



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

December 2, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of October 7, 2015
3. Procedural Explanation
4. Public Hearing #2015-07: Request from Ken Arnold (UnityPoint Health) for rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue.
5. Other Business
6. Adjournment



**UNAPPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, OCTOBER 7, 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 5:31 PM. Present were Commissioners Mike Creger, Ted Johnson David Levin, Jason Lopez, Javier Perez and Lorian Swanson. Commissioners Andrew Dasso, Bruce Harding, Norm Moline, Bruce Peterson and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fires and Ben Griffith.

**AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 2, 2015 MEETING**

The Commission considered the matter of approval of the minutes of the September 6, 2015 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Johnson 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 #2015-06: REQUEST FROM ROCK ISLAND ECONOMIC GROWTH FOR AMENDMENT TO APPROVED FINAL SITE PLAN REVIEW IN A PLANNED UNIT DEVELOPMENT ZONED DISTRICT AND RIVERFRONT CORRIDOR OVERLAY DISTRICT AT 2408 - 3<sup>RD</sup> AVENUE**

Next there came before the Planning Commission Public Hearing #2015-06, a request from Rock Island GROWTH for an amendment to a previously approved site plan in a Planned Unit Development (PUD) zoning district and a Riverfront Corridor Overlay district located at 2408 - 3<sup>rd</sup> Avenue. 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 current site conditions, adjacent land uses and zonings, zoning history of the subject property, and provided a detailed site analysis of the proposed project. Mr. Fies noted that the proposed project was in compliance with the City's Comprehensive Plan and other previously prepared and adopted plans.

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.

Mr. Andy Fisher of 103 Pine Street in Seaton, Illinois, stepped up to the podium and signed in. He stated that he was the construction manager for Rock Island GROWTH and described the proposed project as a unique urban development borrowing from one seen in Nebraska. Mr. Fisher stated they wanted the

homes to be placed as close to the street as possible and close to the Children's Garden at the Botanical Center. He stated that the light poles would be removed and replaced with more decorative ones similar to the ones found along 7<sup>th</sup> Avenue in Rock Island. Mr. Fisher referenced the architectural rendering included with the staff report, adding that this was the look they were seeking.

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 one of the Commissioners cared to make a motion.

Commissioner Creger made a motion to recommend approval of the PUD amendment to the City Council, as proposed, which was duly seconded by Commissioner Johnson. Commissioner Lopez expressed concerns regarding safety of children with the front doors so close to the street. Commissioner Creger responded that the road was not heavily traveled and did not think it was a concern. Hearing no further discussion, Chairman Levin called for a vote and the Planning Commissioners recommended approval of the request (5—1) to the City Council, with Commissioner Lopez opposed. Chairman Levin stated the item would be placed on the October 19<sup>th</sup> City Council agenda for final review and approval.

#### **OTHER BUSINESS**

Commissioner Lopez asked what was being constructed at 18<sup>th</sup> Avenue and 39<sup>th</sup> Street. Mr. Fries answered that it was a commercial building which would be primarily occupied by a physical therapy business.

Chairman Levin stated he had just returned from a statewide meeting of Illinois realtors in Chicago where it was reported that the City of Aurora was looking into how municipalities could seize all of the properties under the same ownership within their corporate boundaries, if one was vacant and/or in a dilapidated or blighted condition.

Mr. Griffith stated that no items had been submitted for public hearing for the November 4<sup>th</sup> Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He stated Planning staff would inform the Commissioners whether or not there would be a meeting as soon as it was confirmed. 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 Creger made a motion to adjourn the meeting at approximately 5:46 PM, which was duly seconded by Commissioner Johnson. The next regularly scheduled meeting of the Planning Commission is Wednesday, November 4, 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: November 23, 2015

Subject: Case #2015-07- Request for Rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue.

Ken Arnold (UnityPoint Health) has filed an application for a rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue. The applicant proposes to construct a 30 space accessory parking lot on the site.

Size of Property to be Rezoned:  
50' x 151.83' (15,183 square feet).

Existing Land Use: The site has a detached garage located on the property.  
North: Undeveloped property, zoned R-3.  
East: UnityPoint Health office, zoned B-1.  
South: Single family residential, zoned R-3.  
West: Single family residential, zoned R-3.

Zoning History  
None.

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

Access:  
The site has access to 27<sup>th</sup> Avenue. There will not be a new access point created for the parking lot. Access will be through the existing parking lot to the east.

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

Analysis:  
Records are not very clear, but it appears that a single family residence that was on the site was removed in the late 1980's or early 90's. There still is a one car detached garage on the site. The applicant will remove the garage and construct the proposed parking lot as an accessory lot to their 46 space lot to the east (subject lots will be consolidated into the lots to the east). Currently, UnityPoint has between 50 to 60 employees working at the office building to the east and is in need of additional parking for employees and the public (the office building is for the

UnityPoint Accounts Payable Department). Office hours are from 6:00 a.m. to 6:00 p.m., so there will be no late night traffic at the site.

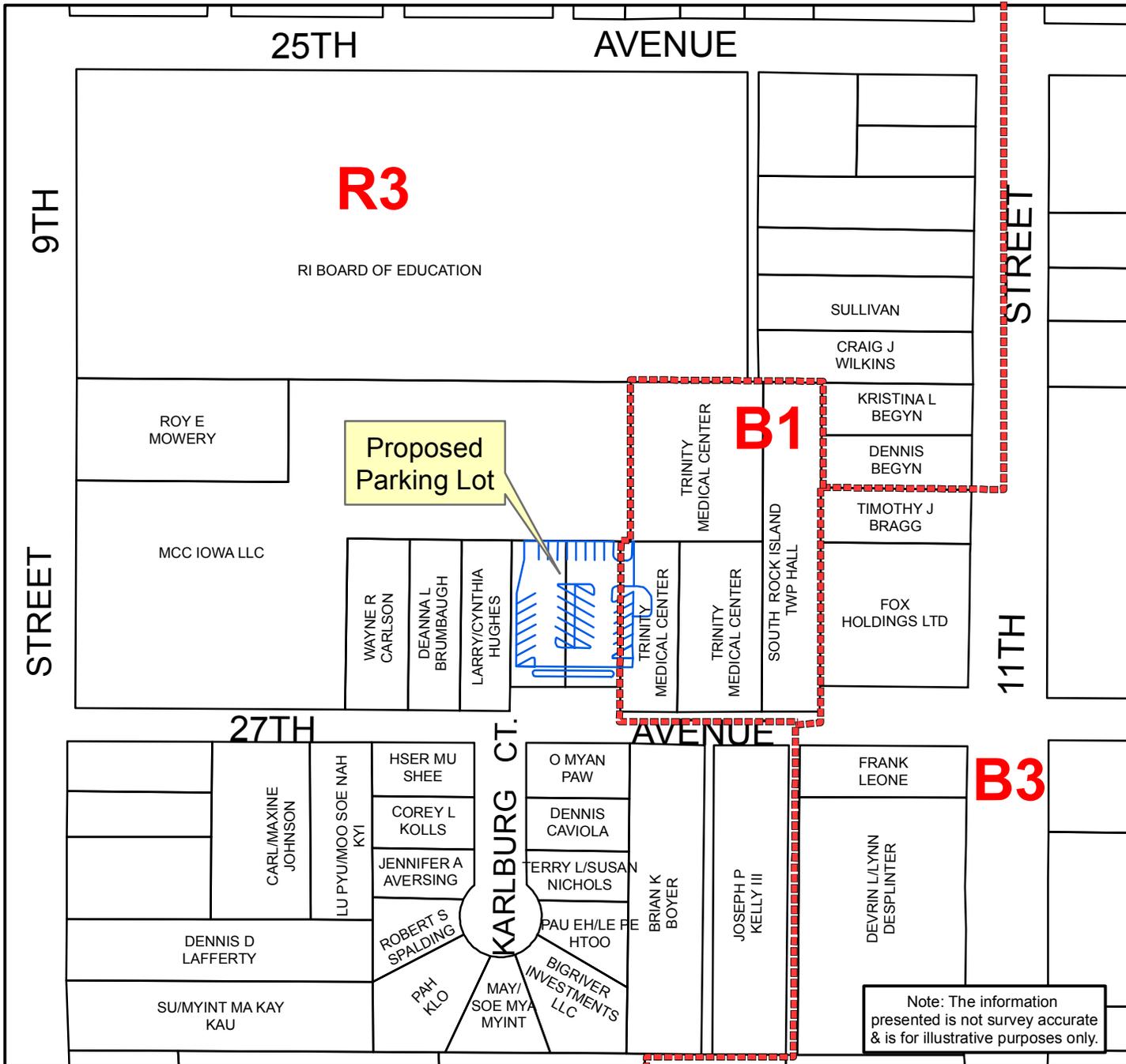
The applicant has submitted the attached landscape plan identifying that two existing canopy trees will be maintained and five RedSunset Maple trees will be located around the perimeter of the parking lot (ten foot wide landscaped area off of 27<sup>th</sup> Avenue and five foot wide landscaped area to the west and north is proposed). A continuous shrubbery hedge will be located along the north and west property lines. Access to the parking lot will be through the existing parking lot to the east (no new access point will be created for the proposed parking lot).

The subject site is located on the edge of community business land use as the office building to the east has that land use designation. Staff believes that since the accessory parking lot is affiliated with the business use to the east that the site merits rezoning to B-1.

Recommendation:

Staff recommends approval of the rezoning because it is adjacent to B-1 zoning to the east and will not alter the character of the neighborhood.

# PLANNING COMMISSION



**PLANNING COMMISSION**

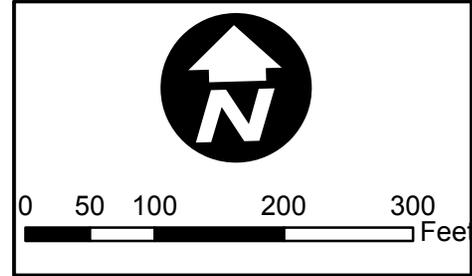
**2015-7**

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.

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



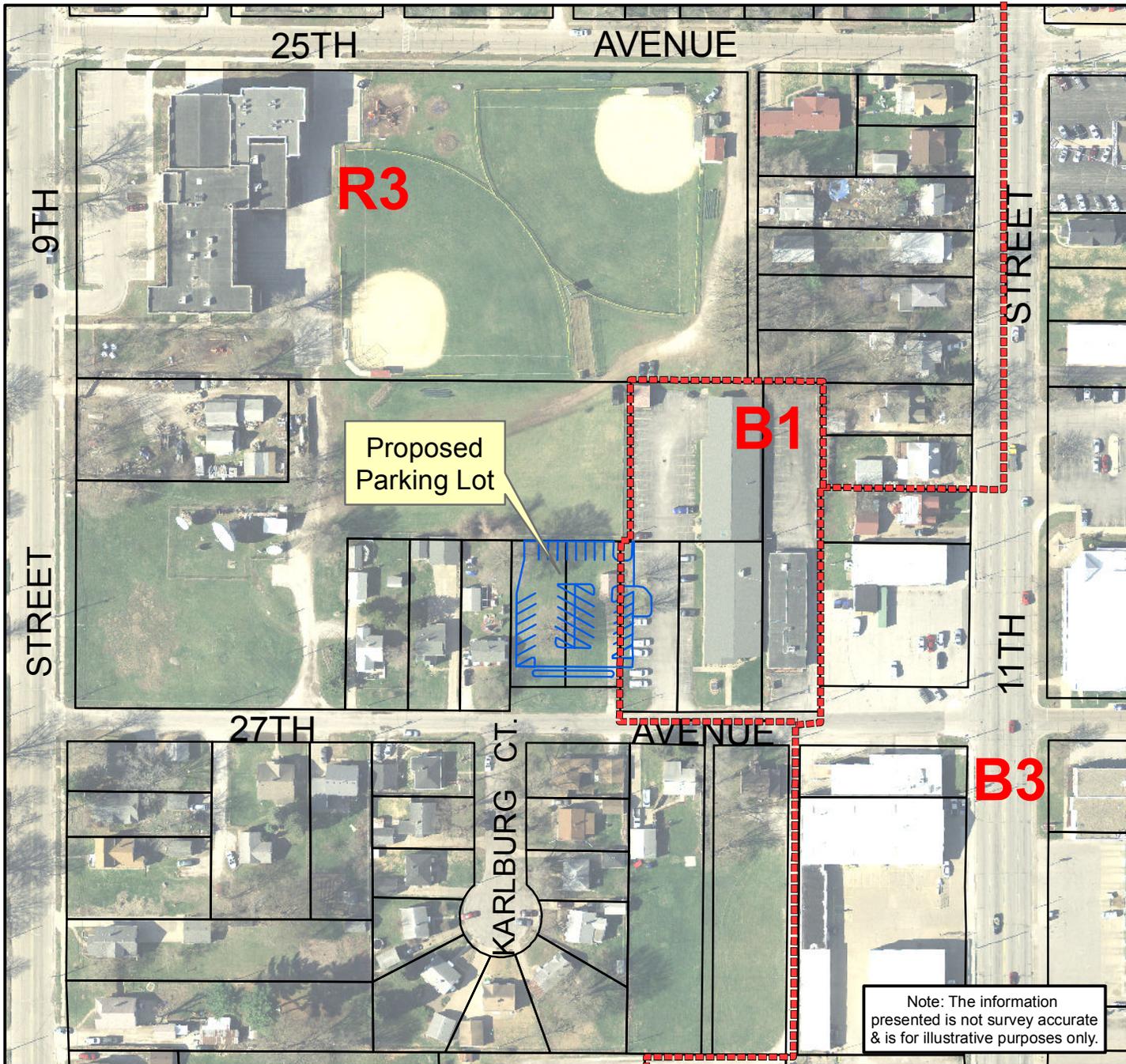
**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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

# PLANNING COMMISSION



## PLANNING COMMISSION 2015-7 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



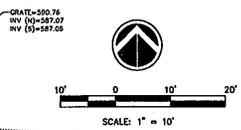
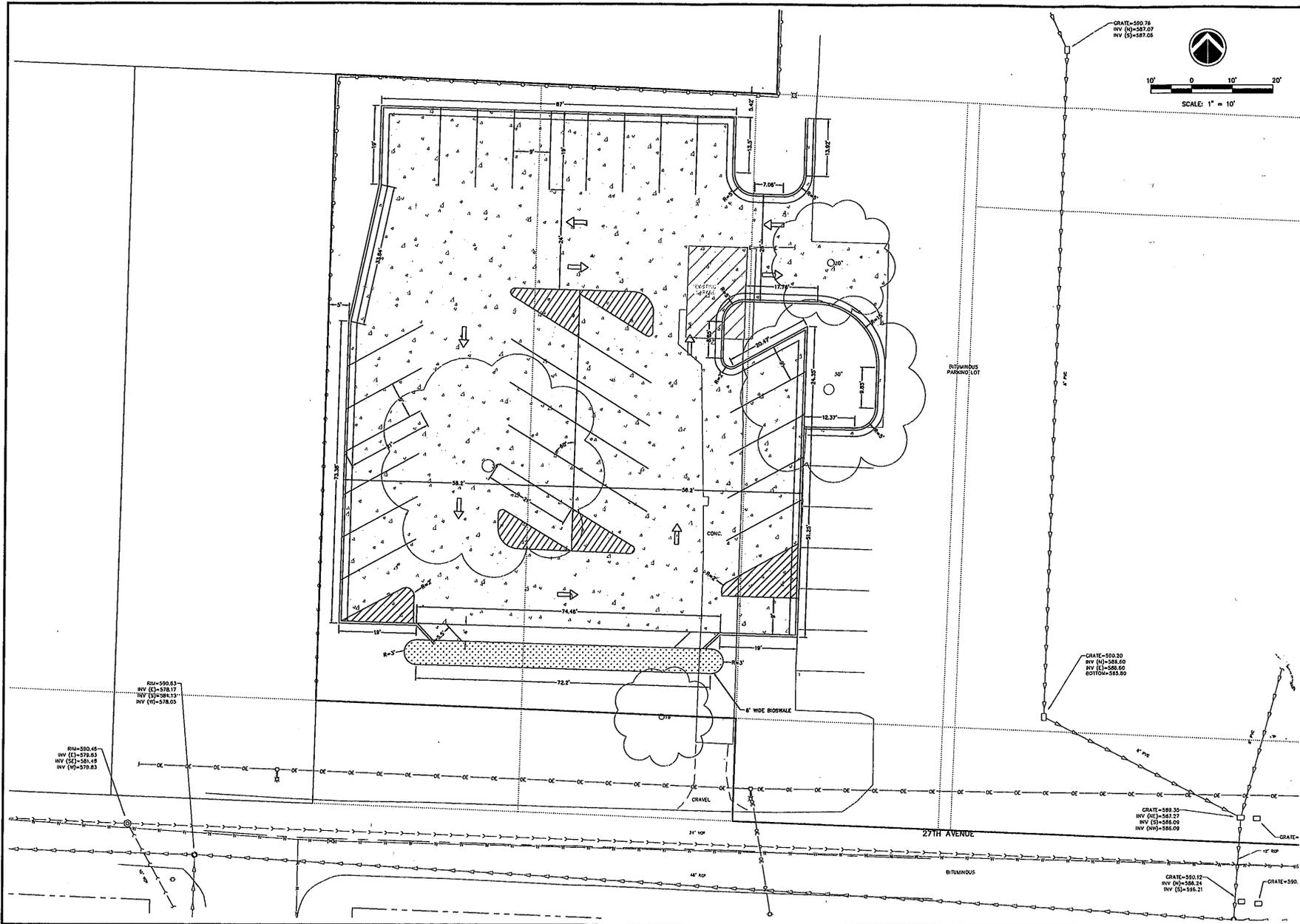
0 50 100 200 300 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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



NO.	REVISIONS DESCRIPTION	DATE

**Missman, inc.**  
Professional Engineers & Land Surveyors

Rock Island, IL • Blainville, IL • Rockford, IL • DeKalb, IL  
(815) 762-7400 • (815) 762-6200 • www.missman.com

UNITY POINT PARKING LOT IMPROVEMENT  
ROCK ISLAND, ILLINOIS  
SITE LAYOUT AND PAVING PLAN

Missman Project No: C-15L022  
File Name: C:\15L022\CHURCH-SITE PLAN.dwg  
© COPYRIGHT 2015 ALL RIGHTS RESERVED  
Field Book No:####  
Drawn By: ABL  
Checked By: MHM  
Date: 10-15-15  
**C-3**  
Sheet 4 of 7

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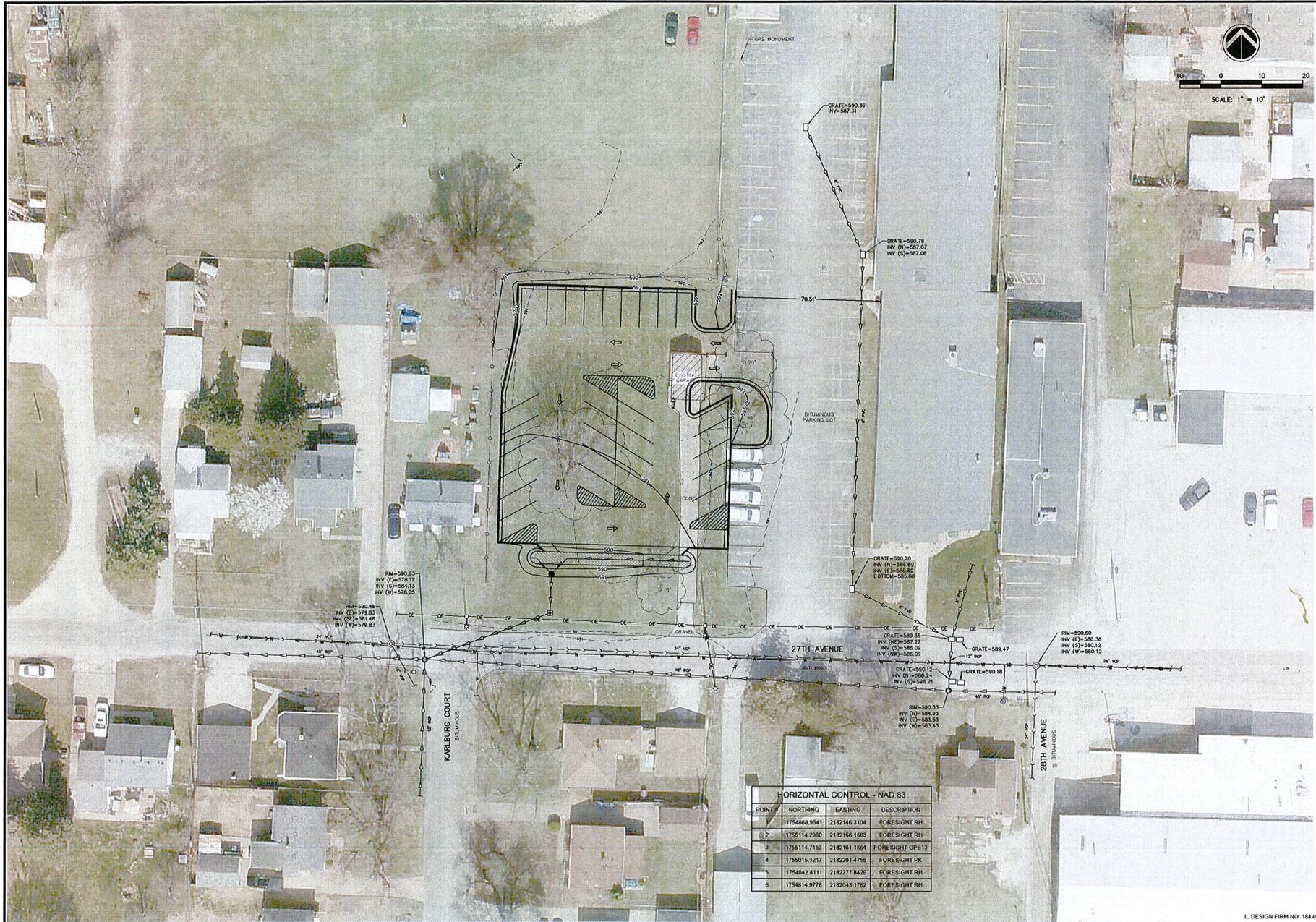
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GRATE-500.30  
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INV (W)=585.09

GRATE-590.12  
INV (N)=586.24  
INV (S)=586.21

GRATE-590.



HORIZONTAL CONTROL - NAD 83

POINT	NORTHING	EASTING	DESCRIPTION
1	1754888.9541	2182146.3104	FORESIGHT RH
2	1755114.2980	2182156.1683	FORESIGHT RH
3	1755114.7153	2182161.1564	FORESIGHT OPS13
4	1755015.3217	2182201.4795	FORESIGHT PK
5	1754842.4111	2182277.8429	FORESIGHT RH
6	1754814.9776	2182043.1762	FORESIGHT RH

REVISIONS	DATE
No.	
DESCRIPTION	

**Missman, Inc.**  
Professional Engineers & Land Surveyors

Rock Island, IL • Rockford, IL • DeKalb, IL  
(815) 398-8800 • (815) 749-0545  
www.missman.com

UNITYPOINT HEALTH  
ROCK ISLAND, ILLINOIS  
SITE PLAN

Missman Project No:  
C15L022

File Name:  
C15L02-848F.dwg

© COPYRIGHT 2015  
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Field Book No: #####

Drawn By: \*\*\*

Checked By: \*\*\*

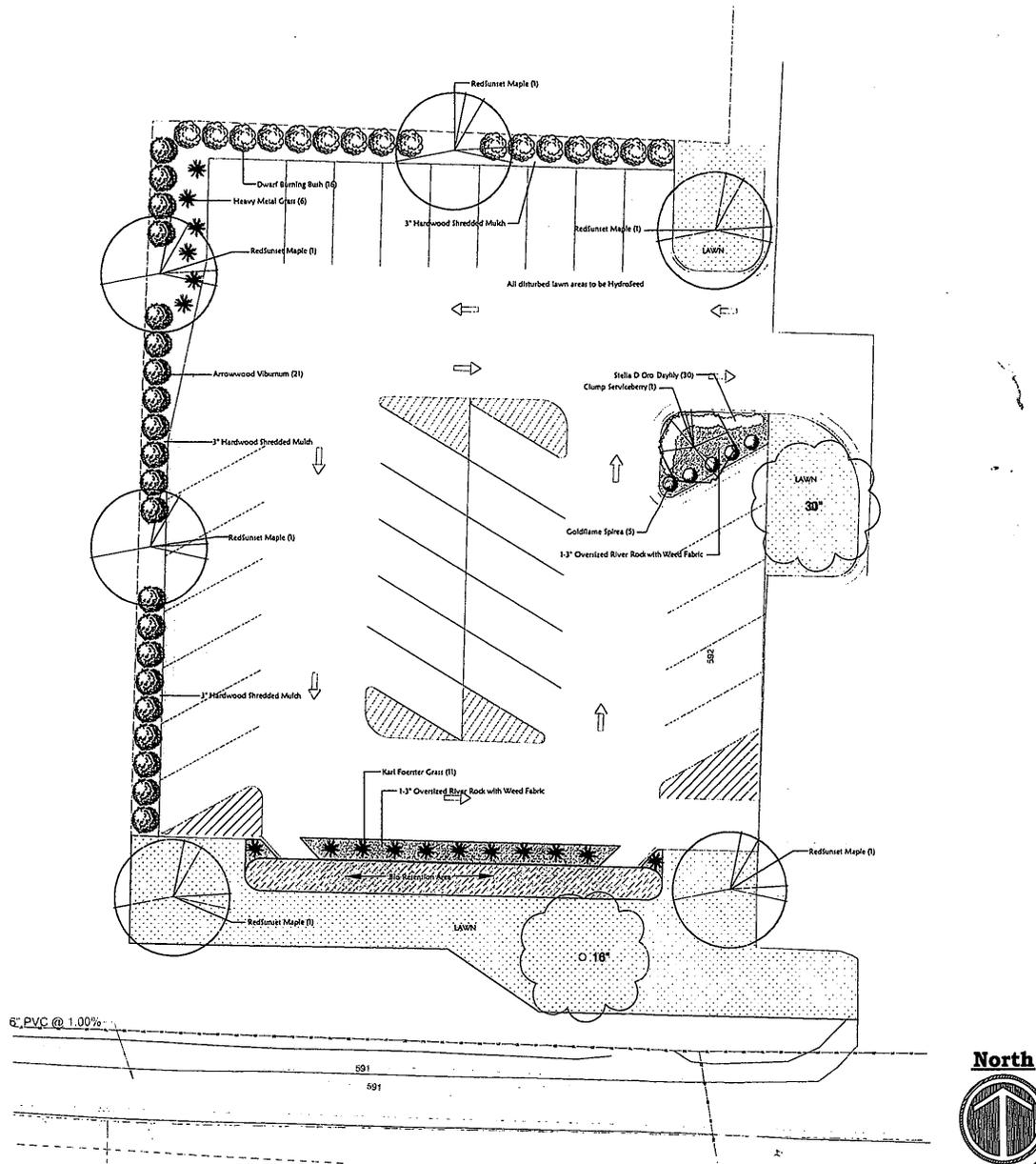
Date: 2015

This plan is conceptual. All dimensions are to be verified. Materials are represented in their future condition in a more mature phase. All designs and ideas contained in these drawings are not to be used as final construction documents by any one other than Evergreen. They are the sole property of Evergreen and not to be duplicated or put to use without express written consent. Copyright representations are for illustrative purposes and adherence may be made during installation in keeping with the design intent. All symbols are used to show all plant material at a mature size and shape.

Plant Species	Quantity	Size
Red Sunset Maple	6	3" Caliper
Clump Serviceberry	1	12" Height
Arrowwood Viburnum	21	40" BAB
Dwarf Burning Bush	15	35" BAB
Goldflame Spirea	5	6 Gallon Pot
Karl Foerster Grass	11	6 Gallon Pot
Heavy Metal Grass	5	6 Gallon Pot
Stella D Oro Daylily	30	2 Gallon Pot
6" x 6" x 1/2" PVC @ 1.00%	300	18" spacing - Plug

**Notes:**

- All topsoil necessary for lawn and landscaped areas to be supplied and installed by others.
- Site / Property to be rough graded to within 1/16" of a foot of the desired finish grade by others.
- Landscape Contractor to finish grade all lawn and planting areas before installation shall occur and after engineer has approved grade establishment.
- Drainage components for Bio Retention Area - Gravel, Pipe, etc... to be supplied and installed by others.
- Bio Retention soil mix to be supplied and installed by Landscape Contractor. 70% topsoil, 20% Sand, 10% Compost
- Bio Retention area to receive 1" hardwood shredded mulch cover after plantings have been installed.
- All disturbed lawn areas due to construction shall be finish graded and hydroseeded. Hatching on plan is for bidding and reference only. Landscaper is responsible for any additional areas outside of given limits.
- Hydroseed to be Premium Athletic Blend supplied by John Deere Landscapes applied at the rate of 60 per 1000 sqft.
- Apply starter fertilizer and Profile fiber mulch - 100% Cellulose supplied by John Deere Landscapes and installed per manufacturer's recommendations.
- Seeding shall be installed only during IDOT Standard Seed Dates.
- All landscaped beds shall receive 3" depth hardwood shredded mulch, herbicides and a spade edge bed line unless otherwise noted on plans.
- All free standing trees shall receive a 3" depth of hardwood shredded bark mulch tree ring (12, 4" dia.).
- Planting bed areas that are labeled rock are to receive commercial grade weed barrier fabric, 1-2" washed river rock & end to end brick edging (charcoal in color).
- Landscaper to amend all planting backfill soil for trees and shrubs with compost (10 compost & 20 existing).
- Landscaper shall warranty all parts of the landscape installed for a period of one year from date of installation.
- Landscaper shall maintain all plantings and lawn areas until establishment for a period of 30 days from date of installation.
- 30 day maintenance shall include, but is not limited to all necessary watering, weed control and mowing.



**ever green**  
Landscaping Associates

2424 40th Avenue, Suite 2, Moline, IL 61265  
Phone: 309.736.1226 Fax: 309.517.1094  
www.evergreen-associates.com  
derek@evergreen-associates.com

A Landscape Design Prepared For The:  
**Unity Point Health**  
Parking Lot - 1011 27th Ave. Rock Island

Date: November 13, 2015  
Drawing Number: L-100  
Scale: 1" = 16'  
Designed By: DEKE ENGSTROM



Serving local governments in Muscatine and Scott Counties, Iowa;  
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**MEMORANDUM**

**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:** November 12, 2015

**RE:** APA Training Series on Planning and Zoning Issues

For a 14th year, Bi-State Regional Commission will be hosting a series of webinars sponsored by the American Planning Association (APA) and others. The dates and topics are listed below. These webinars are one and a half hours in length, unless otherwise noted.

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 planning and zoning commissions and is provided as part of the Bi-State Regional Commission membership.

*Wednesday, December 2, 2015 – 3-4:30 p.m.*

**Planning, Economic Development, and the New Normal (1.5 hours)**

Delve into the state of the real estate markets after the great recession. How have well-planned communities weathered the storm? Are more communities recognizing the importance of planning for economic development? Veteran planners look at new norms for home values, retail markets, development, and revitalization. Is it time to reexamine some of your cherished projects? Take stock and discover ways to increase the value of planning in a market-driven world.

*Cosponsored by the American Institute of Certified Planners and APA's Economic Development Division.*

**Certification Maintenance – This webinar has been approved for CM | 1.5**



*Wednesday, January 20, 2016 – 3-4:30 p.m.*

**Technology, Data, and Engagement (1.5 hours)**

Ever-changing and ever more important, technology is reshaping community building, governance, and planning. Look at what's coming next as panelists examine the three big components of technology: plan management, research and data, and public engagement. Learn about emerging technologies and how they apply to planning. See how some communities are tackling technology in a comprehensive way while others keep a tighter focus. What could your community be doing? Share ideas in a live Q&A with the panelists.

*Cosponsored by the American Institute of Certified Planners and APA's Technology Division.*

**Certification Maintenance – This webinar has been approved for CM | 1.5**

*Wednesday, February 17, 2016 – 3-4:30 p.m.*

**New Visions for Community Planning (1.5 hours)**

See inspiring community planning in action, in a multimedia program for commissioners and the public. Learn about innovative plans with fresh ideas for sustainability, bold urban design, economic development, and more. Planning commissioners, mayors, and planners show how their community created the plan and how they benefited. This highly visual program is a great introduction to good planning across the country.

*Cosponsored by Lincoln Institute of Land Policy.*

**Certification Maintenance – This webinar does not offer CM credit.**

*Monday, April 4, 2016 – (Time to Be Determined – This webinar will be broadcast from the APA National Conference)*

**Parks that Reshape Cities**

Parks have become an unexpected driver of both tourism and urban transformation. Learn about new approaches to urban parks, from reusing industrial sites to rethinking design and function. Hear about unexpected uses, economic benefits, and enticing ways to attract people to parks. Where do parks fit into the work of the planning commission? Find out in a program designed for commissioners as well as planners.

*Cosponsored by Lincoln Institute of Land Policy.*

**Certification Maintenance – This webinar has been approved for CM | 1.5**

*Wednesday, May 11, 2016 – 3-4:30 p.m.*

**Translating the Plan into Implementation (1.5 hours)**

How can zoning help put plans into action? What other kinds of implementation can smooth the way? Close collaboration? Rigorous regulations? Any way you look at it, implementation is key to fruitful plans and projects. Learn how communities are tightening up on implementation and measures of success. Panelists also will discuss how to make plan implementation more visible to the public.

*Cosponsored by the American Institute of Certified Planners and Zoning Practice.*

**Certification Maintenance – This webinar has been approved for CM | 1.5**

*Wednesday, June 29, 2016 - 3-4:30 p.m.*

**2016 Planning Law Review (1.5 hours)**

As the U.S. Supreme Court concludes its session, APA convenes planning attorneys to discuss the most important decisions of the year. In addition to the Supreme Court cases, the panel reviews district and state court rulings. Find out whether APA filed amicus briefs and why. Stay current, be informed, and invite your officials or clients to attend.

*Sponsor: American Institute of Certified Planners*

**Certification Maintenance – This webinar has been approved for CM | 1.5 | Law**

Participants can register by contacting Bi-State prior to the conference date. E-mail reminders will go out one week prior to each webinar. 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 year's series a helpful training tool to enhance planning and development within your community/county. APA's motto is Making Great Communities Happen. We look forward to facilitating this vision in our region.



ROCK ISLAND  
ILLINOIS

## City of Rock Island PLANNING COMMISSION 2016 Public Meeting Schedule

<b>Advertised Submittal Deadline</b>	<b>Non-Advertised Submittal Deadline</b>	<b>Public Meeting Date</b>
November 3, 2015	November 10, 2015	December 2, 2015
December 1	December 15	January 6
January 5	January 12	February 3
February 2	February 9	March 2
March 1	March 15	April 6
April 5	April 12	May 4
May 3	May 10	June 1
May 31	June 14	July 6
July 5	July 12	August 3
August 2	August 16	September 7
September 6	September 13	October 5
October 4	October 11	November 2
November 1	November 15	December 7
December 6, 2016	December 13, 2016	January 4, 2017

“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