



ROCK ISLAND  
ILLINOIS

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**Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

June 3, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of May 6, 2015
3. Procedural Explanation
4. Public Hearing #2015-03: Request from the Ashkan Ajiden (Sultan Mediterranean Restaurant) for Site Plan Approval for Proposed Freestanding Sign within the Riverfront Corridor Overlay District in a B-4 (highway intensive business) district at 3850 Blackhawk Road.
5. Other Business
6. Adjournment



**UNAPPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, MAY 6, 2015  
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 Chairman David Levin at 5:29 PM. Present were Commissioners Mike Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, and Lorian Swanson. Commissioner Bruce Peterson arrived at 5:36 PM. Commissioners Norm Moline, Kevin Nolan, and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fires and Ben Griffith.

**AN ORDER APPROVING THE MINUTES OF THE APRIL 1, 2015 MEETING**

The Commission considered the matter of approval of the minutes of the April 1, 2015 meeting. After a brief discussion, Commissioner Harding made a motion to approve the minutes as presented. Commissioner Swanson 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 #2015-02: REQUEST FROM ROCK ISLAND ECONOMIC  
GROWTH CORPORATION FOR AMENDMENT TO APPROVED FINAL SITE PLAN REVIEW  
IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND RIVERFRONT CORRIDOR  
OVERLAY DISTRICT AT 2411 – 4<sup>TH</sup> AVENUE**

Next there came before the Planning Commission Public Hearing #2015-02, a request for an amendment to an approved final site plan review in a Planned Unit Development (PUD) zoning district and Riverfront Corridor Overlay district at 2411 – 4<sup>th</sup> Avenue, on the north side of the Jackson Square development, south of the Quad Cities Botanical Center's Children Garden. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the project proposal, development history of the site, and explained the variance requested for a 15-foot front yard building

setback in lieu of the 20 feet required. He stated that public utilities were in place and that sidewalks had been proposed for the project. Mr. Fries referred the Commissioners to the colorized façade rendering to show how the exteriors would look from the street.

Commissioners Creger and Johnson expressed concerns about parking, based on parking issues with the Jackson Square development from 2010 and the proposed private alley. Mr. Fries responded that the proposed development included garage parking as well as driveways that could accommodate vehicular parking off the private alley located to the rear (south) of the proposed structures. He added that the on-site parking provided exceeds the zoning ordinance's minimum parking requirements.

Commissioner Swanson expressed concerns with the views from the first and second stories of the Jackson Square building, looking directly into the first and second stories of the proposed buildings. Mr. Fries responded that several amenities had been proposed for the area between the two buildings, including a domestic canine relief area, picnic tables and fire pit.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin opened the public hearing and asked the applicant to step forward to address the Commission. Ms. Amy Clark of 2411 – 4<sup>th</sup> Avenue in Rock Island, stepped up to the podium. She stated she was the Grants Manager at Rock Island Economic Growth Corporation, that Mr. Fries had covered everything very well, and that she didn't have anything to add.

Hearing no questions from the Commissioners and since there were no other members of the public in the audience, Chairman Levin closed the public hearing and asked if someone cared to make a motion.

Commissioner Johnson made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Harding. Hearing no discussion, Chairman called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the Garden District development to the City Council. Chairman Levin stated that the item would be placed onto the May 18, 2015 City Council agenda for final review and possible approval.

#### **REVIEW OF FINAL PLAT OF THE GARDEN DISTRICT SUBDIVISION**

Next there came before the Planning Commission a review of a final subdivision plat for the Garden District development. Chairman Levin asked Planning staff to provide a review of the proposed plat.

Mr. Fries provided a brief review of the plat, and explained that it was a condominium plat and that the townhomes would be available for fee-simple sale. He stated that Planning staff used the B-3 zoning district as a guide for the site, that there was no minimum lot size for the individual home sites, and that Planning staff felt they were adequate for the development.

Commissioner Johnson asked if the condo owner would own the unit and the property beneath it and Mr. Fries responded that they would.

Commissioner Swanson commented that there had been many letters to the editor in the newspaper and much discussion lately about the negative perception of Rock Island. Mr. Fries responded that this would be an attractive addition to the City and that it was right across the street from the new Children's Garden at the Quad Cities Botanical Center, which was another big plus for the area.

Hearing no further questions, Chairman Levin asked for a motion. Commissioner Peterson made a motion to recommend approval of the plat to City Council as presented, which was duly seconded by Commissioner Lopez. Hearing no discussion, Chairman Levin called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the Garden District Subdivision Plat to the City Council. Chairman Levin stated that the item would be placed onto the May 18, 2015 City Council agenda for final review and possible approval.

#### **OTHER BUSINESS**

Mr. Griffith stated there was one item submitted for a public hearing for the June 3<sup>rd</sup> Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. Mr. Fries added that he was waiting on the owner authorization for the application. Mr. Griffith asked if any of the Commissioners knew whether or not they would be absent on June 3<sup>rd</sup> and Commissioner Peterson said he would be traveling. 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, Chairman Levin asked for a motion to adjourn. Commissioner Harding made a motion to adjourn the meeting at approximately 5:56 PM, which was duly seconded by Commissioner Creger. The next regularly scheduled meeting of the Planning Commission is Wednesday, June 3, 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: May 26, 2015

Subject: Case #2015-04- Request for Riverfront Corridor Overlay District Site Plan review for Proposed Freestanding Sign in a B-4 (highway intensive business) district at 3850 Blackhawk Road.

Ashkan Ajiden (Sultan Mediterranean Restaurant) has filed an application for a Riverfront Corridor Overlay District site plan review for a proposed freestanding sign in a B-4 (highway intensive business) district at 3850 Blackhawk Road, Unit H7. The applicant will remove an unlit temporary freestanding sign (4' x 8') and replace it with a slightly taller and internally lighted permanent freestanding sign (4' x 10') at the same location as the existing sign (see photo of proposed sign and case map for sign location).

### Site:

The site has a total area of 34,400 square feet with 200 feet of lot frontage on Blackhawk Road. The site slopes down approximately three feet from Blackhawk Road. The site also does not have direct access to Blackhawk Road, but has interior access through adjacent access points for Rock Valley Plaza and K-Mart. The existing commercial structure has units for several commercial spaces. Several spaces are currently vacant.

### Signage:

The applicant received approval from the Board of Zoning Appeals for the subject temporary sign and two unlighted 4' x 8' banner signs in 2013 (banner signs are located to the east and west of the subject sign). The time period approved by the Board has expired and the applicant indicates he will remove the two banner signs, but is proposing to replace the center temporary freestanding sign with the lighted permanent freestanding sign. The 4' x 10' sign will be placed at the exact same location, which is one foot from the north property line. The sign will have three identification spaces (one with photo of gyro meal) and a LED electronic message board.

The applicant indicated to the Zoning Board at the 2013 public hearing that since he put up the existing portable signs advertising gyros his business improved significantly. He desires to maintain the advertising of gyros, but will also use the LED message board to advertise other restaurant specials.

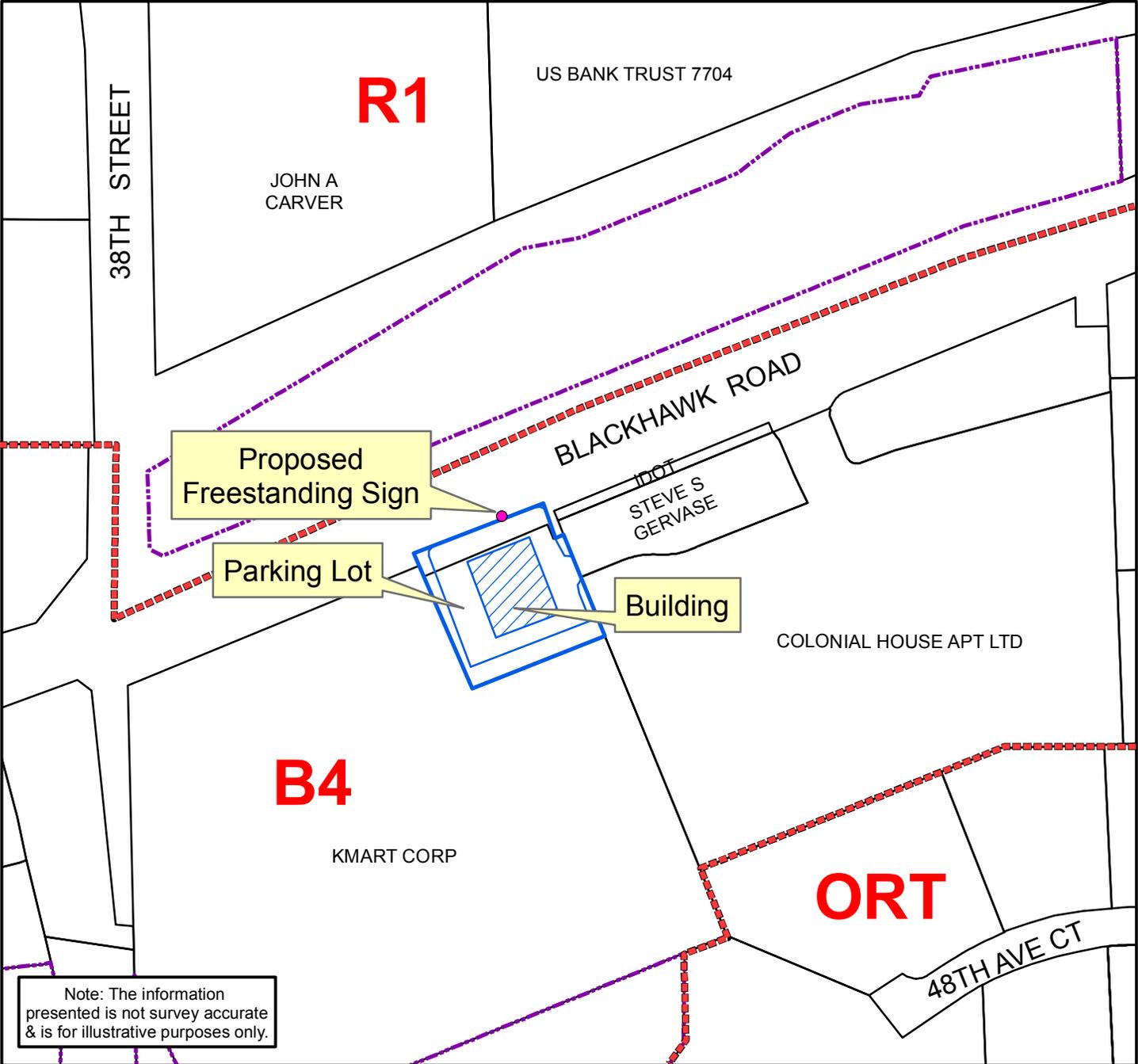
There is an existing freestanding sign (120 square foot in area and 22 feet in total height) located on the west side of the site that has spaces for each tenant to identify it's business. The spaces on the existing freestanding sign are small and the applicant believes that he needs the additional sign to advertise the types of Mediterranean meals he serves to attract new customers. A second

permanent freestanding sign requires a variance within the Riverfront Corridor Overlay District. Staff believes that the variance for a second freestanding sign (smaller in size and height in relation to existing permanent freestanding sign) is reasonable to assist the applicant's business.

Recommendation:

Staff recommends approval of the proposed permanent freestanding sign and the variance to allow a second freestanding sign on the site because it assists in identifying the different types of meals the restaurant serves and meets the intent of the Riverfront Corridor Overlay District and the requirements of the Sign Ordinance.

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2015-3**

**Legend**

- Municipal Boundary
- Parcels
- Subject Property

DR. BY: K.G.D.  
APPR. BY: B.G./A.F.

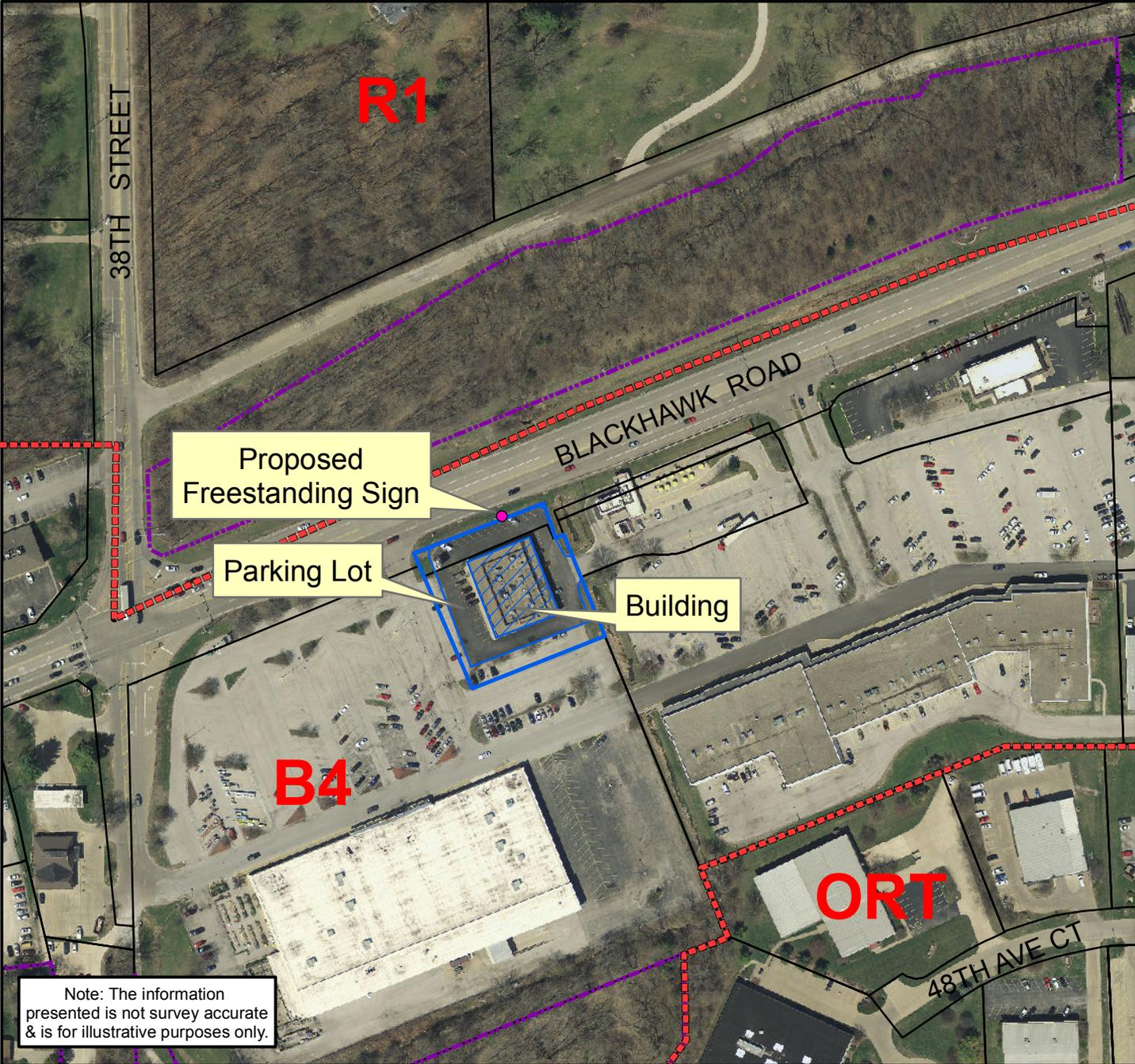
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**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

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

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2015-3 Aerial**

**Legend**

- Municipal Boundary
- 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



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