

MEMORIAL DAY

Holiday Closing
Monday, May 25, 2015



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SIDEWALK CAFE GUIDELINES
COMPLIANCE DEADLINE HAS
BEEN SET TO MAY 31, 2015 FOR
PARTICIPATING BUSINESSES
(Page 2, Guidelines Information)

Recent Building Permits:

Single Family Home - 3709 39th Street
Court

Walgreens - 555 19th Avenue
Interior Remodel

Hy-Vee - 4218 Avenue of the Cities &
750 42nd Avenue - Interior Remodels

Single Family Home - 6024 34th Av-
enue A. Court

Heartland Dental - 4100 10th Street
Drive - Interior Build Out

Walgreens - 4000 Avenue of the Cities
Interior Remodel

Plan Commission Meetings

May 13, 2015 @ 4:00 pm
May 27, 2015 @ 4:00 pm

Council Meetings

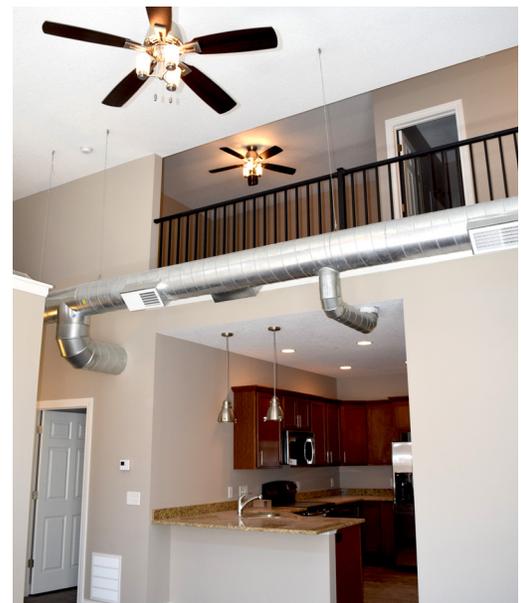
May 5, 2015 @ 6:45 pm
May 12, 2015 @ 6:45 pm
May 19, 2015 @ 6:45 pm

**SKINNER BLOCK LOFTS NOW ACCEPTING
LEASE APPLICATIONS FOR NEW APARTMENTS**



**NEW APARTMENTS AVAILABLE IN
DOWNTOWN MOLINE**

Skinner Block Lofts is now accepting applications for 12 newly rehabilitated 1-3 bedroom apartments ranging from 900-1,750sq.ft. in Moline's Historic Block, just a block away from Moline's downtown area. Some units have stunning 8 foot high windows, exposed brick, and 12-15 foot high ceilings. The City is very excited about the continued developments in Moline. Developers also plan to begin another phase to this project once these units have been leased. The rental rates range from \$1,250-\$1,600 per month. For additional information, please visit www.relocationreps.com or contact Julie Hoexter at (309) 373-3913.



Local Events

May 2	Free Comic Book Day Event @ Moline Public Library 2pm - 4pm	May 16	Paint Wooden Bird Houses @ Riverside Park Greenhouse 10am
May 4	Women's Running 101 @ WIU 5:45pm - 7pm	May 16	Touch-a-Truck Family Friendly Event @ Moline Public Works Dept. 9am - 12pm





CITY OF MOLINE ENFORCES “SIDEWALK CAFÉ GUIDELINES” TO SET UNIFORM STANDARDS FOR ALL OUTDOOR DINING

NEW ORDINANCE SETS UNIFORM GUIDELINES FOR OUTDOOR DINING STANDARDS

In recent years, Moline has experienced a growth in the number of restaurants and bars that wish to accommodate customers with outdoor dining areas. These dining areas can be on private property or on public property in the form of a sidewalk café. Sidewalk cafés are temporary dining areas that occupy part of the public right-of-way during eating establishment’s hours, although, the new guidelines only allow for outdoor dining between the hours of 10:00am and 11:00pm when the establishment has a liquor license, and from 6:00am to 11:00pm when the establishment does not have a liquor license.

Sidewalk cafés contribute to a vibrant urban culture and make Moline streets

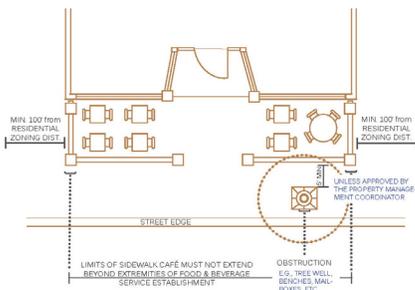
more dynamic places to walk, socialize, and dine. The City of Moline wishes to regulate these dining areas to enhance their appearance and the rest of the neighborhood, while also allowing businesses to be successful.

As a result, the City has adopted the “City of Moline Sidewalk Café Guidelines” which establishes the requirements for businesses that choose to have an outdoor dining area. Copies are available at City Hall and participating businesses have been notified that compliance is required by May 31, 2015 for the 2015 season.

As part of these Guidelines, certain sidewalk café elements will be required in order to demarcate the designated area for each respective business’ outdoor dining space. Barriers a minimum of 3’ high will be required to differentiate all outdoor dining areas from their surroundings.

Access corridors for pedestrians and customers will be required to insure public safety. Certain furniture materials will be prohibited to ensure all outdoor dining areas maintain a certain level of aesthetics, and that the furniture is safe for customers, to include holding up to severe weather.

In addition to compliance of aesthetic elements of the Sidewalk Café Guidelines, business owners will be required to enter into a licensing agreement with the City, create a site plan outlining all proposed components of the outdoor dining area, update their existing insurance policies to include the City as an additional insured, and specify the use of an outdoor dining area on their policies. The City encourage businesses to obtain more information by contacting Christ Mathias, Property Management Coordinator, at (309) 524-2036 or by email to cmathias@moline.il.us.



STEPHENS PARK



S.J. RUSSELL CORPORATION TO BEGIN PHASE I OF THE POINT

The City of Moline has approved a performance based development agreement with S.J. Russell Corporation for the development of "The Point". The project will include 285 units, with up to 30,000sf of accessory medical office and retail space, with a total private construction cost of \$51,000,000.

Phase I will include the purchase of the entire site and the installation of stormwater detention and retention, storm sewer, landscaping, sidewalks and walking paths, private drives, and public improvements including water and sanitary sewer. The first phase will include 65 independent living, 54 assisted living, and 16 memory care units – for a total of 135 units.

The performance based development agreement provides that the City will be paid \$700,000 at closing for the real estate, the Developer will then construct the project in phases over the next several years. Once the project begins to generate increment, the developer will be eligible for a rebate of up to 75% of the increased property taxes and be able to submit project costs for staff to determine TIF eligible expenses which will be reimbursed as outlined in the agreement. The rebate will be limited to 15% of the total project costs and in no case will exceed \$7,650,000.

RESIDENTIAL FENCE GUIDELINES AND REGULATIONS

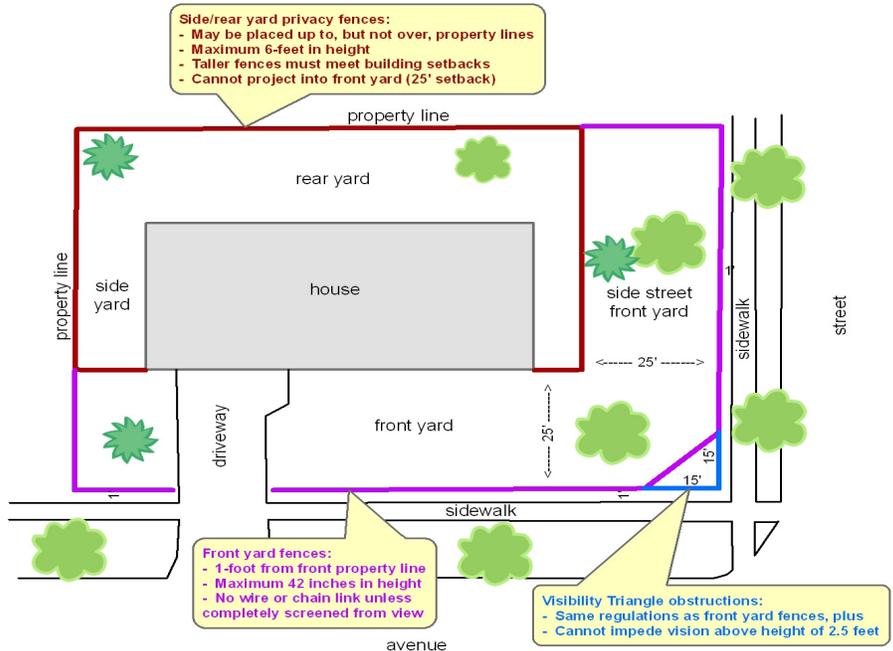
Fences are a popular summer project for many homeowners and although a permit is not required to install a residential fence, there are guidelines and regulations that must be followed. As a general rule of thumb, the front yard can only bear a 3 1/2 foot fence, while the sides and rear yards can bear a 6 foot fence. Corner lots, however, have two front yards and can only bear a 3 1/2 foot fence on both yards of the house that align with any street or avenue. The illustration below helps provide a glimpse of the allowed heights depending on the lot.

Homeowners often want to install the fence on their property line. Unfortunately, the City is unable to provide residents with the exact location of their property lines, therefore, it is recommended that homeowners reach out to a surveyor to survey their lot. Another recommendation prior to purchase and installation of your

fence is to call 8-1-1 to locate all utilities on the property prior to digging. Residents must also note that acceptable fencing materials include wrought iron, vinyl, wood, brick, stone, stucco, wire, and others of a similar look. Any wire or chain link fencing in front of the principal structure must be screened with landscaping.

All fences must also be erected so that the higher quality side of the fence or the side without posts faces the adjoining property. A homeowner also has the option to add panels to the fence so that both sides of the fence are the same as long as no posts or framing members are exposed to the adjoining properties.

More information can be obtained by reviewing Section 35-5209(c), Chapter 35, of the Moline Zoning & Land Development Code or visiting: <http://moline.il.us/index.aspx?nid=317>, residents may also contact Shawn Christ, Land Development Manager at (309) 524-2050 or by email at schrist@moline.il.us.





Community Housing Services Program

BIG CHANGES ADOPTED FOR MOLINE'S CHS PROGRAM

The Moline Community Housing Services ("CHS") program is designed to aid and assist low or moderate income homeowner occupants of substandard single-family dwellings with homeowner rehab assistance of specific eligible items and has been around for many years. This year, new changes are being implemented in hopes of assisting more individuals at a faster pace.

Aid and assistance for the CHS Program comes from the Community Development Block Grant Funds in the form of a forgivable loan. In the past, homeowners were allowed a maximum of \$14,999. The new maximum amount is \$4,999 for non-roof assembly items and \$10,000 for roof assembly items from the date of final (approved) inspection. If a bid exceeds the allowable limits, the property owner also has the option to pay the difference out-of-pocket. A Recapture Agreement is then recorded at the Rock Island County Recorder's Office for a period of 5 years for each occurrence. In the past, homeowners were held to a 10 year recapture period and were ineligible for additional assistance until the term of the recapture period had expired.

These changes to the CHS Program will make it easier for families to obtain

assistance quicker by reducing the scope of work within each household and also by allowing participants the ability of obtaining additional assistance sooner than in previous years.

Currently, the waiting list for the CHS Program has an estimated wait time of 3-4 years. By reducing the maximum amount of funds allowed for each occurrence per household, the scope of work within each household is also reduced, which will enable contractors to complete projects in a shorter amount of time. This will allow the City to assist more families throughout the year, thus reducing the amount of wait time.

The City has also made revisions to some eligible item requirements, as well as clarifications to some of the Program policies. Water heaters have also been added to the list of eligible items for the CHS Program as well. More information on the changes to the CHS Program and the CHS Emergency Program, can be found by visiting <http://moline.il.us/index.aspx?nid=306>.

IHDA GIVES NOTICE OF FUNDING SUSPENSION FOR TFER PROGRAM

The Illinois Housing Development Authority ("IHDA") has suspended funding, effective immediately, for the Trust Fund Emergency Repair ("TFER") Program (Grant Number STF-50765) due to insufficient appropriation of funds. As a result, the City of Moline and the City of East Moline have been ordered by IHDA to cease all Program activities until further notice. IHDA has informed the City that the possibility still exists that Program funds may be reinstated sometime in the future, although, no guarantee was given.

COMMUNITY WORKSHOP EVENT TO BE HELD THIS SUMMER

During the week of April 20, City and Renew Moline staff together with representatives from the consulting team of Solomon Cordwell Buenz (SCB) and Sam Schwartz Engineering officially kicked-off the Moline Riverfront Multimodal Transportation System Plan. This project is phase II of an update to the City's Moline Centre Master Plan and the Edgewater and Florencia Neighborhood Plans. Activities included a kick-off meeting of the Project Advisory Committee, interviews with key community stakeholders, and assessment tours of the study area.

The planning efforts will focus on the development of a multimodal transportation system to leverage investments made in the multimodal station and facilitate continued development within the study area. The project will also address parking and circulation, potential I-92 enhancements, integration of the new I-74 bridge with the Moline Centre roadway and transportation system, and the connection of primary activity centers along the riverfront.

Over the course of the next month, the consulting team will be reviewing studies, policies, and data related to the project with the intent of returning in June for a community workshop event. The workshop is expected to hold discussions on specific transportation-related issues and potential alternative solutions. Announcements on the time, date, and place of the workshop will be forthcoming. Stay tuned for more. Information will be made available on the City webpage, as well as the Planning & Development's Facebook page and monthly newsletter.