

# City of Moline

# Plan Commission

Wednesday, July 24, 2019

4:00 p.m.

Council Chambers, 619 16<sup>th</sup> Street

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## **AGENDA**

1. Call to order
2. Approval of minutes
3. New business
  - a. Public Hearing – Avenue of the Cities Corridor Plan.
  - b. Public Hearing – Accessory Structure Code Change.
  - c. Public Art Master Plan.
4. Old business
  - a. None
5. Public comment
6. Adjourn

*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 Ryan Berger, Department of Planning & Development, 524-2030.*

## PLAN COMMISSION

### MINUTES

Wednesday, July 10, 2019

**Present:** Bill Fitzsimmons (Chairman), Mike Crotty, Jeff Nelson, Butch Trevor, Cindy Wermuth, Dennis Kelly, Craig Mack

**Absent:** John Wetzel, Pete McDermott

**Staff:** Ryan Berger

**Others:** Andrew Dasso

#### 1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:04 PM.

#### 2. Reading and approval of Minutes – June 26, 2019

**Motion made by Commissioner Wermuth; seconded by Commissioner Kelly, to approve the minutes for June 26, 2019. Motion carried unanimously.**

#### 3. New Business

##### **Public Hearing – Reopening of PC 19-03 (Ryan Berger, Land Development Manager)**

Ryan Berger explained to the commission that the developer for Marriott's Fairfield Inn has proposed changes to the initial footprint previously approved under Special User Permit PC-03. The hotel will now have an additional 46 rooms adding 23,241 square feet to the originally approved plan of 67,000 for a new total size of 90,241. Due to an alteration to the original site plan, the developer will need to complete and submit form FAA 7460-2 to the FAA for approval. This is standard practice and Fairfield Inn is still within height restrictions. Fairfield Inn's Architect, Andrew Dasso, explained that Marriott always had the intention to build another hotel but now they have decided to build the two hotels together. The Commission discussed questions and concerns.

With no further comment, the hearing was closed.

Discussion amongst the commissioners took place regarding specifics, and suggested changes, to the proposal.

**Motion made by Commissioner Wermuth; seconded by Commissioner Trevor, to accept new proposed footprint for Fairfield Inn's Special Use Permit for Group Development in Excess of 50,000 feet with a contingency on condition that it is not approved without approval of FAA 7460-2 and further recommend to City Council in the event that the frontage road access is accepted for dedication, that pedestrian access be provided to adjoining properties. Motion carried unanimously.**

#### 4. Old Business

None.

**5. Public comment**

None.

**6. Adjourn**

Due to Chairman and Vice Chairman not able to make the next scheduled Plan Commission Meeting on July 24<sup>th</sup>, the Commission elected Butch Trevor to run the meeting.

There being no further business, the meeting adjourned at 4:33 PM.

Respectfully submitted,  
Fawn Schultz, Planning & Main Street Administrative Assistant  
Recording Secretary



## MEMORANDUM

TO: Moline Plan Commission

FROM: Jeff Anderson, AICP, City Planner

DATE: July 18, 2019

SUBJECT: Avenue of the Cities Corridor Plan – Public Hearing

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The Avenue of the Cities Corridor Plan was presented to the Plan Commission at your June 26<sup>th</sup> 2019 meeting. As discussed previously, the public hearing regarding a request from the City of Moline to consider the Plan as an amendment to the City's Official Comprehensive Plan has been scheduled for your meeting next week, Wednesday, July 24, 2019.

Staff will present a streamlined version of last month's presentation on the Avenue of the Cities Corridor Plan as part of the public hearing. Once the Plan Commission has completed the public hearing and consideration, the Plan will be reviewed and considered for adoption by the Moline City Council.

If you did not receive a hard copy of the draft plan at last month's meeting or were not able to download a copy of the plan, you can do so by clicking on the following link:

[ftp://ftp.moline.il.us/Planning/AOC\\_Draft\\_Plan/](ftp://ftp.moline.il.us/Planning/AOC_Draft_Plan/).

As stated in last month's memorandum, I appreciate your willingness to participate in the development of this plan through the public workshops, stakeholder interviews, and related discussions and exercises. Your support for this important project has certainly strengthened the quality of the overall effort. Please do not hesitate to contact me should you have any questions regarding this matter. Again, thank you for your assistance and participation.

## Accessory Structure Text Amendment

### Summary of Text Amendment Changes

1. Current code is unclear on how to calculate the permitted amount of accessory structure square footage on a lot. Maximum coverage of accessory structures is currently “coverage of principle structure or 30% of rear yard setback, whichever is less”. Confusion related to “rear yard setback”. Is this identified through the zone of the property (ex. the R-2 zone has a rear yard setback of 30 ft.) OR actual backyard meaning rear property line to the back of the building?
2. Analysis has shown that when applying past practice calculation method of required rear yard setback \* the width of the lot \* 30% - Moline is the most restrictive in the amount of permitted accessory structure square footage when compared to other Quad City communities.
3. Since the current code is only based on the size of the required rear yard and not actual lot size very large or deep lots are still limited in the amount of permitted accessory structure square footage.
4. The proposed code would provide an overall building lot coverage % allowed for ALL structures on the lot. Larger lots could have multiple accessory structures as long as none are larger than the principle structure and the building lot coverage percentage is maintained. Safeguards regarding placement distances and structure setbacks still apply.
5. Variances can still be used in highly unique situations.

**Draft Proposed Text Amendment**

(b) **MAJOR ACCESSORY STRUCTURES.** Table 35-3201.2 lists the bulk standards for major accessory structures in all Residential and Resource Districts. In general, major accessory structures are those that exceed 120 square feet in area and that are not otherwise defined as principal or minor accessory structures. No major accessory structure can have more lot coverage than the principle structure. Multiple structures are permitted.

(1) **Terms.** Please see Sec. 35-3106 for an explanation of the terms used on Table 35-3201.2.

(2) **Exceptions.** Please see Sec. 35-3108 for exceptions to the bulk standards on Table 35-3201.2.

**Table 35-3201.2.**

**Residential and Resource Districts**

**Major Accessory Structure Bulk Standards <sup>(1)</sup>**

Zoning District	<del>Maximum Lot Coverage <sup>(2)</sup></del>	Minimum Yard Setbacks (feet)				Minimum Onsite Building Separation (ft) <sup>(4)</sup>	Maximum Height (ft.)
		Front <sup>(6)</sup>	Single Side <sup>(3)</sup>	Sum Sides <sup>(3)</sup>	Rear		
R-2	<del>Coverage of principal structure or 30% of rear yard setback, whichever is less</del>	25	3	25% lot width	5	6	15
R-4	<del>Coverage of principal structure or 30% of rear yard setback, whichever is less</del>	25	3	25% lot width	5	6	15
R-6	<del>Coverage of principal structure or 30% of rear yard setback, whichever is less</del>	20	3	25% lot width	5	6	15
R-7 <sup>(5)</sup>	<del>Coverage of principal structure or 30% of rear yard setback, whichever is less</del>	20	3	25% lot width	5	6	15

(See Chapter 19 of the Moline Code of Ordinances)

C-2	10,000 sq. ft.	40	15	30	15	20	35
AG-2	10,000 sq. ft.	40	15	30	<b>15</b>	20	35

**Footnotes:**

(1) The Zoning Administrator, Building Official or Fire Marshall may increase any of the standards and/or impose additional restrictions on any major accessory structure as may be necessary to comply with other codes and/or to protect the health and safety of persons on the subject property or adjoining properties.

~~(2) Does not apply to swimming pools or recreation surfaces.~~

(3) Major accessory structures must be located behind the rear building line of the principal structure or must meet the principle structure side setbacks.

(4) One major accessory structure may be connected to the principle structure with a breezeway that is: covered but has no walls; is less than 6 feet in width; and complies with all other major accessory structure standards and requirements.

(5) For mobile home parks, the standards in Chapter 19 of the Moline Code of Ordinances shall apply. The standards shown on this table apply to all other land uses.

(6) The required front yard setbacks apply to all sides of a corner lot that have street frontage. (See Section 35-3108 for exceptions)

**Dimensions in bold indicate difference between requirements of Moline Land Development Code and ILQC Unified Zoning Code.**

Standards that are shaded are those not included in Unified Code.

(Ord. No. 3008-2009; Table 35-3201.2 amended by inserting footnote (6) to Minimum Yard Setbacks, "Front;" 03/24/09)

**Table XXXXX.**

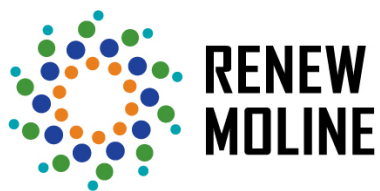
**Residential and Resource Districts**

**Building Lot Coverage (1)**

<u><b>Zoning District</b></u>	<u><b>% of Lot Coverage</b></u>
<u><b>R-2</b></u>	<u><b>35%</b></u>
<u><b>R-4</b></u>	<u><b>35%</b></u>
<u><b>R-6</b></u>	<u><b>40%</b></u>
<u><b>R-7</b></u>	<u><b>40%</b></u>

(1) Includes principle and all major and minor accessory structure square footage.

Does not apply to swimming pools.



## MEMORANDUM

TO: Moline Plan Commission

FROM: Alexandra Elias, AICP, President and CEO, Renew Moline

DATE: July 22, 2019

SUBJECT: Public Art Master Plan

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Renew Moline, in partnership with the City of Moline, proposes to develop a Public Art Master Plan (Plan) for the downtown Moline area to enhance the urban experience and provide an attractive environment for new development. Last fall, The Moline Foundation awarded a grant to Renew Moline for the purpose of developing a Plan, that will ultimately be considered for adoption by the City as a policy document to guide the implementation of a public art program.

The Plan will be developed in a collaborative process, which will include a Steering Committee of community members with interest and/or expertise in public art. Additionally, Renew Moline will seek the assistance of a consultant that has a background in the development and implementation of Public Art Master Plans. The Plan is likely to include a definition of public art; an inventory of existing public art; a vision for a public art program that is aligned with the City's economic development and urban design goals; corridors and locations for art; policies and criteria to evaluate public art gifts; a process for implementation of the Plan and potential costs and funding sources.

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## **Public Art Master Plan Proposed Steering Committee & Process**

Mission: To create a Public Art Master Plan that will target investment in art, design and streetscape to enhance the public realm. These investments will create economic benefit for our community by developing a beautiful and dynamic place where people want to live, work, play and learn. The goal is to develop a Public Art Master Plan that will be adopted by the City Council to establish City policy pertaining to art, and to direct public and private investment into downtown public art features.

Geographic Area: Emphasis on Moline Centre; recognition of [limited] special places in Floreciente and Edgewater.

Composition of Steering Committee: Artist(s), Convention & Visitors Bureau, elected official(s), public agencies, foundations, neighborhood group(s), WIU/university.

Proposed Members (Organization Represented):

1. Dave Herrell (Visit QC)
2. Lori Roderick (Artist, Augustana University)
3. Pamela White (Museum Studies Program, WIU-QC)
4. City Council member (Mayor appointment)
5. Joshua Ford (Ford Photography)
6. Kevin Maynard or designee (QC Arts)
7. Craig Mack (Historic Preservation Commission and Plan Commission)
8. Zenaida Landeros (Greater Quad Cities Hispanic Chamber of Commerce) (participation to be confirmed)

Steering Committee will be involved in the following: Provide input on scope of work, review consultant qualifications, participate in design charette/work session, review draft Public Art Master plan, and participate in the public process to present Public Art Master Plan to Moline Plan Commission and City Council.

Consultant selection process: The recommended process for consultant selection will be:

- Advertise a Request for Qualifications based on an identified scope of work and evaluation criteria
- 30-day submittal period
- Depending on the number of submittals received, Renew and City staff will screen submittals based on established selection criteria, choosing the top candidates for review by Steering Committee
- Steering Committee may recommend two top candidates for selection by Renew and City staff.
- Renew will negotiate a contract with the recommended candidate.

Contract Lead: Renew Moline, in partnership with the City of Moline.

Staff: Alexandra Elias (Renew), Lisa Kotter (City of Moline)

Available funds: \$25,000 (Source: The Moline Foundation, September 2018)

## **Moline Public Art Master Plan Proposed Scope of Work**

Scope of Work and Budget: The City of Moline and Renew Moline intend to develop a Public Art Master Plan for the downtown Moline area to enhance the urban experience and provide an attractive environment for new development.

The City and Renew seek individuals and firms (“Consultant”) experienced in creating master plans for art and/or directing strategic planning within the arts community. The Public Art Master Plan will be developed in a public, transparent and collaborative process and will apply to the Moline Centre Plan area and limited (three to four) “special areas” in adjacent neighborhoods. The consultant shall produce a detailed and illustrative document to be considered for adoption by the Moline City Council, consisting generally of the following (including but not limited to):

- Define and describe public art, to educate and inform the public about the role of art in community building;
- Inventory existing public art assets and features in the Moline Centre, Edgewater and Florencia neighborhoods;
- Establish and promote a clear vision for public art that aligns with the City’s economic development and urban design goals;
- Identify opportunity areas and specific locations for art with an emphasis on enlivening public spaces, creating a sense of place; unifying and identifying neighborhoods, and respecting the city’s historical and physical characteristics. These can be “gateways”, connections to the riverfront and between neighborhoods, and/or physical structures but should be descriptive enough to encourage and guide the implementation of art features in the public realm;
- Create public art policies and criteria for review of public art gifts;
- Recommend a process for the implementation of the plan, including solicitation and selection of artwork and a governance structure; and
- Identify costs and potential funding sources for public art features/elements.

### **Tasks and Work Program**

#### Task 1 –Meetings and administration:

- Attend kickoff meeting with City and Renew staff and a pre-established Steering Committee to review contracted scope of work, schedule and roles and responsibilities;
- Project and contract management tasks necessary to complete all tasks; and
- Meet throughout the contract period with project team consisting of City and Renew staff (anticipated at least four times but no more than six).

Task 1 Deliverable:

- Conduct kickoff meeting (agenda, agenda approval, meeting activity and summary)
- Project schedule for endorsement by client
- Accounting, invoicing, monitoring and completing tasks and reporting progress
- Meeting summary (including task list) and schedule update for each meeting
- Meeting with Steering Committee to review purpose, process and progress (may be conducted with project team meetings).

Task 2 – Background Research

- Review Moline City Plans (to include: *Moline Centre Plan, Moline Comprehensive Plan Updates, Moving Moline Forward Plan, Moline Streetscape Master Plan, 7<sup>th</sup> Avenue Reconstruction & Connector Project, River Drive Corridor Study, River to River Corridor Study, Moline Centre Design Guidelines, Moline Park Master Plan*);
- Conduct site visit;
- Identify existing programs and activities related to public art in both Moline and the Quad Cities;
- Provide “best practices” research and application in Moline to guide development of the Public Art Master Plan; and
- Assemble a catalogue of no more than five successful Public Art Master Plans from similarly sized cities throughout the country. These plans should have evident results by which to gauge success and should include a variety of potential funding sources for implementation.

Task 2 Deliverables:

- Existing Conditions, Inventory and Opportunities Report (or chapter of the Plan);
- List of Best Practices for potential inclusion in the Public Art Master Plan; and
- Electronic catalogue of Public Art Master Plans to reference and inform the development of Moline’s Public Art Master Plan.

Task 3 – Public Participation

- In collaboration with City staff, identify stakeholders (business, community and neighborhood leaders) for interviews; and conduct up to ten individual and group interviews with key stakeholders to assess matters of importance; and to elicit “thematic” and historical information;
- One or more public meeting(s), focus group(s) or engagement activity to inform the development of a public art plan;
- One meeting of the Steering Committee to discuss stakeholder input received and direction resulting from input; and
- Participation in public meetings as part of consideration by Plan Commission and City Council.

Task 3 Deliverables:

- List of stakeholders and schedule of interviews;
- Execution and summaries of stakeholder interviews;
- Announcements, materials and presentation graphics necessary to conduct public outreach;
- One or more successfully completed public meetings with a Summary of Findings for each; and
- Preparation for and participation in Plan Commission and City Council hearings to consider adoption of the Plan.

Task 4 – Draft Public Art Master Plan

Produce a narrative and illustrative document that will provide policy guidance and recommendations on public art throughout downtown Moline. A Public Art Master Plan should do all of (but not be limited to) the following:

- Indicate how art can both “brand” and enhance the public experience downtown;
- Illustrate areas and ways that public art can enhance east/west connections between neighborhoods and activity centers;
- Identify “best practice” principles and processes that can govern the inclusion of art in projects based on research of mid-sized cities that have active and successful arts programs;
- Program specific locations where public art can enhance the urban experience and create a “gateway” (via sculpture, murals, structural, streetscape and other types of art); and
- Educate decisionmakers and the public about ways to fund and implement public art; and
- Recommend a process and governance structure for public art administration, and an alternative process if no formal structure is feasible.

Task 4 Deliverable: Public Art Master Plan for Downtown Moline including all maps and graphics necessary to convey concepts described in the Plan.

## Potential Public Art Master Plan Document Organization

1. What is Public Art?
  - a. General discussion of art programs
  - b. Types of art/urban elements considered art or contributing to aesthetics
  - c. Notable art programs in other cities for comparison
2. Purpose of Public Art Master Plan/context in Quad Cities
  - a. Contribution to and enhancement of the downtown Moline experience
  - b. Opportunities & Constraints
  - c. Coordination/communication with other cities having art programs
3. Inventory of Existing Art
  - a. List by type
  - b. With a map
4. Goals for Public Art Program/Principles
5. Identification of important sites/corridors/areas for cohesive art experience
6. Implementation of Program
  - a. Solicitation process
  - b. Gifting process
  - c. Maintenance and Removal
  - d. Governance
  - e. Funding Options

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