



APPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF NOVEMBER 5, 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. The meeting was called to order by Chairman David Levin at 5:30 PM. Present were Commissioners Michael Creger, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, Kevin Nolan, Diane Oestreich and Berlinda Tyler-Jamison. Commissioner Lorian Swanson arrived at 5:33 PM and Commissioner Bruce Peterson arrived at 5:46 PM. Commissioner Norm Moline was absent. Also in attendance were Alan Fries, Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 8, 2013 MEETING

The Commission considered the matter of approval of the minutes of the October 8, 2013 meeting. After a brief discussion, Commissioner Oestreich made a motion to approve the minutes as presented. Commissioner Johnson seconded the motion and the Commissioners unanimously approved said minutes.

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 seconded by Commissioner Creger. 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 #2013-12: REQUEST FOR REZONING FROM PUD (PLANNED UNIT DEVELOPMENT) DISTRICT TO B-3 (COMMUNITY BUSINESS) DISTRICT AT 1220 AND 1224 5TH AVENUE; 516, 522/24, 526, 528, 528 REAR, 602 AND 612 13TH STREET; 1221 AND 1231 6TH AVENUE; AND 513, 517, 537/39, 545 AND 603 12TH STREET;

AND 1221, 1225 AND 1231 7TH AVENUE

Next there came before the Planning Commission Public Hearing #2013-12: a request for a rezoning from a PUD (planned unit development) district to B-3 (community business) district. Chairman Levin asked Mr. Fries to present the staff report. Mr. Fries stated that in addition to the rezoning request, the City Council would need to vacate a portion of an alley south of 5th Avenue between 12th and 13th Streets and provided a copy of the vacation location map to the Commissioners for their reference. He then proceeded to present the staff report, stating that architectural and civil design was nearly complete, but that there would be a need for some dimensional variances that would be requested of the Board of Zoning Appeals in the near future. After presenting the staff report, Mr. Fries was asked if there were any questions for staff from the Commissioners.

Commissioner Creger asked about the parking requirements and whether the number of parking spaces proposed was really necessary, citing increased costs and stormwater run-off. A discussion amongst the Commissioners began about what was or was not appropriate for meeting the parking needs of the police station.

Rock Island Police Chief Jeff VenHuizen addressed the Commissioners and discussed the development and design of the police station, stating that he was learning much about parking, landscaping and lighting. He stated that he hoped to be moved into the new station by December 2015. The Chief explained some of the unique needs and features of the police station, such as evidence storage, security lighting, undercover vehicles, holding cells and the processing of prisoners. There was some discussion amongst the Commissioners about the difference between the proposed holding cells and the County Jail and the Chief explained the processes and procedures for each.

Commissioner Oestreich asked if police vehicles would be serviced at the station and Chief VenHuizen answered that they would be serviced at the City's garage at the Public Works Department.

Commissioner Tyler-Jamison asked if there were any comments received from any of the neighbors and Mr. Fries responded that Chief VenHuizen and Mr. Griffith had both been in contact with Ms. Sheila Solomon and that no other comments had been received by the Planning Office.

Hearing no further questions for the Chief, Chairman Levin asked if anyone in the audience would care to speak.

Mr. Virgil Mayberry of 559 – 22nd Avenue in Rock Island stepped forward. He stated that the County Sheriff had taken over many of the local law enforcement responsibilities of the smaller communities around Rock Island County and that the County Jail was the central processing and booking facility for all arrests in the County, regardless of who makes the arrests. Mr. Mayberry stated that there would be a referendum on March 18th for a ¼-cent sales tax increase for the increased costs of operating the jail. He concluded that he was glad to see all the new building going on in the City of Rock Island.

Rev. Donald Johnson of 1108 – 4th in Rock Island stepped forward. He stated that he was supportive of the project between 5th and 6th Avenues, but didn't see any minorities employed at any construction sites and asked about the issue of minority representation.

Chief VenHuizen responded that he didn't know if he was qualified to provide an answer, but stated that the City would go through a rigorous competitive bidding process and that a construction manager had been hired to oversee the process.

Chairman Levin stated that he was a member of the City's Human Rights Commission and that they had been told that the local construction trades and union hall apprenticeship programs had reported difficulties in attracting minorities into their respective groups and that it was an issue that everyone was aware of, although not quite sure how to overcome.

Commissioner Tyler-Jamison stated that it was indeed an issue with no simple answer and that the City should look at measurable DBE (Disadvantaged Business Enterprise) goals, adding that there may be barriers but we need to make sure that the larger question is addressed.

Ms. Sheila Solomon of 1309 – 6th Avenue in Rock Island stepped forward. She stated that she was the president of the 6th Avenue Block Club and had been in contact with the Chief VenHuizen and Mr. Griffith. She stated that the neighbors had some concerns that she would discuss in the future.

Commissioners Tyler-Jamison and Creger both asked Ms. Solomon to elaborate on the concerns, that this public hearing was definitely the place to raise questions and concerns. Ms. Solomon stated that she was not prepared to discuss the neighbors' issues since the neighbors were not present.

Chairman Levin stated that it was important to discuss the concerns of Ms. Solomon and the neighbors in a public hearing. Ms. Solomon stated that she anticipated a meeting with Chief VenHuizen and Mr. Griffith in the future. Commissioner Oestreich reminded Ms. Solomon that the Planning Commission was going to make a recommendation to the City Council tonight.

Ms. Solomon stated that speaking for herself, she was concerned with the lighting, that she and the neighbors did not want to see any lights shining in their windows and that she was not prepared to discuss any other items at this time.

Chief VenHuizen responded that he had talked to Ms. Solomon previously and that he would sit down with her and the 6th Avenue Block Club at a meeting that she had indicated that she would be willing to facilitate, to discuss lighting and other site issues in the future.

Commissioner Oestreich stated that access to and from the site from 13th Street was probably an issue for the neighbors and that good site design should address this.

Hearing no further discussion, Chairman Levin closed the public hearing and asked the Commissioners if they were willing to make a motion.

Commissioner Johnson made a motion to recommend approval of the request to rezone the police station site B-3. Commissioner Tyler-Jamison seconded the motion and the Commissioners voted unanimously to recommend approval of the rezoning to City Council.

Chairman Levin stated that the rezoning would go before the City Council at their meeting next Monday, November 11th.

PUBLIC HEARING #2013-13: REQUEST FOR FINAL SITE PLAN IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT AT APPROXIMATELY 4422 9TH STREET

Next there came before the Planning Commission Public Hearing #2013-13: a request for a final site plan in a PUD (planned unit development) district at approximately 4422 – 9th Street. Chairman Levin asked Mr. Fries to present the staff report. Mr. Fries stepped forward and presented the staff report to the Commissioners and audience in attendance. Mr. Fries stated that the applicant was present and could answer any questions they may have.

Hearing no questions for Planning staff, Chairman Levin asked the applicant to come forward.

Mr. Pat Eikenberry of 1011 – 27th Avenue in Rock Island stepped forward. Mr. Eikenberry identified himself as President and CEO of 11th Street Development Partners, Inc., stating that they were excited about the new building and that the landscaping and parking would be in excess of the City's requirements. He stated that Missman, Inc. had been in Rock Island since 1946 and that they were committed to staying in Rock Island.

Commissioner Oestreich asked about the primary entrance, landscaping and signage. Mr. Eikenberry showed the locations of the entrances and monument signs, stating that they would be approximately 2x3 feet for the building and 6x8 feet at the main entrances of the development.

Commissioner Tyler-Jamison asked if there had been any responses from the neighbors. Mr. Eikenberry stated that Bob Anderson, owner of City Limits, was very happy with the development since it would accommodate his stormwater runoff and was looking forward to having lots of new neighbors. He added that the only negative comment he had received was about a large semi that parked overnight at the site delivering pipe for the project that had left its engine idling throughout the night, assuring the Commissioners that it should not happen again.

Commissioner Creger asked about the size of the building. Mr. Eikenberry answered that the building would contain 12,000 square feet and would be a two-story building. He stated that they had decided to go with a smaller footprint and a second floor. Mr. Eikenberry stated that it would be masonry construction and that there would be an accessory structure of similar design at the rear of the site which was about the size of a three-car garage and would be used for storage of surveying equipment.

Hearing no further questions for Mr. Eikenberry from the Commissioners, Chairman Levin asked if anyone in the audience would care to speak.

Ms. Sandy Bopes of 4417 – 9th Street in Rock Island stepped forward. She asked about the reconfiguration of 45th Avenue, just north of the 7-Eleven store and about the proposed signage and how it would be lit. Mr. Eikenberry answered that that roadway would not be closed, but rather become a right-in, right-out intersection, due to the reconfiguration of 46th Avenue (Blackhawk Road) to the south. He also explained the size and location of the proposed signage, adding that it would be lit in such a way that it should cause no glare.

Hearing no further questions, Chairman Levin closed the public hearing and asked if the Commissioners had any further questions or comments.

Commissioner Nolan stated that he had recently purchased a building on south 11th Street and asked about the condition of the surrounding roadways. Mr. Griffith responded that the City Engineer and Public Works Department had originally planned to resurface 9th Street in 2016, but with the redevelopment of Watchtower Plaza and Black Hawk Commons, they had moved it up to 2014. He also stated that the City Engineer was working closely with the IL-DOT district engineer on the reconfiguration of the intersection of 11th Street and 46th Avenue.

Commissioner Lopez stated that although some Commissioners may think there was an excess of parking, he thought they were needed and had no problem with providing extra parking spaces. Mr. Eikenberry stated that one of the reasons for the extra parking is that there was a gentlemen's agreement with Bob Anderson to allow overflow parking on their site for his customers during the evenings and on weekends, when the restaurant was busy and the office generally closed.

Commissioner Oestreich made a motion to recommend approval of the PUD plan with the parking minimized to what is required by code. There was no second so the motion died for lack of a second.

Commissioner Lopez made a motion to recommend approval of the PUD plan as proposed. Commissioner Creger seconded the motion and the Commissioners voted unanimously to recommend approval of the PUD plan to City Council.

**REVIEW OF A FINAL SUBDIVISION PLAT OF “BLACK HAWK COMMONS AMENDED
FINAL PLAT OF FIRST ADDITION” LOCATED APPROXIMATELY AT THE INTERSECTION
OF 11TH STREET AND BLACKHAWK ROAD (46TH AVENUE)**

Next there came before the Planning Commission a review of a final subdivision plat: “Black Hawk Commons Amended Final Plat of First Addition” located at the intersection of 11th Street and Blackhawk Road. Chairman Levin asked Mr. Fries to present the staff report. Mr. Fries presented the staff report, stating that the approved final plat had been revised to dedicate the roadways to the City. He stated that the roads had been built to City specifications and that the City Engineer had approved the variances for right-of-way and roadway width that had been requested.

Commissioner Oestreich questioned the reduction in widths of the right-of-way and roadways, and asked about the sidewalks since they were not located within the right-of-way. Commissioner Johnson stated that the streets appeared to be the correct width and that it was the right-of-ways

which were reduced. Mr. Eikenberry answered that the sidewalks would be their responsibility and that MetroLink wanted a bus stop on the site so they had overbuilt the roads to accommodate the bus traffic, they might as well dedicate them to the City.

Commissioner Tyler-Jamison asked about the naming of the street as “Black Hawk Commons Drive” since it did not seem to be consistent with the City’s practices of numbers for street names. Mr. Fries stated that the name had been chosen to give an identity for the development. Several Commissioners expressed their thoughts regarding naming of the street. Mr. Eikenberry stated that it was primarily for Black Hawk College, even spelling it the same.

Hearing no further discussion amongst the Commissioners, Chairman Levin asked for a motion.

Commissioner Johnson made a motion to recommend approval of the amended final plat as requested, including the variances and name of the street. Commissioner Nolan seconded the motion and the Commissioners voted unanimously to recommend approval of the amended final plat to City Council.

REVIEW OF A FINAL SUBDIVISION PLAT OF “BLACK HAWK COMMONS SECOND ADDITION” LOCATED APPROXIMATELY AT THE INTERSECTION OF 11TH STREET AND BLACKHAWK ROAD (46TH AVENUE)

Next there came before the Planning Commission a review of a final subdivision plat: “Black Hawk Commons Second Addition” located at the intersection of 11th Street and Blackhawk Road. Chairman Levin asked Mr. Fries to present the staff report. Mr. Fries presented the staff report, stating that variances similar to those in the phase one plat were being requested and that the City Engineer had approved the variances as requested.

Mr. Eikenberry apologized for the confusion about the two plats, but the reason was to enable Black Hawk College to get underway as soon as possible.

Hearing no questions, Chairman Levin asked for a motion. Commissioner Johnson made a motion to recommend approval of the second addition final plat as requested, including the variances and name of the street. Commissioner Nolan seconded the motion and the Commissioners voted unanimously to recommend approval of the second addition final plat to City Council.

2014 MEETING SCHEDULE

Mr. Griffith provided the Commissioners copies of the 2014 meeting schedule, which included the last meeting of the current year, the upcoming year and January of the following year. He reminded the Commissioners that starting in January the regular meeting day will move to the first Wednesday of the month instead of the first Tuesday and that in January and July whenever New Years or the Fourth of July fell on Wednesday, those meetings would shift down a week. Mr. Griffith added that the 5:30 meeting times allows both Commissioners and applicants ample time to arrive at City Hall for the meetings.

OTHER BUSINESS

Commissioner Oestreich reminded the Commissioners about the APA Audio Conference the next day at the Bi-State Regional Commission offices next door to City Hall.

Mr. Griffith reminded everyone about the Comprehensive Plan Steering Committee meeting on Tuesday, November 19th and that Ms. Howe had a few announcements regarding the Comprehensive Plan.

Ms. Howe stated that she had e-mailed a very rough first draft of the Comprehensive Plan to the Commissioners late in the afternoon and that some of them may not have checked their e-mails prior to leaving for the meeting. She asked that if any of the Commissioners would prefer a paper copy of the draft to let her know and one would be provided. Ms. Howe provided a brief overview of the Comprehensive Planning process up to this point and reminded everyone of the Steering Committee meeting on Tuesday, November 19th at 5:30 PM, adding that the consultant would be in attendance.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act (OMA) training as required by the State of Illinois, especially for the new members. 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 Tyler-Jamison made a motion to adjourn the meeting at approximately 6:43 PM. Commissioner Johnson seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission is Tuesday, December 3, 2013 at 5:30 PM.

Respectfully submitted,

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

Ben Griffith, AICP