



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

May 7, 2014

5:30 PM

1. Call to Order and Roll Call
2. Introduction of new Planning Commissioner: Andrew Dasso
3. Approval of Minutes of the regular meeting of April 2, 2014
4. Approval of the written Agenda
5. Procedural Explanation
6. Public Hearing #2014-02: Request for Riverfront Corridor Overlay District Site Plan Review for Proposed Freestanding Sign Replacing Existing Freestanding Sign at 2900 46th Avenue, Zoned B-4 (highway intensive business) District.
7. Public Hearing #2014-03: Request for Riverfront Corridor Overlay District Site Plan Review for Proposed Building Additions to Existing Industrial Building at Approximately 350 44th Street, Zoned I-1 (light industrial) District.
8. Other Business
9. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN PUBLIC HEARING
OF WEDNESDAY, APRIL 2, 2014
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Vice-Chairman Diane Oestreich at 5:30 PM. Present were Commissioners Michael Creger, Bruce Harding, Jason Lopez, Norm Moline, Kevin Nolan, Diane Oestreich, Bruce Peterson, Berlinda Tyler-Jamison and Lorian Swanson. Commissioners Ted Johnson and David Levin were absent. Also in attendance were Ben Griffith and Brandy Howe. Ward 3 Alderman P.J. Foley, Ward 5 Alderman Kate Hotle, Ward 6 Alderman Joy Murphy, City staff members Jeff Eder and Alan Fries were also present in the audience.

AN ORDER APPROVING THE MINUTES OF THE MARCH 5, 2014 MEETING

The Commission considered the matter of approval of the minutes of the March 5, 2014 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Nolan seconded the motion and the Commissioners unanimously approved said minutes.

PROCEDURAL EXPLANATION

Vice-Chairman Oestreich provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

**PUBLIC HEARING: CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL
OF THE CITY OF ROCK ISLAND COMPREHENSIVE PLAN AND
THE ROCK ISLAND STRATEGIC DEVELOPMENT PLAN**

Next there came before the Planning Commission a public hearing: consideration and recommendation to City Council of the City of Rock Island Comprehensive Plan and the Rock Island Strategic Development Plan. Vice-Chairman Oestreich asked Ms. Howe to present the plan. Ms. Howe approached the podium and provided a brief overview of the planning process and timeline of events, culminating with the public hearing. She described the changes to the plan text and maps over the preceding months and how they had evolved.

Vice-Chairman Oestreich asked if any of the Commissioners had any questions for Ms. Howe. Seeing none, she stated that she had prepared a list of proposed revisions to the plan and maps,

which had been placed at the Commissioners seats, along with a letter from Andrea Gaeta. She then opened the public hearing, inviting the citizens to address the Commission.

Jason Tanamor of 1628 – 22nd Street approached the podium and stated that Highland Park was in the transitional overlay, yet the City wants to protect historic districts, adding that wetlands get more scrutiny. He said that he was making a statement and needed more information.

John Phillips of 2910 – 22½ Avenue approached the podium and stated that he was representing Activate Rock Island and that he supported the Comprehensive Plan because it promoted physical activity and healthy living to combat such public health issues as obesity and diabetes. He stated that the plan's support of healthy living, walkability and mixed transportation options would move the City forward.

Elizabeth DeLong of 1627 – 27th Street approached the podium and thanked the Planning Commission and City Council for their tireless and thankless work on the Comp Plan. She had objections to small businesses along 18th Avenue and was OK them going only 2-3 lots deep to preserve the quality of life for the residents, but she preferred them to be only 1-2 lots deep, like Hungry Hobo. Ms. DeLong stated that if the Planning Commission voted to adopt the plan as it is, the Audubon site will be able to be changed to commercial and it would lead to the decay of the Wallace Grove Addition neighborhood since the side streets would become busy thoroughfares. She thanked the Planning Commission for their continued support.

Ellen Martin of 1626 – 27th Street approached the podium and stated that allowing the Overlay to go too many lots deep would make busy streets busier and cause people to use side streets through the neighborhood, like at Hy-Vee down the street. She stated that the Planning Commission is aware of her concerns and thanked the Commissioners for allowing her to talk to them.

Andrea Gaeta of 2630 – 16th Avenue approached the podium and thanked the Planning Commission for their efforts and for considering the concerns she and the neighbors have near the Audubon site. She referred to the letter she had provided and stated that allowing commercial development 1-3 lots deep allows business development without too much intrusion into the neighborhood to be invasive. Ms. Gaeta stated that if the Overlay was allowed to extend a full block she would put her house up for sale because she would be clearly impacted by the truck traffic and noise since 17th Avenue would become a busy street. She stated she believes the transitional overlay intends to rezone all properties within it to commercial and asked the Planning Commission to not move forward with the Overlay as shown.

Ms. Howe stated that the Overlay did not rezone any properties and that a formal request and application would be required to do so. She stated that the transitional overlay would require the Planning Commission to consider extra policies above and beyond the current zoning ordinance when reviewing proposed zoning changes. For instance, the submittal of a detailed site plan would be required to address lighting, landscaping and buffering to separate residential and commercial uses.

Linda Anderson of 1718 – 21st Street approached the podium and stated that she lives in Highland Park and questioned the City Council's direction to Planning staff to change the plan during their study session since there was no specific verbiage in the meeting minutes.

Vice-Chairman Oestreich answered that the Council study session was informal and that the plan was now in the Planning Commission's court to be forwarded to Council later. Commissioner Peterson stated that the plan would go to Council for a final vote and that in study session, Council disagreed with Planning Commission, but that Planning Commission can provide formal recommendations to Council.

Ward 3 Alderman P.J. Foley approached the podium and stated that he was not present for the study session but that perhaps Alderman Hotle or Murphy could answer that questions since they were present and took part in the discussion.

Vice-Chairman Oestreich asked Ward 5 Alderman Hotle if she could address the Planning Commission.

Ward 5 Alderman Kate Hotle approached the podium and stated that she is studying the details of the proposed plan and Overlay to grasp what it means, but stated that it was not an automatic rezoning of properties.

Ms. Howe stated the policies of the Comprehensive Plan are intended to guide decision making and to ensure that when a rezoning request is submitted, the request will get a closer look and meet performance standards above those required in the zoning ordinance.

Alderman Hotle stated that she believed that the Overlay provided an additional level of standards that needed to be met and gave the example of the Audubon rezoning and the variances which were requested with it. The Overlay will have specific requirements. She added that she and other members of Council believe that it is a better way to go. She stated that she was still not sure why Highland Park is included in the Overlay because it doesn't seem that it will be rezoned or redeveloped as a commercial area, since it has a historic designation. Alderman Hotle concluded by stating that the Comprehensive Plan is a broad document and that ultimately, the Planning Commission and City Council will determine rezonings on a case-by-case basis.

Ms. Anderson asked if the Fareway project were requested as it originally was proposed, within the Overlay zone, would the Overlay stop it or another similar use from being built? Commissioner Peterson answered that the Overlay would make it more difficult to build as originally proposed, but would also provide guidance when a similar use is proposed in the future. Ms. Howe added that it would allow review on a case-by-case basis.

Sue Swords of 1620 – 22nd Street approached the podium and stated that she supported what Ms. Anderson was saying. She was concerned about making Highland Park a part of the Overlay area because it opens the door to destabilizing the neighborhood and asked if the Planning Commission can override the Council. Vice-Chairman Oestreich said no, but that the Planning Commission can make convincing arguments.

Bonnie Tanamor of 1628 – 22nd Street approached the podium and stated that she was new to Rock Island, but moved here to find a house to invest in, adding that she is a real estate appraiser and will put her house up for sale if any businesses or mixed uses were allowed in her neighborhood. She stated that she would like her neighborhood taken out of the Overlay area and that she was obviously upset.

Elizabeth DeLong of 1627 – 27th Street approached the podium again and stated that on the prior future land use map the Audubon property was different and now that the building has been demolished, it had changed.

Seeing no other audience members wishing to speak, Vice-Chairman Oestreich closed the public hearing portion of the meeting. She stated that she had provided a list of proposed changes to the Comprehensive Plan, listed page by page, adding that this will be frozen in time and we need to make it count. Vice-Chairman Oestreich then began discussion of each item listed on the page and there was discussion on each item by the Planning Commissioners.

After a lengthy discussion, Commissioner Lopez made a motion to amend three portions of the text of the draft Comprehensive Plan as proposed by Commissioner Oestreich's list as follows:

1. Page 33 – since it looks like the Criterium is leaving downtown (but might be back), perhaps keep it but waffle the words a bit.... “Quad Cities Criterium has been a Memorial Day weekend feature for many years.” Then continue your paragraph.
2. Page 40 – Douglas Park references 1840s buildings – but I am not aware of any that remain. Perhaps say something like “development of this area began as early as the 1840s,” which is probably accurate.
3. Page 111 – under “Encourage the Creation of Neighborhood Association”... eliminate “officially designated” in the first line. There really is no official designation, these groups are just generally recognized, even though they're mostly non-profits.

The motion was seconded by Commissioner Nolan and unanimously approved by the Planning Commission.

Immediately following the vote, Commissioner Peterson made a motion to remove the Highland Park Historic District from the Transitional Overlay Area on the proposed future land use map with the revised boundary running along the north side of 18th Avenue from 17th Street to 24th Street. The motion was seconded by Commissioner Tyler-Jamison and a lengthy discussion ensued amongst the Planning Commissioners, not only about the Highland Park District, but about the Transitional Area Overlay boundary and its possible affects on the properties included within it. After further discussion, the Vice-Chairman asked for a vote and the motion was unanimously approved by the Planning Commission.

Vice-Chairman Oestreich asked if there were any other motions for proposed changes and Commissioner Moline asked about the placement of the Overlay boundary line at different locations north and south of 18th Avenue, stating that the depth should be shallow to only encourage small businesses. Commissioner Nolan stated that it seemed to be consistent and asked Community & Economic Development Director Jeff Eder if he could explain.

Mr. Eder explained that the original concept for the Overlay district was a bubble diagram and that a full block provided much better separation between commercial and residential uses, stating that the street and alley grid ran east/west south of 18th Avenue while it ran north/south on the north side. He cited the example of the Walgreens and KFC at the northwest corner of the intersection of 18th Avenue and 30th Street as an example of a mid-block separation that doesn't work well. Commissioner Nolan asked if the Overlay made it easier to bring in business and Mr. Eder replied that it did not necessarily make it easier, but provided guidelines to review each proposal on a case-by-case basis.

After further discussion, Commissioner Moline made a motion to move the northern boundary of the Transitional Overlay Area along 18th Avenue to three (3) lots deep, except for the former Audubon School site, existing commercial uses and houses, or if there is a large, single lot. The motion was seconded by Commissioner Creger. Commissioner Nolan asked about the three-parcel policy along 18th Avenue and whether it was the right number. Vice-Chairman Oestreich answered that several years ago when the question first came up, the Planning Commission had recommended two parcels deep but the City Council had decided to go with three parcels deep.

Commissioner Nolan stated that he was on the Planning Commission when the Hy-Vee came in and was told that there would be minimal impact on 20th Avenue and now it's a nightmare, so much so that the neighbors don't want the street fixed because it slowed traffic. He concluded by stating that he supports the concept. Commissioner Lopez responded that Planning staff has repeatedly stated that properties located within the Overlay district would be reviewed on a case-by-case basis and that traffic was intended to be kept on the main streets, adding that it makes sense to look at where driveways are placed.

Commissioner Moline stated that if a half block is OK on the south side of 18th Avenue, what's wrong with the north side? Commissioner Lopez answered that like Jeff Eder said, the north side has no alleys that run parallel with the streets, unlike the south side. He added that the Planning Commission has been told that they will get to review projects within the Overlay boundary on a case-by-case basis. Hearing no further discussion Vice-Chairman asked for a roll-call vote. The motion was approved 8—1 with Commissioner Lopez opposed.

Commissioner Moline stated that he was concerned with development of parcels on Andalusia Road where there were wetlands and floodplain areas. He stated that he had no objections to commercial development if it was nicely done, but felt that the 1% flood line is too close to the roadway and that the text of the Comprehensive Plan cited observance of environmental issues such as wetlands and floodplains. He went on to say that it drives Paul Osman up the wall when development takes place in a floodplain. Commissioner Moline made a motion to revise the proposed future land use map designations for the two large parcels on the north side of Andalusia Road, west of the Rock Island Parkway, from "Employment" to "Agriculture/Rural" or "Conservation and Open Space." Commissioner Peterson seconded the motion.

Mr. Griffith explained that just because a parcel may contain wetland or floodplain areas, didn't mean that it couldn't be developed. He stated that there were very strict rules and regulations at

the federal, state and local level regarding development in such areas and that it didn't take place willy-nilly. Commissioner Moline stated that if a worthy development were proposed, it could be reviewed, so to avoid controversy, he suggested changing the two parcels from "Employment" to "Agriculture/Rural." Vice-Chairman Oestreich asked Commissioner Moline if he would like to amend his motion. After discussion, Commissioner Moline revised his motion to designate the parcels "Agricultural/Rural" since it is reflective of their current use. Commissioner Peterson seconded the revised motion. After further discussion, Vice-Chairman called for a vote. The motion was approved 7—2 with Commissioners Lopez and Tyler-Jamison opposed.

Vice-Chairman Oestreich asked if there was any further discussion or motions to be made. Hearing none, Vice-Chairman Oestreich asked for a motion to approve the plan. Commissioner Peterson made a motion to recommend approval of the Comprehensive Plan and Strategic Development Plan with revisions as amended earlier in the evening. Commissioner Creger seconded the motion and the Commissioners voted unanimously to recommend approval of the Comprehensive Plan and Strategic Development Plan to City Council.

Vice-Chairman Oestreich thanked the Planning Commissioners and Planning staff for all the work that went into such a large document, especially Ms. Howe, even though she was pregnant, on maternity leave, and later taking care of a new baby. Vice-Chairman Oestreich encouraged everyone to attend the City Council public hearing the following Monday.

OTHER BUSINESS

Mr. Griffith stated that the Planning Office had received two public hearings item for review in the Riverfront Overlay District for the May meeting. He also stated that election of officers was scheduled for the May meeting.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act training as required by the State of Illinois, and to forward their certificates of completion to him. 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, Vice-Chairman Oestreich asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn the meeting at approximately 7:27 PM. Commissioner Lopez seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, May 7, 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: April 15, 2014

Subject: Case #2014-02- Request for Riverfront Corridor Overlay District Site Plan review for Proposed freestanding Sign in a B-4 (highway intensive business) district at 2900 46th Avenue.

Jerry Bergheger (JakeO's Grille) has filed an application for a Riverfront Corridor Overlay District Site Plan review for a proposed freestanding sign to replace the existing freestanding sign located in the north front yard.

Size of Property:

The total site is 170' x 336' x 170' x 310' (57,120 square feet in area, or 1.31 acres).

Existing Land Use:

The site consists of the subject restaurant.

North: Single-family residences, zoned R-2.

East: Business uses, zoned B-4

South: Single-family residences located in unincorporated Rock Island County, zoned R-1 (one family residence) district.

West: Business uses, zoned B-4.

Zoning History:

Board of Zoning Appeals Case #2012-10- Request to allow two permanent portable outdoor storage units were approved

Board of Zoning Appeals Case #2010-04- request for front yard setback variance for a new open deck was approved.

Planning Commission Case #2008-10- Request to allow existing freestanding sign in north front yard was approved.

Proposed Sign:

The applicant will remove the monument sign (6' x 8') that is lighted by two flood lights and replace it with an interior lighted freestanding sign (12' x 8' in area and 20 feet in height from grade to top of sign). The proposed sign will be located at approximately the same place, which is one foot from the north property line. The sign will have digital and manual message boards and an identification sign cabinet (see attached photo drawing example). The two message boards will allow the applicant to advertise specials instead of locating portable freestanding signs on the property and adjacent State right-of-way.

Analysis:

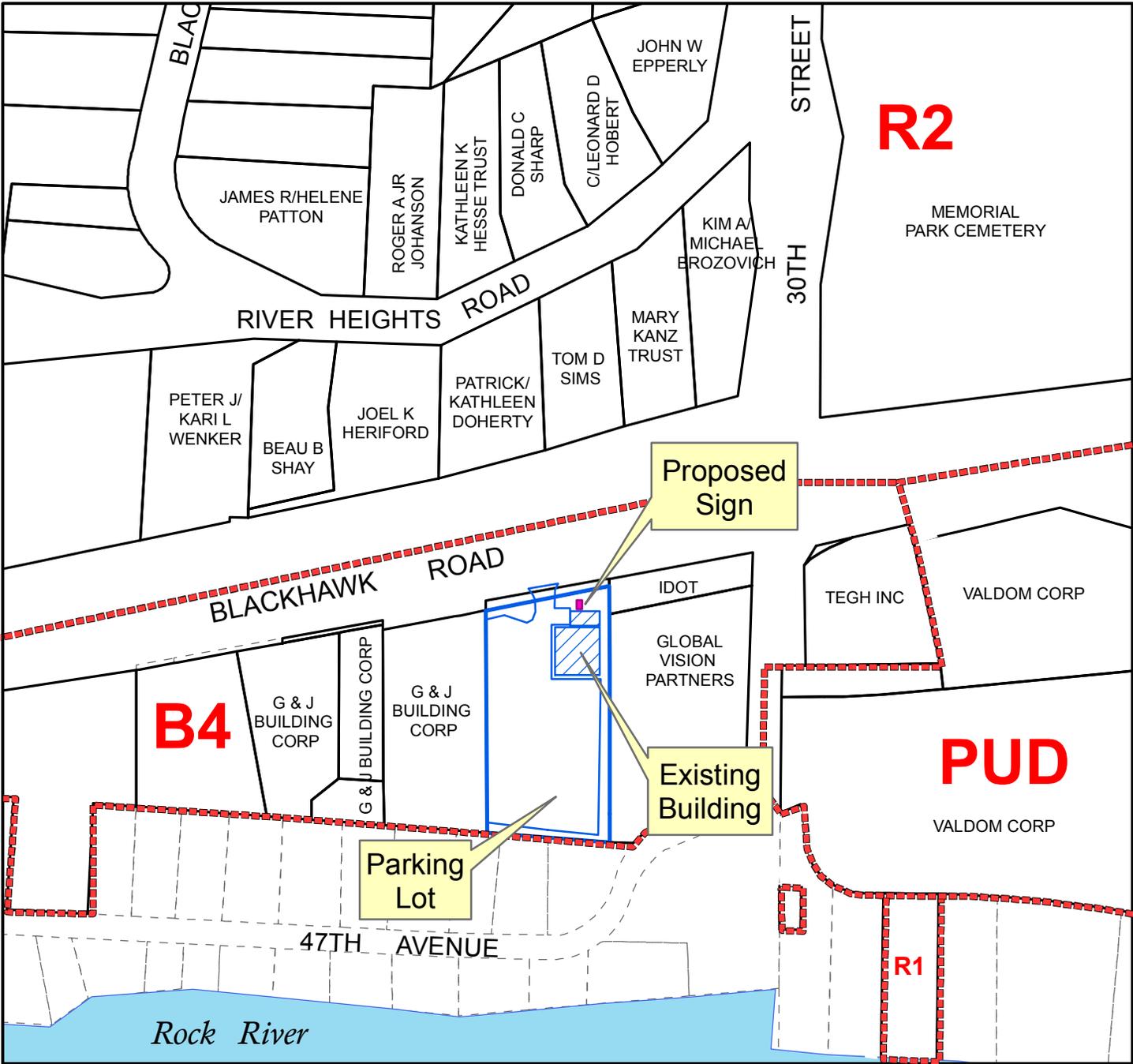
The proposed sign meets the intent and standards of the Riverfront Corridor Overlay District, which allows only one freestanding sign per property and a maximum height of 25 feet. The proposed sign will be an attractive design that will identify the restaurant from both directions along Blackhawk Road and

will not have any negative effects on adjacent land use. Staff recommends that low level landscaping be provided around the sign.

Recommendation:

That the request be approved because it is an attractive sign that better identifies the business and its dinner specials and meets the intent and standards of the Riverfront Corridor Overlay District and the requirements in the Sign Ordinance. Staff also recommends that low level landscaping be provided around the base of the sign.

PLANNING COMMISSION



**PLANNING COMMISSION
2014-2**

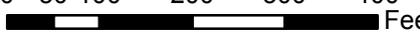
- Rivers
- R.I. City Parcels
- Unincorporated Parcels
- Subject Property

DR. BY: K.G.D.

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



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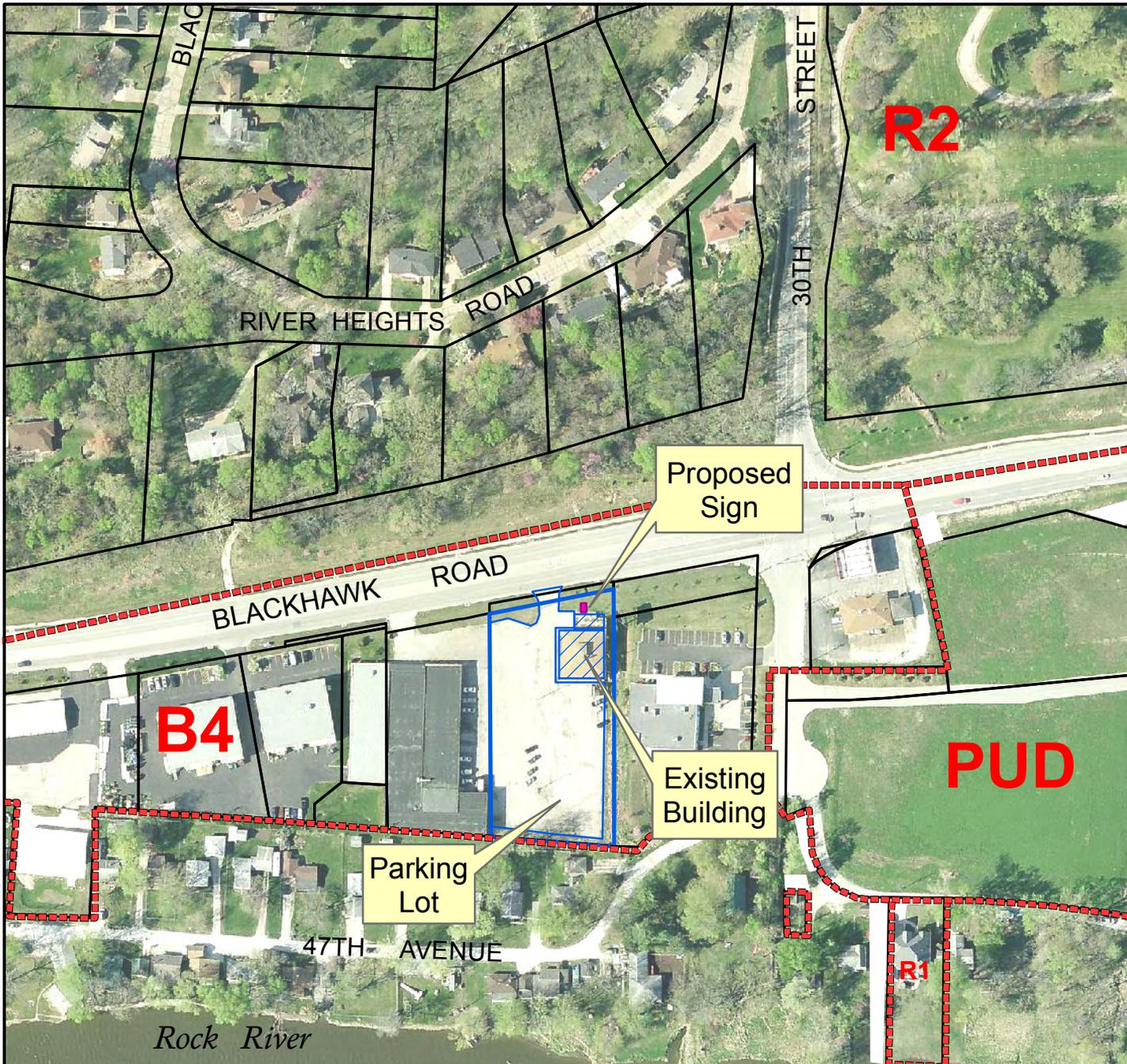
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

PLANNING COMMISSION



PLANNING COMMISSION 2014-2 Aerial

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BLUEPORT
HWY 61
I-280
JUNCTION
food . spirits . music . good times

**AUCTION
MONDAY
MARCH
10**



REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: April 16, 2014

Subject: Case #2014-03- Request for Riverfront Corridor Overlay District Site Plan Review for Proposed Building Expansion in an I-1 (light industrial) District at Approximately 350 44th Street Avenue.

Scott Christensen has filed an application for a Riverfront Corridor Overlay District Site Plan review for a proposed building expansion in order to construct three, one-story additions to an existing industrial building at approximately 350 44th Street, zoned I-1 (light industrial) district front yard. The site was recently subdivided from the larger industrial property to the south in order to create a parcel to accommodate the relocation of the Hill and Valley Company from Watchtower Plaza.

Size of Property:

The total site is 204' x 279' x 30.15' x 262' x 223' x 206' x 10.71' x 56' x 103' x 110' x 43' x 19' x 98' x 210' x 76' x 182' x 142' (136,637 square feet in area, or 3.137 acres).

Existing Land Use:

The site consists of a former industrial building.

North: City open-space property, zoned I-1.

East: New Metrolink facility, zoned I-1.

South: Industrial property, zoned I-1.

West: Industrial property, zoned I-1.

Zoning History:

The property has recently been subdivided into the subject lot (final plat of Quad City Industrial Center First Addition) from the larger parcel owned by the applicant (Quad City Industrial Center property).

Comprehensive Plan Designation:

The plan identifies the property as industrial land use.

Building Setbacks:

The I-1 zoning district requires a 20 foot front and rear yard building setback and a 15-foot side yard building setback. When the City Council approved the final plat it also approved rear and side yard setback variances due to the existing building location in relation to the proposed lot lines. The applicant now proposes three, one-story building additions identified in the attached building floor plan drawing (32,290 square foot food processing area in the south rear yard; 1,960 square foot shipping dock in the west side yard and a 2,356 square foot receiving dock in the north front yard). Due to the already approved side and rear yard variances the only addition that will require a variance is the 2,356 square foot receiving dock in the north front yard. The addition is proposed to be constructed to within two feet from the north property line.

Access:

The site will have access on 3rd Avenue. An off-site parking lot located on the property to the south will

have access to 4th Avenue.

Physical Characteristics:

The site is flat and at street level.

Parking:

The Zoning Ordinance requires three parking spaces for every four employees on a maximum shift. The business is expected to employ up to 60 people. The applicant is asking for a parking variance as no on-site parking is proposed. Mr. Christiansen owns the adjacent property to the south and will execute a cross easement parking agreement to make approximately 80 parking spaces available to Hill and Valley employees in a proposed parking lot on that property.

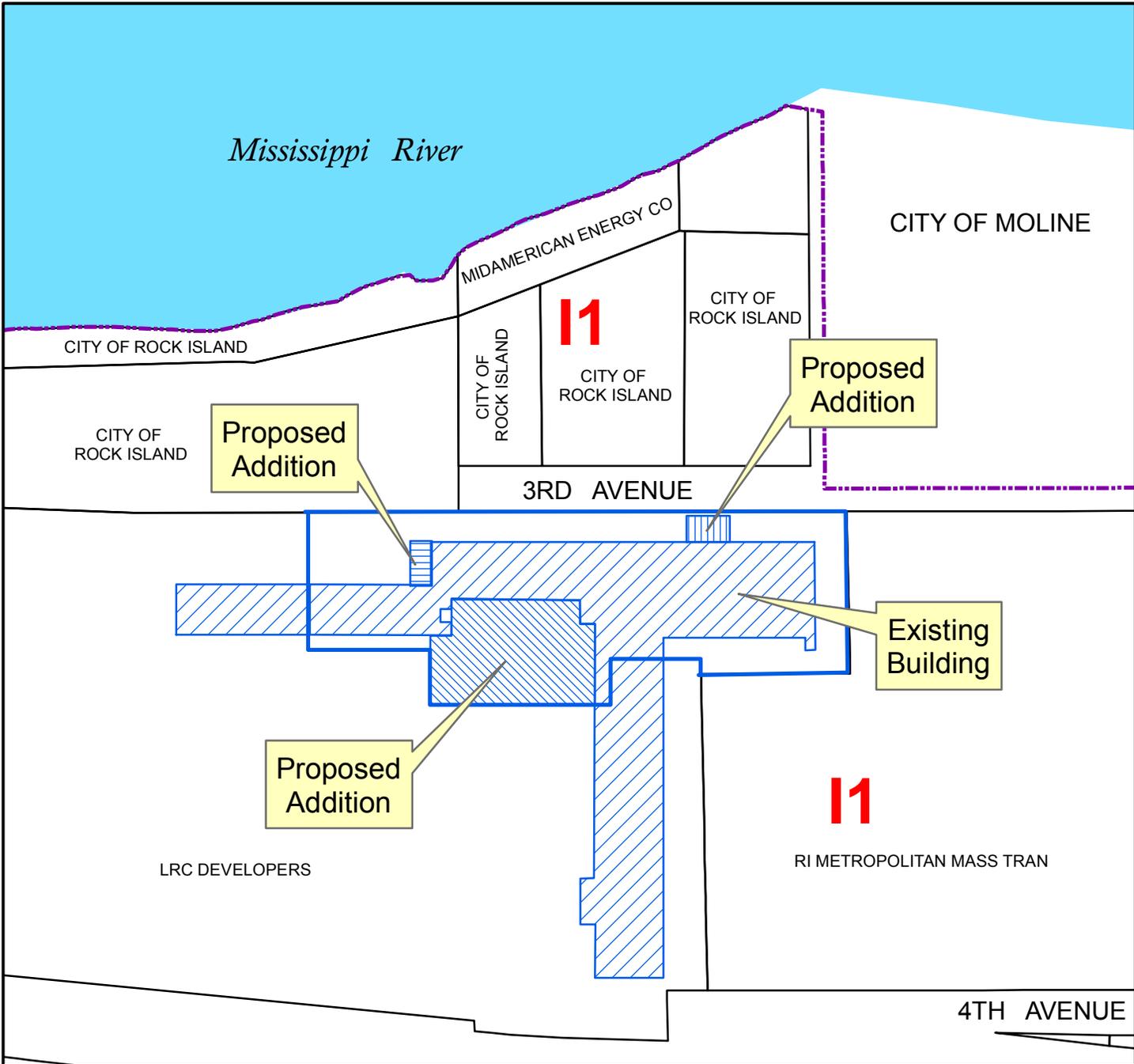
Analysis:

Staff believes the development meets the intent of the Riverfront Corridor Overlay District by “recognizing, preserving, maintaining and promoting economically viable uses that are a benefit to the city and is a physically attractive pattern of development for the general welfare of the city.” The final site plan with the three building additions and requested variances meets Riverfront Corridor Overlay District site plan performance standards by providing adequate access and off-site parking (with cross easement parking agreement on adjacent property). The building setback variance on the north side of the building will also not have a negative effect on adjacent properties and is reasonable expansion to provide adequate truck receiving area adjacent to 3rd Avenue. The proposed use and proposed improvements is a compatible development with adjacent land uses.

Recommendation:

That the request be approved with requested variances because adequate access and parking will be provided with a cross easement parking agreement on the adjacent property and the proposed use is compatible with adjacent land use.

PLANNING COMMISSION



**PLANNING COMMISSION
2014-3**

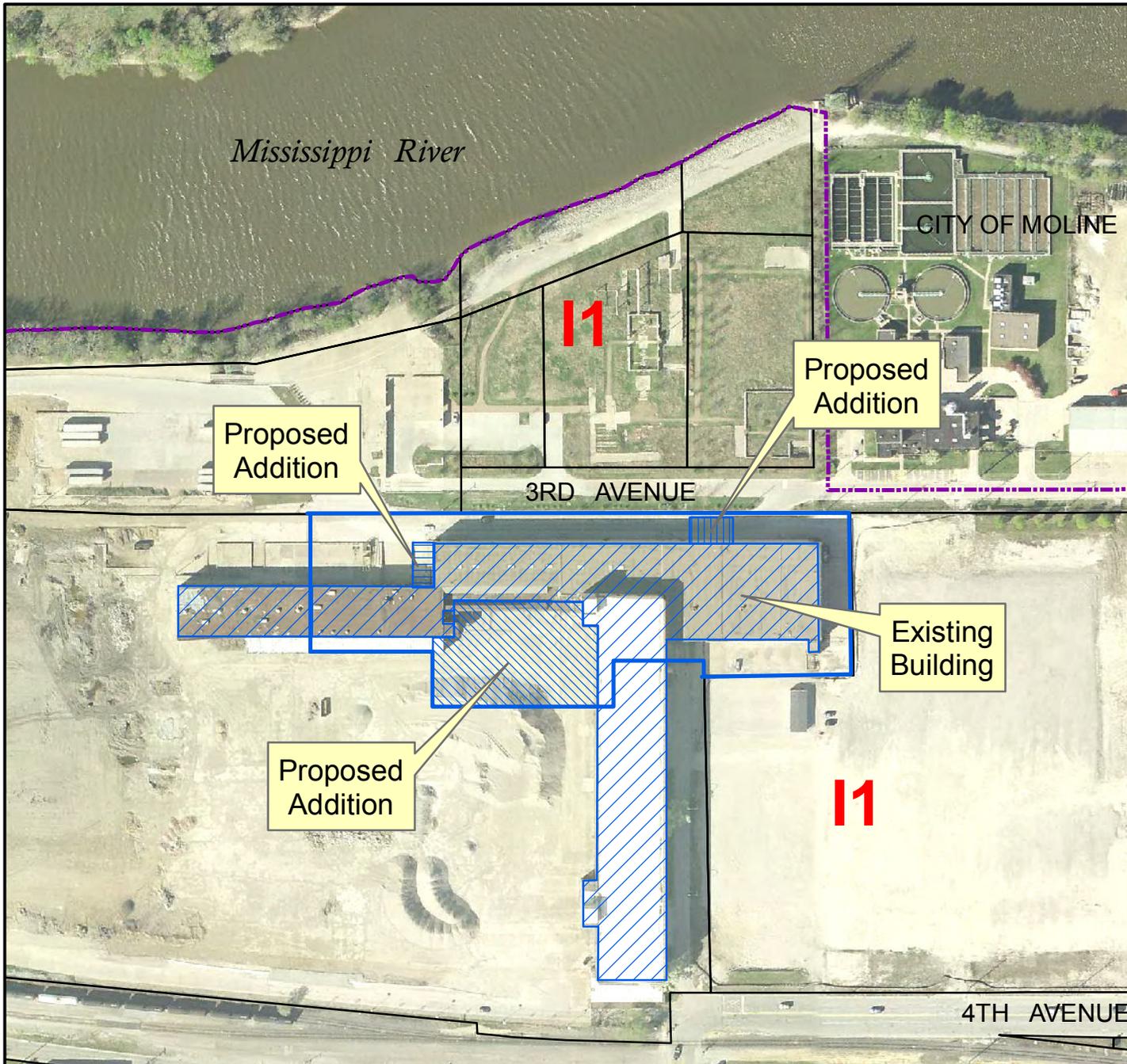
- Municipal Boundaries
- R.I. City Parcels
- Rivers
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

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

PLANNING COMMISSION



PLANNING COMMISSION 2014-3 Aerial

Legend

-  Municipal Boundaries
-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

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

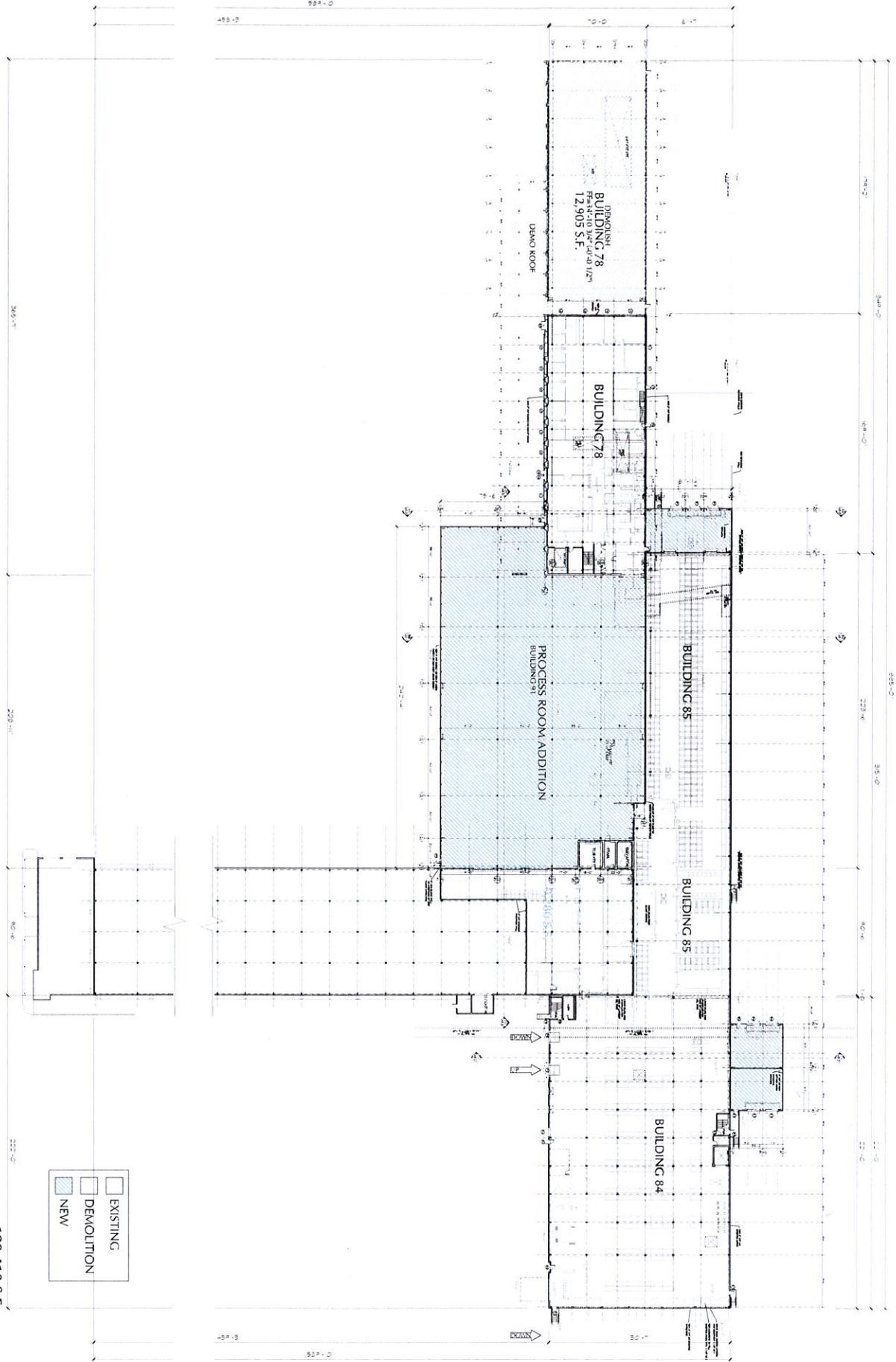


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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





 NORTH
 PLAN - FIRST FLOOR
 129,410 S.F.

	EXISTING
	DEMOLITION
	NEW

PROJECT
 1348
 NUMBER
 SHEET
 A1.0B
 NUMBER

JOHN MCCORMACK
 PROJECT ARCHITECT

HILL & VALLEY PREMIUM BAKERY
 QCIC FARMALL SITE, ROCK ISLAND, ILLINOIS


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