

Rock Island Planning Commission Agenda

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

July 5, 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 July 5, 2023

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

B. Approval of the June 7, 2023 Meeting Minutes

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

4. Old Business

None

5. New Business

A. 2023-06 Public Hearing: David VanDerGinst of Route Six Equity Growth Corporation – Consider an amendment to a Special Use Permit to operate a dough manufacturing facility on the first floor of the former Aqualetic Swim Club building at 3204 27th Avenue in an R-1 (one unit residential) district.

Recommended Motion: Move to recommend the denial of the amendment to the Special Use Permit.

6. Other Business

7. Adjournment

Recommended Motion: Move to adjourn.

Rock Island Planning Commission Minutes

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

June 7, 2023

5:30 PM



Voting Members

Present

Mike Creger
Reshanda Johnson
Ted Johnson
Maureen Riggs
Sarah Wright

Voting Members

Absent

Bruce Harding
Paula Rummels
Norm Moline
David Parker

Staff Present

Tanner Osing

Guests

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 were no members of the public who wished to comment.

Approval of the Agenda

Riggs moved to approve the agenda for June 7, 2023. Wright 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 April 5, 2023. Wright seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Old Business

None

New Business

2023-04 Public Hearing: Skylar Willingham of Skylight Luxury Lounge, LLC – a Special Use Permit to operate a wine bar located at 1325 30th Street in a B-1 (neighborhood business) district in the ground floor of the building.

Osing presented the staff report. He noted that the applicant Skylar Willingham is planning to continue the use of the existing wine bar but plans to limit the current menu of small

plates at the same location 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. It is however needed now because the wine bar is not permitted in a B-1 (neighborhood business) district without a restaurant element. 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.

He noted that staff believes the proposal meets the seven conditions for approving a special use permit identified in the zoning ordinance and that staff recommend 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.

Chair Creger clarified staff recommendation regarding the business serving food and if they would always have to a small menu available. Osing confirmed that food being available is a stipulation on the permit so it would be required as long as the business continues to operate.

T. Johnson asked about the zoning of neighboring businesses and if a rezoning would be appropriate. Mr. Osing responded that the neighboring properties are zoned B-1 and that the property to the east has a special use permit. He also noted that a rezoning would not be appropriate given the scale of business uses and the neighboring

R. Johnson asked if Radicle Effects had the same stipulations as far as having a small food menu available. Osing responded negatively.

Chair Creger called for the applicant. He questioned Skylar Willingham about the type of food that would be prepared. Skylar Willingham responded that she initially considered different menu options, but now desires to serve different charcuterie boards to pair with the wine.

Riggs questioned Osing about the food stipulation in the permit and how other requests were handled with neighboring businesses. Osing responded that Radicle Effects is a unique example as it was originally established with no kitchen or food production, and staff went back retroactively make sure they had proper zoning approval. He also noted that Skylight Luxury Lounge currently offers food. He cited the business Sallie's as a nearby business that has a food production stipulation in their special use permit.

R. Johnson asked if it is Skylar Willingham's preference to serve food. The applicant responded that she would like to do a minimum of serving charcuterie since she is not a licensed chef and there is not a lot of space for food production.

As there were no other questions or members of the public wishing to speak, Chair Creger closed the public hearing and called for a motion.

Recommendation for Case 2023-04

T. Johnson moved to recommend the approval of the Special Use Permit with stipulations for operating a wine bar at 1325 30th Street. Wright seconded the motion.

Chair Creger called for a vote. The motion carried unanimously on a vote of 5 to 0.

2023-05 Public Hearing: 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).

Osing presented the staff report that covered a timeline of events and the discussion of the rezoning. He noted that 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).

He noted that 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.

Osing added that the 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. Any future changes to the site plan are subject to review by the Planning Commission and final approval by the City Council.

He noted that staff recommend the Planning Commission pass recommendation that the City Council approve the rezoning request because it conforms to the comprehensive plan and will support the project for new and affordable housing that will help revitalize the neighborhood.

Chair Creger asked if there were any questions from the Commissioners regarding the request.

Wright asked if the PUD includes any business. Osing responded that the approved site plan is only for a townhome development, but the developer is considering some small-scale commercial activity. He added that any changes would need to go through a site planning process with the commission.

Wright asked if a PUD allows for commercial activity. Osing responded affirmatively that it will allow for some mixed use.

R. Johnson asked if there were any predicted plans for any commercial activity. Mr. Osing responded that nothing official has been put in place yet, but the developer was doing some siting analysis.

As there were no other questions or members of the public wishing to speak, Chair Creger closed the public hearing and called for a motion.

Recommendation for Case 2023-05

T. Johnson made a motion to recommend approval of the rezoning. Riggs seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Other Business

Chair Creger asked Osing where to direct questions regarding building concerns. Osing responded that the Inspections Division would be the appropriate contact.

Adjournment

Chair Creger asked for a motion to adjourn. T. Johnson made a motion to adjourn. Wright seconded the motion. The motion carried unanimously on a vote of 5 to 0, and the meeting adjourned

Minutes submitted by Eunice Amisshah-Mensah and Tanner Osing.

Memorandum
Community and Economic Development Department

To: Rock Island Planning Commission
Subject: Special Use Permit for 3204 27th Avenue
Date: June 30, 2023



David VanDerGinst of Route Six Equity Growth Corporation has filed an application for an amendment to a Special Use Permit to operate a dough manufacturing facility on the first floor of the former Aqualetic Swim Club building at 3204 27th Avenue, zoned R-1 (one unit residential) district. The Comprehensive Plan identifies “one unit residential” land use for the site. The Zoning Code does not allow a dough manufacturing facility as a permitted use in an R-1 district. There are also no zoning districts nearby where that use would be permitted.

History & Nature of the Use:

In 1962, a private swim club known as the Aqualetic Swim Club was authorized by the Board of Zoning Appeals on the property. The swim club remained active for approximately 50 years before closing. During that time, different property owners were granted Special Use Permits to have apartment units on the property. The first Special Use Permit was approved in 1990 for two apartments. The permit was needed since the property has always been zoned single-family residential. Subsequent amendments to the permit have resulted in the addition of two dwelling units for a total of four dwelling units on the property.

The last amendment to the Special Use Permit was approved in 2020 to allow a private office/storage area for a rental business in addition to the four (4) dwelling units. Stipulations included that the private office only be used by the two property owners and that the use be limited to two days in a seven day period. Shortly after, the property sale fell through so the amendment did not go into effect.

At present, the Special Use Permit is granted to Route Six Equity Growth Corporation and allows for four (4) individual dwelling units on the property. The applicant now proposes to add a dough manufacturing facility on the lower level of the old swim club building. The dough made at the facility will be pizza dough that will be used by local Happy Joe’s restaurants. The hours for the facility are proposed to be from 9:00 a.m. to 3:00 p.m., Monday through Sunday, with a maximum of two (2) employees on the premise. One (1) delivery is proposed to be made from the facility every day. An amendment to the Special Use Permit is required because dough manufacturing is not a permitted use in an R-1 zoning district.

Parking:

The Zoning Code requires two off-street parking spaces for each residence. A total of eight (8) spaces are required for the residences. The Zoning Code does not include any parking schedule for dough manufacturing facilities, but the property has adequate parking with approximately seventy (70) spaces available.

Signs:

The applicant is not requesting any sign to be placed on the property.

Analysis:

Staff believe that the proposed use does not meet some of the seven (7) standards for approving a Special Use Permit identified in Chapter 9, Section 7 of the Zoning Code. Access to the site is through a narrow driveway that extends to local streets in a residential neighborhood. The dough manufacturing facility will likely add minimal traffic with only two employees and one delivery per day. However, the site is isolated in the middle of a neighborhood and local streets must be used to get to any major streets (i.e. 30th Street & 38th Street).

The swim club has also not been in operation for well over ten (10) years, and the property has only been used for residential purposes during that time. No other similar business or manufacturing use has occurred on the property or is located nearby. Staff believe the proposed use will "...impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district" and "be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted..." found in Chapter 9, Section 7-B & C.

Additionally, the applicant must remodel the first floor to meet building and health code requirements for the use. Staff caution against approval of Special Use Permits that require significant remodeling and/or permanent construction that make it less likely for the property to be desirable for uses permitted by right in the future.

Legal Description of Property:

Supervisor of Assessment Lot Number 235-1, Sheet 23 in that part of the City of Rock Island situated in the County of Rock Island, State of Illinois, also known as 3204 27th Avenue.

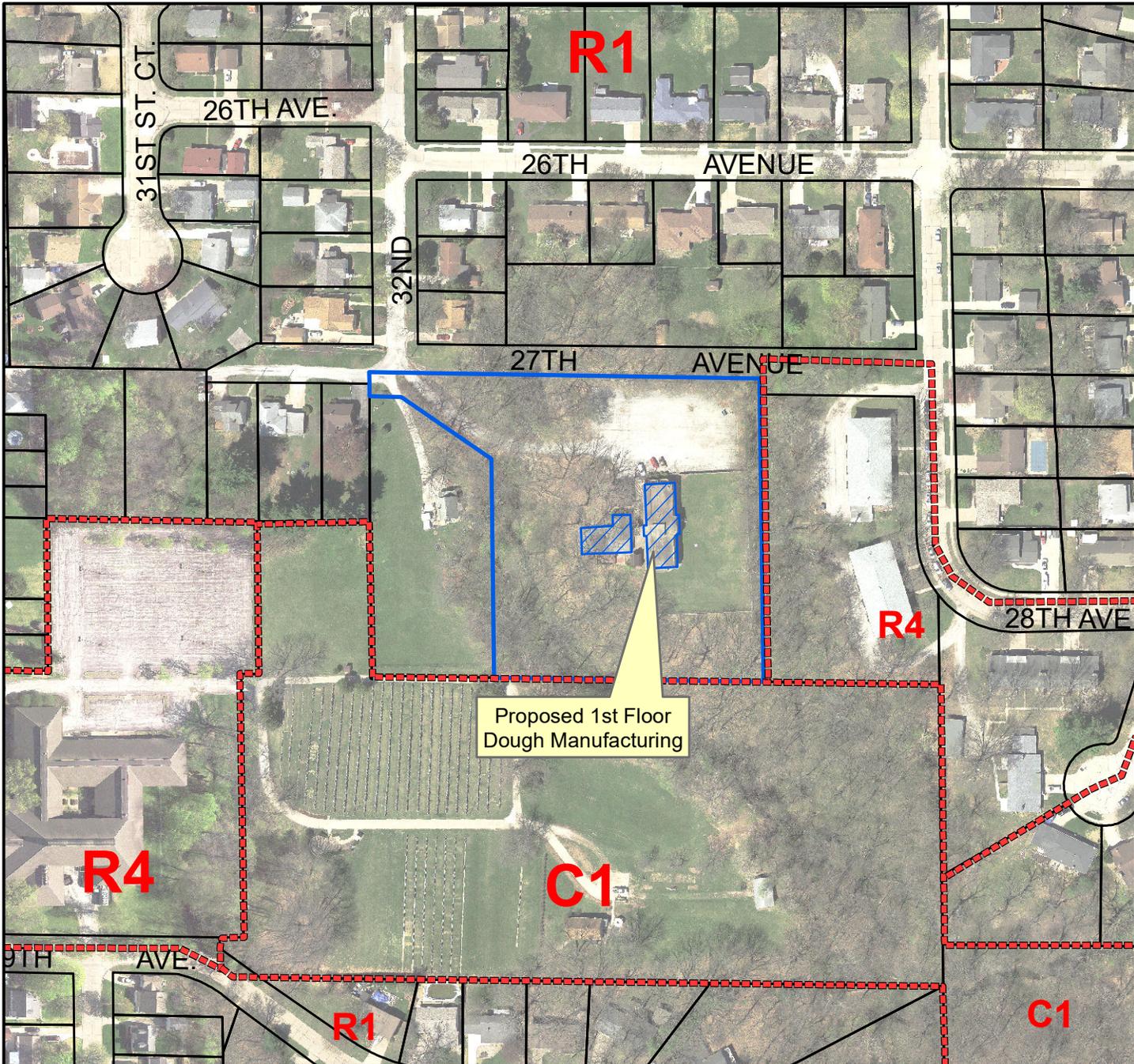
Recommendation:

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation to the City Council that the request for an amendment to the Special Use Permit be denied since it does not meet the seven (7) standards for approval.

However, if the applicant desires, staff would consider recommending a rezoning to a residential district that allows for multiple dwelling units as the property lends itself to such classification and there are similar uses nearby. A rezoning would also allow the Special Use Permit for the four (4) dwelling units to become obsolete.

Submitted by: Eunice Amisah-Mensah, Urban Planner
Tanner Osing, Planning & Zoning Manager

PLANNING COMMISSION



PLANNING COMMISSION

2023-6 Aerial

- Subject Property
- Parcels
- Zoning District Line

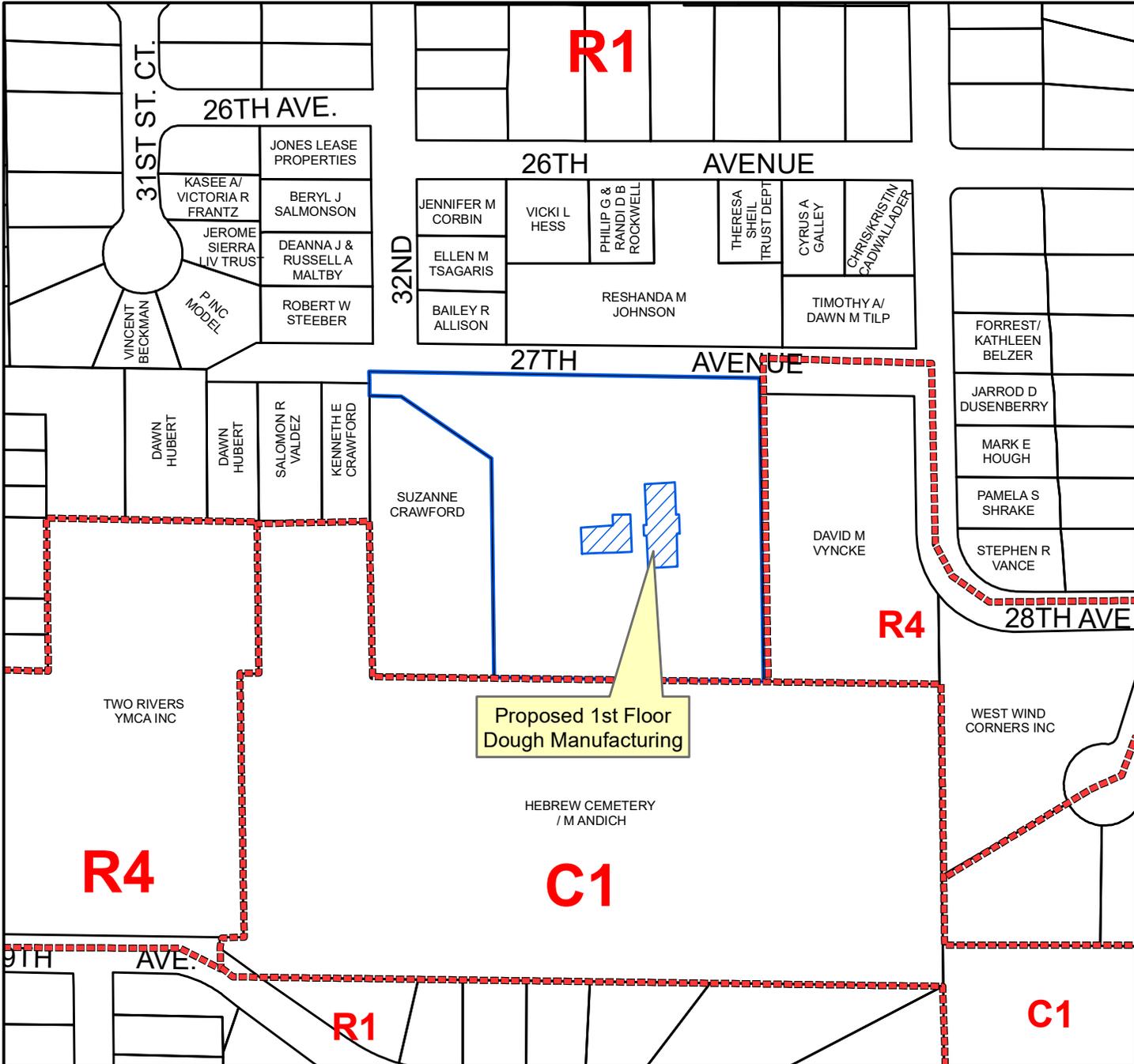
0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

PLANNING COMMISSION



PLANNING COMMISSION

2023-6

- Subject Property
- Parcels
- Zoning District Line



0 40 80 160 240 Feet



City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS



Figure 1: Picture of the former swim club building looking south with a yellow error pointing to first floor where the facility is proposed to be located.



Figure 2: Looking southeast at the buildings on the property with the house on the right and former swim club building on the left.



Figure 3: Picture of access driveway off of 32nd Street.