



## **Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

January 7, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of December 3, 2014
3. Procedural Explanation
4. Public Hearing #2014-10: Request from Raju Penmatcha for a rezoning from R-1 (one family residence) district to PUD (planned unit development) district for a property to be considered for annexation at approximately 8900 Rock Island Parkway.
5. Other Business
6. Adjournment



**UNAPPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, DECEMBER 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 – 3<sup>rd</sup> Avenue, Rock Island, Illinois. The meeting was called to order by Vice-Chairman Michael Creger at 5:30 PM. Present were Commissioners Michael Creger, Andrew Dasso, Ted Johnson, Jason Lopez, Norm Moline, Bruce Peterson and Lorian Swanson. Commissioners Bruce Harding, Kevin Nolan and Berlinda Tyler-Jamison were absent. Commissioner David Levin arrived at approximately 5:39 PM. Also in attendance were Alan Fries, Ben Griffith, Magda Dziembowski and City Attorney Dave Morrison.

**AN ORDER APPROVING THE MINUTES OF THE NOVEMBER 5, 2014 MEETING**

The Commission considered the matter of approval of the minutes of the November 5, 2014 meeting. After a brief discussion, Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Lopez 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. After a brief discussion, Commissioner Peterson made a motion to place the final subdivision plat ahead of the rezoning public hearing. Commissioner Lopez seconded the motion and the Commissioners unanimously approved the written agenda as amended.

**PROCEDURAL EXPLANATION**

Vice-Chairman Creger provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance. He stated there was one public hearing with three interested parties registered with the City Clerk's Office for Public Hearing #2014-10.

**REVIEW OF A FINAL PLAT WITH VARIANCE OF THE DONALD GAY SUBDIVISION  
LOCATED AT 600/602 - 5<sup>TH</sup> STREET**

Next there came before the Planning Commission a review of a final subdivision plat located at 600/602 – 5<sup>th</sup> Street. Vice-Chairman Creger asked Mr. Fries to present the request. Mr. Fries provided a brief overview of the staff report and explained the need for variances to make the lots more conforming with the City Code. Hearing no questions from the Commissioners for Mr. Fries, Vice-Chairman Creger then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Donald Gay of 923 – 15<sup>th</sup> Street in Rock Island stepped up to the podium. He stated that he had nothing to add and that he simply wanted to separate the property into two parcels. Hearing no questions for the applicant, Vice-Chairman Creger asked if there was any discussion from the Commissioners. Hearing none, he stated that he would entertain a motion.

Commissioner Moline made a motion to recommend approval of the final subdivision plat as proposed with the variances requested to the City Council. Commissioner Peterson and the Commission voted unanimously in favor of the motion. Vice-Chairman Creger stated the item would be placed onto the December 14, 2014 City Council agenda for final review and approval.

**PUBLIC HEARING #2014-10: REQUEST FROM RAJU PENMATCHA FOR A REZONING FROM R-1 (ONE FAMILY RESIDENCE) DISTRICT TO B-4 (HIGHWAY INTENSIVE BUSINESS) DISTRICT FOR A PROPERTY TO BE CONSIDERED FOR ANNEXATION AT APPROXIMATELY 8900 ROCK ISLAND PARKWAY**

Next there came before the Planning Commission Public Hearing #2014-10: a request for a rezoning from R-1 to B-4 for a 60-acre parcel to be considered for annexation at approximately 8900 Rock Island Parkway. Vice-Chairman Creger asked Mr. Fries to present the request. Mr. Fries stated that Planning staff had received several calls regarding the rezoning request and that there were three interested parties registered with the City Clerk's Office. He then provided a brief overview of the rezoning request, describing the physical characteristics of the site, critiquing the conceptual site plan and reviewing the staff report. Mr. Fries explained Planning staff's recommendation for denial and recommendation of the staff report that the applicant seek a PUD zoning classification instead.

Commissioner Johnson expressed concerns with the both B-4 and PUD being in conflict with the Comprehensive Plan. Mr. Fries responded that PUD would allow mixed-use and residential uses. Commissioner Levin stated he had no problem with residential, but was not sure about commercial without improvements to the adjacent roadway. Vice-Chairman Creger then asked the applicant to step forward to address the Planning Commission and answer their questions.

Mr. Raju Penmatcha of 9311 Turkey Hollow Road in Taylor Ridge stepped up to the podium. He began by providing a brief description of his education and professional background. Mr. Penmatcha explained the types of projects with which he had experience as a professional engineer with the Department of Defense and the Corps of Engineers. He provided a detailed description of the physical characteristics and challenges of the site and how he intends to

prepare the site for development, paying particular attention to his grading and drainage plans. Mr. Penmatcha stated that he has already obtained his state permits but has not yet submitted a grading permit application to the City since the property is technically still located in the County until the annexation is complete and formally approved by the City Council.

Commissioner Peterson stated his concerns with the contours and drainage from the site, possibly onto adjacent properties and onto the Parkway. Mr. Penmatcha responded that his plan is to use existing contours to capture stormwater runoff and maintain natural drainage patterns from the site, emphasizing that cutting down the slope would reduce the velocity of stormwater flow and that it would be a positive approach with a 1½ to 2% slope to the west.

Hearing no other questions from the Commissioners, Vice-Chairman Creger called for interested parties to approach the podium.

Ms. Jodie White of 4118 – 85<sup>th</sup> Avenue West in Milan stepped up to the podium. She stated that her property was located to the northwest of the site, that she was concerned with drainage, noise and traffic. She was also concerned about property values and asked Planning staff what was a PUD? Mr. Fries provided a brief explanation of the PUD zoning classification, describing the allowed uses and explaining how the plans were reviewed from concept to final.

Hearing no questions from the Commissioners for Ms. White, Vice-Chairman Creger called for other interested parties to approach the podium.

Mr. Duane Bonsall of 8809 Highland Court in Rock Island stepped up to the podium. He stated that he represented the 10 residences on his street across the Parkway to the east. Mr. Bonsall stated they were concerned with traffic, noise, drainage and the project's consistency with the City's Comprehensive Plan. He was also concerned with the impact of bright lights on their sense of calm and increased stormwater runoff into their retention pond which is maintained by their association.

Commissioner Johnson asked Mr. Bonsall about the impact to their retention pond and Vice-Chairman Creger asked about noise. Mr. Bonsall stated that stormwater inlets on the Parkway drained into their retention pond and that the noise was really more of a constant hum now, but could expect a significant increase if the project was approved.

Vice-Chairman Creger asked Mr. Penmatcha if he could address Mr. Bonsall's concerns. Mr. Penmatcha stated that he had been to the City Engineering Office to review the cross-sections of the Parkway and that he didn't think his runoff would drain into their retention pond across the Parkway to the east, adding that his runoff goes into the ditch alongside the western side of the Parkway and that the bulk of his site already drained towards the west, not the east. Mr. Penmatcha stated that he is concerned with traffic safety and that a traffic signal would help to slow down traffic on the Parkway. He then repeated some of his earlier comments regarding the grading and drainage plans for the site.

Commissioner Dasso stated that Mr. Penmatcha's project was similar to one that he worked on in West Des Moines in that it had a large amount of retail yet was very close to existing residential areas, adding that it was a successful development and the uses ended up complimenting each other. He commented that the conceptual plan needed some more work.

Commissioner Johnson asked Mr. Penmatcha if he was going to be the developer or was he going to sell it to a developer? Mr. Penmatcha answered that he wanted to develop the site with a partner to help with the finances.

Commissioner Peterson discussed the differences between a PUD and B-4 zoning and asked Mr. Penmatcha if he would be willing to move forward with a PUD? Mr. Penmtacha answered that he would be willing to do so, that if a PUD would be better received, he would be willing to request a PUD instead of B-4.

Commissioner Moline agreed that a PUD would perhaps be more acceptable and that whatever zoning was approved, it would not prevent Mr. Penmatcha from selling the property in the future. He also commented that he thought it would be better to have limited access to the site from the Parkway, especially near the curve. Mr. Penmatcha stated that he would prefer to add a frontage road to move traffic in and out of the site to prevent bottlenecks.

Vice-Chairman Creger expressed concern about the number of proposed parking spaces. Commissioner Levin stated that as a commercial broker, he felt that it might not be enough because most retailers want more than the minimum, as well as offices. Mr. Penmatcha stated that he would rather show more to allow for adequate engineering design.

Vice-Chairman then asked for others on the audience to step forward to be heard.

Ms. Cynthia Keeven-Keining of 552 – 36<sup>th</sup> Avenue in East Moline stepped up to the podium. She stated she was representing James Keeven who owns the property to the west and that they really didn't have any objections to the proposed use and supported the rezoning, since they use their property for recreation. Ms. Keeven-Keining asked that if the property is rezoned and developed if Mr. Penmatcha could extend a road to their property for future access and development.

Mr. Bruce White of 4118 – 85<sup>th</sup> Avenue West in Milan stepped up to the podium. He stated that he was no expert but that it seemed that it would take some major grading and filling and he was concerned with this being next to his property because he's on well water. Mr. White stated that with Wal-Mart and I-280 eventually developing, he really didn't see the need to develop the site, especially if they are going to be developed first. He stated that he would rather see residential development.

Mr. Dennis Harden of 9001 Highland Court in Rock Island stepped up to the podium and asked how they will be informed of the progress of the rezoning and development of the site. Mr. Fries answered that if B-4 zoning were approved, there would be no other public review unless variances were required, adding that those are public hearings before the Board of Zoning Appeals, not the Planning Commission. Mr. Fries stated that if a PUD was approved, each phase of development would be required to be heard in a notified public hearing before the Planning Commission.

Mr. Harden stated that he moved into his home 8 years ago on the edge of the city and that he was not pleased with the proposed development. He then asked what the next step would be. Mr. Fries stated that whatever the Planning Commission recommended, it would be required to go before the City Council, possibly as early as December 15, 2014, if the Planning Commission voted on a recommendation tonight. Mr. Harden stated that he would contact his alderman.

Ms. White stepped back up to the podium and asked if the zoning was turned down, would they be notified. Vice-Chairman Creger answered that the Planning Commission would make a recommendation to the City Council and the rezoning would go to Council for a final decision.

There was a brief discussion amongst the Planning Commissioners and City staff as to the procedural alternatives for the rezoning request. Vice-Chairman Creger then asked Mr. Penmatcha to step to the podium to provide rebuttal and a closing statement.

Mr. Penmatcha stated that it is up to the Planning Commissioners to make the recommendation, asking that if they look at everything, they will think his proposal is good. Hearing no questions for Mr. Penmatcha from the Commissioners, Vice-Chairman Creger closed the public hearing and asked if there was any discussion.

Commissioner Swanson was concerned with the rezoning's consistency with the Comprehensive Plan, adding that the homeowners were concerned too.

Commissioner Levin made a motion to defer the rezoning to allow the applicant to meet with City staff and to revise his request to a PUD. Commissioner Dasso seconded the motion.

Commissioner Moline was in favor of economic growth in appropriate locations and was afraid the Commission would be setting a precedent which would be contrary to the Comprehensive Plan.

Commissioner Johnson wasn't sure if City staff would have made a different recommendation if the request had been for PUD and had concerns with the access concerns stated by the Keevens since they appeared to have road access to the north.

Commissioner Peterson noted the property was near an industrial park on a four-lane highway and liked the idea of commercial node development for southwest Rock Island. He was

concerned with the Comprehensive Plan's future land use map designation for the site but felt that the plan could stand some improvements, such as buffering from the adjacent neighbors and encouraged the applicant to work with the neighbors to the north and City staff.

After further discussion amongst the Commissioners, Commissioner Levin called the question. Vice-Chairman called for a vote on the motion to defer the rezoning to allow the applicant to meet with City staff and to revise his request to a PUD. The Planning Commission voted 7—1 to defer the request to their regularly scheduled meeting of January 7, 2015, with Commissioner Johnson the sole objector.

Vice-Chairman Creger asked City staff if the request would be readvertised and Mr. Fries answered that it would not need to be readvertised for a PUD but that notification letters would be sent to the property owners of record within 250 feet of the site.

#### **OTHER BUSINESS**

Mr. Griffith introduced new CED Administrative Assistant Magda Dziembowski to the Planning Commissioners. He stated that the Planning Office had received no public hearing requests for the January 7 Planning Commission meeting, depending on what Mr. Penmatcha wanted to do, and that the deadline for non-advertised items wasn't until the following week. Mr. Griffith stated that he had placed copies of the 2015 meeting schedule and also copies of Bi-State's APA Audio Conferences for the upcoming year. He stated that most Commissioners should be receiving e-mail notices from Bi-State and to be sure and RSVP with either Bi-State or Planning staff for any upcoming events. Mr. Griffith 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 Creger asked for a motion to adjourn. Commissioner Johnson made a motion to adjourn the meeting at approximately 7:09 PM, which was duly seconded by Commissioner Levin. The next regularly scheduled meeting of the Planning Commission is Wednesday, January 7, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Ben Griffith, AICP, Secretary

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: December 29, 2014

Subject: Case #2014-10- Request for Rezoning from R-1 (one family residence) district to PUD (planned unit development) district at approximately 8900 Rock Island Parkway.

Raju Penmatcha has revised his previously filed rezoning application as a result discussion and recommendation from the Planning Commission at his December 3, 2014 public hearing. Mr. Penmatcha now requests a rezoning from R-1 (one family residence) district to PUD (planned unit development) district at approximately 8900 Rock Island Parkway. The applicant is also requesting the approximate 60 acre parcel be annexed into the city and proposes to develop the site with a mix of large and smaller retail and office uses (annexed properties automatically are zoned R-1 upon annexation).

### Size of Property to be Rezoned:

523' x 248' x 854' x 390' x 399' x 216' x 10' x 147' x 1275' x 2625' x 940' (2,584,414 square feet, or 59.33 acres).

Existing Land Use: The site is undeveloped.

North: Single family residential uses located in unincorporated Rock Island County, zoned AG-2.

East: Martin Equipment Company, zoned B-3, Highland Place Villas, zoned PUD, single family residential use located in unincorporated Rock Island County, zoned R-1 and undeveloped property also located in the County, zoned AG-2.

South: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

West: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

### Zoning History

None.

### Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies Conservation Neighborhood land use for the site.

### Access:

The site has direct access and frontage on the Rock Island Parkway.

Physical Characteristics:

The site slopes up 15 to 20 feet above the Parkway. There are several ravines located to the north, west and south segments of the site (see attached contour map).

Conceptual Site Plan:

The applicant has submitted the attached conceptual site plan that identifies the mix of large and smaller retail/service and office uses. The plan identifies a 200,000 square foot “big box” retail structure proposed to be located at the center of the development with six other “local and regional” retail structures proposed to the east and south of that structure. Also located to the southern segment are an auto service use, a bank and two “fast food” restaurants. To the east are two “dine-in” restaurants. The site plan also identifies six office use structures located on the north segment of the development site. A total of 2,812 parking spaces are also identified on the site plan. The total area of the 19 proposed structures would cover approximately 17 per cent of the site. The parking spaces would cover an additional 60 per cent of the site, making the total impervious coverage at 77 per cent of the total site.

Significant grading and filling of the site will be needed to provide for construction of the 19 proposed structures along with proposed parking spaces. The site plan also identifies six storm water retention areas located primarily on the western and northern edges of the site.

As previously indicated access to the site is identified from the Parkway. A center access point is located at approximately the same location as an existing driveway access to the site. A second access point is identified at the southeast area of the site adjacent to a “stub” right-of-way segment that extends directly south from the Parkway as it curves to the east. The applicant has also expressed interest in obtaining the “western toe” of this right-of-way stub (100’ x 147’) in order to accommodate a buildable area for one of the two fast food restaurants proposed. The City Council will consider this request separately from the rezoning request.

Analysis:

The Conservation Neighborhood future land use designation is described as facilitating “new low density, clustered home sites...that allow for protection of natural features and open space in other portions of the land”. This land use category is identified as being “ideal” for sites that have “uneven terrain, utility constraints and scenic attributes”. Currently, the zoning districts identified as fitting this land use category are Agricultural and Suburban Estates districts.

However, the applicant is proposing a mass grading plan which would significantly alter the current topography to provide a more level area for future development. This area would be utilized for continued agricultural use until that time. The applicant has met with City Engineering staff to discuss the feasibility and practicality of his preliminary grading and drainage plans as well as his land management and erosion and sediment control plans. City Engineering staff has also conducted multiple site visits to view first-hand the topographic conditions of the property and to evaluate any potential negative impacts on surrounding properties. Engineering staff has indicated they are confident that the applicant will comply with the City’s stormwater ordinance to avoid these negative circumstances. These staff members have discussed, at great lengths, the measures the applicant must take in order to comply with the stormwater ordinance, to be a good neighbor, and to be a good steward of their land, and they are

confident that these actions will be carried out in full. The applicant has also secured all appropriate State grading permits for the site in anticipation of obtaining City permits.

Staff believes that a PUD zoning district more closely conforms to the Comprehensive Plan. The site does have frontage on and access to a 4-lane divided highway, is located less than a mile from an Interstate highway interchange, is near a large industrial area and because of its location and size, could accommodate several mixed uses, both residential and non-residential. Staff feels that a phased development of the site, as proposed by the applicant, will more than likely accommodate a mix of both residential and non-residential uses when completely built out.

Staff also believes that the proposed conceptual site plan over develops the site and does not take into account the fairly steep slopes and other aspects of the natural terrain. The location of many structures on the western segment of the site without direct frontage and visibility from the Parkway could make them very difficult to develop as business uses. These areas which may be better suited for residential uses since most commercial uses usually desire and seek highly visible roadway frontage. Also, by having just two access points, access to and from the site difficult would be difficult once it is fully developed as proposed. Traffic volumes of long-term development may require a traffic study to determine relocation if ingress/egress and access points and traffic signalization for the site.

The Zoning Ordinance would require that each of the 19 principal structures proposed on the preliminary plan be located on separate lots. The proposed building locations identified on the preliminary plan would make it challenging to subdivide the site to provide the Zoning Ordinance's required 20 foot "frontage" to a public street for each lot platted under a standard zoning, but the PUD zoning classification would provide some flexibility in platting.

As previously alluded to staff does not believe that the preliminary "conceptual" site plan be considered as being the best approach for the site as it over develops the property. The applicant has stated that he currently has no development proposal in hand and is seeking a development partner to provide financial support. A phased approach of each phase of the final proposed development as they are brought forward for review, allowing the applicant to provide a more detailed and accurate plan for City staff to review and provide more specific comments, as well as for a public hearing for the community to provide input to the Planning Commission and ultimately the City Council.

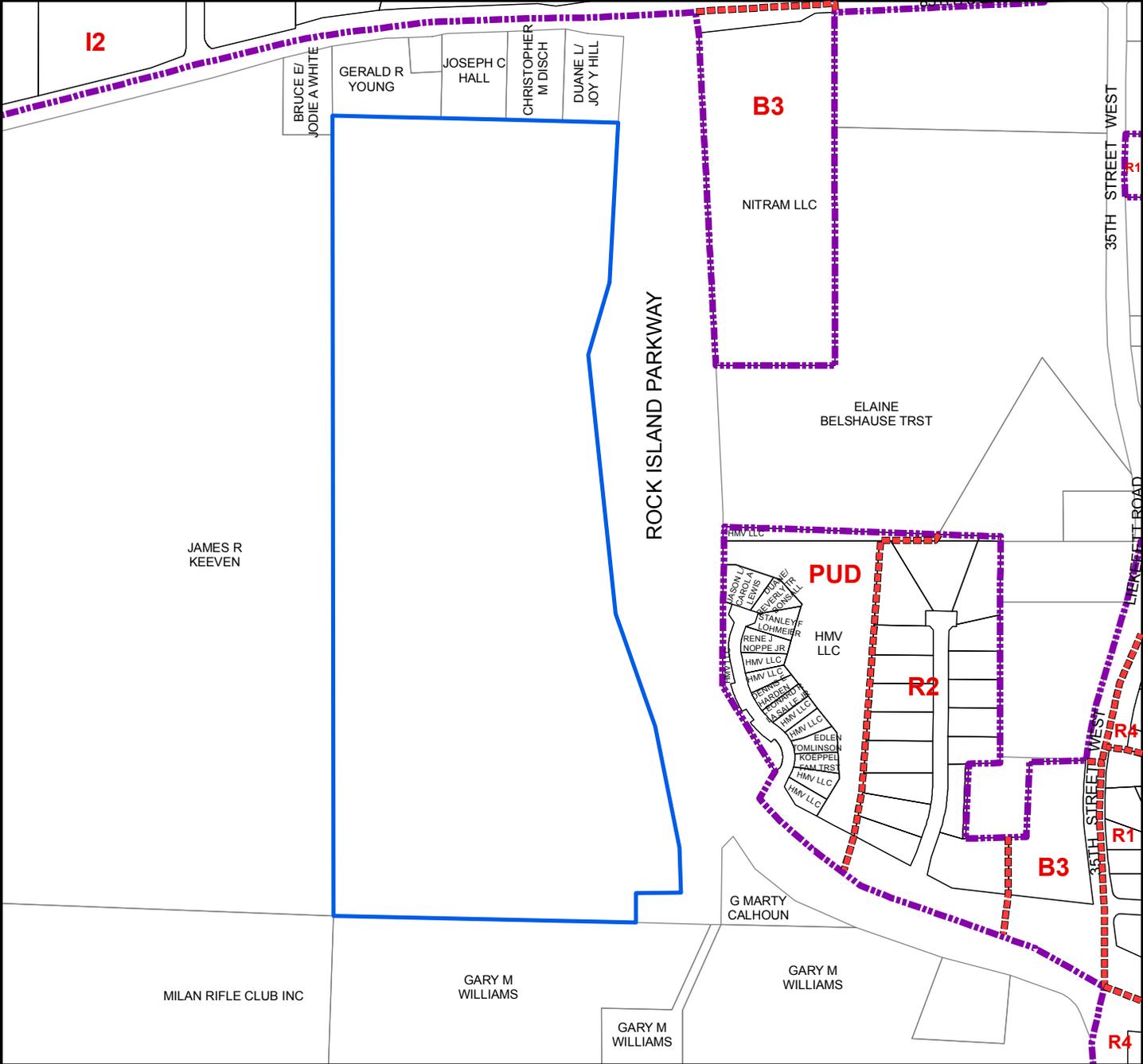
In conclusion, staff believes that PUD zoning is a better approach to development of this site instead of the B-4 zoning as originally requested. The PUD district allows for more than one principal structure on one lot, mixed uses, and accommodating several variance requests (if needed). This approach would also allow for further public review for each "segment" or "phase" of development through a final site plan review process as each segment is proposed for development.

Recommendation:

Planning staff recommends approval of the request for rezoning to PUD. While the submitted "preliminary plan" appears to be overbuilt at present, more detailed plans will be required as

development proposals are brought forward for City staff and Planning Commission review, allowing for more thorough review at the appropriate time. The rezoning will allow the property owner to improve the property which will increase the City's tax base and allow for the economic growth of the City.

# PLANNING COMMISSION



## PLANNING COMMISSION 2014-10

**Legend**

- Municipal Boundary
- Subject Property
- City of Rock Island Parcels
- County Parcels

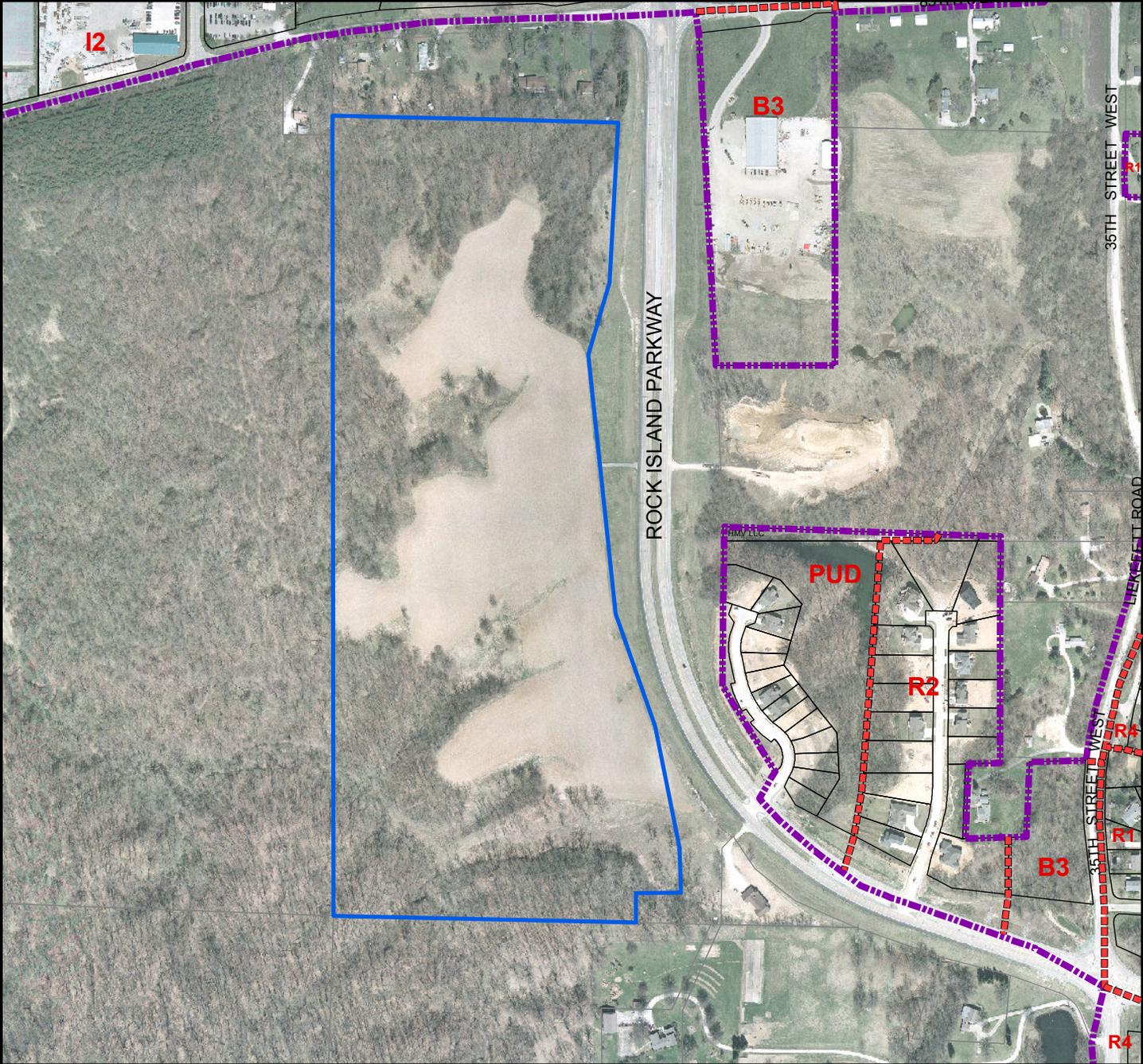
DR. BY:           K. G. D.          

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

### City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# PLANNING COMMISSION



## PLANNING COMMISSION 2014-10 Aerial

**Legend**

- Municipal Boundary
- Subject Property
- City of Rock Island Parcels
- County Parcels

DR. BY: K. G. D.

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

0 150 300 600 900 Ft

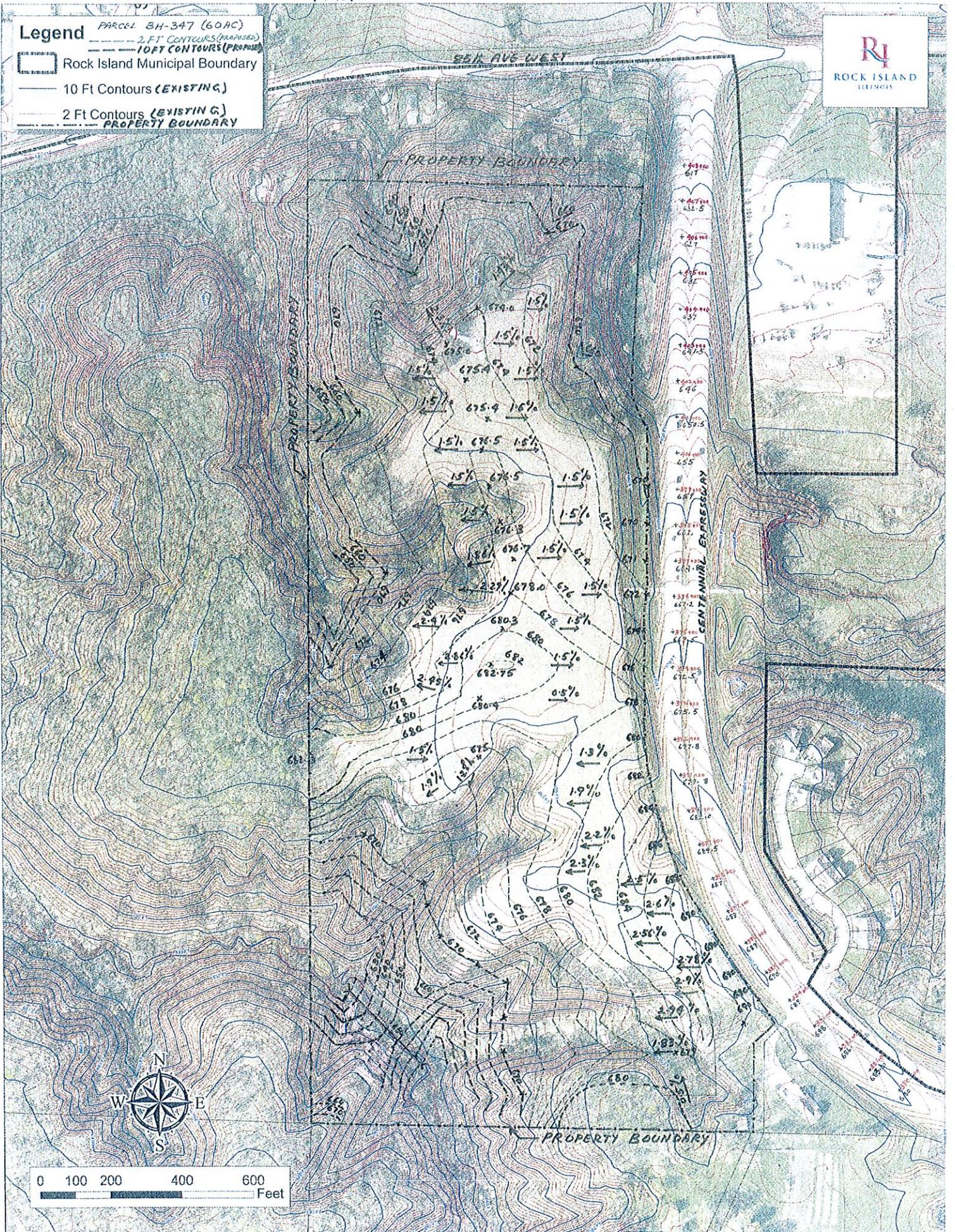
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# PROPOSED FARMLAND GRADING PLAN

**Legend**

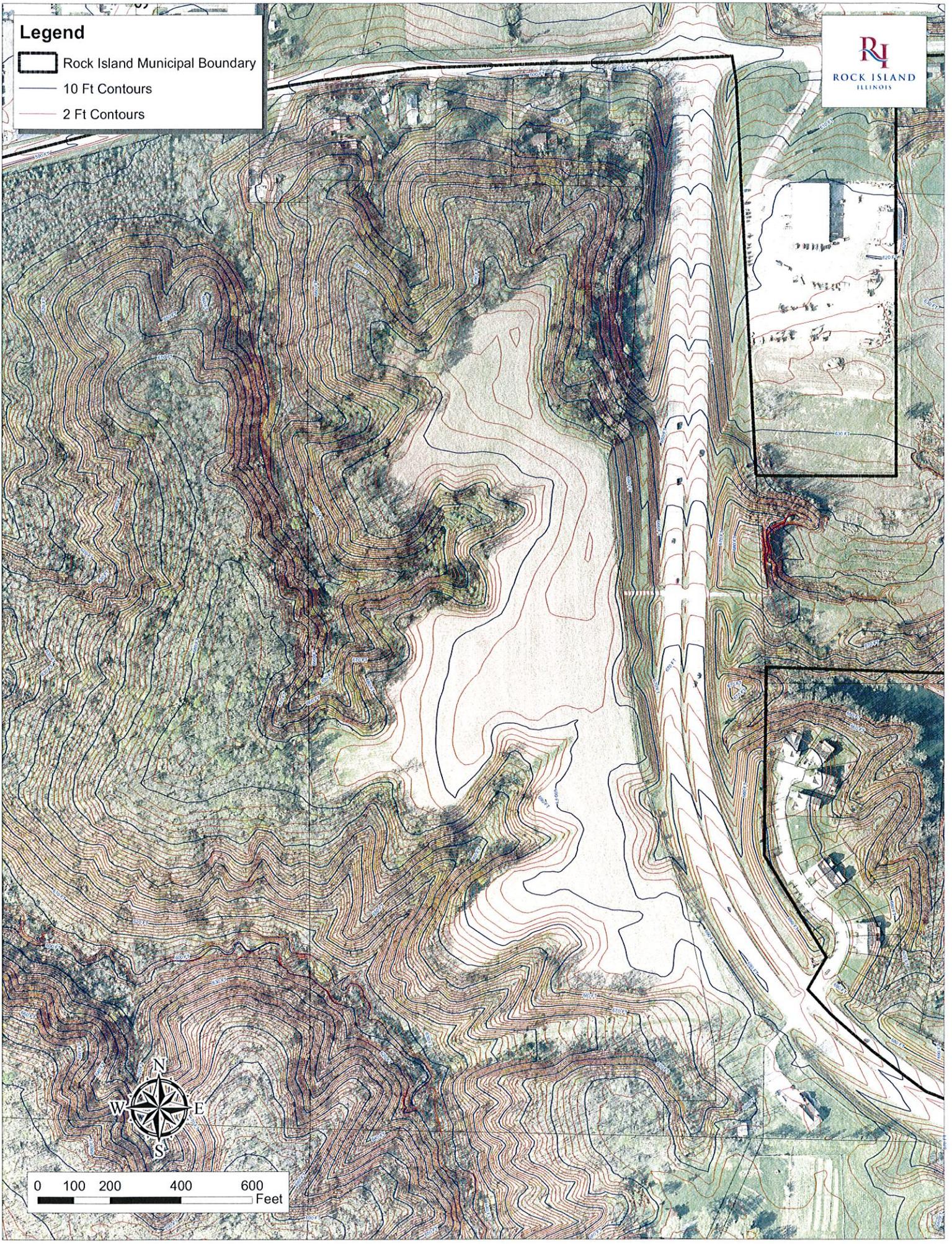
- PARCEL BH-347 (60AC)
- 2 FT CONTOURS (PROPOSED)
- 10 FT CONTOURS (EXISTING)
- 2 Ft Contours (EXISTING)
- PROPERTY BOUNDARY
- Rock Island Municipal Boundary

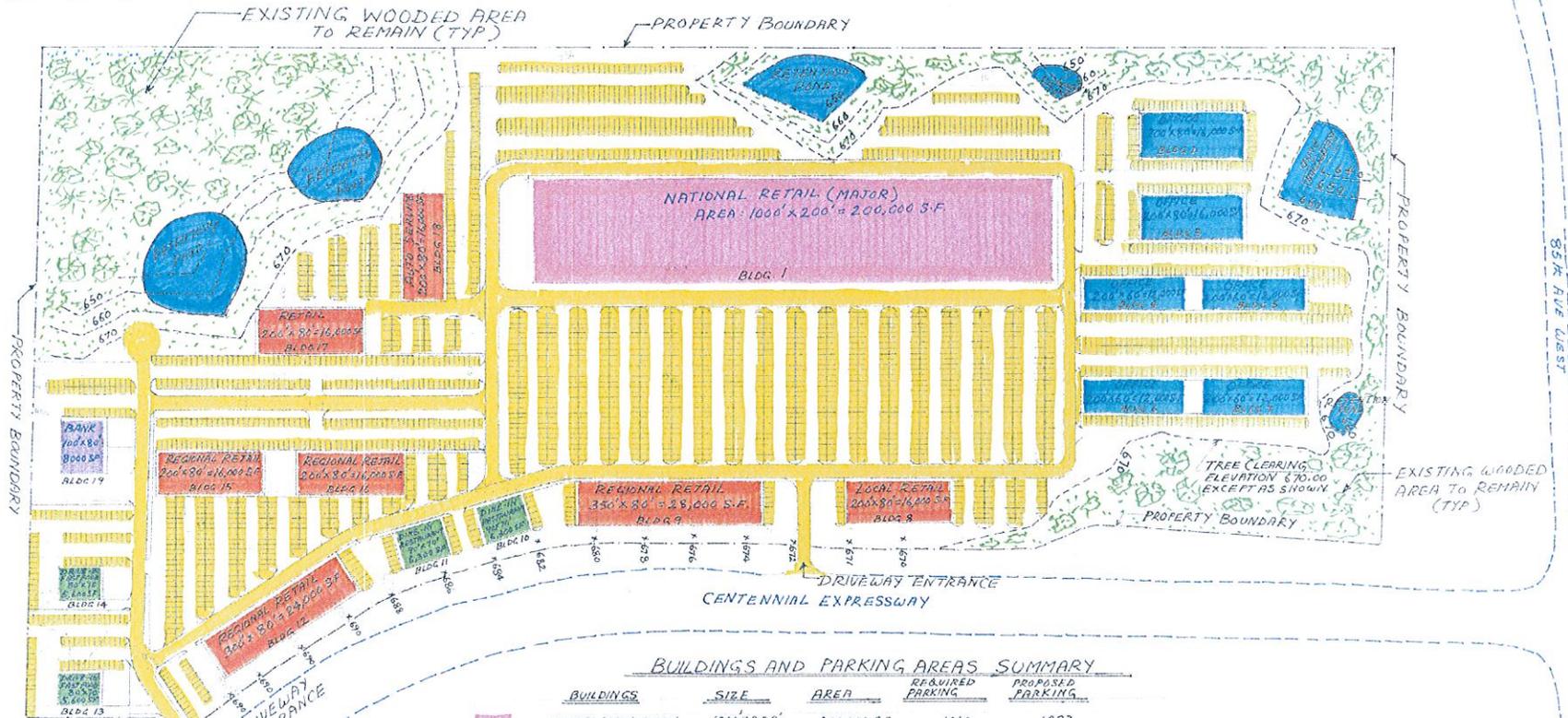


# PROPOSED FARMLAND GRADING PLAN

# Legend

-  Rock Island Municipal Boundary
-  10 Ft Contours
-  2 Ft Contours





**BUILDINGS AND PARKING AREAS SUMMARY**

BUILDINGS	SIZE	AREA	REQUIRED PARKING	PROPOSED PARKING
NATIONAL RETAIL BLDG 1	1000' x 200'	200,000 S.F.	1000	1423
OFFICE BUILDINGS (2) 2 & 3	200' x 80' x 2	32,000 S.F.	128	129
OFFICE BUILDINGS (8) 4, 5, 6, 7	200' x 60' x 4	48,000 S.F.	192	314
LOCAL RETAIL BLDG 8	200' x 80'	16,000 S.F.	80	361
REGIONAL RETAIL BLDG 9	350' x 80'	28,000 S.F.	140	
FAST-FIN RESTAURANTS BLDG 10 & 11	90' x 70' x 2	12,600 S.F.	63	
REGIONAL RETAIL BLDG 12	300' x 80'	24,000 S.F.	120	
DRIVE-IN FAST FOOD BLDG 13	80' x 70' x 2	11,200 S.F.	56	116
REGIONAL RETAIL RESERVE BLDG 14	200' x 80' x 4	64,000 S.F.	320	423
BANK BLDG 19	100' x 80'	8,000 S.F.	40	46
<b>TOTAL</b>		<b>443,800 S.F.</b>	<b>2,137 SPACES</b>	<b>2,812 SPACES (INCLUDES EMPLOYEE PARKING)</b>

**PROPOSED DEVELOPMENT CONCEPT PLAN: PARCEL BH-347**

**BUILDINGS, ROADWAYS AND PARKING LAYOUT PLAN**

**PENMATCHA DEVELOPMENT**  
 SCALE: 1"=100'  
 DATE: NOV 4, 14  
 PARCEL: BH-347  
 CONCEPT DEVELOPED BY:  
 RAJU PENMATCHA, P.E.



Serving local governments in Muscatine and Scott Counties, Iowa;  
Henry, Mercer and Rock Island Counties, Illinois.

## MEMORANDUM

**OFFICERS:**  
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Larry Minard  
VICE-CHAIR  
John Thodos  
SECRETARY  
Phillip Banaszek  
TREASURER  
Marty O'Boyle

### MUNICIPAL REPRESENTATIVES:

City of Davenport  
Bill Gluba, Mayor  
Gene Meeker, Alderperson  
Jason Gordon, Alderman  
Hap Volz, Citizen  
City of Rock Island  
Dennis Pauley, Mayor  
Chuck Austin, Alderman  
City of Moline  
Scott Raes, Mayor  
Sean Liddell, Alderman  
City of Bettendorf  
Bob Gallagher, Mayor  
City of East Moline  
John Thodos, Mayor  
City of Muscatine  
DeWayne Hopkins, Mayor  
City of Kewanee  
Bruce Tossell, Mayor  
City of Silvis; Villages of  
Andalusia, Carbon Cliff,  
Coal Valley, Cordova, Hampton,  
Hillsdale, Milan, Oak Grove,  
Port Byron, and Rapids City  
Ken Williams, Mayor, Carbon Cliff  
Cities of Aledo, Colona, Galva,  
Geneseo; Villages of Alpha,  
Andover, Atkinson, Cambridge,  
New Boston, Orion, Sherrard,  
Viola, Windsor, and Woodhull  
Jim Crouch, Mayor, Cambridge  
Cities of Blue Grass, Buffalo,  
Eldridge, Fruitland, LeClaire,  
Long Grove, McCausland,  
Princeton, Riverdale, Walcott,  
West Liberty, and Wilton  
Marty O'Boyle, Mayor, Eldridge

### COUNTY REPRESENTATIVES:

Henry County  
Tim Wells, Chair  
Dennis Anderson, Member  
JoAnne Hillman, Member  
Mercer County  
Vacant  
Muscatine County  
Robert Howard, Chair  
Tom Furlong, Member  
Rock Island County  
Phillip Banaszek, Chair  
Kim Callaway-Thompson, Member  
Vacant, Member  
Elizabeth Sherwin, Citizen  
Scott County  
Larry Minard, Chair  
Carol Earnhardt, Member  
Tom Sunderbruch, Member  
Jazmin Newton-Butt, Citizen

### PROGRAM REPRESENTATIVES:

Cheryl Goodwin  
Ralph H. Heninger  
Nathaniel Lawrence  
Rick Schloemer  
Bill Stoermer  
Jim Tank  
Rory Washburn  
Executive Director  
Denise Bulat

**TO:** Bi-State Regional Commission Member Government Mayors, Village Board Presidents, Board of Supervisor Chair, Clerks and Administrators, Planners and Zoning Officials  
**FROM:** Patty Pearson, Senior Planner  
**DATE:** September 9, 2014  
**RE:** APA Training Series on Planning and Zoning Issues

For a 13th year, the Bi-State Regional Commission will be hosting a series of audio/visual-conferences sponsored by the American Planning Association (APA). The dates and topics are listed below. These audio conferences are one and a half hours in length.

All audio/visual-conferences will be held on the Third Floor of Rock Island County Office Building, 1504 Third Avenue, Rock Island at 3:00 p.m. The public entrance to the building is from Third Avenue. Please plan to arrive prior to 3:00 p.m. to sign in and review the materials.

Attendance of planning staff, planning and zoning commissions/boards, and boards of adjustment members is strongly encouraged. This is a terrific training opportunity for your planning and zoning commissions and is provided as part of your Bi-State Regional Commission membership. All Topical Audio/Web Conferences have been approved for 1.5 Continuing Maintenance Credits.

*September 24, 2014 – 3:00 p.m. to 4:30 p.m.*

#### **Post Disaster Recovery in a Changing Climate (1.5 hours)**

Demographic shifts and climate change are making disasters bigger and costlier. Gradually, the nation is moving toward a more effective long-term recovery, while communities are working to become more resilient. However, greater resilience calls for more sophisticated planning. Do you have the tools for a safer, stronger community? Learn about the next generation of post-disaster recovery planning from the people who wrote the book, and the new edition. This program is also suitable for planning commissioners. Cosponsored by FEMA.

*November 5, 2014 – 3:00 p.m. to 4:30 p.m.*

#### **Health Equity and Planning Ethics (1.5 hours)**

Equity and ethics are not identical, but they do intersect. Listen as AICP planners and allied health professionals probe this important topic. How is health equity being addressed, and how does it relate to planning? What ethical codes do public health professionals follow, and where is the intersection with planning ethics? Examine the role equity plays in various ethical frameworks and find out how communities and planners are taking on health equity. Cosponsored by the American Institute of Certified Planners.

*February 18, 2015 – 3:00 p.m. to 4:30 p.m.*

#### **Sustaining Places through the Comprehensive Plan (1.5 hours)**

Sustainability and comprehensive planning can run on two separate tracks within local government. To create sustaining places, the programs have to come together, but how? APA has worked with 13 communities to develop standards for integrating sustainability into comprehensive plans. Hear about the standards and the goals behind them. Find out what goes into the plan, and get tips for successful public participation and plan implementation. Officials and their staff will see what makes a good comprehensive plan and how it can guide the community's future. Cosponsored by the Lincoln Institute of Land Policy.

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*March 12, 2015 – 3:00 p.m. to 4:30 p.m.*

**Using Subdivision Regulations in the 21st Century** (1.5 hours)

Subdivision regulations are a critical tool for land development regulation. They can address the demands of growing communities or the redevelopment of infill sites. In this lecture, learn the legal basis and parameters for subdivision controls. Explore standards for subdivision control and typical subdivision processes. The presenter will discuss new subdivisions, re-subdivision, plat vacation, and lot-line adjustments. A major focus is on how subdivision controls can be used alone – e.g. in rural communities that lack zoning, how they fit into a comprehensive regulatory system, and how they relate to zoning or form-based codes. Cosponsored by the American Institute of Certified Planners.

*June 3, 2015 – 3:00 p.m. to 4:30 p.m.*

**The Planning Office of the Future** (1.5 hours)

New technologies and evolving expectations are a couple of the variety of forces that are changing the way planners work, the skills they need, even the issues they address. An APA task force recently spent a year looking into the planning office of the future. Learn about the findings and hear what practitioners have to say about recent changes, current conditions, and the shape of things to come. Whether your office is public, private, or nonprofit, change is coming. How will you respond, and how will you lead? Cosponsored by the American Institute of Certified Planners.

*June 24, 2015 – 3:00 p.m. to 4:30 p.m.*

**2014 Planning Law Review** (1.5 hours)

Planning feels the impact of decisions from the U.S. Supreme Court, federal district courts, and state courts. How will their rulings affect you? Get a briefing on the year's legal developments, from First Amendment issues to environmental actions, housing, and equal access. Presenters also will discuss major legislative initiatives and APA's amicus filings. Join in a lively, informative program you and your staff, colleagues, and officials will not want to miss. This program is also suitable for planning commissioners. Cosponsored by the American Institute of Certified Planners.

Participants can register by contacting Bi-State prior to the conference date. E-mail reminders will go out one week prior to each Audio Conference. Bi-State will provide copies of materials for those that pre-register, including agenda and presentation handouts. We ask that participants arrive by 2:45 p.m. Please forward this notice to appropriate staff and volunteers.

Contact me at (309) 793-6302, Ext. 138 or via e-mail at [ppearson@bistateonline.org](mailto:ppearson@bistateonline.org) to register or for questions. For those calling long distance, you may contact me toll-free at 1-888-BISTATE. I hope you find this years' series a helpful training tool to enhance planning and development within your community/county. APA's motto is Making Great Communities Happen. I look forward to facilitating this vision in our region.



ROCK ISLAND  
ILLINOIS

## City of Rock Island PLANNING COMMISSION 2015 Public Meeting Schedule

<b>Advertised Submittal Deadline</b>	<b>Non-Advertised Submittal Deadline</b>	<b>Public Meeting Date</b>
November 4, 2014	November 11, 2014	December 3, 2014
December 2	December 16	January 7
January 6	January 13	February 4
February 3	February 10	March 4
March 3	March 17	April 1
March 31	April 14	May 6
May 5	May 12	June 3
June 2	June 16	July 1
June 30	July 14	August 5
August 4	August 11	September 2
September 1	September 15	October 7
October 6	October 13	November 4
November 3	November 10	December 2
December 1, 2015	December 15, 2015	January 6, 2016

“Advertised” items include Rezoning, PUDs & Special Use Permits  
and DO require advertisement, notification and posting

“Non-Advertised” items such as preliminary and final subdivision  
plats do NOT require legal advertisement, notification or posting

Meetings are generally the first Wednesday of the month, beginning at 5:30 PM  
and are held in the Council Chambers (Third Floor) of City Hall, 1528 – 3<sup>rd</sup> Avenue