

**CITY OF BATAVIA**  
100 N. Island Ave., Batavia, IL 60510  
(630) 454-2000  
www.cityofbatavia.net

**PLAN COMMISSION & ZONING BOARD OF APPEALS**  
**AGENDA**

**Wednesday, April 20, 2016**  
**7:00 PM**  
**City Council Chambers - First Floor**

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Public Hearing: Batavia Methodist Church  
PUBLIC HEARING: Batavia United Methodist Church
  - Comprehensive Plan Land Use Map Amendment (21 N Water St Only)
  - Zoning Map Amendment (Full Campus) from DMU, Downtown Mixed Use to PFI, Public Facilities and Institutional
  - Variances from Zoning Code(Full Campus)
  - Design Review (21 N Water St Only)

8 N Batavia Av, 17 and 21 N Water St - Batavia United Methodist Church, Applicant

Documents: [PCMEMO-BMC-MULTIPLEAPPS-041516.PDF](#)

5. Other Business
6. Adjournment

Plan Commission

Tom Gosselin  
Sara Harms  
Joan Joseph  
Tom LaLonde, Chair  
Sue Peterson  
Gene Schneider, Vice-Chair

# CITY OF BATAVIA

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**DATE:** April 15, 2016  
**TO:** Plan Commission  
**FROM:** Drew Rackow, AICP, Planner  
**SUBJECT: PUBLIC HEARING:** Batavia United Methodist Church

- Comprehensive Plan Land Use Map Amendment (21 N Water St Only)
- Zoning Map Amendment (Full Campus) from DMU, Downtown Mixed Use to PFI, Public Facilities and Institutional
- Variances from Zoning Code(Full Campus)
- Design Review (21 N Water St Only)

8 N Batavia Av, 17 and 21 N Water St - Batavia United Methodist Church,  
Applicant

## Background

The Batavia United Methodist Church campus includes their property holdings at 8 N Batavia Ave (the main building), and 17 and 21 North Water St. Public hearings are scheduled for the April 20<sup>th</sup> Plan Commission & Zoning Board of Appeals meeting to consider an application by the Batavia United Methodist Church to take several zoning actions; the crux of these actions is to allow the use of the 21 N Water St. building as a youth outreach ministry and other church functions, such as bible study. The church acquired the 21 North Water Street parcel in early 2010. The building has been used for storage by the church since that time. The Zoning Code does not allow new religious assembly use in existing buildings in the DMU District. By placing the full campus under the PFI, Public Facilities and Institutional District, religious assembly use may be initiated on this property. The Zoning Map amendment would introduce a number of nonconformities to the full campus, including for parking and the existing structures, triggering variance requests. Lastly, the Design Review is needed to approve a proposed change to the 21 N. Water building.

Actions need to be considered in the following order:

1. Modify the Comprehensive Plan's Official Land Use Map designation for the 21 North Water Street parcel to the Public Facilities & Institutional use. All of the other existing campus properties are designated for Public Facilities and Institutional use on the Comprehensive Plan. The change would align the 21 North Water property with the rest of the campus. All surrounding properties are designated for Downtown Mixed Use on the Comprehensive Plan.
2. Amend the Official Zoning Map for the full campus from DMU, Downtown Mixed Use to PFI, Public Facilities and Institutional. All adjoining properties are designated DMU, Downtown Mixed Use.
3. Grant variances for the existing conditions of the building and site, as specified in this memo.
4. Approve Design Review for future changes to the front façade of the 21 North Water Street property, removing vehicle doors and adding windows.

## Summary of Information from the Applicant

The attached narrative from Batavia United Methodist Church addresses the proposed actions to facilitate the use of the 21 North Water Street building for church-related activities including child programs, youth ministry, bible study and other charitable efforts. The narrative notes that having all of its property under one zoning classification would allow better use the site, and allow for consistent regulation of their property. The extensive history of Batavia United Methodist Church is presented, with elaboration on services that the church provides. The church has long been an anchor for activity in the downtown.

The church notes the history of their expansion plans in acquiring the 21 North Water Street. In regard to parking, the church explains it does have the ability to provide supplemental parking at the 14-18 North Batavia Avenue properties during their non-business hours. These properties were acquired recently but are not part of the subject petition. The church provides plans for the eventual modification of the 21 North Water Street façade and interior plans for the building. The proposed exterior modifications would convert the vehicle door into a windowed storefront, mirroring the existing façade.

### Staff Analysis

Staff provides the following analysis and review of the Findings for each of the proposed actions.

All of the subject properties are located in TIF #3. Staff is concerned generally with the expansion of non-taxed properties in the TIF district. Future expansion of this campus or any other non-profit entity within the downtown district will place greater financial constraints on the limited duration of the TIF district. In this instance however, all of the parcels, including 21 N Water, already have tax exempt status. The proposed change would not have any substantive effect on the TIF district.

### Comprehensive Plan Conformance with the Land Use and Zoning Map Amendments

For both the Comprehensive Plan and Zoning Map amendments, an evaluation of the Comprehensive Plan is required by Sections 5.803 and 5.703.D of the Zoning Code. Staff has reviewed the proposed change to the Goals and Policies of the Comprehensive Plan elements, and provides the following analysis of Goals and Policies that may be impacted by the change.

*Land Use* - The change to the Land Use Map and Zoning Map is consistent with Goal 1 to “*Maintain Batavia as an attractive place to live, work, shop and play with a balance of land uses*”, by providing opportunities for a common community worship activity in the downtown, consistent with the historic uses of the downtown area. The church also notes in their application the benefits of the church’s mission in furthering this goal. The proposed change may be inconsistent with the policy of “*Protect key retail properties from conversion to non-retail uses while allowing multi-tenant properties to house a healthy mix of uses*”. This location is not necessarily a key retail property, as North Water Street has traditionally been service based, including the previous use of the property. The change is consistent with “*Encourage mixed uses of land where they are compatible and integrated with the neighborhood*”, by allowing expansion of a long term anchor of the downtown. The Goal 6 to “*Continue to make the downtown and the Fox River the focal point of the community*” through the policy of “*Locate significant new public community facilities in the downtown*”.

*Economic Development* – The change would meet Goal 6 to “*Ensure that redevelopment strengthens downtown Batavia as the center of the community*” through policy a. “*Promote uses and activities that reinforce downtown as the civic and cultural heart of the community*”. The change in the Land Use designation and subsequent Zoning Map Amendment would allow the Methodist Church to further expand their civic and religious activities.

*Utility Impacts* - The change is not expected to have any impact on the City’s infrastructure to serve the permitted developments of the land use category. In this instance, the structure would be reused, and the expected activity would be consistent with the available downtown infrastructure.

Overall, the proposed Comprehensive Plan Land Use amendments place a remaining church owned parcel in a category consistent with the other holdings of the church used for the ministry. The change to the Comprehensive Plan Land Use Map is consistent with the treatment of religious institutional ownership on the map. The change places the full campus under the same designation.

There are several churches in the Downtown area are zoned DMU, others are also zoned PFI. Generally, churches that were consistent with the PFI district were placed in this category as part of the 2010 Zoning

Code. Staff is supportive of the proposed Zoning Map amendment, as a means to address the use of 21 North Water St. The proposed Zoning Map amendments will place the subject properties in the category of zoning that is also consistent with their use. The existing use of the property as a Church and associated ministry is a permitted use in the proposed zoning district. The proposed Zoning District will create a number of non-conforming zoning conditions, which are the subject of the variance requests.

### Variance Review

Reclassification of the property to PFI, Public Facilities and Institutional Use will create a number of conditions that do not conform to the Zoning Code, prompting the need for variances. The items that are subject to the variances are primarily related to the existing building setbacks and perimeter landscape area requirements. The following variances have been identified:

1. 8 North Batavia Avenue
  - a. Setback variances (Table 2.703):
    - i. A front setback of approximately 7.38' instead of the required 30'
    - ii. An north interior setback of approximately 2.64' instead of the required 15'
    - iii. A south interior setback of approximately 3.5' instead of the required 15'
    - iv. A rear setback of approximately 5' instead of the required 15'.
  - b. Perimeter Landscape Area variances (Table 2.703):
    - i. A front perimeter landscape area of 0' instead of the required 20'
    - ii. A north interior perimeter landscape area of 0' instead of the required 15'
    - iii. A south interior perimeter landscape area of 0' instead of the required 15'
    - iv. A rear perimeter landscape area of 0' rather than the 15' required
  - c. A Total Landscape Area Variance of approximately 0% instead of the required 15%
  - d. Parking: Allowing the existing Church to provide 9 existing parking spaces for the existing structure.
  
2. 17 North Water Street
  - a. Setback variances
    - i. A front setback of approximately 17.37' instead of the required 30'
    - ii. An north interior setback of approximately .84' instead of the required 15'
    - iii. A rear setback of approximately 12.05' instead of the required 15'.
  - b. Perimeter Landscape Area variances (Table 2.703):
    - i. A front perimeter landscape area of 0' instead of the required 20'
    - ii. A north interior perimeter landscape area of 0' instead of the required 15'
    - iii. A south interior perimeter landscape area of 0' instead of the required 15'
    - iv. A rear perimeter landscape area of 0' rather than the 15' required
  - c. A Total Landscape Area Variance of approximately 0% instead of the required 15%
  - d. To allow the existing structure to provide 3 spaces rather than the required 4 for a religious assembly use.
  
3. 21 North Water Street
  - a. Setback variances
    - i. A front setback of approximately 4.95' instead of the required 30'
    - ii. A north interior setback of approximately .84' instead of the required 15'
    - iii. A south interior setback of approximately 0.8' rather than the required 15'
    - iv. A rear setback of approximately 5.05' instead of the required 15'
  - b. Perimeter Landscape Area variances (Table 2.703):
    - i. A front perimeter landscape area of 0' instead of the required 20'
    - ii. A north interior perimeter landscape area of 0' instead of the required 15'
    - iii. A south interior perimeter landscape area of 0' instead of the required 15'
    - iv. A rear perimeter landscape area of 0' rather than the 15' required
  - c. A Total Landscape Area Variance of approximately 0% instead of the required 15%
  - d. Allow the 21 North Water St site to provide 3 parking spaces, as existing rather than the 21 required for a religious assembly use.
    - i.

Staff has reviewed the findings collectively for the requested variances due to their addressing existing conditions. The subdivided block and structures were platted and built before the current Zoning Code, and in the case of the original building, prior to any Zoning Code. This resulted in non-uniform lots. As the church points out in their request, the sites were built prior to the widespread use of the automobile, and have limited parking. The setback variances would legalize what would otherwise become non-conforming with the zoning change. Similarly the sites were developed consistent with urban downtowns of the time with little deference to perimeter landscape areas, or overall landscaping of the site.

In addressing the variance request for parking, the church notes the 21 North Water site has operated with deficient parking while used as a business (previous uses required 8 spaces). Effectively, the church argues that this reduces the overall size of their variance request. They also indicate that parking for the buildings along Water Street would most often occur during off-business hours where other properties may not be using adjacent parking. In particular the church notes it has control of the adjacent commercial lot, to the west of the site, where visitors may park. A conceptual parking layout for this property accompanies the church's application submittal, but is not part of the variance or design review proposal.

### Variance Findings

- A. There are unique circumstances applicable to the property, including its size, shape, topography, location or surroundings, strict application of the Zoning Code would create a hardship or other practical difficulty, as distinguished from a mere inconvenience, and deprive the property owner of property rights enjoyed by other property owners in the same zoning district

The existing conditions create unique circumstances, due to the original construction and design of the site. The buildings that are subject to the request were constructed prior to current Zoning Code requirements, but are consistent with the downtown character. The PFI District, despite being the most appropriate zoning, would create greater constraints on the enjoyment of this property, and if categorized would deprive the owners of certain rights now enjoyed on the property.

- B. Such unique circumstances were not created by the current or previous owners or applicant

The current configurations were allowed under previous codes, or by right. The variances are needed by the proposed Zoning Map amendment and would allow religious assembly use in a zoning district that is appropriate for the use.

- C. The property cannot yield a reasonable return or be reasonably used for the purpose intended by the Zoning Code under the regulations in the district in which it is located

Without the variances, it would be extremely difficult to re-build the existing structures under the proposed PFI District. It would be difficult to use these parcels without such variances, particularly the parking variance which would limit the viable uses of the property, even for other uses.

- D. The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and

The variances are not a special privilege as they are simply provide recognition of the current structures' configurations and uses under the present conditions. The applicant notes parking could be supplemented with adjacent parking agreements.

- E. The variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general.

The conditions have existed on these parcels since their initial construction, beginning as far back as 1887 when the main church was constructed. As the conditions would be permitted in the existing adjacent Zoning District, there should be no negative effect. The existing district also does not have the additional requirements for landscaping as it is primarily an urban area.

### Zoning Map Amendment Findings

The Plan Commission must review and approve the following Findings with a Zoning Map Amendment. Staff provides the following evaluation of the Findings for the Commission to consider.

**Finding A:** All required public notice has been conducted in accordance with applicable state and local laws;

**Finding:** City staff executed the notice mailing and posting of the property pursuant to City Code. Notice was published in the Daily Herald on April 4, 2016. Sign posting and mailing was completed by the applicant on this date.

**Finding B:** All required public meetings and hearings have been held in accordance with applicable state and local laws.

**Finding:** The Plan Commission on April 20, 2016 conducted a public hearing in accordance with state and local law.

**Finding C:** The extent to which the proposed amendment to the Official Zoning Map conforms generally to the goals and policies of the Comprehensive Plan and Comprehensive Plan Land Use Map.

**Finding:** The proposed amendment to the Zoning Map is consistent with several goals and policies of the Comprehensive Plan, by placing the property in a zoning category to facilitate growth of ministry activities. The proposed classification matches the Comprehensive Plan Land Use Map designation for the properties as they exist and are proposed for 21 North Water Street.

**Finding D.1:** Is the proposed zoning district and the development it allows compatible with the existing uses and zoning of nearby property?

**Finding:** The Public Facilities and Institutional District is a complementary and compatible zoning district to the surrounding DMU properties. There are several instances of these districts sharing boundaries. Additionally, the existing and proposed use is an allowed use in both zoning districts.

**Finding D.2:** Is there evidence to suggest that property values will be diminished by the particular zoning restriction changes?

**Finding:** There is no evidence to suggest that property values will be diminished by the restriction. The value of the property already takes into account the present use of the parcel.

**Finding D.3:** If any property values are diminished, does the diminishment promote the health, safety, morals, or general welfare of the public?

**Finding:** While there is no diminishment, the health, safety, morals and general welfare will be promoted by placing the properties under a Zoning District tailored to the present use.

**Finding D.4:** Does the proposed zoning change provide a greater relative gain to the public as compared to the hardship imposed on the individual property owner?

**Finding:** The zoning change will provide greater gain to the general public, by placing the property under a classification that will allow further civic use of the property under a consistent zoning district. The general public may gain from the programs and services offered.

**Finding D.5:** Is the subject property is suitable for the zoned purpose?

**Finding:** The properties and their existing use are suitable for the zoned purpose. Churches and associated uses are permitted in the proposed zoning district.

**Finding D.6:** Has the length of time the property has been vacant as zoned been excessive, considering the context of land development in the area in the vicinity of the subject property?

**Finding:** The properties have already been developed for the proposed purpose. There has not been any vacancy.

**Finding D.7:** Is there a community need for the proposed zoning or use?

**Finding:** Batavia United Methodist Church has historically provided this use under Central Business District and Downtown Mixed Use Zoning. The Church has cited Community need for the expansion of uses at this location.

### Design Review

As noted in the application, the project will also require Historic Preservation Commission review prior to issuance of building permits. The proposed exterior modifications would simply remove a service door and replace it with a storefront window, consistent in character with the existing building.

### Design Review Findings

**Finding A. The project is consistent with applicable design guidelines:** The proposed exterior building modification would be consistent with design guidelines by presenting a more pedestrian oriented and scaled front to 21 North Water Street.

**Finding B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements:** Proposed improvements would conform to these elements. Specifically, it would advance Urban Design goals of and policies of emphasizing the human scale of buildings.

**Finding C. The project is consistent with all applicable provisions of the Zoning Code:** With the approved variances, the project will be consistent with the Zoning Code.

**Finding D. The project is compatible with adjacent and nearby development:** The proposed design would be compatible with the adjacent and nearby development and is consistent with downtown buildings.

**Finding E. The project design provides for safe and efficient provision of public services:** As approved, public services can be delivered safely and efficiently.

## Staff Recommendation

Staff recommends the Plan Commission take the following actions:

1. Open and Conduct a public hearing for the following items:
  - a. Comprehensive Plan Land Use Map Amendment for 21 North Water Street
  - b. Zoning Map Amendment for parcels at 8 North Batavia Avenue, 17 & 21 North Water proposed Zoning Map Amendment.
  - c. Variances for the existing campus as specified in the staff memo
2. Approve Findings for the following items:
  - a. Zoning Map Amendment.
  - b. Variances
  - c. Design Review
3. Recommend approval of a Comprehensive Plan Land Use Map amendment, reclassifying the 21 North Water Street parcel from Downtown Mixed Use to Public Facilities and Institutional.
4. Recommend approval of a Zoning Map Amendment to reclassify the subject properties from DMU, Downtown Mixed Use to Public Facilities and Institutional.
5. Recommend approval of the variances as specified in staff memo, subject to the condition of the installation of sidewalks along Water Street within 5 years, or concurrent with any future parking or building improvement.
6. Approve Design Review for exterior modifications to 21 North Water Street, subject to review by the Historic Preservation Commission prior to construction.

Attachment:

Application package  
Comprehensive Plan Exhibit  
Zoning Map Exhibit

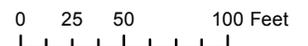
Cc: Jack Hinterlong, Applicant  
Mayor and City Council  
Media

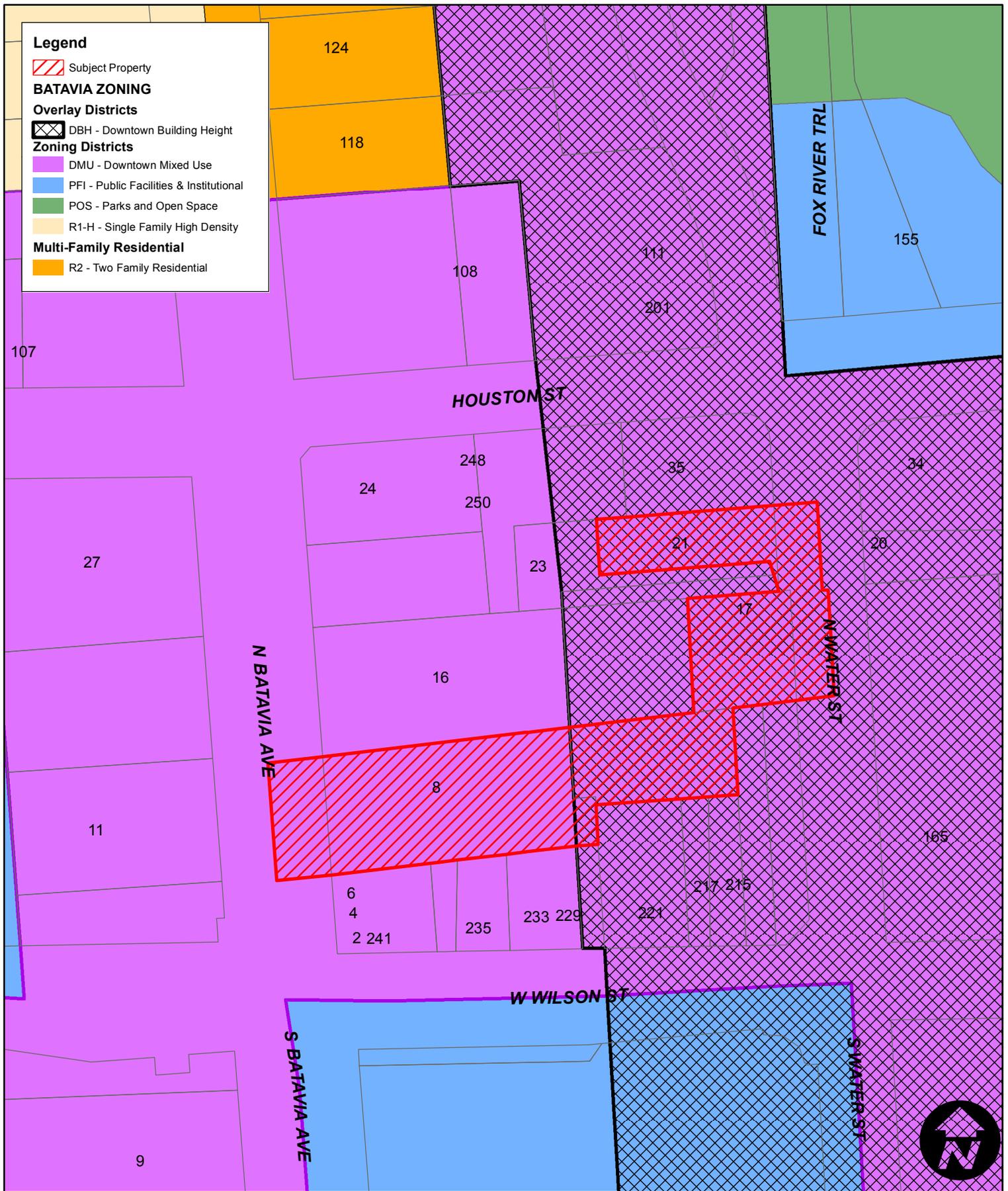


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### Proposed Land Use Map Amendment United Methodist Church

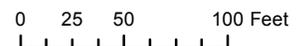




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## Zoning Map Amendment United Methodist Church



TO: Drew Rackow, Batavia City Planner  
FROM: Jack D Hinterlong, BUMC Site Development Chair  
RE: Zoning Map Amendment for BUMC  
DATE: 12/02/15

Cc: Pastor Cynthia Anderson, Pastor Joshua Bailey-Green, Jon Cunningham, Chair of Church Trustees, Kathy Abernathy, Church Council Chair

In response to your email of September 3, 2015, I am requesting on behalf of the Batavia United Methodist Church to revise our application for zoning map amendment of January, 23, 2013 to place the existing campus under the PFI Zoning District. Attached is the legal description of the property (Exhibit A), Plat of Survey of Part of Block 2 Assessor's 2<sup>nd</sup> Addition to the City of Batavia, Kane County, Illinois (Exhibit B).

### **Background**

This request is being made because of an email communication from you on February 27, 2013 to Mike Rossell, BUMC representative "that the City Attorney has advised that zoning only the 21 N Water Street property would be a spot zoning under case law, which would make it difficult for the staff to provide an affirmative recommendation to the Plan Commission." Shortly after receiving this communication Mike Rossell took a job out of state and was not able to follow up and the process had no one to follow through until now.

### **Brief history of the BUMC congregation**

The Batavia congregation has roots all the way back to the first settling of the area. In 1836, circuit rider David Blackwell taught Methodist classes in the home of William Van Nortwick on the southern edge of the new town. In 1852, the first church was constructed. In 1887, the current building was built at the corner of Batavia Avenue and Wilson Street in the French Romanesque Revival style. It was designed by Solon Spencer Beman, famed architect of Chicago's Pullman Community. It became a part of the National Register of Historic Places in 1984. Originally known as First Methodist Episcopal Church, the congregation welcomed the Evangelical United Brethren Church of Batavia in 1968 and the Swedish Methodist Congregation of Batavia in the early 1970's and became known as the United Methodist Church of Batavia. Active members continue to serve from these historic congregations.

A three-story, fully accessible education/fellowship/administrative addition was completed in 1993 at a cost of about \$1.2 million. The mortgage was paid in May, 2010. A successful Capital Fund Drive, "Building Beyond" was completed December 3, 2006, raising \$900,000 in pledges. These funds were used to establish the "Flowing Grace" outreach ministry, complete all mortgage balances, purchase a church bus, install updated lighting in the sanctuary, and make a down payment on the purchase of the Hubbard Office Interior Building (now called the Wesley Activity Center). By 2014, the Flowing Grace Ministry had achieved a level of development that met the general criteria of "Fully Functional", and was chartered as a congregation in June 2014.

## **Narrative**

The main campus of the church (parcels 12-22-178-012, 12-22-251-008, and 12-22-250-017) are designated PFI in the Comprehensive Plan. The change in Comprehensive Plan Land Use Designation to PFI of 21 N Water (parcel 12-22-251-004) would make all church properties one consistent classification of land use with the Comprehensive Plan. The proposed zoning change requested by BUMC would align the City's Zoning Map with the Comprehensive Plan Land Use Designations as they exist and proposed (for 21 North Water Street).

The proposed changes in zoning of the church buildings to PFI would be more effective for BUMC mission and services provided. The BUMC holds to the denominational mission of "making disciples of Jesus Christ for the transformation of the world." The church's mission statement is Love God, Love Others, Serve. Over the past year BUMC has made a real difference in the lives of thousands of people, in Batavia and surrounding area as well as in the United States. This year BUMC reached out to children and families in need, serving monthly at Lazarus House, Hesed House, Batavia Food Pantry as well as through new initiatives with CHIP IN Batavia. BUMC is working with other area churches to offer free, safe, fun, positive programs for kids during school district half days, when many families search for quality places for their children. This summer BUMC sent 41 youth and adults to participate in the Appalachia Service Project (ASP) in Hancock County, Tennessee. These volunteers worked on 6 houses, built relationships with one another and the families of Appalachia. This area of the country has one of the highest per capita poverty rates in the nation. BUMC goal is to bring 100 youth and adult volunteers to work in ASP by 2020. The church runs a Parents' Day Out Program (PDO) that is serving 80 children ages 2-5 Monday through Thursday. This program consistently receives high marks and appreciation from parents for its dedicated teacher, faith based positive curriculum and nurturing environment. In addition to the above programming the church provides weekly Sunday school for elementary, middle school, high school students and adults. On Wednesday evening a family meal is provided for members as well as nonmembers followed by Bible study for preschool- elementary school, small groups for 6-7 graders, 9-10<sup>th</sup> grade, 11<sup>th</sup> -12<sup>th</sup> grade and adults. In the summer a vacation Bible School for members and nonmembers is offered. This year 53 students with 40 youth and adults volunteers participated. The full church campus being under one zoning district is more practical for regulation and enforcement and for BUMC's programming of the site. Please see narrative submitted with the original application (January 23, 2013) for further information.

### **BUMC review of the La Salle Factors**

#### **a. The existing uses and zoning of nearby property**

On the south side of the church an alley way and parking lot exists for business that front Wilson Street and are zoned DMU. One land space on Wilson Street is vacant with grass only and another space is for sale with no business. On the north side of the church is the Hubbard property which is now owned by the church, a parking lot and a commercial building (Eckblades' building) at the northwest corner of Batavia Avenue and Houston Street. All of these properties are zoned DMU. On the northeast corner is another commercial property (restaurant) and tucked away in the center is a commercial property (Kraft's Building). All of these properties are zoned DMU.

#### **b. The extent to which property values are diminished by the particular zoning restrictions**

Zoning of BUMC's property to PFI should have no effect on the property values. The church's programming occurs on Wednesday evening (after 5:00PM) and on Sunday when the businesses are not open.

c. **The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals, or general welfare of the public**

There is no destruction of property values of the adjacent properties because there is no exterior physical changes being made to 21 N Water Street; everything remains the same. The church brings people into the downtown area which may promote patrons to the businesses.

d. **The relative gain to the public as compared to the hardship imposed on the individual property owner**

The hardship for BUMC is that there is no consistent zoning classification for all of our properties, yet the properties are contagious to each other and provide services to the community that enhances peoples' lives.

e. **The suitability of the property for the zoned purpose**

The contiguous location of the church properties support the suitability of the property to be zoned PFI. In the history of Batavia the church properties were previously owned by the church. The public can avail themselves of the services provided the church.

f. **The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property**

The property at 21 N Water Street has been vacant since purchased by BUMC in September 14, 2010.

g. **The public need for the proposed use**

The public which is made up of people in need and those who are called to help others will find a home to grow stronger and thus become a better society and community for all.

h. **The thoroughness with which the legislative body planned and zoned its land use**

If legislative body is in reference to BUMC, then the church has had a Long Range Site Development Team working for three years to identify programming needs, develop conceptual plans to address those needs and negotiating the acquisition of property. During the three years dialogue with the City of Batavia Administration and church leadership has taken place.

## Exhibit A: Legal Description of BUMC Main Campus Property

Beginning at the northwest corner of said Lot 7, thence easterly along the northerly line of said Lots 7 and 8, 100.30 feet to a point that is 50.0 feet westerly of the northeast corner of said Lot 8; thence southerly parallel with the east line of said Lot 8, 73.92 feet to a point that is 100.0 feet northerly of the north line of Wilson Street (measured along said parallel line); thence westerly parallel with the said north line 100.43 feet to the west line of said Lot 7, thence southerly along said west line 19.27 feet; thence westerly 16.0 feet to the southeast corner of the northerly 25.0 feet of said Lot 6 (measured along the east line of said Lot 6); thence westerly along the south line of said northerly 25.0 feet and along the south line of said Lot 2, 180.87 feet to the easterly line of Batavia Avenue; thence northerly along said easterly line 87.63 feet to the southerly line of Lot 4 in said Block 2; thence easterly along the southerly line of said Lot 4, 150.10 feet to the southeast corner of said Lot 4; thence easterly 48.04 feet to the point of beginning, City of Batavia, Kane County, Illinois; (Commonly Known as 8 North Batavia Avenue, PIN 1222178012, 12-22-251-008)

And also; Lot 12 in Block 2, Assessor's 2nd Addition to Batavia, in the City of Batavia, Kane County, Illinois (Commonly Known as 17 North Batavia Avenue, PIN 12-22-251-007)

Commencing at the southwest corner of Lot 1 in Block 3 of said addition; thence easterly along the southerly line of said Lot 1 and said Outlot No. 1, 151.32 feet, thence northerly along the easterly line of a tract of land conveyed to the Batavia National Bank by Deed Recorded November 2, 1940 in Book 1124, Page 468 as Document 461385, 62.45 feet to the line running westerly parallel with the southerly line of Houston Street, from a point on the westerly line of Water Street as shown on the Assessor's Third Addition to Batavia, which is 70.69 feet southerly of the southerly line of said Houston Street, thence easterly along said parallel line 62.67 feet for the point of beginning, this last course hereinafter referred to as Line "A" thence southerly along a line forming an angle of 89 degrees 44 minutes measured from west to south from the last described course 40.44 feet, thence easterly parallel with the southerly line of said Outlot No. 1, 117.05 feet to the westerly line of said Water Street, thence northerly along said westerly line 40.83 feet to Line "A" aforesaid extended easterly, thence westerly along said extended Line "A" 111.18 feet to the point of beginning, in the City of Batavia, Kane County, Illinois (Commonly Known as 21 North Water Street, PIN 12-22-251-004)

And adjoining Right-of-Ways.

# Exhibit B

## Plat of Survey of Part of Block 2 Assessor's 2nd Addition to the City of Batavia Kane County Illinois

**NOTES:**

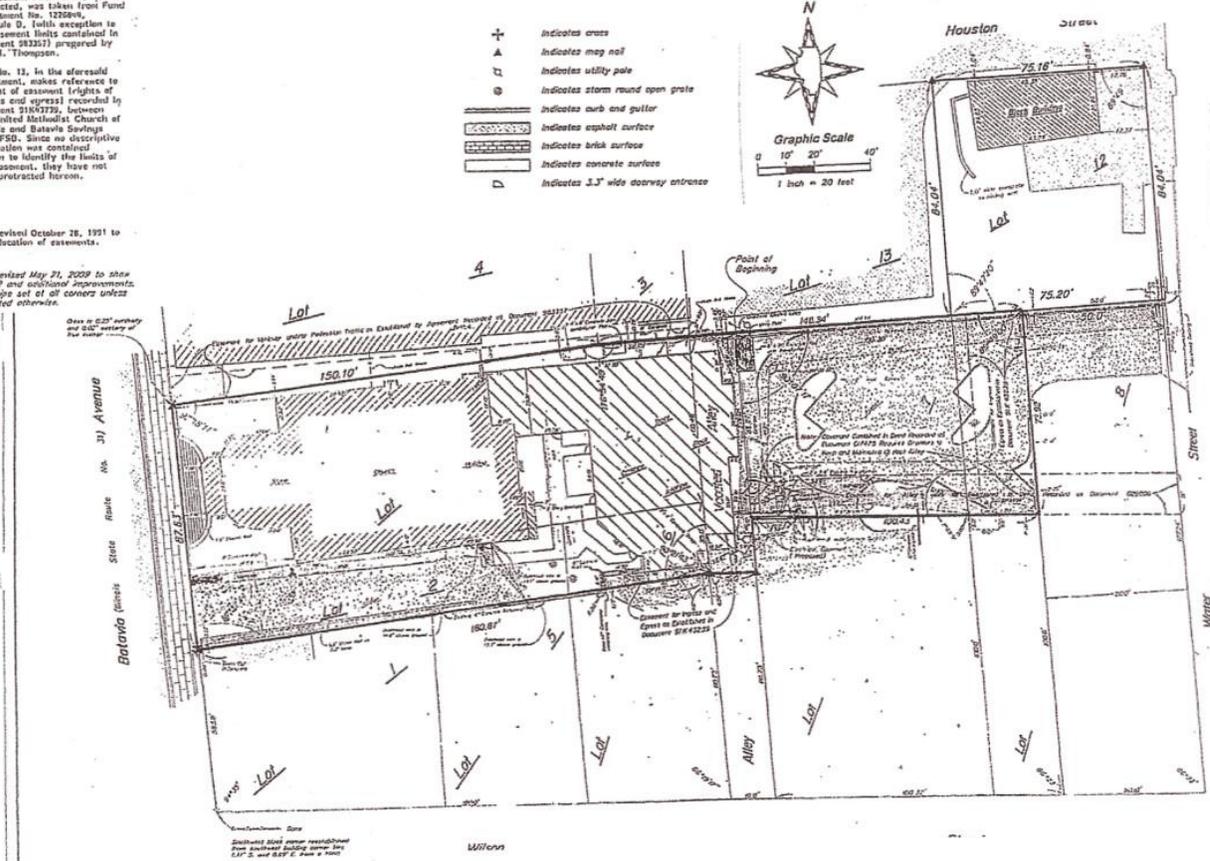
All easement information, herein protected, was taken from Fund Commitment No. 122894, Schedule D, with exception to the easement lines contained in Document 032621 prepared by Juel H. Thompson.

Item No. 13, in the aforesaid commitment, makes reference to a grant of easement rights of ingress and egress recorded by Document 01650739, between The United Methodist Church of Batavia and Batavia Savings Bank FSB. Since no descriptive information was contained therein to identify the lands of this easement, they have not been protected herein.

Plat revised October 28, 1991 to show location of easements.

Plat revised May 21, 2009 to show Lot 12 and additional improvements. Not a set of all corners unless indicated otherwise.

- ⊕ Indicates cross
- ▲ Indicates may not
- ⊗ Indicates utility pole
- ⊙ Indicates storm round open grate
- Indicates curb and gutter
- ▨ Indicates asphalt surface
- ▧ Indicates brick surface
- ▩ Indicates concrete surface
- Indicates 3.3' wide driveway entrance



State of Illinois)  
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 054-005518), have surveyed and located the features on Lot 2, part of Lots 3, 6, 7, 8 and part of the vacated alley in Block 2, Assessor's 2nd Addition to Batavia all described as follows: Beginning at the northwest corner of said Lot 7; thence easterly along the northerly line of said Lots 7 and 8, 100.10 feet to a point that is 50.0 feet westerly of the northeast corner of said Lot 8; thence southerly parallel with the east line of said Lot 8, 73.92 feet to a point that is 100.0 feet northerly of the north line of Wilson Street (measured along said parallel line); thence parallel with the said north line 100.43 feet to the west line of said Lot 7; thence southerly along said west line 19.27 feet; thence westerly 16.0 feet to the southeast corner of the northerly 25.0 feet of said Lot 6 (measured along the east line of said Lot 6); thence westerly along the south line of said northerly 25.0 feet and along the south line of said Lot 2, 180.87 feet to the easterly line of Batavia Avenue; thence northerly along said easterly line 87.63 feet to the southerly line of Lot 4 in said Block 2; thence easterly along the southerly line of said Lot 4, 150.10 feet to the southeast corner of said Lot 4; thence easterly 48.04 feet to the point of beginning, City of Batavia, Kane County, Illinois;

and also

Lot 12 in Block 2, Assessor's 2nd Addition to Batavia, in the City of Batavia, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and conforms to the current Illinois Minimum Standards for a Boundary Survey. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, May 21, 2009.

*Carol A. Sweet-Johnson*  
Illinois Professional Land Surveyor No. 3342  
License Expiration Date: November 30, 2010



Prepared by:  
Johnson - Western Surveying, L.L.C.  
A Missouri-licensed firm

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Geneva, Illinois 60134  
(630) 232-7418 (630) 845-0601 Fax  
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Drawn by & Prepared for:  
Batavia Methodist Church

File No. Page No. 1022-27  
Drawn By: PUGG  
Date: Apr. 08  
Check No. 04071009\_009 Job No. 2009

## **Written Narrative to Describe the Zoning Variance for 21 N. Water Street, 17 N. Water Street & 8 N. Batavia Avenue**

This request for parking variance for 21 N. Water Street and building setback variance for 17 N Water Street, 21 N Water Street and 8 N Batavia Avenue accompanies the proposed Comprehensive Plan Amendment and Zoning Map Amendment for a change to PFI submitted on January 23, 2013 the use of the building. The 21 N Water Street building would change to youth activities and community outreach which would require more parking. The existing church property, 8 N. Batavia Avenue, is zoned PFI and has 8 regular parking spaces and 1 handicap parking space. That is not enough parking and the reason for this parking variance request. The setback variance request is to legalize the existing setbacks under the requested change in the Code.

### **PARKING VARIANCE**

As a commercial site of 4,130 square feet, 21 N Water Street is currently zoned DMU and the parking requirement is 1 space per 500 square feet, resulting in a code requirement of 8 spaces total. But due to uniqueness of this property location and size of property, only 4 parking spaces exist, and the site was allowed to operate in the past with this deficiency of parking. This allowance could have been the result of the previous property owner having adjacent property at 14 -18 Batavia Avenue, with available parking behind that building for additional parking for 21 N Water Street. Also, the present Zoning District could allow more intensive parking uses in the same space.

The proposed use of 21 N. Water Street for religious assembly and keeping the current square footage of 4,130 (removing the Mezzanine Plan concept drawings provided in application) requires 1 space per 200 square feet, resulting in a parking requirement of 21 spaces. Due to the site operating in the past with a deficiency of parking, therefore, the effective variance is those additional spaces. In addition, if the past allowance was because the property owner had adjacent property at 14-18 Batavia Avenue, the same situation now exists with Batavia United Methodist Church which now owns that property. Exhibit A provides a parking lot lay out that could be put in place to address parking issues. The lease agreement Batavia United Methodist Church has with the 14-18 Batavia Avenue lessee for the parking behind the building stipulates: "Lessee's employees shall have non-exclusive, shared parking access in the rear of the Building. No specific amount of parking spaces will be allocated to employees of the Lessee. Parking spaces labeled "BY PERMIT ONLY" will not be utilized by Lessee, Lessee's employees or customers of Lessee and are specifically excluded from parking spaces available to Lessee."

Furthermore, the majority of activities which will be taking place in 21 N. Water Street will occur after businesses are closed or on Sunday when businesses are not open. Present plans are to use the building for youth activities. We expect most youth to be dropped off by parents, so parking needs will be less than a typical commercial use might require, for instance.

The strict application of the Zoning Code would create a hardship on the church's use of this facility and deprive the church similar rights that the 35 N Water Street property owner enjoys in the DMU zoning district. This is the only commercial business adjacent to 21 N Water

Street. The requested parking zoning variance will not constitute a granting of special privilege inconsistent with limitations upon other properties in the vicinity. The rationale for this stems from the fact that when the property was DMU it was allowed to operate with a deficiency of parking and DMU could allow for more intensive parking. If the zoning of 21 N. Water Street is changed to PFI, then the granting of this variance will meet the intent and purpose of this zoning district. The use of a parking lot will not be detrimental to the health, safety, and general welfare of individuals living or working in the neighborhood or the City in general. This variance as proposed is the least amount of relief necessary to permit the use of the property; in fact it is what existed when zoned DMU.

### **SETBACK VARIANCE**

Change in zoning to PFI requires different setback. Following is the setback versus the PFI requirements.

#### **8 North Batavia Avenue**

Front (Batavia Avenue) – 30 Required - 7.38' Provided  
Rear: 15 Required (Non-Residential) – Approximately 100' Provided  
North Side Property Line - 15 Required (Non-Residential) 2.64' Provided  
South Side Property Line – 15 Required (Non-Residential) – 3.5'(Not clear on survey - verify) Provided

#### **17 North Water**

Front – 30 Required – 17.37 Feet Provided  
Rear: 15 Required (Non-Residential) – 12.05 Feet Provided  
North Side Property Line - 15 Required (Non-Residential) 0.84' Provided  
South Side Property Line – 15 Required (Non-Residential) – Greater than 15 feet Provided

#### **21 North Water**

Front (Batavia Avenue) – 30 Required - 4.95' Provided (Variance of 25.05)  
Rear: 15 Required (Non-Residential) – 5.05' Provided (Variance of 9.95')  
North Side Property Line - 15 Required (Non-Residential) - 0.8' Provided (Variance of 14.2')  
South Side Property Line – 15 Required (Non-Residential) – 0.8' Provided (Variance of 14.2')

#### **Other Variances**

Landscaping 15% of Lot Required: Assumed 0% Provided

##### *Minimum Required Perimeter Landscape Areas*

#### *8 North Batavia Avenue*

Front (Batavia Avenue) – 20 Required - 0 Provided  
Rear: 15' Required (Non-Residential) – 0' Provided  
North Side Property Line - 15 Required (Non-Residential) 0' Provided  
South Side Property Line – 15 Required (Non-Residential) – 0' Provided

#### **17 North Water**

Front – 20 Required – 0 Feet Provided  
Rear: 15 Required (Non-Residential) – 0 Feet Provided

North Side Property Line - 15 Required (Non-Residential) 0 Provided  
South Side Property Line - 15 Required (Non-Residential) - This portion may comply if  
landscaping were to be made as part of plans) Otherwise 0 Provided.

**21 North Water**

Front - 20 Required - 0 Feet Provided

Rear: 15 Required (Non-Residential) - 0 Feet Provided

North Side Property Line - 15 Required (Non-Residential) 0 Provided

South Side Property Line - 15 Required (Non-Residential) - 0 Provided

The setback variance request is to legalize the existing setbacks under the requested change in the Code.



## Batavia United Methodist Church

### Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the Amendment for 21 N. Water Street, Batavia, IL 60510

The Batavia United Methodist Church wishes to amend the comprehensive plan of the City of Batavia so that the property at 21 N. Water Street can be used for religious assembly. To support this request for amendment the following narrative explains the history and significance of the Batavia United Methodist Church in the Batavia community and further addresses each of the goals and policies of the comprehensive plan.

#### **History and Significance**

The history of the Batavia United Methodist Church (BUMC) parallels that of the City. Settlers with Methodist heritage, including the William Van Nortwick family, arrived here by 1834. Official pastoral assignment and formation of the first Methodist congregation is traced to March, 1836, meeting in Van Nortwick homes along Batavia Avenue. Methodism and its function for spiritual enrichment and witness to the most fundamental values of human community have remained near the center of Batavia's development both physically and spiritually over all these years. The addition of German, Swedish and African Methodist congregations over the years had its impact on the strength of community in Batavia's development. The current historical house of worship was built at the heart of Batavia in 1887-88 to be a center of faith, community formation, and outreach to those in need. Along with other communities of faith the Methodists have never relinquished these duties. In fact a core principle of Methodism is the cultivation of both personal and social holiness. Methodists are involved in their community not just for personal spiritual transformation but to realize the benefits that accrue to a transformed society.

The Batavia United Methodist Church is passionately involved in serving others and helping anyone in need. Community building is at the heart of our faith witness. From Christian foundations we affirm the variety of gifts, backgrounds, cultural expressions, and economic characteristics that make up our human community. Our spiritual witness is without power if we are not deeply involved in the social, economic, and political decisions and directions of our community. It is important to the Batavia United Methodist Congregation to reassert the important "social equity" that faith bodies bring to cities, towns, and communities.

The Batavia United Methodist Church is one of only a few faith bodies that have flourished in a town center location. Building expansion in the 1990's allowed the congregation to keep growing and serving. The 1995 membership of 530 has grown to a current total of over 1100 members. The congregation is a healthy mix of young families, middle age households, and retired seniors.

We are sincere in our desire to remain in Batavia but the land upon which the church sits provides little or no option to further expansion and accommodation of continued growth. The building at 17 N. Water Street was acquired May 5, 2005 in order to start meeting ministry overflow demands. The small lot just south of the 17 N. Water Street property is designated to be a small playground and green space for children or young families – a much needed space for serving this group in our community.

## Batavia United Methodist Church

### Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the Amendment for 21 N. Water Street, Batavia, IL 60510

The Church remains significantly deficient of building space for further developing its wide ranging ministries. In 2010 the property at 21 N Water Street was acquired anticipating that this property would meet an urgent need for youth, family, and outreach ministries. During the time the Church was pursuing the purchase of the property the City of Batavia Building Department staff (Jeff Albertson) was consulted regarding the physical plant needs to meet code for the building, in fact the City staff toured the building at our request with the Church Trustees to help ensure we were aware of issues we may face for our use of it. At no time was any indication made to the Trustees with regard to any zoning condition that would affect our ability to use the building.

Unfortunately the purchase process occurred at the same time the new Comprehensive Development Plan was finalized and church officials were unaware that the new comprehensive plan would alter the zoning on the building to "Downtown Mixed Use." This zoning classification excludes several public uses including "religious assembly." We have further discovered that the new zoning classification does not allow for a variance or Conditional Use permit for "religious assembly."

Batavia United Methodist Church is committed to continued ministry with youth, families, business leaders, and public servants of all walks. The space required to expand and lead these ministries is an urgent matter. The building at 21 N. Water Street is, and we cannot emphasize this enough, critical to the fulfillment of our mission.

The subject property, 21 N. Water St, can help solve many of our most pressing ministry space needs for the time being. The following uses await the building's availability:

- a. Youth ministry group activities, youth ministry classrooms, youth ministry resource storage
- b. Staging point for mission and outreach services to Lazarus House, Hesed House, Clothes Closet, Feed My Starving Children, Batavia Interfaith Food Pantry, Fox Valley Hospice as well as other localized needs and responses.
- c. Small, medium or large planning groups, support or study groups, or 12 step programs
- d. Family ministries that would include parenting classes, special worship gatherings, celebration events, support programs, and indoor recreational options.
- e. Serving as a 'cooling center' or 'warming center' for community events conducted in the city's downtown area [runs, festivals, concerts]
- f. Overnight youth/family retreats, visiting mission team stop-over, emergency or disaster refuge
- g. Outreaching events
  - i. Limited venue concerts, variety shows
  - ii. Craft fairs, other displays of goods or services
  - iii. Health fairs and basic health services (testing, immunizations)
  - iv. Educational presentations or community issue conferencing

Batavia United Methodist Church seeks to continue a long standing tradition of serving the community and responding to needs and interests well beyond its own constituencies. The building at 21 N Water Street will be an asset toward such services.

Batavia United Methodist Church

Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the  
Amendment for 21 N. Water Street, Batavia, IL 60510

**Comprehensive Plan Goals and Policies:**

We offer the following to address the Goals and Policies of the Comprehensive plan and the effect our use will have, or not have, on the goals. The defining feature of Batavia's Downtown is the Fox River which draws recreation minded individuals and families that frequent retail businesses and restaurants located in the Downtown. The Batavia United Methodist Church supports the idea that the Fox River defines Batavia's downtown and submit that many of our programs are scheduled at times that regularly draw Batavia residents, along with residents of surrounding communities involved in Batavia United Methodist Church activities into Batavia's Downtown thus exposing them to the many opportunities for shopping, dining, and recreation available to Downtown visitors.

- **Goal 1. Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses.**

As noted in other areas of the Comprehensive Plan" industrial" has basically left Downtown and is concentrated in Batavia's Northeast. The BUMC is interested in facilities closest to our 8 N. Batavia Avenue Church as the functional center of our "campus". The buildings that we have acquired represent commercial (17 N. Water Street), and commercial (21 N. Water Street) and do not conflict with this policy. The BUMC believes that by granting this amendment this policy will be supported by functioning under very high standards for construction, life safety and aesthetics and the church seeks to comply in every way with all stated codes, ordinances, Design Review and Certificates of Appropriateness required. Granting our request for the amendment would be proactive on the part of the City and would permit BUMC to further our mission to provide services and opportunities for residents and visitors to learn of Batavia's Downtown and all of the opportunities available.

- **Goal 2. Protect and enhance environmentally sensitive and historically significant places.**

The BUMC is listed on the National Historic Register and has been plaqued by the Batavia Historical Commission. All work to facilities currently under our ownership or being considered for acquisition would be within the Downtown Historic District and as such are subject to review and issuance of a *Certificate of Appropriateness* by the Historical Commission and Design Review by City of Batavia Departments. We are unaware, at this time of any work to achieve this designation; therefore, this does not appear to apply to this application.

Batavia United Methodist Church

Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the  
Amendment for 21 N. Water Street, Batavia, IL 60510

- **Goal 3. Plan land uses to achieve an efficient provision of public facilities and services.**

BUMC use may, or may not be considered higher density. Use is most dense on Sunday mornings during the transition between services when the Church facilities accommodate two complete groups of worshippers, Sunday school participants from our youngest members through our youth and to our adults. BUMC is aware that a fire suppression system must be installed in the 21 N. Water Street facility and will make the necessary building infrastructure improvements, under permit, as required. The balance of the use of this facility will not increase or impact City utility services as the result of BUMC use (properties are not new facilities and will not necessarily increase the impact upon City Utilities.

- **Goal 4. Maintain a diversity of housing types, prices and styles for all segments of the community**

This goal and related policies appear not to be applicable to this amendment request by BUMC.

- **Goal 5. Coordinate land use and transportation planning.**

Access to and from Water Street is well defined and commonly used by occupants of multiple facilities from Wilson on the south to Houston on the north. The Streetscape project could affect this access in some way but is undefined currently. Policies B, C, and D do not appear to apply to this amendment application.

- **Goal 6. Continue to make the downtown and the Fox River the Focal point of the community**

BUMC plans to use 21 N. Water Street primarily “as is” with the exception of interior floor plan accommodating more offices, along with improvement of the facility to include fire alarm and suppression systems. Additionally BUMC is considering façade improvements to make the facility more congruent with our 17 N. Water Street facility. In accordance with directives by the City Staff we have included plans for sidewalks in the 17 N. Water Street improvements and will accommodate similar requirements, if made, on the 21 N. Water Street building as well. Policies C, D, E, and H do not appear to apply to this amendment application. It appears that much of policy f will be addressed by the Streetscape plan and BUMC will comply with any reasonable requirements that accompany land ownership in Downtown Batavia. BUMC plans for 21

Batavia United Methodist Church

Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the  
Amendment for 21 N. Water Street, Batavia, IL 60510

N. Water Street to have an impact on community life in Downtown Batavia as described previously in the history and significance section.

- **Goal 7. Redevelop obsolete industrial areas as mixed-use developments consistent with neighborhood character.**

Policies A, B, C, and D do not apply to this amendment application. The BUMC plans for 21 N. Water Street to exemplify a community gathering place by creating events and activities for Batavia residents, neighboring community residents and visitors to Batavia's Downtown as stated in the history and significance section.

- **Goal 8. Provide gradual land use transitions from district to district**

The existing neighborhood surrounding 21 N. Water Street appears to be vacant properties, BUMC owned properties, a restaurant, small retail/service businesses, a multi-tenant commercial property and a large Multi-Family residential community. Permitting this amendment would not directly support this goal but would expand services offered to community residents and visitors and increase foot traffic which is important to recreation and enhances the viability of retail venues. Policy B does not appear to apply to Downtown conditions because setbacks are limited due to building proximity to Water Street, shallow bedrock limits the type and prospects for survival of many species of landscaping and lot lines tight to structures precludes the ability to construct buffers. Policies C and D do not apply to this amendment application.

- **Goal 9. Maintain sufficient retail and employment areas to ensure the fiscal and economic vitality of the City.**

Granting this application would not directly support this policy. There are, however, economic factors that should be considered:

- a. While the number of employees resulting from BUMC use of the facility will be less than in prior years when the business closed, BUMC purchased the building as a vacant property.
- b. There are a number of BUMC congregation members (youth paid for various roles), as well as salaried staff that participate in many of the ministries that will be improved as a result of bringing this facility into BUMC active use. Policies C, D, and E do not apply to this amendment application.

Batavia United Methodist Church

Written Narrative Describing the Proposed Comprehensive Plan and Information to Support the  
Amendment for 21 N. Water Street, Batavia, IL 60510

- **Goal 10. Establish a system of parks, open spaces and trails that supports neighborhoods, protects sensitive environmental areas and separates Batavia from other communities.**

This goal and stated policies do not apply to this amendment application.

- **Goal 11. Plan for the possible reuse of both the Fermilab and Mooseheart properties**

This goal and stated policies do not apply to this amendment application.

**Summary**

Discovering that current zoning disallows any use of the 21 N Water Street building for the religious/spiritual purposes for which it was purchased has clearly limited the Batavia United Methodist Church in fulfilling its mission to the Batavia downtown and larger community.

The Batavia United Methodist Church endorses the desired results of the Comprehensive Plan to sustain a thriving Downtown environment for shopping, dining and recreation. We also believe we make a strong contribution to the Downtown arena. The Batavia United Methodist Church has reconfirmed its desire to be an anchor institution and presence for Downtown Batavia. The very thought of abandoning our historic and strategic location in order to expand and extend our ministries is antithetical to our 176 year identity, but we desperately need additional space. Instead, we are confident that fulfillment of our vision and mission will be a constant attraction of people to the downtown community.

Therefore, we request an affirmative amendment that will recognize the asset of “religious assembly” for the property, 21 N Water Street. In addition, we ask for language in the amendment that can accommodate other potential acquisitions in the same area for ministry expansion and “social equity” for the Downtown community.

Batavia United Methodist Church  
21 N. Water Street



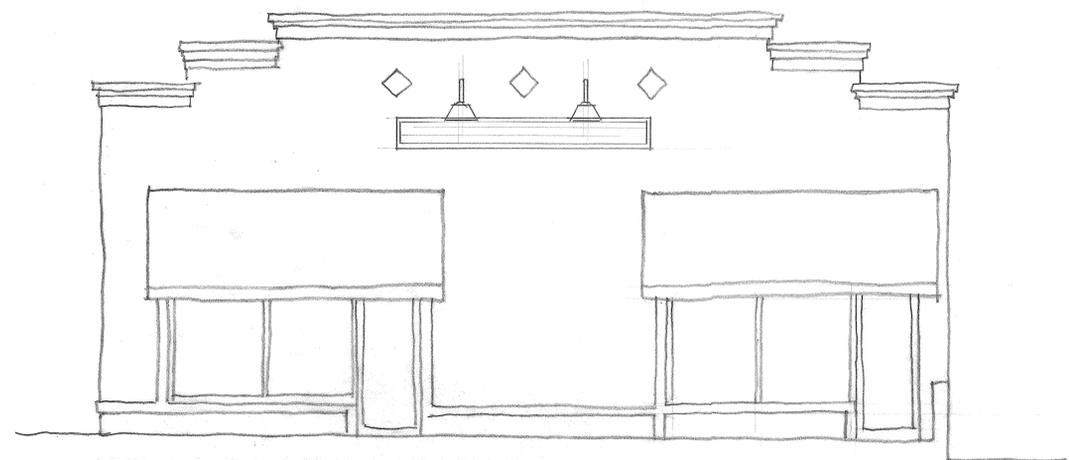
East Elevation



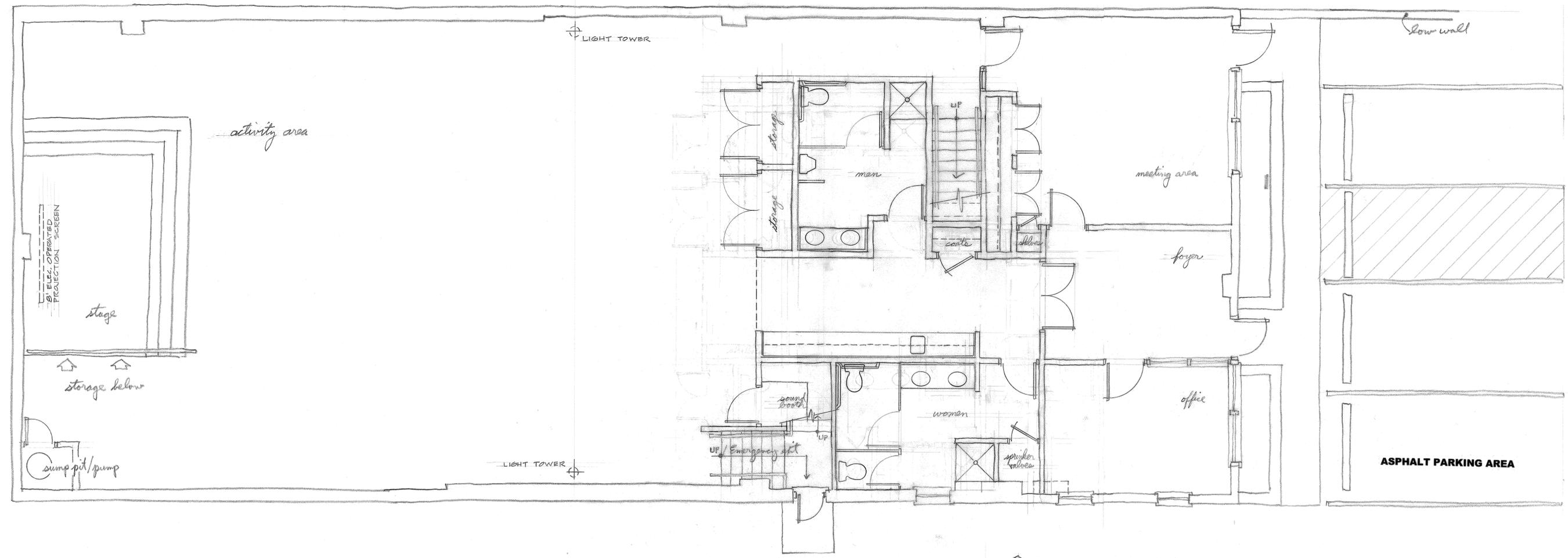
South (and East) Elevation



Dixon Associates/Architects  
 511 WALNUT STREET  
 ST. CHARLES, ILLINOIS 60174  
 (630) 584-3715  
 www.dixonarchitect.com



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**YOUTH BUILDING**  
 21 NORTH WATER STREET / BATAVIA, ILLINOIS  
**BATAVIA UNITED METHODIST CHURCH**

Date 11/22/10  
 Scale 1/4"=1'-0"  
 Drawn [Signature]  
 Job 10-356  
 Sheet **A1**  
 Of [blank] Sheets

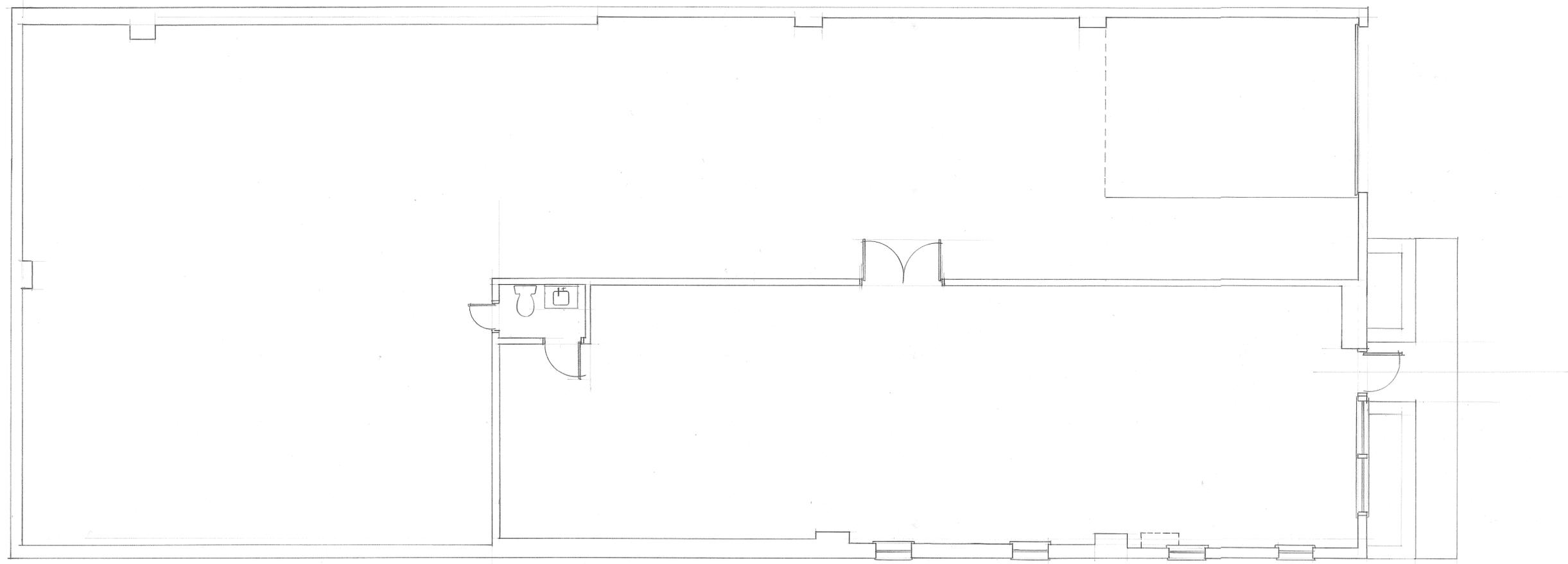
REVISIONS	BY



Dixon Associates/Architects  
 511 WALNUT STREET  
 ST. CHARLES, ILLINOIS 60174  
 (630) 384-3715  
 www.dixonarchitect.com



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



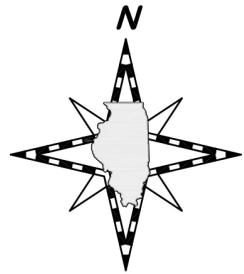
**FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

*EXISTING*

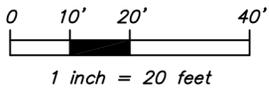
**YOUTH BUILDING**  
 21 NORTH WATER STREET / BATAVIA, ILLINOIS  
 Batavia United Methodist Church

Date 10/27/10  
 Scale 1/4"=1'-0"  
 Drawn *M. Dixon*  
 Job 10-356  
 Sheet  
**A3**  
 Of Sheets

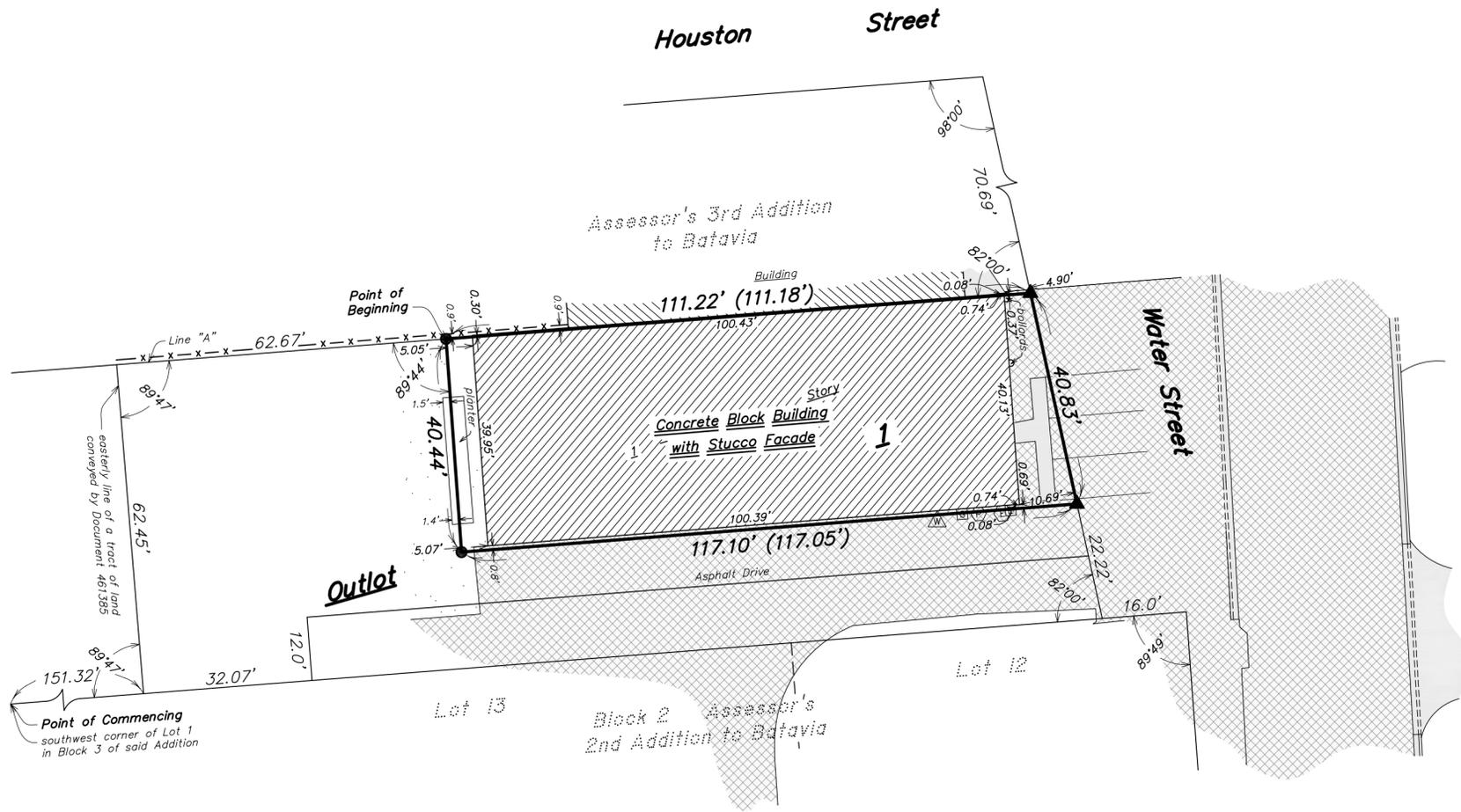
# Plat of Survey of Part of Outlot No. 1 Joseph Orr McKee's Addition to Batavia City of Batavia Kane County Illinois



Graphic Scale



- |       |  |           |                                     |
|-------|--|-----------|-------------------------------------|
| ●     | Indicates iron stake                                   | ⊠         | Indicates gas meter                 |
| ▲     | Indicates mag nail                                     | △         | Indicates water marker              |
| (60') | Indicates record or deed data per Document 2010K068928 | -x-x-x-x- | Indicates center line of fence      |
| ⊞     | Indicates electrical meter                             | ====      | Indicates curb and gutter           |
| ⊞     | Indicates electrical pedestal                          | ====      | Indicates depressed curb and gutter |
| ⊞     | Indicates phone pedestal                               | ▨         | Indicates asphalt surface           |
|       |  | ■         | Indicates concrete surface          |
|       |  | ▨         | Indicates gravel surface            |



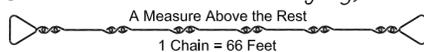
State of Illinois)  
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on that part of Outlot No. 1 of Joseph Orr McKee's Addition to Batavia, described as follows: Commencing at the southwest corner of Lot 1 in Block 3 of said addition; thence easterly along the southerly line of said Lot 1 and said Outlot No. 1, 151.32 feet, thence northerly along the easterly line of a tract of land conveyed to the Batavia National Bank by Deed Recorded November 2, 1940 in Book 1124, Page 468 as Document 461385, 62.45 feet to the line running westerly parallel with the southerly line of Houston Street, from a point on the westerly line of Water Street as shown on the Assessor's Third Addition to Batavia, which is 70.69 feet southerly of the southerly line of said Houston Street, thence easterly along said parallel line 62.67 feet for the point of beginning, this last course hereinafter referred to as Line "A", thence southerly along a line forming an angle of 89 degrees 44 minutes measured from west to south from the last described course 40.44 feet, thence easterly parallel with the southerly line of said Outlot No. 1, 117.05 feet to the westerly line of said Water Street, thence northerly along said westerly line 40.83 feet to Line "A" aforesaid extended easterly, thence westerly along said extended Line "A" 111.18 feet to the point of beginning, in the City of Batavia, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and this professional service conforms to the current Illinois Minimum Standards for Boundary Survey. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, October 10, 2011.

Illinois Professional Land Surveyor No. 3342  
License Expiration Date: November 30, 2012

Prepared by:  
Johnson - Western Surveying, L.L.C.



825 West State Street, Suite 207  
Geneva, Illinois 60134  
(630) 845-3166

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Ordered by & Prepared for:  
United Methodist Church of Batavia

Field Bk/Page No: 1/22-27 & 4/63-64	T-R-S: 39-8-22
File Name: 2011_021_POSO	Drawn by: MLF
Directory: CAD7\2011_021	Job No.: 2011_021

