



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

March 5, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of January 8, 2014
3. Approval of the written Agenda
4. Procedural Explanation
5. Review of a final plat of “The Manor of Rock Island” Subdivision located at the southeast corner of 26th Avenue and 7th Street.
6. Comprehensive Plan Update. Follow up from the February 25th Open House and discussion of the plan. **Public Hearing is scheduled for Wednesday, April 2, 2014 at 5:30 PM in the Council Chambers.**
7. Other Business
8. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #6
WEDNESDAY, JANUARY 8, 2014
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its sixth Comprehensive Plan Steering Committee meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:30 PM. Present were Commissioners Bruce Harding, David Levin, Jason Lopez, Norm Moline, Diane Oestreich, Bruce Peterson and Lorian Swanson. Commissioners Michael Creger, Ted Johnson, Kevin Nolan and Berinda Tyler-Jamison were absent. Also in attendance were Alan Fries, Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 3, 2013 MEETING

The Commission considered the matter of approval of the minutes of the December 3, 2013 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Oestreich seconded the motion and the Commissioners unanimously approved said minutes.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and hearing none, asked for a motion. Commissioner Oestreich made a motion to approve the written agenda as presented, which was seconded by Commissioner Lopez. The Commissioners then voted unanimously to approve the written agenda.

REVIEW OF DRAFT #2 COMPREHENSIVE PLAN AND DRAFT #2 STRATEGIC DEVELOPMENT PLAN

Ms. Howe provided a brief review and update of the second draft of the Comprehensive Plan, stating that several Commissioners had provided her with written comments. Commissioners Moline and Oestreich reviewed comments they had provided to Ms. Howe. Several Commissioners complimented Ms. Howe on the inclusion of the chart of changes, adding that it was extremely helpful to them.

There was a lengthy discussion about the conversion of houses from residential to commercial uses and the proposed transitional overlay districts. Several of the Commissioners had first stated their

opposition to the conversion of houses for commercial use, citing several examples of where it was not appropriate and why. There were also several Commissioners who pointed to examples where conversions seemed to work very well. After further discussion, it was the consensus of the Commissioners that the conversion of houses for commercial use should not be prohibited but reviewed on a case by case basis.

Several of the Commissioners stated their concerns with the transitional overlay areas, primarily, the potential for too much commercial intrusion into residential areas. The Commissioners liked the idea of applicants having a specific development in mind for a rezoning request, especially if it were to be a Planned Unit Development (PUD). There was much discussion about the City's current PUD regulations and how they seemed better suited for larger scale developments in the southwest section of the City. The Commissioners did not like the idea of rezoning a property just for the sake of placing it on the market. There was also discussion of reverting a zoning to its previous classification if the proposed development did not occur. Mr. Griffith explained that although it was preferable to have a proposed development accompany a requested rezoning, it was not required; that a rezoning was not for the proposed development, but allowed the entire list of uses permitted by right and by special use permit. He also explained that reverting a property's zoning classification to its previous zoning classification if the intended development did not take place was simply not practical from a financial point of view.

Commissioners Moline, Oestreich and Peterson offered some revised verbiage to the transitional overlay text. Commissioner Moline stated that the Riverfront Overlay Corridor District should be referenced in the Comprehensive Plan to call attention to it.

Commissioner Peterson suggested that the text which had been stricken on pages 111-112 regarding the establishment of a Business Development District be added back so that the Council could decide whether or not to include or strike it. He also suggested that there be joint meetings on an annual basis for the Council with the School Board, the Planning Commission and other elected and appointed bodies for better communications.

Commissioner Swanson stated that the County Courthouse be renovated as "Old Main" was on the Augustana College campus, to save money and to provide an inviting gateway into the City from the Centennial Bridge.

Commissioner Lopez suggested a meeting with City and School District staff to review the Comprehensive Plan and coordinate goals and strategies.

Commissioner Moline suggested enlarging the Rock River Delta area to include the wetland areas to the south of Sunset Marina since they could never be developed.

PUBLIC COMMENTS

Chairman Levin asked if anyone in the audience would like to provide public comments. Mr. Peter Ruklic of 2128 – 32nd Street, stepped up to the podium and addressed the Commissioners. Mr. Ruklik compared the sustainable transportation statements of the Comprehensive Plan to those of

El Paso, Texas, Omaha, Nebraska and others, asking if they were saying the same thing or if they were different. Ms. Howe stated that they were generally the same and that she was trying to be more inclusive of transportation options. Commissioner Peterson stated that the implementation chart lists the adoption of “complete streets” in 2015. Commissioner Lopez stated that he felt the document adequately addresses bicycle and pedestrian uses as well as transit issues, but pointed out that MetroLink is a separate entity from the City.

Mr. Ruklik also stated that it would be helpful to provide a guide for public involvement as part of a “resident toolkit.” Chairman Levin stated that there had been much public input with the comprehensive planning process. Commissioner Moline stated that there should also be a plan to reduce the misconceptions about the City. Commissioners Oestreich and Swanson strongly agreed.

OTHER BUSINESS

Commissioner Oestreich reminded everyone about the APA Audio Conference at Bi-State the following Wednesday beginning at 3:00 PM.

Mr. Griffith stated that Scott Harrington would be making a presentation to the City Council during their study session at their next meeting on Monday, January 13th beginning at 5:30 PM. He stated that the next regularly scheduled meeting of the Planning Commission would be Wednesday, February 5, 2014 at 5:30 PM, adding that no public hearing items had been submitted and that the deadline for non-advertised items wasn't until Tuesday, January 14th.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act (OMA) training as required by the State of Illinois, especially for the new members. He concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Moline made a motion to adjourn the meeting at approximately 6:50 PM. Commissioner Oestreich seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission is Wednesday, February 5, 2014 at 5:30 PM.

Respectfully submitted,



Ben Griffith, AICP

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: February 24, 2014

Subject: Review of Final Plat of “The Manor of Rock Island” Subdivision

The attached “Manor of Rock Island” Addition Final Plat is a 30 lot major plat located at the former Manor Homes residential development (26th Avenue and 8th Street), zoned R-3 (one and two residence) district. All the existing 14 residential townhouse structures (102 dwelling units) on the site have been removed by the Rock Island Housing Authority and a private developer (S.E. Clark and Associates from Peoria) to allow new construction of 53 total rental dwelling units (24 two-story duplex structures and six one-story, one-unit structures). The proposed new residential development has been identified as “Lyndon Lane” and the long term plan of the developers is to possibly make the units available for future home ownership.

The streets within the former Manor Homes development were private streets. The developer will construct public streets within the site. Other public improvements include water and sanitary sewer lines in the development.

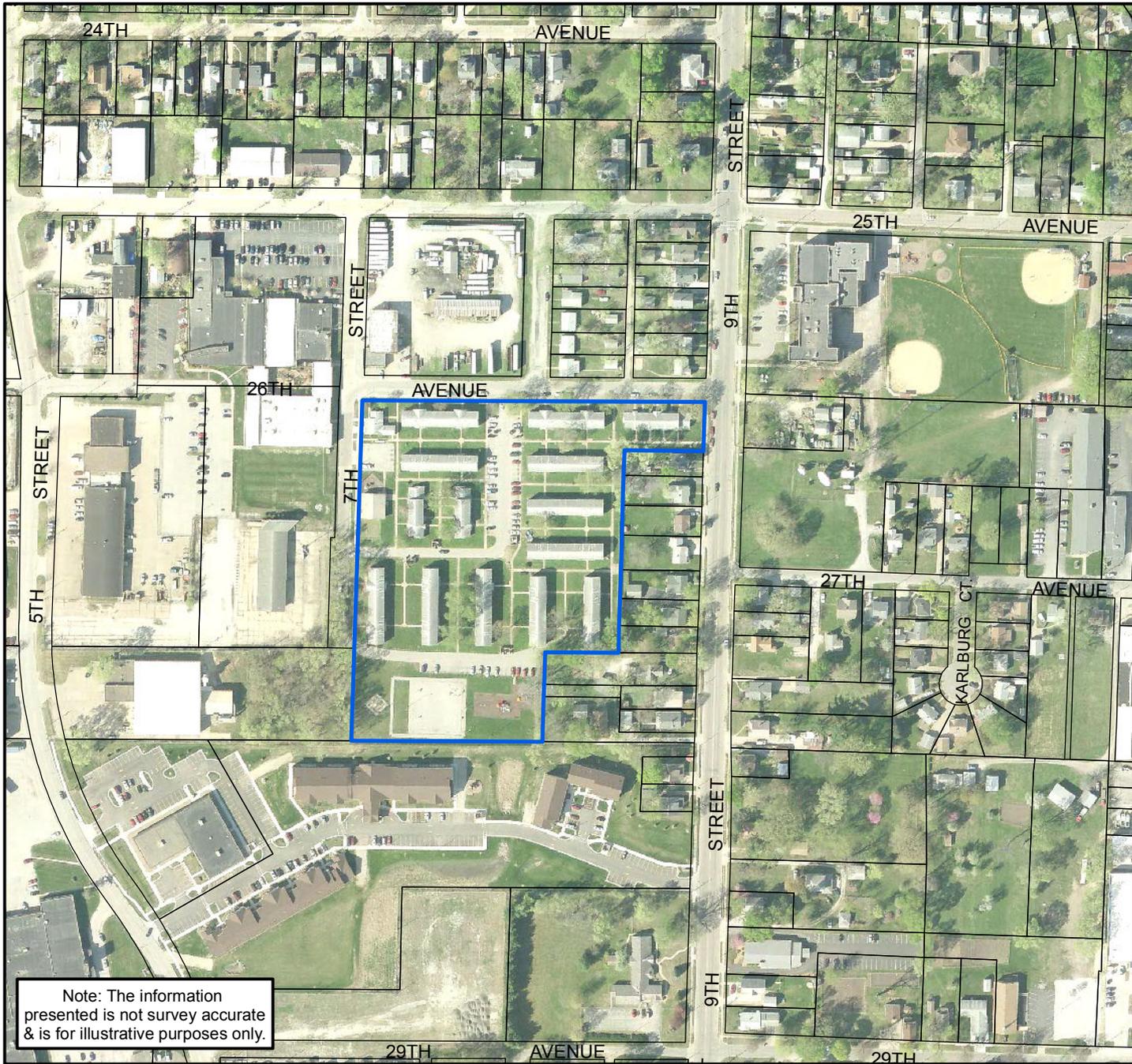
All of the proposed lots meet the minimum lot width and area for parcels in an R-3 zoning district. The developer is asking for front, rear and sum of side yard setback variances for several proposed parcels. The setback variances include the following: 1) Variance to allow a 15-foot front yard setback rather than the required 25 foot front yard setback for corner lots 1, 4, 19, 22 and 25 (defined by Zoning Ordinance as having two front yards); 2) Variance to allow a 20-foot rear yard setback rather than the required 30 foot rear yard setback for lots 1 through 3 and 5 through 12 and 14; and 3) Variances to allow reduced minimum side yard setback rather than eight feet and/or a reduced sum of side yard combined setbacks for two-story structures rather than the 20-foot sum of side yard requirement for Lots 2, 3, 5, lots 5 through 10, 12, 15, 16, 17, 20, 23, 24, 25, 28, 29 and 30. These lots include a sum of side yard of 14 feet for lots 2 and 3. A sum of side yard of 15 feet for lots 23, 24, 25, 29 and 30. A sum of side yard of 15.5 feet for lot 28. A sum of side yard of 16 feet for lots 5 through 10, 12, and 15 through 20.

The City Engineer has approved the final plat, subject to providing a performance bond or letter of credit for the proposed public improvements and City approval of the improvements once they are completed by the developer.

Recommendation:

That the final plat be approved, with the requested variances and subject to a performance bond or letter of credit being submitted and approved by the City to provide assurance for the public improvements, because it meets standards in the Subdivision Ordinance and will promote low density residential development in the R-3 zoned property.

SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION MAP

The Manor of Rock Island

Legend

-  Subject Property
-  Parcels




City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



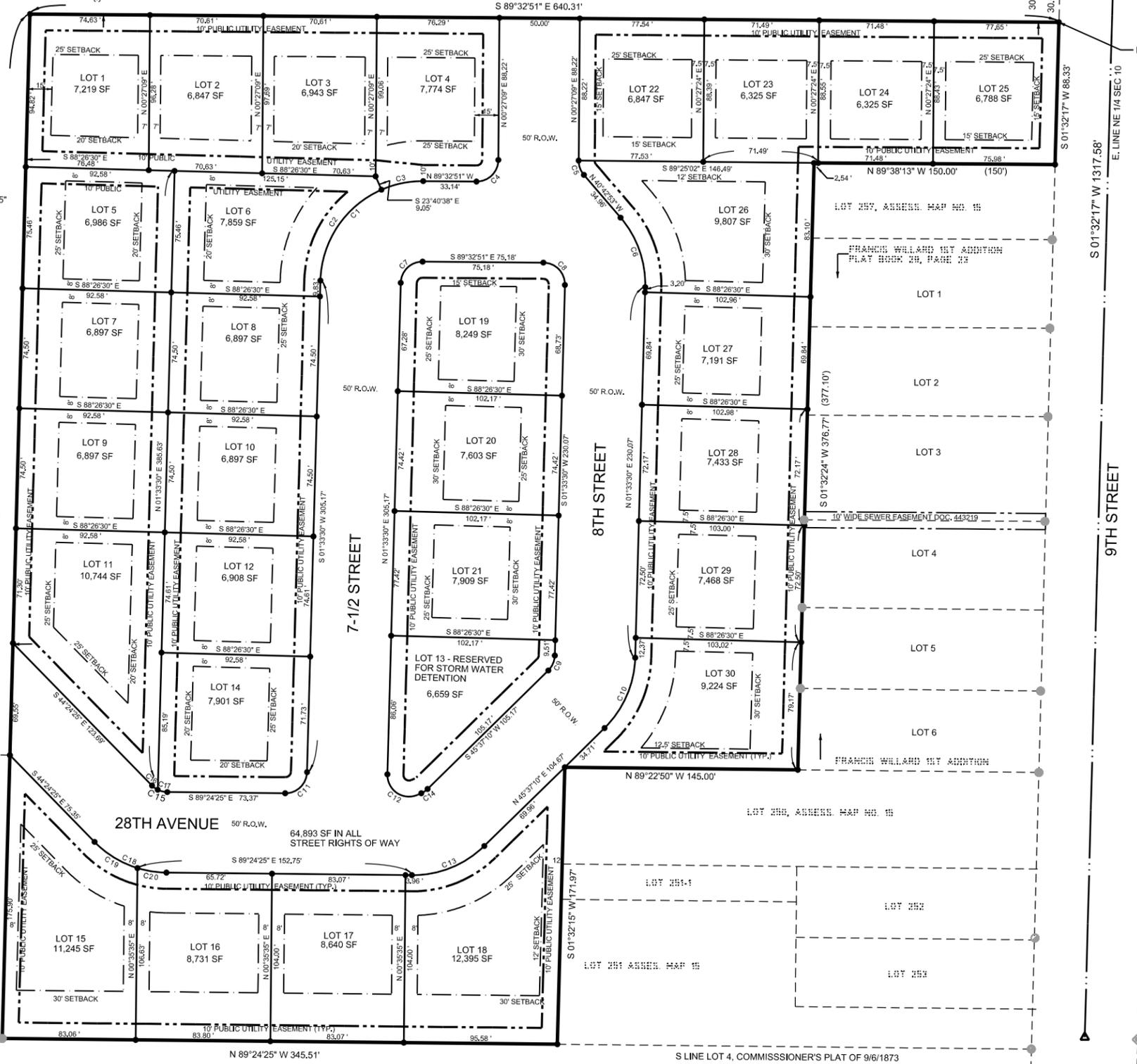
| Curve | Arc Length | Radius | Chord Length | Chord Bearing | Delta Angle |
|-------|------------|--------|--------------|---------------|-------------|
| C1 | 96.52' | 63.50' | 88.93' | N 46°00'19" E | 88°53'39" |
| C2 | 71.78' | 63.50' | 68.02' | N 33°56'26" E | 84°45'52" |
| C3 | 26.74' | 63.50' | 26.53' | N 78°23'13" E | 24°07'47" |
| C4 | 21.21' | 13.50' | 18.09' | N 45°27'09" E | 90°00'00" |
| C5 | 9.70' | 13.50' | 9.49' | S 20°07'52" E | 41°10'02" |
| C6 | 46.85' | 63.50' | 45.80' | S 19°34'42" E | 42°16'23" |
| C7 | 20.95' | 13.50' | 18.91' | N 46°00'19" E | 88°53'39" |
| C8 | 21.47' | 13.50' | 19.28' | S 43°59'41" E | 91°06'21" |
| C9 | 10.38' | 13.50' | 10.13' | S 23°35'20" W | 44°03'40" |
| C10 | 48.83' | 63.50' | 47.84' | S 23°35'20" W | 44°03'40" |
| C11 | 20.98' | 13.50' | 18.93' | N 46°04'32" E | 89°02'05" |
| C12 | 27.28' | 13.50' | 22.87' | S 56°19'25" E | 115°45'50" |
| C13 | 49.84' | 63.50' | 48.57' | N 68°06'22" E | 44°58'25" |
| C14 | 4.75' | 13.50' | 4.73' | N 55°42'25" E | 20°10'30" |
| C15 | 10.60' | 13.50' | 10.33' | S 66°54'25" E | 45°00'00" |
| C16 | 4.45' | 13.50' | 4.44' | S 53°52'33" E | 18°56'18" |
| C17 | 6.14' | 13.50' | 6.09' | S 76°22'33" E | 26°03'44" |
| C18 | 49.87' | 63.50' | 48.60' | S 66°54'25" E | 45°00'00" |
| C19 | 31.54' | 63.50' | 31.22' | S 58°38'08" E | 28°27'25" |
| C20 | 18.33' | 63.50' | 18.27' | S 81°08'08" E | 16°32'35" |

6.899 ACRES +/-

FINAL PLAT THE MANOR OF ROCK ISLAND

POINT OF COMMENCEMENT
NE CORNER SECTION 10,
T17N, R2E

- LEGEND**
- SET 3/4" IRON ROD W/YELLOW CAP "MSA 2935"
 - FOUND 1/2" SQUARE BAR
 - FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - SURVEYED BOUNDARY
 - LOT LINE
 - ABUTTING LOT/STREET LINE
 - - - PROPOSED 10' PUBLIC UTILITY EASEMENT
 - - - EXISTING EASEMENT AS NOTED
 - - - PROPOSED BUILDING SETBACK
 - - - SECTION LINE



State of Illinois
Rock Island County ss.)
City of Rock Island
Know all men by these presents, that we, S.E. Clark and Associates, Inc., owners and proprietors of the land shown on the accompanying plat and described in the accompanying certificate of the surveyor do hereby certify that we have caused said survey to be made and acknowledge the said plat as correct, and do hereby adopt and accept the same and cause it to be known as The Manor of Rock Island.

Easements are hereby dedicated for the use of the City of Rock Island, and public utilities franchise to do business within the City of Rock Island, as indicated on the plat and marked drainage and utility easement to install, lay, construct, renew, operate and maintain drainage ways, drainage structures, gas, water, sewer pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and other property with gas, water, sewer, electric and telephone service and to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon lots at all times to install, lay, construct, renew, operate and maintain said gas, water and sewer pipes, conduits, cables, poles, wires, braces, guys, anchors and other appliances, and to trim and keep trimmed any trees, shrubs or seedlings that interfere or threaten to interfere with said public utility equipment, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public utility purposes. Sidewalks shall be constructed at the time the structures are constructed or at the direction of the Board of Local Improvements recommended to the City Council of the City of Rock Island.

All streets, alleys, and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be erected or maintained no building structure. The foregoing covenants (or restrictions), in whole or in part, shall be binding on all parties and all persons claiming under them until (25 year period is suggested), at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, invalidation of any one of the foregoing covenants (or restrictions), by judgement or court order, shall in no way affect any of the other covenants (or restrictions), which shall remain in full force and effect.

In witness whereof, we hereto affix our hands and seals this _____ day of _____, A.D. 2013.

(Seal)
(Seal)

The owner, or his representative, hereby irrevocably offers for dedication to the City of Rock Island, in fee simple absolute unless otherwise called for on the plat, all the streets, local government uses, easements, parks, and required utilities shown within the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated and recorded in the Office of the Recorder of Deeds of Rock Island County, Illinois.

By _____
Date _____

State of Illinois
ss.)
Rock Island County

I, Steven J. Schmidt, an Illinois Professional Land Surveyor, hereby certify that the annexed plat is a true and correct representation of the land shown on the plat, all the streets, local government uses, easements, parks, and required utilities shown within the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated and recorded in the Office of the Recorder of Deeds of Rock Island County, Illinois.

Commencing at a PK nail survey monument found at the northeast corner of Section 10, Township 17 North, Range 2 West of the Fourth Principal Meridian, Rock Island County, Illinois; thence South 1 degree 32 minutes 17 seconds West 657.64 feet to the former northeast corner of Lot 3 of the Commissioner's Plat of September 6, 1873 as filed for record in the Rock Island County Recorder's office in Plat Book 8 at Page 54; thence North 89 degrees 32 minutes 51 seconds West 33.01 feet to the westerly right of way line of 8th Street in the City of Rock Island; thence South 1 degree 32 minutes 17 seconds West 30.01 feet along said west right of way to an iron rod survey monument set for the Point of Beginning on the south right of way line of 26th Avenue; thence South 1 degree 32 minutes 17 seconds West 88.33 feet along said west line of 8th Street to an iron rod survey monument set; thence North 89 degrees 32 minutes 13 seconds West 150.00 feet along the north line of Lot 257 of Supervisor of Assessment Map number 15 to an iron rod survey monument set at the northwest corner thereof; thence South 1 degree 32 minutes 24 seconds West 376.77 feet along the west line of said Lot 257 and the west line of Francis Willard by Addition; thence North 89 degrees 32 minutes 51 seconds East 150.00 feet to an iron rod survey monument set; thence North 89 degrees 22 minutes 22 seconds West 145.00 feet to an iron rod survey monument set at the northwest corner of Lot 250 of said Assessment Map 15; thence South 1 degree 32 minutes 15 seconds West 171.97 feet to an iron rod survey monument set at the southwest corner of Lot 251 of said Assessment Map 15; thence North 89 degrees 24 minutes 25 seconds West 345.51 feet along the north line of Lot 255 of said Assessment Map 15 to a square iron bar survey monument found; thence North 1 degree 33 minutes 30 seconds East 630.04 feet along the easterly right of way line of 7th Street and its southerly extension to an iron rod survey monument set on said southerly right of way line of 26th Avenue; thence South 89 degrees 32 minutes 51 seconds East 640.31 feet along said 26th Avenue to the Point of Beginning, containing 6,899 acres, more or less, all as shown on the accompanying Plat of Survey and all situated in Rock Island County, Illinois.

Monuments as shown on the plat are set or will be set within 30 days after the completion of the required improvements and their acceptance by the City, and such monuments are or will be sufficient to enable the survey to be retraced and will occupy the positions shown thereon.

(1) No part of the property covered by this plat of subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

In witness I hereto set by hand and seal this _____ day of _____, A.D. 2013

Steven J. Schmidt _____

I, _____, County Clerk of Rock Island County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

County Clerk _____
Date _____

I, _____, Mayor of the City of _____, do hereby certify that the plat shown hereon was duly presented to the city council and approved at a meeting of same held on _____ date _____.

Mayor _____
Attest: _____
City Clerk

I, _____, City Clerk in and for the said City of _____, do hereby certify that all due assessments have been paid upon the real estate described on the accompanying plat.

In witness whereof, I hereto set by hand and official seal this day of _____, A.D. 2013.

City Clerk _____

To the best of our knowledge and belief the drainage of surface waters either within or around this subdivision will be changed by the construction of same or parts thereof but adequate provision has been made to collect and divert said surface waters to public drains or private drains to which the owner has legal access and said provisions are such that the capacity of no natural or man-made drain will be exceeded and no damage to adjoining properties will incur because of said provisions.

(Seal)
Registered Professional Engineer
Registration No. _____

I hereby disclose and give notice to all that this subdivision has been approved by the City upon the condition that I post bond or enter into an escrow agreement to secure installation of all improvements required by said City. The terms of same shall be a period of two (2) years to install said improvements or provide the City the right to install same to the extent of funds provided by such security. City ordinances do not permit, however, occupancy of any premises until adequate provision for access for water and sanitary sewerage are made.

Owner or Subdivider _____

Owner: The Housing Authority of the City of Rock Island, Illinois, A Municipal Corporation
227 21st Street, Rock Island, Illinois 61201

Developer: S.E. Clark & Associates, Inc.
348 East High Point Road, Peoria, Illinois 61614

Surveyor: Steven J. Schmidt, PLS, MSA Professional Services, Inc.
1605 Associates Drive, Suite 102, Dubuque, Iowa 52002

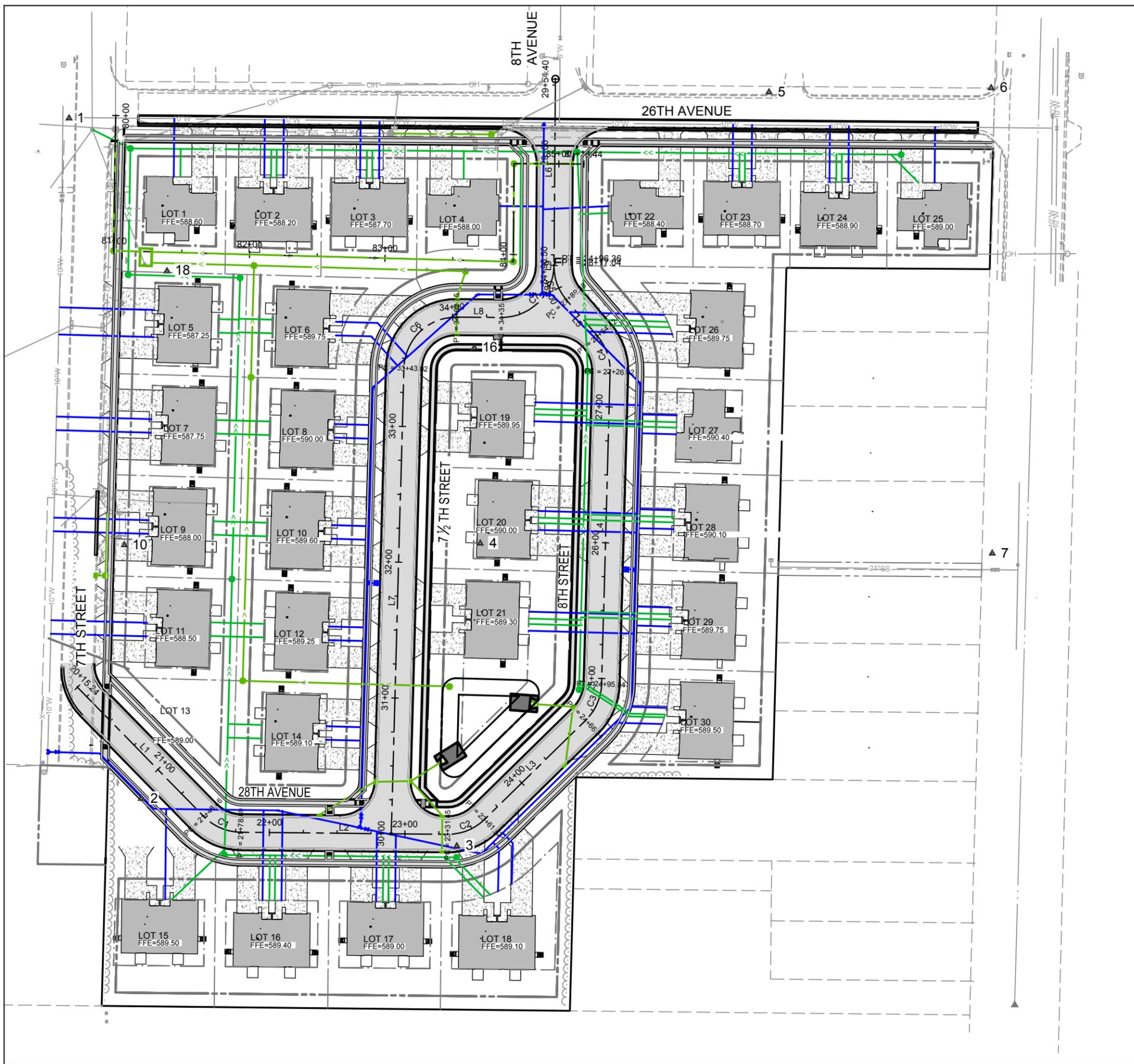
| PROJECT NO.: | SCALE: | NO. | DATE | REVISION | BY |
|--------------|---------------|-----|------|----------|----|
| 8616000 | 1" = 40' | | | | |
| 01/15/2014 | DRAWN BY: SJS | | | | |
| | CHECKED BY: | | | | |

MSA
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FINAL PLAT - THE MANOR OF ROCK ISLAND
The Housing Authority of the City of Rock Island
Part of the NE 1/4 of Section 10, T17N, R2W of the 4th PM

FINAL PLAT
THE MANOR OF ROCK ISLAND
ROCK ISLAND COUNTY, ILLINOIS
FILE NO. 17N-2W-1
SHEET 1 OF 1

Preliminary



28th & 8th STREET ALIGNMENT

| Number | Length | Radius | Line/Chord Direction | Start Station | End Station | PC Station | PT Station |
|--------|---------|--------|----------------------|---------------|-------------|------------|------------|
| L1 | 133.217 | | S44° 24' 25.16"E | 20+15.24 | 21+48.46 | | |
| C1 | 30.238 | 38.500 | S66° 54' 25.16"E | | | 21+48.46 | 21+78.69 |
| L2 | 152.753 | | S89° 24' 25.16"E | 21+78.69 | 23+31.45 | | |
| C2 | 30.220 | 38.500 | N68° 06' 22.42"E | | | 23+31.45 | 23+61.67 |
| L3 | 104.670 | | N45° 37' 10.00"E | 23+61.67 | 24+66.34 | | |
| C3 | 29.607 | 38.500 | N23° 35' 20.01"E | | | 24+66.34 | 24+95.94 |
| L4 | 230.072 | | N01° 33' 30.02"E | 24+95.94 | 27+26.02 | | |
| C4 | 28.405 | 38.500 | N19° 34' 41.59"W | | | 27+26.02 | 27+54.42 |
| L5 | 34.955 | | N40° 42' 53.20"W | 27+54.42 | 27+89.38 | | |
| C5 | 27.662 | 38.500 | N20° 07' 52.14"W | | | 27+89.38 | 28+17.04 |
| L6 | 137.357 | | N00° 27' 08.93"E | 28+17.04 | 29+54.40 | | |

7 1/2th STREET ALIGNMENT

| Number | Length | Radius | Line/Chord Direction | Start Station | End Station | PC Station | PT Station |
|--------|---------|--------|----------------------|---------------|-------------|------------|------------|
| L7 | 343.021 | | N01° 33' 30.02"E | 30+00.00 | 33+43.02 | | |
| C6 | 59.733 | 38.500 | N46° 00' 19.47"E | | | 33+43.02 | 34+02.75 |
| L8 | 33.136 | | S89° 32' 51.07"E | 34+02.75 | 34+35.89 | | |
| C7 | 60.476 | 38.500 | N45° 27' 08.93"E | | | 34+35.89 | 34+96.36 |
| L9 | 0.135 | | N00° 27' 08.93"E | 34+96.36 | 34+96.50 | | |

CONTROL / BENCHMARKS

| PNT # | NORTHING | EASTING | ELEV | DESCRIPTION |
|-------|--------------|--------------|---------|-------------|
| 1 | 1755182.2200 | 2180862.5600 | 588.670 | CP *SPIKE |
| 2 | 1754681.1750 | 2180915.8700 | 588.420 | CP *SPIKE |
| 10 | 1754867.9160 | 2180903.4240 | 587.261 | CP *SPIKE |
| 3 | 1754646.3100 | 2181148.6300 | 585.640 | CP *SPIKE |
| 4 | 1754869.1200 | 2181165.9200 | 588.055 | CP *SPIKE |
| 5 | 1755201.4000 | 2181378.9500 | 587.690 | CP *SPIKE |
| 6 | 1755204.4900 | 2181542.8300 | 588.100 | CP *SPIKE |
| 7 | 1754861.8000 | 2181543.6600 | 587.890 | CP *SPIKE |
| 16 | 1755013.0710 | 2181161.5480 | 587.147 | CP *PK |
| 18 | 1755069.7010 | 2180934.8410 | 587.554 | CP *PK |

| | | | | |
|---|-------------------|----------|----------|----|
| PROJECT NO.: 08616000 | SCALE: AS SHOWN | NO. DATE | REVISION | BY |
| PROJECT DATE: OCTOBER 23 2013 | DRAWN BY: MW / NL | | | |
| CHECKED BY: JH, PR | | | | |
| PLOT DATE: 12/17/13, P:\8610s\8616\08616000\cadd\Construction Documents\08616000 C2 Overall Site Plan.dwg | | | | |

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 Web Address: www.msa-ps.com
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OVERALL SITE PLAN

MANOR HOMES
 ROCK ISLAND, ILLINOIS
 HUD PROJECT NUMBER: TBD

FILE NO.
 08616000
 SHEET
 C2

Staff Report
Community & Economic Development Department

To: Planning Commission
From: Brandy Howe, Urban Planner
Subject: Comprehensive Plan Update
Date: February 26, 2014



The City hosted a public open house on Tuesday, February 25, 2014 at St. John's Lutheran Church. The open house provided another opportunity for the public to review and comment on the draft Comprehensive Plan and draft Strategic Development Plan. Approximately 60 residents and business owners were in attendance and 29 questionnaires were completed. A summary of questionnaire responses is included in this packet. Please review the comments provided and consider whether any adjustments are needed in the public hearing draft of the plan. The schedule for finalizing the plan document is as follows:

- City Council study session March 10th.
- Planning Commission public hearing on Wednesday, April 2nd.
- City Council public hearing on April 7th.
- City Council adoption meeting on April 14th.

City of Rock Island Comprehensive Plan

This questionnaire corresponded with the Comprehensive Plan summary posters. A total of 17 questionnaires were completed; responses are summarized below.

| Built Environment | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| The Guiding Principle makes sense for Rock Island | 8 | 7 | 1 | | |
| This should be a priority for the City moving forward | 7 | 5 | 2 | | |
| <p>Within the Built Environment guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Maintain storm drain areas. • Avoid dead-end neighborhood development that exacerbates urban sprawl. Strive for through-streets that reduce congestion. Create mixed-use neighborhood centers that allow residents to buy all their basic needs within walking distance. • I would like to see the city act on its principle of historic preservation and adaptive reuse. Recent actions by the city show a different principle. • Feel like Rock Island needs to focus on reuse more. | | | | | |
| Quality Education | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| The Guiding Principle makes sense for Rock Island | 10 | 3 | 2 | 1 | |
| This should be a priority for the City moving forward | 10 | 1 | 1 | 1 | |
| <p>Within the Quality Education guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Add integration with active community agencies. • Work with schools and city • Reinforce an already great school system with more academic opportunities. • Engage parents and hold them responsible for student success. I've brought 3 kids through RIMSD41 and I am discouraged by how much effort and resources are spent on the bottom 20%. Focus on kids with potential and expel students who destroy the educational environment. • More integral partnership between the city and the school district. I don't see much collaboration currently. • Working with businesses is very important. City and schools have good cooperation. • I don't agree on developing Jumer's Crossing and Wal-Mart. • Facilities do not make education. Teachers and supplies create education. | | | | | |
| Prosperous Economy | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| The Guiding Principle makes sense for Rock Island | 7 | 4 | 1 | 1 | |
| This should be a priority for the City moving forward | 6 | 3 | 1 | 1 | |
| <p>Within the Prosperous Economy guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Number one issue. • More jobs. • This statement said "employment opportunities" but how is the city working to help create jobs that pay more than \$20,000? • Promote high-tech businesses, not restaurants. • Work harder to attract business to the industrial complex. Fill it up! Then expand it. Start thinking about plans | | | | | |

for a world-class venue to host events. Plan to raze the nasty RIMCO Center. Bring cultural events to the city.

- Bring Trader Joes to the area. We can support it.
- We should work harder on building up what we have and supporting local business.
- Support local businesses. Support ethical business. No Wal-Mart.
- Increase neighborhood businesses. Do not increase business at the cost of established neighborhoods.

| Housing and Neighborhoods | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| The Guiding Principle makes sense for Rock Island | 10 | 6 | | | |
| This should be a priority for the City moving forward | 11 | 3 | | | |

Within the Housing and Neighborhoods guiding principle, are there any strategies which you would add, delete, or revise?

- Increase rehab programs.
- I would like for the housing and neighborhoods to be integrated better with commercial development. Promote pedestrian friendly, bike friendly community. The land use plan does not reflect it.
- Do not promote or develop too many low income housing units.
- Increase diversity of neighborhoods. Develop program to help west end residents afford modest houses (homeownership) in the southeast quadrant of the city. Develop more incentives for affluent people to invest in renovating in Broadway, Longview, and Old Chicago.
- Streets in our established neighborhoods desperately need attention.
- The city has ignored neighborhood associations' efforts and hard work they've done over the years. Little to no communication exists between the city and its neighborhoods.
- Programs with fiscal support for rebuilding neighborhood initiatives to stop demolition by neglect.
- Sidewalks should be connected. Check out 15th Avenue between 33rd Street and 36th Street.
- Subsidized housing needs to be spread throughout the community. Establish a 50/50 plan for putting sidewalks in residential areas.
- We need to promote more neighborhood identities and support local business development.
- Focus on neighborhood associations to increase the positive of our community needs to be utilized and mean something to increase residents.

| Transportation and Mobility | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| The Guiding Principle makes sense for Rock Island | 8 | 6 | 2 | 2 | |
| This should be a priority for the City moving forward | 5 | 8 | 3 | | |

Within the Transportation and Mobility guiding principle, are there any strategies which you would add, delete, or revise?

- I think Rock Island needs to work harder to distinguish itself as a place that you can walk/bike or use public transportation – make this part of the guiding principle.
- Encourage smaller buses for MetroLink to cover more neighborhoods.
- Bike/ped is promoted as a positive. Great. A progressive community demands bike and ped amenities.
- All great ideas. Don't go overboard with roundabouts. They are really only appropriate in certain places.
- Sidewalk improvements.
- Again – sidewalks.
- I like the idea of roundabouts and eliminate traffic lights.
- Focus on quality of roadways not sidewalks.

| Healthy Community | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| The Guiding Principle makes sense for Rock Island | 8 | 6 | | | |
| This should be a priority for the City moving forward | 6 | 6 | | | |
| <p>Within the Healthy Community guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Try to establish clinics for low income. • Create an exchange for the easy marketing of local produce and meat. Build a fitness center (RIFAC-like) in southwest. • Improved and wider sidewalks, bike trails. • We need more sidewalks. Developments such as Friendship Manor should be required to build sidewalks around their development. | | | | | |
| Community Services | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| The Guiding Principle makes sense for Rock Island | 8 | 6 | | | |
| This should be a priority for the City moving forward | 6 | 6 | | | |
| <p>Within the Community Services guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Need counseling for low income families. • Create stronger incentive to recycle. Why do I pay for curbside recycling pickup?! Mandate underground utilities unless it can be proven infeasible. • Encourage better use of recycle program (RI has made it very easy) we are in SW RI and am surprised by lack of involvement in program. | | | | | |
| Natural Resources | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| The Guiding Principle makes sense for Rock Island | 9 | 5 | | | |
| This should be a priority for the City moving forward | 7 | 4 | | | |
| <p>Within the Natural Resources guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Rivers are the key along with green space (parks). • Always encourage a greener world – one neighborhood at a time. | | | | | |
| Regionalism | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| The Guiding Principles makes sense for Rock Island | 5 | 8 | | | |
| This should be a priority for the City moving forward | 4 | 6 | | | |
| <p>Within the Regionalism guiding principle, are there any strategies which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Resource sharing is a very tempting idea. Make sure it is thought through all the way. Think with a 30-year horizon, not 5. | | | | | |

Which principal is your top priority? Why?

- Jobs, jobs, jobs. Without jobs we have no resources to implement the rest.
- Economic development.
- Quality education will draw family to Rock Island. High tech business mean high tech jobs.
- Transportation needs to be multi-modal, especially with regard to bicycling and pedestrian facilities.
- Regionalism – stronger, larger community to attract residents, visitors, and businesses.
- Prosperous economy. The city cannot grow economically on the shoulders of homeowners only. We need businesses generating tax revenue.
- Housing and neighborhood improvements. When I drive through neighborhoods I used to live in 10 years ago where areas of the roads/sidewalks were bad then and realize they still have not been addressed and are now affecting the quality of the neighborhood(s). I would like to see Rock Island already restore the quality to encourage economic well being in our neighborhood.
- Education and maintaining vibrant neighborhoods. People are drawn to strong school districts. Rock Island's neighborhoods instill a sense of community that should be maintained and respected.
- Natural resources – riverfront utilization.
- Education. Our schools are crap. State government is responsible for some of it, but schools need help.
- Neighborhoods and housing.

Is there a Guiding Principal that should be added? Why?

- Strong, safe neighborhoods.
- The key to a community is sustainable living-not continual growth. Let's make Rock Island a community that works together rather than one that reacts to fellow communities.

Do you have any suggested changes for the Future Land Use Map? Where? Why?

- Annex the Arsenal.
- We need to get rid of the one-way streets between 38th Street and Moline border.
- Our downtown should be our #1 area of development and the west end #2.
- 18th Avenue business corridor. Decrease the impact to north and decrease the impact to neighborhoods like Highland, 17th Avenue. 1-2 lots deep.
- Focus on downtown where many empty properties sit. Revitalize it like our surrounding areas.

Additional Comments:

- Transitional Area Overlay on 18th Avenue – narrow to shift east to 24th Street; protect Reservoir Park and Highland Park Historic District.
- Emphasize downtown and 11th Street corridor over IL 92/new development proposed at levee. Casino users play the slots and don't leave the facility; invest in the downtown as highest priority.
- Vision and principles should be supported by the Council.
- What happened to the green team and neighborhood partners build community capacity and involvement back up to accomplish great things in Rock Island. We are not a Bettendorf – build on our strengths as noted in the vision statement!
- Incorporate strengths of our refugee community and seek ways to help with assimilation, education, and empowerment.

- Realize the impact of the faith community and utilize the numerous resources available to help people strengthen families and personal lives.
- The Audubon school location off of 18th Avenue should not be placed on the future land use plan as community business – the Jr. High school off of 18th is listed as residential should that property close. Why is this property to be listed as community business – the lot is larger than any established business surrounding this location, add during planning committee meeting concern regarding the how invasive this could be to established residents. This location has been utilized as a park and green space for multi years as a school and even after its close would be better represented as a park, or only 1 to 2 lots deep like the surrounding businesses.
- Concern regarding 18th transitional area – find it invasive to the north section the 17th Avenue outline appears too deep too far in off of 18th Avenue – Rock Island does not need to turn its 18th Avenue into a 23rd Avenue. Bring in small business and continue to maintain our established neighborhoods. That line should be decreased and focus should be small business.
- The 18th Avenue corridor seems to be going to extend to far north to have future planning for business. It will impact the residential neighborhoods.
- Sidewalks – lack of 15th Avenue 33rd Street to 36th.
- Train horns/whistles – accountability of application and noise level – all hours of night – very disturbing to sleep.
- Please, strongly enforce large buffer zones between residential areas and commercial in the transition zone.
- Incredible plan. Wish we could do it all!
- Better transportation options along 14th Avenue in the College Hill District and a better way to get directly to Downtown District.

City of Rock Island Strategic Development Plan

This questionnaire corresponded with Strategic Development Plan summary posters. A total of 12 questionnaires were completed; responses are summarized below.

| International | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| This initiative makes sense for Rock Island | 6 | 3 | 1 | 2 | 1 |
| The Action Items for each initiative seem appropriate | 6 | 3 | | 2 | 1 |
| This should be a priority for the City moving forward | 7 | 1 | 1 | 2 | 1 |
| <p>Within a particular strategic market position, are there any action items which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • International? Most of the other initiatives have measureable outcomes. This one? • Ethnic diversity/global theme. • This goal seems unrealistic for the community of 40,000. Although the larger companies are global, technology should be the focus which would indirectly promote international. Research what companies need. • This is an interesting idea and would build on area “weaknesses” and hopefully make them strengths. • Rock Island Arsenal is a major draw. • We already have a very diverse multicultural city of all economic levels as well. To improve and bridge the cultures already here could only benefit the city as a whole. • Like the multi-cultural emphasis. Strengthen ties between schools and history, etc. | | | | | |
| River | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| This initiative makes sense for Rock Island | 7 | 5 | 1 | | |
| The Action Items for each initiative seem appropriate | 7 | 4 | 1 | | |
| This should be a priority for the City moving forward | 6 | 5 | 1 | | |
| <p>Within a particular strategic market position, are there any action items which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • Use river as magnet for housing and events. • It is hard to ignore, promote tourism of the river. • Green development space on river bank – dock for wildlife viewing/interpretive center. • Like the emphasis on the Rock River. • Agree with R3 – downtown should be developed to attract people and more business. | | | | | |
| City | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
| This initiative makes sense for Rock Island | 7 | 3 | | 2 | |
| The Action Items for each initiative seem appropriate | 5 | 4 | | 2 | |
| This should be a priority for the City moving forward | 5 | 4 | | 2 | |
| <p>Within a particular strategic market position, are there any action items which you would add, delete, or revise?</p> <ul style="list-style-type: none"> • West End tie-in with Chicago data hub. • Encourage business to reinvest into the community; provide incentives for existing businesses. • More with Augustana area; build around neighborhoods at 18th and 14th corridors with intention. • Maximize impact of Main Street program. • Hope Jumer’s Crossing comes to be. | | | | | |

Is there a strategic market position not included here that should be considered?

- No mention of partnership with the Arsenal. If Rock Island doesn't retain the Arsenal the entire Quad Cities will suffer. The \$50 million grant to Chicago could just as well have been done at the Arsenal with local companies and universities.
- Continue to rebuild neighborhoods by upgrading housing and infrastructure (Broadway, Old Chicago, Keystone).
- Technology.
- None.

Which market position should be a priority for the City?

- Partnership for light metal development technologies.
- Have an organized plan for business development on corridors, especially 18th Avenue.
- We need retail and sales tax dollars.
- Technology.
- International and River. Quad Cities is hosting two International Familiarization tours post International Pow Wow in Chicago April 10-11. Great chance for the City to connect with international markets.
- Filling empty storefronts in the District!
- Rivers strategy.
- We should market Rock Island as the place to live in by having a commitment to our past and saving our history. We need to bring the services found on 18th Avenue to 11th Street without putting in a Wal-Mart that will destroy local business.

Hi Brandy,

I would like to take this opportunity to recognize your wonderful work on the Draft Comprehensive Plan. There is so much to applaud in the plan. Just a few of the many initiatives that caught my attention:

- Focus on the 15th Street entrance to Rock Island
- Expand the “scope of “The District” to be an artisanal, culinary and craftsman hub”
- Develop *strong* downtown design guidelines that will protect the historic character of the area
- Focus on exploring new ways to work with the School District, an area whose importance cannot be over emphasized
- Implementation of the Arsenal Gateway Plan

There are also some areas I would like to see strengthened or changed:

- In the area of Housing and Neighborhood, I would support vigorous exploration of programs and incentives to promote improvement, maintenance, and rehabilitation of exiting housing, identification of strategies that can combat demolition by neglect and use programs and incentives to reduce the need for sustainable funding for tear-downs.
- To “Encourage citizen involvement in local government”, actively involve neighborhoods in the planning process.
- The land use plan should include language that would apply additional caution in areas surrounding buildings and neighborhoods that have been identified as having historical importance.
- Noting that the plan identifies vibrant neighborhoods as a major strength in our community, the plan should include language stating that commercial development will not come at the expense of neighborhoods.
- I strongly oppose inclusion of 18th Avenue between 17th and 24th Streets in the area outlined as transitional. Reservoir Park on the east and Longview Park on the west, create clear borders to an area that should not be compromised by Community Business development. The area to the north of 18th Avenue between 17th and 24th Streets should remain residential. Acknowledging that there is some commercial development along the south side of 18th Avenue between 17th and 24th Streets, this area could support very low impact neighborhood business such as insurance office or small physician office. On the south side of 18th Avenue, adaptive reuse rather than replacement of existing residential structures should be promoted to help maintain the residential character of the neighborhoods to both the north and south of 18th Avenue in this area.

Thank you to you, CED staff and the Planning Commission for all the work done on this comprehensive review of our City. Reading the document cannot help but foster pride in our strengths while at the same time instill a drive to get busy working on the areas so in need of improvement.

Please share these comments with the Planning Commission.

Thanks again!

Linda Anderson

1718 21st Street, Rock Island, IL



Brandy Howe <howe.brandy@rigov.org>

questions for Planning Commission

1 message

CLARENCE SWORDS <jswords@prodigy.net>

Thu, Feb 27, 2014 at 9:24 AM

Reply-To: CLARENCE SWORDS <jswords@prodigy.net>

To: Brandy Howe <howe.brandy@rigov.org>

Highland Park Historic District President Mike Batz has the following concerns:

1. Why are the reservoir tanks and parts of reservoir park part of the transition area? Are there plans to develop this historic greenspace? If not currently, might the plan be amended to preclude rezoning and development of this greenspace?
2. Why is the transition area in one parcel deep on the south side of 18th Avenue but a full block on the north side?
3. Why extend the transition area all the way to 17th Street given that retail/commercial businesses end around 24th Street and there are plenty of available properties between 24th and 38th already in primarily commercial areas?
4. Why isn't there any indication in the future land use plan that additional caution should be exercised by the city in the areas surrounding buildings and neighborhoods of historical importance as denoted by long-standing historic district status and the brick street plan that was reaffirmed in 2012?
5. Where is the economic analysis that suggests that this end of 18th Avenue is inevitably going to become more commercial given that the few businesses down this end are either closing (chiro) or are very small non-retail businesses, and given that projected property value pressures seem at odds with the better than average housing values in Highland Park?
6. Why does the plan read like commercial development must come at the expense of neighborhoods? That is, after spending 140 pages discussing the important neighborhoods and vibrant communities, why is it in the city's best interest to pursue a development plan along 18th Avenue that negatively impacts the livability of a number of middle class neighborhoods? Rather, why isn't it part of the land use plan to create a systematic and dialogue-based process in which the city would work with neighborhoods to identify specific properties that might be best suited for future development?
7. Given the long-standing population decline facing the city, do the Plan's authors think it possible that development in areas that are currently residential will decrease nearby property values and chase people out of the city?

(emailed for Mike by Sue Swords, secretary of Highland Park Executive Board)