



*St. Mary  
of the  
Angels*

**Facility Related  
Questions & Answer  
Booklet**

**Spring 2023**

# ST. MARY OF THE ANGELS

## *Facility Related Questions & Answers*



### **Dear St. Mary of the Angels Families & Parishoners,**

We are thrilled to share with you a new resource that we hope will answer many of the questions and concerns you may have about our facility and building needs. This booklet contains a comprehensive list of Questions and Answers (Q&A) based on your feedback during the planning and input sessions over the past year.

We understand that this booklet may not cover every question you may have, but we hope that you find it to be a valuable resource in helping you understand our direction going forward. Please take the time to read it carefully, and feel free to reach out to us with any further questions or inquiries.

In addition, we will be seeking your input in the coming weeks, beginning June 1. We will share a short survey at all Masses, send it home to all school parents, and make it available online. Your feedback is very important to us, and we believe our Q&A booklet will help you understand the questions in this survey.

Thank you for your ongoing interest and commitment to the future of St. Mary of the Angels. We look forward to working together to ensure our continued growth.

Yours in Christ,

  
Pastor

  
Principal

# What is a Site Master Plan?

A site master plan is a comprehensive vision that outlines the long-term goals, strategies, and guidelines for our campus. A team of planners, architects, and stakeholders usually prepares it to serve as a framework for decision-making and coordination. The plan should consider the context, opportunities, and the challenges of the current buildings and area. A site plan layout shows the proposed location, dimensions, and features of specific projects on a site. It usually includes information about the building footprint and parking, and may include landscaping, utilities, drainage, access, and setbacks.



# How did the concept of a Site Master Plan for our buildings and facilities begin at St. Mary of the Angels?

In January 2022, St. Mary of the Angels began working with a Catholic consulting firm – Institute for School and Parish Development (ISPD), headquartered in the Greater New Orleans, LA area. Working with Father John and Ms. Dolack, ISPD worked through a number of steps over an 8–10-month period of time:

- Formed the Executive Committee of pastor and principal and parish/school leaders;
- Completed the ISPD Initial Assessment of St. Mary of the Angels Parish and School;
- Conducted the Ultimate Question Survey with the parish and school;
- Formed the Development Core Team of 15–18 parish and school leaders;
- Conducted strategic planning workshops with over 75 people involved;
- Conducted parish and school-wide Convocation with over 80 people involved;
- Completed the Collaborative Plan of Action for St. Mary of Angels Parish and School;
- Began implementation of the Strategic Plan.

Our major theme throughout the process has been the meaningful involvement of people in the mission and vision of St. Mary of the Angels Parish and School. This led to new initiatives in the parish and school, and it also exposed key facility areas needed to meet the current and future demands of our parish and school family.

The key areas we are considering are (in alphabetical order):

- Accessibility to church, offices, and school
- Common offices for school and parish
- Conference rooms and meeting space
- Entrance and exit to parish and school campus
- Family Center with gym
- Gathering Space after Mass
- Kitchen

# How will we determine what will be done and how much it will cost?

Beginning June 1st, we will invite all parishioners and parents to complete a short survey after all Masses or through our electronic newsletter. In this survey, parishioners and parents will be invited to rank the key items (listed in Q2 above) in numerical order. Father John will introduce the survey at all Masses and Ms. Dolack will communicate with all school parents, briefly explaining the items that have surfaced over the past year.

Once we have the survey results and Father John and Ms. Dolack consult with parish and school leaders, we will then bring in professional expertise (engineers and architects) to create a one-dimensional Site Master Plan based upon those priorities. We will present the survey results, as well as the visual Site Master Plan, to parishioners and parents as we move forward. The architects and engineers will offer the approximate cost of the Site Master Plan. Final amounts are unknown at this time because we must determine which projects will be chosen and how much funding our parish and school can provide.



## **When will the project start, and how long will it take to finish?**

Once we have the Site Master Plan and the approximate cost, we will conduct a Financial Feasibility Study to determine how much money our parish and school can raise. Based upon the results of that Study and archdiocesan approval, we will then launch a capital campaign and personally invite every parish and school family to participate in a 3–5-year pledge period.

How much of the Site Master Plan we would be able to address, and when we would start construction, would be in direct relationship to the amount of money raised in the campaign and the amount of cash we deposit.

## **How is the Capital Campaign related to my Offertory contribution to the parish?**

An Offertory is your regular giving to St. Mary of the Angels through monthly or weekly envelopes or electronic donations— some even give quarterly or annually. This serves two purposes:

1. It allows the parish to manage its operations through a well thought out budget process and to address some of the key maintenance and ministry areas of the church and school when extra monies are available.
2. It invites all parishioners to consider their many gifts to give back to their home parish—through Offertory giving, tithing, and sacrificial giving.

Your Offertory contribution should be an ongoing act of thanksgiving to God for all He has given to you and your family. A pledge to a capital campaign is how you contribute to building the future of something great, pledging a specific amount of money paid over a 3–5-year time span. Once those years are over, your pledge has been fulfilled.

## Will the project be paid for and completed in phases?

A Site Master Plan made up of multiple components is typically funded in phases over a period of 5-10 years. Everything will be contingent on four key items:

1. The Financial Feasibility Study
2. The compelling case for an exciting campaign
3. The energy and excitement parishioners, parents, alumni, grandparents, and the community have for this Site Master Plan
4. The many leaders who are willing to step forward and realize that this is a once in a lifetime opportunity to make a difference by funding a vision for future generations of St. Mary of the Angels.

## What will happen if we do nothing?

We will continue to do what we can with what we have.

However, it is in our best interest to address those areas we feel are important, repair those items in desperate need, and enhance our offerings to serve our parish and school. By doing nothing, we risk letting opportunity pass us by.



Furthermore, this new Site Master Plan we are developing is not just about the next year or two; it is also about what we will do for future generations and what we want to leave behind for our children, grandchildren, and great-grandchildren. What will be our legacy? Before many of us came to call St. Mary of the Angels “our home parish,” there were people before us who gave us what we have now. Is it not our obligation to leave the very best we can to those who will come after us?

# If a capital campaign takes place, how can I participate?

There are many ways that you, your friends, and family can support our capital campaign:

- Your prayer
- Speaking positively about the proposed campaign to others
- Campaign volunteer leadership
- Financial commitments pledged over 3, 4, or 5 years or as a one-time gift. Examples of giving include:
  - Gifts of cash
  - Gifts of appreciated securities (e.g., stocks, bonds, mutual funds)
  - Employer matching gifts
  - Gifts-in-kind
  - Memorial and naming opportunities
  - Planned giving
  - Gifts of real estate
  - Gifts of jewelry

## If we move forward with this campaign, will it be possible to contribute in a specific way?

Yes. There would be naming/memorial opportunities for families; this will be a wonderful way to recognize the devotion or contribution of a family or individual for whom St. Mary of the Angels holds a significant place in their heart.

In addition, businesses, corporations, and foundations would be offered various naming opportunities in order to have their name associated with St. Mary of the Angels, a Chicago landmark that has served this community and this neighborhood for many generations.

## What about parking and entrances to and exits from our campus?

We will create a Site Master Plan based on your input that will account for parking for our present facilities and also for those new buildings to be built. The overall Plan will include the traffic flow and drop-off and pick-up areas.

## What is the present financial status of St. Mary of the Angels?

Both school and parish have been operating in the black for some time while continuing to restore and improve our facilities. Recently we restored the North Tower and installed new boilers in both school and the church. The Archdiocese has approved these projects because it sees St. Mary of the Angels healthy both fiscally and in its mission vitality.

## What will happen with the school and the church during construction?

The school and church will remain open and operational during construction. A portion of the parking lot will likely be unavailable during construction, but we intend to keep as much open as possible.



## **Will these new facilities be open to other groups not directly part of St. Mary of the Angels?**

There is no plan to have other groups use these facilities. Midtown Program (started by Opus Dei members) has been using the back portion of the school for decades. If they choose to partner with us on this project, they will do so with the understanding that portions of the facilities would be for joint usage per mutual agreement.

Catholic Charities has been leasing a building but has been less integral to the mission of the parish. We will be in contact with them regarding future considerations.



## **What about safety? How will these construction projects help keep our campus safe?**

As these facilities will be more modern than our current facilities, they can be designed from the start to be more safe and secure. Also, we hope to use the new design—entrance for common school and parish offices—to facilitate safety and security for our current buildings as well.

## How will you keep parishioners, parents, and other stakeholders informed?

The school and parish will keep the community well-informed through our websites, social media platforms, emails, bulletins, newsletters, and pulpit announcements.

## What are the next steps?

Here are the steps we will take over the coming months:

- This Q & A booklet will go out to every parish and school family at St. Mary of the Angels Parish and School.
- Within the next couple of weeks, parish leaders will conduct the parish and school-wide survey to determine the priority order of the items listed in Q2.
- The professionals (architect and engineer) will be invited to come on board to determine what can be done, where it can be done, how it fits with the overall scheme of things, what the approximate cost will be, and to create our one-dimensional Site Master Plan. This will be based on priorities and input from parish and school leaders, with the final approval being made by Father John.
- Once we have the Site Master Plan and the approximate cost, we will conduct the Financial Feasibility Study to determine how much money can be raised.
- If the Study is positive, and we have approval from the Archdiocese, we will begin organizing the leadership necessary to launch a capital campaign.

## Who do I contact to learn more, share my ideas, and help with the project?

Contact the Business Manager, Gary Bilinovich, at [busmgr@sma-church.org](mailto:busmgr@sma-church.org) and Fr. John, the pastor, at [FrJohn@sma-church.org](mailto:FrJohn@sma-church.org). They will gladly listen to your ideas and direct your energy to help further the project.



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