

Rock Island Planning Commission Agenda
September 7, 2022
5:30 p.m. in the City Council Chambers



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 September 7, 2022
Recommended Motion: Move to approve the written agenda for September 7, 2022.
 - b. Approval of the March 2, 2022 Meeting Minutes
Recommended Motion: Move to approve the meeting minutes for March 2, 2022.
3. Old Business
None.
4. New Business
 - a. Public Hearing 2022-5- Justin Farley- Consider Special Use Permit revisions to previously approved stipulations for a public events space in an O-1 (small office) zoning district at 4401 7th Avenue. *Recommended Motion: Move to approve the Staff proposed stipulation revisions to the Special Use Permit.*
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
March 2, 2022
5:30 PM



Voting Members Present Mike Creger
Norm Moline
David Parker
Ted Johnson
Paula Rummels
Reshanda Johnson
Sarah Wright
Maureen Riggs

Voting Members Absent Bruce Harding

Staff Present 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 March 2, 2022 Commission meeting.
Ms. Rummels seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Approval of the Previous Meeting Minutes

Mr. Parker moved to approve the minutes for February 2, 2022 meeting. Ms. Wright seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Old Business

Mr. Fries informed the Commission that Miles Brainard has been chosen by the City as the new Director of the Community and Economic development department.

New Business

Public Hearing 2022-2- Pizano Holdings LLC- Consider a rezoning from R-2 (one and two unit residence) district to B-2 (community business) district at 734 24th Street. *Recommended Motion: Move to deny the rezoning request, but to approve a Special Use Permit with stipulations.*

Mr. Fries presented the staff report. He said the applicant proposes to maintain the gravel parking area in order to locate an approximate 20 foot long intermodal storage container and to continue to park business trailers on the 3,300 square foot (30' x 110') site. Mr. Pizano's business office is located a few parcels to the north at 716 24th Street, which is zoned B-3. There is some off street parking at that site, but as his business has grown he has need for additional storage and parking for employees, business vehicles and customers. He has permission from Broadway Presbyterian Church to park some of these vehicles in the church's parking lot across the alley, but he is looking for more of a long term solution to his parking and storage needs on property he owns.

The Comprehensive Plan identifies "single family residential" land use for the property and residential neighborhood to the east, south and west. The proposed rezoning to B-3 does not correspond to the Comprehensive Plan land use designation. The subject site is also near the middle of the block and not close to the intersection of 24th Street and 7th Avenue. The lot is narrow and the residences to the north and south are close to the property line. Staff does not think the rezoning request is a reasonable expansion of business zoning for the neighborhood.

Staff does recommend that the Planning Commission consider a Special Use Permit to allow to use the property for business use to locate a 20' long intermodal container and business related trailers and vehicles at the site. Staff recommends the following stipulations be considered:

1. Hours of operation for utilizing and accessing the site for parking shall be 7:30 a.m. to 6:00 p.m.;
2. The parking lot shall be used for not more than two business trailers and one company vehicle, except for parking of any boom trucks;
3. The gravel parking surface shall not be expanded further to the east and the current gravel area shall be improved to asphalt or concrete within two years from date of approval.
4. Vehicle access to the site shall only be through the existing alley access point. No driveway access from 24th Street shall be allowed;
5. A six foot tall privacy fence shall be provided along the north and south property lines adjacent to the residences;
6. The storage container and business trailers shall be located a minimum of six (6) feet from the north, south and west property lines;
7. The use shall meet all other applicable codes and ordinances.

Mr. Moline asked what was staff's reasoning on the Special Use Permit recommendation. Mr. Fries replied that based on the Comprehensive plan designation, adjacent residential land use and the opportunity to place stipulations on the development staff recommends the Special Use Permit for the site.

Mr. Johnson said that there will be an improved parking area on the site and that will have an effect on the residential character of the neighborhood.

Mr. Parker said he and his aunt both live in the Broadway neighborhood and there has been no objections from neighbors and it is a good use for the smaller type vacant property.

Chairman Creger called for the applicant.

Martin Pizano, owner of the subject property, said he purchased his business property located at 716 24th Street seven years ago and has invested \$250,000 into that property and also has employed up to eleven people at one time. He said he has been parking his company vehicles and his employee vehicles in the

church lot to the west of his business office, but added that the church may be sold and the new owner may no longer allow him to use the parking lot. He said he does not want to have his employees to park on the street due to safety concerns. He said there are garages on both of the adjacent residential properties and the subject lot is very narrow making it difficult to locate a residential structure on the lot.

Mr. Johnson asked if he is acceptable to the recommendation for a Special Use Permit. Mr. Pizano replied that he was as it will also help his business to grow. He said is investing in Rock Island as an expanding business and has five business vehicles and trailers that he needs to find parking for.

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

Recommendation for Case #2022-2:

Mr. Johnson made a motion to recommend to the City Council denial of the rezoning and approval of a Special Use Permit with stipulations.

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

Public Hearing 2022-3- Consider a request from the City of Rock Island for an amendment to the Zoning Ordinance to regulate location of intermodal and portable storage containers.

Mr. Fries presented the staff report. He explained that staff has received increasing number of requests for information regarding location for both intermodal and portable storage containers in the city. The previous Zoning Ordinance had language for allowing temporary use of portable storage containers, but did not address larger industrial intermodal containers. The recent requests typically are for more permanent location and use of both of these types of containers for both business/industrial and residential locations. The current Zoning Code does not define or allow these containers. Staff now proposes adding additional language to the Code to define and allow intermodal and portable storage containers in certain zoning districts the city.

Staff believes that allowing the larger and more industrial type intermodal containers in industrial, business and office zoning districts. In business and office zones the containers must be located in a rear yard. The smaller portable storage containers will be allowed in residential zones, but limited to only one container per property at a time for up to 30 days. Non-residentially zoned properties may have up to three portable storage containers. The attached page identifies other regulations related to both types of containers (size, separation and setbacks). If approved by City Council the new regulations would be located in the "Off Street Parking and Loading" Section of Chapter 11 (General Provisions) of the Zoning Code.

This additional language should provide the clarity for staff, residents and businesses on the use and location of these two different types of storage containers.

Mr. Moline said it is important to have the language in the proposed ordinance amendment that to be adapted into a permanent structure it must meet all building and fire code regulations.

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

Recommendation for Case #2022-3:

Ms. Riggs made a motion to recommend to the City Council approval of the proposed amendments to Zoning Ordinance to regulate location of intermodal and portable storage containers.

Mr. Johnson 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 6:25 PM.

Minutes submitted by Alan Fries.

Memorandum

Community and Economic Development Department

To: Planning Commission

Subject: Special Use Permit Stipulation Revision Request for Public Event Facility at 4401 7th Avenue

Date: August 24 2022



Mr. Justin Farley (Skylark Investments LLC) has filed an application to revise previously approved City Council Special Use Permit stipulations for his public event facility at 4401 7th Avenue, located at the northeast corner of 7th Avenue and 44th Street, zoned O-1 (small office) district (see previously approved Special Use Permit ordinance approved August 11, 2020 when the property was zoned R-3, one and two family residence district). The first three stipulations relate to parking lot and dumpster screening requirements that needed to be completed two years after the initial approval in August 2020. The 2020 approved Ordinance also allowed a music studio, which is considered an allowable use since the property is now zoned O-1 as a result of a zoning change when the city adopted a new Zoning Ordinance and Zoning Map in December 2020.

Information Regarding Approved Use and Parking Stipulations:

The former church auditorium space (approximately 1,650 square feet in area) has been used as a community event space for events such as music concerts, quinceaneras and wedding receptions. The applicant expanded the stage/platform area and also removed the former church pews and has used portable chairs and tables for the events (see attached building plan). The event facility is allowed up to five employees and cannot have public events between 11:00 p.m. to 7:00 a.m. A 4' x 4' freestanding sign was also approved for the property.

The Zoning Ordinance requires a total of 22 off street parking spaces for a 1,650 square foot event space. Currently there are 10 parking spaces located in the existing concrete parking lot directly adjacent to the structure. The northerly adjacent lot has been surfaced with gravel within the past year and has been used for vehicle parking for events during that time. The spaces are not marked, but there is an attached parking lot plan for 18 improved spaces submitted with and approved with the initial 2020 Special Use Permit request. The applicant has also indicated that he has a verbal agreement from leadership of the adjacent Rock Island Lions Club to use available parking spaces on their property located to the southwest of the subject site.

Applicants Request for Revisions to Approved Stipulations.

The applicant indicates that the COVID pandemic has had negative impact on the startup of his public event business and requests to change the previously approved City stipulations to allow additional time to complete some of the required improvements and longer hours on the weekend for public events.

The applicant requests to revise the stipulations to allow an additional two years to improve the north gravel parking lot surface to asphalt or concrete (the applicant placed gravel on the north side of the property because neighborhood vehicles were parking there and tearing up the grass at that location). The applicant also requests to eliminate the parking lot landscaping requirement and to have an additional year to enclose the refuse dumpster with six-foot tall solid fence or wall on at least three sides surrounding the dumpster. The applicant also requests revised stipulations that would allow public events to extend to midnight on Friday and Saturday

nights from the previous 11:00 p.m. time limit and to also allow food trucks to be located on the property during hours when public events are taking place.

Revised Stipulations Recommendations:

Staff recommends allowing the following revised stipulations from the previous approved ordinance that are identified in the attached Special Use Permit Ordinance:

Stipulation Number 1 (Lions Club Parking Arrangements). Staff recommends a one year additional time period (rather than two years) to provide proof that the applicant has established an arrangement with the Lions Club allowing Mr. Farley to use unused parking spaces in the Lions Club parking lot for his customers. Mr. Farley has indicated that an arrangement has been made, Staff would like to have a written record of that arrangement for the case file.

Stipulation Number 2 (Improve north parking lot to meet Zoning Ordinance requirements of asphalt or concrete surfacing and landscaping requirements). Staff recommends an additional year (rather than two years) to complete Zoning Ordinance required improvements to the gravel parking lot on the north part of the site. The applicant provided the attached parking lot plan with 18 marked spaces in the north yard of the site. Staff also recommends that landscape requirements be removed from the stipulations

Stipulation Number 3 (On-site dumpster enclosure). Staff recommends approval of a one year additional time frame to make the Zoning Ordinance required six foot tall solid screening enclosure for the dumpster.

Stipulation Number 6 (Public events time hours of operation). Staff recommends a revision to the public event end time on Friday and Saturday nights from 11:00 p.m. to 11:30 p.m. Staff does not recommend events on these evenings to extend to applicant requested midnight time because the building is close to residential uses to the north and east.

Proposed Stipulation to allow food truck to be located on the property during public events. Staff does not recommend approval of this stipulation as it would take up valuable off street parking space.

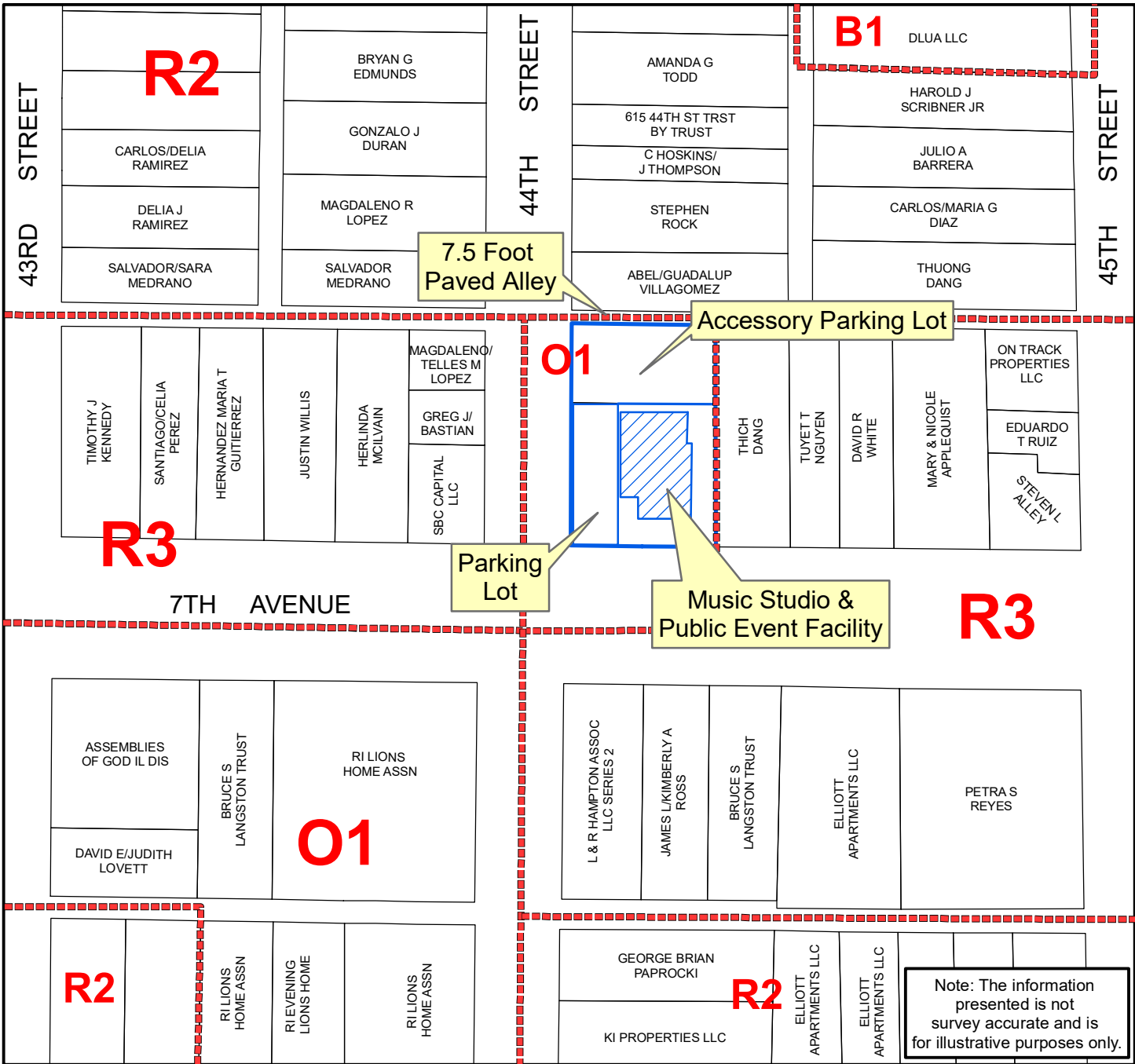
Legal Description of Property:

Lots 7 and 8 of 44th Street Addition to the City of Rock Island, also known as 4401 7th Avenue and 627 44th Street, Rock Island, Illinois.

Recommendation:

The Community and Economic Development Department recommends that the Planning Commission pass a recommendation that the City Council to adopt the attached proposed Special Use Permit Ordinance.

SPECIAL USE PROPOSAL




SPECIAL USE PROPOSAL

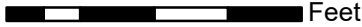
2022-5

Legend

- Subject Property
- Parcels
- Zoning District




0 20 40 80 120 160 Feet



City of Rock Island

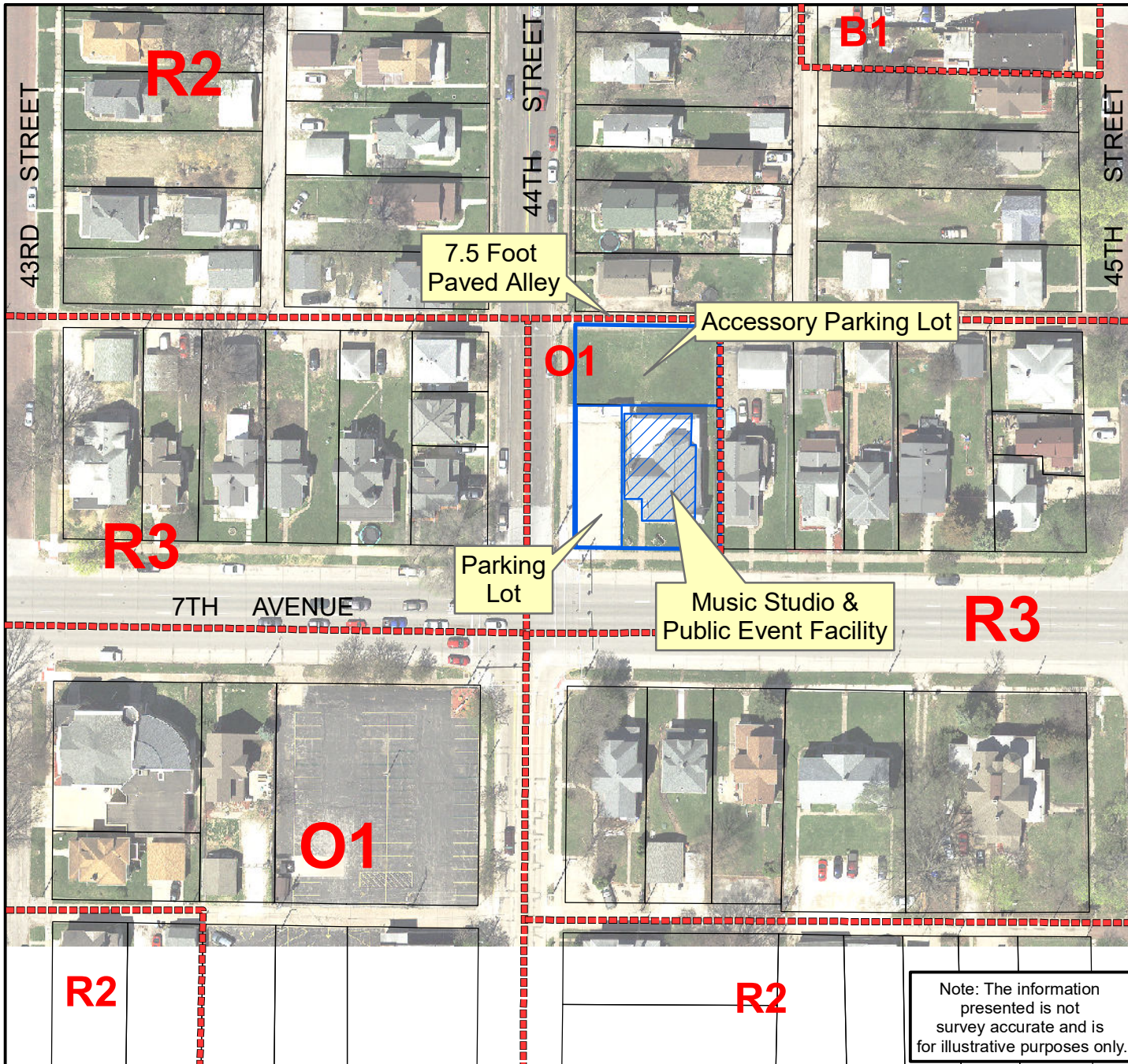
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS




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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2022-5 Aerial

Legend

-  Subject Property
-  Parcels
-  Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
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