



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, NOVEMBER 5, 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 5:29 PM. Present were Commissioners Michael Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, Norm Moline, Kevin Nolan, Bruce Peterson and Berlinda Tyler-Jamison. Commissioner Lorian Swanson was absent. Also in attendance were Alan Fries, Ben Griffith, Brandy Howe and City Attorney Dave Morrison.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 1, 2014 MEETING

The Commission considered the matter of approval of the minutes of the October 1, 2014 meeting. After a brief discussion, Commissioner Tyler-Jamison made a motion to approve the minutes as presented. Commissioner Creger 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. He stated there were two public hearings and that four interested parties were registered with the City Clerk's Office for Public Hearing #2014-09.

PUBLIC HEARING #2014-08: REQUEST FROM LRC REAL ESTATE, INC. REQUESTING A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT AND O-1 (OFFICE) DISTRICT TO B-3 (COMMUNITY BUSINESS) DISTRICT AT APPROXIMATELY 4017 – 6TH AVENUE

Next there came before the Planning Commission Public Hearing #2014-08: a request for a rezoning from R-3 and O-1 to B-3 at approximately 4017 – 6th Avenue. Chairman Levin asked Mr. Fries to present the request. Mr. Fries stated that he had received one inquiry from Mr. David O'Brien of 637 - 40th Street and no other calls regarding the rezoning request. He then provided a brief overview of the rezoning request, site plan and staff report. Chairman Levin then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Dan Frieden of LRC Real Estate at 500 – 42nd Street in Rock Island stepped up to the podium. He stated that Mr. Fries did a thorough job of explaining the project. He stated that LRC had purchased properties over the years and demolished several dilapidated homes in preparation for redevelopment, hoping to improve the area with the construction of an 8,000 square-foot commercial building. Mr.

Frieden stated that with Augustana College and MetroLink nearby and Hill & Valley coming to the area, it would be a good addition.

Commissioner Tyler-Jamison asked how long it would take to build and rent space, if approved. Mr. Frieden replied that drawings were complete and they were ready to sign with the general contractor, so hopefully they could begin soon and be finished in 4-6 months.

Commissioner Moline asked if some of the landscape materials could be changed since they appeared to be invasive species and Mr. Frieden stated it would not be a problem.

Commissioner Peterson asked what types of tenants they would be seeking. Mr. Frieden replied that he was not at liberty to disclose at the present time, but they were talking to a retail restaurant and a commercial business.

Hearing no further questions from the Commissioners, Chairman Levin invited others to the podium to speak.

Mr. David O'Brien of 637 – 40th Street in Rock Island stepped up to the podium. He expressed concerns with the drive-thru on the western side of the proposed building, fearing that drivers would use the alley at the rear of his home as a short-cut to get to the drive-thru. He also expressed concerns that an existing fire hydrant was not shown on the drawings and had possibly not been taken into consideration.

Seeing no others wishing to speak, Chairman Levin closed the public hearing and asked the Commissioners if there was any further discussion. Commissioner Johnson made a motion to approve the rezoning request and Commissioner Tyler-Jamison seconded. Commissioner Peterson asked if the motion included approval of the plat and alley vacate and Commissioner Moline asked if the invasive plant materials could be adjusted on the landscape plan. Commissioners Johnson and Tyler-Jamison agreed with the amendments. Hearing no further discussion, Chairman Levin called for a vote. The motion was approved unanimously 10—0. Chairman Levin stated that the item would be placed onto the November 10, 2014 City Council agenda for final review and approval.

**PUBLIC HEARING #2014-09: REQUEST FROM FIRST EQUITY ACQUISITIONS LLC
REQUESTING A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT
TO B-3 (COMMUNITY BUSINESS) DISTRICT AT APPROXIMATELY 2617 – 18TH AVENUE**

Next there came before the Planning Commission Public Hearing #2014-09: a request for a rezoning from R-3 to B-3 at 2617 – 18th Avenue. Commissioner Lopez stated that he would need to recuse himself from discussion and voting on this item due to his employment with the Rock Island School District. He then left his seat at the dais and moved to a seat in the audience. Chairman Levin asked Mr. Griffith to present the request. Mr. Griffith stated that he had received no calls regarding the rezoning request but there were four interested parties registered with the City Clerk's Office. He then provided a brief overview of the rezoning request, site plan and staff report. Chairman Levin then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Tom Lowe of First Equity Acquisitions at 205 W. Wacker Drive in Chicago stepped up to the podium, along with his attorney, Mr. Frank Nowinski of Katz, Huntoon & Fieweger at 1000 – 36th Avenue in Moline. Mr. Nowinski stated that his client wanted to be a good neighbor and had met with the

neighbors to hear their concerns. Mr. Nowinski presented the Commissioners with colorized renderings and graphics of the proposed CVS pharmacy. Mr. Lowe stated that the proposed site plan meets the needs for a modern CVS store and addresses most of the concerns of the adjacent neighbors.

Commissioner Creger asked if the proposed store had been reduced in size compared to typical new CVS stores. Mr. Lowe answered that the existing store is much smaller than most CVS locations but that it had not always been a CVS. He stated that the proposed CVS would be the same footprint as new CVS stores in Moline and Bettendorf, but with a different exterior and a single drive-thru window.

Hearing no further questions for the applicants, Chairman Levin invited the interested parties to the podium to speak, requesting that they limit their questioning to 5 minutes and that they try not to repeat themselves.

Ms. Ellen Martin of 1626 – 27th Street in Rock Island stepped up to the podium. She referred to page 104 of the City's Comprehensive Plan and asked if a traffic study had been done. She stated that the Comprehensive Plan addresses ingress in transitional residential areas and that the driveway exiting onto 17th Avenue was pretty close to her property and her neighbor.

Mr. Lowe responded that a traffic study was being conducted by City Engineering staff and was focused on modification of the traffic signal on 18th Avenue. He stated that the curb cut onto 17th Avenue was existing, but had not been utilized and that the City Engineer had approved it and other modifications to existing curb cuts. He stated that the primary entrance would be the signalized entrance off 18th Avenue and that signage had been proposed on-site to deter truck traffic onto 17th Avenue and the residential areas to the north. Mr. Lowe stated that in meetings with the neighbors, there had been discussions about installing a speed hump on 17th Avenue and that the slight "jog" in 27th Street within the site should not give the appearance of a straight shot through the site to 17th Avenue from 18th Avenue.

Commissioner Harding asked how many trucks would service the store. Mr. Lowe responded that there would be one corporate semi per week and that anywhere from 10-15 smaller trucks would serve the store for such deliveries as chips, drinks and the like.

Ms. Andrea Gaeta of 2630 – 16th Avenue in Rock Island stepped up to the podium. She asked if Mr. Lowe could provide clarification of the 17th Avenue access which was an issue with the neighborhood and whether or not CVS was aware of it. She also asked if the water and sewer lines had been checked since the staff report stated that they were adequate in size. Ms. Gaeta discussed in great detail the sections in the City's Comprehensive Plan which applied to Transitional Area Overlays, specifically the diagrams found in that section and how they related to the 17th Avenue access. Ms. Gaeta also referenced the discussion the Planning Commission had at its April 2nd meeting when it recommended adoption of the Comprehensive Plan and stated that she and the neighbors did not feel that the Comprehensive Plan was being followed to the letter in this particular instance.

Commissioner Moline stated that he understood the concern about the house immediately across from the exit and that his hunch was that anyone in the area wanting to go to CVS would possibly prefer to use the 17th Avenue entrance.

Ms. Gaeta stated that she heard from other residents in the vicinity, particularly those on 24th Street, that they were against Fareway going in and are opposed to CVS because it would be similar to the situation with Walgreens and KFC which create conflicts with the neighborhood.

Mr. Lowe stated that Ms. Gaeta had previously asked if he could provide documentation from CVS about the 17th Avenue access and he referenced a letter that had been provided to staff. He stated the access was being provided for the convenience and safety of CVS customers. As far as water and sewer were concerned, Mr. Lowe stated that he was anxious to get to that point in the construction process and would be investigating to make sure that it would be adequate to serve the new store. He also stated that the site plan went far beyond what was required for bufferyards, comparing it to Hy-Vee and Walgreens.

Chairman Levin asked if there were other registered interested parties who wished to speak.

Mr. David Martin of 1626 – 27th Street in Rock Island stepped up to the podium. He asked if there was a list of businesses that CVS would not sell the eastern lot to and asked if he could add fast food joints to that list because of his concerns about traffic on 17th Avenue. He stated that he would like to have the rezoning for that portion of the site delayed until there is a development proposal for that site. Mr. Martin stated that he liked the buffer zone area but was concerned about glare from car lights; he suggested a short fence at the end of the three rows of parking to keep lights out of windows.

Mr. Lowe stated that no use had been identified for the eastern lot, that his focus is getting the zoning in place for the CVS and that the approved use is equally important to CVS. He stated that they did not want an obscene or unfavorable use next to their store, that there is a list of undesirable uses and that the focus is to get CVS moved and up and running. He stated that he had no objection to staff's condition to have a public hearing when a project is brought forward.

Commissioner Tyler-Jamison asked about the types of prohibited uses and Mr. Lowe responded that they were like those listed by Mr. Martin.

Chairman Levin asked if any other registered interested parties wished to speak and Ms. Gaeta responded that her husband would not be speaking. Seeing no other interested parties, Chairman Levin asked for proponents to step forward to speak.

Mr. Victor Panegos of 1627 – 27th Street in Rock Island stepped up to the podium. Mr. Panegos stated that he had visited CED on the second floor at City Hall and was unable to register as an interested party prior to the meeting. Chairman Levin replied that he had been provided with instructions as to how to register. Mr. Panegos stated that CVS would be a great neighbor, but his only concern was the access onto 17th Avenue since it was a major walkway for children walking and riding bicycles. He asked what would really be lost if the access was closed off. He stated that there was probably a piece of asphalt from the road lying around somewhere that he had brought in last year to show the poor condition of the pavement and that it could not support commercial traffic. Mr. Panegos was concerned with heavy traffic 7 days a week and referenced the Ace Hardware project a couple of years back when the Planning Commission refused to allow access onto 19th Street.

Ms. Debra Steffen of 1536 – 29th Street in Rock Island stepped up to the podium. She stated that her husband works for the City's Street Department and that the street is not up to snuff. She stated that

Walgreens semis go through all the time and that a stop sign was needed to deter truck traffic by the Walgreens and KFC.

Ms. Linda Anderson of 1718 – 21st Street in Rock Island stepped up to the podium. She stated that the Planning Commission worked long and hard on the transitional overlays and that this is the first time a business is proposing to locate within a transition area overlay. She continued that the residents want great businesses but asks that they please respect the neighborhood's desire to keep traffic out of the neighborhood. She noted that all developers will have their wish list, but the Planning Commission should adhere to the recommendations of the Comprehensive Plan with regard to ingress and egress.

Seeing there was no further public comments, Chairman Levin closed the public hearing and asked the Commissioners if they had questions for the applicant.

Commissioner Dasso asked Mr. Lowe if he could elaborate on the landscape plan and the species of trees. Mr. Lowe stated that evergreens were used to complement the existing mature trees on 17th Avenue in order to provide screening year-round.

Commissioner Johnson asked Mr. Lowe if he had built other stores like this for CVS and based on his experience, what percentage of traffic would use each access point. Mr. Lowe answered that he had completed dozens of CVS stores all around the Midwest region. He estimated that 80% would use the 18th Avenue access since it would be signalized and the second most-used access point would be the one on 26th Street nearest to 18th Avenue. He stated the building entrance was oriented towards the southeast and that loading operations would be at the southwest, so between those two points, they would carry the majority of the traffic volume.

Commissioner Johnson then asked where the next closest CVS store was located. Mr. Lowe answered that there were two in Moline and one in Davenport. Commissioner Johnson asked if he would be correct in assuming that the proposed CVS would serve approximately $\frac{1}{2}$ to $\frac{2}{3}$ of Rock Island. Mr. Lowe stated that he would probably be correct for the existing market, since this store would replace an existing CVS down the street; a lot of the guesswork has been taken out of market assessments. He added that CVS doesn't want to leave the neighborhood.

Commissioner Johnson then asked if it would be fair to assume that traffic using the 17th Avenue would be limited to the 4-6 blocks to the north. Mr. Lowe stated that would be a fair assumption.

Commissioner Johnson stated that the staff report was one of the most thorough he had seen in over 30 years on the Planning Commission. He stated the analysis on property values was insightful and answered questions that come up all the time. He congratulated staff and considered the CVS a tremendous project for the community.

Commissioner Johnson made a motion to approve the rezoning request with conditions as detailed in the staff report. Commissioner Tyler-Jamison seconded the motion. Commissioner Moline complemented the applicant on the stormwater detention and outstanding landscaping. Hearing no further discussion, Chairman Levin called for a vote. The motion was approved unanimously 9—0—1 with Commissioner Lopez recusing. Chairman Levin stated that the item would be placed onto the November 10, 2014 City Council agenda for final review and approval.

OTHER BUSINESS

Commissioner Moline thanked Mr. Griffith for attending River Action's Mississippi River Conference in Moline, adding that he appreciated seeing City staff attend such an important conference for the community. Mr. Griffith stated that it was a good conference and well worth attending.

Mr. Griffith stated that he had certificates for all that attended the Planning Commissioner training on August 27th and that he would hand them out after the meeting. He stated that the Planning Office had received one public hearing request for the December meeting, adding that the deadline for non-advertised items was not until the following week. 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.

Chairman Levin wished everyone a safe and happy Thanksgiving holiday.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Creger made a motion to adjourn the meeting at approximately 6:36 PM. Commissioner Lopez seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, December 3, 2014 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