

## Rock Island Planning Commission Agenda

Rock Island City Council Chambers

July 7, 2021

5:30 PM



### 1. Call to Order and Roll Call

Mike Creger  
Kimberly Callaway-Thompson  
Bruce Harding  
Ted Johnson  
Norm Moline  
David Parker  
Maureen Riggs  
Sarah Wright  
Paula Rummels

### 2. Public Comment

### 3. Opening Items

- a. Approval of the Written Agenda for July 7, 2021.

*Recommended Motion: Move to approve the written agenda for July 7, 2021.*

- b. Approval of the May 5, 2021 Meeting Minutes

*Recommended Motion: Move to approve the meeting minutes for May 5, 2021.*

### 4. Old Business

*None*

### 5. New Business

- A. Public Hearing 2021-3- Master Design Landscape at 1406, 1412 and 1416 6<sup>th</sup> Avenue- Request to consider an additional two year extension to a City Council approved Special Use Permit Ordinance for a landscape business office with adjacent parking lot. City Council placed a stipulation of a two year time frame (from May 13, 2019 to May 13 2021) to complete Zoning Ordinance required parking lot improvements from gravel to asphalt or concrete.

*Recommended Motion: Move to recommend that the City Council approve to amend the Special Use Permit to stipulate the parking lot improvements be completed by December 31, 2021*

### 6. Other Business

*None*

1. Adjournment- *Recommended Motion: Move to adjourn.*

## Rock Island Planning Commission Minutes

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



**Notice:** As part of his Executive Order in Response to Covid-19, #2020-07, section 6, Governor Pritzker announced in part that “During the duration of the Gubernatorial Disaster Proclamation, the provisions of the Open Meetings Act, 5ILCS 120, requiring or relating to in-person attendance by members of a public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that ‘members of a public body must be physically present’ is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. Public bodies are encouraged to postpone consideration of public business where possible.” On Friday, June 12, 2020, the Governor signed P.A. 100-640 (SB 2135) into law, amending the OMA to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place during a declared public health disaster such as those related to COVID-19.

### **Voting Members Present**

Mike Creger  
Paula Rummels  
Maureen Riggs  
Norm Moline  
Ted Johnson  
David Parker

### **Voting Members Absent**

Kimberly Callaway-Thompson  
Bruce Harding  
Sarah Wright

### **Staff Present**

Miles Brainard and Alan Fries

### **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. Johnson moved to approve the written agenda for May 5, 2021 Commission meeting. Mr. Moline seconded the motion. The motion carried unanimously on a vote of 6 to 0.

### **Approval of the Previous Meeting Minutes**

Ms. Riggs moved to approve the minutes for March 3, 2021 meeting. Mr. Johnson seconded the motion. The motion carried unanimously on a vote of 6 to 0.

### **Old Business**

*None*

## **New Business**

Public Hearing 2021-2- Rock Island-Milan School District- Rezoning from R-4 (multi-unit residential) district to PUD (Planned Unit Development) district at approximately 2001 7<sup>th</sup> Avenue.

Mr. Fries presented the staff report. He said The Rock Island-Milan School District has submitted a rezoning and final site plan review request for a Planned Unit Development zoning district to construct a 35,000 square foot, one-story structure for a new relocated administrative office, school district kitchen and space for warehouse/storage and indoor parking for five district vehicles to be located at approximately 2001 7<sup>th</sup> Avenue (see attached map and site plan). The development site is located where the former school field is located. The existing storage and district kitchen structure located on the easterly segment of the property will remain at this time. The total site has an approximate area of 147,605 square feet, which is 3.39 acres. The main public access to the site will be from 7<sup>th</sup> Avenue, while a vehicle loading dock will be located on the north side of the structure and have access to 6<sup>th</sup> Avenue. The School District will maintain ownership of an adjacent 28 space parking lot to the north of the site and the existing administrative office building and 32 space parking lot to the northeast. He summarized the five variances that were also part of the site plan review and explained staff is recommending approval of the rezoning with all five variances.

Mr. Moline asked if the location and size of the storm water detention area is adequate for the size of the development. Mr. Brainard said the City Storm Water Technician has reviewed the material and has no concerns about the location or area of the detention site.

Chairman Creger called for the applicant's presentation.

Bryan Archibald, Legat Architects, said his architecture firm was hired by the School District to design the structure and site improvements for the proposed development. He said the new building is needed for the School District because the current administrative building is not accessible for people with disabilities and the existing school production kitchen is too small and needs to be updated for the number of students that are being served.

Chair Creger asked for questions from the public.

Joshua Shomo, President of the Broadway Historic Area Association, said that the size of the one story building has resulted in less landscaping on the property and leading to many of the variances. He also said access to the site should be from 6<sup>th</sup> Avenue rather than 7<sup>th</sup> Avenue. He asked why the administrative center could not be two stories rather than only one story.

Mr. Archibald replied that a two story administrative building was not conducive to the budget for the development as its footprint was not big enough to make it cost effective to be two stories. He added that warehouse and kitchen activities require those areas to be only one story.

Mr. Shomo then said that the open field space is used by many children in the adjacent neighborhood and its loss with the larger building will be a detriment to those children and the neighborhood.

Superintendent Reginald Lawrence said there will be a recreational playground space adjacent to the existing buildings east of the proposed building that will remain. He said the new one-story building is

needed to better serve visitors and families in the School District and provide a larger kitchen space to provide meals for students for the many schools in the District. Diane Oestreich, 816 22<sup>nd</sup> Street, asked if the School District has any plans for the two existing buildings on the site.

Gary Rowe, School Board Member, replied that the School Board would be delighted to find a use that would be compatible with the proposed and provide services to the city and neighborhood. He cited two examples of adaptive reuse of a former school in Moline being used for a church with a day care center and a former school in East Moline that is being used for housing.

Chair Creger called for proponents.

Superintendent Reginald Lawrence, 3136 Integrity Way, said he is new to the community and is excited for the new project to move forward because it will better meet the need of parents and students. He said it is difficult to hold meetings in the existing Administrative Center because it is not ADA compliant and has an old and inefficient HVAC system. He said the existing kitchen had been used to serve 14 schools, but is out of date so it is temporarily being operated out of the High School.

Bob Beckwith, Chief Financial Officer for the School District, said the current kitchen facilities are inadequate for the 4,500 lunches that are prepared for the 6,000 students of the district. He said more space will be provided in the new structure for this valuable service.

Chair Creger called for opponents.

Diane Oestrich, 816 22<sup>nd</sup> Street, said she is not opposed to the need for a new facility, but is opposed to details of the structure and site plan that she believes should have also been reviewed by the Preservation Commission. She said that the entire parking lot and main façade should not be facing 7<sup>th</sup> Avenue. She said one row of parking would have been better with additional parking in a side or rear yard.

Mr. Brainard said David Parker is recusing himself from his role as a Commissioner at the public hearing because he is an adjacent property owner. He said Mr. Parker would like to make a comment to the Commission as a neighbor to the site.

David Parker, 702 20<sup>th</sup> Street, said the Broadway Historic National Register District is the second largest nationwide historical residential district in the United States. He said there will be negative impact on Broadway because he believes that the size of the structure is too large for the site. He said the five variances that are requested for the proposed structure prove that.

Chair Creger called for a rebuttal to the public comments.

Mr. Archibald said the School District did look at other sites, but none were large enough to meet their needs and also have a fully ADA accessible facility.

Ms. Riggs asked if the City could improve the sidewalk along 7<sup>th</sup> Avenue.

Mr. Brainard said the Commission could express that request in its motion on recommendation to the City Council.

Chair Creger asked if the new facility has large enough space to provide the approximate 4,500 school lunches. Mr. Beckwith said they worked with a kitchen consultant and the proposed facilities can provide enough space to prepare that number of lunches and also have space for more growth.

Mr. Moline asked if some of the parking could be relocated further to the east. Mr. Archibald replied that moving parking to the east would move them further away from the entrance to the administrative center and also result in cutting down more old growth trees on the site.

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

Recommendation:

Mr. Johnson made a motion to recommend to the City Council approval of the rezoning from R-4 to PUD along with the site plan.

Ms. Riggs seconded the motion.

Mr. Johnson said he has been to meetings at the existing administrative center and the existing building is inadequate to meet the needs of the School District.

Ms. Riggs said this is a needed good project for both the School District and the city and it is also outside the scope of the Broadway Historic Neighborhood.

Mr. Moline said he supports the rezoning and project because it keeps the facility close to downtown. He said when final choices are made on types of bushes that Burning Bushes will not be considered because they are an evasive species.

Chair Creger called for a vote on the motion to recommend to the City Council approval of the rezoning and site plan, and it passed unanimously (Johnson, Riggs, Moline, Rummels and Creger 5-0 voting aye) and with one abstention (Parker).

**Other Business**

*None.*

**Adjournment**

Chair Creger asked for a motion to adjourn. A motion was made, seconded and passed unanimously at 6:45 PM.

Minutes submitted by Alan Fries.

## Memorandum

### Community and Economic Development Department

**To:** Planning Commission

**Subject:** Request to Revise Special Use Permit Ordinance to Allow Two Additional Years to Complete Parking Lot Improvements at 1406, 1412 and 1416 6<sup>th</sup> Avenue.

**Date:** June 22, 2021



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Alicia and Jose Gomez, property and business owners of Master Design Landscape Company received a Special Use Permit on May 13, 2019 to operate a landscaping business office, parking lot and accessory equipment storage building at 1406, 1412 and 1416 6<sup>th</sup> Avenue, currently zoned R-2 (one and two unit residence) district. The recently approved revisions to the Zoning Ordinance now identify that the Planning Commission hold a public hearing for Special Use Permits and make a recommendation to the City Council, rather than going directly to the Council without any Commission review and/or recommendation.

The Gomez's are requesting to amend a stipulation placed in the 2019 Council approval of a Special Use Permit Ordinance to allow them two additional years from May 13, 2019 to complete the parking lot improvements to the existing gravel parking lot on the site where their business is located (see attached ordinance and maps). The Zoning Ordinance requires parking lot improvements be either, asphalt, concrete, or "alternate materials acceptable to the City Engineer, which may include some pervious materials". Gravel is not an acceptable alternate material. Parking and travel to and from gravel parking lots by large commercial vehicles can spread loose gravel onto public alleys and adjacent properties.

The Gomez's have indicated that their business has been negatively affected by the COVID-19 pandemic and that they need additional time and financial resources to complete the required parking lot improvements. They have made several landscaping and privacy fencing improvements to the property, but have not made any improvements the parking lot other than adjacent fencing and landscaping features. These features have improved the appearance of the property, but the gravel parking lot is still a problematic condition of the site.

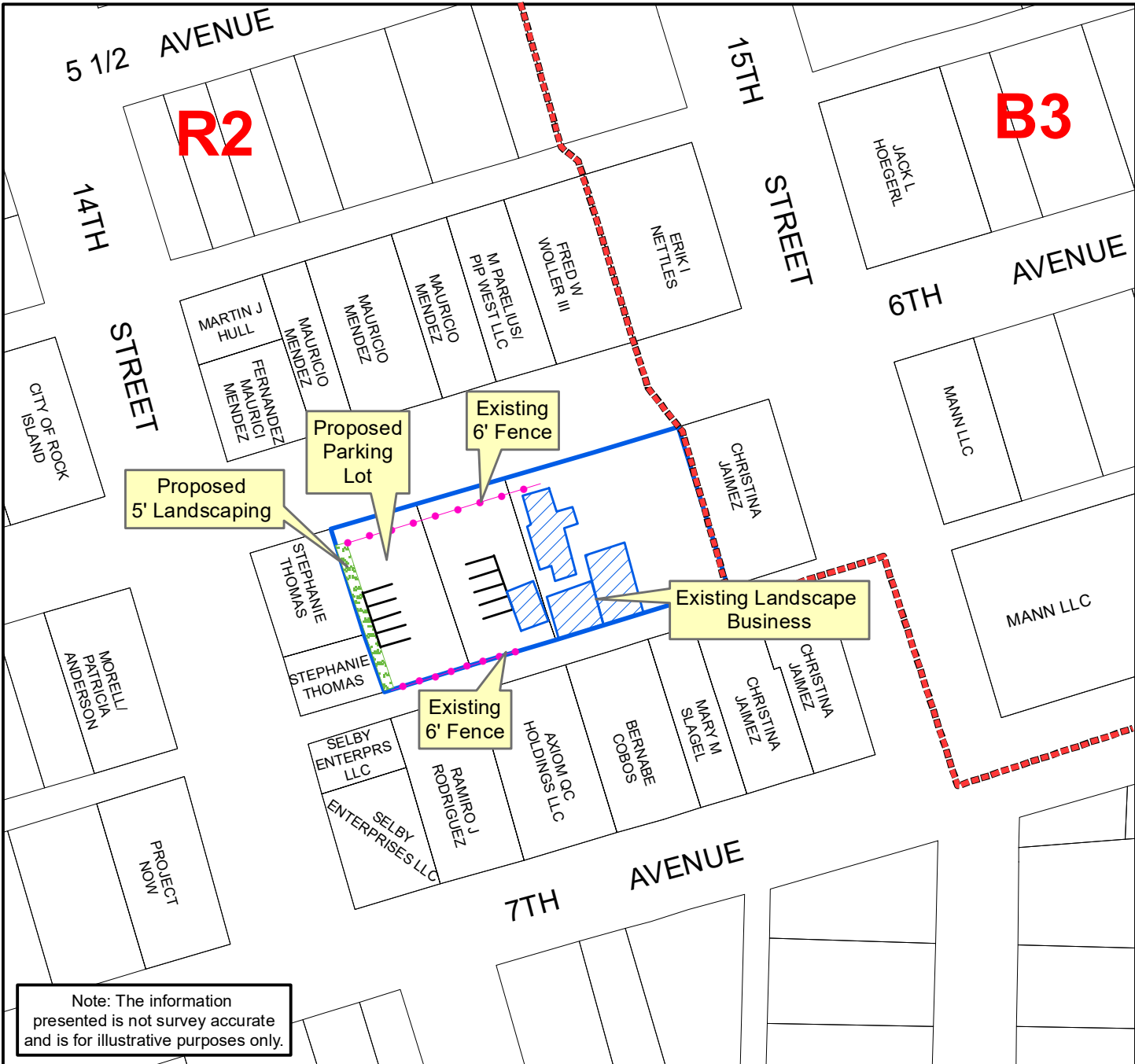
Planning staff have informed the Gomez's that City economic development staff can provide information of potential financial assistance options in order to finance the required improvements. At the time of this report the Gomez's have not contacted either City or staff from the Development Association of Rock Island to discuss potential financial options.

Staff understands that Covid has impacted small businesses and recommends that a time extension to the end of this calendar year (December 31, 2021) is a more reasonable extension for the required parking lot improvements

#### **Recommendation:**

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation that the City Council approve a revision to the stipulation for the time allowed to improve parking lot on the Special Use Permit Ordinance to allow it to be until December 31, 2021.

# SPECIAL USE PROPOSAL




Note: The information presented is not survey accurate and is for illustrative purposes only.


## SPECIAL USE PROPOSAL 2021-3

**Legend**

- Parcels
- Subject Property
- Zoning District




0 20 40 80 120 160 Feet



## City of Rock Island

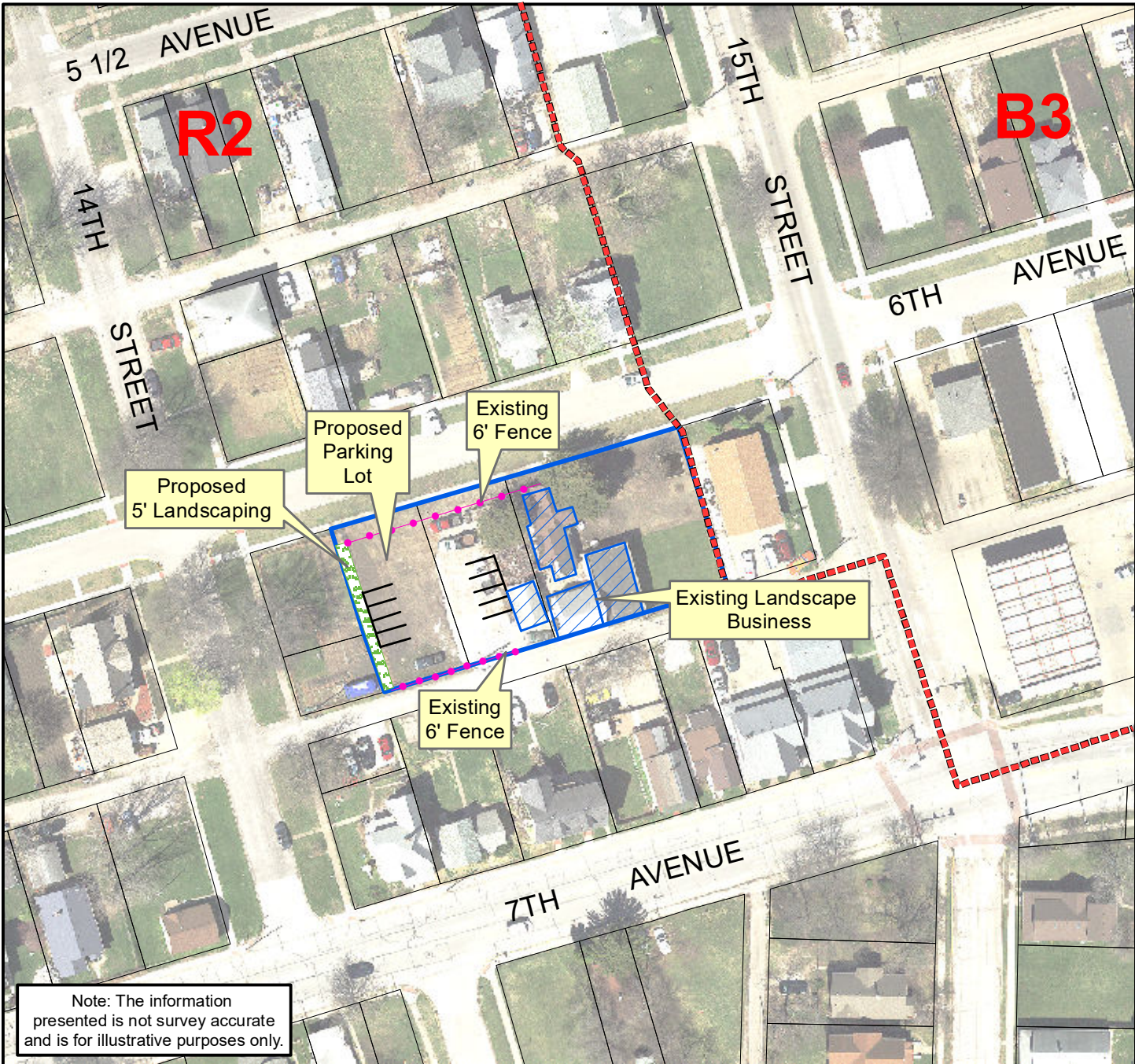
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS



# SPECIAL USE PROPOSAL



Note: The information presented is not survey accurate and is for illustrative purposes only.

### SPECIAL USE PROPOSAL

#### 2021-3 Aerial

#### Legend

- Parcels
- Subject Property
- Zoning District

A north arrow pointing upwards and a scale bar showing distances from 0 to 160 feet in increments of 20 feet.

### City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS



## ORDINANCE NO. 024-2019

### A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT IN THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special use permit to operate a business office, parking lot and accessory equipment storage buildings for operation of their landscaping business at 1406, 1412 and 1416 6<sup>th</sup> Avenue in Rock Island, Illinois;

Legal Description: Lots 2, 3, 4 and 5 of Doty's Block Addition to the City of Rock Island, Illinois

Section Two. Said special use permit be and is hereby subject to the following stipulations:

1. That the business shall have a maximum of five (5) employees;
2. Hours of operation shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday with Saturday and weekday evening customer business in the office on an appointment basis only (no walk-in customers);
3. A minimum of an eight (8) space off-street parking lot in the adjacent parking lot shall be provided for the use and that gravel with a proper base approved by the City Engineer will be allowed for not more than two (2) years from the date of approval. At the expiration of two years from the date of issuance of this permit, the parking lot will be improved to asphalt or concrete;
4. The parking lot shall not be used to park and/or store large dump trucks, but be limited to parking employee and customer vehicles and company pickup trucks and trailers;
5. Landscaping and fencing proposed and identified in the report presented to council by staff at the April 22, 2019 council meeting shall be in place prior to the business receiving its occupancy permit;
6. A fifteen (15) square foot lighted freestanding sign be allowed in the north yard and a fifteen (15) square foot lighted attached sign be allowed on the east façade of the concrete accessory storage building with the lights set on a timer to turn off at 9:00 p.m.;
7. The use shall meet all other applicable codes and ordinances

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days after its passage and approval, as required by law.

  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED: May 13, 2019

AYES: Aldermen      Spurgetis  
                                 Tollenauer  
                                 Parker  
                                 Schipp  
                                 Geenen

APPROVED: May 14, 2019

ATTEST:

  
CITY CLERK

NAYS: None

ABSENT: Mayberry  
                 Clark