



ROCK ISLAND
ILLINOIS

Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

October 1, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of September 3, 2014
3. Public Hearing #2014-07: Request from Kevin Murphy requesting a Rezoning from R-2 (one family residence) district to B-1 (neighborhood business) at 1826 31st Street.
4. Other Business
5. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 3, 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, Lorian Swanson and Berlinda Tyler-Jamison. Commissioner Bruce Peterson arrived at 5:33 PM. Commissioners Kevin Nolan and Norman Moline were absent. Also in attendance were Alan Fries and Ben Griffith.

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

The Commission considered the matter of approval of the minutes of the July 2, 2014 meeting. After a brief discussion, Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Harding 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 #2014-06: 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**

Next there came before the Planning Commission a public hearing: a request for a Riverfront Corridor Overlay site plan review for a medical clinic and office located at approximately 4501 – 47th Avenue Court. Chairman Levin asked Mr. Fries to present the request. Mr. Fries provided a brief overview of the request and staff report. He discussed the particulars of the site plan, including architectural design, landscaping, signage, parking and the requested variance for an increase in foot-candles along the southern boundary line. Mr. Fries stated that although the curb radii at the eastern end of the building met the Fire Code, the Fire Marshal had asked the applicant to enlarge them to allow access by the larger Fire Department vehicles. Chairman Levin asked the Commissioners if they had any questions for Mr. Fries. Chairman Levin then

asked if there would be sidewalks connecting the site to walking paths in the area for the staff. Mr. Fries answered that when the original Prairie View Business plat was approved, it was approved with a request not requiring sidewalks.

Commissioner Tyler-Jamison stated she had a conflict of interest since she was employed by UnityPoint and would not take part in the discussion or vote on the matter.

Commissioner Peterson asked what the foot-candle measurement at the south property line was and Mr. Fries answered that it was 1.6 foot-candles, whereas the maximum allowed by code was 1.0. Commissioner Peterson then asked if there were any plans for developing the property to the south and Mr. Fries answered that there were none at the present time and that the property was zoned B-4.

Commissioner Creger asked about the hours of operation and whether the light would be turned off after hours. Mr. Koellner responded that the hours of operation would be 7:00 AM to 6:00 PM, Monday through Friday and that there would be timers for some of the lights, but some would be required for security lighting.

Chairman Levin opened the public hearing and asked the applicant to step forward. Mr. Kevin Koellner of Build to Suit, Inc., at 1805 State Street, Suite 101 in Bettendorf, Iowa, stepped up to the podium and identified himself as the builder and developer for UnityPoint. Mr. Koellner stated that the proposed building was similar to another UnityPoint clinic built recently at 53rd Street and John Deere Road in Moline. He stated that the building would house medical offices and an outpatient clinic and briefly described the project. There were no questions for the applicant.

Hearing no further questions for the applicant, Chairman Levin closed the public hearing and asked if anyone would care to make a motion. Commissioner Creger made a motion to recommend approval of the site plan as presented, adding that if the Fire Marshal needed extra radii, that the City Council please consider it. Commissioner Lopez seconded the motion.

Commissioner Johnson asked why the larger curb radii were needed since the Fire Department clearly had access to three sides of the building. Commissioner Dasso asked if there was adequate clearance beneath the canopy proposed at the front entrance. Mr. Griffith answered that the 14 feet clearance proposed would accommodate all Fire Department vehicles.

Hearing no further discussion, Chairman Levin called for a vote. The motion was approved by the Planning Commission 8—0—1 with Commissioner Tyler-Jamison abstaining. Chairman Levin stated that the item would be placed on the September 15 City Council agenda for final review and approval.

OTHER BUSINESS

Chairman Levin thanked everyone who attended the Planning Commissioner training last week and thanked Planning staff for providing it.

Mr. Griffith stated that the Planning Office had received one public hearing request for the October meeting, adding that the deadline for non-advertised items was not until the following week. He thanked everyone for attending the training, adding that the presenters were very impressed with the number of attendees, questions and discussion.

Mr. Griffith asked if any of the Commissioners still needed to complete their Open Meetings Act training, to let him know and he would forward them a weblink. 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 Lopez made a motion to adjourn the meeting at approximately 5:47 PM. Commissioner Harding seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, October 1, 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: September 24, 2014

Subject: Case #2014-07- Request for Rezoning from R-2 (one family residence) district to B-1 (neighborhood business) district at 1826 31st Street.

Kevin Murphy (owner of McDonald's Restaurant located at 1813 30th Street) has filed an application for a rezoning from R-2 (one family residence) district to B-1 (neighborhood business) district at 1826 31st Street. Mr. Murphy indicates he has purchased the property and proposes to utilize the former residential structure on the site as an office and construct an eight-space employee parking lot on the site.

Size of Property to be Rezoned:
84' x 145' (12,180 square feet).

Existing Land Use: The site is currently occupied by a former residence and a detached garage.
North: McDonald's Restaurant, zoned B-3.
East: Single family residence, zoned R-2.
South: Single family residence, zoned R-2.
West: Single family residence, zoned R-2.

Zoning History
None.

Comprehensive Plan Designation:
The recently approved Comprehensive Plan identifies single family residential land use for the site.

Access:
The site has access to 31st Street.

Physical Characteristics:
The site is flat and slightly above street level.

Landscaping, Lighting and Signs:
The applicant has submitted the attached landscape plan that identifies proposed landscaping adjacent to the eight parking spaces. There will be a row of 17 arborvitae trees along the western edge of the parking spaces along with 34 perennial plantings in the ten foot wide landscaped area to the south and east of the parking lot. An Autumn Blaze maple canopy tree will also be located

in the east yard area to further buffer the parking lot from residential uses to the east. Along the west edge there is already a fence along the neighbor's property line, but the applicant has indicated that he will add his own privacy fence and landscaping in an approximate five foot wide area adjacent to the property line.

The only lighting that will be provided will be motion detector lights on the rear side of the office structure and south side of the existing detached garage. These lights will be directed downward, so to not shine in neighbor's windows. No signs will be located on the property.

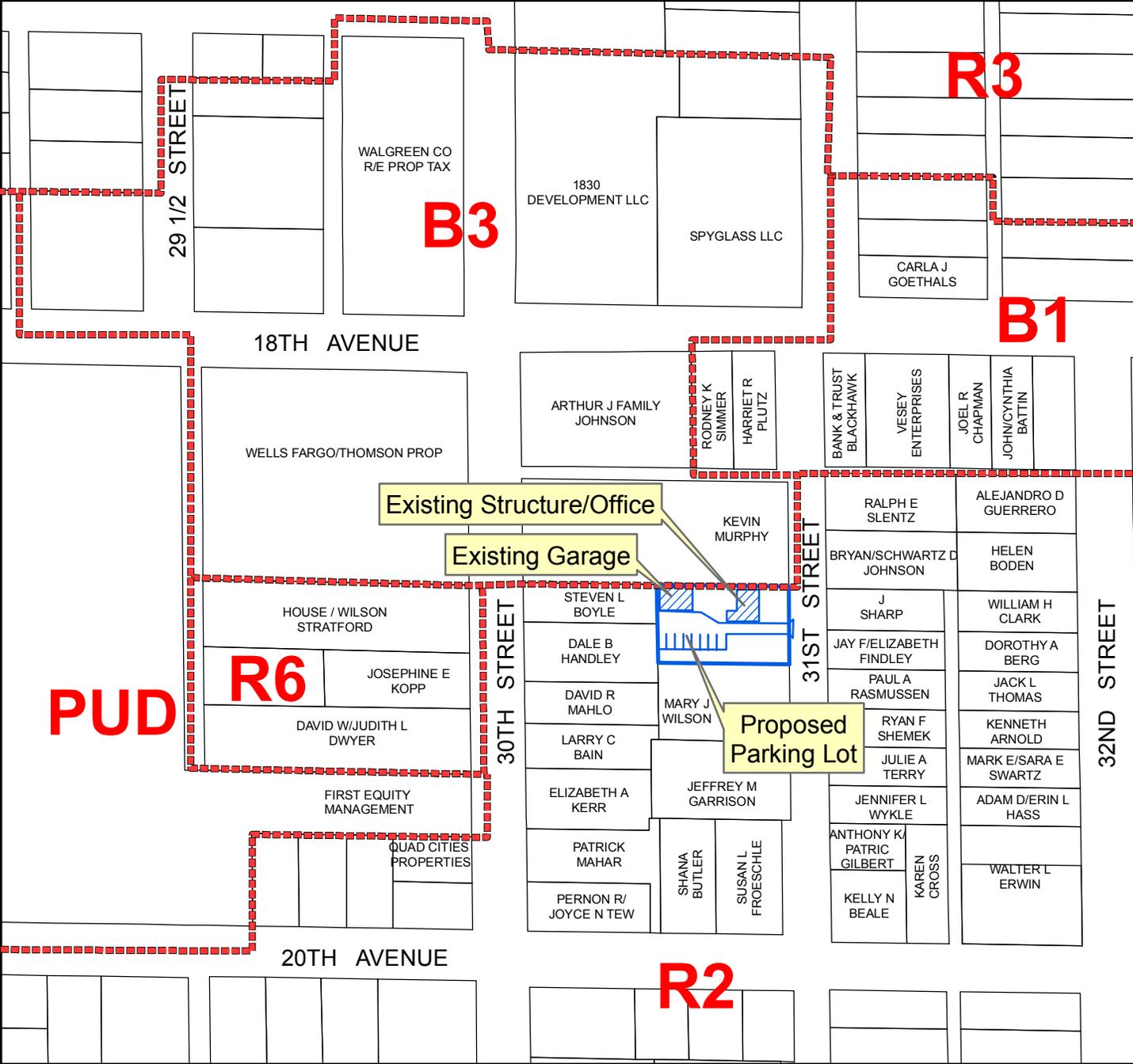
Analysis:

Staff believes that the rezoning to B-1 is a reasonable expansion of business zoning in the area due to its location adjacent to B-3 zoning to the north. The proposed use will be accessory to the restaurant use and will not over-develop the site with a large commercial use. The site will maintain much of its residential character as the residence will remain and the office will not be a public office. Also, there will not be any signs on the property to identify it as a non-residential use. The eight spaces will be improved and well landscaped to provide a buffer to adjacent residential uses. Any future commercial development would be limited by the 2,500 square foot maximum building size for the listed uses identified in the Zoning Ordinance (B-3 zoning does not have similar 2,500 square foot limitation).

Recommendation:

Staff recommends approval of the rezoning because it is a reasonable expansion of the business zoning for related use in the area due to its proximity to B-3 zoning and McDonald's Restaurant to the north.

PLANNING COMMISSION



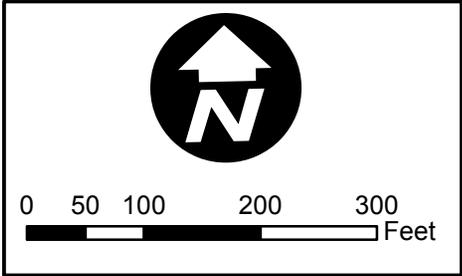
PLANNING COMMISSION
2014-7

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

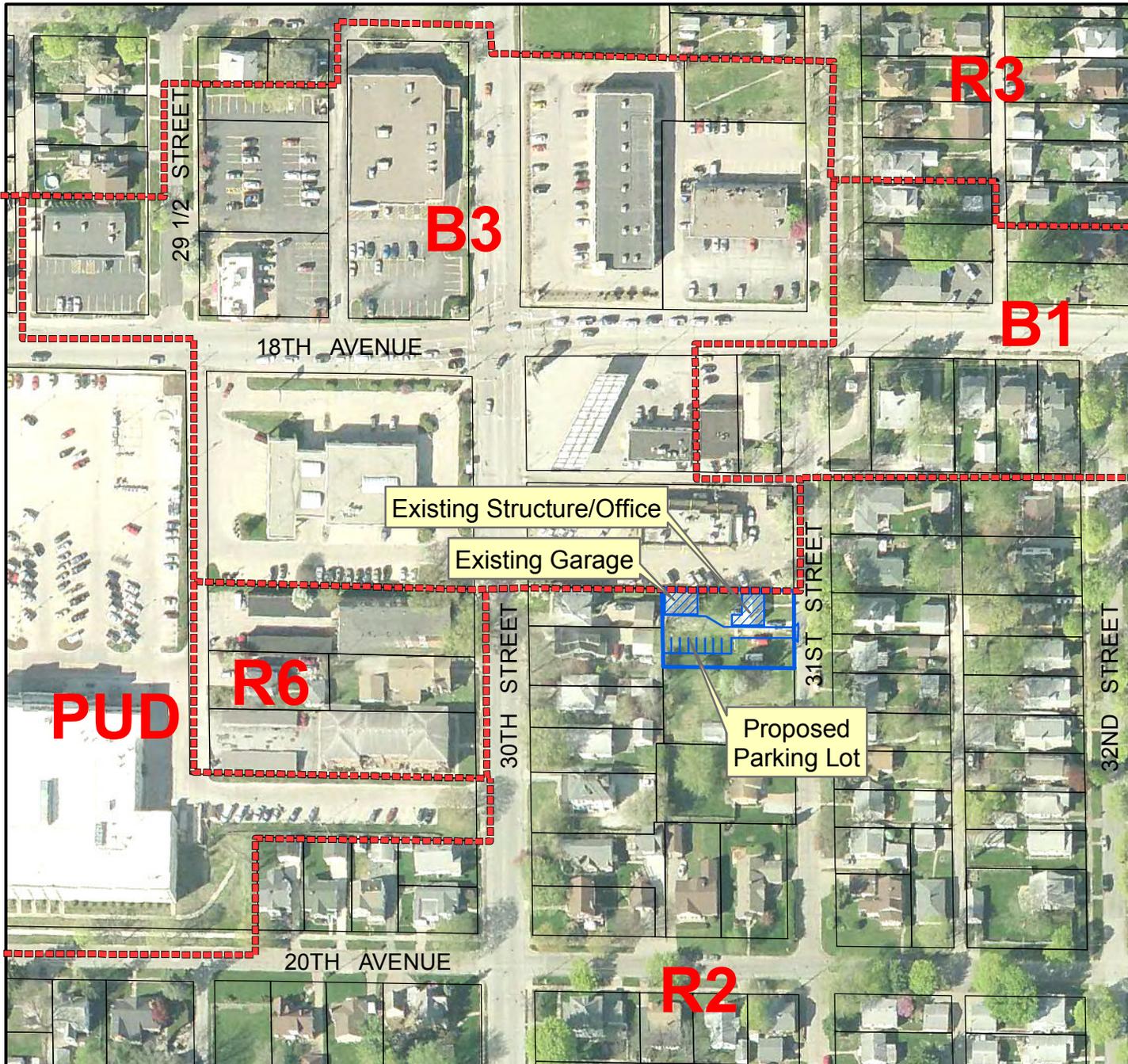
APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



PLANNING COMMISSION 2014-7 Aerial

Legend

-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

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

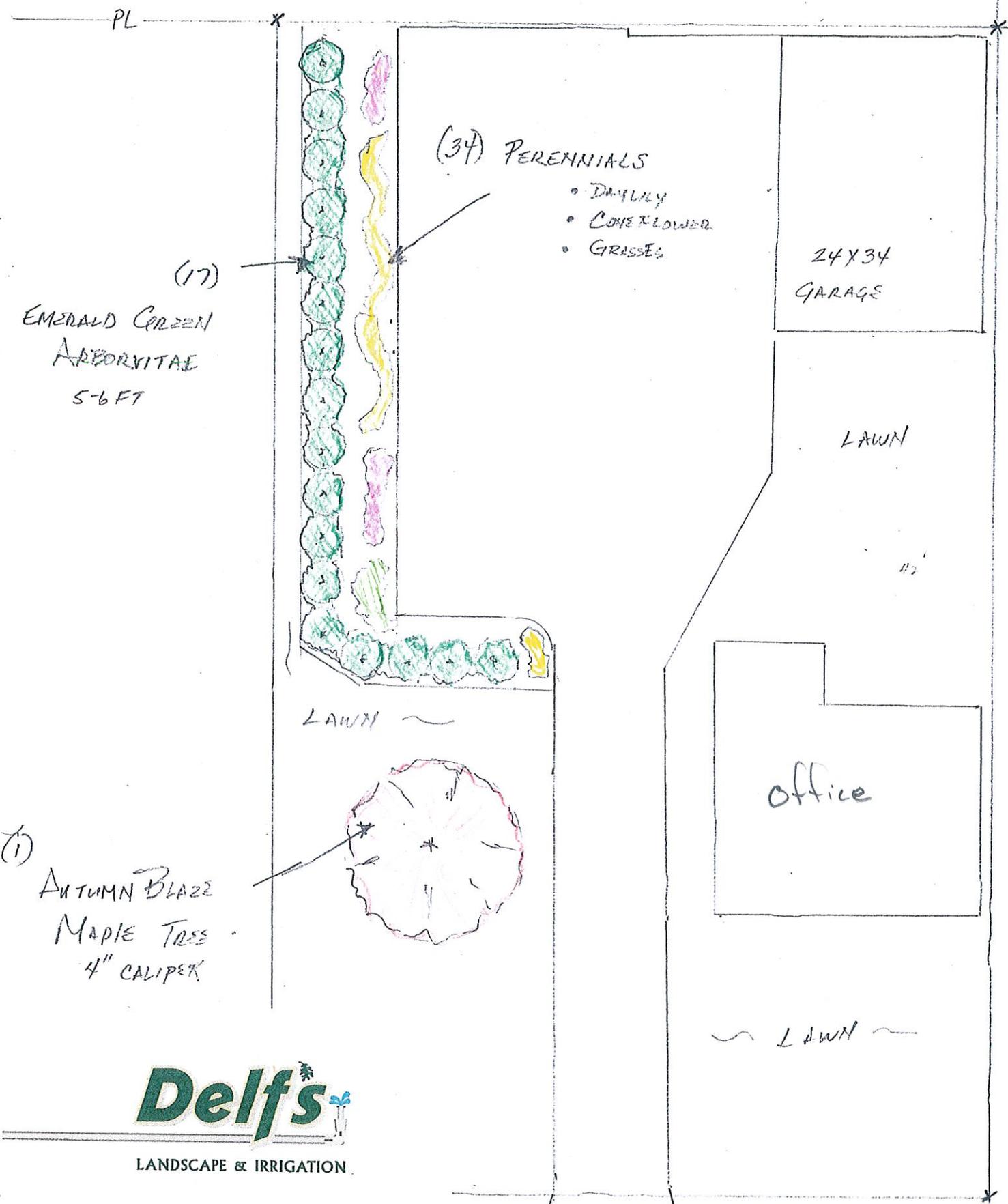


0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





PL

(17)

EMERALD GREEN
ARBORVITAE
5-6 FT

(34) PERENNIALS

- DAYLILY
- CONE FLOWER
- GRASSES

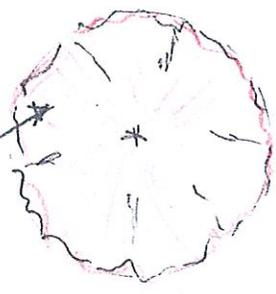
24x34
GARAGE

LAWN

LAWN

(1)

AUTUMN BLAZE
MAPLE TREE
4" CALIPER



office

LAWN

Delfs

LANDSCAPE & IRRIGATION

• Certified Toro Irrigation • Outdoor Lighting Systems •
• Full Service Landscape Company •
By J. DELF 8-01-2014

1" = 15' SCALE

