



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

September 2, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of June 3, 2015
3. Introduction of new Planning Commissioner: Javier Perez
4. Approval of the Written Agenda
5. Procedural Explanation
6. Public Hearing #2015-04: Request from Robert Sendgikoski (Habitat for Humanity) for rezoning from B-1 (neighborhood business) district to R-3 (one and two family residence) district at 905 11th Avenue.
7. Public Hearing #2015-05: Request from Jerry Bergheger for rezoning from R-2 (one family residence) district to R-3 (one and two family residence) district at 4530 24th Avenue.
8. Other Business
9. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, JUNE 3, 2015
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:30 PM. Present were Commissioners Mike Creger, Bruce Harding, David Levin, Jason Lopez, Norm Moline, Lorian Swanson and Berlinda Tyler-Jamison. Commissioners Andrew Dasso, Ted Johnson and Bruce Peterson were absent. Commissioner Kevin Nolan has officially resigned. Also in attendance were Alan Fires and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE MAY 6, 2015 MEETING

The Commission considered the matter of approval of the minutes of the May 6, 2015 meeting. After a brief discussion, Commissioner Creger made a motion to approve the minutes as presented. Commissioner Lopez 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 #2015-03: REQUEST FROM 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

Next there came before the Planning Commission Public Hearing #2015-03, a request to allow a second freestanding sign on a site located within the Riverfront Corridor Overlay District in a B-4 (highway intensive business) district at 3850 Blackhawk Road for Sultan Mediterranean Restaurant. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the applicant's request and explained the variance requested for a second freestanding sign on the site. He stated that the applicant had received approval from the Board of Zoning Appeals in 2013 for three temporary signs,

with a condition to seek approval for a permanent sign within one year. Mr. Fries referred the Commissioners to the photos included in the staff report, to see current site conditions and the rendering of the proposed LED sign. He then provided a brief review of the City's sign code regulations regarding LED and animated signs.

Chairman Levin asked what happens when other spaces within the building are rented and the tenants also want additional signage and where would they go? Mr. Fries responded that some of the units within the building faced east and some faced west instead of north along the roadway. He pointed out that there were more spaces for signs on the existing freestanding sign than there were office spaces for rent since several spaces had been combined into larger spaces over the years.

Commissioner Swanson asked about the expiration for the temporary signs. Mr. Fries replied that the Board of Zoning Appeals had established the expiration date for the applicant to use the temporary signs.

Commissioner Creger asked whether the temporary signs could be reused and placed on the building façade or in the windows. Mr. Fries stated they possibly could, so long as they were in compliance with the City's sign code.

Chairman Levin asked about other sign code violations and how the City addressed this. Mr. Fries answered that signs along Blackhawk Road must comply with both IDOT's requirements for signage located within the right-of-way, as well as the City's sign code for on-site signs.

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. Kristy Rodgers of 1801 – 54th Street Court in Molin, stepped up to the podium and signed in. She stated that she was representing Mr. Ajiden, as she had for the Board of Zoning Appeals public hearing. She agreed with Mr. Fries' analysis and stated that the temporary signs definitely helped the business. She also stated that the temporary signs should have been removed from the site by now.

Commissioner Tyler-Jamison stated that she had visited the site and asked Ms. Rodgers if she had an idea about how much the proposed sign would improve business at the restaurant. Ms. Rodgers stated she did not know exactly how much, but that it would surely increase because the LED sign would attract more attention.

Hearing no further 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 one of the Commissioners cared to make a motion.

Commissioner Moline made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Tyler-Jamison. Hearing no discussion,

Chairman called for a vote and the Planning Commissioners unanimously (7—0) recommended approval of the sign request to the City Council. Chairman Levin stated that the item would be placed onto the June 15th City Council agenda for final review and possible approval.

OTHER BUSINESS

Mr. Griffith stated that no items had been submitted for a public hearing for the July 1st Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He asked if any of the Commissioners knew whether or not they would be absent on July 1st since it was right before the Fourth of July weekend. 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 5:47 PM, which was duly seconded by Commissioner Moline. The next regularly scheduled meeting of the Planning Commission is Wednesday, July 1, 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: August 21, 2015

Subject: Case #2015-04- Request for Rezoning from B-1 (neighborhood business) district to R-3 (one and two family) district at 905 11th Avenue.

Robert Sendgikoski (Habitat for Humanity) has filed an application for a rezoning from B-1 (neighborhood business) district to R-3 (one and two family residence) district at 905 11th Avenue. The applicant proposes to construct a single family residence on the site.

Size of Property to be Rezoned:
100' x 100' (10,000 square feet).

Existing Land Use: The site is currently undeveloped.
North: Undeveloped property, zoned B-1.
East: Single family residence, zoned R-3.
South: Undeveloped property and single family residence, zoned R-3.
West: Undeveloped property, zoned B-1.

Zoning History
None.

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

Access:
The site has access to 11th Avenue.

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

Analysis:
The site has been vacant for a number of years following removal of four small single family residences each on a 25' wide parcel. The consolidated parcel will have one, one-story ranch (30' x 40') residence situated in the approximate center of the property. There will be a 20' x 24' improved parking area located in the northeast corner of the site adjacent to the alley.

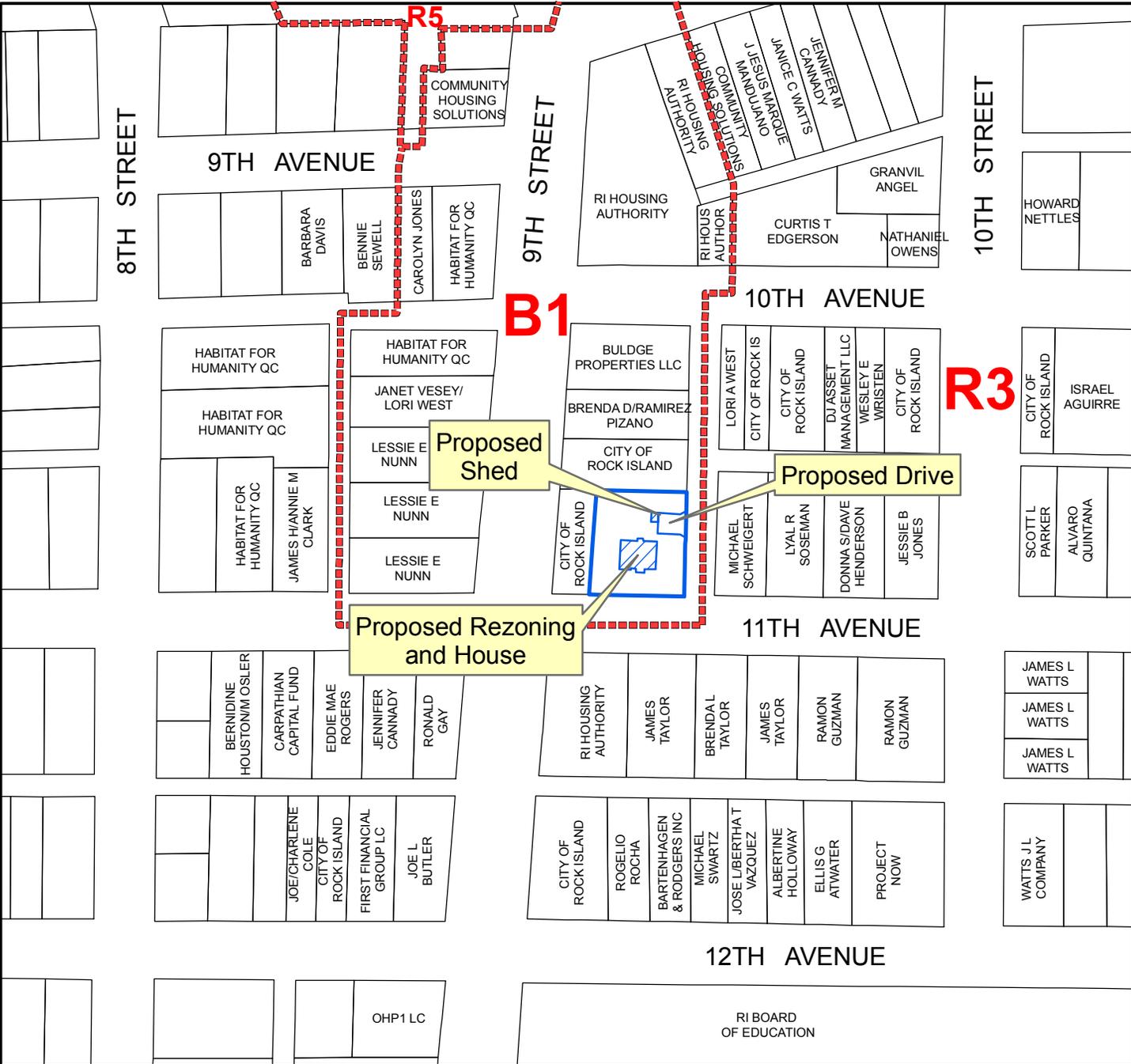
The existing business zoning dates back to at least the 1970's in an effort to attract more business uses along this segment of the 9th Street Corridor. The neighborhood is primarily a low density

residential area and the proposed R-3 zoning conforms to the approved Comprehensive Plan and adjacent zoning.

Recommendation:

Staff recommends approval of the rezoning because it conforms to the land use designation in the Comprehensive Plan and character of the residential uses and zoning in the neighborhood.

PLANNING COMMISSION



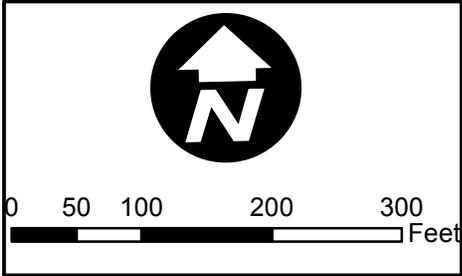
PLANNING COMMISSION
2015-4

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

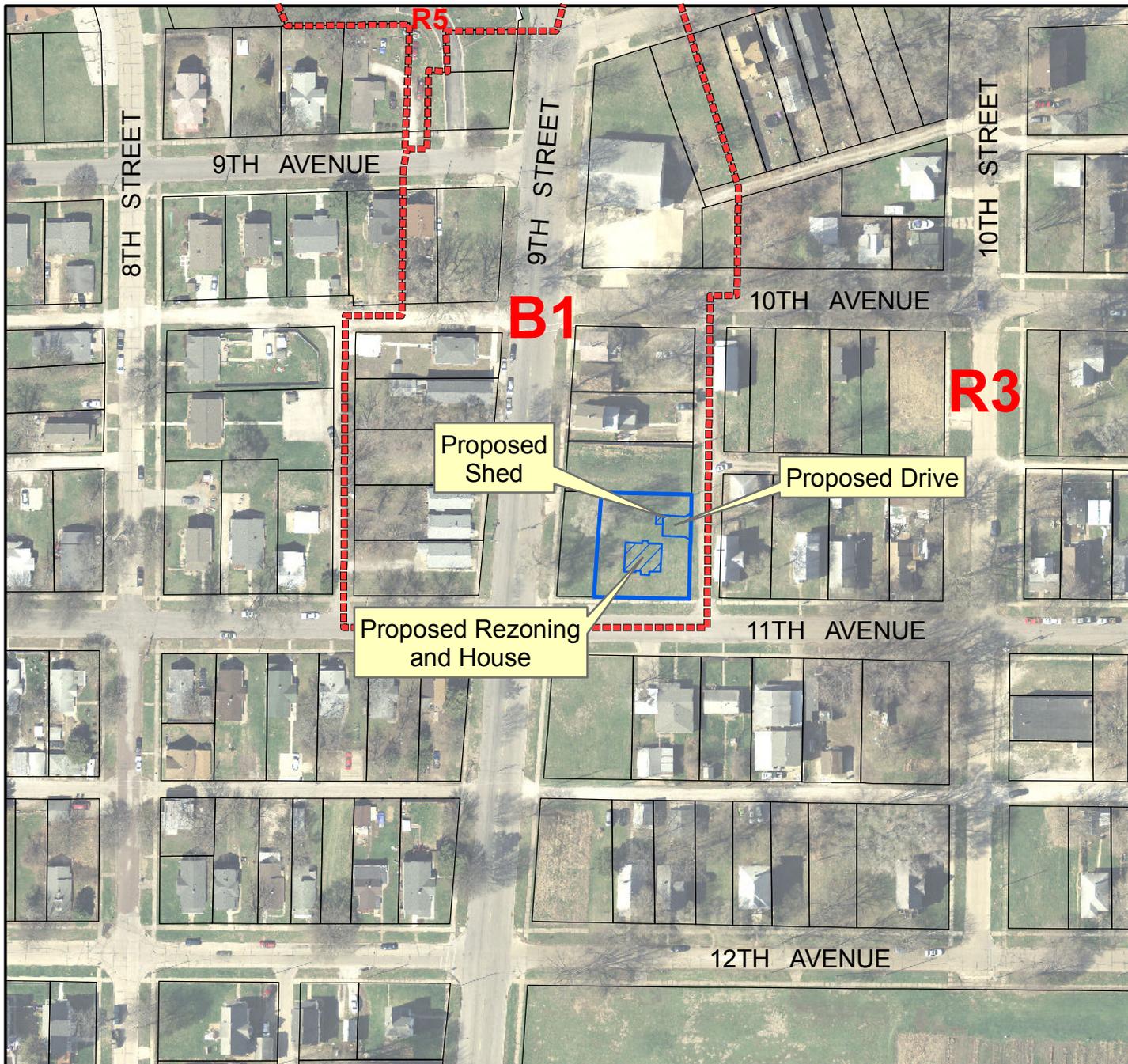
APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PLANNING COMMISSION



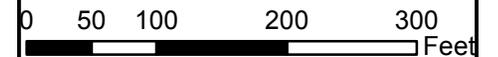
PLANNING COMMISSION 2015-4 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Building Guide ILLOWA Chapter of ICC



Single Family Residential Building Site Plan

Instructions:

1. Complete this plan by showing all dimensions of your project and its relationships to existing buildings or structures, utilities, property lines and easements..
2. Easements are agreements between landowners. While this office is not responsible for enforcing these agreements, they are legally binding and must be followed during construction.
3. Submit this plan at the time of building permit application.

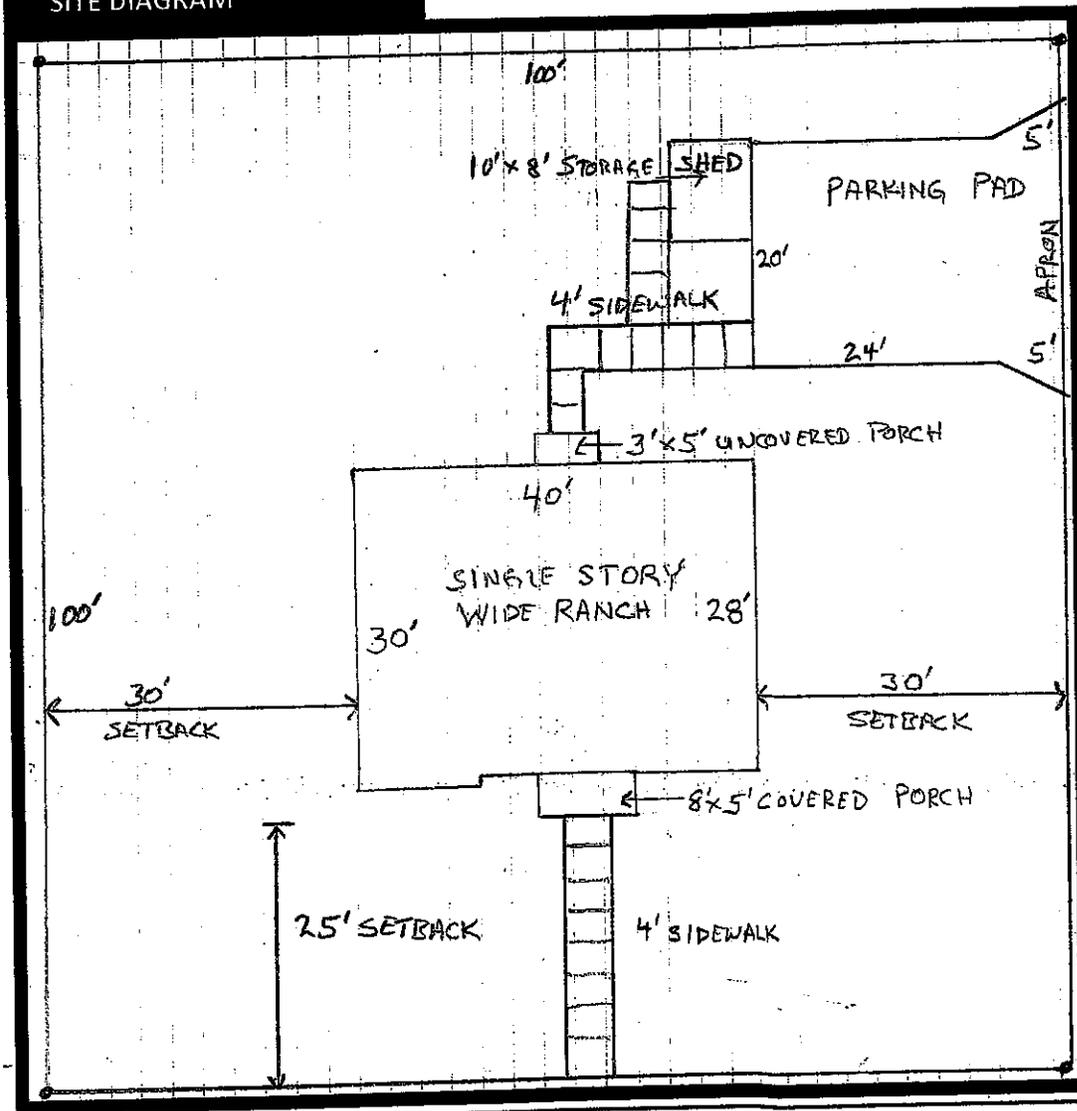
Please indicate North
by completing the arrow.

PROJECT LOCATION 905 11TH AVE., ROCK ISLAND ILL.
 CONTRACTOR HABITAT FOR HUMANITY QC OWNER HABITAT FOR HUMANITY QC
 WORKSHEET COMPLETED BY BOB SENDKOSKI DATE _____



SITE DIAGRAM

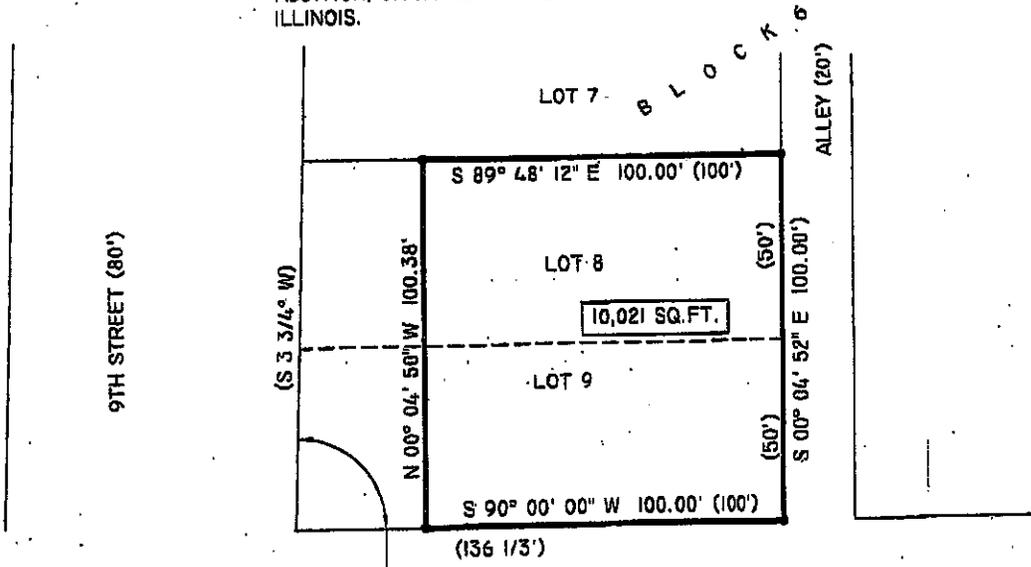
Scale: 1 box = 3 feet



DISCLAIMER: ILLOWA Chapter of the ICC has created this handout to assist with plans submittal under the adopted building codes and it is not intended to cover all circumstances. Please check with the Departments of Building Safety and Zoning for additional requirements.

PLAT OF RE-SURVEY

Q.C.D. #2012-17750
 THE EAST ONE-HUNDRED (100 FEET OF LOTS NUMBER EIGHT (8) AND NINE (9) IN BLOCK NUMBER SIX (6) IN THAT PART OF THE CITY OF ROCK ISLAND KNOWN AS AND CALLED BAILEY DAVENPORT'S FOURTH (4TH) ADDITION; SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.



PREPARED FOR:
 HABITAT FOR HUMANITY
 SURVEY ADDRESS:
 905 - 11TH AVENUE
 ROCK ISLAND, ILLINOIS

(86 1/2°)

11TH AVENUE (60')

GRAPHIC SCALE

LEGEND: SURVEY DATE: 6-30-2015

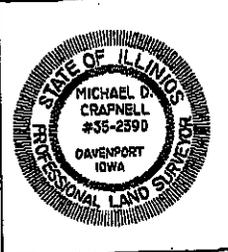
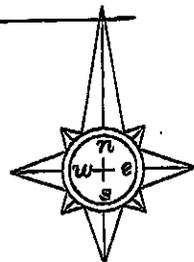


(IN FEET)
 1 inch = 40 ft.

DEED DIMENSION = (0.0')
 FIELD DIMENSION = 0.0'
 FOUND MONUMENTS = ○
 MONUMENTS SET
 (#4 REBAR CAPPED #35-2390) = ●

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



MICHAEL D. CRAPNELL
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRATION DATE NOVEMBER 30, 2016

DATE 7-8-15
 NO. 35-2390



Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256

PROFESSIONAL LAND SURVEYING FIRM #184-002765

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: August 21, 2015

Subject: Case #2015-05- Request for Rezoning from R-2 (one family residence) district to R-3 (one and two family) district at 4530 24th Avenue.

Jerry Bergheger has filed an application for a rezoning from R-2 (one family residence) district to R-3 (one and two family residence) district at 4530 24th Avenue. The applicant proposes to remove the existing single family residence and construct a two-unit residential condominium structure on the site.

Size of Property to be Rezoned:
165' x 306' (50,490 square feet).

Existing Land Use: The site is occupied by a single family residence.
North: Single family residential, zoned R-2.
East: Undeveloped property and single family residential, zoned R-2.
South: single family residential, zoned R-2.
West: Single family residential, zoned R-2.

Zoning History
None.

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

Access:
The site has access to 24th Avenue.

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

Analysis:
The applicant is working with a developer/builder to construct the two-unit one-story condominium structure on the site. Each dwelling space will have two bedrooms, a two car attached garage and have an area of 1,387 square feet of living space. The dwellings will have a basement, but will be marketed to people who desire to have the wash/dryers located on the main level. Asking price will be in the range of \$200,000.

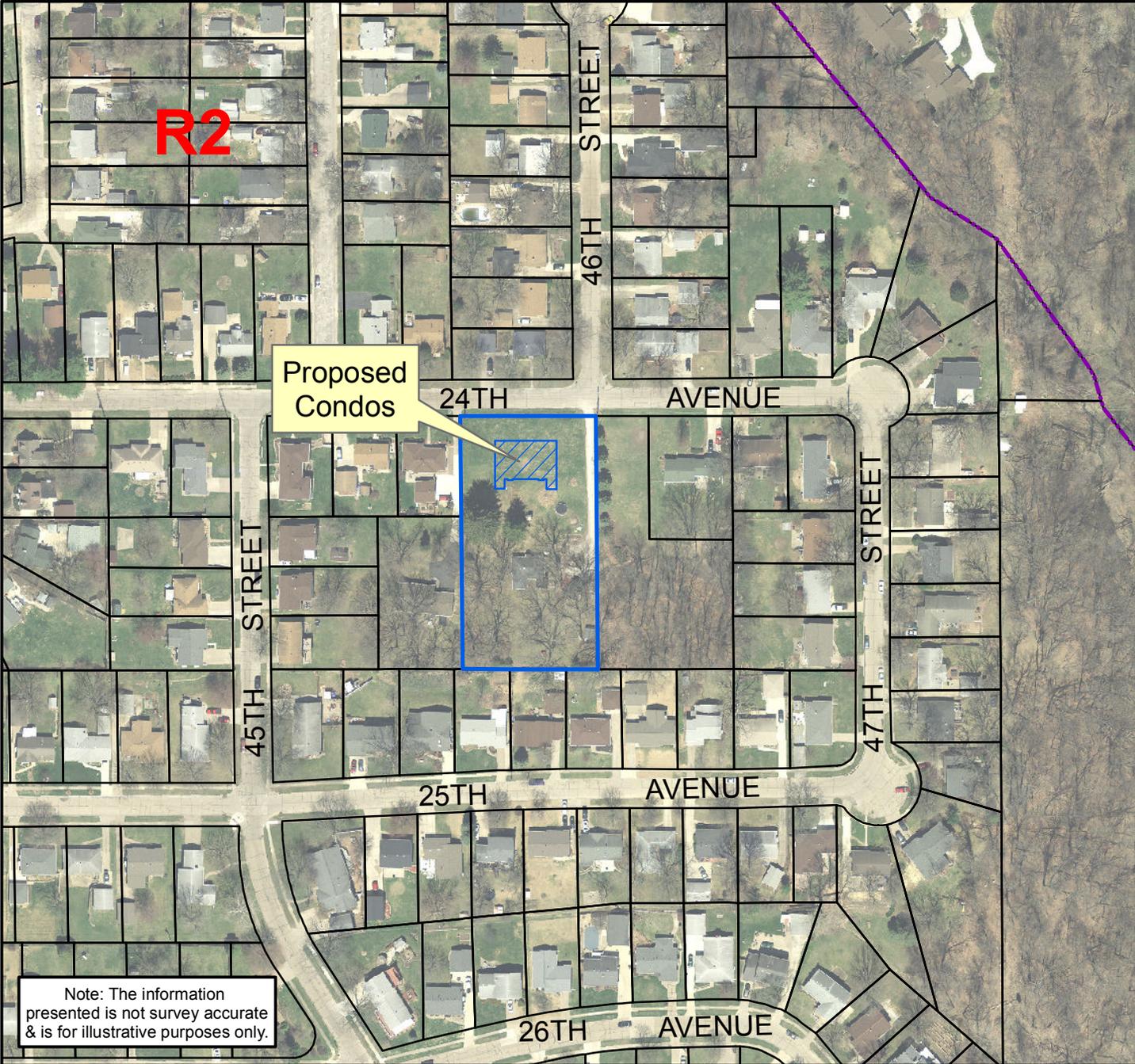
The Comprehensive Plan identifies single family land use for the site and surrounding neighborhood. Since the structure will be located with a common wall and on one parcel R-3 zoning for a “duplex” is required. There is no R-3 zoning in the area, so this site would be viewed as a “spot zoning”.

The applicant could subdivide the parcel into two lots and construct separate single family residences on each lot and maintain the R-2 zoning. The current Zoning Ordinance does not have a “townhouse” designation that typically allows for common wall dwellings, so each dwelling would need to be a separate structure and meet side yard setback requirements.

Recommendation:

Staff recommends denial of the rezoning because it does not conform to the land use designation in the Comprehensive Plan.

PLANNING COMMISSION



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

PLANNING COMMISSION 2015-5 Aerial

Legend

-  Municipal Boundary
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

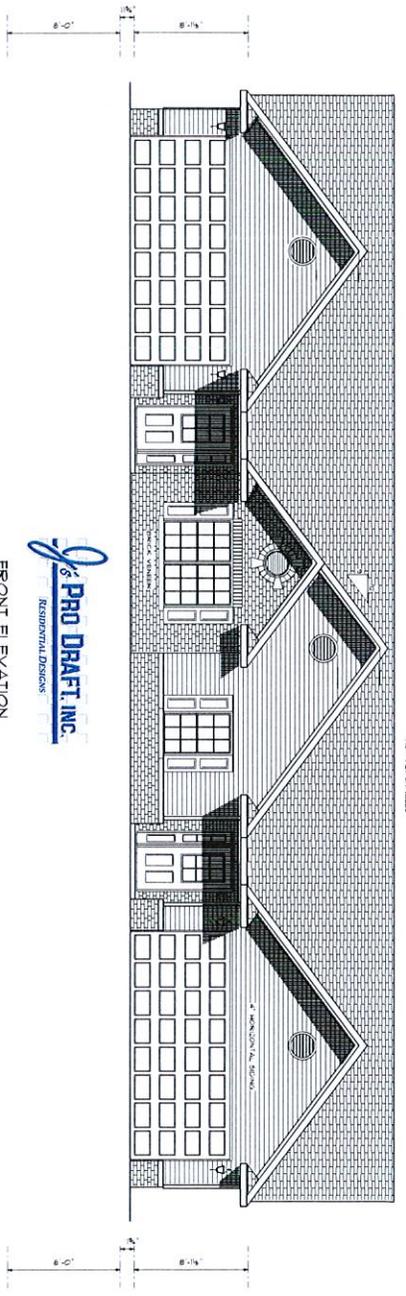


0 50 100 200 300 Feet

City of Rock Island

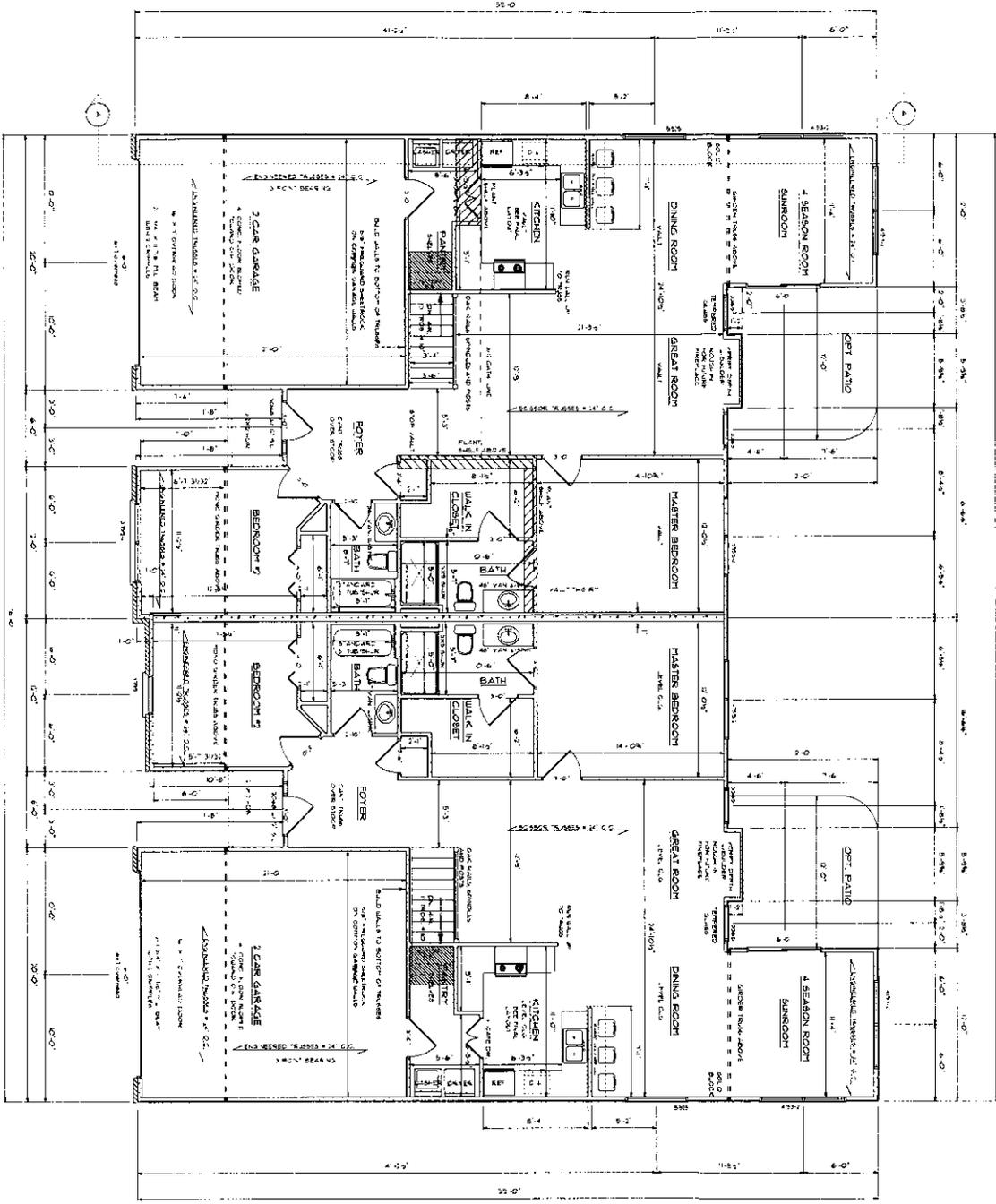
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





FRONT ELEVATION

PRO DRAFT, INC.
RESIDENTIAL DESIGN

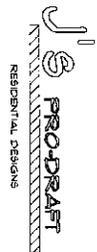


TOTAL LIVING AREA • 1987 SQ. FT.

MAIN FLOOR PLAN

TOTAL LIVING AREA • 1987 SQ. FT.

1. GENERAL NOTES
2. ALL DIMENSIONS ARE IN FEET AND INCHES
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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