the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, and the Official Zoning Map referred to in Section 3.2 thereof, shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, all in accordance with applicable laws.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of January 1992.

William H. Sothers
Village Clerk

Approved this 13th day of January 1992.

Stanford B. Arnold
President

ATTEST:

William H. Sothers
Village Clerk

BGW11115.LGL-601/mer

ORDINANCE NO. 839

Passed by the Board of Trustees, 10/13/98

Printed and published in pamphlet form by authority of the President and Board of Trustees.

VILLAGE OF KENILWORTH, ILLINOIS

ORDINANCE NUMBER 839

AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE
VILLAGE OF KENILWORTH, ILLINOIS, 1969
AS AMENDED

WHEREAS, Article V of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, establishes permitted uses and various requirements for the size of lot, minimum yard or setbacks, size of structures, and other regulations for the residential districts of the Village of Kenilworth; and

WHEREAS, as a result of increases in the intensity of non-residential uses and development of lots in the residential districts, the provisions of Article V of the Zoning Ordinance no longer adequately regulate permitted non-residential uses in the residential districts; and

WHEREAS, increased intensity of non-residential uses and development of lots in residential districts creates unique problems with respect to the effects of such non-residential uses on neighboring properties; and

WHEREAS, Section 17.6 of Article XVII of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended provides for the regulation of special uses; and

WHEREAS, the Board of Trustees desires to more carefully regulate non-residential uses of properties in residential districts by reclassifying such non-residential uses as special uses, so as to mitigate the unique problems presented by such uses; and

WHEREAS, the Building, Planning and Zoning Committee of the Board of Trustees of the Village of Kenilworth, pursuant to notice duly published on April 16, 1998 in the Wilmette Life, held a public hearing on May 4, 1998 for the purpose of hearing and considering public comments regarding a proposed ordinance for amending the regulations set forth in Article V and Article XVII of the Zoning Ordinance; and

WHEREAS, as a result of public comment on the initial proposed ordinance, the proposed ordinance was subjected to further study by the Building, Planning and Zoning Committee, as a result of which the Building, Planning and Zoning Committee, pursuant to notice duly published on August 23, 1998 in the Wilmette Life, held a further public hearing on September 17, 1998 for the purpose of hearing and answering public comments regarding the revised proposed ordinance; and

WHEREAS, the Building, Planning and Zoning Committee of the Board of Trustees of the Village of Kenilworth, after having heard and considered the public comments and reviewed the proposed ordinance in the hearings and other public meetings before the Building, Planning and Zoning Committee, recommended to the President and Board of Trustees of the Village of Kenilworth that the Village pass an ordinance amending Article V and Article XVII of the Zoning Ordinance of the Village of Kenilworth; and

WHEREAS, the President and the Board of Trustees have considered the proposed ordinance and the findings and recommendations of the Building, Planning and Zoning Committee and are fully advised thereof; and

WHEREAS, the President and Board of Trustees have determined it to be in the best interests of the Village of Kenilworth and its citizens to protect the character of the Village through the regulation of non-residential uses of properties in residential districts by treating such non-residential uses as special uses;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Kenilworth, Cook County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees of the Village of Kenilworth.

Section 2. Section 5.1 of Article V of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall be amended and restated to read as follows:

5.1 Permitted Uses. The following shall be permitted uses in Districts R-1, R-2, R-3 and R-4:

Single family dwellings
Home occupations as defined in Section 2.2
Accessory uses as defined in Section 2.2 that are accessory uses to single family dwellings

Section 3. Section 17.6 of Article XVII of the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall be amended and restated to read as follows:

17.6 Special Uses

(a) Classes. The following types of uses which, because of their unique character, can only be properly authorized in any particular district or districts upon consideration, in each case, of the impact of those uses upon neighboring property and of the public need for the particular use at the particular location, are declared to be special uses unless specifically permitted under this ordinance in the district in which proposed to be located:

(i) places of religious worship;

(ii) schools including pre-schools and day care centers (except where conducted as a home occupation);

(iii) libraries (where established as the principal use);

(iv) other uses private in character but operated not for profit and of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities; and

(v) uses operated by a public agency or publicly-regulated utility, or uses traditionally affected with a public interest.

(b) Changes in Uses. If a use permitted in any district shall become a special use by reason of the amendment of this Section 17.6, all such uses in existence on October 13, 1998 shall remain permitted uses and be deemed authorized special uses on the lots or parts of the lots

on which such uses then exist. Any changes in the use of a structure from a permitted use to a special use or any accessory use (as defined in Section 2.2) that is accessory to a special use shall require authorization as a special use under this Section 17.6.

(c) Buildings. Except as may be specifically authorized by action of the Board of Trustees pursuant to Section 17.6(j), the construction of a building or the addition or alteration to the exterior of any building (other than routine repairs and maintenance) used for or associated with a special use or any accessory uses that are accessory uses to any special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, whether such authorized special use or accessory use is authorized by reason of having been a permitted use prior to the amendment of this Section 17.6 or is authorized by action of the Board of Trustees pursuant to Section 17.6(j).

(d) Impervious Surfaces. Except as may be specifically authorized pursuant to this Section 17.6, the construction or installation of or the addition to or alteration (other than routine repairs and maintenance and replacements and relocations) of impervious surfaces (other than buildings) used for or associated with a special use or any accessory uses that are accessory uses to a special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, except that an aggregate of impervious surfaces (other than buildings) of up to 2% of the lot area may be constructed or installed on a lot after October 13, 1998 without the prior authorization otherwise required under this Section 17.6 if the aggregate of all impervious surfaces (other than buildings) does not and will not exceed 18% of the lot area, and if all other applicable provisions of this ordinance and all other applicable ordinances are complied with.

(e) Playground Equipment. Except as may be specifically authorized pursuant to this Section 17.6, the construction or installation of or the addition to or alteration (other than routine repairs and maintenance and replacements) of playground equipment used for or associated with a special use or any accessory uses that are accessory uses to a special use shall be deemed a special use requiring further authorization as a special use under this Section 17.6, except that:

(i) Playground equipment in existence on October 13, 1998 shall remain a permitted use on the lots or parts of lots on which such playground equipment exists on October 13, 1998. Playground equipment for which a building permit or other request for approval was on file with the Village on or before October 13, 1998 shall be considered a permitted use on the

lots or parts of lots on which such playground equipment is proposed to be situated, but only to the extent a permit therefor or other approval would have been issued (or was not required) under ordinances in effect prior to October 13, 1998. A building permit shall be obtained for any alteration (other than routine repairs and maintenance), relocation, replacement (other than replacement with items substantially equivalent in size and function), or expansion of such playground equipment. No building permit shall be issued for any such alteration, relocation, replacement, or expansion without authorization as a special use under this Section 17.6 if the administrative official shall determine that such alteration, relocation, replacement, or expansion will or may materially and adversely affect the public health, safety, and welfare, injure the value of other property in the neighborhood, or interfere with the use and enjoyment of neighboring properties, compared with the effects of such playground equipment on such factors before the proposed alteration, relocation, replacement, or expansion.

(ii) Playground equipment authorized by action of the Board of Trustees as a special use under this Section 17.6 may be altered, relocated, replaced or expanded within any applicable limits of such approval. A building permit shall be obtained for any alteration (other than routine repairs and maintenance), relocation, replacement (other than replacement with items substantially equivalent in size and function), or expansion of such playground equipment. No building permit shall be issued for any such alteration, relocation, replacement, or expansion without further authorization under this Section 17.6 if the administrative official shall determine that such alteration, relocation, replacement, or expansion will or may result in a material departure from the site plan previously approved by the Board of Trustees or will or may materially and adversely affect the considerations under which such playground equipment was previously approved as a special use.

(iii) Playground equipment (whether fixed or movable) that, when put to its intended use does not have or is not intended to have a fixed or single location on the land, shall not require authorization as a special use or accessory use that is accessory to a special use.

(f) Application. An application for special use shall be filed and processed in the manner prescribed for applications for variations

(except that the power to authorize special uses is vested in the Board of Trustees), and shall be in such form, accompanied by such information, as shall be required by the Board of Appeals.

(g) Standards. No special use shall be recommended by the Board of Appeals or authorized by the Board of Trustees unless the Board of Appeals and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with such proposed special use:

(i) the necessity for the public convenience at the particular proposed location;

(ii) the effects of the proposed design, location, and operation on the public health, safety, and welfare;

(iii) injury to the value of other property in the neighborhood in which it is proposed to be located;

(iv) interference with the use and enjoyment of neighboring properties;

(v) compatibility with permitted uses in the district in which it is proposed to be located;

(vi) increased traffic congestion on public ways or increased parking required on public ways;

(vii) damage to or destruction of natural scenic or historic features of significance to the Village or the immediate neighborhood; and

(viii) in the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of such equipment and its expected use with play equipment customarily associated with a residential use.

(h) Authorization. Special uses may be recommended by the Board of Appeals after a public hearing called and held in the manner prescribed herein for variations.

(i) Conditions. The Board of Appeals may recommend and the Board of Trustees may provide such conditions and restrictions upon the location and operation of a special use and associated structures,

including but not limited to provisions for off-street parking and loading, as may be deemed necessary to promote the general objectives of this ordinance.

(j) Action by the Board of Trustees. The findings of the Board of Appeals on an application for a special use, arrived at after public hearing, shall be submitted to the Board of Trustees with a report and recommendations within a reasonable time. The Board of Trustees, upon receipt of such report and recommendations and without further public hearing, by ordinance may grant the application for the special use with such conditions and restrictions as may be deemed necessary by the Board of Trustees, or deny the application, or refer it back to the Board of Appeals for further consideration.

Section 4. Except as expressly provided in this Ordinance, the Zoning Ordinance of the Village of Kenilworth, Illinois, 1969, as amended, shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect ten days after its passage, approval, and publication in pamphlet form, all in accordance with applicable laws.

Passed by the President and Board of Trustees of the Village of Kenilworth this 13th day of October 1998.

Village Clerk

Approved this 13th day of October 1998.

President

ATTEST:

Village Clerk

C:\MYDOCU~1\BGW\KEN\BGW71452.RV7

Dear Members of the Zoning Board of Appeals,

We are writing to express deep concern about the proposed project at 417 Warwick Road. The house is a charming, architecturally and historically significant two-story residence that, while physically neglected, fits perfectly with the residential street. The usage of this building, well known by many of us who have lived in the immediate area for over 30 years, has been of quite modest intensity. The proposed project will impact our street in a massive way. It will dramatically alter the look, feel and residential character, as well as substantially increase the traffic on Warwick Road between Kenilworth and Melrose. It is at odds with multiple provisions in the zoning and special use rules – rules that exist to prevent projects that are inconsistent with the residential character of our beautiful village. Although we honor and respect the role that houses of worship play in our community, the scope of the proposed project disturbs the delicate balance that our village ordinances are designed to strike. We therefore urge you to turn down the requests for (1) the rezoning of the memorial garden from park to a developable R-1 parcel, (2) a zoning variance and (3) a special use permit.

Rezoning from a park to a developable R-1 parcel

We feel that rezoning from a park to a residential parcel should not be approved for a number of reasons, including:

There is little to no precedent to rezone from a park to R-1. We asked the village for a list of any properties that have been rezoned from a park to R-1 and they were not able to provide a single example. Collectively, we have no memory of this ever occurring in our village.

Granting this rezoning request will negatively impact both the enjoyment and value of surrounding properties. This rezoning request is another step towards the construction of an 11,000 square foot addition to Kenilworth Union Church (KUC). This project will substantially alter the character and traffic of this block of Warwick Road which will impact both the enjoyment and value of the surrounding properties.

The Village Ordinance granting the Special Use Permit specifically forbids any construction on the park parcel. Ordinance No. 783 granting the Special Use Permit for memorial garden states very clearly and specifically in Section 2 that a condition granting the special use is "**no building or other shelter or structure with or under a roof shall be placed or constructed on the Subject Property at any time**" (see page 8 of the rezoning application).

Zoning Variance

The reasons that we urge you to turn down the request for a variance at 417 Warwick include:

KUC has not established that there is a hardship to justify a variance. This is the fundamental requirement for a variance in Kenilworth. We do not believe the church has illustrated a true hardship. Today, there is adequate – albeit imperfect – handicapped and elderly access to the church building, including the sanctuary. There are other alternatives to improving handicap access without a project of the scale and impact of this proposal.

The plans will dramatically impact the look, feel, residential character and traffic patterns of the immediate neighborhood. The proposed plan completely changes the look and feel of our

neighborhood, replacing an historic home with a large, undeniably non-residential building. The proposed new structure has a size, mass and visual impact, along with a proposed increase in intensity of usage, that does not fit with the character or the current streetscape and neighborhood along Warwick Road.

The petitioner has not demonstrated that the current structure cannot be rehabilitated and adapted to the proposed use. Part of the justification for the proposed new project is the current building's state of disrepair. It is unfortunate that KUC, which has owned the building for decades, has not sufficiently invested in maintaining and enhancing this historic structure, but those choices do not justify a dramatic change to the neighborhood. Hundreds of homes in Kenilworth of similar age thrive through regular maintenance and upkeep.

Zoning rules are primarily targeted toward residential properties in Kenilworth and don't really fit this type of variance request. KUC has taken the position that the variance it needs for the project is minor. We submit that the size of the variance alone should not be determinative. Even assuming that the requested variance can be characterized as minor, the large size of the project and the substantial impact of the project on the immediate community are undeniable. We live in a quiet, serene neighborhood with the benefit of two beautiful and appropriately-scaled churches that allow many of our residents to worship near their homes.

KUC has not reflected the concerns of the immediate neighbors in their plans in any significant way. The Nelson family lives at 421 Warwick Road, directly next to the current Manse, and their family will be the most directly impacted by any project. They have raised numerous concerns about the project to KUC – regarding parking, traffic and building access, garbage, nighttime lighting among others -- and they report that they have not seen a single substantive change to the church plans as a result of those conversations.

The circular driveway provided in the plan is particularly troubling to the close neighbors. The circular driveway is being presented as an enhancement to safety. We are unaware of any events that would support a conclusion that the current environment is unsafe. Nor is there evidence that the proposed entrance will enhance safety. The circular driveway will (1) substantially increase the number of drop offs at the Warwick entrance and (2) will require each vehicle to cross the sidewalk twice per drop off –a sidewalk that is heavily used by pedestrians, particularly families attending church activities on the weekend and children traveling to and from Sears School and New Trier. Clearly, the biggest benefit of this driveway is convenience – the first point made by a church leader in describing the rationale for this project to the congregation (these comments can be viewed on this video beginning at 1:30: (https://subsplash.com/kenilworthunionchurch/media/mi/+g35d299). But convenience for churchgoers will come at the cost of significant *inconvenience* to other residents and neighbors. Adding this circular driveway will: materially increase the traffic on our residential side street, which already experiences very high volume because of traffic to the churches and New Trier; result in the glare of car lights being projected into our living spaces during evenings, particularly in the winter; and cause dozens of cars to idle for 10-30 minutes multiple times a day. Lastly, this large circular driveway creates a major, unnecessary increase in impermeable surface area that will further strain the drainage in our immediate area, which is already challenged during heavy rainfalls.

We also submit that there are likely other solutions to the current traffic challenges at the preschool drop-off that should be considered. For example, a more equitable solution would be to eliminate roughly 6-7 parking spaces on Warwick Road immediately opposite the current school drop-off area,

creating the same setup as the Holy Comforter preschool drop-off area on Leicester Road, where no parking is allowed on Leicester in that area. We have observed the traffic dynamics at both locations, and we believe that this small parking change would have a substantial impact on congestion. We suspect that there are also other solutions that traffic flow experts could devise, but we are unaware of any effort to retain such expertise or consider less impactful alternatives to the proposed plan.

Finally, the immediate neighbors on Warwick Road already have already been substantially impacted by the change in drop-off patterns for the KUC preschool, and further congestion should not be permitted. Sometime in the past few years, the drop-off location was moved from Kenilworth Avenue to Warwick Road in conjunction with the Village. This causes 10-20 cars to line up multiple times each weekday on Warwick Road. Asking the immediate neighbors of 417 Warwick Road to endure the additional traffic that will be created by the proposed structure is simply not fair.

Special Use Permit

In addition to a zoning variance, KUC will require a special use permit. *The section of the Kenilworth Village Code describing factors to be considered regarding Special Use Permits provides as follows:*

"Standards. No special use shall be recommended by the Board of Appeals or the Plan Commission, as the case may be, or authorized by the Board of Trustees unless the Board of Appeals or the Plan Commission, as the case may be, and the Board of Trustees shall have taken into consideration the following factors to the extent deemed relevant to the proposed special use and the principal structure and each accessory structure used for or associated with the proposed special use:

(1) The necessity for the public convenience at the particular proposed location;

(2) The effects of the proposed design, location and operation on the public health, safety and welfare;

(3) Injury to the value of other property in the neighborhood in which it is proposed to be located;

(4) Interference with the use and enjoyment of neighboring properties;

(5) Compatibility with permitted uses in the district in which it is proposed to be located;

(6) Increased traffic congestion on public ways or increased parking required on public ways;

(7) Damage to or destruction of natural scenic or historic features of significance to the village or the immediate neighborhood; and

(8) In the case of playground equipment, in addition to the foregoing applicable factors, its proximity to and effect on neighboring properties, its expected intensity of use, and the consistency of the equipment and its expected use with play equipment customarily associated with a residential use."

We submit that most of the criteria for granting a special use permit are in clear opposition to this project. In particular, the project:

- provides only a private, not a public, convenience (#1)
- may adversely impact public safety, with increased traffic across the sidewalks on Warwick (#2)
- may impact the value of neighboring with the increases in traffic density (#3)
- will substantially impact the use and enjoyment of neighboring properties (#4)
- will increase traffic and congestion on Warwick Road (#6)
- will result in damage or destruction of historic features of the village (#7)

* * * * *

While some of us have lived here for decades and others of us have lived here for several years, we all love and value the community that has been created in Kenilworth. We also value the delicate balance that exists between the community and its neighborhood places of worship. The character of our community should be preserved and enhanced by and thoughtful application of zoning and use laws to protect the quality of living in this special place. We encourage you to use these existing rules, along with common sense and a respect for equity and fairness, in reviewing and ultimately denying this very large and significant request.

Sincerely submitted,

Marc & Jeanne Malnati 414 Warwick Road	Travis & Kyra Nelson 421 Warwick Rd	Michael & Valerie Foradas 424 Warwick Rd	Nefrette Halim & Paul Harb 432 Warwick Rd