



ROCK ISLAND  
ILLINOIS

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**Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

February 6, 2019

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of December 5, 2018.
3. Review of final plat with variances of the Frankie Corner 1<sup>st</sup> Addition at 2604 and 2608 21<sup>st</sup> Avenue.
4. General Public Comments
5. Other Business
6. Adjournment

MINUTES  
PLANNING COMMISSION  
DECEMBER 5, 2018  
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Mike Creger, Ted Johnson, Jason Lopez, Bruce Harding, Norm Moline, Jared Moore, David Parker

MEMBERS ABSENT: Bob Kelly, Kris Beardsley, Sarah Pressly, Kimberly Callaway-Thompson

STAFF PRESENT: Alan Fries

CALL TO ORDER: Chairman Creger called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 5, 2018 MEETING

The Commission considered the matter of approval of the minutes of the September 5, 2018 meeting. Commissioner Moline made a motion to approve the minutes as presented. Commissioner Lopez seconded the motion and the Commissioners unanimously approved.

PROCEDURAL EXPLANATION

Chairman Creger provided a brief explanation of the procedures for the benefit of the Planning Commissioners and those in attendance.

CONSIDERATION OF FINAL PLAT FOR LINARDOS 1<sup>ST</sup> ADDITIONS SUBDIVISION WITH VARIANCES LOCATED AT APPROXIMATELY 3922 14<sup>TH</sup> AVENUE AND 1400 40<sup>TH</sup> STREET.

Bill Cornelis, Commercial Realtor, said the subdivision was being requested in order for a business to rent the commercial space with an option to purchase.

Commissioner Johnson made a motion to recommend approval of the subdivision with the variances. Commissioner Lopez seconded and the motion passed.

OTHER BUSINESS

Commissioner Moline spoke regarding the FRN (Flood Network).

ADJOURNMENT

Hearing no other business, Chairman Creger asked for a motion to adjourn. Commissioner Johnson made a motion to adjourn, which was seconded by Commissioner Lopez. Chairman Creger adjourned the meeting at 5:55 p.m.

Minutes submitted by Alan Fries.

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: January 14, 2019

Subject: Review of Final Plat of Frankie Corner 1<sup>st</sup> Addition

The attached Frankie Corner 1<sup>st</sup> Addition Final Subdivision Plat is a two lot minor plat located at 2604 and 2608 21<sup>st</sup> Avenue, zoned R-2 (one family residence) district. Currently, the property is a nonconforming use as there are two principal structures located on the one parcel (commercial building and a single family residential use). There are also two accessory garage buildings located on the existing lot. The owner intends to subdivide the parcel into two lots in order to sell the commercial structure located on proposed Lot 1 of the subdivision (northeast corner of site).

Proposed Lot One will have a total area of 1,431 square feet. This property will have the currently vacant nonconforming commercial structure on the site. Proposed Lot Two will have a total lot area of 9,812 square feet. This is the property where the single family residence and two accessory garage structures are located (see attached plat and location map).

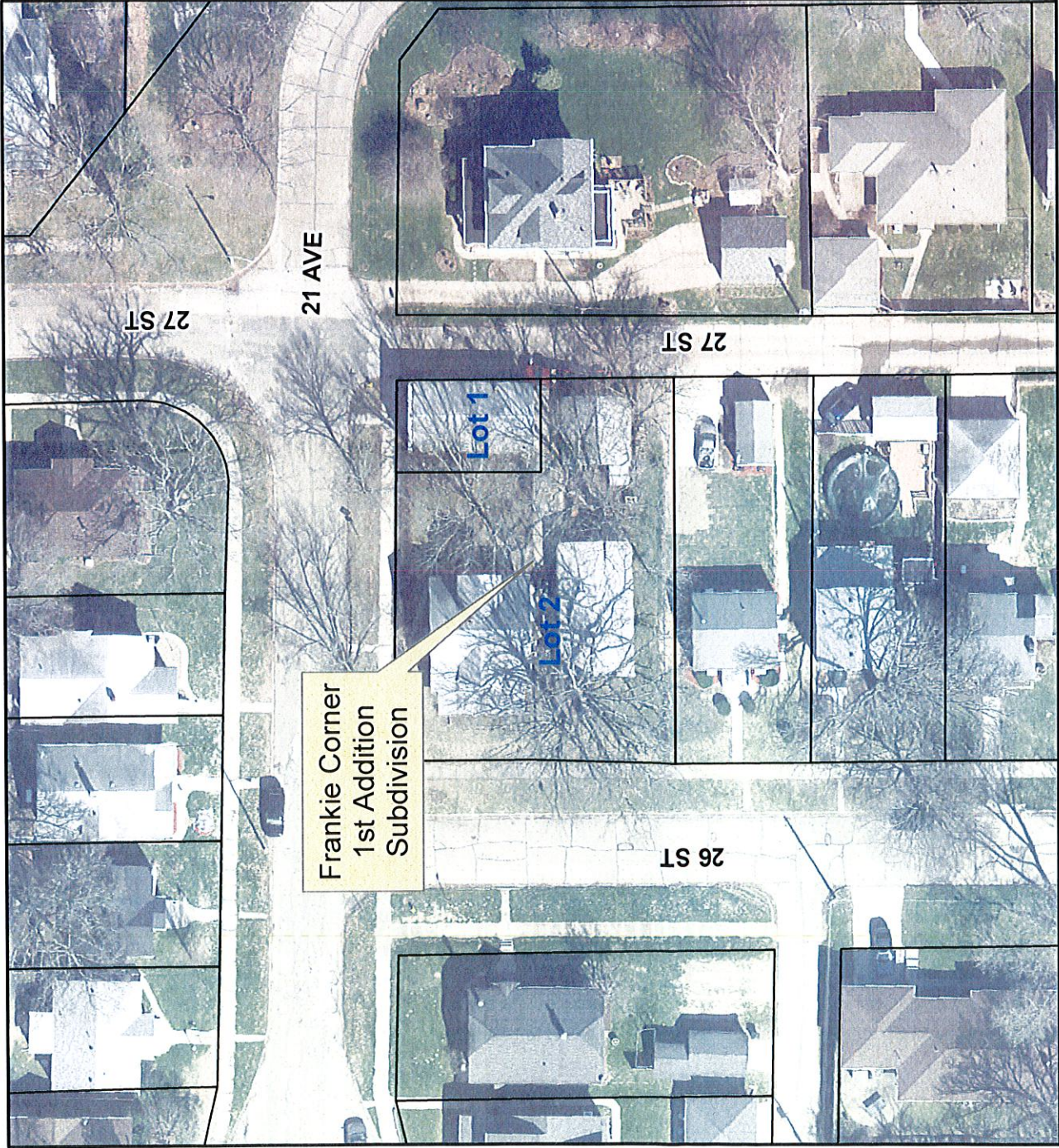
Proposed Lot One will require variances from the minimum lot area in an R-2 district (6,000 square feet is required, minimum lot width (60' in lot width is required and the plat identifies a 30' lot width and building setbacks for the south rear yard (5' is identified on plat, while 30' is the requirement) and the west side yard (9' is required and 5' is identified on plat). Finally, the final variance is for off street parking as there will not be any space to located any parking (both accessory garages will be located on Lot 2). The past history of the property identifies that the two garages were never used for parking for the business use as employees and customers likely parked on 21<sup>st</sup> Avenue.

The City Engineer has approved the final plat. Staff believes that eliminating the nonconformity of having two principal structures on one lot will create a better situation for the property and neighborhood even if it results in the above listed variances.

### Recommendation:

That the final plat be approved, with the requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell the easterly commercial property separately from the westerly residential property.

# SUBDIVISION LOCATION MAP



## SUBDIVISION LOCATION MAP Frankie Corner 1st Addition

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: [Signature]



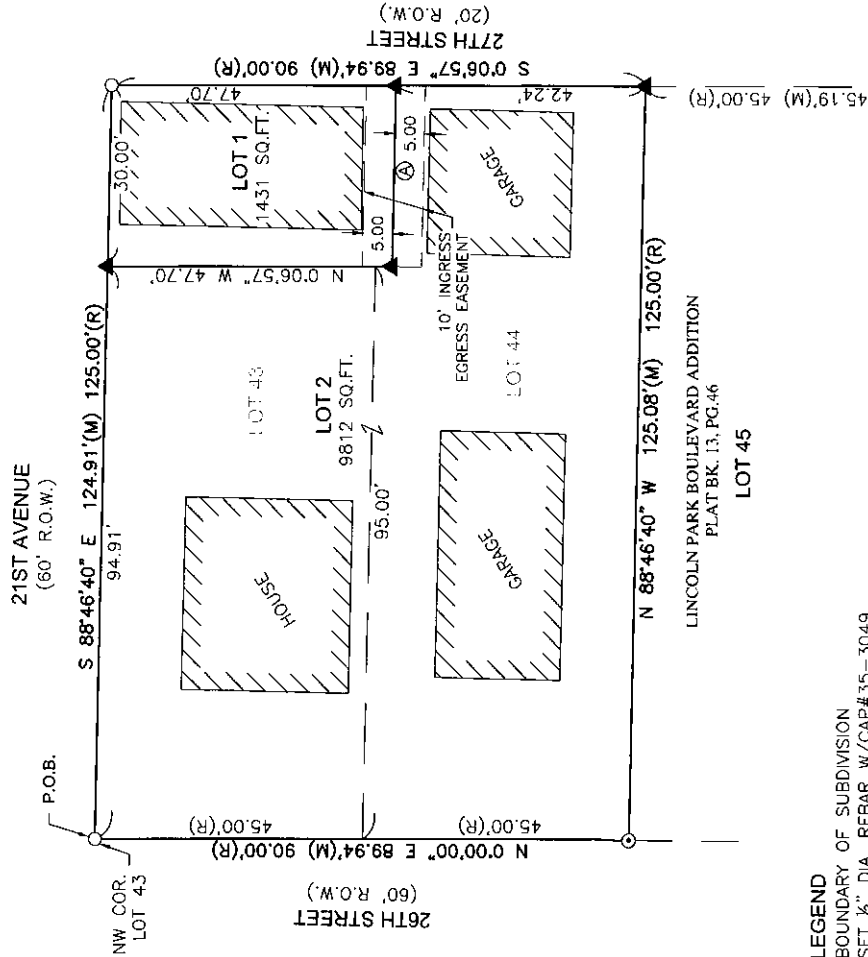
0 10 20 40 60 80 Feet

City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**FINAL PLAT**  
**FRANKIE CORNER 1ST ADDITION**  
**BEING A REPLAT OF LOTS 43 & 44**  
**OF LINCOLN PARK BOULEVARD ADDITION**  
**CITY OF ROCK ISLAND**  
**ROCK ISLAND COUNTY, ILLINOIS**



- LEGEND**
- ▲ BOUNDARY OF SUBDIVISION
  - SET 1/2" DIA. REBAR W/CAP#35-3049
  - FOUND 3/4" PIPE
  - FOUND 5/8" DIA. REBAR
  - FOUND PINCHED PIPE
  - P.O.B. POINT OF BEGINNING
  - (M) MEASURED DIMENSION
  - (R) RECORD DIMENSION
- LINE TABLE**
- ⊙ N 88°46'40" W 30.00'

**LEGAL DESCRIPTION**

REPLAT OF LOTS 43 AND 44 OF LINCOLN PARK BOULEVARD ADDITION TO THE CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 43;

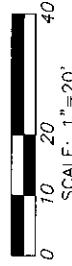
THENCE; SOUTH 88 DEGREES 46 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 21ST AVENUE ALSO BEING THE NORTH LINE OF LOT 43, A DISTANCE OF 124.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 43;

THENCE; SOUTH 00 DEGREES 06 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF LOTS 43 AND 44 ALSO BEING THE WEST RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 89.94 FEET TO THE SOUTHEAST CORNER OF LOT 44;

THENCE; NORTH 88 DEGREES 48 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 125.08 FEET TO THE EAST RIGHT OF WAY LINE OF 26TH STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 44;

THENCE; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINES OF LOTS 43 AND 44 ALSO BEING THE EAST RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED REAL ESTATE CONTAINS 11,243 SQUARE FEET MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD;



Subdivision Prepared For: MARION STICKLER  
 Field Work Completed 12-1-2018  
 Return to Richard Anderson  
 836 5th Avenue Dr. Andalusia, IL 61232

**RA ANDERSON SURVEYING**  
 836 5TH AVE. DR. ANDALUSIA, IL 61232 (309)292-1716

DRAWN BY: RA  
 APPROVED BY: RA

I HEREBY STATE THAT THIS SURVEY DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

RICHARD L. ANDERSON PLS 35-3049  
 MY LICENSE RENEWAL DATE IS NOV. 30, 2020