

City of Moline

PLAN COMMISSION

Wednesday, July 8, 2015
4:00 p.m.
Council Chambers, 619 16th Street

AGENDA

1. Swearing in of persons to give testimony
2. Open public hearing
3. PC 15-05: Public hearing to consider a request from McLaughlin Motors, Inc. for a variance to allow installation of signs spaced 113 feet apart, 37 feet closer than allowed in a B-4 zoning district at 4101 41st Street.
4. Close public hearing
5. Call to order
6. Approval of minutes – May 13, 2015
7. Consideration of PC 15-05
8. Review upcoming meetings
9. Other business
10. Adjournment

Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any other person requiring a special accommodation in attending the meeting should notify Holly K. Jackson, Department of Planning & Development, 524-2030.

STAFF REPORT
Department of Planning and Development
PC 15-05

GENERAL INFORMATION

Owner/Applicant: McLaughlin Motors, Inc.

Requested Action: A variance to the sign code at Sec. 3-2104 and Table 3-2105.2 to allow installation of signs spaced 113 feet apart, 37 feet closer than allowed in a B-4 zoning district.

Location: 4101 41st Street

Size of Tracts: 11.5 acres

Existing Land Use: Vehicle sales and service

Existing Zoning: B-4 Highway/Intensive Business District

Surrounding Land Uses: Retail, vehicle repair and body shop, restaurants, bank, office

BACKGROUND

The property frontage at McLaughlin Motors was recently affected by IDOT property acquisition and reconstruction/realignment of the 41st Avenue Drive frontage road. Two parking lot entrances were eliminated, parking stalls were removed, and signs and light poles must be relocated to accommodate the new road. The applicant has one remaining sign to be reinstalled along the eastern property line, a Cadillac used car sign, and requests a variance to reduce the 150-foot minimum spacing requirement.

ANALYSIS

The City adopted spacing requirements for freestanding signs in 2011. The signs at the McLaughlin site were erected prior to 2011 but must meet current requirements with the relocation. A variance may be granted only when special circumstances are found to be present.

STANDARDS FOR VARIATION

Upon review of the sign code criteria for authorized variances, as found in Section 3-2113 (8) (b) (1-3) of the City Code of Ordinances, staff makes the following findings:

- 1. The variance request involves special circumstances relating to size, shape, topography, location, or surroundings that affect the property referred to in the application, when denial of said application would cause unreasonable or unnecessary hardship.**

This is a corner lot and the applicant is allowed two freestanding signs per lot frontage. The applicant attempted to meet the spacing requirement with all four signs but found that the southernmost sign would be located in an area only 4 feet wide from the edge of the drive lane to the property line. This narrow width remains relatively constant moving further south, away from the building. Staff finds the limited space was caused by the loss of property to IDOT to accommodate the realigned frontage road and was not caused by action or inaction of the applicant.

The proposed location, 113 feet from the nearest sign, is located in a wide landscaped area. The sign will not encroach into the parking lot and will also meet the required 5-foot setback.

2. That in granting the variance, said sign will not cause substantial injury to the value to other property in the vicinity nor be detrimental to the public safety or welfare of the neighborhood in which it is located.

Staff feels granting the variance will not cause substantial injury or damage to surrounding properties. The spacing requirement is only a few years old and most properties along this corridor with multiple signs do not meet the spacing requirement. This variance request is a 25% reduction and will be unnoticeable in this area.

3. Off-site or on-site conditions exist which mitigate the adverse impacts, if any, created by granting the variance.

The site will look similar to other properties in the vicinity. No other adverse impacts will be created.

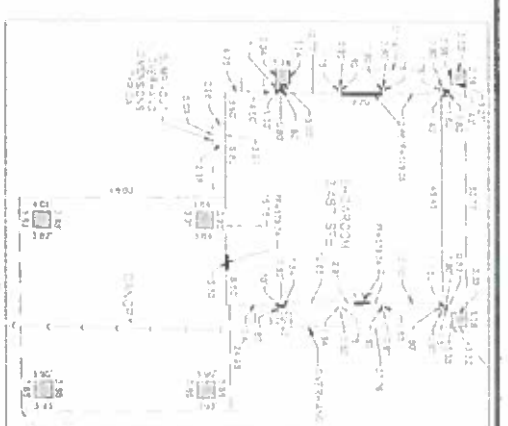
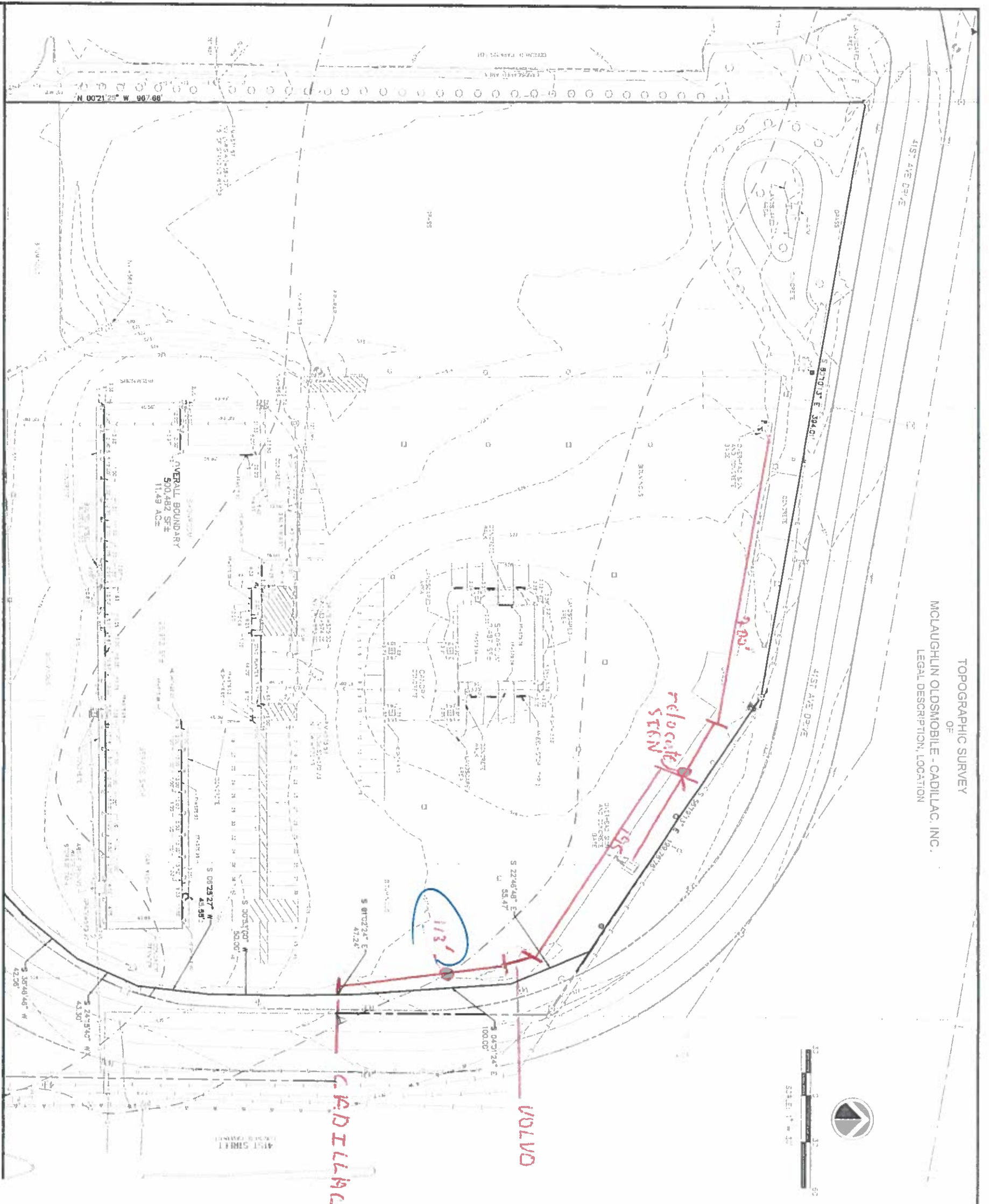
STAFF RECOMMENDATION

Given the above, staff recommends that the Plan Commission approve the sign variance request. The Plan Commission is the decision-maker on this request.

ATTACHMENTS

Tax parcel map, zoning map, 41st Street improvements map, site photos, application forms, site plans

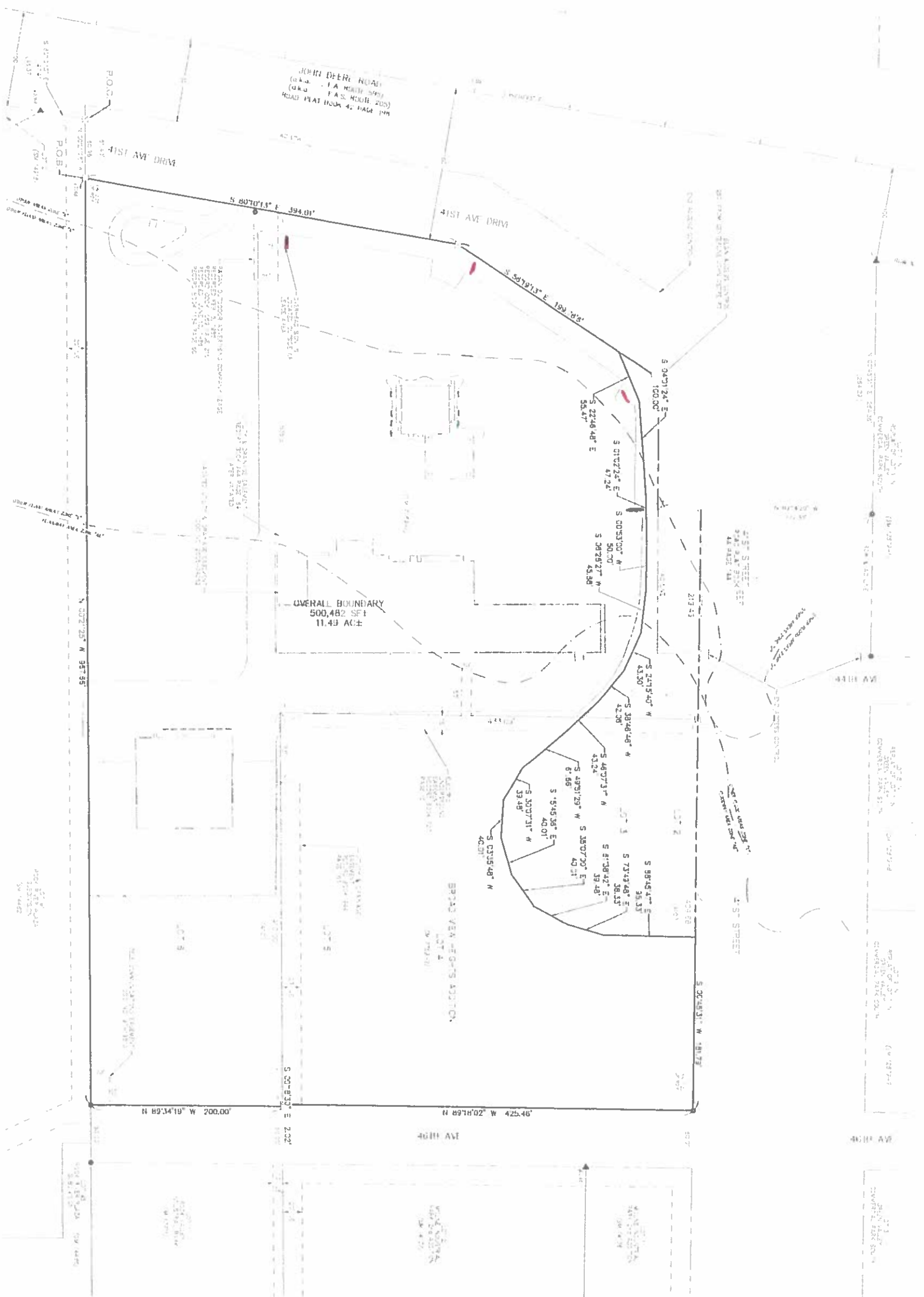
TOPOGRAPHIC SURVEY
OF
MCLAUGHLIN OLDSMOBILE - CADILLAC, INC.
LEGAL DESCRIPTION, LOCATION



LEGEND

○	CONCRETE PILE	○	4" DIA. WATER PILE
○	STEEL PILE	○	6" DIA. WATER PILE
○	STEEL PILE	○	8" DIA. WATER PILE
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○	STEEL PILE	○	100" DIA. WATER PILE

<p>Missman STANLEY & ASSOCIATES, P.C.</p> <p>1011 27th Avenue Rock Island, Illinois 61201-6040 Phone (309) 786-7644 Fax (309) 786-7621</p>	<p>MCLAUGHLIN OLDSMOBILE - CADILLAC, INC. MOLINE, ILLINOIS</p>																
	<p>TOPOGRAPHIC SURVEY</p>																
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE													<p>Missman Project No: A155001</p> <p>File Name: A155001.dwg</p> <p>Drawn By: JDL</p> <p>Checked By: CEJ</p> <p>Date: 5.1.15</p>	<p>Sheet 2 of 3</p>
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5/14/15
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 Checked By: CEJ
 Date: 5/11/15

Missman Project No:
 A155001
 File Name:
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MCLAUGHLIN OLDSMOBILE - CADILLAC, INC.
 MOLINE, ILLINOIS
TOPOGRAPHIC SURVEY

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REVISIONS		
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