



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18200 Dixie Highway Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ *If yes, lots held in common ownership should be consolidated*

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use:

Gross Floor Area: _____ sq. ft. Parking Provided: _____

Existing Use: _____

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: _____

Proposed Development *Check all that apply. Provide a description and metrics below.*

New Construction Addition Site Alterations Exterior Building Alterations

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	_____	_____
Parking Spaces	_____	_____
Lot Coverage		
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	0.0%	0.0%

New construction?

yes no

→ *If yes, requires Site Plan Review*

Floor area increase is 20% or more?

yes no

→ *If yes, requires Site Plan Review*

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ *If yes, requires Site Plan Review*

Is site landscaping impacted?

yes no

→ *If yes, requires Site Plan Review*

Exterior building alterations?

yes no

→ *If yes, requires Appearance Review*

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

An electronic sign is requested

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name Abundant Grace United Church of Christ
 Company _____
 Address 18200 Dixie Highway

 Phone 708-747-1330
 Email officeadmin@abundantgraceucc.org
 Role Property Owner

PROPERTY OWNER

Name Abundant Grace United Church of Christ
 Company _____
 Address Same

 Phone Same
 Email Same

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Mae Brandon
 Applicant Name

Mae Brandon
 Applicant Signature

07/19/2024
 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18200 Dixie Highway Homewood, IL 60430

Requested Variance: Electronic Sign

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Abundant Grace United Church of Christ **Date:** 07/18/2024

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

Abundant Grace United Church of Christ is a nonprofit, civic organization. Specifically, it is a religious place of worship. Since we are a newly blended congregation of the former St. Paul Community Church and the former Faith United Protestant Church, the requested signage and message will identify us under our new name. The public will come to know us as Abundant Grace United Church of Christ.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

The former St. Paul Community Church has existed as part of the religious community of Homewood at this location, 18200 Dixie Highway, since 1865. It has an extensive history of being a community based congregation. It is the mission of Abundant Grace United Church of Christ to continue that history. Thus, the requested signage and message center is important to communicate to the community at large.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

The requested variance will not alter the character of the locality. The size of the requested signage and message center will fit within the current signage dimensions of the church. In addition, the requested variance is similar to that of the two other nonprofit religious places of worship located along the Dixie Highway Homewood business district. Those churches are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

As stated in question #3, this structure, formerly known as St. Paul Community Church, has been at its current location since 1865. This was almost thirty years prior to the incorporation of the Village of Homewood. Many things have occurred since that time, including the establishment of the current Dixie Highway business corridor. As of June, 2023 the former entity of St. Paul Community Church has become the Abundant Grace United Church of Christ at the same location. The requested variance

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

There are currently two other properties within the same zoning classification. As noted, they are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway. Both entities received the same variance, in 2019 and 2023, respectively.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

There have been no alleged practical difficulty or particular hardship created by any person presently having an interest in the property at 18200 Dixie Highway.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

If granted, the variance will not be detrimental to the public welfare or injurious to other neighboring properties. The variance will be designed in a similar manner as that of the two other religious houses of worship which are currently located within the Dixie Highway business corridor. It will fit within the dimensions of the current signage and designed in a manner which will not be distracting to the public.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

The requested variance will not create a hazard or de-value adjacent property. The signage and message center will be professionally installed according to manufacturer's specifications. As previously noted, the variance is similar to that approved for the other two religious houses of worship which are located along

Dixie Highway.

Village of Homewood Variance

Applicant: Abundant Grace United Church of Christ

18200 Dixie Highway, Homewood, IL 60430

1. Abundant Grace United Church of Christ is a nonprofit, civic organization. Specifically, it is a religious place of worship. Since we are a newly blended congregation of the former St. Paul Community Church and the former Faith United Protestant Church, the requested signage and message will identify us under our new name. The public will come to know us as Abundant Grace United Church of Christ.
2. The former St. Paul Community Church has existed as part of the religious community of Homewood at this location, 18200 Dixie Highway, since 1865. It has an extensive history of being a community based congregation. It is the mission of Abundant Grace United Church of Christ to continue that history. Thus, the requested signage and message center is important to communicate to the community at large.
3. The requested variance will not alter the character of the locality. The size of the requested signage and message center will fit within the current signage dimensions of the church. In addition, the requested variance is similar to that of the two other nonprofit religious places of worship located along the Dixie Highway Homewood business district. Those churches are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway.
4. As stated in question #3, this structure, formerly known as St. Paul Community Church, has been at its current location since 1865. This was almost thirty years prior to the incorporation of the Village of Homewood. Many things have occurred since that time, including the establishment of the current Dixie Highway business corridor. As of June, 2023 the former entity of St. Paul Community Church has become the Abundant Grace United Church of Christ at

the same location. The requested variance allows the community to become aware of this new existence and its message.

5. There are currently two other properties within the same zoning classification. As noted, they are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway. Both entities received the same variance, in 2019 and 2023, respectively.

6. There have been no alleged practical difficulty or particular hardship created by any person presently having an interest in the property at 18200 Dixie Highway.

7. If granted, the variance will not be detrimental to the public welfare or injurious to other neighboring properties. The variance will be designed in a similar manner as that of the two other religious houses of worship which are currently located within the Dixie Highway business corridor. It will fit within the dimensions of the current signage and designed in a manner which will not be distracting to the public.

8. The requested variance will not create a hazard or de-value adjacent property. The signage and message center will be professionally installed according to manufacturer's specifications. As previously noted, the variance is similar to that approved for the other two religious houses of worship which are located along the Dixie Highway corridor.

PROOF

AllRightSign.net 708-754-6366

NOTES

- Remove and dispose of the existing sign, leaving the (2) steel poles at the bottom of the structure and installing a D/F EMC with an ID cabinet. (Add steel to the existing 4" sq tubes)

- EMC Specs: cabinet size 3'5" x 8'3" with a 3' x 8' viewing area 10mm matrix ID Cabinet 18" x 8'3" reading 'Abundant Grace UCC' in a medium purple

CLIENT: Abundant Church

Option 2



Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.

Project:

Location: 19200 Dixie Hwy Homewood

Number: 230236

Drawing Number: 1.0

Date: 12/14/23 REV# 01 REV DATE: 7/17/24

Scale: N/A

ALL RIGHT SIGN IS NOT RESPONSIBLE FOR ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL OF DESIGN PROOF. APPROVAL INCLUDED VIA EMAIL, FAX AND SIGNED PRINTED COPY. ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL WILL BE CHARGED TO CUSTOMER OF THE PROJECT.

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