

Rock Island Planning Commission Agenda
February 2, 2022
5:30 p.m. in the City Council Chambers

Notice: As of August 30, 2021, all persons must wear face coverings
Executive Order 2021-20 (COVID-19 Executive Order 87).



Call to Order and Roll Call

Mike Creger
Bruce Harding
Reshanda Johnson
Ted Johnson
Maureen Riggs
Sarah Wright
Paula Rummels
Norm Moline
David Parker

1. Public Comment
2. Opening Items
 - a. Approval of the Written Agenda for February 2, 2022
Recommended Motion: Move to approve the written agenda for February 2, 2022.
 - b. Approval of the December 1, 2021 Meeting Minutes
Recommended Motion: Move to approve the meeting minutes for December 1, 2021.
3. Old Business
None.
4. New Business
 - a. Public Hearing 2022-1- City of Rock Island- Consider a rezoning from I-2 (heavy industrial) district to C-1 (park conservation) district. *Recommended Motion: Move to approve the rezoning request.*
5. Other Business
None.
6. Adjournment
Recommended Motion: Move to adjourn.

Rock Island Planning Commission Minutes

Rock Island City Hall Council Chamber
1528 3rd Avenue
December 1, 2021
5:30 PM



Voting Members Present Mike Creger
Maureen Riggs
Norm Moline
Bruce Harding
David Parker
Ted Johnson

Voting Members Absent Paula Rummels
Sarah Wright
Reshanda Johnson

Staff Present Miles Brainard

Call to Order and Roll Call

Chair Creger called the meeting to order at 5:30 PM and read the roll call.

Public Comment

There was no one present to make any general public comments. The meeting continued.

Approval of the Agenda

Mr. Parker moved to approve the written agenda for December 1, 2021 Commission meeting. Mr. Johnson seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Approval of the Previous Meeting Minutes

Mr. Moline moved to approve the minutes for September 1, 2021 meeting. Mr. Harding seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Approval of the 2022 Public Meeting Schedule

Mr. Johnson made a motion to approve the 2022 Public Meeting Schedule. Ms. Riggs seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Old Business

None

New Business

Public Hearing 2021-7- John Gripp, City of Rock Island Parks and Recreation Director at 1300 24th Street- Consider a Special Use Permit to use the former carriage house north first floor space as a combination area for a day care center for up to 18 children/multi-purpose event space, a gift shop in

the south first floor space, restrooms and a warming kitchen spaces, along with a second floor dwelling unit in a C-1 (Park Conservation) district. *Recommended Motion: Move to approve the Special Use Permit.*

Mr. Brainard presented the staff report. He said the north approximate 1,300 square foot space will be used as a day care center during weekday daytime hours (approximately 6:00 a.m. until approximately 5:30 p.m., Monday through Friday). The privately operated center will lease the space and serve approximately 15 to 20 children and have three to four staff members present during operating hours. The center administrative staff have applied to the State Department of Children and Family Services for a license at this location, but have not received approval for the site.

This space will also be available as a public event space having similar uses and events as the Hauberg Civic Center structure. Events will be held weekday evenings from approximately 5:30 p.m. until midnight and on weekends from 8:00 a.m. until midnight. Two to three staff will be employed during event space hours. If the State License is not approved for the day care center the north space will just be utilized as the proposed event space.

The center space of the structure will be renovated to provide handicapped accessible restrooms and a 600 square foot warming kitchen/ bar area to be used for event space activities (food will not be prepared in this space for the day care center). The south approximate 400 square foot space will be used as a gift shop operated by up to two Friends of Hauberg volunteer staff during public event times in the Carriage House and/or the Hauberg Civic Center. He concluded by highlighting a proposed Special Use Permit Ordinance with stipulations.

Chair Creger called for the applicant .

John Gripp, City of Rock Island Parks and Recreation Director said a representative from the Friends of Hauberg was also present at the public hearing. He continued by saying the carriage house is proposed to be repurposed to host similar types of events as the Hauberg Civic Center house. He said the revenue made from rental and events will be used to maintain the structure. He said the capacity of the event space will be determined by the Fire Marshall.

Mr. Johnson asked if other Park properties have had an apartment use. Mr. Gripp replied that is an apartment above a structure at Longview Park and that a tenant for the proposed carriage house apartment will pay fair market rent for its use.

As no one else wished to speak, the public hearing was closed.

Recommendation for Case #2021-4:

Mr. Johnson made a motion to recommend to the City Council approval for the proposed Special Use Permit.

Ms. Riggs seconded the motion, and it passed unanimously.

Public Hearing 2021-8- Simon Ndabishuriya at 3142 11th Street- Request for a rezoning from R-2 (one and two unit residence) district to B-1 (neighborhood business) district. *Recommended Motion: Move to approve the rezoning request.*

Mr. Brainard presented the staff report. He said the 5,002 square foot site is occupied by a vacant one unit dwelling. Mr. Nadabishuriya has purchased the subject property and intends to use the rear yard area for parking of vehicles and equipment for his tree trimming and snow plow business. He will initially improve the rear yard area for the outside parking and has a goal to construct an attached garage in the future for the same use. The former dwelling may be used as an office in the future.

Mr. Nadabishuriya also owns the hard surfaced lot to the north that is already zoned B-1 and is currently being used for parking of business vehicles and equipment. He intends to locate a private security fence along the alley of this property and the property proposed to be rezoned. Access of both sites will then only be from 11th Street. There are residential uses on the west side of the alley and to the south of the subject property. There are business uses located to the north of the subject site.

The Comprehensive Plan identifies “community business” land use for the property and the residential properties to the south.

Chair Creger called for the applicant to speak.

Simon Nadabishuriya, owner of 3142 11th Street, said when he purchased the property he thought it was already zoned for business use. He said he removed a detached garage in the rear yard because it was too small for his purposes of parking his business vehicles and equipment on the site. He said his sister owns the business located on the property to the north of his parking area.

Chair Creger call for opponents.

Angela Freberg and James Miles, 3125 10th Street. Ms. Freberg said vehicles from the applicant’s continually business block the alley. She also said there has been dirt from the property that has been drained into the alley. Mr. Miles said the site is too small for all of the vehicles and equipment that the applicant has on the site.

Mr. Moline said the Commission focuses on whether the zoning and use fit the proposed zoning and are appropriate for the site, not who is operating the business. He asked if the use on the site were operated by someone else would the neighbors oppose the rezoning.

Ms. Freberg and Mr. Miles replied they would not.

Chair Creger called for the applicants rebuttal.

Mr. Nadabishuriya said the site has previously been zoned for business, but was changed to residential zoning. He said he will be proposing a new attached garage to store his vehicles and equipment and desires to be a good neighbor.

Mr. Johnson asked how many employees does he have. Mr. Nadabishuriya replied six employees.

As no one else wished to speak, the public hearing was closed.

Recommendation for Case #2021-8:

Mr. Moline made a motion to recommend to the City Council approval for the rezoning because it conforms to the Future Land Use Map of the Comprehensive Plan and adjacent B-1 (neighborhood business) zoning.

Ms. Riggs seconded the motion, and it passed unanimously.

Other Business

None.

Adjournment

Chair Creger asked for a motion to adjourn. A motion was made, seconded and passed unanimously at 6:11 PM.

Minutes submitted by Miles Brainard and Alan Fries.

Memorandum

Community and Economic Development Department

To: Planning Commission

Subject: Rezoning Request from I-2 (heavy industrial) district to C-1 (park conservation) district at Approximately 28th Street West and 78th Avenue West.

Date: December 15, 2021



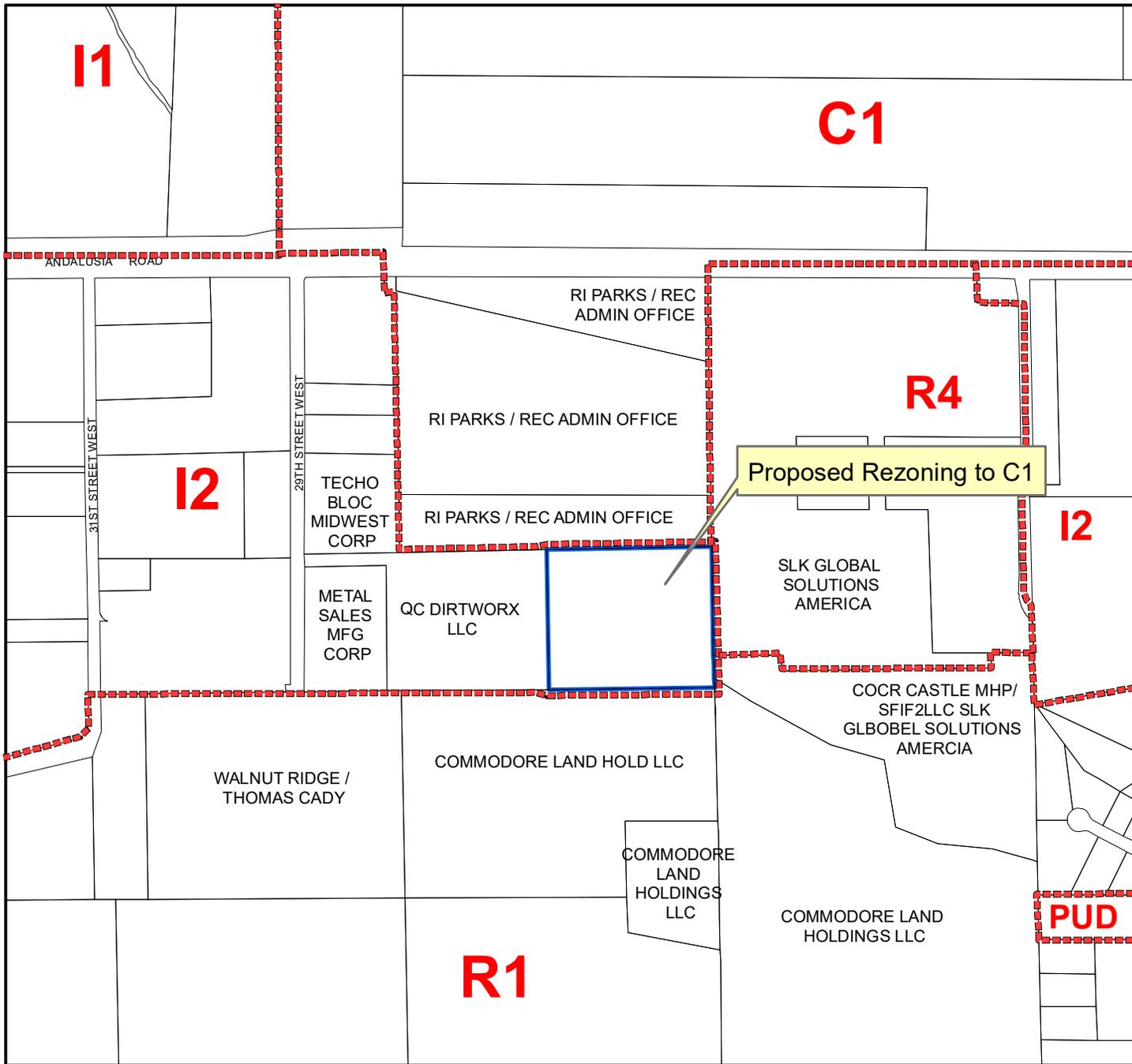
The City of Rock Island has submitted a rezoning request from I-2 (heavy industrial) district to C-1 (park conservation) district at approximately 28th Street West and 78th Avenue West (see attached map). The 9.17 acre property is part of the larger park development to the north and is occupied by soccer fields, parking area and access drive. The rezoning is a reasonable extension of park conservation zoning for the area

The Comprehensive Plan identifies “Parks and Recreation” land use for the property and the Park properties to the north.

Recommendation:

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation that the City Council to approve the proposed rezoning because of the Comprehensive Plan Future Land Use Map designation for the site and the location of Park properties to the north to the north of the site.

PLANNING COMMISSION



PLANNING COMMISSION
2021-9

- Subject Property
- Parcels
- Zoning District Line



0 200 400 800 1,200

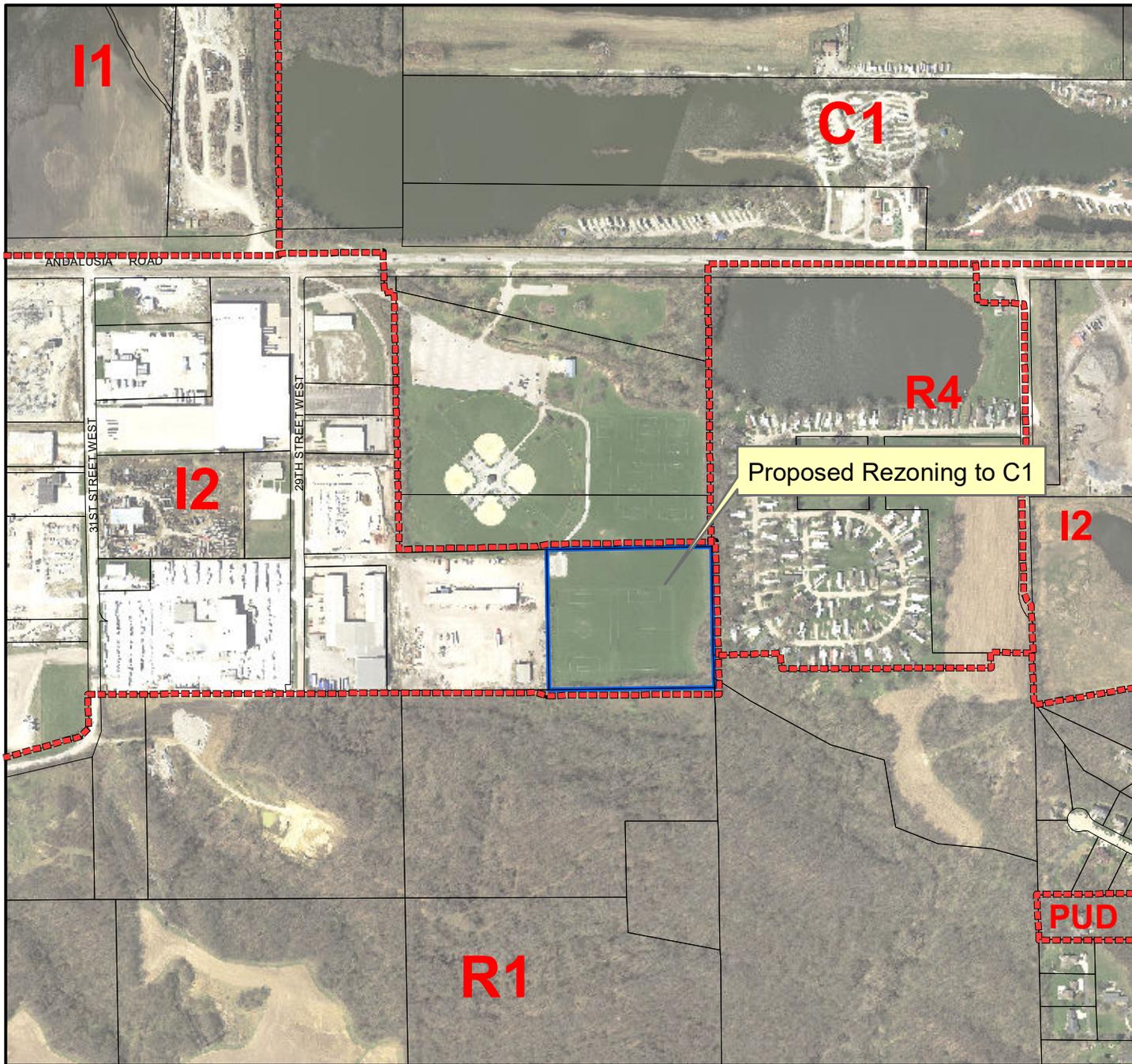
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION

2021-9 Aerial

-  Subject Property
-  Parcels
-  Zoning District Line



0 200 400 800 1,200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

