

MINUTES
PRESERVATION COMMISSION
JANUARY 21, 2015
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Kent Cornish, Lendol Calder, Sue Swords, Anthony Heddlesten, John Strieter, Craig Kavensky

MEMBERS ABSENT: Colleen Vollman, Lo Milani

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich, Jeff Dismer

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE WRITTEN AGENDA:

MOTION: Heddlesten made a motion to approve the written agenda. Swords seconded the motion. **The motion carried on a vote of 7-0.**

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 17, 2014 MEETING:

Chairman Bogen asked if there were any corrections to the minutes of the December 17, 2014 meeting. Associate Member Oestreich requested that the reference to fence opacity be changed to transparency on the first page, third paragraph. Associate Member Anderson requested that the reference to the tapered fence also in the third paragraph on the first page be adjusted to indicate that a tapered fence is another example of how a fence could be built to code. Chairmen Bogen asked for a motion to approve the minutes as amended. Strieter made a motion and Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

REVIEW AND PROVIDE COMMENTS TO CITY COUNCIL ON A SPECIAL USE PERMIT REQUEST FOR 1918 7TH AVENUE:

Chairman Bogen asked Ms. Howe to provide a report. Ms. Howe reported that CED staff received an application for a special use permit from Jody and Gene Zwiefel to operate an antique shop out of the cottage and a furniture restoration business out of the carriage house at the rear of the subject property which is a landmark property adjacent to two other landmark properties, the Potter House (1906 7th Avenue) and the Connor-Parker House (702 20th Street). The applicants plan to reside at the Potter House and initially be the only employees; however, the businesses could grow to have up to two additional non-resident employees. Proposed hours of operation will be from 10:00 am to 6:00 pm, Monday through Saturday and by appointment. Eight onsite parking spaces will be provided. Two unlighted signs are proposed: a 6 square foot freestanding or attached sign along 7th Avenue and a 6 square foot sign attached to the north façade of the carriage house.

After concluding the report, Ms. Howe asked if the Zwiefel's wished to address the Commission. Jody and Gene Zwiefel of 1330 20th Street and 1906 7th Avenue in Rock Island stepped up to the podium. They thanked the Commission for the opportunity to address the Commission. Mr. Zwiefel indicated that they have been Rock Island residents for many years and have spent a significant amount of time looking for an appropriate location for their business. Mr. Zwiefel explained that currently they have a web presence and a store in Madison, Wisconsin. Mrs. Zwiefel added that they also sell many products at arts and craft shows as well as overseas. They are looking forward to being part of the Rock Island business community.

Associate Member Dismer asked if they planned to make any structural changes to the buildings. Mr. Zwiefel indicated that they will likely do some painting and lighting improvements to the Cottage and

Carriage House. Associate Member Oestreich asked if the Zwiefel's were aware of the certificate of appropriateness process for landmark properties for structure alterations. They indicated that they were aware of the requirement. Heddlesten asked planning staff if the proposal was in line with the Comprehensive Plan and Broadway District Plan. Howe indicated that it was.

Chairman Bogen asked for a motion. Swords made a motion to recommend approval of the special use permit as requested as it would have no negative impact to the adjacent landmark properties or the historic district. The motion was seconded by Kavensky. **The motion carried on a vote of 7-0.**

OTHER BUSINESS:

Chairman Bogen asked if there was any further business to discuss. Cornish asked about the option to alter the meeting start time as was brought up by Griffith at the request of Kavensky at the last meeting. The Commission discussed the option of starting at 5:00 p.m. for the remainder of 2015. Chairman Bogen asked for a motion. Cornish made a motion to amend the 2015 schedule so that the meetings would start at 5:00 p.m. instead of 5:30 p.m. Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

Heddlesten mentioned that the Broadway Neighborhood Board had some questions regarding the Preservation Commission's role in reviewing special use permit and variance requests. Howe indicated that planning staff is always available to answer those types of questions.

Heddlesten asked about the status of the CLG grant application. Howe indicated that the City is still waiting to hear back from the Illinois Historic Preservation Agency.

Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. Griffith reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

MOTION: Swords moved to adjourn. Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

The meeting was adjourned at 6:00 p.m.

Minutes submitted by Brandy Howe