



APPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF JULY 2, 2013
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. Present were Commissioners Michael Creger, Ed Hanna, Ted Johnson, David Levin, Jason Lopez, Norman Moline, Diane Oestreich, Bruce Peterson and Lorian Swanson. Commissioners Tim Meegan and Berlinda Tyler-Jamison were absent. The meeting was called to order by Chairman David Levin at 5:20 PM. Also in attendance were Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE JUNE 4, 2013 MEETING

The Commission considered the matter of approval of the minutes of the June 4, 2013 meeting. Mr. Griffith reviewed the court reporter's transcript portion of the draft minutes, citing by page and line number, corrections for the Commissioners to consider, as listed below.

Page 30 Line 13: there should be a "d" at the end of "phase"

Page 54 Line 21: "Moline" should be "Piklapp"

Page 80 Line 8: "is" should be "if"

Page 101 Line 12: remove the "i" from "Alexandria"

Page 126 Line 22-23: "will give you time" should read "ask you not"

Page 127 Line 1: "Bath" should be "Batz"

Page 127 Line 2: "Bath" should be "Batz"

Page 132 Line 17: "Stanley Stanley" should be "Jay Stanley"

Page 138 Line 3: add "talk" between "can" and "variances"

Page 152 Line 14: "an" should be "a"

Page 167 Line 15: "forum" should be "quorum"

After a brief discussion, Commissioner Oestreich made a motion to approve the minutes as corrected, which was seconded by Commissioner Lopez. The Commissioners then voted unanimously to approve said minutes.

(NOTE: The court reporter stated that she made the changes for all of the above, with the exception of those listed on pages 126 and 152, after verifying her steno notes and listening to the audio.)

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and seeing none, asked for a motion. Commissioner Lopez made a motion to approve the written agenda as presented, which was then seconded by Commissioner Oestreich. The Commissioners then voted unanimously to approve the written agenda.

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 #2013-06: REQUEST FROM BEAVER PROPERTIES FOR FINAL SITE PLAN AND PLAT REVIEW FOR A RESIDENTIAL SEGMENT OF A PLANNED UNIT DEVELOPMENT IN A PUD ZONING DISTRICT AT APPROXIMATELY 3200 BLACKHAWK ROAD

Next there came before the Planning Commission Public Hearing #2013-06: consideration of a request from Mr. Bob Buker of Beaver Properties, for approval of a final site plan and plat for a residential segment of a planned unit development in a PUD zoning district at approximately 3200 Blackhawk Road. Mr. Griffith presented the staff report to the Commission. Commissioner Peterson asked why the landscaping was not shown on the final plat. Mr. Griffith responded that landscaping was not usually shown on the plat, unless identified as a landscape "tract" on a plat for common area maintenance purposes. He stated that it would be on the preliminary plan and that there should be a separate landscape plan in the PUD file. He also suggested that Mr. Buker could perhaps address the matter when he spoke. Hearing no further questions for staff, Chairman Levin asked the applicant to step forward.

The applicant, Mr. Bob Buker, approached the podium to address the Commissioners. He stated that there was a landscape plan and that the landscaping would be installed when building construction was complete. Commissioner Oestreich asked that the applicant be careful not to install "burning bush" or other invasive species. Mr. Griffith added that Planning

staff carefully reviews landscape plans and is aware of the damage exotic and invasive species can have on an area.

Mr. Buker stated that he is renting the units as fast as he can build them and that he would soon begin working on phase four of the development. When asked about condos, Mr. Buker replied that there was no market for condos but there was great demand for upscale rental units. Commissioner Johnson asked if Mr. Buker had bought back the single unit that had been sold. Mr. Buker responded that he had not bought the unit back, but would be open to doing so. Commissioner Creger asked if the owner was satisfied, owning in an area surrounded by rentals. Mr. Buker replied that she had sent him a letter recently regarding primarily cosmetic issues and that they had all been addressed.

Commissioner Peterson asked if there were any stormwater or erosion issues at the construction site due to the extremely wet spring this year. Mr. Buker replied that although the site was messy, everything seemed to be working well, that there were no drainage or erosion problems and that the City inspectors had been out to inspect his site quite often.

Hearing no further questions from the Commissioners, Chairman Levin asked if anyone in the audience cared to address the Commission, whether in favor or opposed to the request. Seeing none, Chairman Levin closed the public hearing and asked for a motion.

Commissioner Lopez made a motion to recommend approval of the request to the City Council, as presented. Commissioner Moline then seconded the motion. Commissioner Johnson stated that he was disappointed with the project, citing a lack of imagination to create a more marketable project, lack of innovative architectural design, and referred to statements made in an article published in the newspaper on Sunday, June 30, 2013.

Hearing no further discussion, Chairman Levin asked for a voice vote. The Commission voted 7—2 (Johnson and Moline) to recommend approval of the PUD final site plan and plat, as presented, to the City Council.

**PUBLIC HEARING #2013-07: REQUEST FROM CITY OF ROCK ISLAND FOR CONSIDERATION
OF THE ARSENAL GATEWAY REVITALIZATION PLAN**

Next there came before the Planning Commission Public Hearing #2013-07: consideration of a request by the City of Rock Island to recommend approval of the Arsenal Gateway Revitalization Plan to the City Council. Chairman Levin opened the public hearing and invited Mr. Chris Janson of MSA Professional Services, to address the Commission. Mr. Janson provided a brief review of the plan, pointing out the revisions from the previous draft version, chiefly the improvement of the graphics and inclusion of the executive summary.

Mr. Janson pointed out that there had been an issue raised in the last week by Ms. Ami Jenkins of the Quad Cities Botanical Center about the area known as the proposed “north garden”

which was shown as multi-family, market-rate, riverfront housing. Mr. Janson presented some handouts showing proposed revisions to the text to address the issue. Ms. Jenkins addressed the Commissioners, stating that the area to the north of the botanical center was the only area available for any future expansion of the center and that she appreciated the Commissioners looking into the matter.

At the place in the report where the recommendation is made that 5th Avenue could be reduced in lanes with the loss of lane on the south side, Commissioner Moline suggested that while that might be a good for the immediate study area, if such a lane change were to occur, it might be better to gradually shift the lost lane to be the northernmost lane for the area immediately east of the study area along 5th Avenue from 30th to 38th Streets. Lane reduction with replacement by a low berm in that section, east of the depot, has been discussed in previous studies about this gateway avenue to help cover the less pleasant view of the rail yards.

Hearing no further questions from the Commissioners, Chairman Levin asked if anyone in the audience cared to address the Commission regarding the proposed plan. Seeing none, Chairman Levin closed the public hearing.

Commissioner Peterson asked for clarification regarding the future land use proposals and how they would be referenced in the future. Mr. Griffith answered that they would be addressed in staff reports, as a recommendation from one plan or study or another, similar to how the Beaver Properties PUD referenced the Riverfront Corridor Overlay District.

Commissioner Swanson asked how the various sections of the plan would be implemented, expressing concern over funding and the state proposal to move traffic off of IL 92. Mr. Griffith responded that the plan would serve as a guide for new or redeveloped sites and that the City could use the document to provide guidance for projects inclusion into the Capital Improvement Plan.

Commissioner Creger stated that the City and Public Works Department should make the items brought up in the “walkabout” section a priority, such as sidewalks, ADA and curb-ramps, to name just a few. Mr. Griffith replied that the City Engineer and others in the Public Works Department had reviewed the conceptual plan during the Steering Committee’s development and had provided feedback to Mr. Janson on several items. He stated that he would make sure the Public Works Department received an updated copy of the Gateway plan.

Commissioner Oestreich asked about the future land use map, specifically for the botanical center’s “north garden” area. Mr. Janson suggested that the area along the riverfront be cross-hatched for parks and recreation uses, as well as high-density residential uses.

Hearing no further discussion, Chairman Levin asked if anyone was prepared to make a motion. Commissioner Peterson made a motion to recommend approval of the Arsenal Gateway

Revitalization Plan to the City Council as presented, with the text revisions and future land use map changes as discussed. Commissioner Oestreich seconded the motion, commenting that the plan was really good, especially the illustrations and that the material was comprehensive and thoroughly researched. After a brief discussion, the Commissioners voted unanimously to approve the Arsenal Gateway Revitalization Plan.

OTHER BUSINESS

Mr. Griffith stated that they had no requests submitted as yet for the next Planning Commission meeting but that the deadline was not until July 17th. He added that Ms. Howe would have a work session item regarding the Comprehensive Plan at the August 6th meeting. He also stated that Planning staff was looking into providing some training on Illinois planning and land use law for the Planning Commission and the Board of Zoning Appeals in the near future and would let everyone know well in advance when it was scheduled.

Mr. Griffith asked the Planning Commissioners if they would consider moving their regular meeting to the first Wednesday of the month instead of the current Tuesday, citing consistency of all public hearing bodies meeting on Wednesday as the primary reason, along with several others. The Commissioners discussed potential conflicts with Wednesday evening church services and whether or not to meet at the same (5:15 PM) time. After further discussion, the Planning Commissioners expressed no conflicts and consensually agreed to move their regular meeting time to the first Wednesday of the month, beginning in January 2014. Mr. Griffith stated that he would present a public hearing schedule to the Commissioners for their review before the end of the calendar year.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act training as required by the State of Illinois. He 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

Commissioner Johnson made a motion to adjourn the meeting at approximately 6:10 PM. Commissioner Creger seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission would be August 6, 2013.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, flowing style.

Ben Griffith, AICP