ORDINANCE 13-15 Passed: March 25, 2013

APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A COMPREHENSIVE SIGNAGE PLAN ON PROPERTY ZONED “MFR-2” MULTIFAMILY RESIDENTIAL AT 830 NORTH ANNIE GLIDDEN ROAD TO ALLOW FOR VARIATIONS FROM ARTICLE “13” SIGNS OF THE UNIFIED DEVELOPMENT ORDINANCE TO ERECT CHURCH AND CAMPUS MINISTRY SIGNAGE.

WHEREAS, the Westminster Presbyterian Church has filed a petition with the City Clerk of the City of DeKalb, Illinois, for a special use permit to allow for a comprehensive signage plan to erect one additional ground sign that when added to the other two equal a possible 90 square feet of sign area split between the three signs located along the church’s street frontage to better identify the distinct and separate programs of the church to the public on property zoned “MFR-2” Multi Family Residential at 830 North Annie Glidden Road; and,

WHEREAS, the DeKalb Planning and Zoning Commission held a public hearing and reviewed the request on March 13, 2013 and recommended approval of the special use permit amendment by a vote of 4-0-1 (Stravers Abstained | Katz absent), subject to conditions; now,

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

Section 1. That a special use to allow for a comprehensive signage plan and erect one additional ground sign that when added to the other two could total 90 square feet of signage along the Church’s frontage to better identify its distinct and separate programs of the church to the public on property zoned “MFR-2” Multi Family Residential at 830 North Annie Glidden Road, subject to the following conditions:

1. Approval of the comprehensive signage plan attached as Exhibit A.
2. Shall allow for an additional fifteen (15) feet of signage on the Campus Ministry sign.
3. Total signage shall not exceed ninety (90) square feet.

Section 2. That all provisions of the Unified Development Ordinance shall remain in full force and effect, and this Ordinance shall take effect upon its passage and approval according to law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a regular meeting, held on the 25th day of March, 2013 and approved by me as Mayor on the same day. Second reading waived and passed on roll call vote 7-0-1. Aye: Jacobson, Teresinski, Gallagher, Naylor, Baker, O’Leary, Povlsen. Abstain: Lash.

ATTEST:

DIANE WRIGHT, City Clerk

KRIS POVLSEN, Mayor
PLANNING AND ECONOMIC DEVELOPMENT DIVISION
STAFF REPORT
March 8, 2013

TO: DeKalb Planning and Zoning Commission
RE: Westminster Presbyterian Church – Special Use Permit for Church Signage Plan

I. GENERAL INFORMATION

A. Purpose
To obtain a Special Use Permit in order to install a comprehensive signage plan for Westminster Presbyterian Church.

B. Location
830 N. Annie Glidden Road

C. Access
North Annie Glidden Road

D. Size
Approx 171,900 sq ft. (3.9 acres)

E. Existing Zoning
“MFR-2” Multi Family Residential

F. Existing Land Use
Church and Campus Ministry Center with two ground signs for two distinct purposes with one informative and directional sign on the property.

G. Proposed Land Use
Same as above but with three ground signs for distinctive purposes along the Annie Glidden Road frontage

H. Surrounding Zoning and Land Use
North – GC, LC & MFR-2 (Apartment Complex & Gas Station, Restaurant and Strip Mall)
South – MFR-2 (Apartment Complex)
East – MFR-2 (Apartment Complex)
West – PD-C (mixed commercial uses)

I. Floodplain
Not in the floodplain

J. Comprehensive Plan Designation
Institutional
II. APPLICANT'S REQUEST

The Applicant requests the approval of a special use permit for a comprehensive signage plan for the Westminster Presbyterian Church located at 830 N. Annie Glidden Road on property zoned “MFR-2” Multi Family Residential to erect one additional ground sign that would in total equal a possible 90 square foot of sign area split between the three signs located on the church's street frontage. The current sign proposal totals 75 square feet of signage along the Annie Glidden Road frontage and near the entrance to the church. The intent of this request is to better identify the three distinct and separate purposes to the public. The request is necessary because the proposed signage plan is prohibited by the Unified Development Ordinance given that the overall scale and quantity of the signs when combined exceeds the limits placed upon the proposed signage plan. However through the Special Use Permit approval a variation to the sign ordinance can be granted.

III. CHARACTERISTICS OF SUBJECT PROPERTY AND SURROUNDING LAND USES AND ZONING CLASSIFICATIONS

The subject property is zoned “MFR-2” Multi Family Residential and is operating as the Westminster Presbyterian Church where a Campus Ministry meant to cater to Northern Illinois University and Kishwaukee College students also exists.

Property to the north is zoned “GC” General Commercial, “LC” Light Commercial and “MFR-2” Multi Family Residential and has a gas station, restaurant, strip center and an apartment complex located on these parcels.

In the easterly direction properties are zoned “MFR-2” Multi Family Residential and are occupied by a mixed residential uses.

To the west lies a mix of zoning and commercial and residential uses, including apartments and multiple restaurants are located within multi-tenant spaces and buildings.

To the south lies the “MFR-2” Multi Family Residential zoning district with residential uses which would include apartments.

IV. ANALYSIS

The Westminster Presbyterian Church is seeking permission for new signage that will result in more opportunities to advertise specific yet separate messages and to help create better visibility along Annie Glidden Road. The church had contemplated removing all signs and constructing an entirely new lighted sign that would meet the City's sign ordinance requirements and cost between $1,500 and $2,500. In the interest of time and resources, the church has determined that applying for the Special Use Permit was the best course of action to take.

The Annie Glidden Road frontage is particularly long at nearly 375 feet and would appear not to clutter this corridor with signage. As the signage plan is currently proposed the Special Use...
Permit is the only mechanism that would allow the Church to erect and display signage in a manner they see fit. The proposed ground signs exceed the maximum quantity and overall combined size that is allowed by the UDO and constructed in a manner that conflicts with the specific design guidelines for a ground style monument sign. Admittedly, the challenges within interpreting the proposed signage plan would allow some signage by right and others by way of the Special Use Permit Ordinance. It was by recommendation of the staff to submit all signage as a component of the Special Use Permit for their current use and for the future advertisement needs of the church. If the PZC is inclined to support recommending this proposal then Staff suggests that the signage plan be approved with conditions.

V. STANDARDS OF SPECIAL USES

a. The proposed special use complies with all provisions of the applicable district regulations.

If approved as a Special Use the proposed signs within the signage plan would comply with UDO regulations.

b. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed ornamental looking ground sign would not be unreasonably detrimental to property values or to the public welfare at large. Consideration of the one sign alternative may have a perceived impact that is less impactful on the public welfare than the multiple signs currently proposed.

c. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

(1) The location, nature and height of buildings, structures, walls and fences on the site; and

(2) The nature and extent of proposed landscaping and screening on the proposed site.

The land use and accompanying physical features are generally compatible with the appearance of other nearby properties zoned commercial or residential. Staff has pointed out elsewhere in this memorandum that the church could construct a sign to meet all the needs of the church with one larger ground sign. The current sign with the changeable copy letter shown as X1 on the applicants' exhibit is only 32 square feet in size which would allow for an additional 18 square feet in accordance with Unified Development Ordinance. The third ground proposed and intended for the Campus Ministry is 17.33 square feet in size. In theory the math would work to have all the information on one sign. Commissioners should consider whether the two signs versus one larger sign is more or less dominating upon the immediate neighborhood. It should be pointed out that the frontage length appears to be long enough to accommodate this proposal by spacing out the signs along the 375 foot frontage to reduce the clutter that could
potentially exist if they were erected close together. The addition of the one ornamental sign should not dominate the immediate neighborhood given the length of the frontage.

d. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate utilities are provided to the site and throughout.

e. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

The proposed signs will be operated in a manner that is not detrimental to the permitted developments and uses in the surrounding areas.

VII. CITIZEN INPUT

None

VIII. CONCLUSIONS AND RECOMMENDATIONS

The Special Use Permit for the signage plan can be operated in a manner that appears essential to continue the mission of the applicant by allowing signs that do not comply with the minimum and maximum standards of the Unified Development Ordinance in regard to increasing their visibility and opportunity to display specific and separate messages.

Admittedly, the challenges within interpreting the proposed signage plan would allow some signage by right and others by way of the Special Use Permit Ordinance. One last item to be considered: As mentioned previously the signage plan is showing a proposed square footage of 75 square feet and a possibility to expand the signage plan to 90 square feet. If the Planning and Zoning Commission is inclined to support recommending this proposal then Staff suggests that the signage plan be approved and consistent to the signage plan submitted by the applicant and contemplate whether or not the approval should include the additional fifteen (15) feet of additional signage along the frontage.

Respectfully Submitted,

Derek Hiland, Principal Planner
Signage types, dimensions and purposes

**X1)**
- Lighted Sign
- 48.92 ft² area
- Advertises the church's service times and childcare availability in addition to special church-wide events

**X2**
- Lighted Sign
- 8.71 ft² area
- Indicates location of entrance to church from the street

**X3**
- Unlit Sign
- 17.33 ft² area (with potential to be enlarged by up to 15 ft²)
- Advertises the Presbyterian Campus Ministry meeting dates and times, and PCM sponsored activities and special events
Pictures of Current (X1, X2) and Proposed Signage (X3)

X1)

Westminster
PRESBYTERIAN CHURCH

WORSHIP TO AM
ALL ARE WELCOME
NURSERY AVAILABLE

830

X2)

CHURCH ENTRANCE

(Photo-shopped together)

X3)
TO: City Clerk, Mayor, and City Council of the City of DeKalb, Illinois

FROM: Petitioner(s): Westminster Presbyterian Church
Mailing Address: 230 N. Annie Glidden Rd.
DeKalb, IL 60115

Telephone: 815-756-2905
Fax: 815-756-1421
Cell: Email: westminsterpres@gmail.com

Petitioner's Representative: Jessie Jennette
Mailing Address: 837 N. 4th St.
DeKalb, IL 60115

Telephone: 815-274-7388
Fax: 815-274-7388
Cell: Email: jjJennifer@hotmail.com

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel # (s):
(If necessary, attach the full legal description on a separate sheet of paper)
Westminster Presbyterian Church of DeKalb, home of Presbyterian Campus Ministries.

B. Street Address or Common Location: 230 N. Annie Glidden Rd., DeKalb, IL

C. Size (square feet or acres): Approximately 4.5 acres

D. Existing Zoning District: MFR-2 Multi-Family Residential

E. Proposed Use and Description: On a separate piece of paper, describe the proposed use's characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with City's Comprehensive Plan and how the proposed use may; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) in conformance with all elements of the "UDO," Unified Development Ordinance.
2. The petitioner hereby submits the following information:

( ) Vicinity map of the area proposed for the special use

( ) List of current owner, and their mailing addresses, of all property within 250 feet
   (Exclusive of right-of-way) of the property proposed to be rezoned

( ) Petition fee ($500.00)

( ) 12 photo copies and an Electronic copy of a site plan which must show the following items:

   - Property dimensions
   - Location and use of proposed structure
   - Number and location of parking spaces and loading area
   - Location and type of landscaping (including existing trees 6" in diameter or greater
     and existing tree masses
   - Location, type, and height of fencing or walls
   - Location and width of driveways and curb cuts; internal traffic patterns
   - Floor area (square footage)
   - Location of exterior lighting
   - Location, type, and height of signage
   - Direction of storm water flow, location of detention area

(Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

3. The petitioner hereby states that a pre-application conference was *(✓)* was not ( ) held with City staff prior to the submittal of this petition.

   *Date of pre-application conference: 01/31/2013*
   Those in attendance: [Signature]

(Note to petitioner: A pre-application conference with staff is highly encouraged in order to avoid delays and to help in the timely processing of this petition.)

4. The petitioner hereby agrees that this petition will be placed on the Plan Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner has read and completed all of the above information and affirms that it is true and correct.
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

Petitioner

Date

Petitioner

Date

Subscribed and sworn to before me this 7th day of February, 2013.

Notary Public

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if he/she is the owner).

Owner’s Signature

Date

Owner’s Signature

Date

Subscribed and sworn to before me this 7th day of February, 2013.

Notary Public

Planning & Development Division

Is petition completed in full? _____ yes _____ no

Date Received: ___________________________

Received by: ___________________________

Public Hearing Date: ____________________

City Clerk Signature

_________________________

stamp
Special Use Permit Petition:

Proposed Use and Description

Reasons for pursuing a Special Use Permit

The signage proposed for special use includes 2 pre-existing and one proposed permanent and separate signs for three distinct and separate purposes. The church has found that trying to include information from these different purposes on one sign is not feasible from a financial or practical standpoint at this time. The current sign advertising church functions and worship times is not large enough to include the Campus Ministry events and times. If the church were to add additional sign footage to the pre-existing sign, it would require purchasing an entirely new lighted sign that would cost between $1500 and $2500. In the interest of time and resources, the church has determined that applying for a Special Use Permit would be the best course of action to take.

Proposed Use and Description

The proposed plan for Westminster's signage exceeds the city's limit for number of signs and sign square footage permitted per street access, which is why the church has requested to be considered for a Special Use Permit (SUP). This plan would entail three signs with a cumulative square footage of up to 90 square feet. The current signs represent a cumulative area of only 74.96 ft². The additional square footage was included in the SUP to cover any alterations that may need to be made to any one of these signs for repair or replacement in the future.

With this permission, the plan proposed would be in conformance with the City's Comprehensive Plan and would not impact adjacent existing and future land uses in the foreseeable future. The plan is also expected to have no impact on adjacent property values or the general public's health, safety or welfare. The church has also done everything in its power to be in conformance with all the elements of the Unified Development Ordinance.

Additional Supports

Specifications of the current and proposed signs can be found on the “Signage types, dimensions and purposes” page. Pictures of these signs have also been attached to help clarify the proposal.
To whoever it may concern,

Westminster Presbyterian Church hereby recognizes Wayne Fesler, as the current acting Treasurer and authorized representative of this organization's ownership.

The treasurer, therefore, signs below for the purposes of affirming the church's ownership and authorizing the petitioner's pursuance of this Special Use Permit.

Wayne Fesler, Treasurer, representative of the owner(s) of Westminster Presbyterian Church, DeKalb

By signing below, I affirm the Treasurer's right to be a representative of Westminster Presbyterian Church.

Rev. Dr. Blake Richter, Pastor
Westminster Presbyterian Church, DeKalb

Date
February 25, 2013

Dear Property Owner(s):

The City of DeKalb’s Planning and Zoning Commission will conduct a public hearing on a proposal from the Westminster Presbyterian Church on a Special Use Permit (SUP) for a church campus signage plan at Westminster Presbyterian Church Center that if approved will allow for three ground signs along the street frontage located at 830 North Annie Glidden Road, DeKalb.

The Commission will hold a public hearing on the SUP request at their regular meeting on Wednesday, March 13, 2013 at 6:00 p.m. The meeting will be held in the Council Chambers of the City’s Municipal Building, located at 200 South Fourth Street in DeKalb, Illinois.

As a property owner within two-hundred and fifty feet (250’) of 830 North Annie Glidden Road, you are encouraged to attend the meeting to learn about and/or comment on the SUP request. You may submit written comments regarding the proposal on the enclosed comment sheet by fax (815-748-2359), by mail (Derek Hiland, 223 S. Fourth Street, DeKalb, Illinois 60115), or by email (planning@cityofdekalb.com). All comments will be shared with the Planning and Zoning Commission and will be included in the public record. Comments should be submitted by Wednesday, March 6, 2013 at 5:00 p.m.

If you have any questions about the request, please contact the Planning and Development Division at (815) 748-2060.

Sincerely,

[Signature]

Derek Hiland
Principal Planner

Enclosures

CC: Mayor, City Council, City Manager
DeKalb Planning and Zoning Commission
Petitioner’s Representative
LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on March 13, 2013, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on a proposal by Westminster Presbyterian Church on a Special Use Permit for a church campus signage plan at 830 North Annie Glidden Road, DeKalb.

The property is legally described as Lot 1 in Westminster Subdivision, (a resubdivision of outlots “A” and “B” of Block 8 in the First Addition to Rolling Meadows Subdivision, as per the plat recorded in Book “M” of Plats, Page 17), according to the plat thereof recorded in Book “S” of Plats, Page 27, on September 25, 1979, as Document Number 424078, in DeKalb County, Illinois. PIN (08-15-152-013)

The property is commonly known as Westminster Presbyterian Church located at 830 Annie Glidden Road.

All interested persons are encouraged to submit written or emailed comments to planning@cityofdekalb.com on this proposal to the City of DeKalb by 5:00 p.m. on Wednesday, March 6, and are invited to appear and be heard at the time and place listed above.

Further information is available from the Planning and Development Division, (815) 748-2060.

Michael Welsh, Chair

DeKalb Planning and Zoning Commission

City of DeKalb
Citizen Response Form

Westminster Presbyterian Church

830 North Annie Glidden Road, DeKalb SUP Request

Owners Name: ____________________________

Property Address: ________________________

Basic Input:
☐ I support the proposal.
☐ I support redevelopment generally, but would like to see specifics before I decide.
☐ I do not support the proposal.

Written Comments:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________