

# City of Moline

# **PLAN COMMISSION**

Wednesday, September 23, 2015  
4:00 p.m.  
Council Chambers, 619 16<sup>th</sup> Street

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## **AGENDA**

1. Swearing in of persons to give testimony
2. Open public hearing
3. PC 15-08: Public hearing to consider a request from Heritage Wesleyan Church for a variance to allow installation of a wall sign totaling 53 square feet, 43 feet larger than allowed at 335 5<sup>th</sup> Avenue. (*Shawn Christ, Land Development Manager*)
4. Close public hearing
5. Call to order
6. Approval of minutes – August 26, 2015
7. Consideration of PC 15-08
8. Other business
9. Review upcoming meetings
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 Anamaria Vera, Department of Planning & Development, 524-2053.*

**STAFF REPORT**  
**Department of Planning and Development**  
**PC 15-0**  
**September 17, 2015**

**GENERAL INFORMATION**

Owner/Applicant: Heritage Wesleyan Church

Requested Action: A variance to the sign code at Chapter 3, Table 3-2105.2, to allow installation of a wall sign totaling 53 square feet, 43 square feet larger than allowed.

Location: 335 5<sup>th</sup> Avenue

Size of Tract: 2.3 acres

Existing Land Use: Church & community center (former school)

Existing Zoning: R-2 One Family Residence District

Surrounding Land Uses: One-family dwellings

**BACKGROUND**

Heritage Wesleyan Church has acquired the former Ericsson School and is now operating it as a church and community center called "Esperanza Center". They have applied for permits to place two signs on the property: a freestanding sign with dynamic display (electronic message center) on the 5<sup>th</sup> Avenue frontage, and also an unlit wall sign on the rear (north) wall which will face 4<sup>th</sup> Avenue. Upon reviewing the applications, staff noticed that the proposed wall sign was larger than allowed under the residential zoning classification. The sign code allows a maximum 10 square foot wall sign in the R-2 district. The applicant requests a variance to allow a 53 square foot wall sign.

**ANALYSIS AND 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.**

Staff has found two special circumstances related to size and surroundings affecting the subject property. The proposed wall sign would be located on the second floor of the north wall which faces the rear playground area, approximately 200 feet from 4<sup>th</sup> Avenue. If this sign is capped at

10 square feet, the letters would be 8 inches in size (or less) and not legible for drivers at this distance. Additionally, the property has a row of mature oak street trees along 4<sup>th</sup> Avenue. These trees would partially block the view of any freestanding sign near the street and also a wall sign on the building. Denying this application would cause an unreasonable hardship given these circumstances and others mentioned below.

**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 finds the sign will not cause substantial injury to property value in the vicinity nor be detrimental to neighborhood safety or welfare. The proposed sign will identify the building for wayfinding purposes and will not be illuminated. The nearest residential home is 150 feet from the proposed sign. In addition, this is a large 2-story building and the proposed sign will cover less than 2% of the wall area on which it is attached. In non-residential districts a wall sign may cover at least 10% of the attached wall area. The proposed wall sign will not appear too large or inappropriate for the building.

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

Staff finds no adverse impacts which may be created by granting the variance. Any concerns regarding size or placement of the sign would seem to be mitigated by property's size, distance from adjoining homes, and existing trees near the perimeter of the property.

### **STAFF RECOMMENDATION**

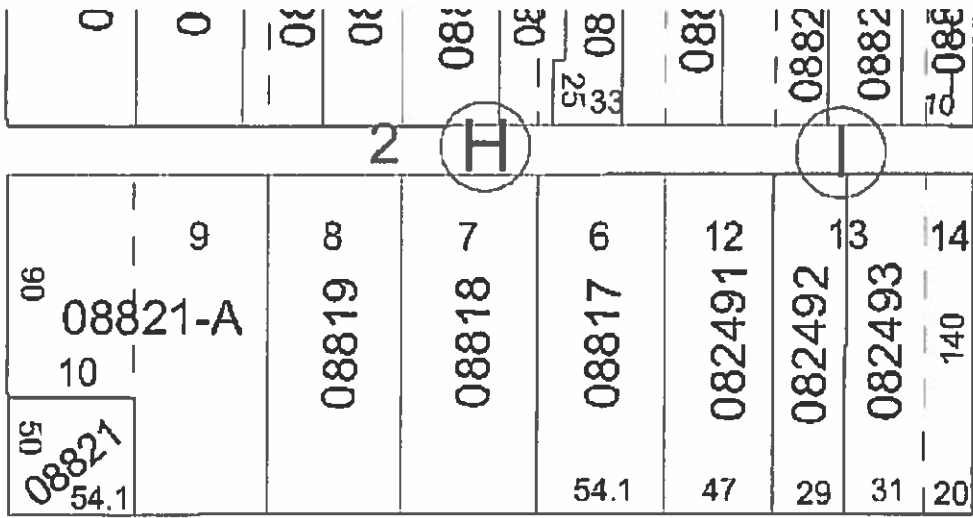
Given the above, staff recommends that the Plan Commission approve the sign variance request. The Plan Commission is the decision-maker on this application.

### **ATTACHMENTS**

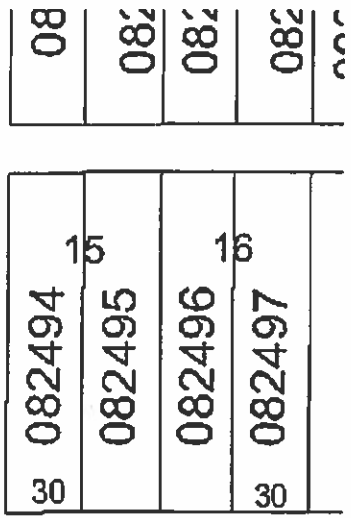
- Tax parcel map
- Zoning map
- Sign rendering
- Application documents

75 75

STREET



STREET

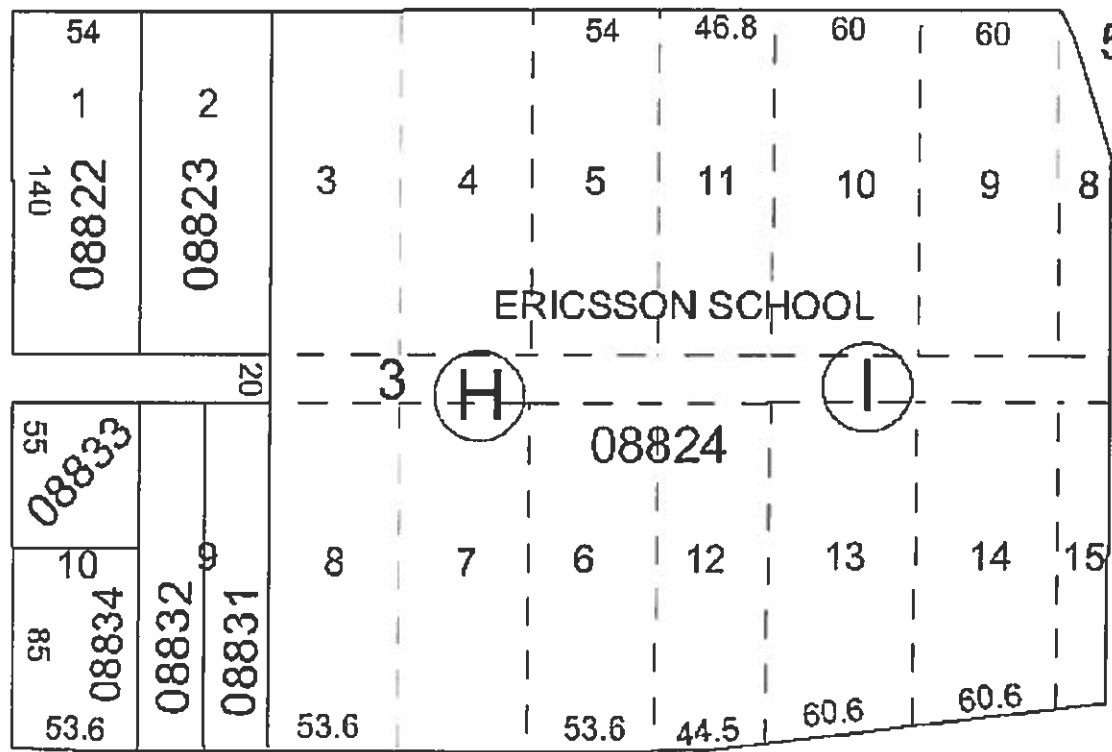


4TH

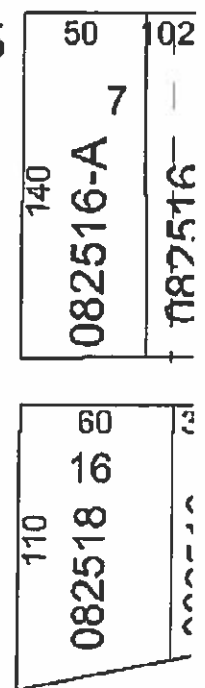
4THAV

140 140

3RDST



4THST

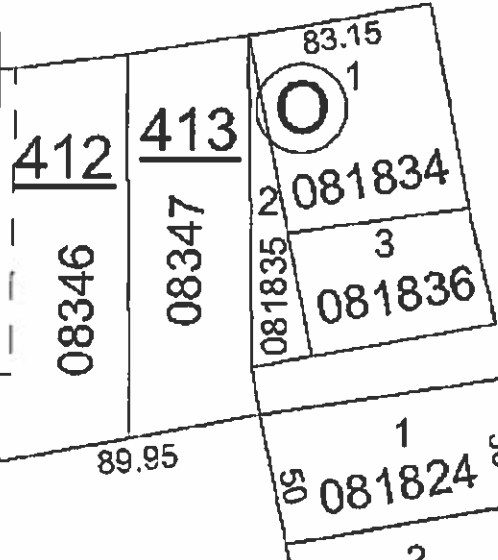
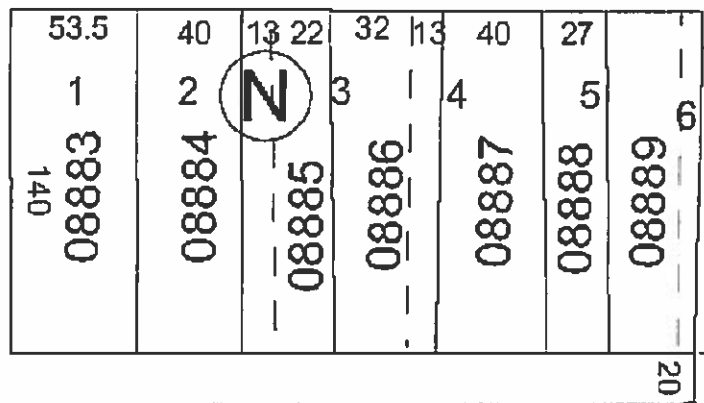


AVENUE

5THAV

140 40

3RD

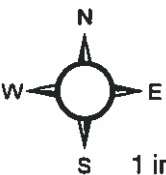
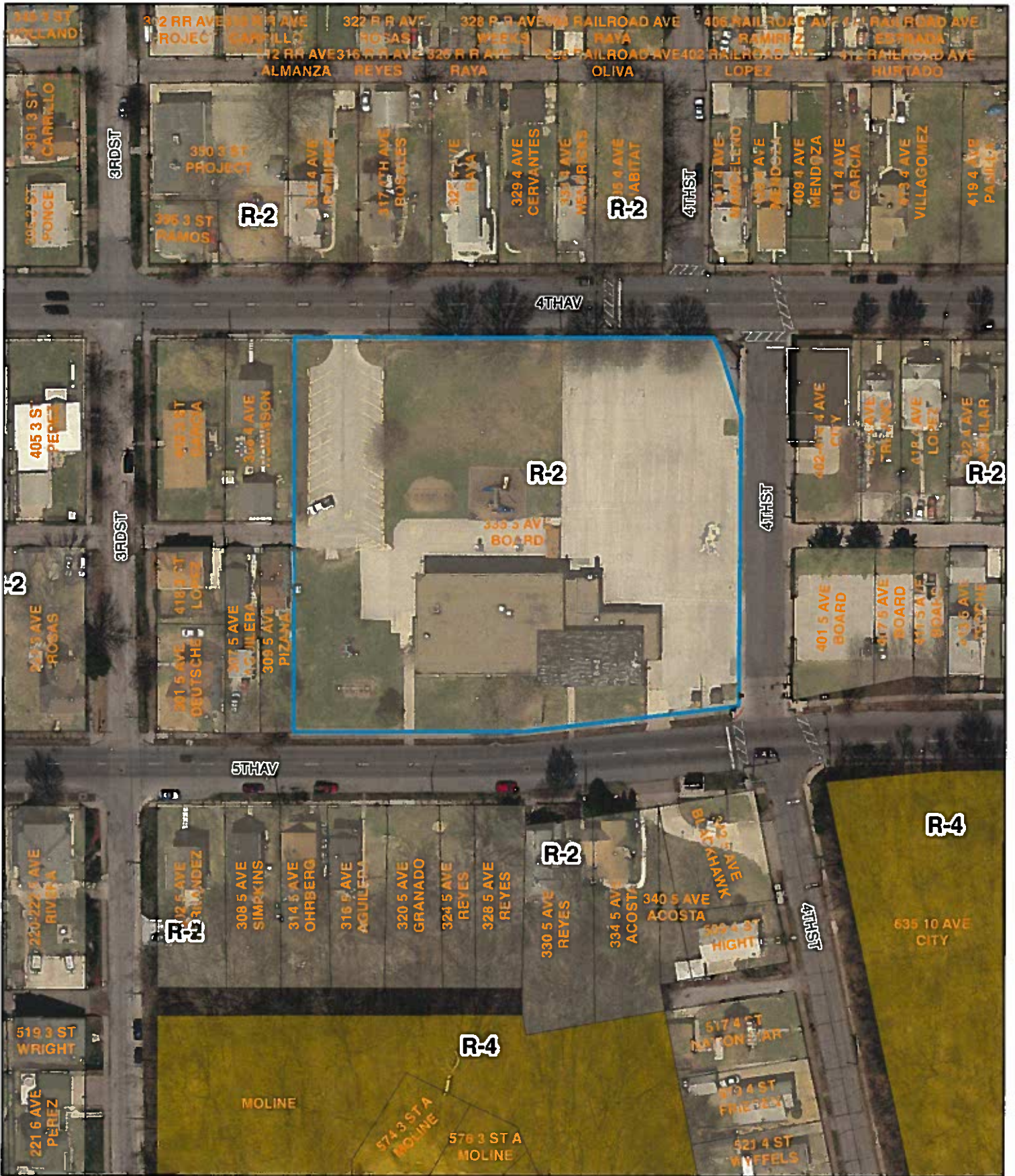


4THST

4.3.3

N 59° W





1 inch = 100 feet



Heritage Church Iglesia Vida Nueva

Date 5/12/15

Quantity 1 Finish Size: tbd

Material White Dimensional Letters

Sides Round 1

Additional Notes

1169  
8229  
1100  
3.098  
#

|   |
|---|
| <input type="checkbox"/> Approved as is               |
| <input type="checkbox"/> Make Corrections and Reproof |
| Signature _____                                       |
| Date _____  |

|  |  |
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| FOR OFFICE USE                                   |  |
| <input type="checkbox"/> Pre Printed Proof Check |  |
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| <input type="checkbox"/> Full Print Check        |  |
| <input type="checkbox"/> Assembly Check          |  |
| <input type="checkbox"/> Final Check With Proof  |  |
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| Date _____                                       |  |



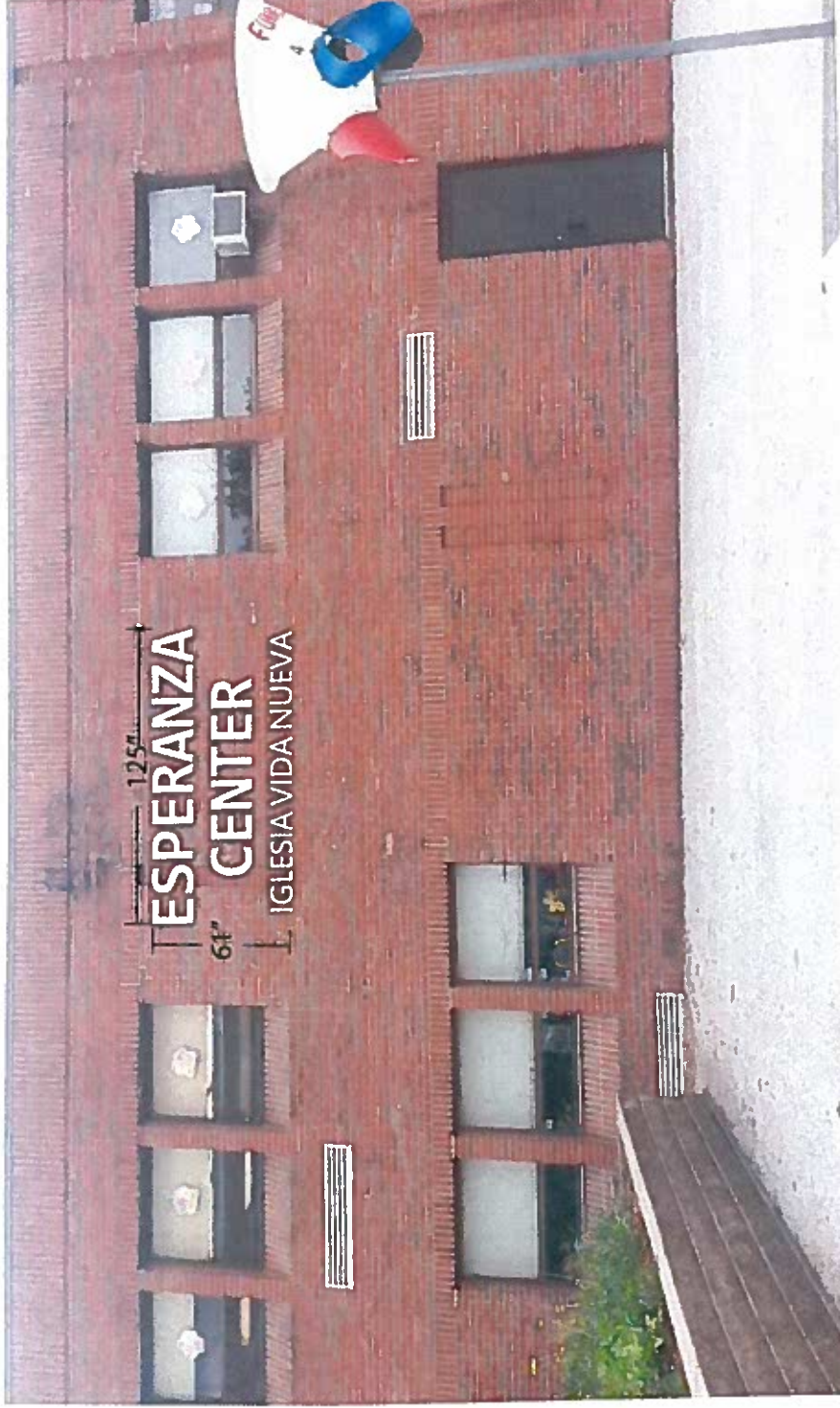
\* Please review this proof carefully. We can not begin production without an approved proof.



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Date 8/24/15

## Heritage Church Iglesia Vida Nueva





APPLICATION
Notice of Appeal and
Request for Variance - Signs
Plan Commission

For Staff Use Only
Date: 8/26/15
Case #
\$360.00 Application Fee
(NON-REFUNDABLE)

APPLICANT:

Name: HERITAGE WESLEYAN CHURCH Interest in Property: OWNER/OCCUPANT
Address: 335 5TH AVE MOLINE
Phone: 309 732-6422 Email: KEVIN.HERRICK@HERITAGEWESLEYAN.ORG

LEGAL DESCRIPTION OF PROPERTY (from deed or survey):

SEE ATTACHMENT
also known as 335 5TH AVE MOLINE and zoned R-2
(address)

APPLICANT REQUEST:

Request for variance from the provisions of Chapter 3, Article II of the Moline Code of Ordinances:

- Height of sign (requested height is: ).
Setback from property line (requested setback: ).
Square footage of sign (requested square feet: 53 ).
Total allowable square feet of signage for the property (requested square feet of signage: ).
Other (explain request: )

APPROVAL CRITERIA:

A variance may be granted only when special circumstances are found to be present. The Plan Commission shall consider the application for a variance based on the following special circumstances and criteria [Sec. 3-2113 (8)(b)(1-4)]. Please describe how your request meets each of these circumstances or criteria.

- 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.

WE ARE REQUESTING A VARIANCE TO ALLOW FOR A 53 SQUARE FOOT EXTRUDED LETTER SIGN (NON-ILLUMINATED) TO BE AFIXED TO THE NORTH SIDE OF THE BUILDING. THE



PRIMARY REASON FOR THE REQUEST IS BECAUSE THE BUILDING SETS BACK OVER 200' FROM 4TH AVE.

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

BECAUSE THE SIGN IS NOT ILLUMINATED AND IS IN EXCESS OF 300' FROM ANY RESIDENTIAL PROPERTIES, WE BELIEVE THAT NEIGHBORHOOD IMPACT WOULD BE VERY LOW. THE PROPERTY IS INTENDED TO BE A COMMUNITY CENTER DESIGNED TO PROVIDE A POSITIVE INFLUENCE.

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

ULTIMATELY OUR INTENT FOR IMPACT WOULD BE POSITIVE WITHIN THE NEIGHBORHOOD AND COMMUNITY ESPECIALLY SINCE THE PROPERTY IS THERE TO SERVE THE COMMUNITY.

(If you have additional comments, please attach to the application.)

Signature of Applicant:



Date:

8/26/15

YOUR APPLICATION IS DUE BY 5:00 P.M. ON \_\_\_\_\_ FOR THE \_\_\_\_\_ MEETING.

1. CONTINUED - WITH A ROW OF MATURE OAK TREES OBSCURING CLEAR VISIBILITY OF THE BUILDING BY ANYONE TRAVELING WEST BOUND ON 4TH AVE. OUR CONCERN IS THAT A 10' SQUARE SIGN WOULD NOT PROVIDE PROPER IDENTIFICATION BY INDIVIDUALS DRIVING 30 MPH LOOKING AT A BUILDING THAT IS OVER 200' FROM THE ROAD





LOCATION  
OF  
SIGN

26

02

3rd St

4th Ave

5th St

4th Ave

02

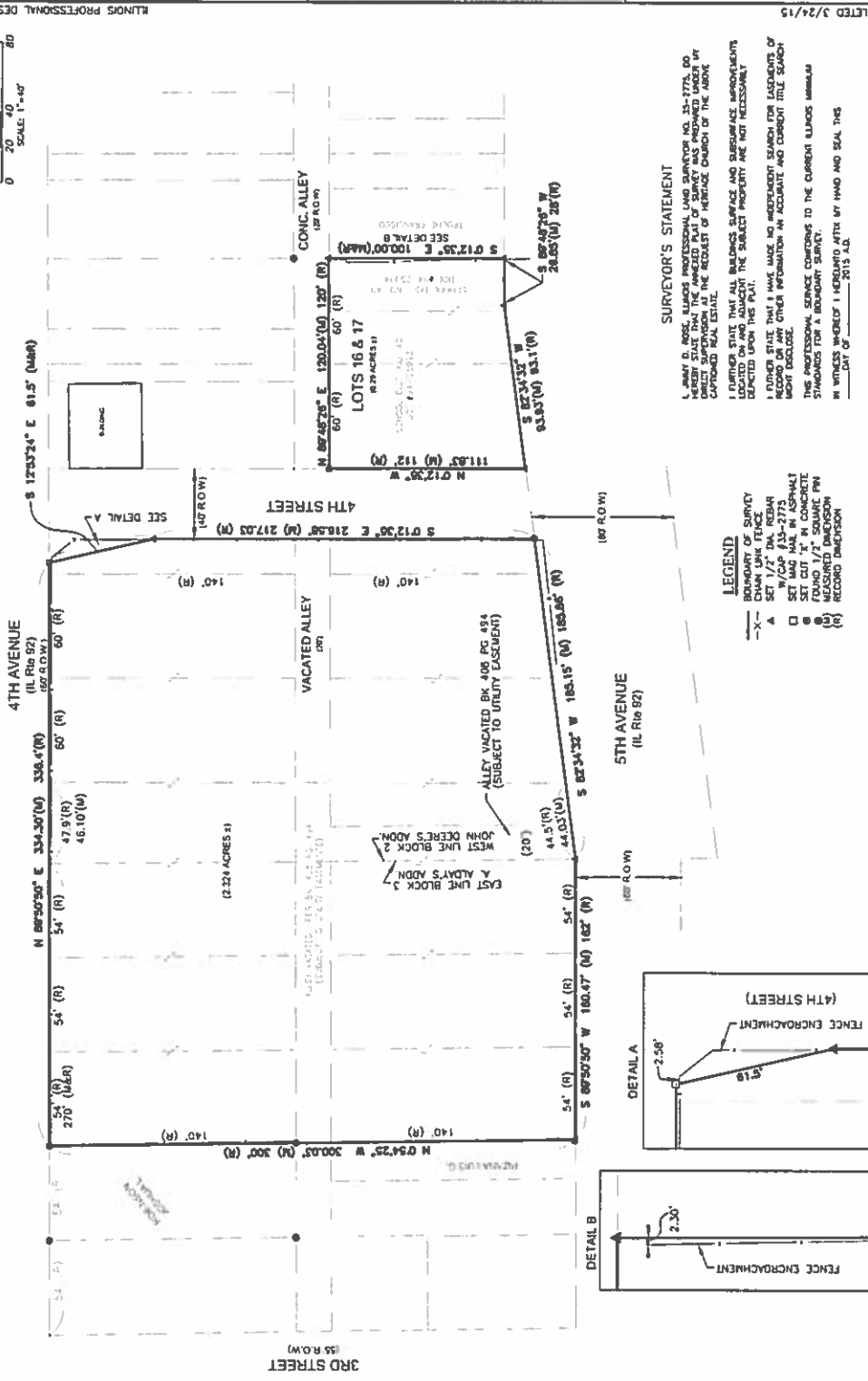
4th Ave

3rd St



# PLAT OF SURVEY

All of Lots 3, 4, 5, 6, 7, 8 and the vacated alley  
in Block 3 of John Deere's Addition  
in Block 15 of John Deere's Addition  
and the vacated alley  
in Block 2 of John Deere's Addition  
to the City of Moline,  
Rock Island County, Illinois



|     |          |          |             |          |      |       |
|-----|----------|----------|-------------|----------|------|-------|
| NO. | REVISION | DATE     | APPROVED BY | DRAWN BY | BOOK | ML 19 |
|     |          | 04/13/15 | JDR         | LJR      |      |       |

BOUNDARY SURVEY  
 ERICSSON ELEMENTARY SCHOOL  
 MOUNE, IL  
 SHEET NO. 1  
 FILE NAME 200813.10  
 FIELD WORK COMPLETED 3/24/15  
 KLINGSTADT PROFESSIONAL DESIGN FIRM 184-002495

**SURVEYOR'S STATEMENT**  
 I, JAMES D. ROSE, a Licensed Professional Land Surveyor No. 35-1775, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND DIRECT SUPERVISION AT THE REQUEST OF HERITAGE CHURCH OF THE ABOVE CAPTIONED REAL ESTATE.  
 I FURTHER STATE THAT ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS LOCATED ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS PLAT.  
 I HAVE MADE NO WARRANTY OR GUARANTEE FOR ACCURACY OF RECORD OR FOR OTHER INFORMATION IN RECORD AND THEREBY FULLY DISCLOSE ANY DISCREPANCY.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 IN WITNESS WHEREOF I HEREBY SIGN MY HAND AND SEAL THIS DAY OF \_\_\_\_\_ 2015 A.D.

- LEGEND**
- X- BOUNDARY OF SURVEY
  - - - CHAIN LINK FENCE
  - A SET 1/2" GAL. REBAR
  - SET 1/2" GAL. REBAR
  - SET CUT "X" IN CONCRETE
  - FOUND 1/2" SQUARE PIN
  - SET 1/2" GAL. REBAR
  - (R) RECORD SURVEY

**OWNER**  
 HERITAGE CHURCH  
 4801 44TH STREET  
 ROCK ISLAND, IL 61201

**SURVEYOR**  
 JAMES D. ROSE  
 4715 15TH ST. A  
 MOUNE, IL 61265

