



ROCK ISLAND
ILLINOIS

Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

November 5, 2013

5:30 PM

1. Call to Order and Roll Call
2. Approval of the October 8, 2013 Meeting Minutes
3. Approval of the written Agenda
4. Procedural Explanation
5. Public Hearing #2013-12: Request for Rezoning from PUD (planned unit development) district to B-3 (community business) district at 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue
6. Public Hearing 2013-13: Request for Final Site Plan in a PUD (planned unit development) district at approximately 4422 9th Street
7. Review of a Final Subdivision Plat of “Black Hawk Commons Amended Final Plat of First Addition” located approximately at the intersection of 11th Street and Black Hawk Road (46th Avenue)
8. Review of a Final Subdivision Plat of “Black Hawk Commons Second Addition” located approximately at the intersection of 11th Street and Black Hawk Road (46th Avenue)
9. 2014 Meeting Schedule
10. Other Business
11. Adjournment

UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #3
OCTOBER 8, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held a Comprehensive Plan Steering Committee meeting in the Human Resources Conference Room at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:31 PM. Present were Commissioners Michael Creger, Bruce Harding, Ted Johnson, David Levin, Diane Oestreich, Bruce Peterson, and Lorian Swanson. Commissioners Jason Lopez, Nom Moline, Kevin Nolan and Berlinda Tyler-Jamison were absent. Also in attendance were Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 17, 2013 MEETING

The Commission considered the matter of approval of the minutes of the September 17, 2013 meeting. Chairman Levin asked if there were any revisions or corrections necessary and hearing none, asked for a motion. Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Creger seconded the motion and the Commissioners unanimously approved the minutes.

COMPREHENSIVE PLAN WORK SESSION

Ms. Howe provided an update on Comprehensive Planning activities, including visioning workshops, focus group meetings and the Community Survey results from Constant Contact. She reviewed the meeting packet items which included more detailed results from these earlier meetings, as well as a summary of the public comments with pie charts from the Community Survey results which she had provided to the Commissioners after the meeting packet had been distributed.

Ms. Howe began by reviewing the questionnaire, which included the following seven questions:

1. What do you value most about the City of Rock Island?
2. What are the most appealing things about Rock Island and what about Rock Island is getting better?
3. What are the least appealing things about Rock Island and what about Rock Island is getting worse?
4. What is missing in Rock Island? What types of uses or improvements (i.e. stores, restaurants, parks, trails, etc.) would you like to see added to the City?

5. How should Rock Island set itself apart from other communities in the Quad Cities? What is/should be our “niche?”
6. What do you believe are the City’s three most significant opportunities for the future?
7. What do you believe are the top three threats or challenges Rock Island will face over the next 20 years?

The Planning Commissioners discussed the questions individually and collectively and Ms. Howe listed their responses on a large flip-chart. The Commissioners then moved on to the mapping exercise. Ms. Howe provided two large aerial maps and colored markers, asking them to identify areas of particular interest, those needing improvement or special attention and areas of opportunity for future development. Comments and notes were written directly into the maps. At the conclusion of the mapping exercise, Ms. Howe stated that she would compile the data collected along with what had been collected from the two community visioning exercises and incorporate it into the draft of the comprehensive planning document.

PUBLIC COMMENTS

There were no public comments provided at the meeting.

OTHER BUSINESS

Ms. Howe announced that the City had been selected to be a Pilot Community for the American Planning Association’s initiative to develop comprehensive plan standards for sustainable places. Rock Island was one of ten communities across the nation to be selected. Ms. Howe said she would e-mail the weblink to the Planning Commissioners.

Mr. Griffith reported that there will be a regular Planning Commission meeting on Tuesday, November 5. He stated that a couple of items had already been submitted and the submittal deadline wasn’t until October 16. He also reminded the Commissioners to be mindful of *ex parte* communication and to call the Planning Office with any questions about any upcoming agenda items.

ADJOURNMENT

There being no further business to discuss, Commissioner Creger made a motion to adjourn the meeting at approximately 7:25 PM, which was seconded by Commissioner Johnson. The next regularly scheduled meeting of the Planning Commission would be November 5, 2013.

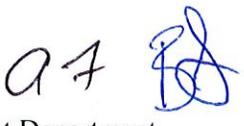
Respectfully submitted,



Ben Griffith, AICP

REPORT

To: Planning Commission

From: Planning and Redevelopment Division 
Community and Economic Development Department

Date: October 28, 2013

Subject: Case #2013-12- Request for Rezoning from PUD (planned unit development) district to B-3 (community business) district at 1220 and 1224 5th Avenue; 516, 522/24, 526, 528, 528 rear, 602 and 612 13th Street; 1221 and 1231 6th Avenue; and 513, 517, 537/39, 545 and 603 12th Street; and 1221, 1225 and 1231 7th Avenue.

The City of Rock Island has filed an application for a rezoning from PUD (planned unit development) district to B-3 (community business) district for all the above mentioned addresses for a consolidated development site located between 5th and 7th Avenues and 12th and 13th Streets for a new Rock Island Police Station.

Size of Property:

Total site (includes two multi-lot areas) measures 505' x 80' x 60' x 100' x 60' x 100' x 73' x 540' x 150' x 129' x 270' x 79' x 100' (approximately 162,750 square feet, or 3.74 acres).

Existing Land Use:

The site consists of three industrial buildings, one single family residence and undeveloped property.

North: Industrial uses, zoned B-3.

East: Single family residential uses, zoned R-4.

South: Single family residential and Undeveloped property, zoned B-3.

West: Single family and industrial uses, zoned B-3.

Zoning History:

Planning Commission Case #2012-3- Rezoning from B-3 to PUD from Rock Island Economic Growth Corporation for proposed 40 dwelling unit development for housing and support services for veterans was approved but never constructed due to lack of State funding.

Comprehensive Plan Designation:

The Comprehensive Plan identifies high density residential land use for the site.

Access:

The site has access on 5th and 7th Avenues to the north and south and 12th and 13th Streets to the west and east. The City has approved several street and alley vacation requests from the previous applicant (6th Avenue between 12th and 13th streets and several alleys between 12th and 13th Street and north of 6th Avenue). One additional segment of a north/south alley will also need to be vacated by the City to accommodate the proposed Police Station development (see attached vacation map).

Physical Characteristics:

The site is primarily flat and slightly above street level (fill dirt has been located on the site to bring the elevation up from the base flood elevation line (site is located in an area of ponding as identified by the Flood Insurance Rate Map produced by the Federal Emergency Management Agency).

Coverage and Setbacks:

The proposed two-story police station will have a total area of 44,000 square feet (approximately 7,700 square feet of the structure will be utilized as an indoor parking area and is excluded from calculating parking requirements). There will also be an adaptive re-use of an existing one-story 12,000 square foot former industrial structure for non-office police purposes. This existing structure is located on the southwest segment of the site off of 12th Street.

The proposed police station structure will line-up with the setback of the existing structure along 12th Street on the western side of the development (zero to one foot setback). The proposed police station will be separated from this existing structure by approximately 75 feet. The north front yard setback of the proposed police station will be 85 feet and the east front yard setback will be approximately 16 feet for the police station (this setback will require a building setback variance through the Board of Zoning Appeals). The applicant has been made aware of this and possible other variance needs and will be making an application to the BZA in the near future.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of floor area. Based on the total floor area of offices (excluding inside parking area) a total of 145 parking spaces is required. The final site plan identifies a total of 145 parking spaces.

Landscaping/Signs/Lighting:

A detailed landscaping plan has not yet been provided. Landscaping should be provided adjacent to the public parking area on the northeast segment of the site. Signs have not yet been determined. The surface parking lots will be lighted with several light standard poles and there will be several security lights located on exterior building walls (there likely will be variances to landscape and illumination requirements at property lines also applied for through the Board of Zoning Appeals in the near future).

Analysis:

The development site has been zoned business for at least 40 years and has been a mixed use area (light industrial/commercial and residential uses) throughout that time period. Rezoning the block back to B-3 zoning will not alter the character of the neighborhood. The proposed police station will also complement the City's Central Fire Station located across 5th Avenue to the northeast of the site.

The request before the Planning Commission is make a recommendation on the rezoning from PUD to B-3 and a general recommendation on the site as details of the site plan and possible variances (east building setback, landscaping and illumination) will be considered by the Board of Zoning Appeals.

Recommendation:

Staff recommends approval of the rezoning because it corresponds to other B-3 zoning in the balance of the block, the police station will complement the adjacent fire station use and will not alter the character of the neighborhood.

PLANNING COMMISSION

PLANNING COMMISSION
2013-12 Aerial

Legend

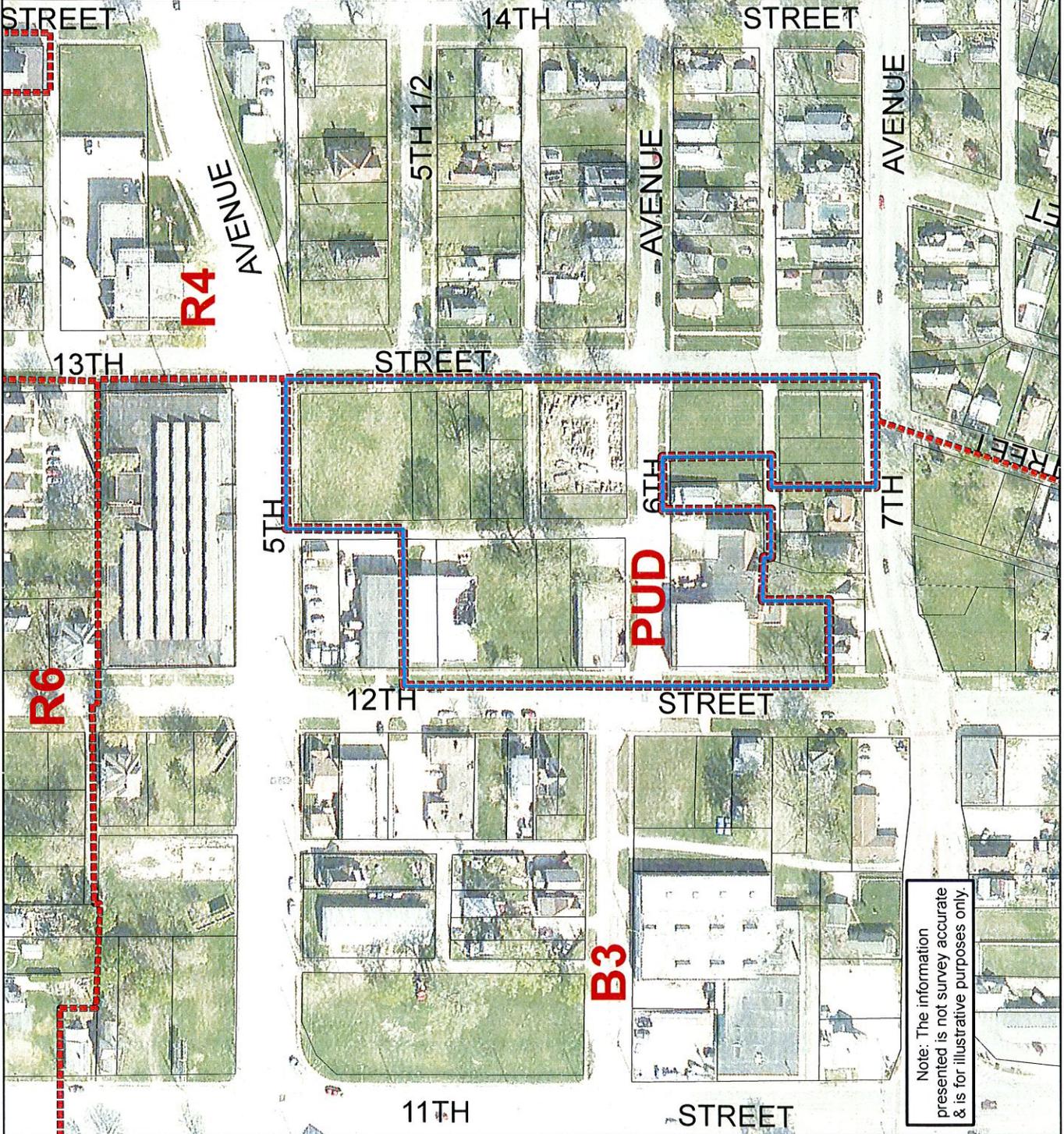
-  Parcels
-  Subject Property
-  Zoning District

DR. BY: K.G.D.

APPR. BY: B.G./A.F.

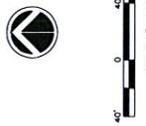
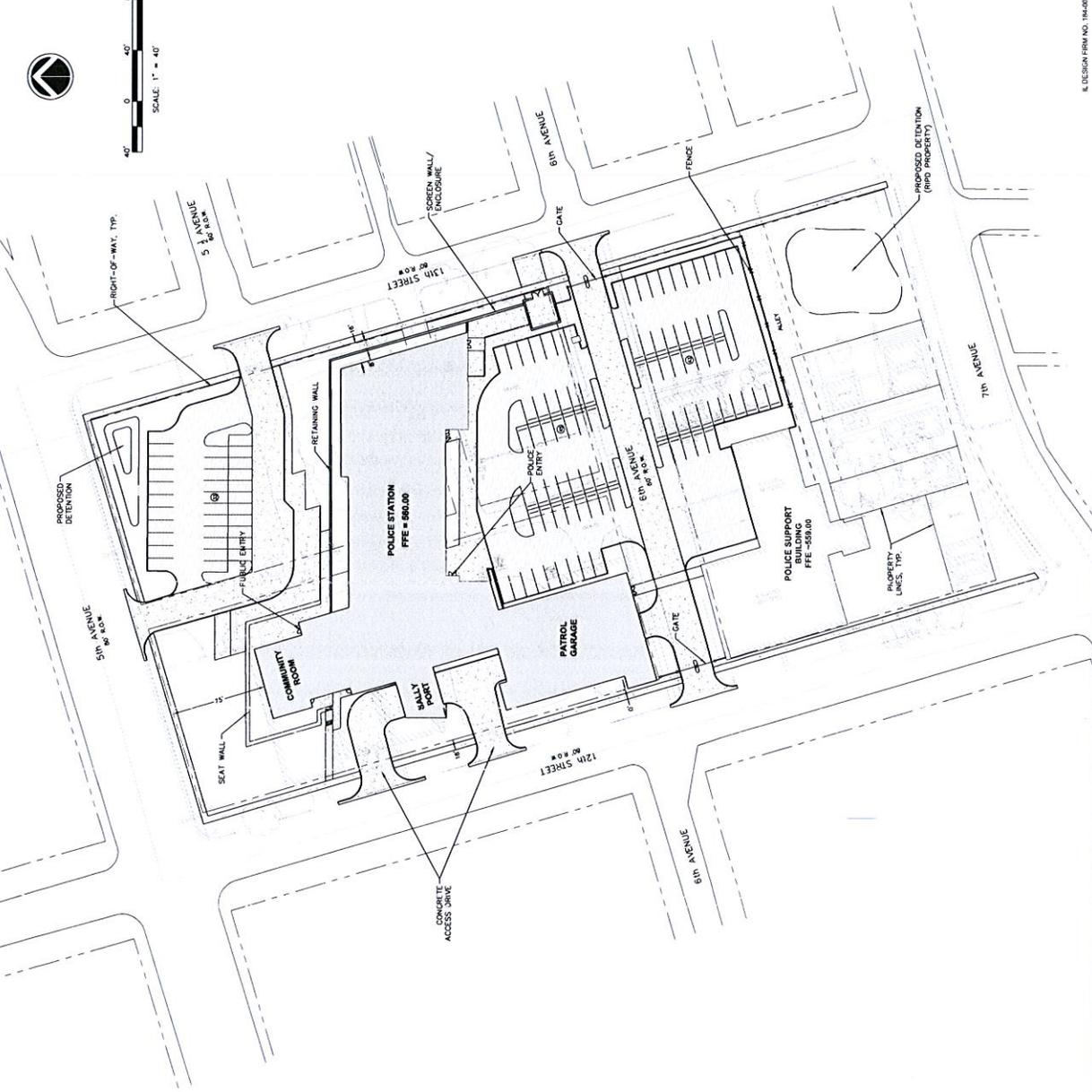



City of Rock Island
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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1220 North Avenue
Rock Island, IL 61201
309.768.8193
www.gida.com

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PROJECT# 1321
MCLAIREN, WILSON & LAWRE, INC.
PUBLIC SAFETY ARCHITECT
202 S. MARSHALL AVENUE #202
ROCK ISLAND, IL 61201
309.768.8193

MISSMAN, INC.
101 S. MARSHALL AVENUE #202
ROCK ISLAND, IL 61201
309.768.8193

KAW ENGINEERING
CONSULTANTS
MECHANICAL/ELECTRICAL/PLUMBING
101 S. MARSHALL AVENUE #202
ROCK ISLAND, IL 61201
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PARAGON COMMERCIAL
INTERIORS, INC.
101 S. MARSHALL AVENUE #202
ROCK ISLAND, IL 61201
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RFPD POLICE STATION
CITY OF
ROCK ISLAND, ILLINOIS

ZONING SUBMITTAL
25 OCTOBER 2013

SCALE: 1" = 40'

SITE PLAN

C 1.01

ILL. DESIGN FIRM NO. 164-00943

SITE DATA

BUILDING AREA	45,436 SF
POLICE STATION:	9,430 SF
PATROL GARAGE:	12,362 SF
POLICE SUPPORT BUILDING:	67,228 SF
TOTAL BUILDING AREA	
SITE AREA: 4.4 ACRES	
PUBLIC PARKING:	33
POLICE PARKING:	88
TOTAL PARKING:	121



ROCK ISLAND POLICE





ROCK ISLAND POLICE





ROCK ISLAND POLICE



REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: October 28, 2013

Subject: Case #2013-13- Request for Final Site Plan in a PUD (planned unit development) district at Approximately 4422 9th Street.

11th Street Redevelopment Partners, LLC has filed an application for a final PUD site plan review for a proposed two-story 16,200 square foot office building for Missman, Inc. located at the northwesterly segment of the Blackhawk Commons development (approximately 4422 9th Street). Missman is relocating its existing Rock Island office from 1011 27th Avenue to the site.

The developers have also submitted a final plat for the proposed development area with public streets and a re-plat of the development area to the south of the proposed Missman structure (these are separate attached reports to the Planning Commission).

Size of Property:

PUD development site measures 156.93' x 368.26' x 341.37' x 168.68' x 46.94' (69,884 square feet, or 1.60 acres).

Existing Land Use:

The site is undeveloped.

North: Moose Lodge, zoned R-4.

East: City Limits Pub, zoned B-4.

South: Blackhawk College structure currently under construction, zoned PUD.

West: Railroad tracks, single-family residential, zoned R-3.

Zoning History:

Planning Commission Case #2013-2- Rezoning to PUD and preliminary PUD site plan for proposed Missman structure.

Comprehensive Plan Designation:

The Comprehensive Plan identifies medium density residential land use for the site.

Access:

The site has access off of 9th Street to a new interior public street (site plan identifies street name as Black Hawk Commons drive).

Physical Characteristics:

The site has a slight gentle slope to the west and then slopes approximately downward, adjacent to the railroad tracks along the western edge of the site.

Coverage and Setbacks:

The proposed two-story office building will have an east front yard setback of 50 feet. The north side yard setback will be 55 feet and the south side yard setback will be 85 feet. The west rear yard setback

will be 85 feet. There is a proposed 24' x 30' detached storage building located in the west rear yard. This building will be used to store survey equipment. The proposed structures will cover approximately twelve per cent of the property.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of floor area. Based on the total floor area of 16,200 a total of 65 parking spaces is required. The final site plan identifies a total of 80 parking spaces.

Landscaping/Signs/Lighting:

A detailed landscaping plan has not yet been provided. Parking lot landscaping should be provided along the north and eastern edge of the site. The southern parking lot edge is adjacent to the water retention area, so landscaping is not viewed as essential. The sites location adjacent to the railroad tracks to the west also reduces the need for landscaping in this area.

A stone monument freestanding sign will be located in the eastern front yard adjacent to the entrance to the parking lot. This sign will be three feet in height and two feet in width. The parking lot will be lighted. A photometric lighting plan will be required to detail lighting intensity in order to meet ordinance requirements.

Analysis:

The proposed development will provide for the relocation of an existing Rock Island business. The proposed office building meets building setback and parking requirements and is consistent with other development under construction and proposed within the site. The proposed site plan will be a well-designed development that provides adequate parking and access.

Recommendation:

Staff recommends approval of the final site plan because meets the intent and standards of the PUD zoning district.

Approval of the final site plan is subject to receipt of an adequate landscape and lighting plan that meets parking lot landscaping and illumination standards found in the City's Zoning Ordinance.

PLANNING COMMISSION

PLANNING
COMMISSION
2013-13

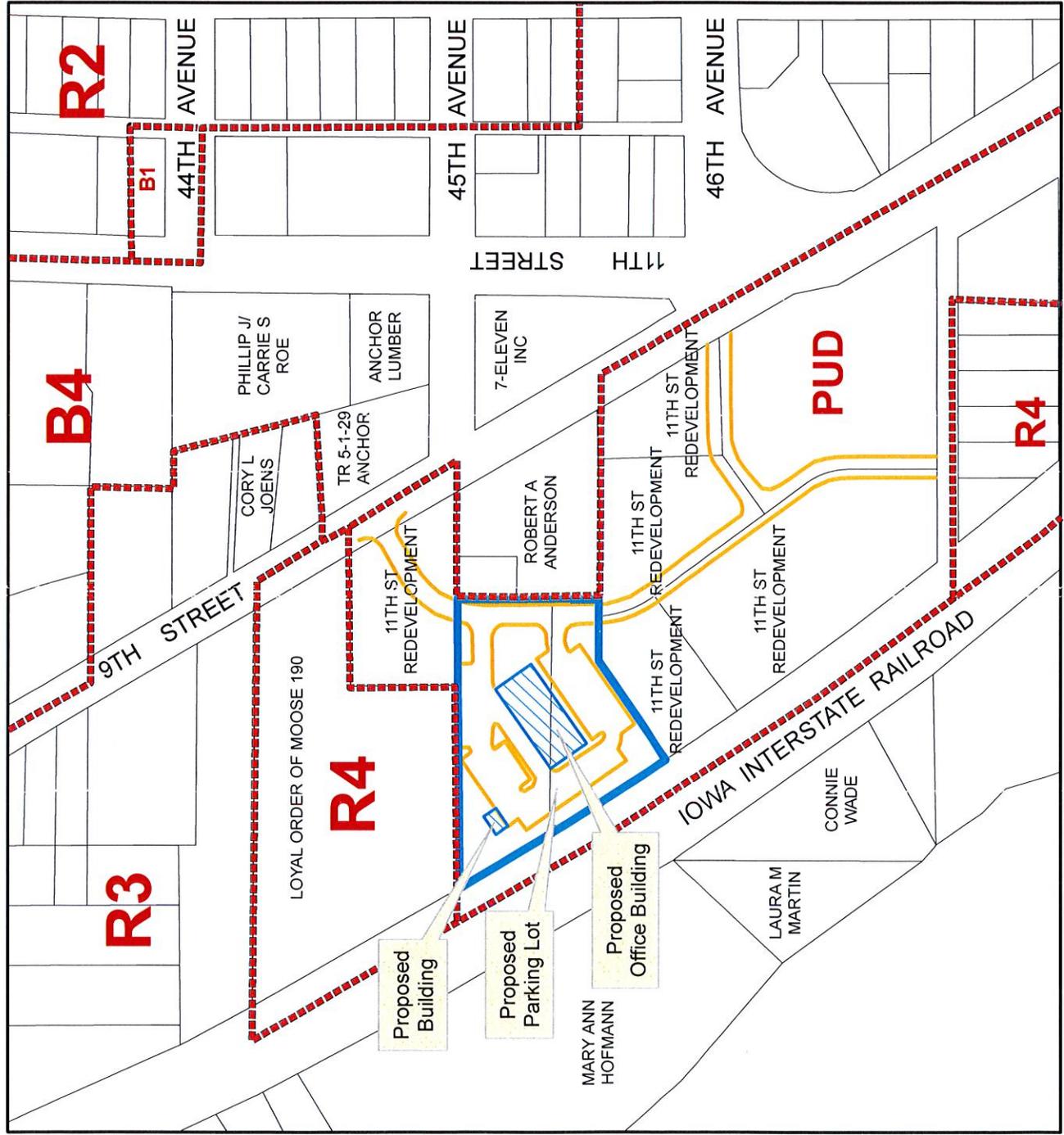
- Legend**
-  City Parcels
 -  Subject Property
 -  Zoning District Line

DR. BY: K.G.D.
 APPR. BY: [Signature]



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



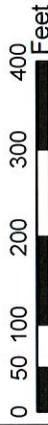
PLANNING COMMISSION

PLANNING COMMISSION 2013-13 Aerial

- Legend**
-  City Parcels
 -  Subject Property
 -  Zoning District Line

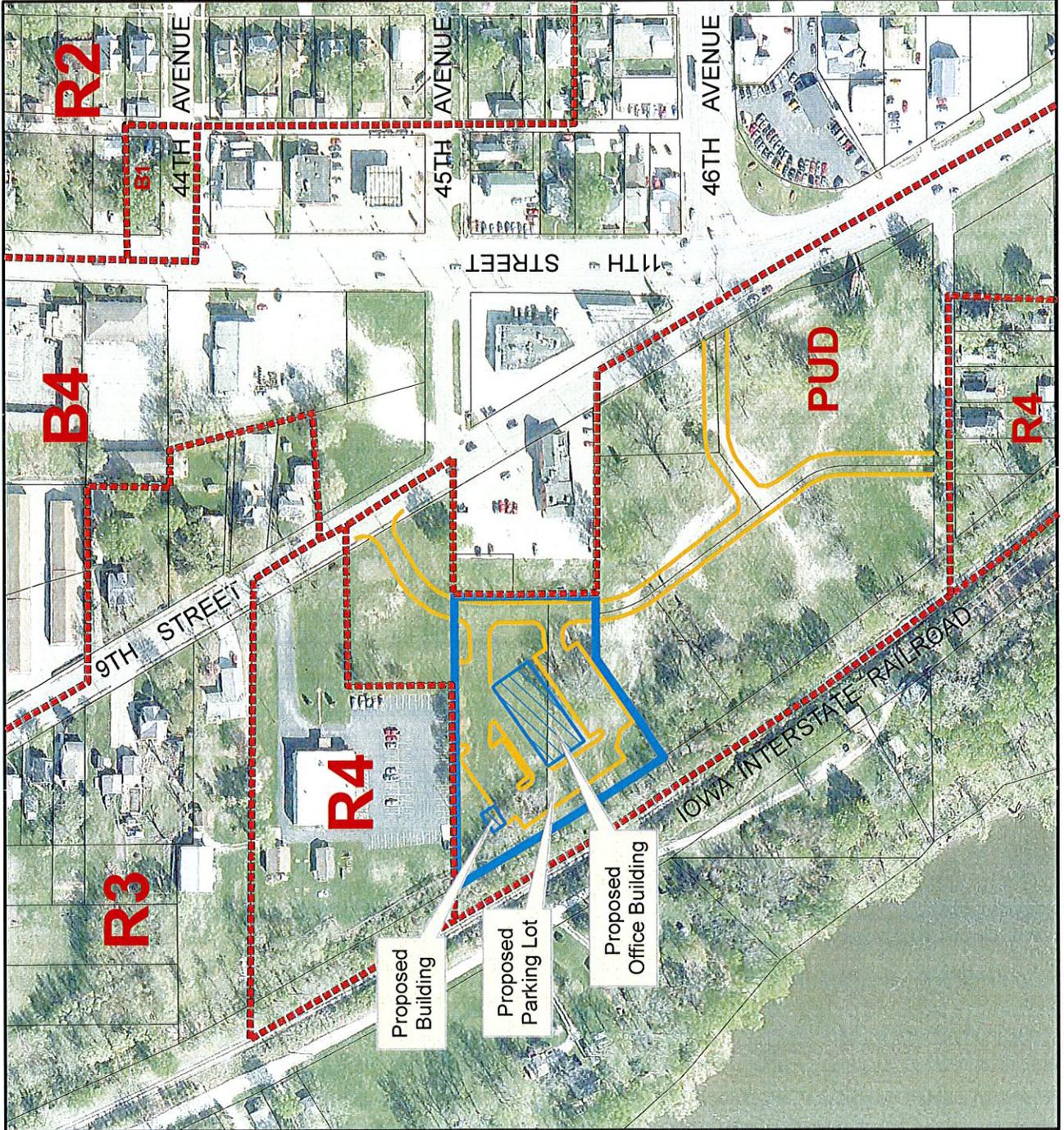
DR. BY: K.G.D.

APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



REPORT

To: Planning Commission

AA BA

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: October 25, 2013

Subject: Review of Black Hawk Commons Amended Final Plat of First Addition

The attached amended Final Plat of the Black Hawk Commons First Addition is a five lot major subdivision for the office and business park development at approximately 11th Street and Blackhawk Road (see attached plat). The City approved a rezoning, preliminary and final phase one Planned Unit Development (PUD zoning district) site plan in March 2013. Two structures for the phase one development are under construction (Black hawk College Adult Education offices and Christine Elsberg’s Insurance office).

The proposed plat is an amendment to the original final plat because of the developer’s decision to now construct public streets rather than private streets (extension of 46th Avenue and creation of Black Hawk Commons Drive as identified in the attached plat). The lot sizes have changed from the original plat due to the creation of public right-of-way for the previously mentioned roads.

Proposed Lot B on the plat is where the Blackhawk College structure is currently under construction, while proposed Lot C is where Christine Elsberg’s Insurance office is being constructed. Proposed lots A and D are future development parcels, while proposed Lot AA is where the water retention area is proposed.

The subdivision is a major plat because it incorporates public improvements (public street with sidewalks and water and sanitary and storm sewer lines located within utility and sidewalk easements adjacent to the public street right-of-way. There are two variances requested. The first is for a named street (Black Hawk Commons Drive). As stated previously this “drive” was to be constructed as a private street, but now will meet City construction standards and dedicate the street as public. The second variance is for a 30 foot wide right-of-way width for Black Hawk Commons Drive and a 40 foot wide right-of-way width for 46th Avenue extension. Both of these are proposed instead of a 50 foot right-of-way width. The proposed street will be the approximate same width as the right-of-way in each case. Utility easements will be utilized adjacent to the right-of-way to accommodate water and sewer line construction. The City Engineer has approved the plat with both requested variances.

Recommendation:

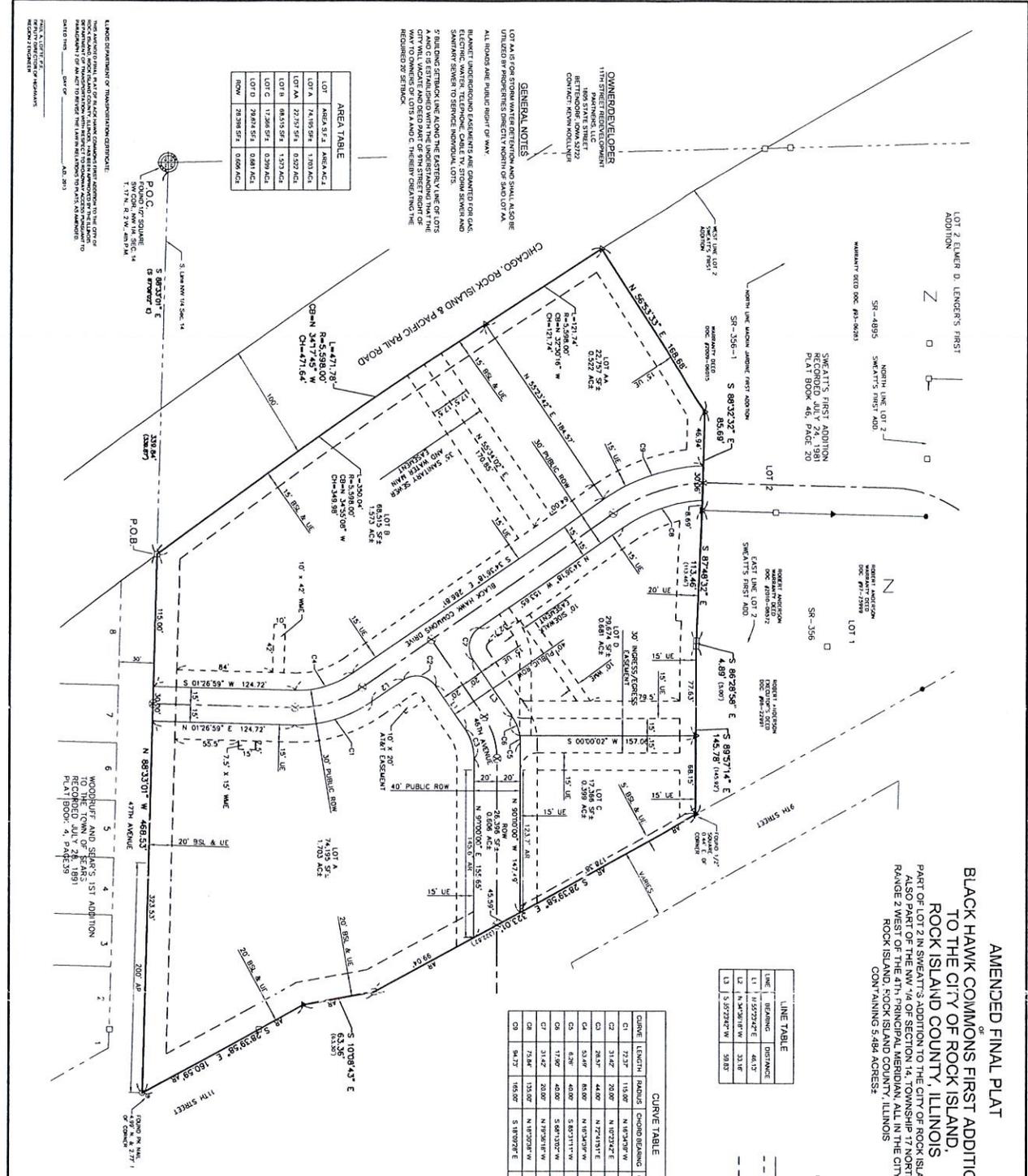
That the final plat be approved with requested variances, subject to City Engineer final approval of completed public improvements, because it will not alter the character of the neighborhood.

AMENDED FINAL PLAT

OR

BLACK HAWK COMMONS FIRST ADDITION TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS

PART OF LOT 2 IN SWEATT'S ADDITION TO THE CITY OF ROCK ISLAND,
ALSO PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 17 NORTH,
RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF
ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS
CONVEYING S 894 ACRES



AREA TABLE

LOT	AREA S.F.	AREA AC.
LOT A	74,150 S.F.	1.697 AC.
LOT B	86,515 S.F.	1.972 AC.
LOT C	17,268 S.F.	0.393 AC.
LOT D	28,298 S.F.	0.649 AC.

GENERAL NOTES

LOT 2 AND 3 ARE STRIP WATER RETENTION AND SHALL ALSO BE SUBJECT TO THE CITY OF ROCK ISLAND'S REQUIREMENTS FOR ALL BODIES AND PUBLIC RIGHT OF WAY.

ALL BODIES AND PUBLIC RIGHT OF WAY SHALL BE SUBJECT TO THE CITY OF ROCK ISLAND'S REQUIREMENTS FOR ALL BODIES AND PUBLIC RIGHT OF WAY.

BLANKET UNDERGROUND EASEMENTS ARE GRANTED FOR GAS, WATER, SEWER, AND TELEPHONE LINES TO SERVE INDIVIDUAL LOTS.

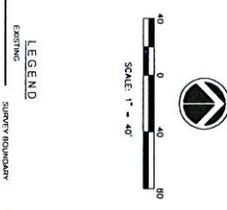
STREET CENTERLINE LINE ALONG THE EASTERN LINE OF ONE AND C IS ESTABLISHED WITH THE UNDERSTANDING THAT THE CITY WILL MAINTAIN AND OPERATE THE STREET RIGHT OF WAY REQUIRED BY STREETS AND C. THE CITY OF ROCK ISLAND HAS THE RIGHT TO REVOKE THIS EASEMENT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°37'14" E	34.16'
L2	N 8°30'30" W	33.16'
L3	S 89°37'14" W	39.80'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	77.37'	115.00'	N 81°30'00" W	71.18'
C2	31.42'	20.00'	N 87°32'00" E	28.78'
C3	28.54'	44.00'	N 72°15'11" E	26.11'
C4	52.49'	60.00'	N 81°30'00" W	32.81'
C5	17.00'	40.00'	S 89°37'14" W	15.72'
C6	31.42'	20.00'	N 79°38'18" W	28.78'
C7	72.84'	125.00'	N 89°37'14" W	64.88'
C8	94.27'	165.00'	S 89°37'14" E	72.63'



ACCESS RESTRICTION NOTE

NO ADDITIONAL ACCESS RIGHTS, OTHER THAN EXISTING ACCESS, SHOWN ON THIS PLAT SHALL BE ALLOWED ALONG 4TH AVENUE, 4TH AVENUE, 5TH STREET, AND 11TH STREET FOR THE SUBDIVISION.

SURVEYOR NOTES

THIS SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF ROCK ISLAND AND HAS DETERMINED THAT THE CITY OF ROCK ISLAND HAS THE RIGHT TO REVOKE THIS EASEMENT.

ABBREVIATIONS

ROC: PROPERTY OF ROCK ISLAND COUNTY
SEC: SECTION NAME
BLD: BUILDING SETBACK LINE
UL: UTILITY EASEMENT
S: SQUARE FEET
AC: ACRES
M: METERS
F: FEET
IN: INCHES
MM: MILLIMETERS

DESIGNER'S SEAL

Professional Engineer & Land Surveyor
Missman, Inc.
Rock Island, IL

REVISIONS

No.	DESCRIPTION	DATE
1	ACCESS RESTRICTION PER A DOT REQUEST	6/18/13
2	REVISED ACCESS RESTRICTION PER A DOT REQUEST	8/13/13
3	REVISED EASEMENT WIDTHS AND PUBLIC ROADS	8/13/13
4	ADDED WATER MAIN EASEMENTS PER CITY	10/15/13

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL Bettendorf, IA Rockford, IL Sycamore, IL
(309) 788-7644 (563) 344-0260 (815) 965-6100 (815) 895-5825

www.missman.com

BLACK HAWK COMMONS FIRST ADDITION
ROCK ISLAND, ILLINOIS

AMENDED FINAL PLAT

Missman Project No: C121057
File No: 11111111111111111111
Scale: AS SHOWN
Field Book No: 11111111111111111111
Drawn By: CEJ
Checked By: DAB
Date: 6/13/2013

Sheet 1 of 1

REPORT

To: Planning Commission
From: Planning and Redevelopment Division *A7 BA*
Community and Economic Development Department
Date: October 25, 2013
Subject: Review of Black Hawk Commons Second Addition

The attached Black Hawk Commons Second Addition is a three lot major subdivision for the second phase of the office and business park development at approximately 11th Street and Blackhawk Road (see attached plat). The City approved a rezoning, preliminary and final phase one Planned Unit Development (PUD zoning district) site plan in March 2013. Two structures for the phase one development are under construction.

The proposed plat is for the second phase of development on the total site and includes a lot for construction of an office building for Missman, Inc. (16,200 square foot office building on proposed Lot One of the proposed final plat). There is also an attached report for a PUD final site plan included in the Planning Commission packet.

Proposed Lot One (Missman, Inc. office building) is 69,884 square feet in total area (1.60 acres). Proposed Lot Two is for a future one-story office structure located at the north end of the development (PUD preliminary plat identifies an approximate 3,000 square foot office structure on this site, but no specific development is proposed at this time). The third proposed lot is Outlot A located at the northerly access point off of 9th Street. This 7,342 square foot Outlot is identified to be the location of a proposed monument identifying the entrance to the development.

The subdivision is a major plat because it incorporates public improvements (public street with sidewalks and water and sanitary and storm sewer lines located within utility and sidewalk easements adjacent to the public street right-of-way). There are two variances requested. The first is for a named street (Black Hawk Commons Drive). Previously this “drive” was to be constructed as a private street, but the developer has chosen to meet City construction standards and dedicate the street as public. The second variance is for a 39 foot wide right-of-way width instead of a 50 foot right-of-way width. The proposed street will be the approximate same width. Utility easements will be utilized adjacent to the right-of-way to accommodate water and sewer line construction. The City Engineer has approved the plat with both requested variances.

Recommendation:

That the final plat be approved with requested variances, subject to City Engineer final approval of completed public improvements, because it will not alter the character of the neighborhood.



ROCK ISLAND
ILLINOIS

City of Rock Island PLANNING COMMISSION 2014 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
November 13	November 20	December 3
December 3	December 17	January 8
January 7	January 14	February 5
February 4	February 11	March 5
March 4	March 11	April 2
April 1	April 15	May 7
May 6	May 13	June 4
June 3	June 10	July 2
July 1	July 15	August 6
August 5	August 12	September 3
September 2	September 9	October 1
September 30	October 14	November 5
November 4	November 11	December 3
December 2	December 16	January 7

“Advertised” items include Rezoning, PUDs & Special Use Permits and DO require advertisement, notification and posting

“Non-Advertised” items such as preliminary and final subdivision plats do NOT require legal advertisement, notification or posting

Meetings are generally the first Wednesday of the month, beginning at 5:30 PM and are held in the Council Chambers (Third Floor) of City Hall, 1528 – 3rd Avenue