

## Rock Island Planning Commission Minutes

Rock Island City Hall Council Chamber  
1528 3rd Avenue  
March 3, 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  
Bruce Harding  
Ted Johnson

### **Voting Members Absent**

Kimberly Callaway-Thompson  
David Parker  
Norm Moline  
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**

Peter Ruklic, 2128 32<sup>nd</sup> Street said the approved City Comprehensive Plan identifies transitional area overlay districts in the document and future land use map and that the proposed zoning map should identify a hilltop overlay district. He said that the overlay district would support creating a commercial area that promoted walkable and bikeable commercial developments that also would support using public transportation. He said his group is ready to work with the Planning Commission in an effort to consider this proposal in the future.

### **Approval of the Agenda**

Mr. Harding moved to approve the written agenda for March 3, 2021 Commission meeting. Ms. Riggs seconded the motion. The motion carried unanimously on a vote of 5 to 0.

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

Mr. Harding moved to approve the minutes for December 2, 2020 meeting. Ms. Rummels seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### **Old Business**

*None*

### **New Business**

Public Hearing 2021-1- Consider revisions to the Zoning Map.

Mr. Brainard highlighted changes to the zoning map based on proposed revisions to the Zoning Ordinance. He said the two agricultural districts and the Suburban Estates districts were removed from the map because those districts will no longer be identified in the proposed Ordinance.

He said there are combinations of several residential districts and the map reflects current similar districts with some exceptions. Some of the revisions include identifying parks and cemeteries as the new C-1 (Park Conservation) district rather than being residentially zoned properties. He said some higher density residential properties have been changed to O-1 (small office) district, which is more reflective to the current office use of the properties. Churches and schools have also been identified as O-1 rather than residential zoning.

He also highlighted Central Business zoning expansion along 3<sup>rd</sup> Avenue to the east of the downtown area and business zoning expansion in the Columbia Park area (north of 6<sup>th</sup> Avenue between 38<sup>th</sup> Street and 46<sup>th</sup> Street) reflects the expansion of commercial and office uses in that neighborhood by zoning it either B-3 (community commercial) or O-1 zoning.

The Augustana College campus and the Bible Missionary Institute campus are still zoned U-1 (University) district, but there is some expansion of University south of the Augustana campus adjacent to 38<sup>th</sup> Street to incorporate College owned properties in the area.

Light industrial zoning north of the Rock River and Heavy Industrial zoning in Southwest Rock Island. The Augustana College campus and the Bible Missionary Institute campus are still zoned U-1 (University) district, but there is some expansion of University zoning south of the Augustana campus adjacent to 38<sup>th</sup> Street to incorporate College owned properties in the area.

He said that undeveloped residential property in the Southwest Area were all changed to the new R-1 (one unit residential) district to better reflect existing residential development in the area. This would allow for case-by-case rezoning consideration if a development proposal is being considered by the City.

He said there is also higher density residential zoning along 18<sup>th</sup> Avenue, 30<sup>th</sup> Street and 38<sup>th</sup> Street

He said the following additional revisions were submitted to staff from Mr. Ruklic and staff agrees they should also be considered by the Commission. The additional revisions are the following:

1. Rezone the block between 7th and 8th Avenue and 12th and 13th Street from B-3 (community business) to R-2 (one and two unit residential) due to the current and expected future land use of the block.
2. Rezone 3424 18th Avenue from R-3 (one to six unit residential) to O-1 (small office). There has been an insurance office on this property for at least 40 years.
3. Rezone 1505 38th Street from B-1 (neighborhood business) to R-3 (one to six unit residential). This one-unit residential use was rezoned in the mid-1980s to accommodate a small newspaper office, but that business is long gone.
4. Rezone 1333 42nd Street, 1335 42nd Street, and 4203 14th Avenue from B-1 (neighborhood business) to R-2 (one and two unit residential). These were zoned B-1 many years ago in the hope there would be business expansion along that corridor, but that seems unlikely.

Mr. Johnson asked if property owners along 14<sup>th</sup> Avenue were contacted about these recent revisions. Mr. Brainard replied they were not, but these were all residential uses and the proposed zoning fits better with these uses and will remove them from being nonconforming uses on the proposed zoning map.

Mr. Harding asked about incorporating an overlay district at this time. Mr. Brainard replied that staff was not recommending an overlay district because it was not written into the approved Zoning Ordinance text, but the Commission approved a motion to consider it at a future time if they desired to do so. He said that at the previous Commission meeting staff indicated that they agreed with many of the goals of Undependent Rock Island, but have proposed different methods to incorporate those goals.

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

Mr. Johnson moved to recommend to the City Council the proposed zoning map incorporating the four additional revisions presented at tonight's public hearing. Mr. Harding 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 6:15 PM.

Minutes submitted by Alan Fries.