



**APPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, JUNE 1, 2016  
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3<sup>rd</sup> Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:30 PM. Present were Commissioners Mike Creger, Andrew Dasso, Ted Johnson, David Levin, Jason Lopez and Berlinda Tyler-Jamison. Commissioner Javier Perez arrived at 5:36 PM. Commissioners Bruce Harding, Norm Moline, Bruce Peterson and Lorian Swanson were absent. Also in attendance were Alan Fries and Ben Griffith.

**AN ORDER APPROVING THE MINUTES OF THE MARCH 2, 2016 MEETING**

The Commission considered the matter of approval of the minutes of the March 2, 2016 meeting. After a brief discussion, Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Creger seconded the motion and the Commissioners unanimously approved said minutes.

**PROCEDURAL EXPLANATION**

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance. He then recused himself from chairing the public hearing due to monetary interest in the subject property. Chairman Levin then handed the gavel to Vice-Chairman Creger and Commissioner Levin took a seat in the audience.

**PUBLIC HEARING #2016-03: REQUEST FROM JEFFREY DUNCAN FOR REZONING  
FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO B-3 (COMMUNITY BUSINESS) DISTRICT  
AT 2623 – 5<sup>TH</sup> AVENUE.**

Next there came before the Planning Commission Public Hearing #2016-03, a request from Jeffrey Duncan to rezone the former Seaford Building to renovate the structure for a church and a variety of other non-residential mixed uses. Vice-Chairman Creger asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the applicant's request, explaining the current site conditions, adjacent land uses and zonings, zoning history of the subject property, and provided a detailed site analysis of the proposed project.

Commissioner Tyler-Jamison asked about the mix of uses including a church and the impact of traffic on the vacated portion of 4<sup>th</sup> Avenue. Mr. Fries responded that the applicant could address the proposed uses and that that portion of 4<sup>th</sup> Avenue had been vacated in the early 1960s and that there should be

no impact since it was essentially an easement at the present time, providing access to the Quad Cities Expo Center to the north and the Seaford Building to the south.

Hearing no other questions from the Commissioners, Vice-Chairman Creger opened the public hearing and invited the applicant to come forward.

Mr. Jeffrey Duncan of 405 SE 2<sup>nd</sup> Avenue in Aledo, IL approached the podium and signed in. He responded to Commissioner Tyler-Jamison's question by stating the church was interested in locating at the subject property and that he was on the church board. Mr. Duncan stated the pastor of the church was interested in an industrial look for a non-traditional looking church for those who were looking for something different. He said the name of the church was "The House," that they had been meeting at Rock Island High School for 2½ years, and that the church was looking for a new location. Commissioner Perez asked how many were in the congregation and Mr. Duncan replied that there were 70-80 members.

Commissioner Tyler-Jamison asked about the other proposed uses for the building. Mr. Duncan answered that he was looking at several possibilities, including a low-cost food market, a coffee shop and other retail uses that would complement the church since the pastor was not particular about what else would be going into the building.

Commissioner Lopez asked if there were any proposed exterior improvements and about the air conditioning units located to the south of the building. Mr. Duncan replied that they had been used to cool the building when it was a manufacturing site, generating a large amount of steam during the production of men's suits. He said he would like to relocate the units to the roof of the structure to allow for more parking and to remove the eyesore. Mr. Duncan stated there were no large exterior modifications or major alterations planned, referring to the renderings provided with the staff report, and that he had no plans to enlarge the building footprint.

Hearing no further questions from the Commissioners for the applicant, Vice-Chairman Creger asked if any others wished to come forward and speak.

Mr. David Levin of 3201 – 36<sup>th</sup> Avenue in Rock Island approached the podium and signed in. He provided a brief history of the property, stating that it had several owners over the years, had closed in 2009 and sat vacant ever since. Mr. Levin stated he and his co-broker, Alex Kelly, have had the property listed since 2013 and have shown it to over 50 people in that time, adding that the City building inspector had recently conducted a walk-through and that it was structurally sound, in fairly good shape and would need extensive interior renovations for the proposed uses. Mr. Levin pointed out that there was a parking easement agreement for the lot to the north with the Quad City Expo Center that could be vacated with a 30-day notice, even though the owners had a good relationship. He also noted that the small triangular parcel to the west of the building was never recorded with the rest of the property and since there had been a succession of owners, it had been overlooked, but that Mr. Duncan intends to clean up the title issue and incorporate the parcel with the rest of the site. Mr. Levin went on to say that the windows were installed shortly before the plant closed; that the air conditioner units on the roof were installed about the same time and still had blue plastic shipping wrap on them; and that there was a new membrane roof, so the building was in good condition – structurally.

Commissioner Johnson asked about parking conflicts on Sunday mornings when the church held services and the Expo Center had an event. Mr. Levin stated the new owner would give the Expo Center a 30-day notice to vacate the parking agreement.

Seeing that there were no other members of the public seeking to make comments or ask questions, Vice-Chairman Creger closed the public hearing and asked for a motion.

Commissioner Johnson made a motion to recommend approval of the rezoning request of B-3 (community business) district to City Council. The motion was duly seconded by Commissioner Tyler-Jamison. Hearing no further discussion, Vice-Chairman Creger called for a vote and the Planning Commission voted 6—0 to recommend approval of the rezoning request, with Mr. Levin recusing. Vice-Chairman Creger stated that the item would be placed on the June 13<sup>th</sup> City Council agenda for final review and approval.

#### **OTHER BUSINESS**

Mr. Griffith stated that no requests had been submitted for public hearing for the July 6<sup>th</sup> Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He asked if anyone present thought they may not be in attendance for that meeting and there were no responses. Mr. Griffith reminded everyone about the Bi-State APA planning webinars and asked Mr. Fries to provide a brief review of the Zoning Ordinance Open House the previous week at the MLK Center. Mr. Fries reported that there were approximately 25-30 attendees and that a broad range of topics were discussed. He also reported that the consultants conducted individual and small group stakeholder interviews which were very informative. Mr. Levin stated he partook in one of these and was very complimentary. Vice-Chairman Creger asked if the Sign Ordinance was going to be changed and a lengthy discussion ensued. Mr. Griffith concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

#### **ADJOURNMENT**

Hearing no other business, Vice-Chairman Creger asked for a motion to adjourn. Commissioner Lopez made a motion to adjourn the meeting at approximately 6:03 PM, which was duly seconded by Commissioner Johnson. The next regularly scheduled meeting of the Planning Commission is Wednesday, July 6, 2016 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Ben Griffith, AICP, Secretary  
Rock Island Planning Commission