



ROCK ISLAND
ILLINOIS

Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

September 3, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of July 2, 2014
3. Public Hearing #2014-06: Request from Northpoint Avenue Investments LLC requesting a Riverfront Corridor Overlay District site plan review for a medical office and clinic in a B-4 (highway intensive business) district located at approximately 4501 47th Avenue Court.
4. Other Business
5. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, JULY 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 Chairman David Levin at 5:31 PM. Present were Commissioners Michael Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin and Norman Moline. Commissioners Jason Lopez, Kevin Nolan, Bruce Peterson, Lorian Swanson and Berlinda Tyler-Jamison were absent. It was noted that the Chairman would be required to vote on all matters in order to make a quorum. Also in attendance was Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE JUNE 4, 2014 MEETING

The Commission considered the matter of approval of the minutes of the June 4, 2014 meeting. Mr. Griffith listed three typographical errors on the first page and Commissioner Creger stated that Commissioner Tyler-Jamison had nominated Commissioners Moline and Creger for Chairman and Vice-Chairman during election of officers. After a brief discussion, Commissioner Moline made a motion to approve the minutes with corrections as discussed. Commissioner Dasso 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 #2014-05: REQUEST FROM MR. DANIEL RANEY REQUESTING A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO O-1 (OFFICE) DISTRICT FOR PROPERTY LOCATED AT 2436 – 24TH STREET

Next there came before the Planning Commission a public hearing: a request for a rezoning by Mr. Daniel Raney for property at 2436 – 24th Street. Chairman Levin asked Mr. Griffith to present the request. Mr. Griffith provided a brief overview of the request and staff report. Chairman Levin asked the Commissioners if they had any questions for Mr. Griffith and there were none.

Chairman Levin addressed the Planning Commission, stating that the applicant, Mr. Daniel Raney was out of town due to the passing of his father-in-law that morning. He asked if the Planning Commission was comfortable discussing and acting on the request in light of the fact that there had been no objections from any of the adjacent property owners from the notification letters mailed on June 20th, or the publication of the legal ad on June 7th, and that there were no members of the public in attendance at the public hearing. There were no objections from the Commissioners and all agreed to move forward.

Commissioner Creger asked what the applicant did for a living and if he was a developer. Chairman Levin answered that the applicant was owner of Raney's Tree Service in Moline and that he owned some rental properties in Rock Island and Moline. He stated that he was concerned with the steep topography of the site and wondered how much engineering would be required to overcome it. Commissioner Creger then stated his concern with rezoning property for no specific use, citing the property on 24th Street just south of RIFAC, was rezoned from residential to O-1 for a proposed dental office yhat was never was built. Commissioner Johnson asked what else could go on the property as currently zoned. Commissioner Dasso answered single- or two-family residences, as were located on the adjacent properties.

Hearing no further discussion, Chairman Levin asked if anyone would care to make a motion. Commissioner Johnson then made a motion to recommend approval of the rezoning to the City Council. Commissioner Dasso seconded the motion. Commissioner Moline stated that the record should show that the applicant not being informed by the realtor of the property's zoning was irrelevant to their decision and did not factor into the need to rezone. Chairman Levin called for a vote and it was unanimously approved by the Planning Commission 6—0.

OTHER BUSINESS

Mr. Griffith stated that the Planning Office had received no public hearing requests for the August meeting, adding that the deadline for non-advertised items was not until the following week. He stated that the date for Planning Commissioner training had been confirmed. It would be held on Wednesday, August 27 from 5:00 to 8:00 PM at St. John's Lutheran Church on 7th Avenue, adding that food would be provided and Brandy Howe would be contacting everyone with more details.

Chairman Levin asked if there had been any updates regarding the former Audubon school site and Mr. Griffith replied that the Planning Office had not been contacted by anyone regarding the purchase agreement.

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 Johnson made a motion to adjourn the meeting at approximately 5:48 PM. Commissioner Harding seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, August 6, 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: August 27, 2014

Subject: Case #2014-6 Review of Riverfront Corridor Overlay District Final Site Plan
Review at approximately 4501 47th Avenue Court.

Northpoint Avenue Investments LLC has filed an application to approve a final site plan within the Riverfront Corridor Overlay District for a 13,000 square foot medical office and clinic for UnityPoint Gastroenterology. Six doctors will be among the 30 total employees working at the facility located in B-4 (highway intensive business) district.

Comprehensive Plan Designation:

The plan identifies community business land use for the site.

Size of Property:

471' x 77' x 117' x 86' x 66' x 209' x 261' (71,256 square feet, or 1.64 acres).

Existing Land Use:

The site is undeveloped.

North: Plumbers and Pipefitters training facility, zoned B-4.

East: Rock River Bridge approach within the City of Moline.

South: Undeveloped parcel and Eye Surgeons offices, zoned B-4.

West: Office uses off of 44th Street, zoned B-4

Access:

The site is a corner lot with frontage off of 47th Avenue Court and 45th Street Court. The site plan identifies driveway access points only off of 45th Street Court.

Physical Characteristics:

The site is flat and slightly above street level.

Building Setbacks:

The B-4 zoning district requires a 20-foot front yard setback and a 10-foot rear yard setback requirement. The proposed structure will have a 25-foot west front yard setback and over 150-foot north front yard setback. The south rear yard setback will be approximately 35 feet. The west side yard setback will also be approximately 35 feet. The building will cover approximately 18 per cent of the site.

Parking/Lighting:

The Zoning Ordinance requires two parking spaces per medical treatment room and one space per employee during a maximum shift. There will be 30 total employees working at the facility. Based on this number and the proposed number of treatment rooms a total of 71 spaces are required. The site plan identifies a total of 81 parking spaces.

Along the south property line of the site there are 22 parking spaces that will back up into a private drive (see site plan). This area is also located within an ingress/egress and utility easement and is expected to be used for similar parking for any future development to the south of the subject site (approved final plat for subject site and adjacent lot is also attached). The Zoning Ordinance does not allow backing into a public street, but does allow backing into a private drive, or parking lot.

This area will have “street” light standards to light the parking and private drive. The attached “site lighting” map identifies that the foot-candle level of these light standards exceeds the ordinance requirement of one foot-candle at the south property line. This requires a variance. Staff recommends approval since the area will be used as parking and a shared private drive.

Signs:

The applicant proposes two freestanding signs for the development. There will be a 144.5 square-foot site identification sign located at the northwest corner of the site (intersection of 47th Avenue Court and 45th Street Court). This sign will be located 25 feet from the north and west property lines. The sign will have two panels identifying the clinic and medical offices (see attached sign drawing). Total height of the internally lit sign will be 25 feet from the finished grade to top of sign (B-4 zoning allows up to a 25-foot total freestanding sign height).

The second freestanding sign will serve more as a directional sign and will be located north of the 45th Street entrance and will be approximately 25 feet from the west property line. The sign will have a total area of 15 square feet and a height of 7’ 6” from grade to top of sign.

Landscaping:

The attached landscape plan identifies an approximate 25 to 30 foot wide landscape area along the north, east and west edges of the parking lot on the north side of the development (see landscape plan). The western edge of this landscaped area includes three white pine and two frontier elm trees. The northern and eastern edge also includes three white pine trees, one frontier elm tree and adds three bald cypress trees to this area. The northern parking lot also includes several landscaped “islands” with red maple canopy trees. Islands are not required by ordinance, but add an attractive landscape addition to the plan. Additional landscaping, not specifically required by ordinance but added around the structure (low level day lilies, blue muffin viburnum and summerwine ninebark shrubs) enhances the attractiveness of the site design.

Analysis:

The proposed single-story structure will be located perpendicular to 45th Street Court and have its main entrance facing north. There will be a 14-foot tall canopy covering a patient drop off area adjacent to the north entry doors to the facility (attached are building elevations for the proposed

structure). The structure will have a pre-cast cement board finish with a concrete base. This design is similar to other new UnityPoint health facilities constructed in the area.

The applicant has indicated to the Fire Marshal that the structure will have an automatic sprinkler system. The Fire Marshal's comments on the site plan are that Fire Department vehicle access to the front and rear of the structure is adequate meeting the Fire Code since the building has a sprinkler system, but he also recommends that the turn radius for the drive at the southeast corner of the building have its radius increased to accommodate larger Fire Department vehicles. The existing radius meets Fire Code requirements, but it is a recommendation since it is likely this turn will be used by larger fire and other private vehicles.

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 for the medical office/clinic use units meets Riverfront Corridor Overlay District site plan performance standards by providing adequate parking and access for the development and is a compatible with adjacent land uses.

The only variance requested is for the foot-candle lighting level along the south property line adjacent to the private drive. Planning staff recommends approval of this variance.

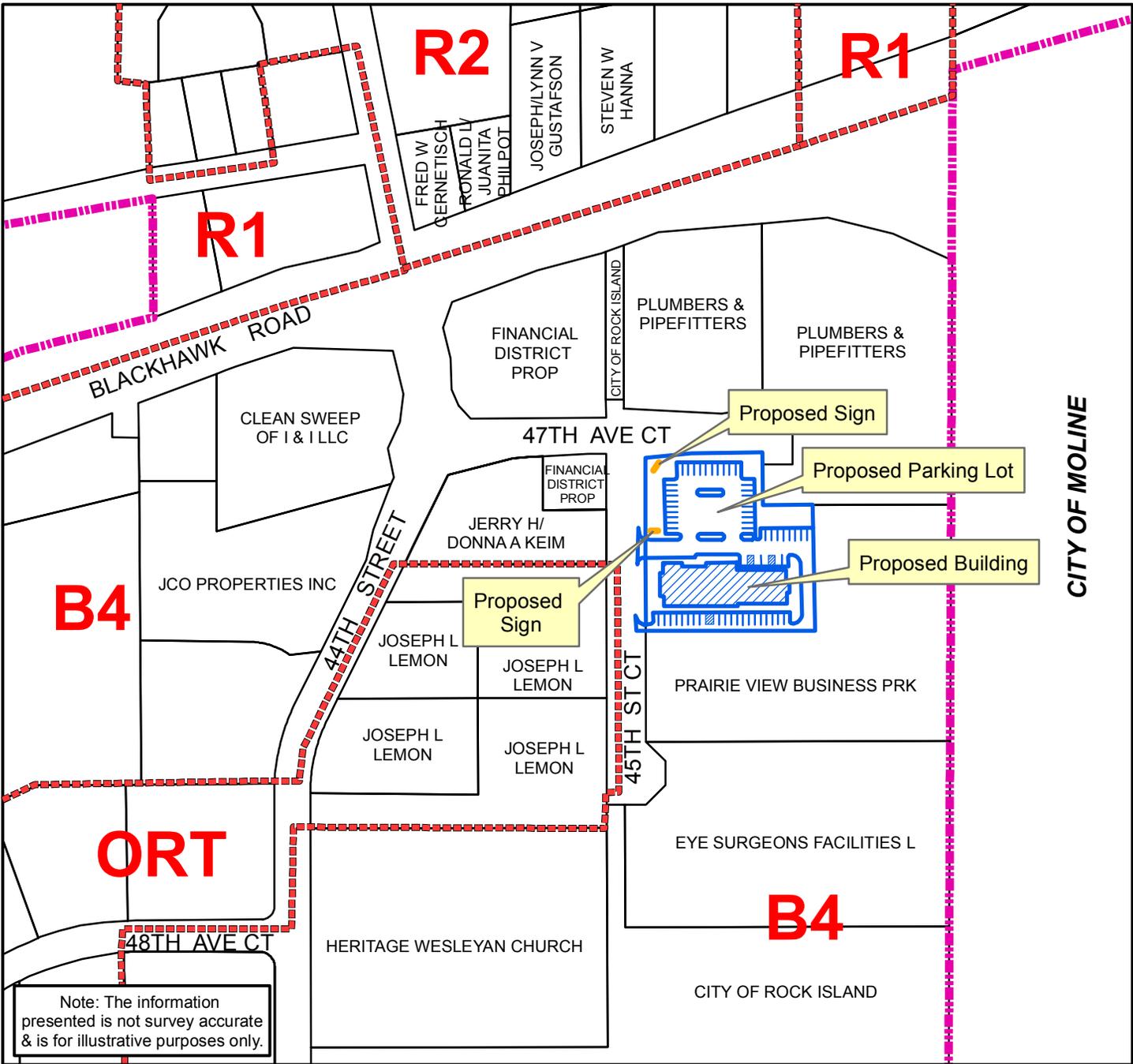
Recommendation:

That the attached final site plan be approved, with the requested variance for lighting along the southern private drive and parking area, because there is adequate parking and access and the proposed use is compatible with adjacent land uses.

City Council Schedule:

The Planning Commission recommendation to City Council will be scheduled to be on its September 15th agenda.

PLANNING COMMISSION



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

**PLANNING COMMISSION
2014-6**

Legend

- Municipal Boundary
- Parcels
- Subject Property

DR. BY: K.G.D.

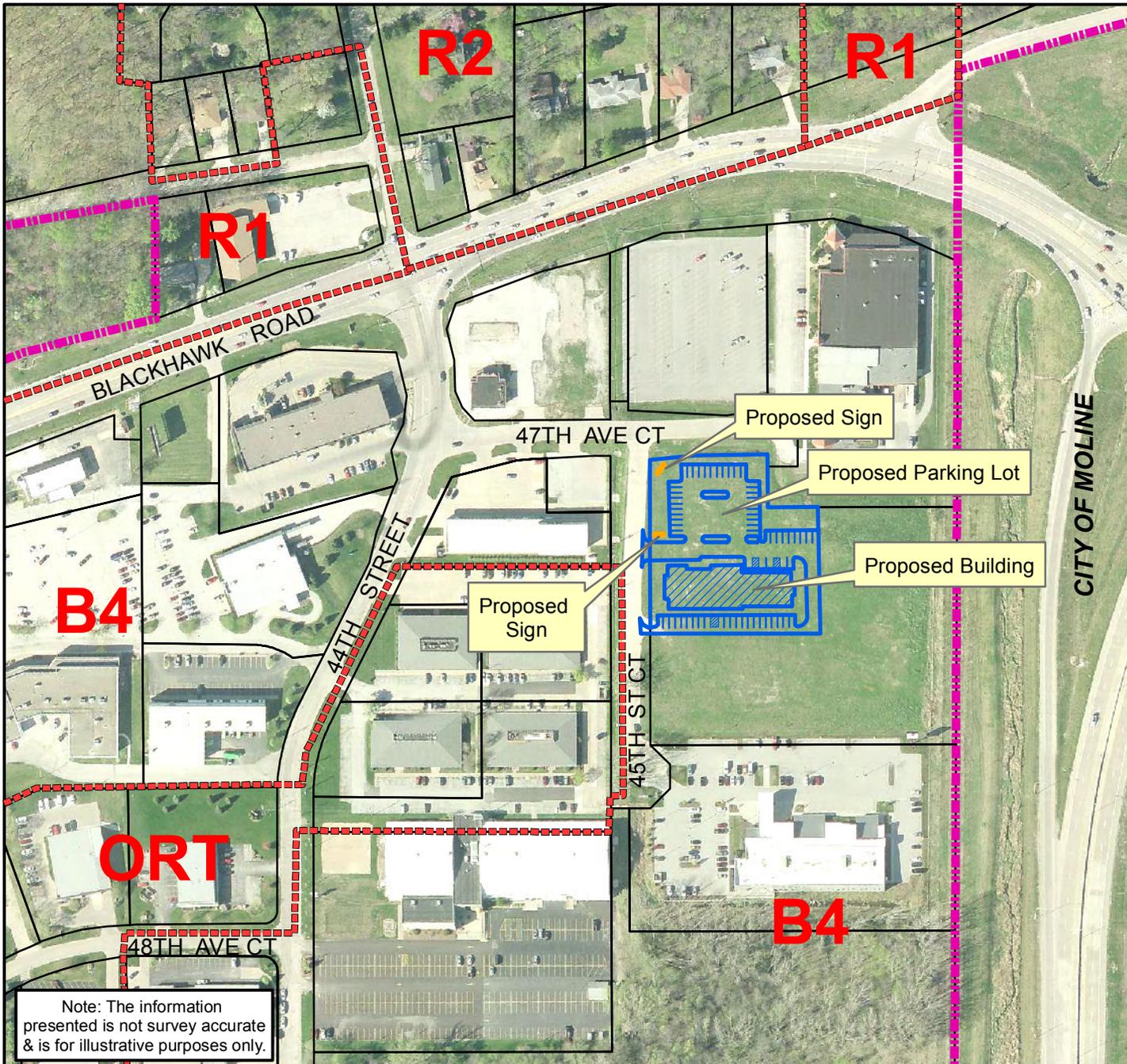
APPR. BY: B.G./A.F.

0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



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

PLANNING COMMISSION 2014-6 Aerial

Legend

-  Municipal Boundary
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

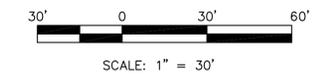


0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





LEGAL DESCRIPTION
 LOT 2 OF PRAIRIE VIEW BUSINESS PARK
 PART OF THE EAST HALF OF THE NW 1/4 OF SECTION 18,
 TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN,
 CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

OWNER/SUBDIVIDERS
 PRAIRIE VIEW BUSINESS PARK, LLC
 2100 18TH AVENUE, SUITE 2-S-S
 ROCK ISLAND, IL 61201
 PHONE: (309) 786-9920

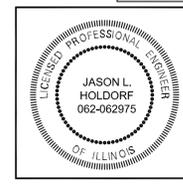
LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		OPEN GRATE STORM MH
		FLARED END SECTION
		SANITARY MANHOLE
		UNKNOWN MANHOLE
		WATER VALVE
		HYDRANT
		WATER METER
		POWER POLE
		POWER POLE W/ METER
		ELECTRIC METER
		TELEPHONE POLE
		TELEPHONE PEDESTAL
		GAS VALVE
		GAS METER
		LIGHT POLE
		SIGNS
		CONTOUR
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		SURVEY BOUNDARY
		EASEMENT LINE
		SETBACK LINE
		R.O.W. LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		PROPOSED PAVEMENT
		PROPOSED WALK

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE MUSCATINE DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
5. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.

SITE INFORMATION

ZONING DISTRICT:	B-4 HIGHWAY BUSINESS
SITE LOCATION:	47TH AVENUE COURT, ROCK ISLAND ILLINOIS
SITE AREA	199,373 S.F. ±
FRONT YARD REQUIRED	4.58 ACRES ±
SIDE YARD REQUIRED	20'
REAR YARD REQUIRED	NONE
TOTAL BUILDING AREA	12,431 S.F.
PARKING REQUIREMENT:	2 PER TREATMENT ROOM, PLUS 1 PER EMPLOYEE DURING THE MAXIMUM SHIFT
REQUIRED PARKING =	71 SPACES
PROVIDED =	81 (INCLUDING 4 HANDICAPPED)
TOTAL VEHICULAR USE AREA (V.U.A.) =	38,260 S.F. ±
CONSTRUCTION ACTIVITY DESCRIPTION:	The construction involves a proposed building, utility services, and an 81 parking stall parking lot. There will be a regional detention designed for the entire subdivision being developed. The detention basin will include sub-drains to maintain a dry bottom.



I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Illinois.

Signature _____ Date _____

Jason L. Holdorf
 License No. 062-062975
 My license renewal date is November 30, 2015
 Pages or sheets covered by this seal: _____

REVISIONS	DESCRIPTION	DATE
No.		

Missman, Inc.
 Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
 (309) 788-7644 • (563) 344-0260 • (815) 965-6400 • (815) 748-5543
 www.missman.com

UNITY POINT MEDICAL OFFICE BUILDING
 ROCK ISLAND, ILLINOIS

SITE PLAN

Missman Project No: C14L018
 File Name: C14L018-BASE.dwg
 © COPYRIGHT 2014 ALL RIGHTS RESERVED
 Field Book No: #####
 Drawn By: AEK
 Checked By: JLH
 Date: 08/05/2014



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

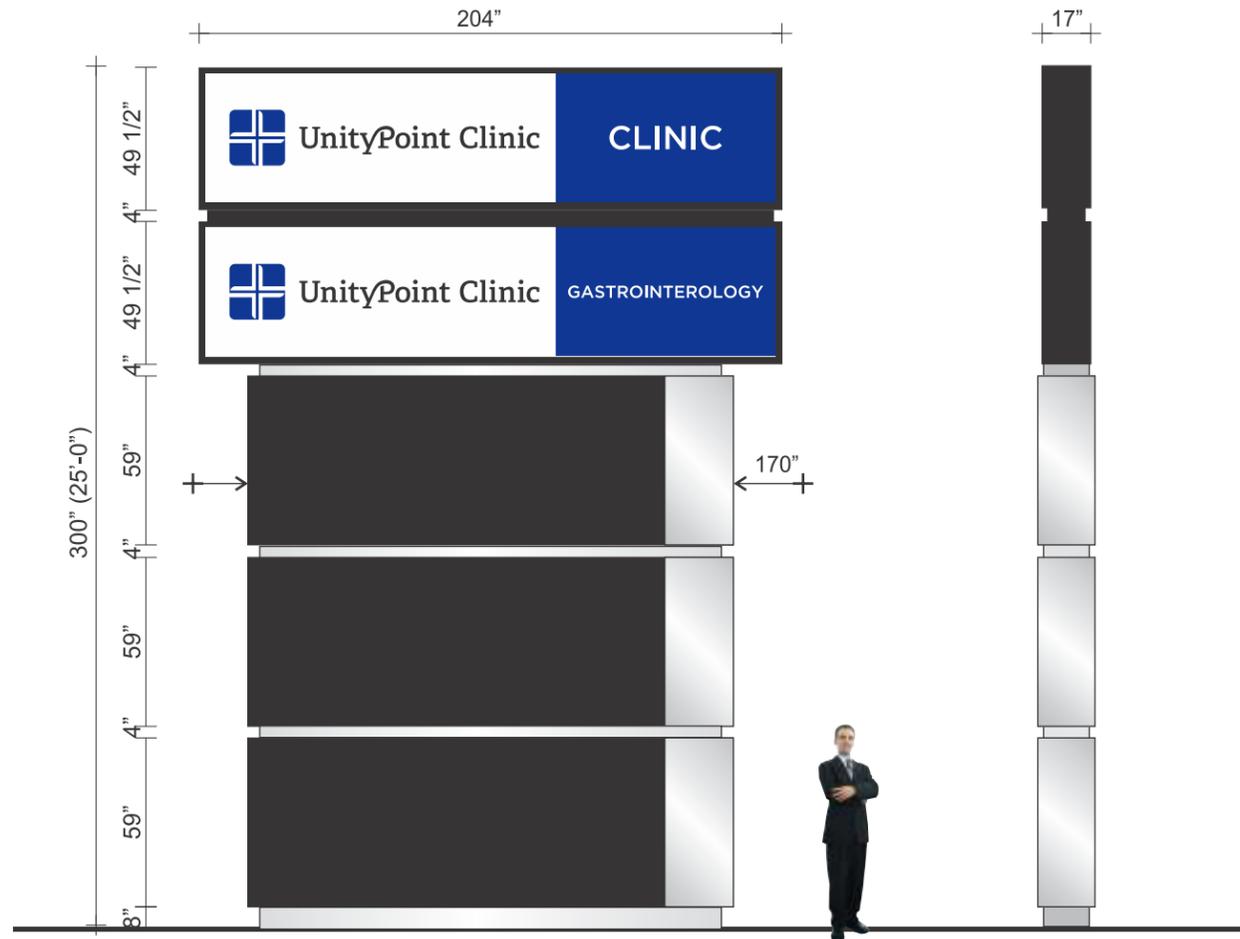
UNITY POINT HEALTH - TRINITY MEDICAL CENTER
GASTRO - INTESTINAL CLINIC & ENDOSCOPY CENTER
ROCK ISLAND, ILLINOIS

ISSUE RECORD
PRELIM. 8/05/14

PROJECT
1441
NUMBER

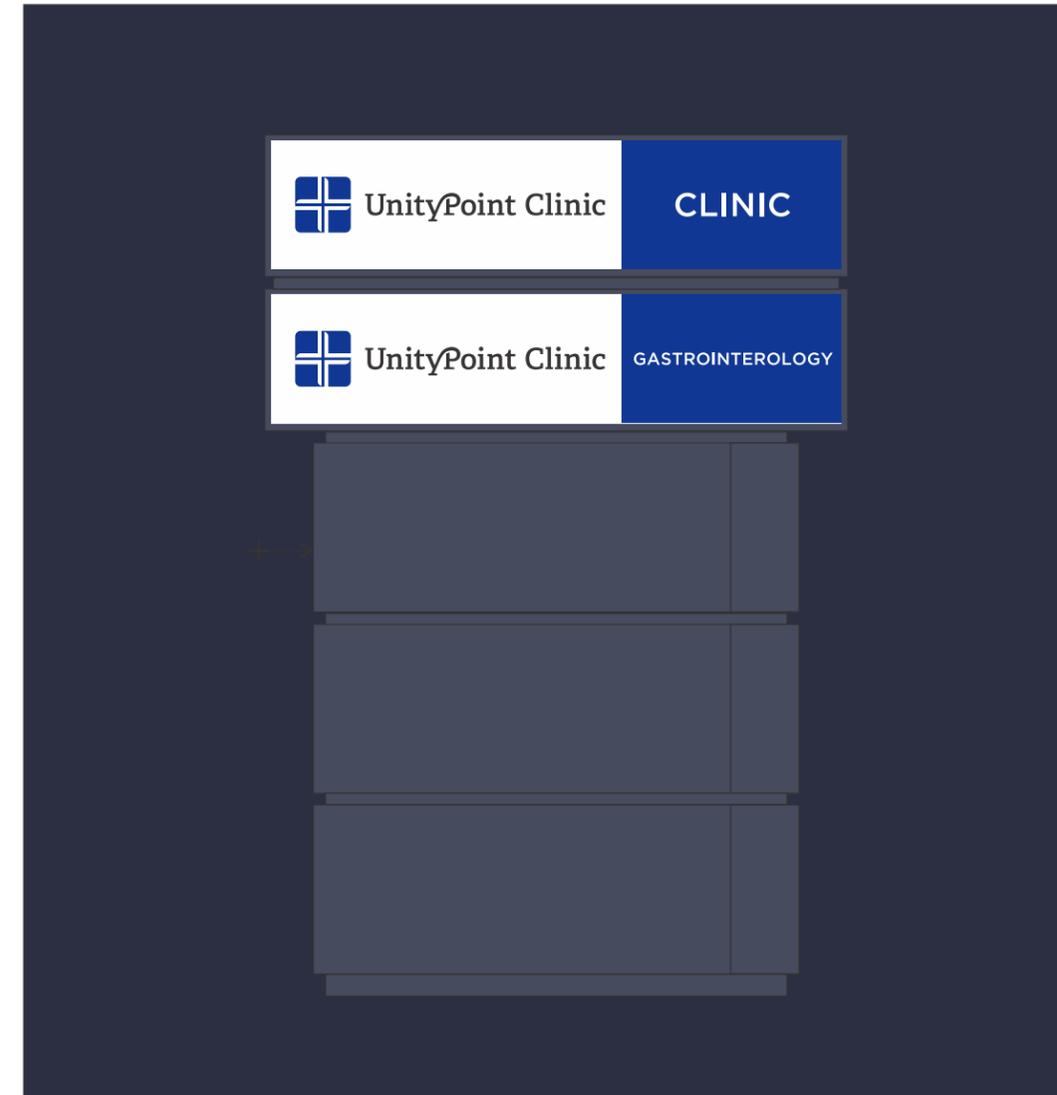
SHEET
A2.1
NUMBER

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. © COPYRIGHT 2014 LSG



Scale: 3/16"=1'-0"

Total Sign Area =144.5Sq. Ft.

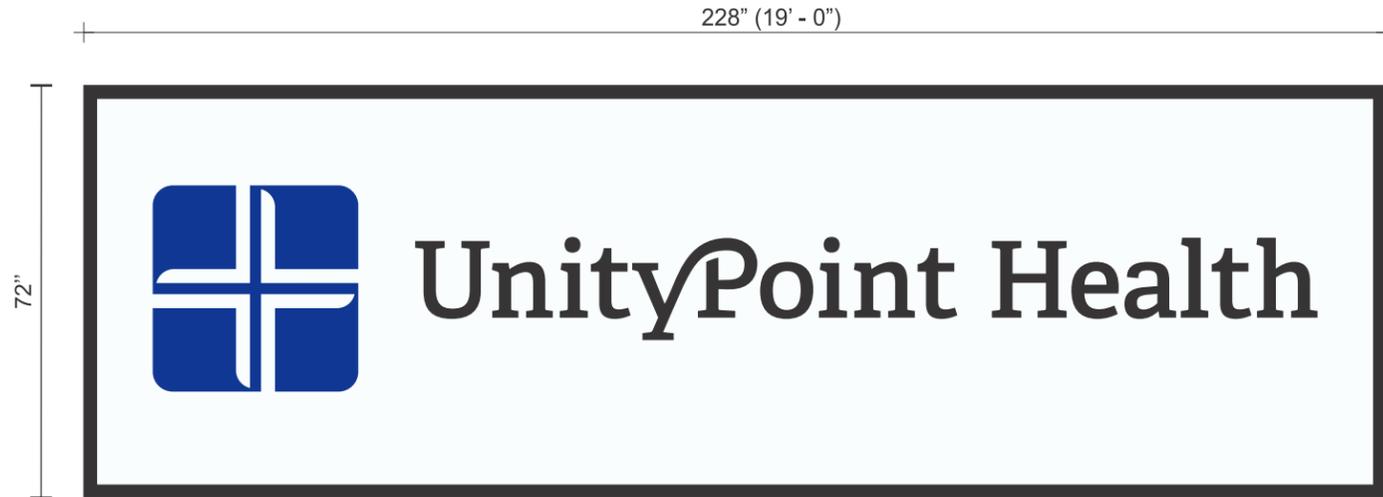


Night View

D/F Illuminated sign
Cabinets D/F Extruded aluminum illuminated with white flex faces translucent vinyl applied.
Cabinets illuminated with fluorescent lamps, cabinet sprayed black
Fabricated aluminum reveal sprayed black
Pipe cover fabricated from 1" & 2" square aluminum tubing with reveals
sprayed black and brushed aluminum



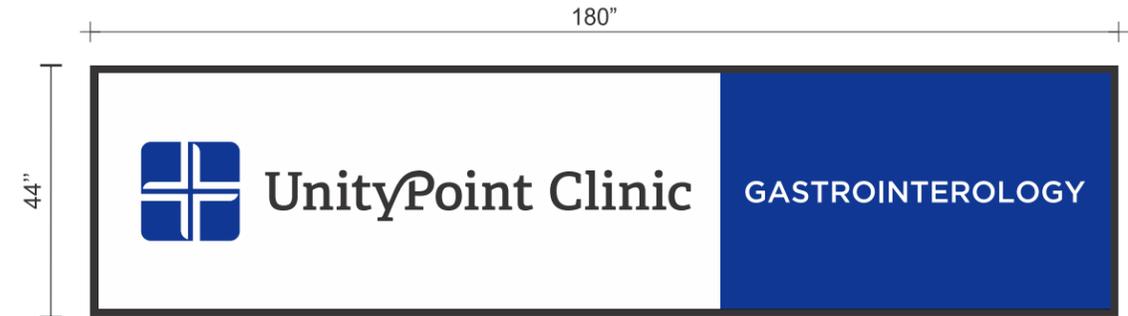
These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. © COPYRIGHT 2014 LSG



Scale: 3/8"=1'-0"

Total Sign Area =114 Sq. Ft.

S/F Extruded aluminum illuminated cabinet with white flex faces translucent vinyl applied,
Cabinets illuminated with fluorescent lamps and sprayed black



Scale: 3/8"=1'-0"

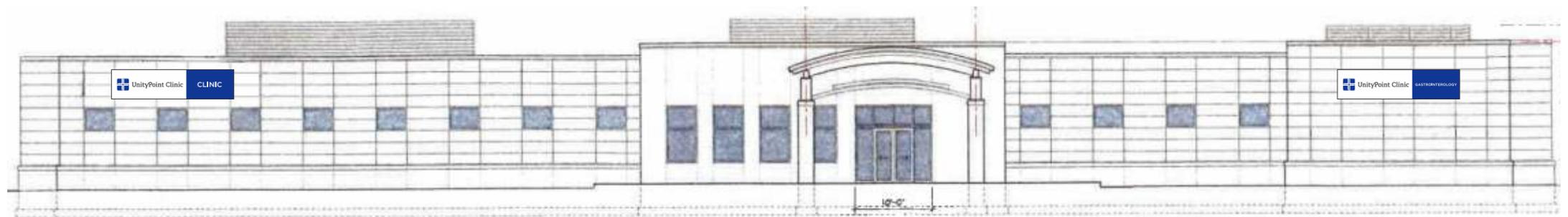
Each Sign Area =55.05 Sq. Ft.



Quantity (2)

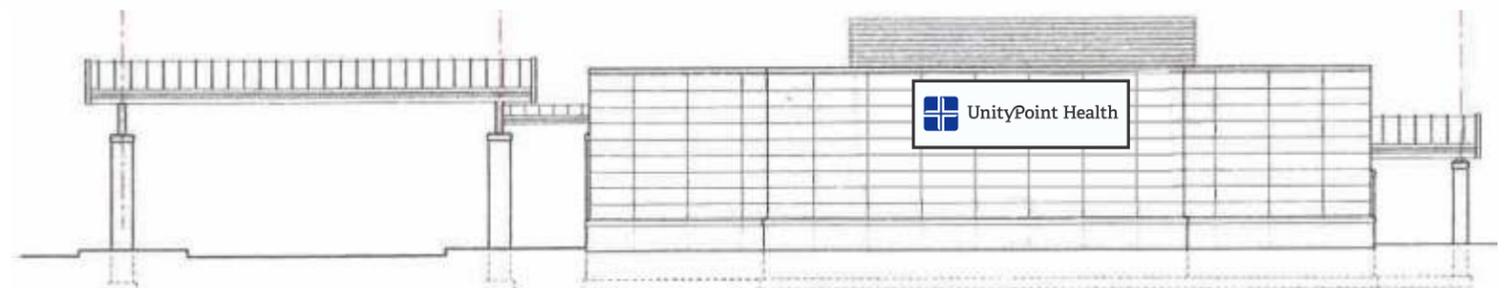
S/F Extruded aluminum illuminated cabinet with white flex faces translucent vinyl applied,
Cabinets illuminated with fluorescent lamps and sprayed black

*NOTE copy is different on each sign



South Elevation

Scale: 1/16"=1'-0"

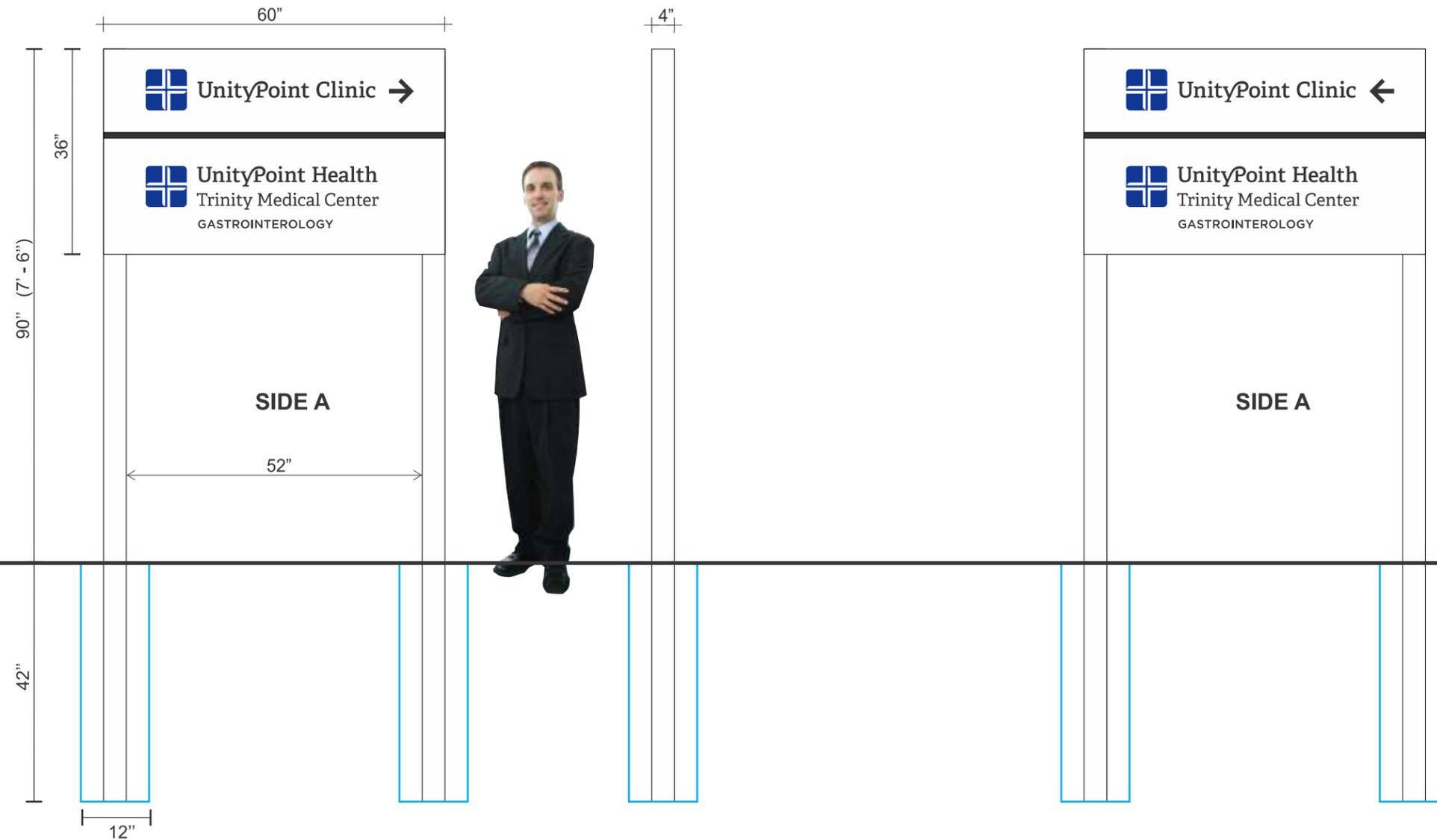


East Elevation

Scale: 1/16"=1'-0"



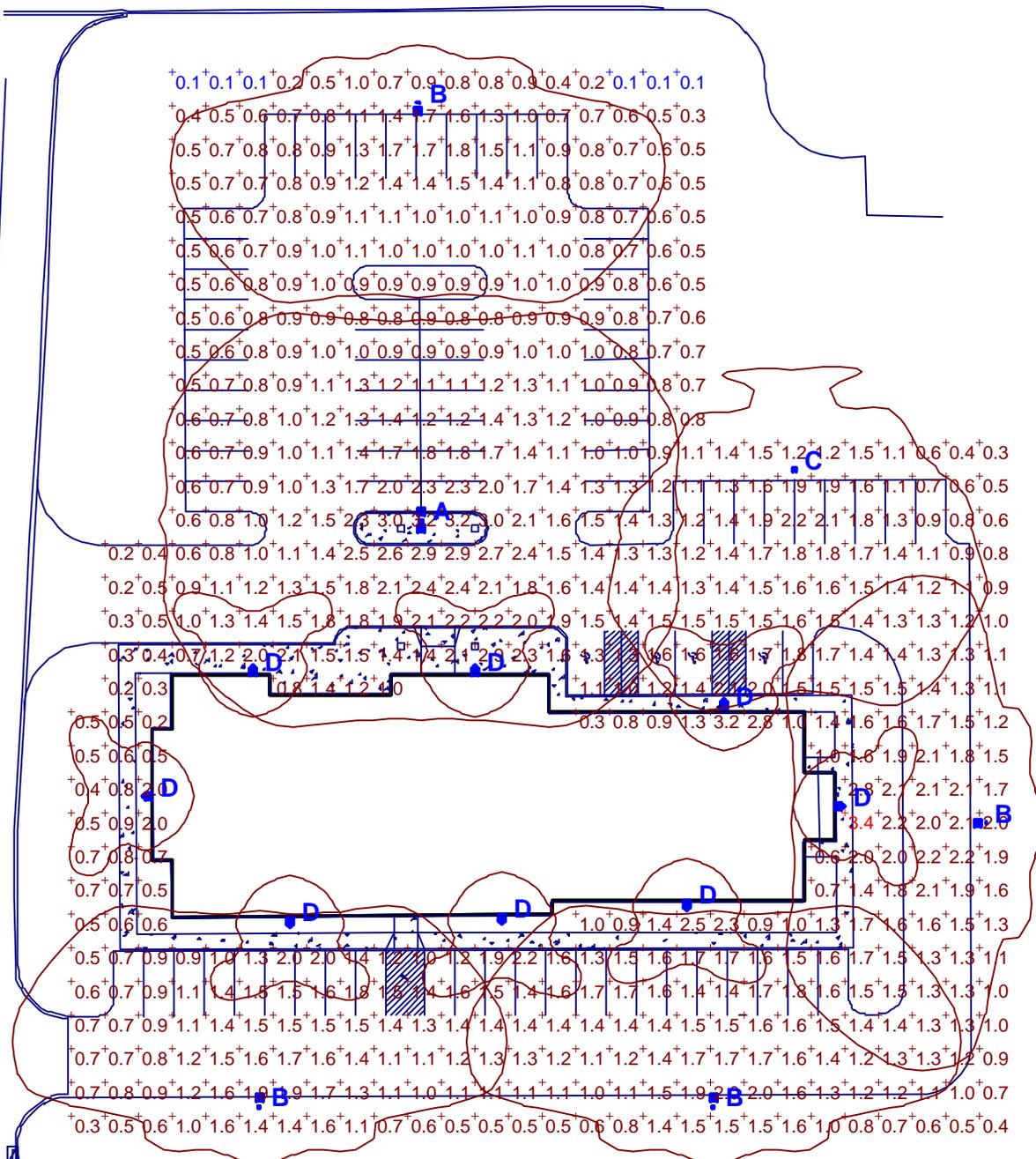
These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. © COPYRIGHT 2014 LSG



D/F non illuminated post and panel directional
Cabinet fabricated from 4" square aluminum
tubing with flat aluminum panels attached
with opaque vinyl applied, sign and posts
sprayed white

Total Sign Area = 15 Sq. Ft.

		
3630-37 Sapphire Blue	3630-12 Black	White



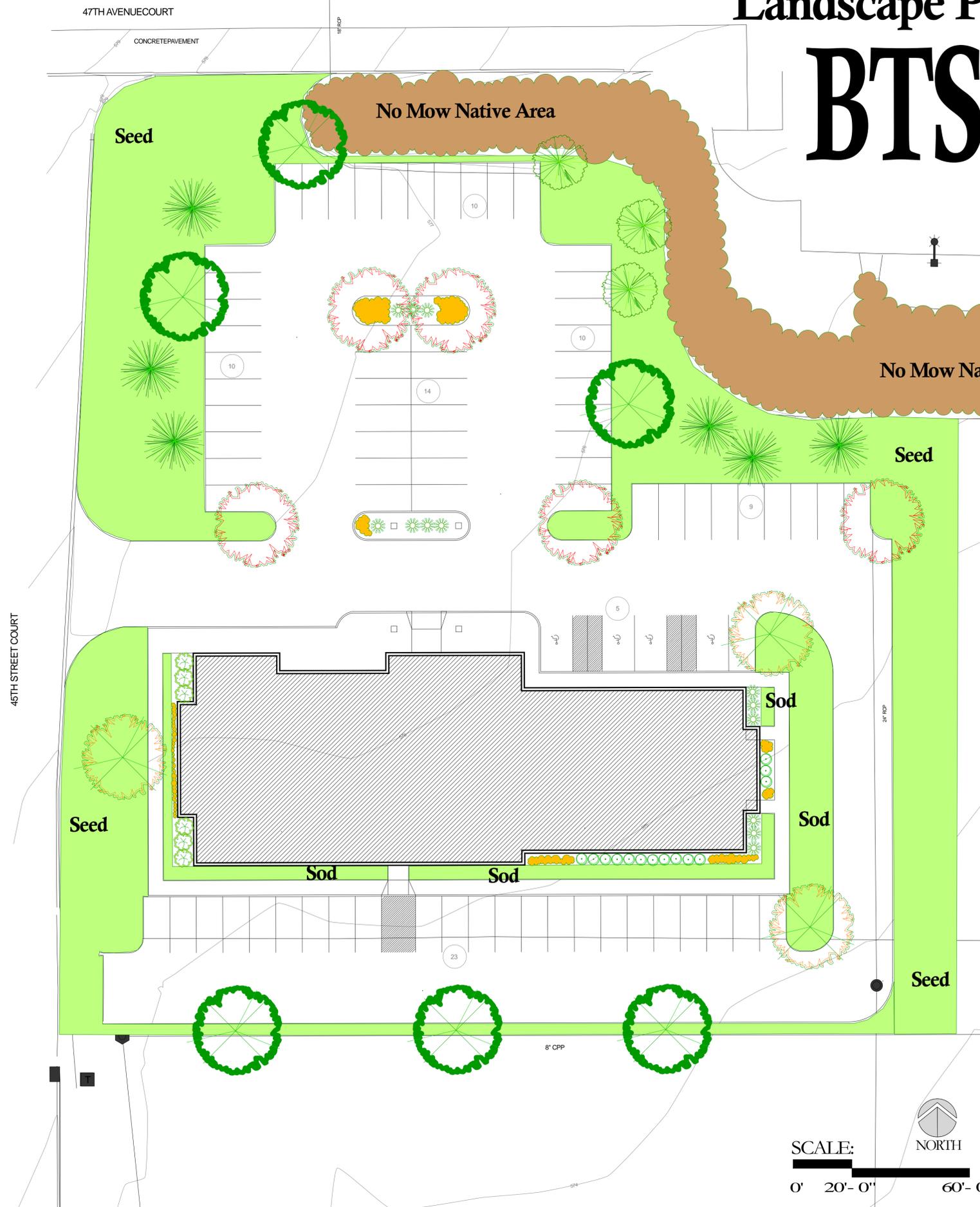
Plan View
Scale 1" = 50'

Site Lighting
% TCE

Designer TTG
Date Aug 1 2014
Scale
Drawing No.

Landscape Plan

BTS - Gastro R.I.



Plant Schedule

Qty.	Size	Name	Symbol
5	2.0" cal.	Red Sunset Maple	
6	6' hgt.	White Pine	
3	2.0" cal.	Swamp White Oak	
6	2.0" cal.	Frontier Elm	
3	2.0" cal.	Bald Cypress	
6	24" hgt.	Blue Muffin Viburnum	
14	24" hgt.	Summerwine Ninebark	
13	5 gal.	Karl Foerster Reed Grass	
100	1 gal.	Stella Daylily	

Landscape Notes:

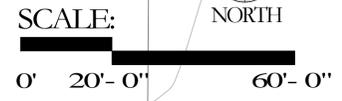
1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
4. Amend plant bed areas with compost (tilled into existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
6. 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

Turf Notes:

1. Fine grade and prepare disturbed areas for seed or sod. Fine grade is defined as plus or minus 1".
2. Hydroseed will be a premium Bluegrass/Perennial Rye blend applied at the rate of 10#/1000 sf. Fiber mulch will be a bonded fiber matrix blend applied as per manufacturer's recommendations.
3. Cover slopes greater than 3:1 with Futerra Erosion Blanket.
4. Watering and care of all turf (seed or sod) is the responsibility of the Owner.

Landscape Requirements:

- Parking Provided = 81 spaces
- Trees Required = 17 / Trees Provided = 20
- Buffer Required = None



MARK A. SLIFKA
REGISTERED LANDSCAPE ARCHITECT
ILLINOIS #157-000731 IOWA #0465

GREENSPACE ASSOCIATES
6749 VALLEY DR. BETTENDORF, IOWA 52722
563-355-8148 563-355-8115 fax
sales@greenspaceassociates.com

LANDSCAPE & IRRIGATION DESIGN, INSTALLATION & MAINTENANCE

USE OF THIS PLAN FOR BIDDING, PRICING, OR OTHER PURPOSES, WITHOUT THE WRITTEN CONSENT OF GREENSPACE ASSOCIATES, INC. IS PROHIBITED.

