

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

**Subject: Planning Commission Recommendation for Sign at
2900 46th Avenue**

Date: May 8, 2014



At its May 7, 2014 meeting the Planning Commission considered a request from Jerry Bergheger (JakeO's Grille) for a Riverfront Corridor Overlay District site plan review for a proposed freestanding sign to replace the existing freestanding sign located in the north front yard.

Size of Property:

The total site is 170' x 336' x 170' x 310' (57,120 square feet in area, or 1.31 acres).

Existing Land Use:

The site consists of the subject restaurant.

North: Single-family residences, zoned R-2.

East: Business uses, zoned B-4

South: Single-family residences located in unincorporated Rock Island County, zoned R-1 (one family residence) district.

West: Business uses, zoned B-4.

Zoning History:

Board of Zoning Appeals Case #2012-10- Request to allow two permanent portable outdoor storage units were approved

Board of Zoning Appeals Case #2010-04- request for front yard setback variance for a new open deck was approved.

Planning Commission Case #2008-10- Request to allow existing freestanding sign in north front yard was approved.

Proposed Sign:

The applicant will remove the monument sign (6' x 8') that is lighted by two flood lights and replace it with an interior lighted freestanding sign (12' x 8' in area and 25 feet in height from grade to top of sign). The proposed sign will be located approximately one to three feet from the north property line to the west of the entrance drive. The sign will have digital and manual message boards and an identification sign cabinet (see attached photo drawing example). The two message boards will allow the applicant to advertise specials instead of locating portable freestanding signs on the property and adjacent State right-of-way.

Analysis:

The proposed sign meets the intent and standards of the Riverfront Corridor Overlay District, which allows only one freestanding sign per property and a maximum height of 25 feet. The proposed sign will be an attractive design that will identify the restaurant from both directions

along Blackhawk Road and will not have any negative effects on adjacent land use. Staff recommends that low level landscaping be provided around the sign.

Public Hearing Comments:

Mr. Bergheger was the only speaker at the public hearing.

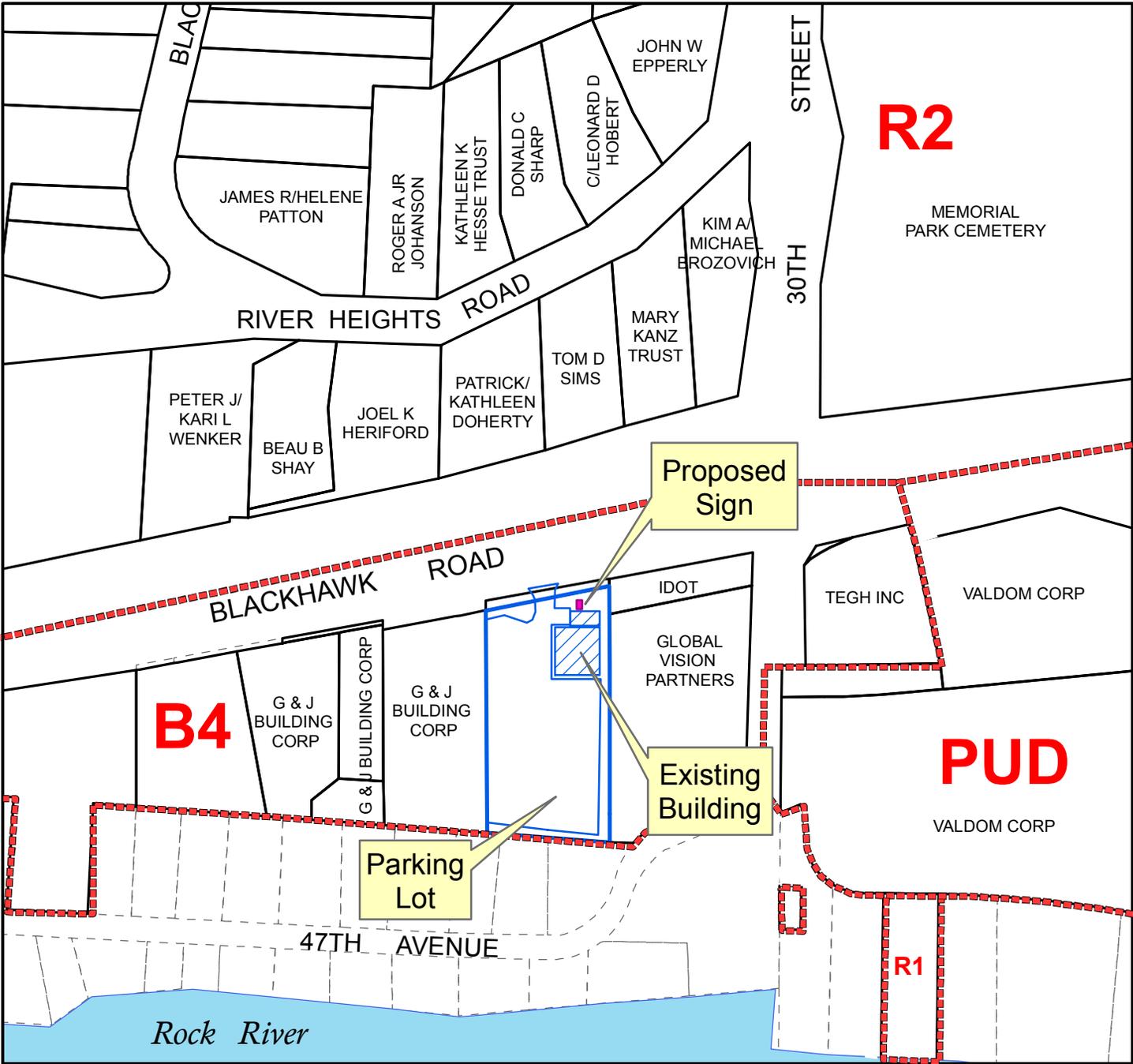
Recommendation:

The Planning Commission voted unanimously (8—0) to recommend to the City Council approval of the request because it is an attractive sign that better identifies the business and its dinner specials and meets the intent and standards of the Riverfront Corridor Overlay District and the requirements in the Sign Ordinance. The Commission also included in the recommendation that low level landscaping be provided around the base of the sign.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Community and Economic Development Director

Approved by: Thomas Thomas, City Manager

PLANNING COMMISSION



**PLANNING COMMISSION
2014-2**

- Rivers
- R.I. City Parcels
- Unincorporated Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.





0 50 100 200 300 400 Feet

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