

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION

D2-2016-0028

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): <u>06-28-100-014</u>
	Street Address (or common location if no address is assigned): 9N976 Randall Rd

2. Applicant Information:	Name: Abiding Peace Lutheran Church	Phone: 847-931-7300
	Address: 9N976 Randall Rd	Fax:
	Elgin, Illinois 60123	Email: pastor@abidingpeace.org

3. Record Owner Info:	Name: Abiding Peace Lutheran Church	Phone: 847-931-7300
	Address: 9N976 Randall Rd Elgin, Illinois 60123	Fax:
		Email: pastor@abidingpeace.org

Zoning and Use Information:

Current zoning of the property: Agriculture

Current use of the property: Worship Services

Reason for Request:

Variation requested (state specific measurements):

We are looking to increase the size of our previous damaged sign of 32 square feet to 60 square feet. The top sign's dimensions would be 4'x8'. And the bottom sign's dimensions would be 3.8'x7.6'.

Reason for request:

We are seeking this request for different reasons. One of those reasons has to deal with safety. Our mailing address says we are off Randall Rd. But in all reality, our driveway is off College Green. This has made it difficult for some people to find us, resulting in drivers slowing down to find the entrance to our church. A larger sign would help people find our church and it would avoid impending traffic.

Also a larger sign wouldn't look out of place in our area. We are surrounded by a significant commercial corridor, complete with big-box signs like Meijer, Menards, and Sam's Club. The electric sign we're looking at is very similar to the existing sign for Elgin State Bank ¼ mile south on Randall Rd. We are looking at timing our panels at the rate of the area signs, like Elgin State Bank.

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Nothing would prevent it, but given our location and surroundings, a 20 square foot sign in a valley would be too small for people to notice. Our parcel is currently zoned for agriculture, and we have a large community garden. However, we are no longer located in a rural area surrounded by fields and farms. We are now located on a commercial corridor and the size limitations for agricultural signage would look out of place in our community.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

Yes – We are not a for-profit business; we are a place of worship. Our main goal is to reach people with God's love, whether they give money or not.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

No - The original sign was damaged during a wind storm.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not**:

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	Elgin, Illinois 60123	<u>Email:</u> pastor@abidingpeace.org

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	<u>Address:</u> 9N976 Randall Rd Elgin, Illinois 60123	<u>Fax:</u>
		<u>Email:</u> pastor@abidingpeace.org

Zoning and Use Information:

Current zoning of the property: Agriculture

Current use of the property: Worship Services

Reason for Request:

Variation requested (state specific measurements):

We are requesting a right of way setback.

3.18' SETBACK, 31'-9"
31.75'

Reason for request:

To abide by the 35 foot setback, our sign would have to be built in our parking lot. The original sign was built before Randall Road was widened. The new sign would be located in the same location but increased in size from 32 square feet to 60 square feet. The top sign's dimensions would be 4'x8'. And the bottom sign would be 3.8'x7.6'.

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Our sign would have to be located in our parking lot. Plus our church is located in a valley that places us much lower than Randall Road. No one would see the sign.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

Yes - We are not a for-profit business; we are a place of worship. Our main goal is to reach people with God's love, whether they give money or not.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

No - The original sign was damaged during a wind storm.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request will not:

1. Impair an adequate supply of light and air to adjacent property.

The church sign really isn't near any properties. It won't impact those who live close to the church.

2. Increase the hazard from fire and other dangers to adjacent property.

Again, the church sign really isn't located near any property. The closest property is the church.

3. Diminish the value of adjacent land and buildings.

It won't diminish the value of the area, if anything, it will increase the value and draw more attention to our church and the neighborhood.

4. Increase congestion or create traffic hazards.

The sign won't create hazards or congestion. Randall Road is a busy road with many signs; drivers are accustomed to seeing signs around them. Also, at Randall and College Green, there is a stoplight. This forces traffic to slow down every minute or so.

5. Impair the public health, safety, comfort, morals and general welfare.

No, it shouldn't effect anyone's health, safety, comfort, or morals. We are looking to build an LED sign to offer encouraging words and advertise church events.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (if applicable)
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Abiding Peace Lutheran Church 8/30/16
 Record Owner Date

Joshua G. Free 8/30/16
 Applicant or Authorized Agent Date



Signtronix, Inc.
15 Spanglerville Way
Hillsdale, IL 60191
847-271-6185 800-798-4658
signtronix@earthlink.net

FREE STANDING SIGN
INSTALLATION PLANS
AND SPECIFICATIONS

SCOPE OF WORK:

Total:
\$18,865

Total: \$18,015
\$750.00 Installation



4' X 8' TOP SIGN
3'-8" X 7'-6" EMC
pole cover included

 square feet

approved by:

- layout at discretion of art department
- please do not alter layout

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liable for up to \$100,000 in statutory damages per infringement,

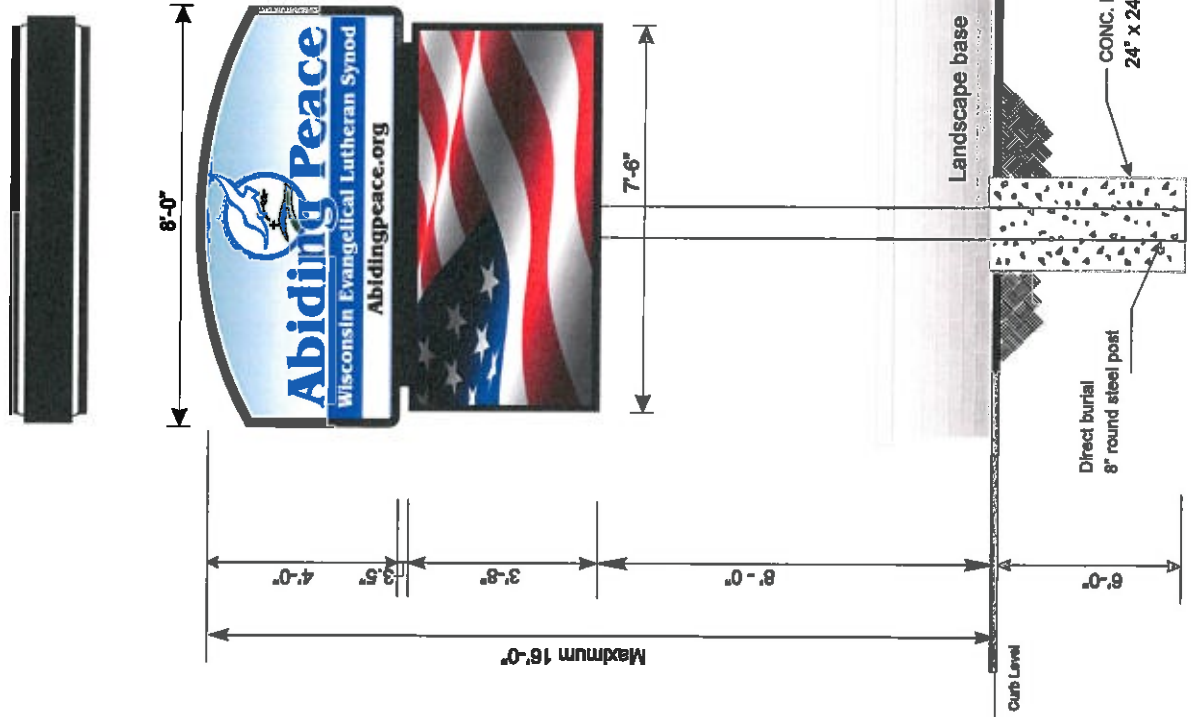




Signtronix, Inc.
 15 Spartanburg Wheel Rd., Suite 316
 Elmhurst, IL 60120
 817 571-6135 800 793-4853
 signtronix.com@aol.com

FREE STANDING SIGN
 INSTALLATION PLANS
 AND SPECIFICATIONS

SCOPE OF WORK:



Existing footing and steel pole to be used

Sign and Electronic Display designed to withstand 80 M.P.H. wind load

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64 square feet

approved by:
 layout at discretion of art department
 please do not alter layout





Signtronix Inc.
 115 Spanglers Way
 Huntley, IL 60142
 847.571.4133 • 800.725.8133
 signtronixart@aol.com

FREE STANDING SIGN
 INSTALLATION PLANS
 AND SPECIFICATIONS

SCOPE OF WORK:

Total:
 \$18,865

Total: \$18,015

\$750.00 Installation



4' X 8' TOP SIGN
 3'-8" X 7'-6" EMC
 pole cover included

approved by:

- layout at discretion of art department
- please do not alter layout

square feet

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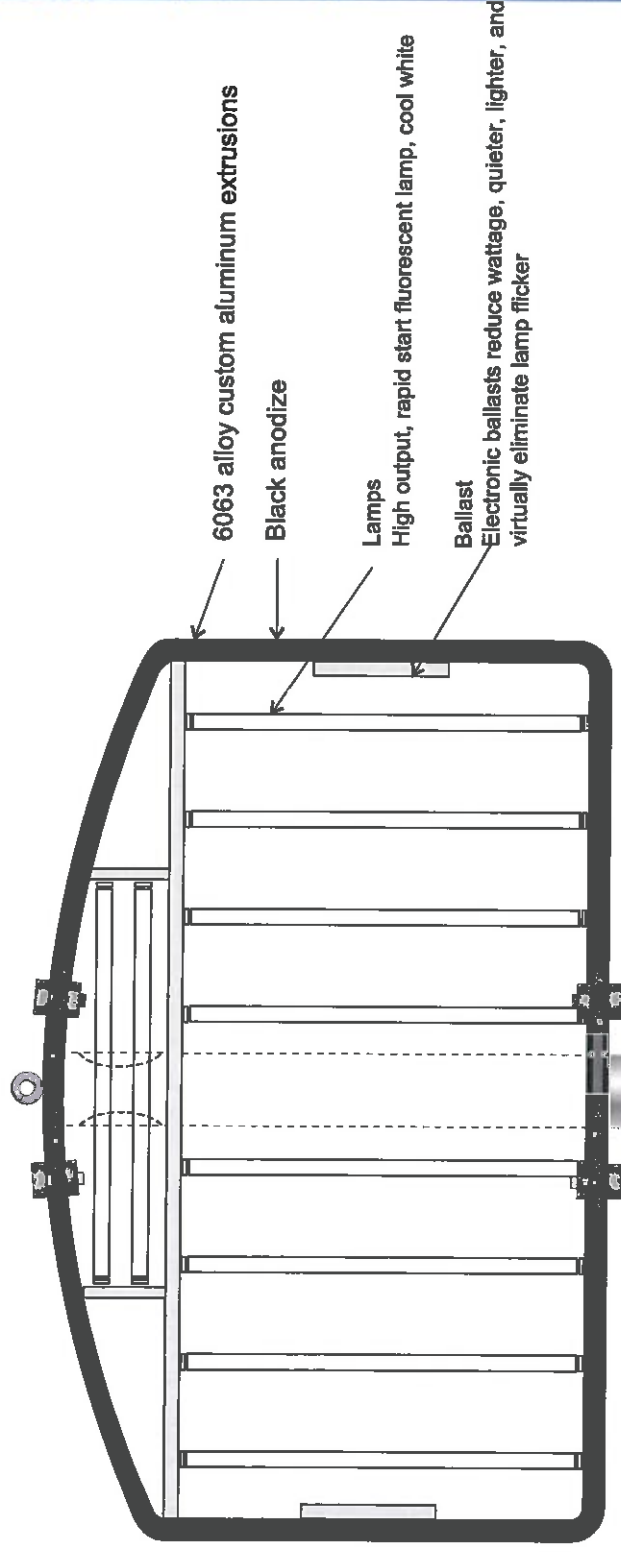


Signtronix Inc.
 12 Spangue Wheel Rd. Suite 3116
 Huntley, IL 60141
 815-371-6133 800-329-1833
 signtronix@aol.com

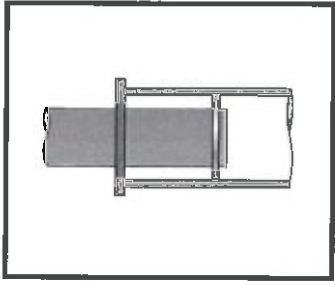
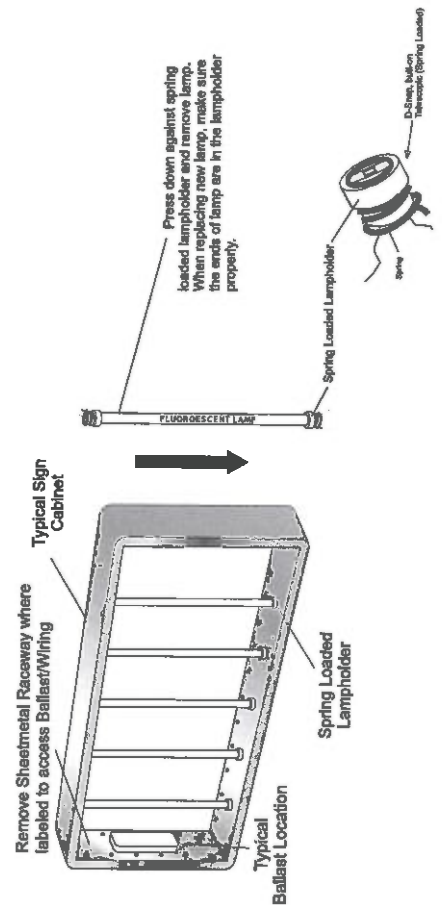
Sunset Automotive
 13 Skokie Valley Rd.
 Lake Bluff, IL

FREE STANDING SIGN
 INSTALLATION PLANS
 AND SPECIFICATIONS

SCOPE OF WORK:



Lamp Removal / Ballast & Wiring Access



Suitable for Wet Locations

Sign Model	48 ARCH
Electrical Specification	
Sign Height (Inch)	49-3/8"
Sign Length (Inch)	97-3/8"
Sign Weight (LBS)	180
Amps	10
Hz	60
Volts	120

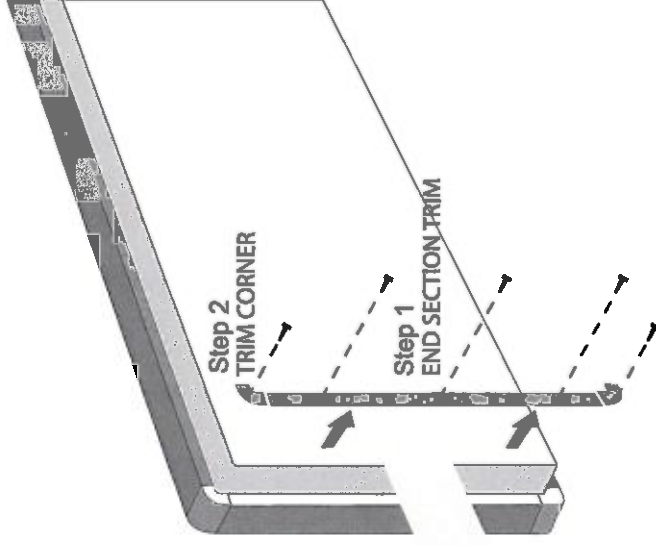
EEM496HO121

approved by: _____
 layout at discretion of art department
 please do not alter layout

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INSTRUCTIONS:

- ① Remove #8 x 3/4" Hex Head screws from end section trim on sign face and remove the trim piece.
- ② Unscrew and remove both trim corners.
- ③ Slide Polycarbonate panel out of aluminum sign frame.



Step 3

Face Paint

Translucent spray and screen paints formulated to provide colorful display during the day in the reflected light of the sun as well as at night in the transmitted light from the internal lighting of the sign

Face Film

2.1 mil clear high gloss, premium, cast vinyl

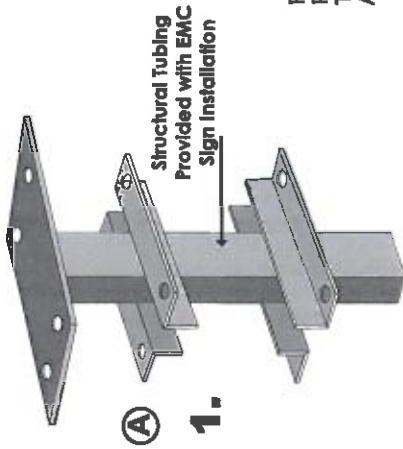
Faces

Polycarbonate with advanced UV resistance technology that promotes long lasting weathering performance and outstanding impact strength

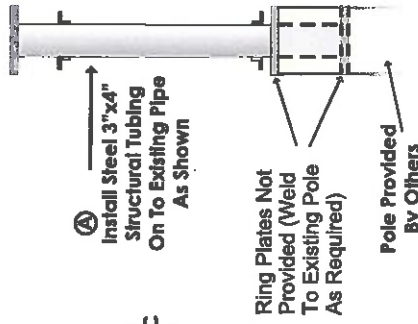
A ten (10) year limited product warranty for breakage resistance

Typical Pole Mount Outdoor Only

Parts Provided

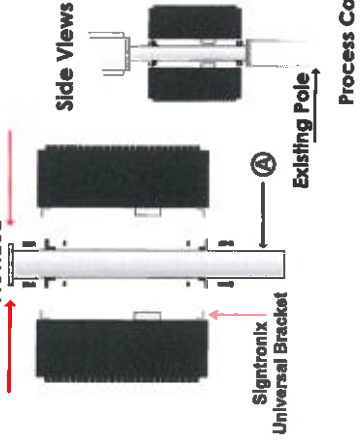


2. Structural Pole Installation to an Existing Structure

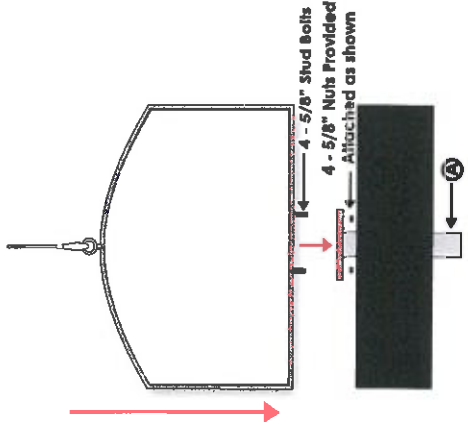


3. Electronic Message Center (EMC) Installation

Bolt EMC to 3"x4" Structural Tubing **A** Using 5/8" Bolts Provided



4. Sign Installation

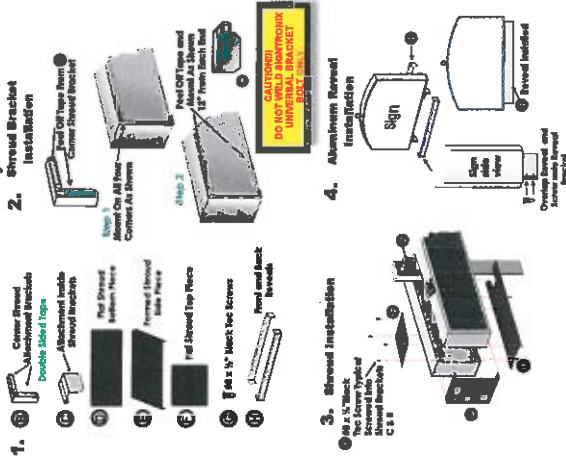


FREE STANDING SIGN
INSTALLATION PLANS
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SCOPE OF WORK:

approved by: _____
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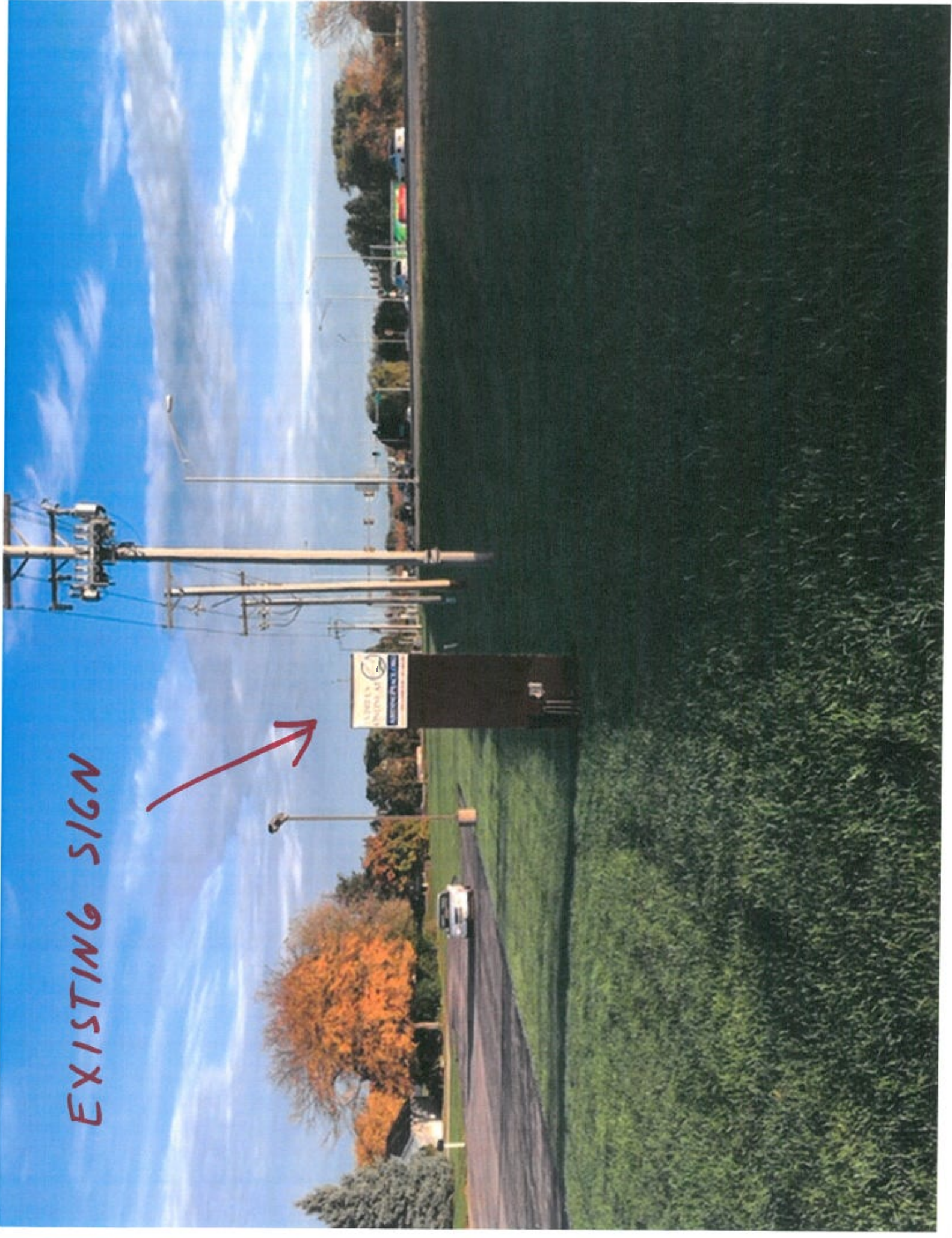
Shroud & Reveal Mounting Outdoor Only

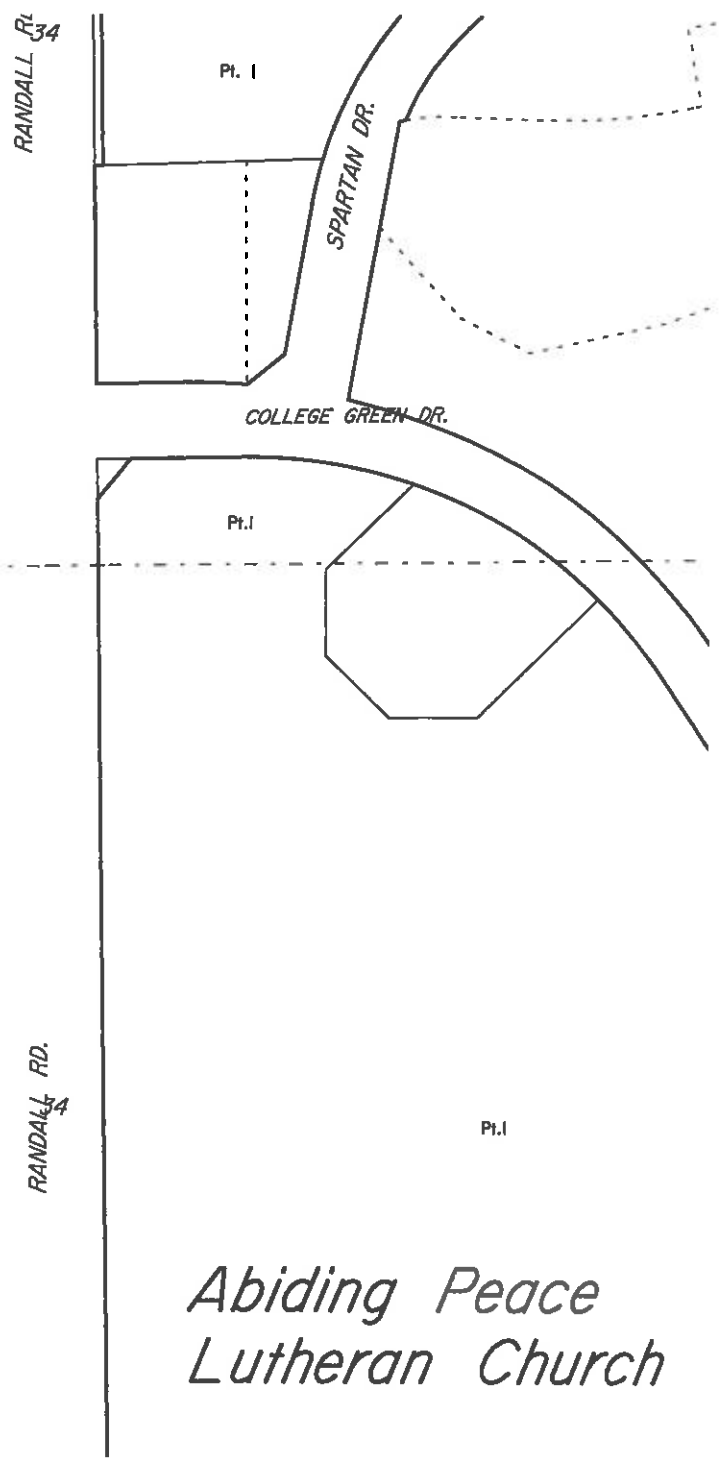
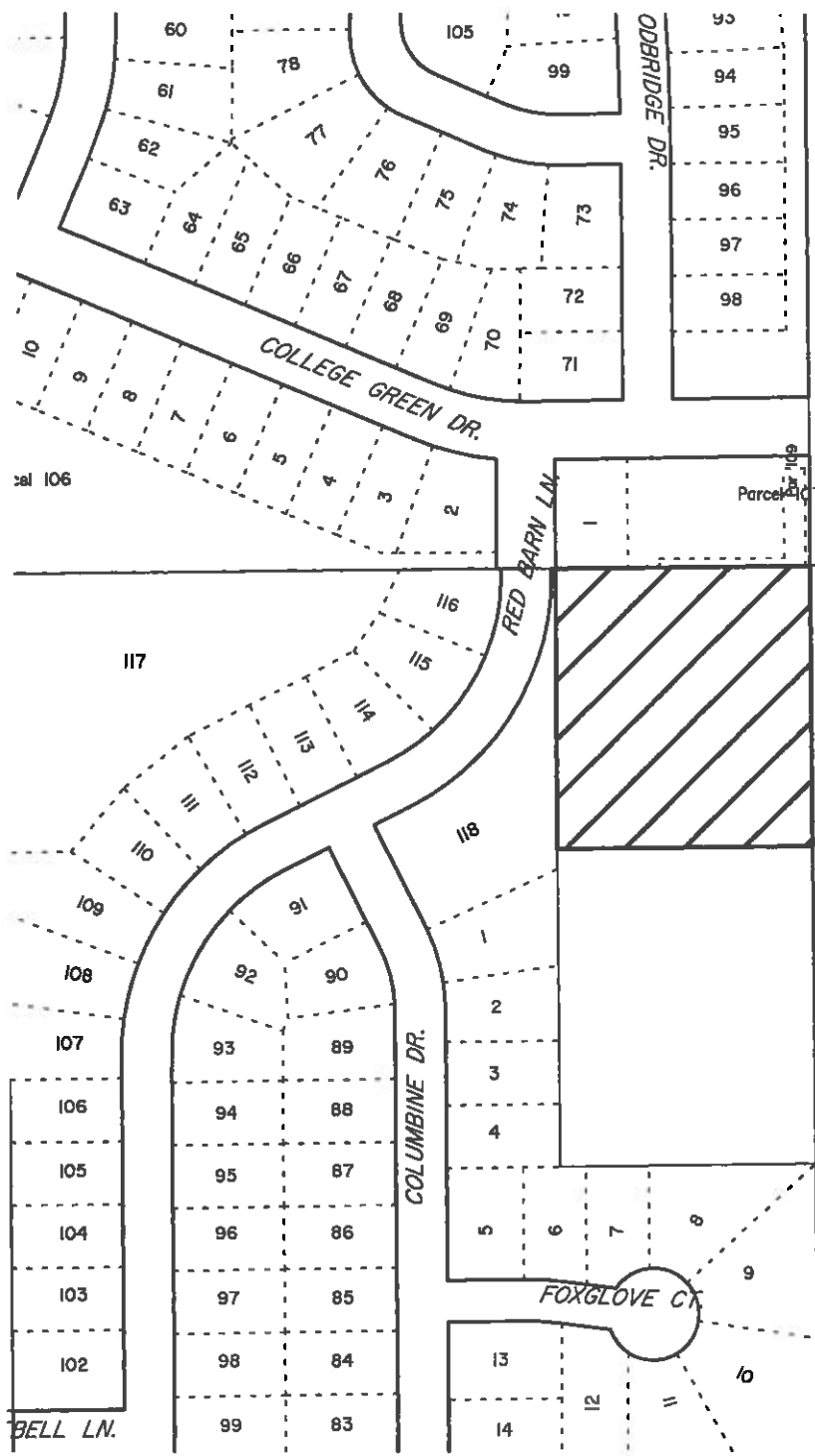


EXISTING SIGN



ALREADY
EXISTING AT
COURTESY P.L. 10





*Abiding Peace
Lutheran Church*

ELGIN TWP.
T.41N - R.8E

map 6

