



CITY OF QUINCY
DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY HALL ANNEX, THIRD FLOOR, 706 MAINE STREET
QUINCY, ILLINOIS 62301
217-228-4515
FAX 217-221-2288

March 2, 2010

The Crossing 929
929 Monroe St.
Quincy, IL. 62301

Dear Sir or Madam:

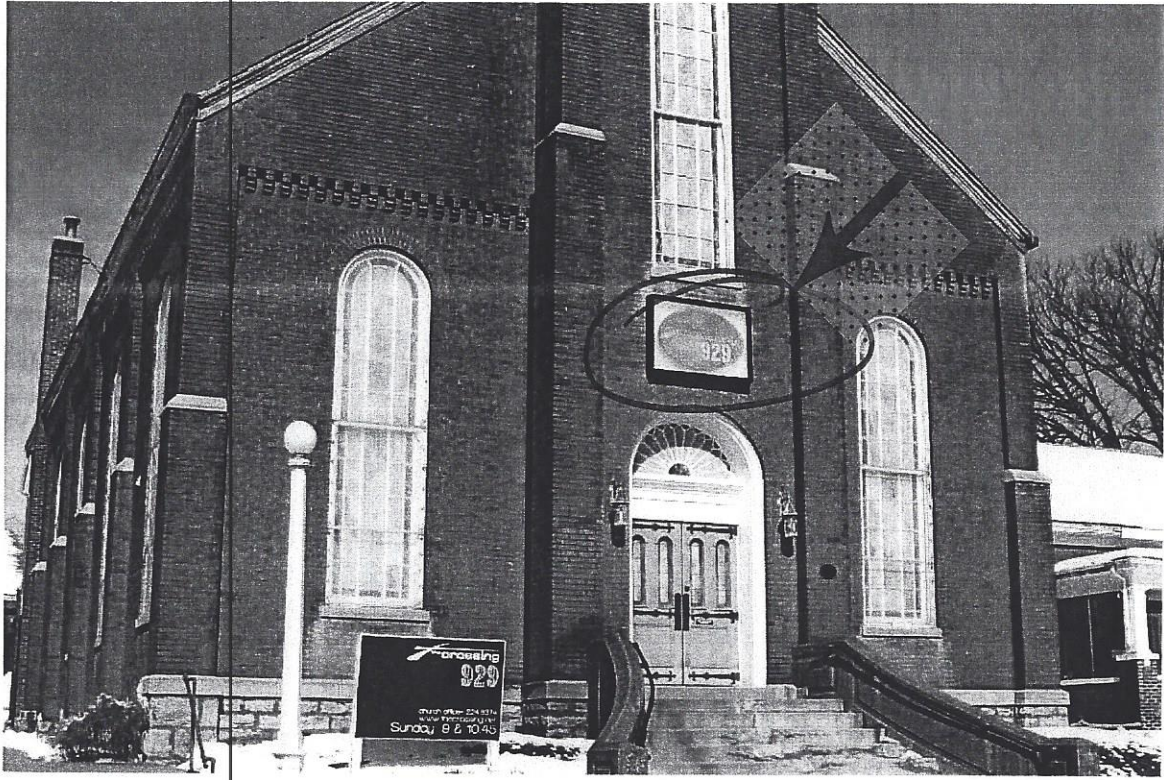
Please be advised that the internally-illuminated sign attached to the south side of the church building at 929 Monroe St. is in violation of City ordinances and must be removed immediately. We have received a complaint about this sign. Religious institutions may display one ground-mounted sign per street frontage.

This sign must be removed within (5) days, that is, by March 7, 2010. Failure to remove the sign may result in a citation being issued against you.

Please feel free to call me if you have any questions.

Tom Fentem

Community Development Planner



on the premises or lot shall be classified an abandoned sign and shall be removed by the owner, agent or person having beneficial use of the premises or lot upon which the sign is located within ten (10) days following written notice by the Building Inspector concerning its removal.

(6) **Illumination:** Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

(7) **State right-of-way requirements:** All signs erected within the jurisdiction of State right-of-way requirements shall meet both State and city requirements.

29.1410 Residential signage --- Residential signage shall be permitted in RU1, RE, RS, R1A, R1B, R1C, R2, R3, and NRI districts (single, two family and multi-family districts).

(1) **Single, two family and multi-family residential uses:**

(a) **Allowable signs:**

1.) **Subdivision identification signs:** Two permanent subdivision or project identification signs not exceeding 32 sq. ft. in size per face, shall be allowed per development.

Where the development has access on two or more streets, or has more than one entrance on one street, identification shall be allowed at each entrance.

2.) **Church, public or semi-public buildings, or public park identification signs:** Not more than one sign per street frontage not exceeding 32 sq. ft. in size per face.

3.) **Construction signs:** Not more than one sign per street frontage not exceeding 10 sq. ft. in size per face. Signs identifying contractor, mechanics, painters, architects, engineers and similar artisans and workmen which are on the site or attached to or on trailers on the site of construction shall be permitted provided that upon completion of the project the sign or the trailer to which it is attached must be removed within one (1) week.

4.) **Residential project construction promotional signs:** One sign not exceeding 32 sq. ft. per face. Such sign shall be removed either at such time as the permanent subdivisions entrance sign is erected, or when 50% of the lots and/or dwelling units have been sold, whichever circumstances occurs first.

5.) **Directional signs:** Two signs per entry/exit not exceeding 6 sq. ft. in size per face.

6.) **Property real estate sales signs:** One sign per lot frontage not exceeding 6 sq. ft. in size per face. Such signs shall be removed within ten (10) days following the date of closing or lease initiation.

7.) **Special displays and other temporary signs:** See Section 29.1403(2).

8.) Signs not exceeding 2 sq. ft. in size per side nor a height of 4' from the ground which prohibit trespassing, or indicate privacy or premises, driveways or streets.

9.) Non-illuminated home occupation wall signs not exceeding 2 sq. ft. wall-mounted on the dwelling, affixed to a window or placed no more than 1" from the foundation.

10.) Official government flags.

(b) **Location and height:**

1.) No sign placed upon the ground shall be located closer than 10' to any property line.

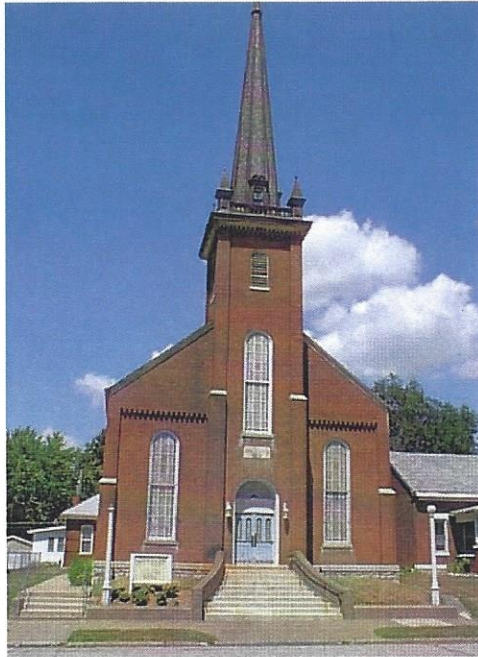
2.) No sign attached to the wall of a building or other structure shall extend above the roof line of that building or structure.

St. Paul's Kirche

929 Monroe Street

80

Located in the South Side German District, this Victorian Gothic church and parsonage have served both the neighborhood and entire community since they were constructed in 1874. In 1881, the congregation joined the Evangelical Synod of North America. Features notable in this style include the church's fine proportions, slate-roofed steeple, corbelled tower (which houses a 19th century bell), and contrasting light stone details. A stone nameplate is located above the main entrance.



Jacob and Maria Young House

1112 South 9th Street

81



Jacob and Maria Young were the second owners of this attractive house, moving in after Jacob's retirement as manager of Kaiser's Beer Garden. Built in 1901, the Young house is a relatively simple Queen Anne structure, The asymmetrical south gable and roof system,

segmented window arches, saw tooth shingles in the gables, heavy eave moldings, and bulls-eye window are typical Queen Anne embellishments.



Tom Fentem

From: Tom Fentem
Sent: Tuesday, March 02, 2010 3:11 PM
To: 'hibbardda@gmail.com'
Subject: FW: sign on church at 929 Monroe

Dear Mr. Hibbard:

I have written to The Crossing at 929 Monroe to advise them that the sign attached to the south wall of the church building is in violation of city ordinances and must be removed.

Tom Fentem
Community Development Planner

From: Drew Hibbard [mailto:hibbardda@gmail.com]
Sent: Tuesday, February 23, 2010 3:45 PM
To: Tom Fentem
Subject: Re: sign on church at 929 Monroe

Thanks Tom, I appreciate your attention to this. I look forward to hearing back from you.

On Feb 23, 2010, at 11:33 AM, Tom Fentem <TFentem@quincyl.gov> wrote:

Dear Mr. Hibbard:

The matter of the sign attached to the church at 929 Monroe has been referred to me. I would like to get with one of our city attorneys before responding,. I will meet with him later this week.

Thank you,

Tom Fentem
Community Development Planner

Tom Fentem

From: Amanda Keck
Sent: Tuesday, February 09, 2010 2:31 PM
To: Tom Fentem
Subject: FW: Sign on 929 Monroe

Follow Up Flag: Follow up
Flag Status: Red

Tom:

FYI, would you please respond to Mr. Hibbard?

Thanks,

Amanda F. Keck, Administrative Assistant Department of Planning & Development
706 Maine Street, Third Floor
Quincy, IL 62301

* Telephone: (217) 228-4515

* Facsimile: (217) 221-2288

* Email: akeck@quincyl.gov

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-----Original Message-----

From: Drew Hibbard [mailto:hibbardda@gmail.com]

Sent: Tuesday, February 09, 2010 12:45 PM

To: P&D

Subject: Sign on 929 Monroe

Hello Chuck,

I'm hoping you can shed some light on a concern I have with the new Crossing church at 929 Monroe. As I understood it, the building is designated as a local landmark and no changes can be made to the exterior without approval from the Preservation Commission. The Crossing has mounted a light up sign on the exterior of the building and, to my knowledge, they have not received approval. This sign is a significant detriment to the historical property because it covers the "St. Paul's Kirche" stone nameplate that is a vital part of the church's German heritage. To your knowledge, has The Crossing received any approval to make exterior modifications to their building? If not, what measures can be taken to get this sign removed?

Thanks for your help!

Drew Hibbard
1017 Monroe