



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): The Michael Gray Foundation of Dreams

Address/Location of Property in Question: 6435 North Ave Oak Park IL

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): Chetrandia Gray

Address of Property Owner(s): _____

E-Mail of Property Owner(s): Chetrandiaeg@yahoo.com Phone: _____

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): Pastor Curtis Lott/ Christian Fellowship Ministries

Applicant's Address: 6533 North Ave Oak Park IL

Applicant's Contact Information: Phone 630.776.5868 E-Mail clott2010@gmail.com

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative _____ Contract Purchaser Other

(If Other - Describe): Holding Religious Service

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1-2-3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: To continue holding religious service at 3465 North ave Oak Park IL

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

Is the property in question currently in violation of the Zoning Ordinance? Yes No
If Yes, how? _____

Is the property in question currently subject to any zoning relief? Yes No
If Yes, how? _____ Hall Need continue to hold religious service at _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? Yes No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Pastor Curtis Lott

(Printed Name) Applicant

Pastor Curtis Lott

11/8/2021

(Signature) Applicant

Date

Chetrandia Gray
(Printed Name) Owner

Chetrandia Gray
(Signature) Owner

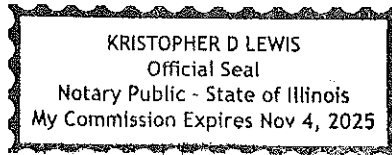
12/23/2021
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF December, 2021

Kristopher D Lewis
(Notary Public)



12/16/2021

Curtis Lott
Christian Fellowship Ministries
6435 North Ave.
Oak Park IL 603020

Michael Bruce
Oak Park Zoning Administration

Project summary-- indicating number of current members and proposed number that you would like to have. Please include hours of operation and days of the week you would hold activities.

The Maranda Hall would be used for:

- **Sunday morning worship services –**
 - **10AM- 12 PM**
 - **We average around 10 People**

- **Study classes throughout the week.**
 - **On Site Wednesdays 1 & 3 – 6:30 PM to 7:00 PM**
 - **Remote Wednesdays 2 & 4 – 6:30 PM to 7:30 PM**
 - **These classes average about 5 people at this time.**

- **Groups and meetings – None at this time**

- **Special events - from time to time we project 40 to 50 people attending events on Saturday such as the Ordination Ceremony or Auxiliary service.**

- **Pictures of the space inside.**
 - **Sent you pictures at e-mail**

Relative to the application page, please get your signature and the owner's signature notarized.

Pastor Curtis Lott

RESPONSE TO APPROVAL STANDARDS

The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Christian Fellowship Ministries, of Oak Park, IL is a non-profit religious organization wishing to establish/hold service church at 6435 North Ave. in Oak Park, IL 60302. The property at 6435 North Ave Street is an existing structure located in a commercial district and not designed pursuant to the R7 regulations. To conform to the R7 regulations, the building would need to be demolished to meet front, side setbacks and open space requirements of R7 district.

The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The property at 6435 North Ave. Street is an existing two-story building with a total lot size of approximately 3,125 square feet. The building has party walls with buildings to the east and west and adjacent to the public sidewalk. The building, therefore, cannot be physically expanded to accommodate the R7 zoning requirements for a place of worship in an NC district, i.e., 15 foot set back and a 10,000 square foot minimal size.

The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

The hardship for the current applicant is imposed by the current R7 zoning dimensional requirements in that the applicant is restrained from purchasing the property for its use as a religious facility. The owner's hardship is evident in the loss of such a contract purchaser.

VILLAGE OF OAK PARK STATEMENT OF COMPLIANCE

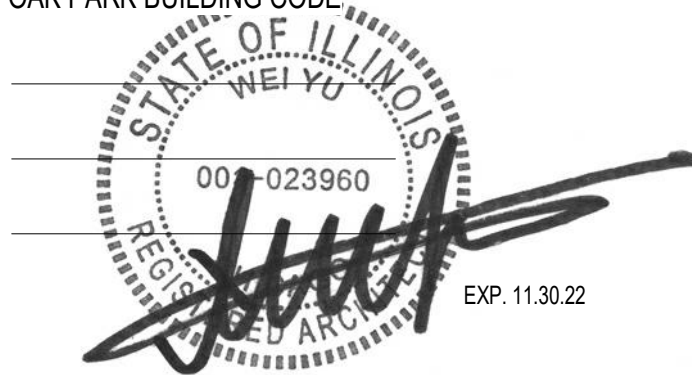
I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF OAK PARK BUILDING CODE.

SIGNED:

ILLINOIS REGISTRATION NO.:

DATE:

ARCHITECT



GENERAL ARCHITECTURAL NOTES

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES AND ENVIRONMENTAL REGULATIONS OF THE GOVERNING LOCAL AND STATE JURISDICTIONS.
- ANY CONFLICTS IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION OF THE ITEM.
- CONTRACTOR SHALL STAKE SITE OUT AND CONFIRM BUILDING LOCATION ON SITE RELATIVE TO PROPERTY LINES AND ZONING SETBACKS AS DESCRIBED IN THE OWNER'S SURVEY AND THE CONTRACT DOCUMENTS PRIOR TO START OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE (U.N.O.). ALL DIMENSIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF WORK. MAINTAIN DIMENSIONS MARKED "CLEAR", AND ALLOW FOR THICKNESS OF FINISHES.
- DRAWINGS ARE NOT TO BE SCALED. IF FIELD VERIFIED DIMENSIONS DIFFER FROM THE WRITTEN DIMENSIONS ON THE DRAWINGS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE DESIGNER FOR VERIFICATION.
- ANY APPLIED LIVE LOADINGS ON THE STRUCTURE DURING THE CONSTRUCTION PROCESS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR CONFIRMATION THAT SUCH LOADING CAN BE ACCOMMODATED BY THE BUILDING STRUCTURAL DESIGN.
- ALL INTERIOR STRUCTURAL STEEL, THAT IS NOT FIREPROOFED, SHALL BE PRIME PAINTED U.N.O.
- ALL STRUCTURAL STEEL WITH DIRECT EXTERIOR EXPOSURE, THAT IS NOT FIREPROOFED, SHALL RECEIVE THE SPECIFIED HIGH-PERFORMANCE COATING.
- ALL CONCRETE SLABS ON GRADE SHALL HAVE A MINIMUM CLASS A VAPOR RETARDER.
- CONTROL JOINTS ON CONCRETE SLABS ON GRADE SHALL BE CAULKED WITH A CONCRETE COLORED SEALANT AS SPECIFIED.
- CONCRETE FLOOR SLAB FINISHES SHALL MEET THE APPLIED FLOOR FINISH MATERIAL MANUFACTURER'S REQUIREMENTS.
- ALL SURFACES TO BE PAINTED SHALL BE PREPPED PER THE PAINT MANUFACTURER RECOMMENDATIONS.
- FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, AND HVAC AND MECHANICAL GRILLES, ETC. TO BE PAINTED TO MATCH THE BACKGROUND COLOR OF THE ADJACENT WALL COVERING OR WALL, UNLESS LOCAL CODES REQUIRE OTHERWISE.
- MAINTAIN MINIMUM CODE REQUIRED VERTICAL CLEARANCE IN ALL EGRESS PATHS.
- NO BUILDING MATERIAL SHALL BE INSTALLED IN AN ENVIRONMENT THAT IS NOT ACCEPTABLE TO THE MANUFACTURER OF SUCH A PROJECT.
- SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGE TO THE ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTORS TO SCHEDULE ALL INSPECTIONS AND TO OBTAIN AN OCCUPANCY PERMIT OR CERTIFICATE.
- CONTRACTOR SHALL BE RESPONSIBLE TO CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY PROPERTY DAMAGE, HOLD HARMLESS, ETC. REQUIRED INSURANCE SHALL BE SUBMITTED TO OWNER/ARCHITECT BEFORE COMMENCEMENT OF WORK.
- THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. WHEN THE ARCHITECT IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK. THE ARCHITECT SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.

BUILDING DATA

OCCUPANCY CLASSIFICATION (CHAPTER 3, SECTION 303):
GROUP A-3, ASSEMBLY

TYPES OF CONSTRUCTION (CHAPTER 6, SECTION 602):
TYPE II-B (EXIST. TO REMAIN)

OCCUPANCY LOAD (CHAPTER 10, SECTION 1004):
ASSEMBLY - UNCONCENTRATED TABLES AND CHAIRS: 1,088 SF/15 NET = 72 OCC.
OR
ASSEMBLY - CONCENTRATED CHAIRS ONLY: 1,088 SF/7 NET = 155 OCC.

EXIT ACCESS TRAVEL DISTANCE (CHAPTER 10, SECTION 1015):
200 FT W/O SPRINKLER SYSTEM

NUMBER OF EXITS REQUIRED / PROVIDED (CHAPTER 10, SECTION 1018):
2 REQUIRED / 2 PROVIDED

LIST OF CODES

2003 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
2003 INTERNATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS
2002 NATIONAL ELECTRIC CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL FUEL GAS CODE
2003 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2014 ILLINOIS STATE PLUMBING CODE
1997 ILLINOIS ACCESSIBILITY CODE

GENERAL GRAPHIC SYMBOLS

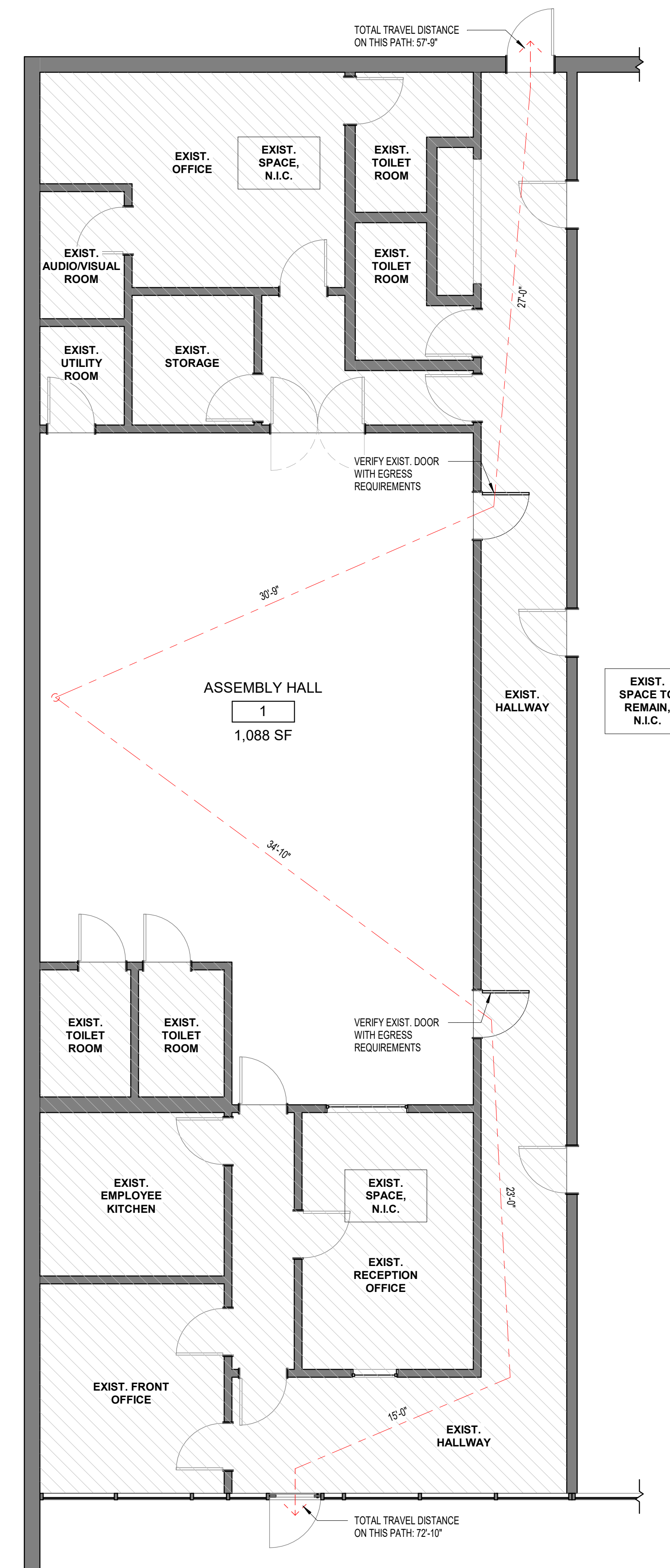
- AREA NOT IN SCOPE
- EXISTING WALLS AND COLUMNS TO REMAIN
- EXISTING AREA TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS

GENERAL NOTES - DOOR

- ALL NEW, ALTERED, REPAIRED OR REPLACED DOORS LEADING INTO REQUIRED ACCESSIBLE ROOMS OR SPACES SHALL BE A MINIMUM OF 2'-10" WIDE WITH LEVER OPERATED HARDWARE AND COMPLY WITH ADA/JC/JANSI A117.1 2003.
- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT A KEY FROM THE SIDE OF EGRESS INTO THE DIRECTION OF TRAVEL.
- ALL DOORS LEADING INTO HAZARDOUS ROOMS SHALL HAVE KNURLED HARDWARE.
- UL LABELS ON DOOR AND FRAMES SHALL NOT BE PAINTED.
- ALL EXPOSED TO VIEW DOOR FRAME ANCHORAGE INTO ADJACENT WALL CONSTRUCTION SHALL BE PATCHED TO CONCEAL THE FASTENER HEAD.
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND HAVE A 12" HIGH THRESHOLD MATCHING DOOR FRAME WIDTH.
- ALL DOOR HARDWARE COMPONENTS SHALL BE OF LIKE FINISH, U.N.O.
- ALL INTERIOR DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE A 5LB MAX OPENING FORCE. ALL EXTERIOR DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE A 8.5LB MAX OPENING FORCE.
- EXTERIOR DOORS AND FRAMES SHALL BE GALVANIZED, U.N.O. INTERIOR DOORS SHALL BE PRIME PAINTED, U.N.O.
- THE BOTTOM RAIL ON STILE/RAIL DOORS ALONG AN ACCESSIBLE ROUTE SHALL BE 10" HIGH.
- ALL GLAZED DOORS, AND ANY GLAZED PANEL GREATER THAN 16" IN WIDTH, WITH A SILL LESS THAN 24" ABOVE THE FLOOR, AND IMMEDIATELY ADJACENT TO ANY DOOR SHALL BE GLAZED WITH SAFETY GLAZING.

GENERAL NOTES - FINISH

- ALL PLUMBING FIXTURES AND COUNTERTOPS (TOILET ROOMS, KITCHENS, VENDING AREAS, ETC.) SHALL BE CAULKED TO THE ADJACENT MATERIAL WITH AN ANTIMICROBIAL SEALANT.
- TILE JOINTS AT CHANGES IN PLANE SHALL BE SEALED WITH SEALANT.
- ALL JOINTS BETWEEN THE TILE FINISHES AND DOOR/WINDOW FRAMES SHALL BE CAULKED WITH A SEALANT COLOR TO MATCH THE GROUT JOINT COLOR.
- CEILING ACCESS PANELS SHALL BE PAINTED TO MATCH FINISH CEILING.
- WHERE TOUCH-UP PAINTING IS REQUIRED, REPAINT THE ENTIRE WALL TO MAINTAIN CONSISTENT COLOR.
- ALL OUTLETS, SWITCHES AND COVERPLATES TO BE WHITE ON LIGHT BACKGROUNDS, AND BLACK ON DARK BACKGROUNDS.
- ITEMS REQUIRING FINISH SELECTIONS THAT DO NOT APPEAR ON THE FINISH SCHEDULE SHALL BE SELECTED FROM SHOP DRAWING SUBMITTALS AND/OR SAMPLES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS.
- FLOOR FINISH TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF THE DOOR, U.N.O.
- REFERENCE CODE MATRIX FOR INTERIOR WALL AND CEILING FINISHES FLAME SPREAD RATING AND SMOKE DEVELOPED RATING. REFERENCE CODE MATRIX FOR FLOOR COVERING CRITICAL RADIANT FLUX RATING.
- SPRINKLER HEADS AND COVERS SHALL NOT BE FACTORY OR FIELD PAINTED.



1 EXISTING FLOOR PLAN
3/16" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUE FOR ZONING BOARD HEARING	12.20.2021
DRAWING REVISIONS		

YU & ASSOCIATES
Collaborative

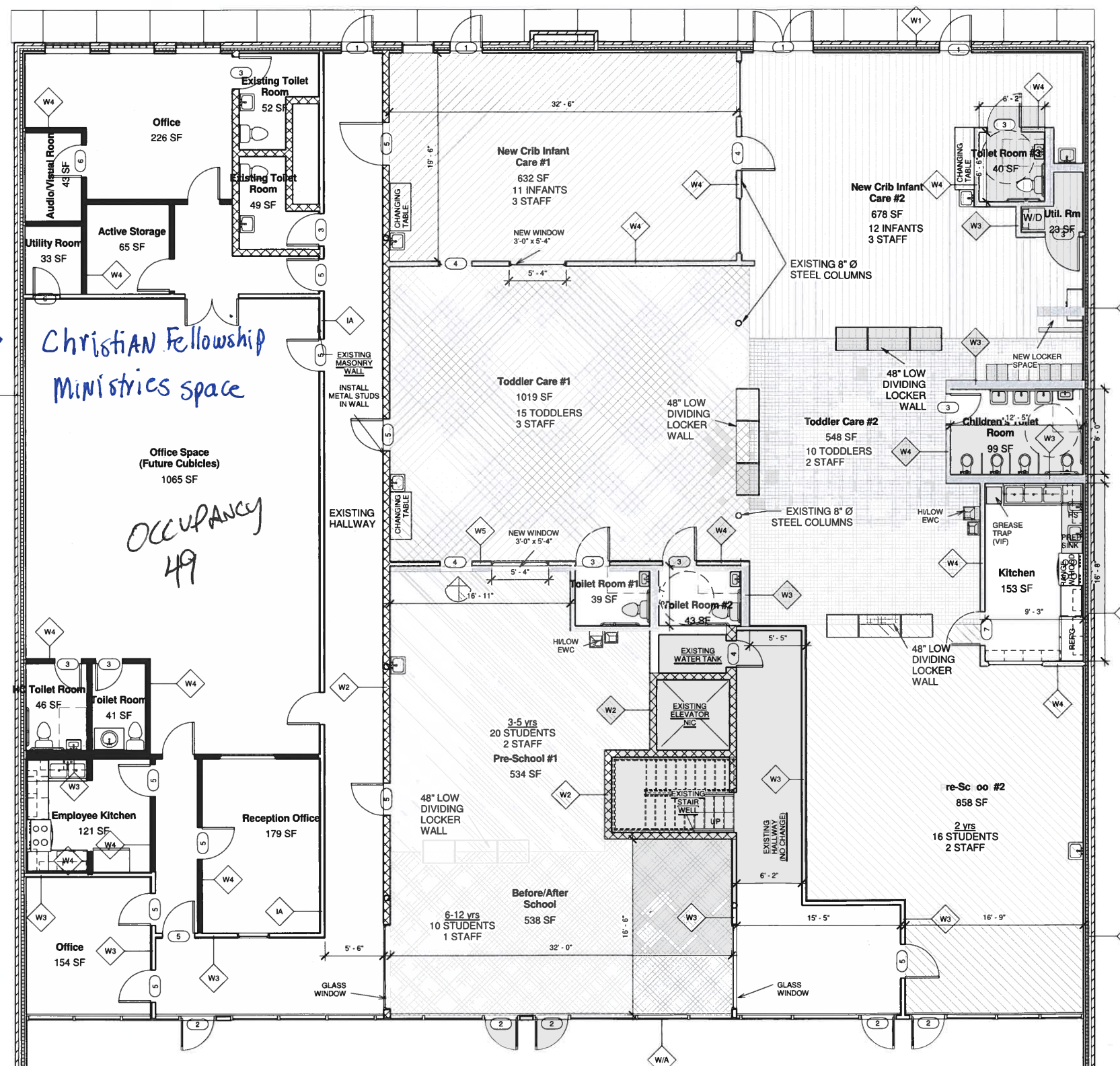
ARCHITECTURE | INTERIOR
www.yuassoc.com | studio@yuassoc.com | 773-234-1866

PROJECT NUMBER 21-33

**THE MICHAEL GRAY
FOUNDATION OF
DREAMS**
6425 West North Avenue
Oak Park, IL 60302

EXIST. FLOOR PLAN

A100



- WALL NOTES**
- W1 EXISTING EXTERIOR RATED WALL
 - W2 EXISTING INTERIOR RATED WALL
 - W3 EXISTING NON-RATED INTERIOR WALL
 - W4 NEW INTERIOR NON-RATED WALL
 - IA EXISTING NON-RATED WALL

Oak Park Fundamental Learning Academy

triad consortium, ltd.
 ARCHITECTS - PLANNERS
 2139 EAST 87TH STREET
 CHICAGO, IL 60617
 triadarch.com

No.	Description	Date

1 Proposed Master Floor Plan
 3/16" = 1'-0"



Exp 11/30/20

Oak Park Fundamental Learning Academy
 6441 W. North Ave

Proposed Master Floor Plan

Project number: DC
 Date: 02/28/2019
 Drawn by: Author
 Checked by: Checker

A-3

Scale: 3/16" = 1'-0"

3/18/2019 10:08:51 PM

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Three Children's
Institutions
Life Insurance

6435

The William Gray
Foundation of Chicago
The Kennedy Hall

(708) 613-5400

Spanish
Computer Lab
Bussparation
Evening Care
Summer Camp

Infant
Toddlers
2 Year Old
3 Year Old
Pre-K
Before & After

(708) 613-5400

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