



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, MAY 7, 2014
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, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, Norm Moline and Lorian Swanson. Commissioners Kevin Nolan, Bruce Peterson and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fries and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE APRIL 2, 2014 MEETING

The Commission considered the matter of approval of the minutes of the April 2, 2014 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 #2014-02: REQUEST FOR RIVERFRONT CORRIDOR OVERLAY DISTRICT SITE PLAN REVIEW FOR PROPOSED FREESTANDING SIGN REPLACING EXISTING FREESTANDING SIGN AT 2900 – 46TH AVENUE, ZONED B-4 (HIGHWAY INTENSIVE BUSINESS) DISTRICT

Next there came before the Planning Commission a public hearing: a request for Riverfront Corridor Overlay District site plan review for a proposed freestanding sign to replace an existing freestanding sign at 2900 – 46th Avenue (Blackhawk Road). Chairman Levin asked Mr. Fries to present the request. Mr. Fries approached the podium and provided a brief overview of the request and staff report.

Chairman Levin asked about the timing of electronic message boards and Mr. Fries answered that that the sign code does not allow flashing signs or changes of less than 5 seconds.

Commissioner Creger asked if both types of message boards were to be used by the applicant and Mr. Fries answered that the proposed sign included both an electronic message board and a manual reader board at the bottom. Commissioner Swanson asked if the sign was to be internally lit or if it would have spotlights shining onto it and Mr. Fries answered that the proposed sign would be internally lit.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin asked the applicant to step forward to address the Commission. Jerry Bergheger of 4530 – 24th Avenue in Rock Island approached the podium. Mr. Bergheger stated that he wanted to move the sign away from the deck since it may attract bugs which would be a nuisance for his patrons who wished to dine outside. He stated that he would like to locate it close to a utility pole for better visibility and away from the deck. Mr. Fries stated the code would allow the sign to be located where Mr. Bergheger proposes to place it.

There were several questions about the height of the sign, the total square footage and the proposed location's impact on sight lines for traffic. There was also a suggestion to plant flowers or low shrubbery around the base of the sign.

After further discussion, Commissioner Moline made a motion to recommend approval of the proposed sign to the City Council as provided in the staff report. Commissioner Lopez seconded the motion and it was approved unanimously by the Planning Commission.

PUBLIC HEARING #2014-03: REQUEST FOR RIVERFRONT CORRIDOR OVERLAY DISTRICT SITE PLAN REVIEW FOR PROPOSED BUILDING ADDITIONS TO EXISTING INDUSTRIAL BUILDING AT APPROXIMATELY 350 – 44TH AVENUE, ZONED I-1 (LIGHT INDUSTRIAL) DISTRICT

Next there came before the Planning Commission a public hearing: a request for Riverfront Corridor Overlay District site plan review for proposed building additions at approximately 350 – 44th Street, at what is commonly known as the “Quad Cities Industrial Center” or “QCIC” for short. Chairman Levin asked Mr. Fries to present the request. Mr. Fries approached the podium and provided a brief overview of the request and staff report.

Chairman Levin asked if any of the Commissioners had any questions for Mr. Fries and hearing none, asked the applicant or his representative to step forward to address the Commissioners. Daryl Brickner of 2421 – 26th Street in Rock Island approached the podium. Mr. Brickner of Missman, Inc. stated that he was a surveyor and had prepared the subdivision plat for the owner, Scott Christiansen. He stated he had nothing to add, but would answer any questions the Commissioners had.

Hearing no questions for the applicant from the Planning Commissioners and seeing no one in the audience who wished to speak, Chairman Levin asked for a motion. Commissioner Lopez made a motion to recommend approval of the proposed additions to the City Council as

provided in the staff report. Commissioner Harding seconded the motion and it was approved unanimously by the Planning Commission.

OTHER BUSINESS

Chairman Levin reminded everyone about the APA Audio Conference at Bi-State the following day at the Bi-State Regional Commission Office from 3:00 to 4:00 PM.

Mr. Griffith reported that the Comprehensive Plan was adopted by Council on April 21st and that it had been transmitted to the State. He stated that the Aldermen had accepted the text changes recommended by the Planning Commission, but had revised the Future Land Use Map, primarily the Transitional Overlay Area boundary. Commissioner Creger stated that the Planning Commission's discussions had focused on the 18th Avenue corridor and that the City Council's discussions appeared to be focused on the 11th Street corridor.

Mr. Griffith stated that the Planning Office had received a public hearing request for a rezoning for the June meeting, adding that the deadline for non-advertised items was not until the following week. He also stated that election of officers which was scheduled for May would be moved to the June meeting.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act training as required by the State of Illinois, and to forward their certificates of completion to him. 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

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Harding made a motion to adjourn the meeting at approximately 6:01 PM. Commissioner Creger seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, June 4, 2014 at 5:30 PM.

Respectfully submitted,

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

Ben Griffith, AICP