

Rock Island Planning Commission Agenda

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

June 7, 2023

5:30 PM



1. Call to Order and Roll Call

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

2. Public Comment

3. Opening Items

A. Approval of the Written Agenda for June 7, 2023

Recommended Motion: Move to approve the written agenda for June 7, 2023

B. Approval of the April 5, 2023 Meeting Minutes

Recommended Motion: Move to approve the meeting minutes for April 5, 2023.

4. Old Business

None

5. New Business

A. 2023-04 Public Hearing: Skylar Willingham of Skylight Luxury Lounge, LLC – Consider a Special Use Permit for operating a wine bar located at 1325 30th Street in a B-1 (neighborhood business) district.

Recommended Motion: Move to recommend the approval of the Special Use Permit with stipulations for operating a wine bar at 1325 30th Street.

B. 2023-05 Public Hearing: The City of Rock Island requests a rezoning from B-3 (community business) district to PUD (planned unit development) district for parcels with the addresses 1016 6th Avenue, 602 11th Street, 618 11th Street, and 630 11th Street.

Recommended Motion: Move to recommend the approval of the rezoning request.

6. Other Business

7. Adjournment

Recommended Motion: Move to adjourn.

Rock Island Planning Commission Minutes

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

April 5, 2023

5:30 PM



Voting Members Present	Mike Creger Reshanda Johnson Norm Moline Maureen Riggs Sarah Wright
Voting Members Absent	Ted Johnson Bruce Harding Paula Rummels David Parker
Staff Present	Tanner Osing
Guests	

Call to Order and Roll Call

Chair Creger called the meeting to order at 5:32 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

Riggs moved to approve the written agenda for April 5, 2023. R. Johnson seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Approval of the Previous Meeting Minutes

Riggs moved to approve the minutes for March 1, 2023. R. Johnson seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Old Business

None

New Business

Review of Final Plat for RILCO Subdivision

Osing presented the staff report. He stated that the subdivision plat is a four lot major plat located at 80 13th Avenue and 1320 1st Avenue, zoned I-1 (light industrial) district. The entire site is developed and used by RILCO, Inc. However, the owner intends to subdivide the parcel into four lots in order to sell the proposed Lot 4 and retain the parcel used for RILCO's tank farm on Lot 3. Additionally, the parcel addressed 1320 1st Street is separated by City right-of-way and includes area to the east and west of 1st Street.

Riggs clarified what irregularities will be eliminated by the subdivision plat. Osing noted that there is a combined parcel that is separated by City right-of-way, which the subdivision will resolve.

Wright asked what was the reasoning for initiating the subdivision plat. Osing commented that RILCO wishes to sell off part of a lot from a larger lot and maintain ownership of the land where their tank farm is located. Wright also clarified the use of the tank farm. Osing explained how the tank farm is used by RILCO.

Osing also explained the side yard setback variance needed for the drive-through on the southwest corner of the building on Lot 4. R. Johnson asked a question regarding the boundaries of Lot 4.

Moline asked the surveyor, Kevin Cox, if he had any comments regarding the subdivision. Kevin Cox noted that the subdivision cleans up the lot lines and parcel configuration. Moline asked if the subdivision will make sense for the future use of the land. Kevin Cox said he believes so, and the subdivision basically follows existing parcel lines with the exception of the tank farm.

As there were no other comments or discussion, Chair Creger called for a motion. Osing clarified the recommended motion.

Riggs moved to approve a recommendation that the City Council approve the final plat with minor technical corrections. Moline seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Other Business

None

Adjournment

Chair Creger asked for a motion to adjourn. Wright moved to adjourn. Chair Creger seconded the motion. The motion carried unanimously on a vote of 5 to 0 at 5:45 PM.

Minutes submitted by Tanner Osing.

Memorandum

Community and Economic Development Department

To: Rock Island Planning Commission

Subject: Special Use Permit for 1325 30th Street

Date: April 28, 2023



Skylar Willingham of Skylight Luxury Lounge, LLC has filed an application for a Special Use Permit to continue operating a wine bar at 1325 30th Street, zoned B-1 (neighborhood business) district. The Comprehensive Plan identifies “neighborhood business” land use for the site. The Zoning Ordinance does not allow a bar without a restaurant element as a permitted use in a B-1 district. There is no B-3 (community business) zoning nearby as existing bars in the Hilltop area were established prior to current zoning regulations or have also received a Special Use Permit.

History & Nature of the Use:

The applicant proposes to continue the use of the existing wine bar, Skylight Luxury Lounge, at the location, but plans to limit the current menu of small plates which will make it so the business can no longer be considered a restaurant. Skylar Willingham originally approached staff in the Fall of 2022 when the business opened, and staff considered the menu to be substantial enough to be considered a restaurant. A Special Use Permit was not needed at that time. However, with the reduced menu, the wine bar will be without a restaurant element, which is not a permitted use in a B-1 district. The applicant is also requesting a variance for the 100-foot separation requirement between a bar and residentially zoned property that will go before the Board of Zoning Appeals at its May 10th meeting.

The applicant plans to continue operating essentially the same business. Skylight Luxury Lounge serves a variety of wine and other beverages. The wine bar will also continue serving a menu of small plates (see attached menu). The main entrance to the building faces 30th Street and there is also an entrance on the east side of the building. The building contains a bar area with table and lounge seating, a kitchen/prep space, two bathrooms, and storage space.

Parking:

The Zoning Ordinance requires one parking space for every 75 square feet of floor area or for every two persons allowed by fire code. The building has a maximum occupancy of 99 people so 50 parking spaces would normally be required. There is an existing improved parking area on the east side of the building for a total of 5 parking spaces. There is on-street parking along 30th Street and 14th Avenue. The building has been an existing commercial space for many years, so parking being less than the minimum requirement is considered to be a legal nonconformity.

Signs:

Signage for the business includes an awning with the business name and logo that overhangs the main entrance and part of the sidewalk on 30th Street and 14th Avenue.

The signage meets the requirements of the Sign Ordinance. Staff will use regulations in the Sign Ordinance to determine any proposals for future signage on the property.

Analysis:

Staff believe that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5 (G) of the Zoning Ordinance. There are adequate utilities and other necessary public facilities, drainage and access for the site. The use will also not “impede the normal and orderly development and improvement of the surrounding property” as it has recently been a similar use and a commercial space for many years prior.

Legal Description of Property:

The South Forty (40) feet of Lot Number Nine (9) in that part of the City of Rock Island known as and called Peter Hays’ Addition to said City, situated in the County of Rock Island, State of Illinois, also known as 1325 30th Street.

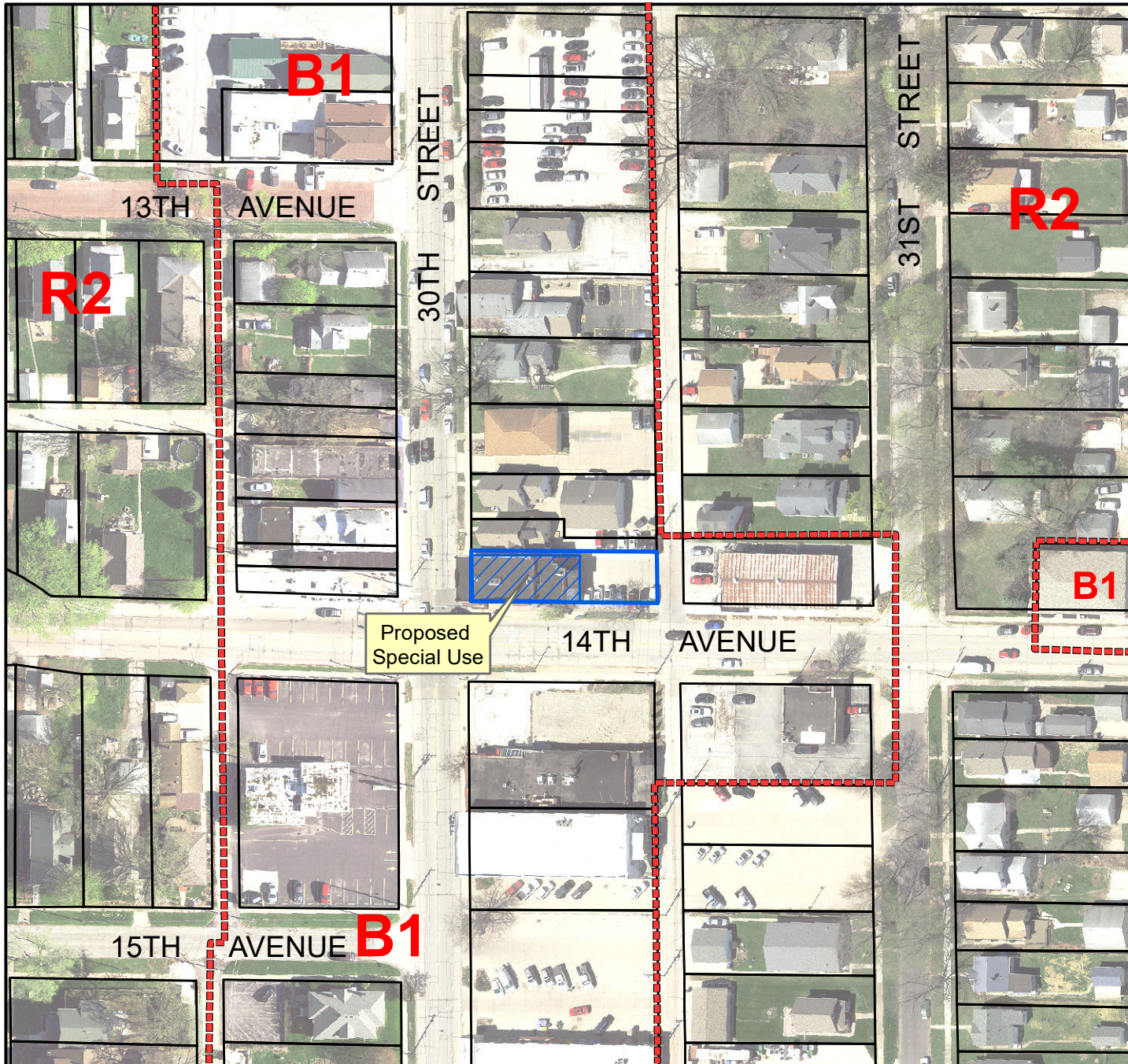
Recommendation:

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation to the City Council that the request be approved with stipulations because the proposed use will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. The use granted by the Special Use Permit shall only be for the ground floor space of the building at 1325 30th Street that is occupied by Skylight Luxury Lounge and shall exclude any other building space including but not limited to the ground floor commercial space in the southeast corner of the building and the second story.
2. A menu of small plates (see attached proposal) or similar menu, as determined by the Planning & Zoning Manager or designee, shall be available for food service for customers on the premise.
3. The use shall meet all other applicable codes and ordinances.

Submitted by: Tanner Osing, Planning & Zoning Manager

PLANNING COMMISSION



PLANNING COMMISSION 2023-4 Aerial

-  Subject Property
-  Parcels
-  Zoning District Line



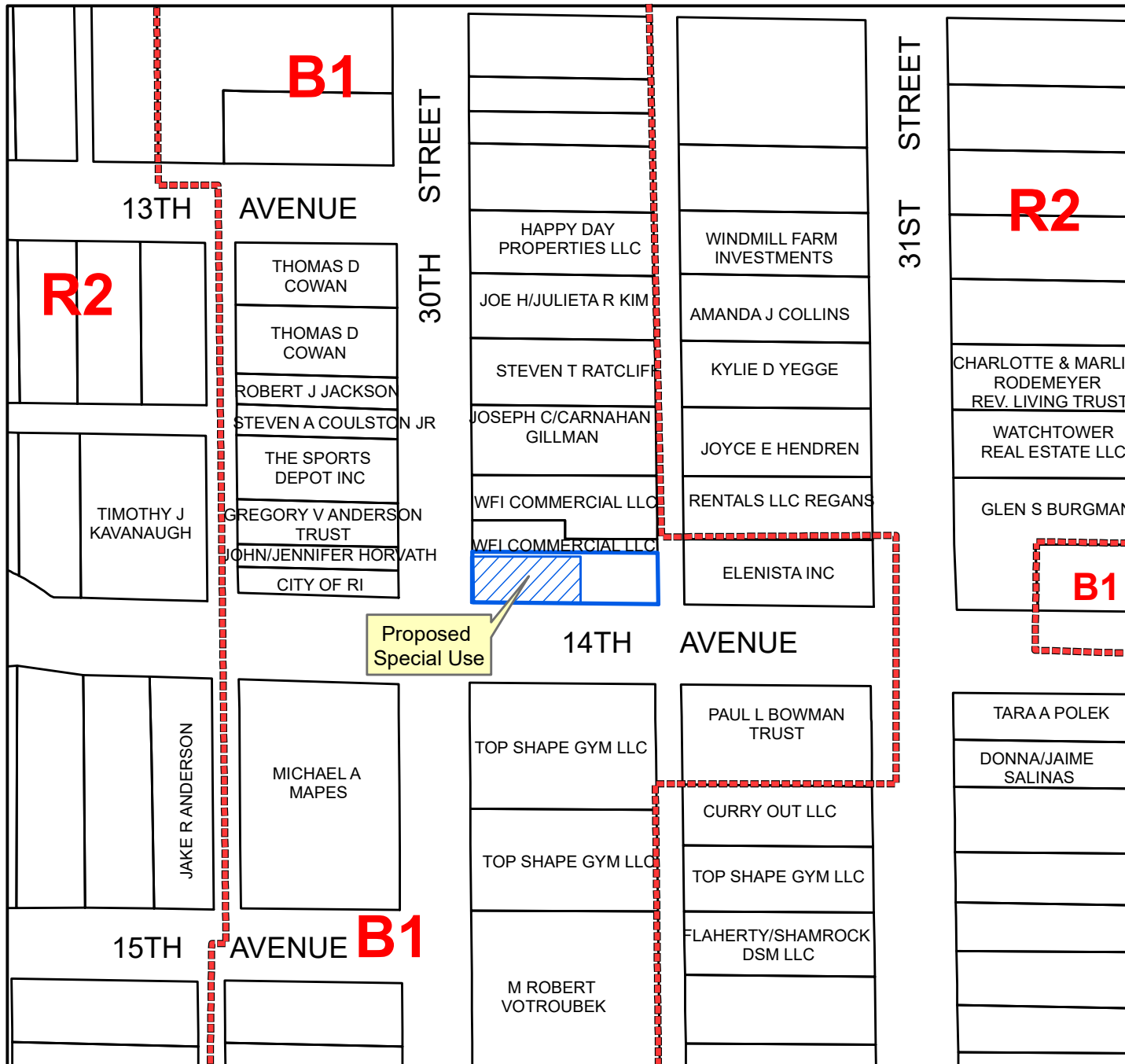
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION

2023-4

-  Subject Property
-  Parcels
-  Zoning District Line



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Figure 1: Proposed update menu for Skylight Luxury Lounge.

Memorandum

Community and Economic Development Department

To: Rock Island Planning Commission

Subject: Rezoning Request from B-3 to PUD for the Solomon Site

Date: April 28, 2023



The City of Rock Island has submitted a rezoning request from B-3 (community business) district to PUD (planned unit development) district for four (4) parcels that include 1016 6th Avenue (PIN 0734451001), 602 11th Street (PIN 0734451002), 618 11th Street (PIN 0734451006), and 630 11th Street (PIN 0734451007). The parcels are part the Solomon Site, which is a set of nineteen (19) City-owned parcels spread out across two blocks on the west side of 11th Street bounded by 5th Avenue and 7th Avenue (see attached map). The site is so named because of the former Solomon Temple located on one of the parcels.

A few years ago, staff began working with Gorman & Company LLC out of Wisconsin to develop the site into affordable townhomes and apartments. In November 2019, the City Council approved an intent to sell letter for Gorman, which was recently renewed. Additionally, a PUD rezoning was unanimously recommended by the Planning Commission and approved by the City Council in 2020. The approved site plan is a multi-family residential development with a total of ten (10), two-story townhouses with 49 dwelling units, which fits the Comprehensive Plan's designation of "Mixed Residential" land use. The Plan also identifies "Community Business" for the section of the Solomon Site between 6th Avenue and 7th Avenue.

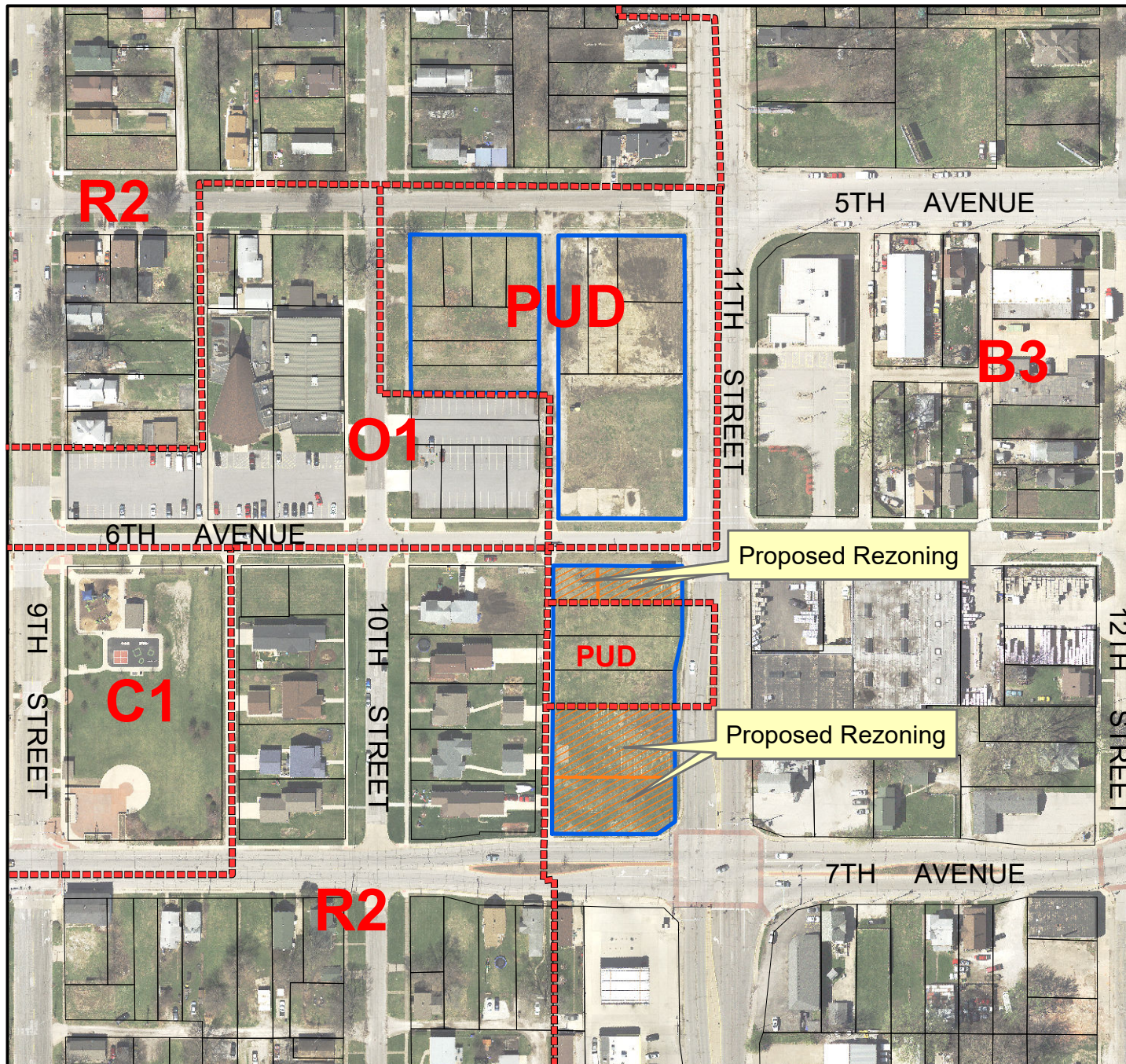
Since the original letter of intent and the approval of the site plan, the City has acquired three parcels adjacent to the site. This acquisition completes site assembly and will allow Gorman to redesign the project to include either more units or provide a better layout. However, this rezoning is only for site assembly purposes, which will allow the newly acquired parcels to be combined with the other parcels that are part of the Solomon Site. The parcel combination will significantly reduce the administrative burden for site readiness activities (surveying, environmental remediation, grading work, etc.) and also Gorman's tax credit application. Any future changes to the site plan are subject to review by the Planning Commission and final approval by the City Council. Both staff and Gorman are committed to continuing collaboration on the project's development.

Recommendation:

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation that the City Council approve the rezoning request because it conforms to the Comprehensive Plan and will support a project for new affordable housing that will help revitalize the neighborhood.

Submitted by: Tanner Osing, Planning & Zoning Manager

PLANNING COMMISSION



PLANNING COMMISSION 2023-5 Aerial

-  Solomon Properties
-  Proposed Rezoning to PUD
-  Parcels
-  Zoning District



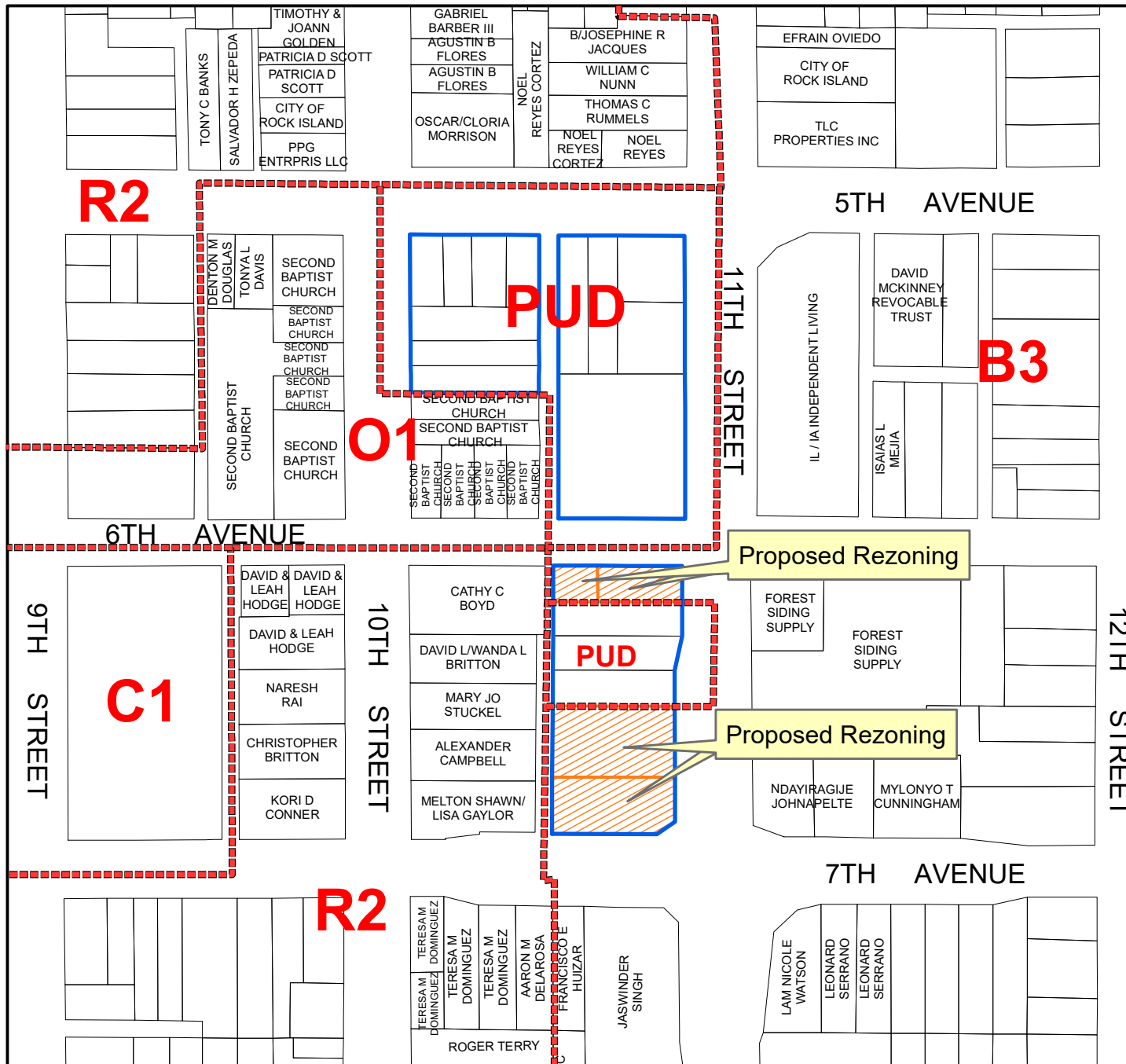
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City of Rock Island

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Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION 2023-5

- Solomon Properties
- Proposed Rezoning to PUD
- Parcels
- Zoning District



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City of Rock Island

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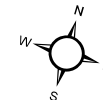
Proposed Property Rezoning with Zoning Districts



- Solomon Properties
- Proposed Rezoning to PUD

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

- B3 - Community Business
- C1 - Park Conservation
- O1 - Small Office
- PUD - Planned Unit Development
- R2 - Two Unit Residential
- R4 - Multi-Unit Residential



City of Rock Island,
Community and Economic Development Department

Drawn By: K. Douglass

Date Created: April 2023
Aerial Flown April 2019

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