

May

Rock Island Planning Commission

Regular Meeting

May 4, 2010

5:15 P.M.

1. Roll Call
2. Procedural Explanation
3. Approval of Minutes of the regular meeting of April 6, 2010.
4. Public Hearing 2010-05: Rock Island Economic Growth Corporation requests to amend the approved site plan for 72 apartments to now have 30 apartments and an approximate 3,706 first floor commercial space located at the southwest corner of the former industrial structure at 321 and 327 24th Street (Illinois Oil / Jackson Square Property) by demolishing some segments of the existing structure and constructing a new addition for community room space and a covered entrance. As part of the Preliminary PUD Plan process a parking variance of 31 parking spaces of the 76 space requirement for the mixed use development is being requested.
5. Other Business
6. Adjournment

One tree can filter up to 60 pounds of pollutants from the air each year.

MINUTES OF THE
ROCK ISLAND CITY PLANNING COMMISSION
Regular Meeting April 6, 2010 5:15 P.M.

(x) Mike Creger	(x) Jason Lopez	(x) Bruce Peterson
(x) Elma "Mooch" Gay	(x) Tim Meegan	(x) Lorian Swanson
(x) Ted Johnson	(x) Norm Moline	(x) Berlinda Tyler-Jamison
(x) David Levin	(x) Diane Oestreich	

Staff Present: Alan Carmen, Alan Fries and Doris Quigley

Chairman Levin called the meeting to order at 5:15 p.m.

Procedural Explanation

Chairman Levin explained the procedures for conducting the public hearing.

Approval of Minutes: Approval of Minutes of the regular meeting of March 2, 2010.

Commissioner Oestreich moved to approve the minutes as written. Commissioner Creger seconded the motion and it carried unanimously.

Case 2010-02 – Request from Herman H. Segal Ltd. Pts. (Hy-Vee) for Final Site Plan and Rezoning from B-1 (neighborhood business) district to Planned Unit Development (PUD) for a Proposed Hy-Vee convenience store with six gas pumps under a canopy area at approximately 2810 18th Avenue.

There were two letters of opposition received. One from the Yeargles who run Rudy's Tacos and one from the Wolevers at 2720 20th Avenue

Alan Carmen presented the staff report. Herman H. Segal Ltd. Pts., on behalf of Hy-Vee inc. has filed an application for a final site plan and rezoning from B-1 (neighborhood business) district to Planned Unit Development (PUD) at approximately 2810 18th Avenue. This is a revision to the site plan that was originally on the Planning Commission's March 2nd Agenda. Action was deferred at the applicant's request.

Hy-Vee Inc. proposes to demolish the existing building containing the CVS drug store and construct a proposed 2,832 square foot convenience store structure with a covered canopy gas island with six gas pumps on the development site. Hy-Vee Inc. has a signed option on the property that has several contingencies, including zoning approval. Since CVS has a valid lease that runs through 2017, the proposed Hy-Vee project will not move forward until either the lease expires or CVS finds an acceptable Rock Island location and builds a new store, whichever comes first.

The development site will be incorporated with the Hy-Vee supermarket site to the east (segments of the proposed development extend over to the existing easterly Hy-Vee site), which is already zoned PUD. To accommodate development of the new site, a vacation request of the eastern 86-foot long segment of a dead-end east/west alley east of 28th Street and directly south of the development site has also been requested. The City Council will separately consider this request at the same meeting as this rezoning recommendation is considered.

The new development site has a dimension of 206.25' x 130' (approximately 26,813 square feet). The existing Hy-Vee supermarket site has a total area of 315,748 square feet, or 7.24 acres.

The Future Land Use Map identifies community commercial land use for the site (similar land use designation for the existing Hy-Vee supermarket site to the east).

The site is currently occupied by the CVS drug store and parking lot. To the north are commercial uses, zoned B-1. To the east is Hy-Vee supermarket site, zoned PUD. To the south is a segment of Hy-Vee supermarket site, zoned PUD and a single-family residence, zoned R-2. To the west are restaurants, zoned B-1.

The site currently has an access point on 18th Avenue and access via 28th Street to the west. The 28th Street access point to the proposed convenience store will be eliminated. The existing 18th Avenue driveway will be widened from approximately 15 feet to 30 feet to accommodate one lane in and one lane out. The proposed development will also use the existing Hy-Vee supermarket access point to the east (at 29th Street), which already provides access to the supermarket. Hy-Vee has indicated that they will consider widening the existing 18th Avenue access point for the supermarket site to accommodate one lane into the site and two lanes out. They have asked the City to conduct a traffic study for a new traffic signal at this entrance as it would also intend to better line up with 29th Street on the north and eliminate the current offset intersection.

The existing barricade blocking southbound traffic on 28th Street from the subject development site will be maintained. There is also a barricade at the existing end of the dead end public right-of-way edge of the east/west alley to the south of the site. This barricade is expected to be relocated further to the west (at the new easterly edge of the alley right-of-way) if Council approves the proposed vacation of the easterly alley segment.

The site is generally flat and slightly above street level. The proposed PUD district applies the setbacks for the B-3 (community business) district for the proposed use since convenience store uses would normally be required to be located in a B-3 zoning district. The B-3 district requires a 20-foot front yard and 10 foot rear yard. The side yard setback is a "Type C Bufferyard" (using B-3 zoning adjacent to R-2 zoning), which is a 15-foot wide landscaped setback area.

The convenience store structure location has been revised from the previous site plan. The store will be located on the west side of the development site, while the gas canopy will be located on the east side of the site. The proposed setbacks for the convenience store will be 25 feet from the north (front) property line and 15 feet from the west (second front property line). The structure will also have a 30-foot south (side) yard setback and 154-foot east (rear) yard setback. The west front yard setback should be 20 feet since this right-of-way to the west is a segment of 28th Street and is not an "alley" as identified on the site plan. This will require a five-foot variance from setback requirements as part of the PUD process. (**NOTE:** Subsequent to the Commission meeting it was determined that this section of 28th Street had been vacated in 1990, but the ordinance has not been recorded. Staff is rectifying this. The proposed setback variance is no longer needed.)

The gas canopy edge will be located 25 feet from the north property line, 120 feet from the west property line, 32 feet from the south property line (based on approval of the alley to be vacated) and 42 feet from the east property line. The canopy meets the building setback requirements for the B-3 zoning district.

The Zoning Ordinance requires two parking spaces per gas pump plus one per employee during a maximum shift. Based on six pumps and two employees on a maximum shift a total of 14 parking

spaces are required. The site plan identifies a total of ten spaces in front of the convenience store (there are actually nine) and 12 additional spaces are provided at the gas pumps for a total of 21 spaces provided on the site.

As previously indicated, the existing access point along 28th Street for the CVS drug store will be eliminated and the direct access point on 18th Avenue will be widened. The store will also utilize interior parking lot access from the existing Hy-Vee supermarket driveway on 18th Avenue. Hy-Vee will eliminate the existing 90-degree parking stalls adjacent to the convenience store site for direct passage from one site to the other.

The site plan identifies a five-foot wide landscaped area to the north of the gas canopy island with 37 Anthony Waterer Spiraea shrubs and one canopy tree (honey locust) located at the easterly entrance to the site. To the north of the structure is a landscaped area (15 to 25 feet wide) with 20 identical spiraea type shrubs running along the north property line and surrounding a proposed monument sign. There is one honey locust tree on the north side of the parking lot area. To the west, adjacent to commercial uses, is a 15-foot wide sod covered area located to the rear of the structure. To the south and adjacent to the structure is a 30-foot wide landscaped area with five evergreen trees (Hillspire Juniper). This landscape area then narrows down to five feet when located adjacent to the parking lot and gas canopy area with 28 Karl Foerster Feather Reed Grass and 12 Anthony Waterer Spiraea shrubs. Also included in the south side landscaped area are one Norway Spruce tree in the alley area proposed to be vacated and one honey locust canopy tree.

The Zoning Ordinance requires a ten-foot wide landscape edge in a front yard adjacent to a parking area. Although the gas canopy area is not technically a parking lot, vehicles will be parked when filling with gas. This area should be widened to meet Zoning Ordinance requirements by providing five additional feet of landscaping along the north yard since it does not create a circulation problem. All other proposed landscaping meets Zoning Ordinance requirements.

No landscaping, other than sod, is proposed on the west side of the building. Staff recommends that some canopy trees be planted (not less than two honey locusts) be planted in this open area to enhance this area.

The applicant has also indicated that lighting for the store and gas canopy will meet City requirements of one-foot candle of illumination at property lines.

The applicant proposes a monument sign to be located at the northwest corner of the site in a well-landscaped area. A representation of this sign is attached for the Planning Commission's consideration. It also seems reasonable that some types of attached signs be located on the canopy and structure. The Sign Ordinance will regulate sign location and total sign area allowances.

The existing dry detention area serving the supermarket's stormwater needs will now remain (previous site plan had the convenience store located in a part of this area). The applicant will be working with Engineering Division officials in having the proposed improvements meet City storm water requirements.

The grocery store is a 24-hour facility. The convenience store hours have yet to be determined. The proposed convenience store will have a 24-hour gas pump service (for credit card customers only after the convenience store closes). There is more than adequate parking for the proposed convenience store development. There is one variance required, a building setback variance – a five-foot variance of the required 20-foot west front yard setback requirement. (**NOTE:** No longer needed per vacation of 28th Street.)

Staff sees the need for additional landscaping to create a more attractive streetscape adjacent to both 18th Avenue and 28th Street, including a ten-foot wide area north of the gas canopy island parallel to 18th Avenue versus the five-foot that is shown and not less than two canopy trees on the west side of the convenience store adjacent to 28th Street.

Staff discussed these recommendations with Hy-Vee representatives, who agreed to these provisions.

The PUD zoning district identifies eight findings for determining appropriateness of approving a Planned Unit Development zoning district. These include consistency with the purpose of the PUD district and land development issues such as, but not limited to density, dimension, bulk, use, traffic, economic development, tax base, economic well being of the entire community, surrounding neighborhood and the Comprehensive Plan.

Staff believes that with adequate landscaping along the northern and western parking area and some additional canopy trees on the west of the convenience store that the expanded development meets the findings identified in the Zoning Ordinance, is consistent with the decisions made in 2004 and 2006 to approve sites plans to construct the Hy-Vee supermarket. The proposed use will provide a significant economic development benefit through Hy-Vee's investment to improve and expand its Rock Island store.

Staff recommends that the rezoning to PUD be approved, with the five-foot setback variance of the 20-foot front yard setback requirement adjacent to 28th Street, because it meets the Comprehensive Plan/Future Land Use Map designation.

Staff also recommends the site plan be approved, subject a ten-foot landscaped area to the north of the gas canopy island and two additional canopy trees on the west side of the convenience store, because it meets the intent and standards of the PUD zoning district.

Chairman Levin asked for questions from the Commissioners for Mr. Carmen.

Commissioner Tyler-Jamison asked where Rudy's was located in relationship to the proposed convenience store.

Mr. Carmen pointed it out on the map, to the west of the proposed store.

Commissioner Oestreich asked what was located opposite the proposed new entry; if there was to be a boulevard between the sidewalk and the street; if the barricade would remain as it presently is; if the landscaping would prevent pedestrian access from the south of the proposed convenience store; where the dumpster was located; and what the access would be to empty the dumpster.

Mr. Carmen said that there were business locations opposite the proposed new entry; that what appeared to be a boulevard on the plans was artistic license because there is no room for one along 18th Avenue; that the barricade would remain in place as it presently is; that there might be gaps in the landscaping large enough to allow pedestrians to access the store, but that it was planned to be a common access area for the store; the dumpster location is at the front of the store near the southern end, would be enclosed and that access to dump the trash would be from the main store entry pulling up along the southern edge of the gas canopy.

Commissioner Tyler-Jamison asked when the traffic study would be done.

Mr. Carmen replied that it would be started this June.

Commissioner Creger asked, since there is such a large time gap possible for this development, if the plans would come back to the Commission if the plans changed and if the traffic study would be used to address current issues as well as possible future ones.

Mr. Carmen said that minor changes would not need to return to the Commission, however major or significant changes would need to return to the Planning Commission and that the traffic study would be useful for both present traffic issues and potential future ones as well. He added that it was a surprise to Hy-Vee that the present entry was not three lanes wide.

As there were no questions for Mr. Carmen, Chairman Levin invited the applicant to come forward.

Mr. John Brehm and Mr. David Baillie representing Hy-Vee, 5820 Westtown Parkway, West Des Moines, addressed the Commission. Mr. Brehm stated that the convenience store was part of the original plans that were previously approved. He said that Hy-Vee had held a meeting on February 25th with the neighbors. He stated, as a result of that meeting, several deficiencies were to be addressed from the original expansion of the Hy-Vee such as adding some fencing along the west edge of the detention pond and the addition of light shields on parking lot lights. He said, in response to the neighbors' concerns, Hy-Vee scaled back their plans for the convenience store/gas station. The convenience store was moved from the edge of the detention pond, its location was turned 90 degrees to be perpendicular to 18th Avenue with the removal of access from 28th Street and the reduction of the number of gas pumps from ten to six. He said that fuel delivery trucks would enter from the main Hy-Vee entry and fill the underground storage tanks from the east side of the canopy. He also said that Hy-Vee uses brick façades for their stores.

Chairman Levin asked for questions from the Commissioners for the applicants.

Commissioner Oestreich commented on the glare of headlights in houses windows and acknowledged that Hy-Vee did add a berm to help alleviate this problem for the Huntleys.

Commissioner Moline asked what Hy-Vee's optimal timing would be for the development to take place.

Mr. Baillie replied that CVS has a lease through 2012 with a five-year extension available. CVS is looking for a location within Rock Island that will meet their needs. An ideal scenario would be that this development would be underway in less than seven years.

As there were no other questions for the applicants, Chairman Levin asked for proponents.

As there were no proponents, Chairman Levin asked for opponents.

Mr. Delbert Huntley, 2816 20th Avenue (across 20th Avenue from the south exit of the Hy-Vee store), thanked Hy-Vee for the addition of the berm and expressed his hope that the plantings on the berm will grow and further alleviate the glare of headlights into the windows of his home. He expressed that he does not like that he will be looking at the gas pump canopy and wondered if large trees could be planted to mask the view of the canopy. In addition, the stop sign at the south exit of the parking lot is not always acknowledged by traffic exiting the store, causing problems for residents.

Mr. Randall McMurray, 2528 30th Street (representing his mother-in-law, Romana Stone, 1821 28th Street) complained about the lack of follow-through on the fence that was promised previously along the detention pond, and stated that heavy rains cause flooding of 28th Street and 20th Avenue due to the

inability of the storm drains to accommodate the flow from the store development. He expressed concern that the dumpster will not be taken care of, citing Rudy's as an example of lack of maintenance around a dumpster. He stated that the storm drain for 20th Avenue is at the intersection with 28th Street.

Mrs. Jeanne Avena, 1817 28th Street (property adjacent to proposed alley vacation) expressed concern over not being able to back out of her driveway if the alley is vacated. She currently backs out into the alley to the east of her property – the segment to be vacated – and then drives forward out of the alley heading west. She is also concerned about the trash and stated that the Hy-Vee does not do a good job picking up the trash from their site. She said that the promised fence would help keep the trash away from her property. She said that several feet would be needed to allow her to back out of her driveway. Also, the barricade has been damaged during the snow season this year by a snowplow and needs to be repaired.

Mr. David Rice, 1836 28th Street stated that the original barricade at 28th Street was placed to divide the residential area from commercial traffic at the drug store. He stated that the noise from the rooftop cooling units is very loud and the headlights and parking lot lighting are also problems. The flooding of the 28th Street and 20th Avenue is bad when there is a heavy storm with the water rising over the curb and fills the entire intersection.

As there were no other opponents, Chairman Levin asked the applicant to address the comments.

Mr. Brehm stated that Mr. Huntley's concerns over the appearance of the canopy should be less with the new layout for the store and the new technology for the lighting of the canopy would keep light overflow to a minimum. He stated the run-off along the south and west sides of the store does drain into 20th Avenue as was approved by Public Works when the original expansion was approved and built. It would appear the storm drain catch basin is insufficient to handle major storms and needs to be replaced. The store director has been spoken to regarding the trash in the lot and this will be addressed more frequently. The trash is not just from Hy-Vee; Rudy's, CVS and other businesses are also contributors as are the citizens who throw their trash in the parking lot and along the street. The issue with the noise from the cooling unit was addressed previously by changing the pitch of the blades, which resulted in a decrease in the noise output. The fence to the south of the convenience store and to the west of the pond are on record at this meeting as items that shall be addressed.

Commissioner Oestreich asked why the previously made promises were not kept and how Hy-Vee intends to ensure that those promises are kept now.

Mr. Brehm stated that the fences and light shields are on the plans being approved at the meeting, which would make a binding commitment. He said that the previous promises were made at a neighbors meeting and were not recorded so they were simply overlooked.

Commissioner Gay asked if there were plans to modify the existing entryway before the proposed convenience store was built, as that would be many years in the future and the entryway is a problem now.

Mr. Brehm said the entryway would be revised when the traffic study was complete and the plans could be drawn up for the change.

Chairman Levin opened the floor for discussion by the Commissioners.

Commissioner Moline asked for additional information about the water run-off issues.

Mr. Carmen said that the original storm drain catch basin is probably undersized for the present conditions. He stated that the Storm Water Ordinance has been in effect for six to eight years and the Hy-Vee expansion was built under the ordinance regulations. He stated that detention areas were placed along the southern edge of the main store as well at the western edge of the parking lot in accordance with the Storm Water Ordinance and hold run-off as designed. It might be possible to have this area added to the Public Works work list to be evaluated and addressed for storm drain improvements. It would involve a much larger area than just that intersection. It is not a unique issue to this neighborhood.

Commissioner Levin stated that there were previous drainage issues reaching to 30th Street, before the Hy-Vee expansion.

Mr. Carmen said there have been such issues and those are related to the design standards of the drainage systems and storms may exceed the capacity of the present drains causing many problems. The original storm drains in this area are between 60 and 80 years old.

Commissioner Oestreich stated that the design of the new convenience store would appear to lessen the hard surface of the area.

Mr. Carmen stated that the new design would have about 15% pervious area compared to the 100% impervious area that presently exists.

Commissioner Johnson asked whom the responsible party is to fix or replace the damaged barricade.

Mr. Carmen responded that Public Works is the responsible group and that they would be notified of the damaged barricade.

Commissioner Creger asked if the barricade was in place because the northern section of 28th Street had been vacated.

Mr. Carmen replied that it was not a vacated street segment, and the barricade is only there to define and separate the business area and residential area. (**NOTE:** Found to be incorrect.)

Commissioner Tyler-Jamison asked what part the City took in enforcing the promises made by Hy-Vee.

Mr. Carmen responded that the City Council would approve the plans, resulting in the submission of construction drawings when permits were applied for. The inspectors would inspect the project to the submitted plans and deficiencies would be noted and corrected during the construction. After construction, the Public Works Engineering Department would be the responsible parties to take action regarding deviations from the approved stormwater plans.

Commissioner Swanson stated that she did not believe this was the best use of the lot as there are several convenience stores and gas stations already in the area.

Commissioner Lopez moved to recommend to City Council that the request be approved to change the zoning to PUD, with the five-foot setback variance (NOTE: no longer needed), and that the site plan be approved as presented by staff. Commissioner Johnson seconded the motion.

It was noted that the landscaping suggestions had been accepted by Hy-Vee and did not require notation in the motion.

Chairman Levin called for the motion and it passed on a 10 – 0 vote with Commissioner Peterson abstaining as he did not arrive until after 6:00 p.m. when most of the hearing and discussion had taken place.

The recommendation will be presented to City Council on Monday, April 12, 2010 at 6:45 p.m.

Case 2010-04 – Review of Amendment to Future Land Use Map.

Alan Fries presented the staff report. The City of Rock Island has submitted an application to amend the Future Land Use Map related to two downtown riverfront properties. The existing Future Land Use Map was developed for the entire city in 1986. Since that time it has been amended several times to incorporate policies developed in Neighborhood Plans (KeyStone, New Old Chicago, Columbia Park and Southwest Area plans). Since the approval and construction of Schwiebert Riverfront Park City, staff reviewed the map and discovered that it does not reflect the changes in City policy for both the new riverfront park and the bike path that extends along the riverfront. Staff proposes the following changes to the map:

1. Changing the future land use designation for Schwiebert Riverfront Park at approximately 1801 First Avenue and the levee and water pumping station at approximately 200 24th Street from industrial land use to parks and recreation land use.
2. Changing the future land use designation between 15th and 17th Streets north of First Avenue along the bicycle path adjacent to the railroad tracks from office service land use to parks and recreation land use.

Staff recommends the above-mentioned changes to the Future Land Use Map be approved.

Chairman Levin asked for questions from the Commissioners for staff.

As there were no additional questions for staff, Chairman Levin opened the floor for discussion by the Commissioners.

Commissioner Johnson moved that the request be approved as recommended by staff. Commissioner Tyler-Jamison seconded the motion.

Chairman Levin called for the motion and it passed on a unanimous vote.

The recommendation will be presented to City Council on Monday, April 12, 2010 at 6:45 p.m.

Other Business:

Mr. Carmen presented a memo regarding a revision to the Buker PUD Preliminary/Final Site Plan at approximately 3200 Blackhawk Road, changing the design from all two-story condominiums in a unit to central two-story condominiums with one-story, single-garage, single-bedroom condominiums on each end.

Mr. Carmen invited the commissioners to attend Red, White and Boom on Saturday, July 3rd as well as the grand opening of Schwiebert Riverfront Park tentatively scheduled for the same evening.

Commissioner Gay announced that this was her last meeting as a Commissioner as she and her husband have purchased a new home in Andover and will be relocating there.

Commissioner Peterson moved to thank Commissioner Gay for her service to the Planning Commission. Commissioner Oestreich seconded the motion and the commissioners gave a round of applause to Commissioner Gay.

Adjournment:

Commissioner Lopez made a motion to adjourn. Commissioner Peterson seconded the motion and it carried unanimously.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Alan M. Carmen, Secretary
Rock Island Planning Commission

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: April 21, 2010

Subject: Case #2010-5- Request for amendment to approved preliminary site plan in a PUD (Planned Unit Development) district for 321 and 327 24th Street.

The Rock Island Economic Growth Corporation has filed an application as the developer to amend the preliminary PUD and Riverfront Corridor Overlay District site plan at 321 and 327 24th Street. The development site consists of a city block surrounded by four streets.

The original site plan approved in January 2009 proposed 72 apartments in the former industrial structure by demolishing some segments of the existing structure and constructing several new additions to the remaining structure (covered parking area with second and third floor apartments on the north, a personal storage building also on the north and a new one story covered main entrance and three-story tall apartment expansion on the south). The original request included three variances (variance to allow residential space on the first floor, variance of 18 parking spaces of the 144 space requirement and a variance of two feet of the 20-foot front yard setback requirement along 25th Street and variances of 20 feet of the 20-foot front yard setback requirement along 24th Street and 4th Avenue).

The applicant seeks to amend the approved site plan to now have 30 apartments and an approximate 3,706 square foot commercial space located at the southwest corner of the site. Proposed new construction of residential rear and side “wings” and a rear parking structure have been eliminated. New construction will now include a covered entrance and common room space on the south façade (see site plan and building elevation). Changes have been made to the parking lot and traffic flow, which will result in the applicant asking for a revised parking variance (now a variance of 31 parking spaces of the 76 parking space requirement).

Size of Property:

As previously indicated the development site includes the city block between 24th and 25th Streets and 3rd and 4th Avenues. The site is 410' x 330' (135,300 square feet, or 3.10 acres).

Existing Land Use:

The site consists of the Illinois Oil Company structures and oil tanks and a parking lot

North: Currently undeveloped site which is proposed to be the future site for the Children’s Garden for the Quad City Botanical Center, zoned B-3.

East: Quad City Botanical Center, zoned B-3.

South: Office, service and parking uses, zoned B-3.

West: Commercial, office and service uses, zoned B-3.

Zoning History

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies the general commercial land use for the site.

Access:

The site has access to all four surrounding streets. There will be two access points to the site from 4th Avenue and two from 3rd Avenue. There will be a new access point for 25th Street about 60 feet north of the intersection.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

Staff is using the setbacks in the B-3 (community commercial) zoning district for the proposed development). There should be both a 20-foot front and rear yard setback and a 10-foot rear yard setback on the site. As previously indicated some segments of the existing building will be demolished and a new covered entrance and common room addition off the south facade will be constructed.

The First Floor Preliminary Plan (attached) locates the perimeters of the buildings and wings to be demolished. The existing office building (southwest wing), will have first, second and third story units. The southernmost section of the first floor will be reserved for the retail/commercial space. The middle of the center wing will have an addition on the south for drive-up access and community space. The addition is one-story and will have a flat roof (approximately 2,943 square feet in area).

A porte cochere will be built on the south side that is bracketed by terra cotta columns mimicking details on the office building. This is unchanged from the previous PUD request (see building elevation). The addition will be brick-faced. The entire structure (existing and new additions) will cover approximately 14 per cent of the site.

Parking:

The Zoning Ordinance requires two off-street parking spaces per dwelling (60 spaces required for the 30 proposed dwelling units). The commercial space will require 16 spaces based on estimate of 2,779 net square feet of floor area and four employees. A total of 76 spaces should be provided and 45 surface parking spaces are identified on the site plan. As previously indicated; a variance of 31 parking spaces is requested for the development.

Utilities and Proposed Improvements:

The site is served by water lines from 3rd and 4th Avenues (there is also a force main along 24th Street from the water intake facility to the north of the site. Sanitary sewer service is located along combination lines along 24th Street and 3rd and 4th Avenues. Storm water detention areas will be located adjacent to the surface parking areas off 3rd Avenue. Specific calculations to meet the City's Stormwater Ordinance will need to be provided to the Public Works Department.

Landscaping/Signs/Lighting:

Details regarding the lighting and landscaping plan will be provided in the Final PUD application.

However, it should be noted that there is an existing area along the south perimeter of the surface parking lot, which according to the site plan will be maintained as landscaping. Additional landscaping should be provided along the parking lot expansion adjacent to 25th Street.

According to the 2009 preliminary PUD site plan, no freestanding signs are proposed except for small directional signs for traffic flow (these type of signs are exempt from Sign Ordinance regulations if they are not illuminated and less than ten square feet in area. Signs identifying the development (and proposed commercial space) will be attached to the building.

Analysis:

The proposed development will be an approximate \$6 million investment to provide a mixed use development (commercial space with additional residential options for people choosing to live/work near downtown). The establishment of downtown housing is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Consolidated Plan, and the Illinois Comprehensive Housing Plan. Documents from the Rock Island Economic Growth Corporation also say the plans are compatible with the Botanical Center Children’s Garden, Live/Work policies from Renaissance Rock Island and Greenbush Neighborhood Priorities. The conversion will create three one-bedroom units, 17 two-bedroom units and 10 three-bedroom units. Rents will range from \$432 to \$660 for one-bedroom units, \$529 to \$785 for two-bedroom units and \$875 for three-bedroom units. Out of the 30 units, eight are targeted to households equal to or less than of 50% of the area median income, and 22 units will be available to households at or below 120% of the area median income.

The proposed adaptive reuse development will change the use from the historic industrial corridor along the riverfront to mixed use (residential and commercial). Historic adaptive reuse projects have accomplished similar changes successfully, including many in Rock Island. This project will serve as an important “gateway” into the city from Iowa and the Rock Island Arsenal (which has many year round visitors). The development will have approximately ten dwelling units per acre, which identifies it as a medium-density land use category in the Comprehensive Plan.

The site will have adequate parking (even with variance) based on projected number of tenants and commercial space. Access is adequate and there is room to meet the landscaping standards for the area surrounding the parking lots and site. This meets the standards of the Planned Unit Development district in terms of property size, compatibility, site planning, open space, and traffic.

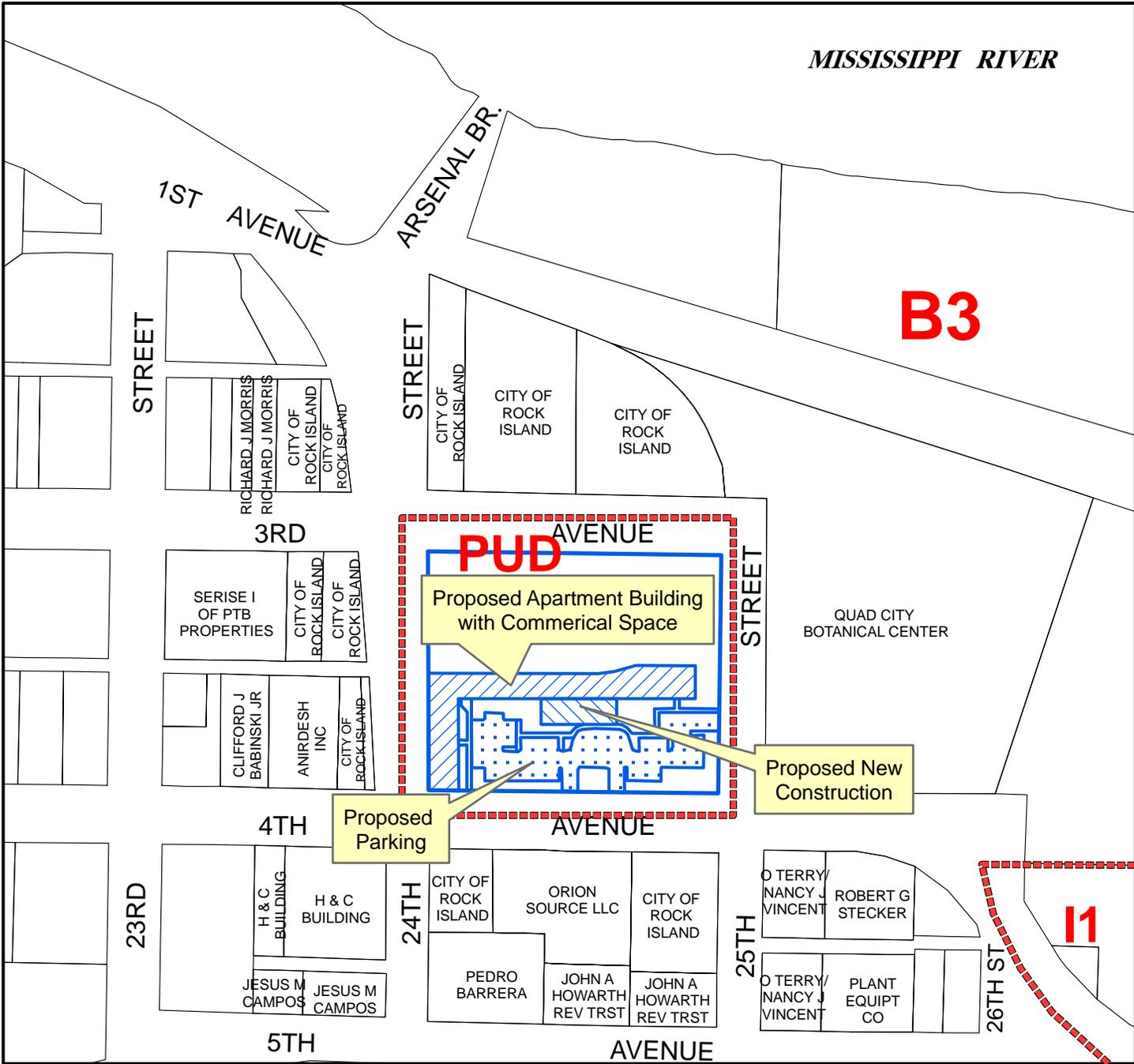
Preservation Commission Comments:

The Illinois Oil Company building was designated a Rock Island Landmark in 1990 (the landmark designation only contains the office building that fronts on 24th Street, and never contained the industrial portion of the building on the north and east sides of the site). The Commission will meet on April 28th to discuss and comment on the amendment to the preliminary PUD and Riverfront Corridor Overlay Plan. Staff will report to the Planning Commission at the public hearing on the Preservation Commission’s comment.

Recommendation:

Staff recommends approval of the amended preliminary PUD and Riverfront Corridor Overlay Site Plan with the requested parking variance because the adaptive reuse is an attractive, unique and well planned residential development that will have adequate access and landscaping that meets the standards for the Planned Unit Development district.

PLANNING COMMISSION



**PLANNING COMMISSION
2010-5**

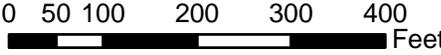
Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.





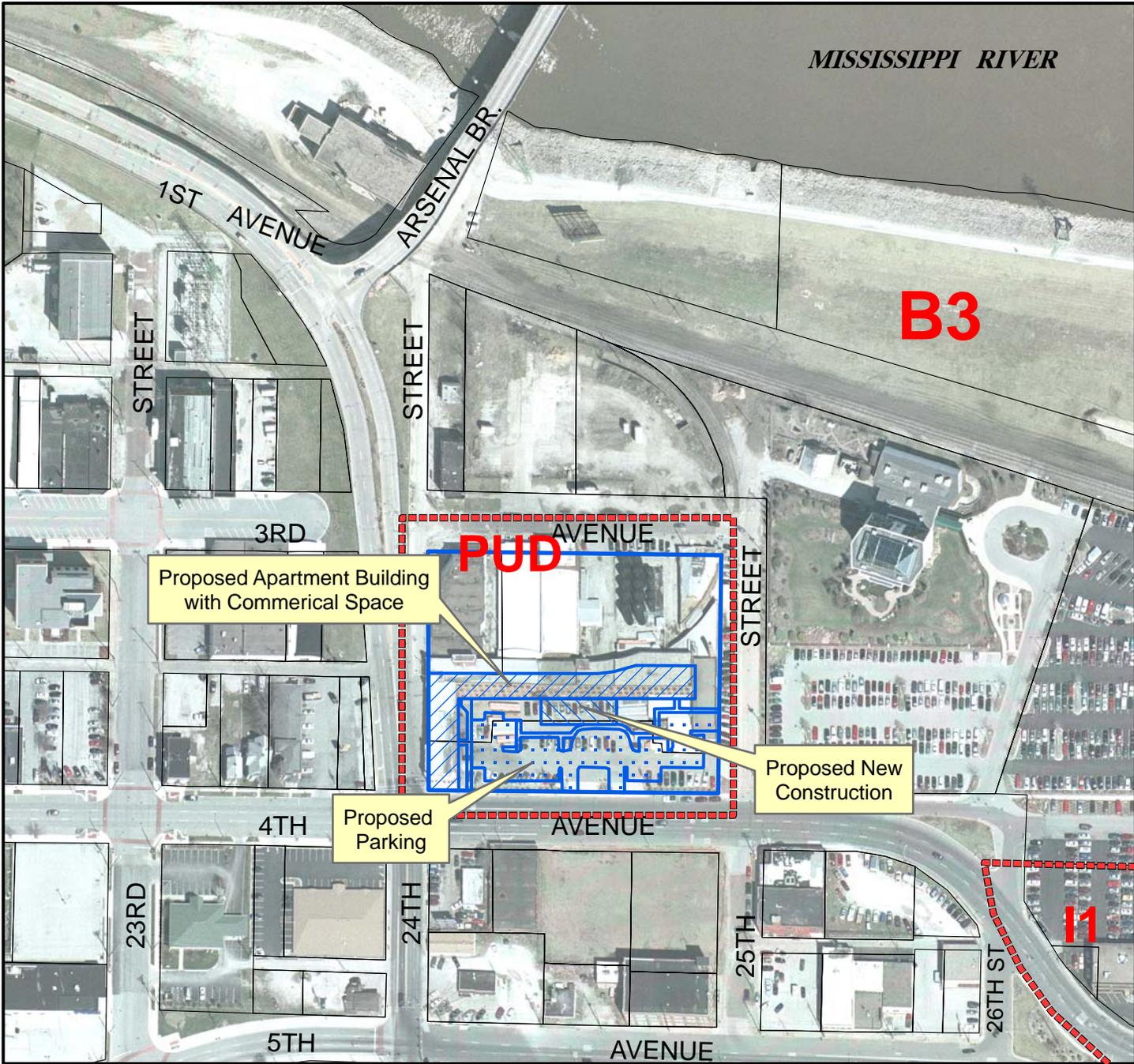
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



**PLANNING COMMISSION
2010-5 Aerial**

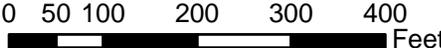
Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

APPR. BY: A.M.C./A. F.



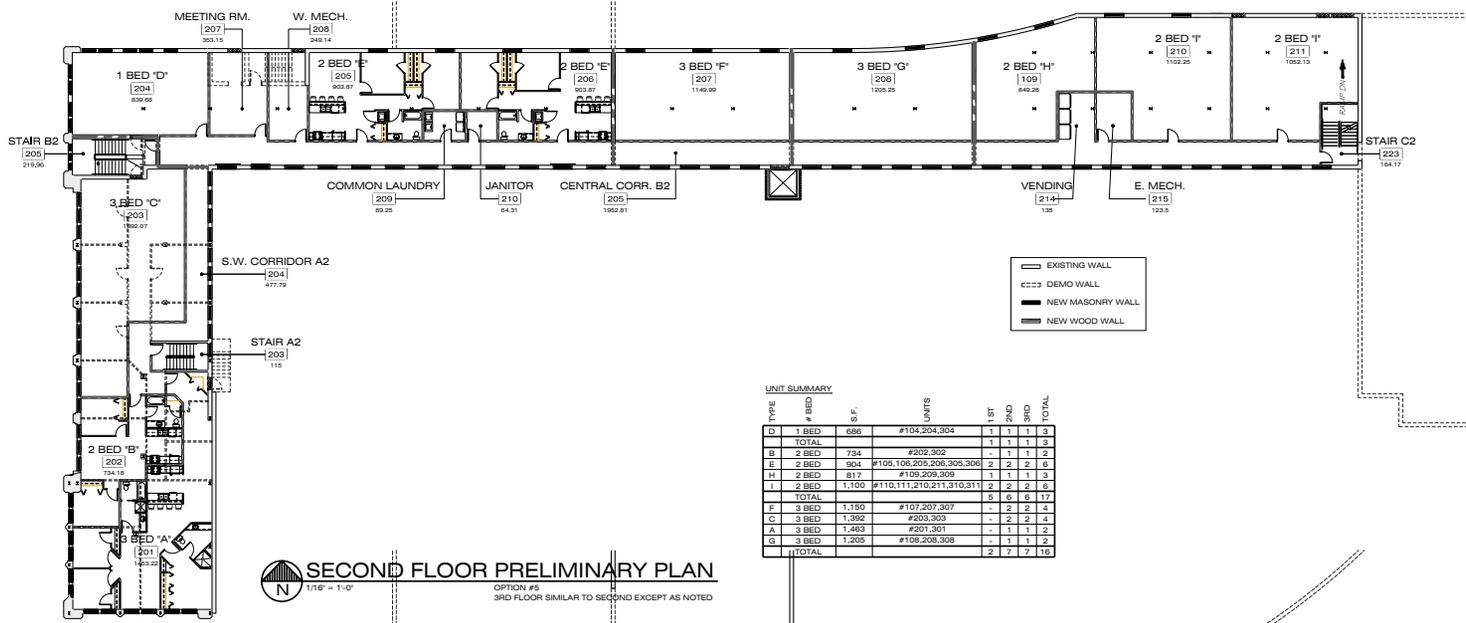


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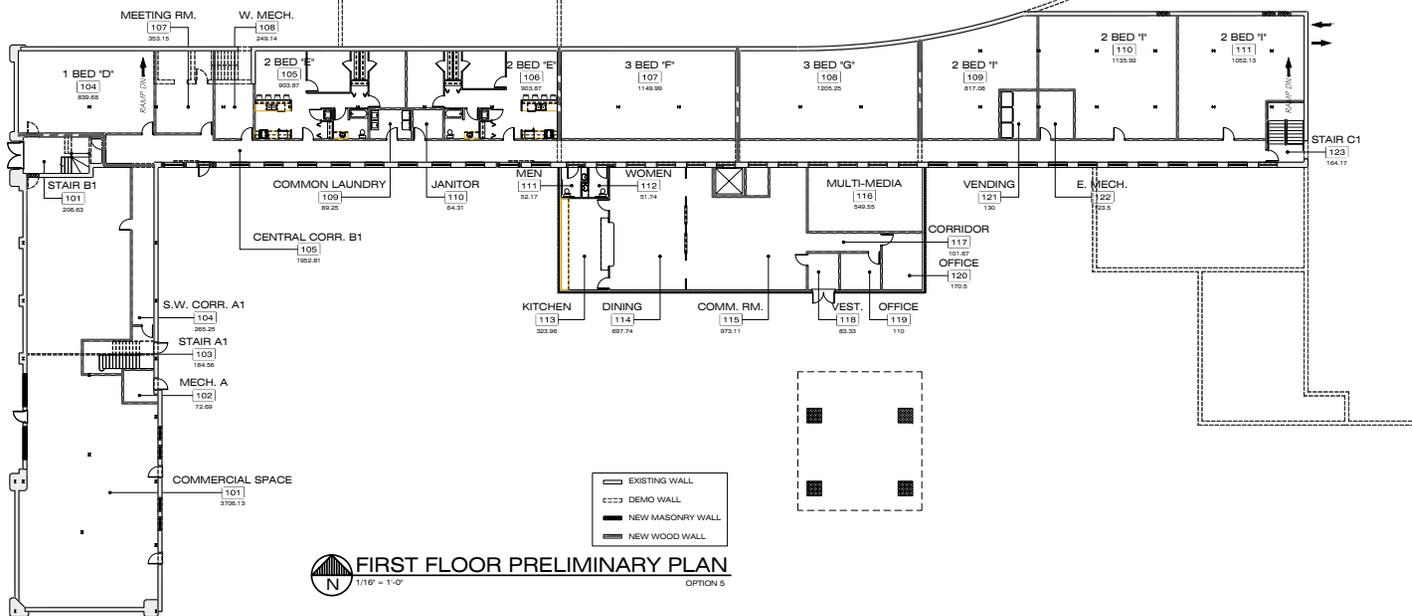
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





SECOND FLOOR PRELIMINARY PLAN
 OPTION #5
 3RD FLOOR SIMILAR TO SECOND EXCEPT AS NOTED
 1/16" = 1'-0"



FIRST FLOOR PRELIMINARY PLAN
 OPTION #5
 1/16" = 1'-0"

2nd FLOOR COMMON AREAS

#	ROOM	AREA
203	STAIR A2	115 SF
204	S.W. CORRIDOR A2	478 SF
205	CENTRAL CORR. B2	1,953 SF
207	STAIR B2	220 SF
207	MEETING RM.	353 SF
208	W. MECH.	249 SF
209	COMMON LAUNDRY	89 SF
210	JANITOR	64 SF
214	VENDING	135 SF
215	E. MECH.	124 SF
223	STAIR C2	164 SF

1st FLOOR COMMON AREAS

#	ROOM	AREA
101	STAIR B1	207 SF
103	STAIR A1	185 SF
104	S.W. CORR. A1	265 SF
105	CENTRAL CORR. B1	1,953 SF
107	MEETING RM.	353 SF
108	W. MECH.	249 SF
109	COMMON LAUNDRY	89 SF
110	JANITOR	64 SF
116	MULTI-MEDIA	550 SF
118	VEST.	83 SF
119	OFFICE	110 SF
120	OFFICE	170 SF
121	VENDING	130 SF
122	E. MECH.	124 SF
123	STAIR C1	164 SF

Southwest Design Associates, Inc.
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 PLATTEVILLE, WISCONSIN
 1-608-348-3821
 www.swdesign.com

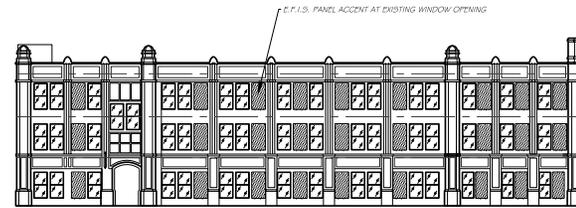
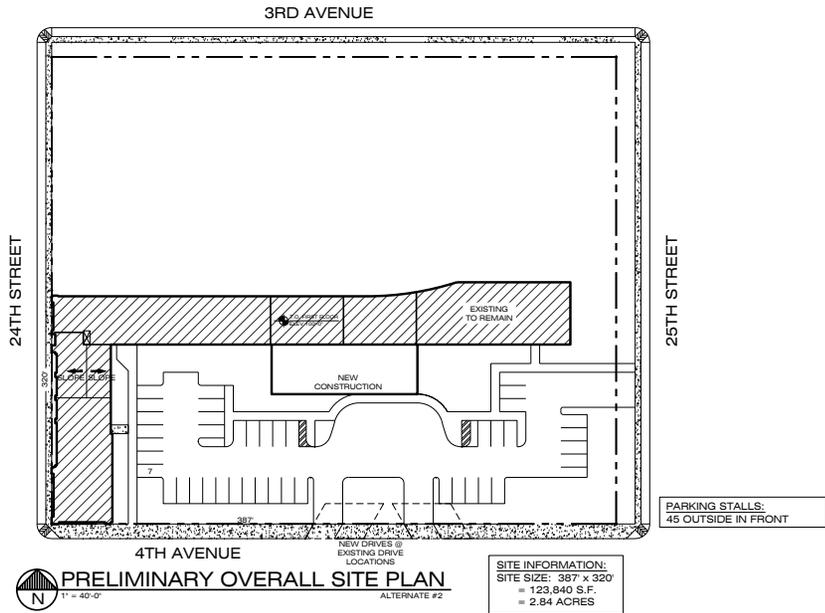
JACKSON SQUARE
 4TH AVE # 24TH ST.
 ROCK ISLAND, ILLINOIS

PROJECT: JACKSON SQUARE
 OWNER: ROCK ISLAND ECONOMIC GROWTH CORPORATION
 ROCK ISLAND, ILLINOIS

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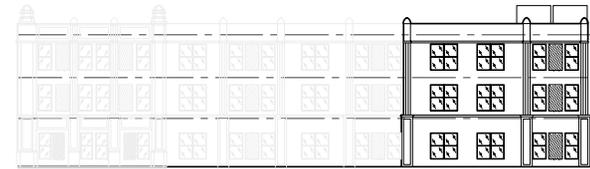
DATE: _____
 REVISIONS: _____

DRAWN BY: _____ CHECKED BY: _____
 PROJECT NUMBER: **0853**
 SCALE: Noted DATE: 12-10-08
 DRAWING SHEET: **AI**



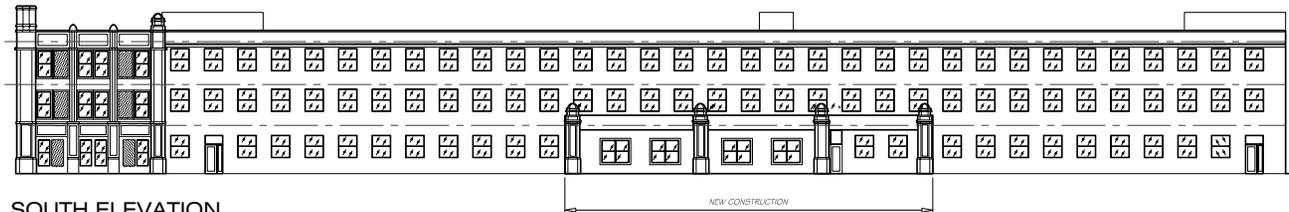
WEST ELEVATION

1/32" = 1'-0"



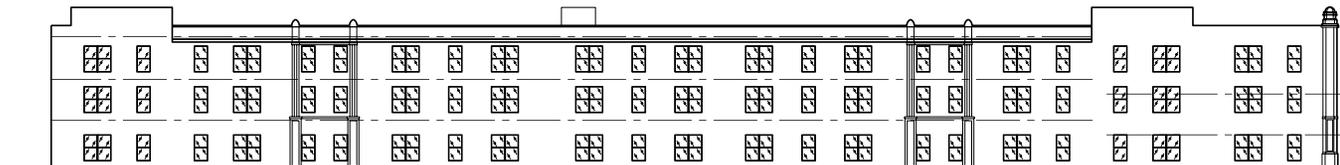
EAST ELEVATION

1/32" = 1'-0"



SOUTH ELEVATION

1/32" = 1'-0"



NORTH ELEVATION

1/32" = 1'-0"

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PROJECT
JACKSON SQUARE
4TH AVE & 24TH ST.
ROCK ISLAND, ILLINOIS

OWNER
ROCK ISLAND ECONOMIC GROWTH CORPORATION
ROCK ISLAND, ILLINOIS

REVISIONS

DATE

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DRAWN BY	CHECKED BY
PROJECT NUMBER	0853
SCALE	Noted
DATE	12.10.08
DRAWING SHEET	
A3	