



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

November 1, 2017

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of September 6, 2017
3. Procedural Explanation
4. Public Hearing #2017-06- Request from City of Rock Island to amend the Zoning Ordinance to disband the Board of Zoning Appeals (BZA) and Planning Commission (PC) and create the Planning and Zoning Commission (PZC) that would discharge all duties and exercise all powers previously granted to the BZA and PC.
5. Other Business
6. Adjournment

MINUTES
PLANNING COMMISSION
SEPTEMBER 6th, 2017
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: David Levin, Ted Johnson, Jason Lopez, Anthony Dasso, Lorian Swanson, Mike Creger, Bruce Harding, Norm Moline

MEMBERS ABSENT: Bruce Peterson, Berlinda Tyler-Jamison,

STAFF PRESENT: Ryan Berger, Alan Fries

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

AN ORDER APPROVING THE MINUTES OF THE MAY 3, 2016 MEETING

The Commission considered the matter of approval of the minutes of the May 3, 2016 meeting. Johnson made a motion to approve the minutes as presented. Lopez seconded the motion and the Commissioners unanimously approved.

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 #2017-05 REQUEST FROM TIM TRIMBERGER FOR A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO R-6 (MULTI-FAMILY RESIDENCE) DISTRICT AT 1103 25TH STREET.

Jennifer Bruce discussed the reason for the rezoning and future proposed renovation of the property.

Norm Moline asked what the renovations were specifically.

There will be a nine year property maintenance plan that includes upgrades to the roof, parking lot, windows, and air conditioning units.

David Levin asked about the type of units that are currently being rented at the property.

There are studio, one bedroom, and two bedroom units.

Italo Milani who owns the property to the east spoke in favor of the rezoning.

Ted Johnson made a motion to approve the rezoning. The motion was seconded by Mike Creger and approved unanimously.

OTHER BUSINESS

City staff discussed an upcoming Council Study Session on September 18th at 5:30 in the Conference room of the City Hall basement regarding proposed changes to the Planning Commission and the Board of Zoning Appeals. Planning Commission members were invited to attend and ask questions and or voice concerns about the proposal.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Creger made a motion to adjourn, which was seconded by Lopez. Chairman Levin adjourned the meeting at 5:57.

Minutes submitted by Ryan Berger.

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: October 18, 2017

Subject: Case #2017-06- Consideration of Amendments to Zoning Ordinance Regarding Combining the Board of Zoning Appeals and Planning Commission into One recommending Body Identified as the Planning and Zoning Commission.

The City hired Ancel and Glink consultants in 2015 to redevelop the Zoning Ordinance and Official Zoning Map. They have proposed revising the City's current land development process to now have a new City Planning and Zoning Commission (PZC) to consider all requests currently reviewed by the Board of Zoning Appeals (primarily variances, authorized uses and issues with expanding and substituting nonconforming uses) and the Planning Commission (primarily rezoning, Planned Unit Development site plan review and major subdivision plats). The proposed 9 member PZC would conduct public hearings and make recommendations to the City Council on all land development requests before the new body.

Proposed Changes:

The consultant has provided the attached ordinance language creating the new PZC along with disbanding the Board of Zoning Appeals and Planning Commission. It is expected that new 9 member PZC will be appointed by the Mayor and City Council following an application process allowing current members of the two existing bodies, along with other citizens, to apply for the new appointment to the PZC.

Please review relevant sections of the existing Zoning Ordinance related to the Board of Zoning Appeals (Article 5) and the Planning Commission (Article 6), along with the proposed amendment. An electronic copy of the Zoning Ordinance is available on the City website (www.rigov.org).

Recommendation:

Staff recommends approval of the attached amendment to the Zoning Ordinance.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CODE OF
ORDINANCES FOR THE CITY OF ROCK ISLAND TO CREATE THE PLANNING
AND ZONING COMMISSION AND DISBAND THE BOARD OF ZONING APPEALS
AND THE PLANNING COMMISSION**

WHEREAS, the City of Rock Island (the "**City**") is an Illinois home rule municipal corporation organized and operating under Article VII, Section 6 of the Constitution of the State of Illinois (1970) and the Illinois Municipal Code, 65 ILCS 5/1, *et seq.*; and

WHEREAS, the Illinois Municipal Code and the City's home rule powers authorize the City to create a planning and zoning commission possessing all authority granted by statutory law to zoning boards of appeal and plan commissions, and all other powers granted by the City's corporate authorities; and

WHEREAS, Chapter 11, Article 1, Section 11-1 of the Code of Ordinances for the City of Rock Island ("**City Code**") establishes the City's planning commission and grants it certain powers and duties; and

WHEREAS, Appendix A, Article V of the City Code establishes the City's board of zoning appeals and grants it certain powers and duties; and

WHEREAS, for the last several months, the City has been reviewing the City's zoning regulations located in Appendix A of the City Code ("**Zoning Code**"); and

WHEREAS, over the coming months, the City anticipates significantly revising the Zoning Code to incorporate modern best practices; and

WHEREAS, the City wants to create a planning and zoning commission to review all forthcoming Zoning Code amendments and provide appropriate recommendations to the corporate authorities; and

WHEREAS, the City wants the planning and zoning commission to discharge all duties and exercise all powers previously granted to the planning commission and the board of zoning appeals; and

WHEREAS, upon the planning and zoning commission's creation, the City will disband the planning commission and the board of zoning appeals; and

WHEREAS, the City finds that it is necessary to pass this Ordinance to facilitate the planning and zoning commission's review of forthcoming Zoning Code amendments and ongoing administration of the City's land use, planning, and zoning regulations; and

WHEREAS, the City's corporate authorities find that it is in the City's best interests to pass this ordinance and to create the planning and zoning commission;

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCK ISLAND, ROCK ISLAND, COUNTY, ILLINOIS, in the exercise of its home rule powers, that:

Section One: Recitals. The foregoing recitals are incorporated as though fully set forth in this Section One.

Section Two: Board and Commission Disbanded. The City of Rock Island Board of Zoning Appeals and City of Rock Island Planning Commission are disbanded.

Section Three: Commission Created and Commission's Powers. The City of Rock Island Planning and Zoning Commission is created. The Planning and Zoning Commission will possess all powers and duties previously granted to the Board of Zoning Appeals and Planning Commission by City Code and Illinois Law.

Section Four: Commission's Composition. The City of Rock Island Planning and Zoning Commission will consist of eight members and one chairperson. All members and the chairperson will be appointed by the Mayor with the advice and consent of the City Council, and all members and the chairperson must reside in the city during their term of office.

Section Five: Term of Office. Upon appointment, the members and chairperson will be appointed for the following terms: one member will serve one year, one member will serve two years, one member will serve three years, one member will serve four years, the chairperson will serve five years, one member will serve six years, one member will serve seven years, one member will serve eight years, and one member will serve nine years. The successor to each member and chairperson will be appointed to serve a term of five years.

Section Six: City Code Amended. The Code of Ordinances for the City of Rock Island is amended to reflect the content of this Ordinance. All references in the City Code to the planning commission or to the board of zoning appeals, including, without limitation, all such references contained in City Code Appendices A and B, are replaced with references to the planning and zoning commission.

Section Seven: Conflict. All prior resolutions or ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed to the extent of such conflict or inconsistency.

Section Eight: Effective Date. This Ordinance shall be in full force and effect as of January 1, 2018, after (1) passage by the Mayor and City Council by a majority vote and (2) its publication in pamphlet form in the manner required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

4813-1647-2401, v. 1