

Capital Campaign FAQs
St. Luke's Episcopal Church, Evanston
September 2025

What are the goals of the capital campaign?

- Create a fully accessible campus welcoming people of all abilities
- Improve programming and hospitality for all ages and abilities
- Increase our campus as a community resource and space for the arts
- Increase rental revenue

What are the phases of the capital campaign? Where are we? When will construction start?

- **Discernment:** This phase determines the needs of the parish through a process of developing a strategic plan, assessing needs to meet the strategic plan, putting together Requests for Proposals, selecting architects and other planning partners, selecting a capital campaign consultant, reconfirming goals/needs, and seeing preliminary options. St. Luke's was in the discernment phase 2021-November 2024.
- **Feasibility study:** Determine pricing, develop a preliminary case statement, and assess what components of the many needs the community can support (December 2024-January 2025)
- **Planning:** Develop a plan and timeline, and refine the case for support. (February-April 2025)
- **Asking:** Refine goals and ask for financial commitments for gifts over a three-year period. (May 2025 - September 2025)
- **Permitting and Financing:** Solidify financing, obtain permits
- **Building:** Break ground on physical projects (January 2026)
- **Complete Work:** June 2026

What grants/other sources of funding are available?

Despite our best efforts, St. Luke's has not been able to obtain grants for this project.

What will be accomplished in this campaign?

- Installation of an elevator, including required electrical, ventilation, and other systems
- New stairway
- New courtyard with ramping from the sidewalk and addition of memorial garden
- Necessary drainage and plumbing repair and replacement
- Roof repair over the Parish House and Cloister
- New, accessible bathroom on the main floor of the Parish House

What about all of the other things we were hoping to do in terms of flexible space, kitchen improvements, HVAC, etc?

Thanks to the last several months of planning and budgeting, we now have the specs/drawings/layout for reworking the classroom and office spaces; updating the kitchen; adding accessible bathrooms to the third and basement floors of the Parish House; adding air conditioning to the Nave, Lady Chapel, and Parish House; and replacing the boiler(s). We also have a year-over-year plan for repairing and replacing windows, mortar, and roofs. The vestry, in collaboration with our director of operations and architect, are in the process of prioritizing which project happens when out of available operating funds after the campaign is completed

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or if additional funds become available earlier. The full list also includes lighting in the Nave and many other non-structural elements that arose during the strategic planning process.

How is this project being funded?

The project is funded 100% through donations from the St. Luke's community. We are in the process of securing a construction loan not to exceed \$1,800,000. We are limited in the amount that we can take out in a loan both from the diocese, which limits the loan amount to the last three years of operating funds and the lenders, who will not loan greater than the amount we have received in written pledges. By Diocesan regulation, we have received three loan bids (MORE HERE FROM PEG ON LOAN TERMS). The property itself is used as collateral for the loan, so it is considered taking out a mortgage on the property.

What are St. Luke's present sources of income for operating?

Sources of Income	2022	2023	2024
Pledges	81%	79%	78%
Special Gifts/Offerings	5%	6%	6%
Investment Income	9%	10%	10%
Plate Offerings	2%	2%	2%
Tenancy/Use Fees	1.5%	3%	4%

What is St. Luke's realistic rental income potential?

In recent years St. Luke's has increased its tenant and facility rental income from \$10,000-\$15,000/year to over \$33,000/year. In speaking with other houses of worship in the Chicagoland area, St. Luke's could reasonably expect to increase that amount to \$80,000/year with desirable office, fellowship, and gathering space.

What have been the recent milestones/investments in St. Luke's?

- 2006 Masonry walls and many of the roofs and gutters had started to leak, and water infiltrated deep into the walls.
- 2007 Nave west exterior facade repaired and critical repairs made to the Lady Chapel.
- 2008 A piece of limestone fell from high windows in the nave, resulting in a large area of the Nave being roped off from use. This led St. Luke's to engage in a process of whether to stay at the 939 Hinman campus or relocate as a church. The decision was made to stay.
- 2009 Replacement of the majority of the roofs and rebuilding of associated gutters and downspouts; additional masonry repairs in areas adjacent to the roof.

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- 2014 The “Reclaim the Nave” campaign included masonry repairs to north, east, and south exterior walls and all interior nave wall, replacing the deteriorated upper clerestory windows on the north side of the nave, replacing the roof over the Resurrection (south) Altar, creating accessible lavatories on the north side of the nave, and replacing some parts of the Parish House roof. Services moved into the Great Hall for several months while repairs were made.
- 2017 Planned Giving Society begun
- 2019 Jeannette DeFriest retires as rector. St. Luke's calls Kathryn Banakis as rector.
- 2020 Internal Capital Reserve report developed. High-level exterior needs assessment conducted by Klein and Hoffman identifying particularly the east facade of the church building, and south Parish House facade needs.
- 2021 Leadership assesses whether to sell the Parish House for (affordable) housing, education, or eldercare given zoning options and migrating all parish activities to Nave and/or offsite rental property.
- St. Luke's becomes Lincoln School evacuation site
- 2022 Parish decision made to retain Parish House property after several listening sessions.
- Participatory process undertaken for a new Strategic Plan resulting in five main goals:
- Work for equity, sustainability, and racial reconciliation in Evanston and across Cook County
 - St. Luke's will be known for its education as much as for its music
 - Increase the percentage of households with children under 6th grade from 12% to 25% while retaining our commitment and offerings to those households outside that group
 - Increase the arts in worship and St. Luke's as a space for arts
 - Develop a comprehensive campus plan for maintenance, improvement, and sustainability
- Significant repair made to organ, funded by Opus 327
- 2023 St. Luke's approved as Red Cross Emergency Evacuation Site
- Director of Operations hired with a background in historic preservation.
- Request for Proposal developed based on staff and volunteer leadership insights into needs.
- 2024 McGuire Igleski & Associates, Inc. chosen as architect.
Director of Operations refines campus-wide needs list and develops Preventative Maintenance Building Operations Management Plan
Wifi System Upgraded

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How is sustainability going to be addressed especially given Evanston's Healthy Building Ordinance?

The #1 way that we can improve sustainability at St. Luke's is making sure that doors, windows, and roofs are sealed, so the roof replacement over the Parish House and Cloister walk is critical.

Solar panels were considered seriously in the scope of this project, but after meeting with several vendors, St. Luke's did not have sufficient unencumbered roof with 30 or more years of remaining life so that we could qualify for the tax rebates to be a commercial-scale investment. As we engage in roof replacement of our 17 roofs over the coming years, we examine implementing solar shingles.

We will be including native plantings in the re-design of the courtyard. St. Luke's has also put together a long-term Sustainability Plan in response to Evanston's Healthy Building Ordinance and has applied for a Level 2 Sustainability Audit through Episcopal Charities and the Eco Chicago Diocesan working group to inform our plan.

Prior to 2025 St. Luke's had already begun to take steps towards sustainability and being good stewards of our property. One of the core goals of our 2023-2027 Strategic Plan was to develop a comprehensive campus plan for maintenance, improvement, and sustainability, which included helping to meet Evanston's CARP goals:

- Reduce waste by 50% through composting and use of renewable products
- Move to renewable energy supplies
- Retain, reuse, and repurpose physical plant
- Preserve, restore, and expand Evanston's urban canopy, natural areas, native vegetation and green space to maintain and increase carbon sequestration, improve stormwater runoff detention, improve air quality, energy efficiency and livability and reduce adverse urban impacts on humans and key species such as birds and pollinators

Concrete steps prior to 2025 have included replacing all possible lightbulbs with LED, fixing known leaks as they arose, and moving to a 100% compostable coffee hour as well as building-wide single stream composting.

Urgency towards helping to reduce our carbon footprint has been added through the May 2025 passage of Evanston's Healthy Building Ordinance, which requires all buildings over 20,000 square feet to meet and maintain three performance standards by 2050:

1. Energy efficiency as measured by maximum normalized site EUI,
2. Zero normalized onsite and district thermal greenhouse gas emissions,
3. 100 percent of electricity usage sourced through renewable electricity.

Interim performance standards are assessed every five years between 2030 and 2050. Failure to meet the interim or final performance standards will result in fines¹.

¹ The ordinance provides some flexibility that could help St. Luke's meet the standards.

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St. Luke's has adopted a multi-step approach to do our best to comply with the Healthy Building Ordinance.

1. Applying for a grant through Episcopal Charities to be part of the Eco Dio Chicago Network's Level 2 Audit Cohort. Unfortunately the Healthy Building Ordinance does not provide specific recommendations, technical expertise, or funding to support buildings in coming into compliance with their requirements.
2. Weatherization. This will be an annual operations activity split between caulking/sealing windows and doors (which is what's creating the extreme moisture between the nave interior and exterior doors) and Fortune doing a facade per year/season to check for leaks in stone/metal/glass. Our heating system is what's known as a closed loop system, so any escaped air/moisture reduces the efficiency of the system in terms of both air and water. There may be some select window replacement necessary in the capital campaign as well.
3. Replacing our current boiler system with a more efficient natural gas boiler and going to more precise zoned heat. Electric pump systems are extremely expensive to both install and maintain and on the coldest days still require a secondary natural gas system for adequate heating. The more precise zones will allow us only to heat rooms in use instead of the whole parish house. We would need to adjust the current heating system anyway with new office configuration in the parish house.
4. Replace remaining slate shingles on the roof and continue to make necessary roof replacements as they arise.
5. Explore HVAC or at the very least dehumidification both in the parish house and nave. It may be possible that we can afford in this capital campaign to do the duct work but not full pack system, but it would still be good to have the infrastructure in place while we can.
6. Replace organ humidifier (via Opus 327). This will reduce both our water loss tremendously because the current system is quite inefficient in getting humidity where it needs to go.
7. Replace existing shingles with solar shingles
8. When replacing light fixtures, due so with LED's

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- Working with City staff to determine together starting benchmark year to show interim progress.
 - Religious institutions fall under "Equity Prioritized Buildings," in the ordinance which receive additional support and prioritization
 - Property owners may propose an Alternative Compliance Pathway Plan if an owner believes that a covered property cannot reasonably meet one or more of the applicable interim or final performance standards..