



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Special Call Meeting

November 18, 2015

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the September 23, 2015 meeting minutes
4. Presentation on QR Code/Mapping Project (Kathy Douglas)
5. Review and provide comments to City Council on an amendment to a special use permit for 2106 7th Avenue
6. Other Business

MINUTES
PRESERVATION COMMISSION
SEPTEMBER 23, 2015
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Lo Milani, Paul Fessler, Brian Leech, Elizabeth DeLong

MEMBERS ABSENT: Sue Swords, Anthony Heddlesten, Craig Kavensky, John Strieter

ASSOCIATE MEMBERS: Linda Anderson, Jeff Dismer, Diane Oestreich

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:00 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

MOTION: Milani made a motion to approve the written agenda. Leech seconded the motion. **The motion carried on a vote of 5-0.**

AN ORDER APPROVING THE MINUTES OF THE MAY 20, 2015 MEETING

Chairman Bogen asked if there were any corrections to the minutes of the May 20, 2015 meeting. Lo made a motion to approve the minutes as presented. Bogen seconded the motion. **The motion carried on a vote of 5-0.**

WELCOME NEW MEMBERS

Chairman Bogen welcomed new Commissioners Paul Fessler, Brian Leech, and Elizabeth DeLong and asked each to give a brief explanation of their background and interest in the Commission.

PRESENTATION OF HERITAGE RESOURCES PLANNING PROJECT

Chairman Bogen introduced Nick Kalogeresis and Becky Hurley from Lakota Group, the consulting firm selected to carry out the planning project. Mr. Kalogeresis indicated that Lakota is a firm based in Chicago but has worked on a number of projects in the Quad Cities area, most recently an update to the Moline comprehensive plan. Mr. Kalogeresis gave a 15 minute presentation describing what a heritage resources plan is, why it's a great project for the City to embark on, the project approach, and project schedule. At the conclusion of the presentation, Mr. Kalogeresis asked if there were any questions.

Milani asked what about a plan the City had in place in the 1990s. Associate Oestreich indicated that neighborhood plans were adopted in the 1990s but a comprehensive preservation plan had not yet been prepared by the City. Associate Anderson added that the Jacobson document was a historical survey that was completed in 1999. Milani asked for clarification on how that plan differs from the one currently underway. Howe indicated that the current preservation planning project would produce a policy document.

Milani asked what the principal aim of the project is. Mr. Kalogeresis responded that a plan will put in place a process that will help the City balance community development decisions with preservation of significant resources.

Leech asked for some background on why the Commission was pursuing this project. Associate Oestreich responded that many of the documents that had been produced in the past were primarily to help the Commission make determinations as well as serve as an education tool. She added that this project would result in a policy document that would be adopted by the City Council, similar to the recently adopted Comprehensive Plan. When Council reviews and considers development proposals, they refer to these policy documents to help guide their decision making. A recent example is a Council decision to

deny a rezoning request because it was not consistent with the Comprehensive Plan future land use map. Associate Oestreich added that this project is being funded by a CLG grant, for which City Council gave their approval to the Commission to submit an application.

DeLong asked if the preservation plan will have any teeth once it is adopted. Associate Oestreich responded that as a policy document it will provide guidance, but will not have teeth in the same way that a regulatory document would. Mr. Kalogeresis added that the preservation plan will also serve as a work plan for the Commission and identify projects and partnerships. Chairman Bogen added that this project dovetails nicely with the Commission's discussions over the past two years on how to better educate the community about preservation and the importance of historic resources. Fessler added that an adopted plan would also give a little more weight to preservation-related topics considered by the Commission and Council.

Leech asked about the function and makeup of the project steering committee. Mr. Kalogeresis responded that the steering committee has already been formed, includes a broad representation from the community, and functions to provide feedback on preservation issues and on draft documents that will be produced. DeLong asked who is serving on the steering committee. Howe provided a list from memory of members.

Chairman Bogen asked if there were any additional questions for the consultants before they head out. Fessler asked if they would provide examples from other communities of new ideas that have been implemented. Mr. Kalogeresis responded that there will be case studies and best practices included in the final document. Chairman Bogen thanked the consultants for presenting and Mr. Kalogeresis and Ms. Hurley exited the meeting.

Milani indicated that this plan could be a powerful instrument to give to City Council. Milani asked how this project was started. Chairman Bogen responded that funding was made available by the Illinois Historic Preservation Agency to CLG communities for preservation projects. Staff had presented the idea of pursuing a preservation plan instead of a brochure project, as has been done in the past and the Commission then requested permission from City Council to apply for the grant. Milani asked how much the City was awarded for the project. Howe responded that the total project was budgeted at \$30,000 with \$21,000 awarded and \$9,000 from in-kind staff support.

Milani asked about the next step in the project schedule. Howe indicated that the next consultant visit would be October 22nd for a public info session; the location and time are to be determined. Howe encouraged all Commissioners to attend the community meeting. Associate Anderson echoed this suggestion, adding that it is valuable to hear what the general public has to say at these types of events. DeLong asked how that meeting would be advertised. Howe responded that the typical means for getting the word out would be utilized, but welcomed suggestions from them. Associate Anderson suggested staff contact WVIK. Howe welcomed that suggestion.

MOLINE MAIN STREET QR CODE PROJECT

Chairman Bogen directed the Commission to the next item on the agenda—a short presentation by Associate Anderson on Moline's QR code project. Associate Anderson provided some background information on the QR code project, a partnership between Moline Main Street and the City of Moline. She indicated that the project involved the creation of window clings to be placed in historic buildings in the downtown with QR codes that link to a walking tour map as well as pictures and stories about historic structures. A lengthy discussion ensued on what this project entails, at the conclusion of which Associate Anderson asked the Commission if this is something they would like to pursue. It was determined that staff would get in contact with the City of Moline to get a better understanding of their role in the project and to see if it would be feasible to replicate in Rock Island. Staff will also get in contact with the City's website committee to learn whether or not the City's website could host the project.

OTHER BUSINESS

Chairman Bogen asked if there was any other business to discuss. Associate Anderson asked if the limestone curbs that will be removed as part of the 6th Avenue street reconstruction project can or will be

saved and if so, whether or not they could be used to replace crumbling limestone curb in other locations in the City. Howe indicated she would check with the Public Works Department to find out if the request could be accommodated.

Associate Oestreich asked if the Commission had any suggestions for a potential location for the rotating brochure kiosk that had formally been located at the Main Library. Leech suggested one of the other library branch locations. Oestreich responded that there was likely not enough space at those locations and that a more public location, like Hy-Vee, might be an option.

Chairman Bogen asked if there was any other business to discuss. Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. Griffith reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

Chairman Bogen asked for a motion to adjourn. Fessler moved to adjourn. Milani seconded the motion. **The motion carried on a vote of 5-0.** The meeting was adjourned at 6:35 p.m.

Minutes submitted by Brandy Howe

Staff Report
Community & Economic Development Department



To: Members of the Preservation Commission
From: Brandy Howe, Urban Planner
Subject: Amendment to a Special Use Permit at 2106 7th Avenue
Date: November 9, 2015

Subject Property Address: 2106 7th Avenue
District: Broadway Historic District
Classification: N/A

Applicable Regulations and Guidelines

Sec. 11-106(13): Powers and Duties of the Preservation Commission - To review applications for special use permits that affect designated landmarks and historic districts prior to the date of the hearing by the City Council.

Background

An application was submitted by Steven and Cynthia Pressly to amend an existing special use permit pertaining to the property at 2106 7th Avenue (site of the future Wheelan Pressly Funeral Home). The request is to locate an internally lighted freestanding sign on the northwest corner of the site. The sign would be 3x7 feet in area, 5 feet in total height from grade to top of sign, and set back 4-6 feet from all property lines, which is the approximate location of the sign previously located on the property. The applicant has also agreed to place the lighting of the sign on a timer set to turn off at 10:00 p.m.

The proposed sign will be similar to the internally-lit freestanding sign located at the Wheelan Pressly funeral home at 3030 7th Avenue. The sign at that location is positioned perpendicular to and across the street from residential land uses with setbacks similar to that proposed for the 2106 7th Avenue site. The placement and use of this sign has resulted in no issues or concerns from neighboring property owners.

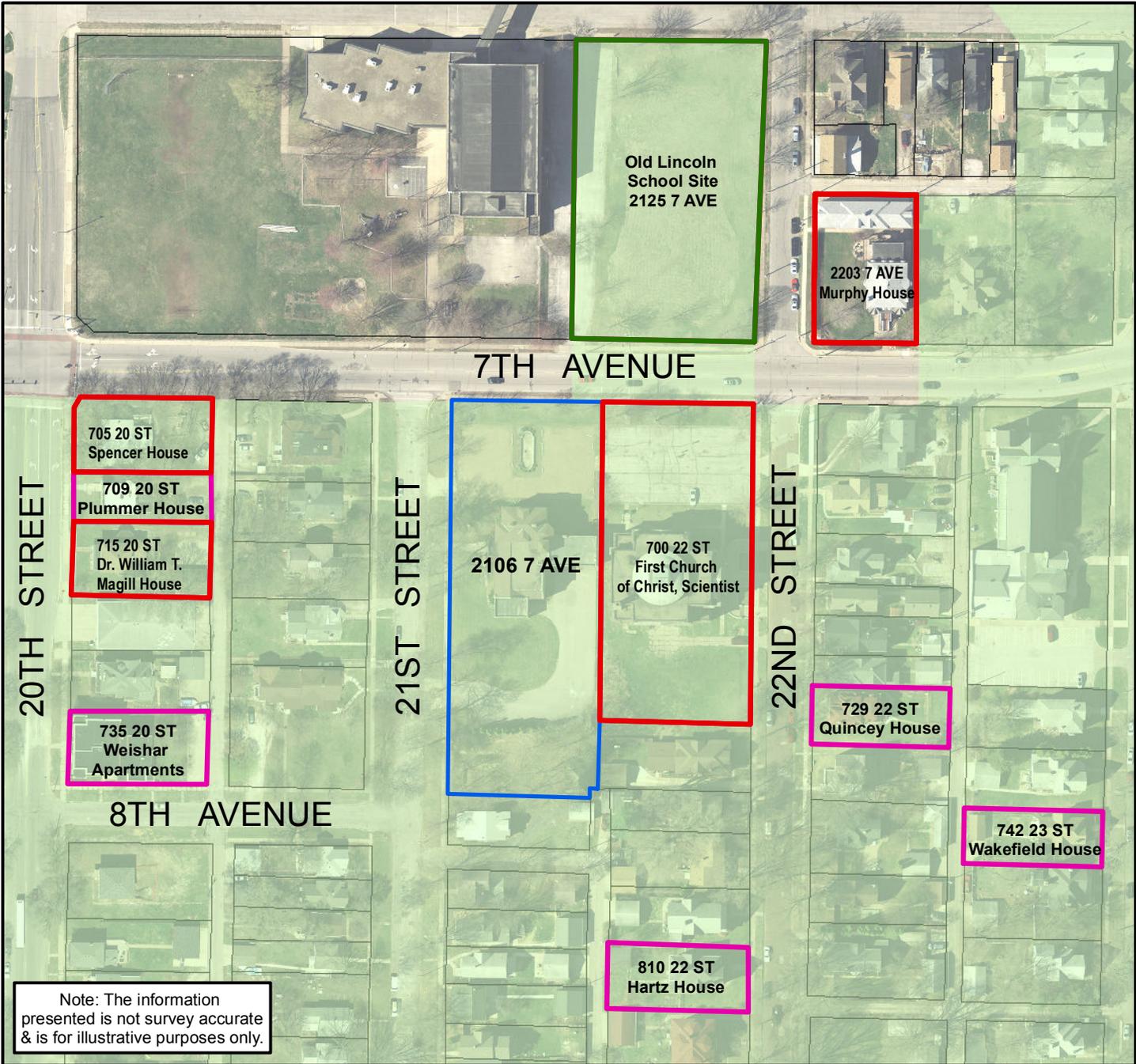
Staff Comments

In his review of the proposed special use permit amendment, CED Planner Alan Fries found the proposed sign meets the seven conditions for approving a special use permit identified in the Zoning Ordinance as the proposed sign would be set on a timer and will not have a detrimental effect on the public health, safety, welfare, or property values in the area.

Preservation Commission Comments

Per the powers and duties granted to the Preservation Commission, the Commission may provide comments on this issue to the City Council. The City Council will consider the Commission's comments, in addition to any public testimony received at a public hearing scheduled for December 7, 2015, to make their decision on the special use permit amendment.

LOCATION MAP



Legend

- Subject Property
- National Register Listed
- Local Landmark Properties
- Significant Historical Structures*
- Broadway National Reg. District

* Includes properties listed in the Rock Island Architectural Resources Inventory and properties listed as one of Rock Island's 100 Most Significant Unprotected Structures, 2009.



0 30 60 120 180 240
 Feet

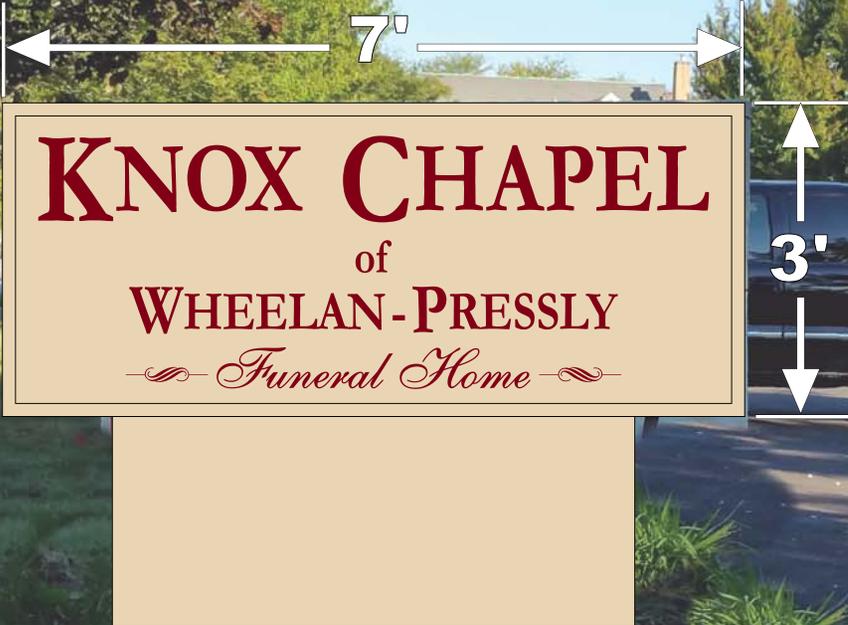
City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



Note: The information presented is not survey accurate & is for illustrative purposes only.

2-sided, internally-lit sign box
at 2106 7th Avenue, Rock Island



Sign Innovations
Davenport, IA
563-441-0220