



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

June 4, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of May 7, 2014
3. Approval of the written Agenda
4. Bi-Annual Election of Officers
5. Procedural Explanation
6. Public Hearing #2014-04: Request from the Rock Island Congregation of Jehovah's Witnesses Request a rezoning from I-2 (general industrial) district to B-4 (highway business) District at Approximately 7830 Centennial Expressway.
7. Other Business
8. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, MAY 7, 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 Chairman David Levin at 5:30 PM. Present were Commissioners Michael Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, Norm Moline and Lorian Swanson. Commissioners Kevin Nolan, Bruce Peterson and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fries and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE APRIL 2, 2014 MEETING

The Commission considered the matter of approval of the minutes of the April 2, 2014 meeting. After a brief discussion, Commissioner Creger made a motion to approve the minutes as presented. Commissioner Lopez seconded the motion and the Commissioners unanimously approved said minutes.

PROCEDURAL EXPLANATION

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

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

Next there came before the Planning Commission a public hearing: a request for Riverfront Corridor Overlay District site plan review for a proposed freestanding sign to replace an existing freestanding sign at 2900 – 46th Avenue (Blackhawk Road). Chairman Levin asked Mr. Fries to present the request. Mr. Fries approached the podium and provided a brief overview of the request and staff report.

Chairman Levin asked about the timing of electronic message boards and Mr. Fries answered that that the sign code does not allow flashing signs or changes of less than 5 seconds.

Commissioner Creger asked if both types of message boards were to be used by the applicant and Mr. Fries answered that the proposed sign included both an electronic message board and a manual reader board at the bottom. Commissioner Swanson asked if the sign was to be internally lit or if it would have spotlights shining onto it and Mr. Fries answered that the proposed sign would be internally lit.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin asked the applicant to step forward to address the Commission. Jerry Bergheger of 4530 – 24th Avenue in Rock Island approached the podium. Mr. Bergheger stated that he wanted to move the sign away from the deck since it may attract bugs which would be a nuisance for his patrons who wished to dine outside. He stated that he would like to locate it close to a utility pole for better visibility and away from the deck. Mr. Fries stated the code would allow the sign to be located where Mr. Bergheger proposes to place it.

There were several questions about the height of the sign, the total square footage and the proposed location's impact on sight lines for traffic. There was also a suggestion to plant flowers or low shrubbery around the base of the sign.

After further discussion, Commissioner Moline made a motion to recommend approval of the proposed sign to the City Council as provided in the staff report. Commissioner Lopez seconded the motion and it was approved unanimously by the Planning Commission.

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 AVENUE, ZONED I-1 (LIGHT INDUSTRIAL) DISTRICT

Next there came before the Planning Commission a public hearing: a request for Riverfront Corridor Overlay District site plan review for proposed building additions at approximately 350 – 44th Street, at what is commonly known as the “Quad Cities Industrial Center” or “QCIC” for short. Chairman Levin asked Mr. Fries to present the request. Mr. Fries approached the podium and provided a brief overview of the request and staff report.

Chairman Levin asked if any of the Commissioners had any questions for Mr. Fries and hearing none, asked the applicant or his representative to step forward to address the Commissioners. Daryl Brickner of 2421 – 26th Street in Rock Island approached the podium. Mr. Brickner of Missman, Inc. stated that he was a surveyor and had prepared the subdivision plat for the owner, Scott Christiansen. He stated he had nothing to add, but would answer any questions the Commissioners had.

Hearing no questions for the applicant from the Planning Commissioners and seeing no one in the audience who wished to speak, Chairman Levin asked for a motion. Commissioner Lopez made a motion to recommend approval of the proposed additions to the City Council as

provided in the staff report. Commissioner Harding seconded the motion and it was approved unanimously by the Planning Commission.

OTHER BUSINESS

Chairman Levin reminded everyone about the APA Audio Conference at Bi-State the following day at the Bi-State Regional Commission Office from 3:00 to 4:00 PM.

Mr. Griffith reported that the Comprehensive Plan was adopted by Council on April 21st and that it had been transmitted to the State. He stated that the Aldermen had accepted the text changes recommended by the Planning Commission, but had revised the Future Land Use Map, primarily the Transitional Overlay Area boundary. Commissioner Creger stated that the Planning Commission's discussions had focused on the 18th Avenue corridor and that the City Council's discussions appeared to be focused on the 11th Street corridor.

Mr. Griffith stated that the Planning Office had received a public hearing request for a rezoning for the June meeting, adding that the deadline for non-advertised items was not until the following week. He also stated that election of officers which was scheduled for May would be moved to the June 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, Chairman Levin asked for a motion to adjourn. Commissioner Harding made a motion to adjourn the meeting at approximately 6:01 PM. Commissioner Creger seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, June 4, 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: May 21, 2014

Subject: Case #2014-04- Request for Rezoning from I-2 (general industrial) district to B-4 (highway/intensive business) district at approximately 7830 Centennial Expressway (Rock Island Parkway).

The Rock Island Congregation of Jehovah Witnesses has filed an application for a rezoning from I-2 (general industrial) district to B-4 (highway/intensive business) district at approximately 7830 Centennial Expressway (Rock Island Parkway). The proposal is to construct a church on the site. Industrial zoning does not identify a church as a permitted use. Churches are identified as permitted uses in all business zoning districts and R-4, R-5 and R-6 residential zoning districts.

Size of Property to be Rezoned:

186.37' x 106.24' x 135' x 233.68' 248.19' x 61' x 53.6' x 421.65' (117,733 square feet, or 2.71 acres).

Existing Land Use:

The site is currently undeveloped.

North: Undeveloped site, zoned I-2.

East: Construction business, zoned I-2.

South: Undeveloped site, zoned I-2.

West: Undeveloped sites, zoned I-2 and B-4.

Zoning History

None.

Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies industrial land use for the site. All previous future land use maps including the approved 2000 Southwest Rock Island Plan identify the site and adjacent properties as industrial land use.

Access:

The site is located at the southwest corner of 78th Avenue West (Andalusia Road) and the Centennial Expressway (Rock Island Parkway), but does not propose any access points off of these roadways. Access will be from 79th Avenue West.

Physical Characteristics:

The site is generally flat and slightly lower than 78th Avenue West.

Site Development:

The church has submitted a conceptual site plan identifying a 5,356 square foot, one-story church structure, an accessory structure for lawn and other equipment and a 79 space parking lot. The design of the church will be similar to another church recently constructed off John Deere Road in Moline (see photos).

As previously stated access will be from 79th Avenue West to the south of the building. Church attendees and/or visitors will need to turn into the industrial park from the Rock Island Parkway or Andalusia Road to have access to the church. The proposed church structure will be setback 20 feet from the west property line and the front yard setbacks on the north and east will be considerable. The proposed structure meets the setback standards for a B-4 zoned property (20 foot front yard and ten foot rear yard setback).

Analysis:

The subject lot is part of the Centennial Industrial Park, platted on March 30, 1994. Only two of the six platted lots are developed. The city expanded and annexed properties in Southwest Rock Island beginning in the 1960's. This expansion allowed for the development of larger parcels for industrial development and future subdivisions for residential development. As more residences would be constructed the plan was for commercial development to also be located in Rock Island to supplement existing commercial development in Milan. Plans for Southwest Rock Island have always identified the 78th Avenue West (Andalusia Road) corridor as primarily industrial land use and zoning. Residential development has occurred further to the south as the topography of the area changes.

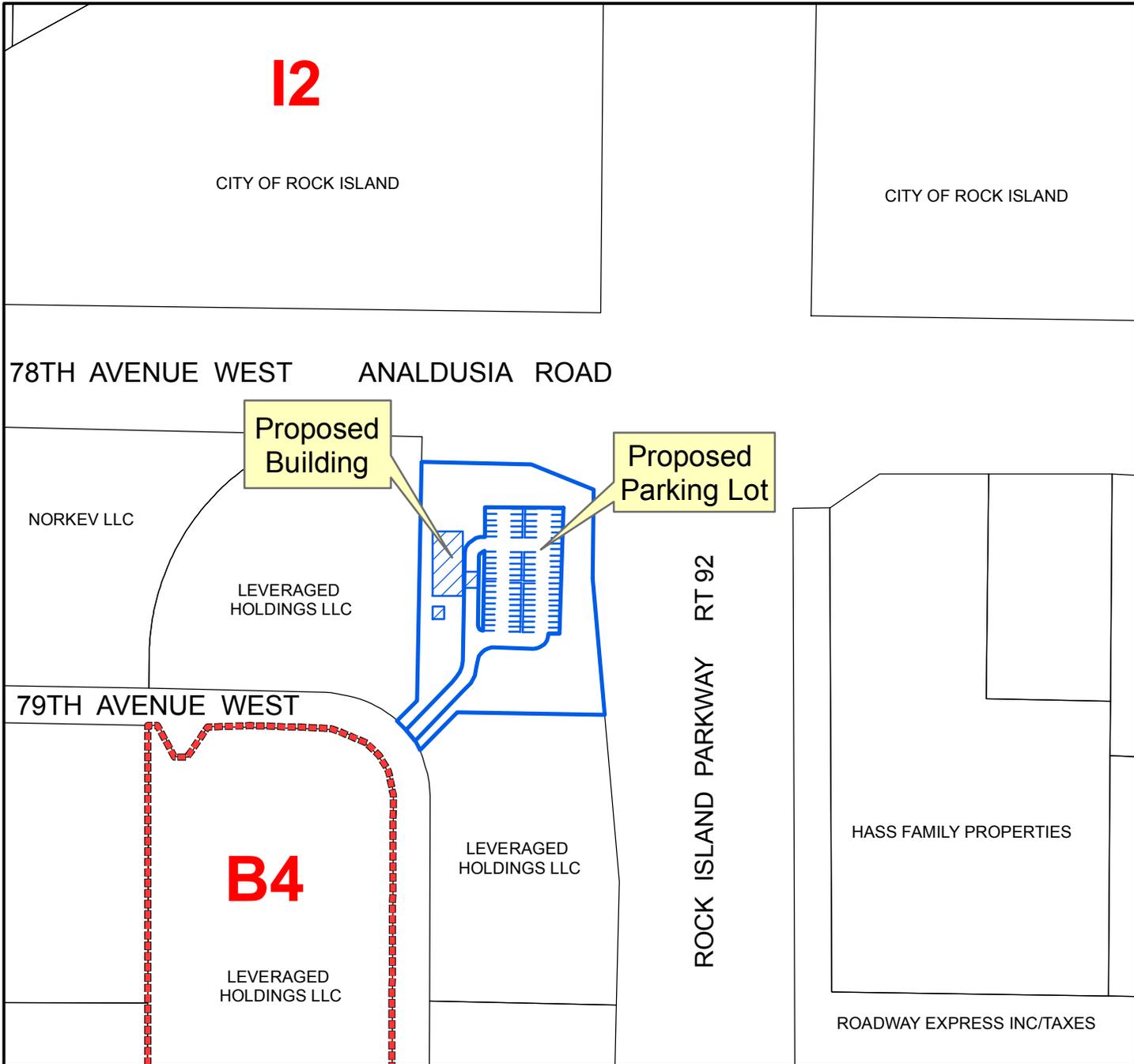
As previously stated industrial zoning (I-1 and I-1 zoning districts) does not allow for churches as permitted uses. Staff has surveyed industrial zoned properties in the city and determined that there are no churches, or other institutional uses, located in existing industrial zoned parcels. The definition of the I-2 (general industrial) district in the Zoning Ordinance states it "is intended to provide for large scale manufacturing facilities not otherwise permitted [in the I-1, {light industrial} district] which have *potential significant external impacts on adjacent properties*". The list of permitted uses in the I-2 zoning district identifies many uses that could have significant impact on adjacent non-industrial uses.

Staff believes that the proposed use would not be compatible with industrial adjacent uses. Also, more intense impact, or heavy, industrial uses could locate adjacent to the church and that would have a negative impact on the church use. Southwest Rock Island still has many areas of undeveloped land with residential zoning appropriate for a church or other religious uses. Two recent religious uses that have located in or adjacent to these existing residential areas are the Hindu Temple, located at 9801 14th Street West, and the monastery and retreat center for the Sisters of the Order of St. Benedict, located at 2100 88th Avenue West.

Recommendation:

Staff recommends denial of the rezoning because the recently approved Comprehensive Plan Future Land Use Map identifies industrial land use for the site and adjacent properties and the proposed use will not be compatible with existing and potential industrial uses in the industrial park and adjacent industrial areas.

PLANNING COMMISSION



PLANNING COMMISSION
2014-4

 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



ROCK ISLAND ILLINOIS

PLANNING COMMISSION



PLANNING COMMISSION 2014-4 Aerial

-  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



Andalusia Road

40th St. W

103'

52'

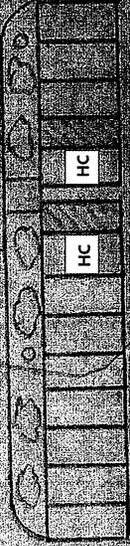
Bldg.

Storage

HC HC

Carport

5-1/2 PCC

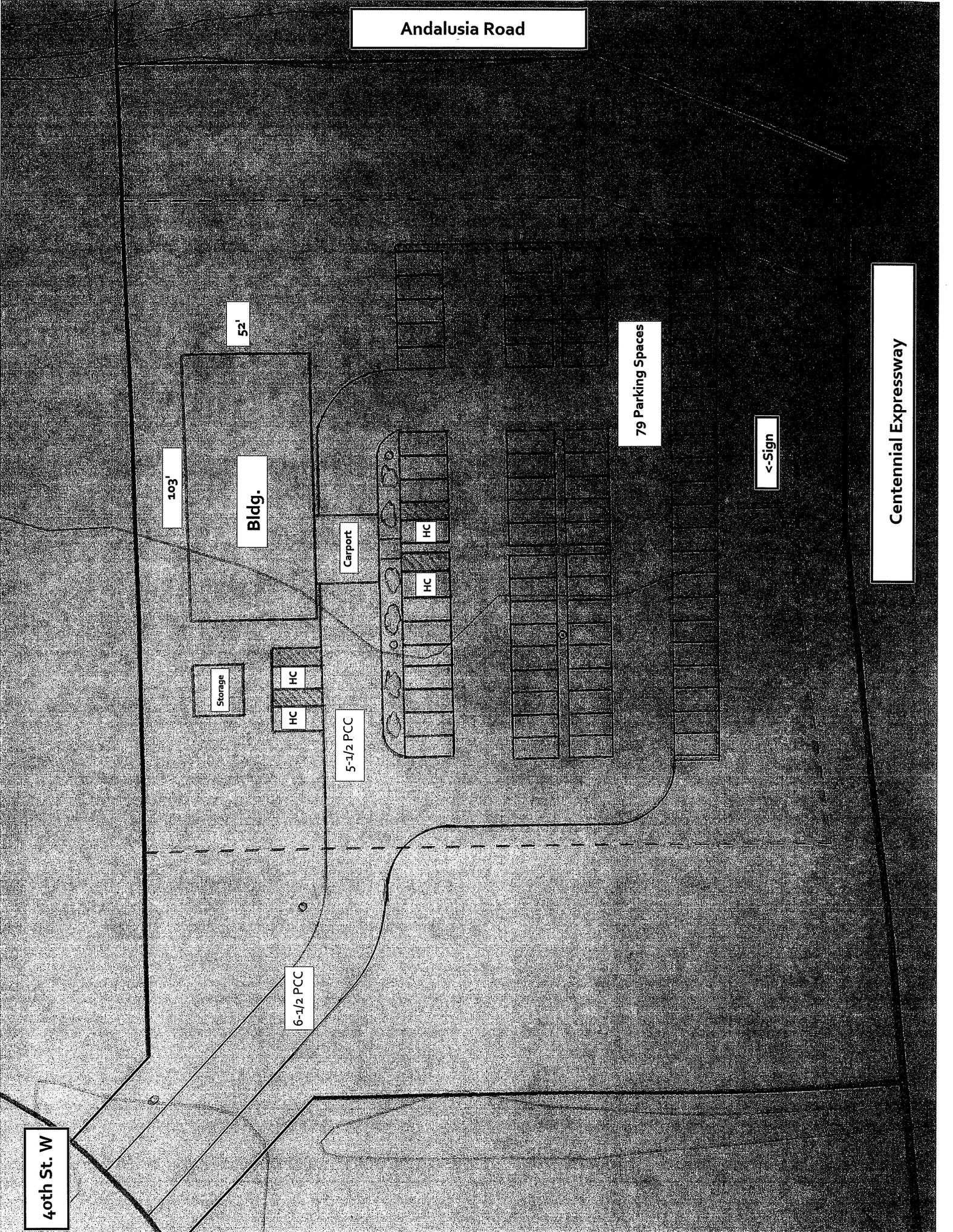


6-1/2 PCC

79 Parking Spaces

<-Sign

Centennial Expressway



KINGDOM HALL OF
JEHOVAH'S WITNESSES
SALÓN DEL REINO DE LOS
TESTIGOS DE JEHOVA



