



**APPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, DECEMBER 3, 2014  
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3<sup>rd</sup> Avenue, Rock Island, Illinois. The meeting was called to order by Vice-Chairman Michael Creger at 5:30 PM. Present were Commissioners Michael Creger, Andrew Dasso, Ted Johnson, Jason Lopez, Norm Moline, Bruce Peterson and Lorian Swanson. Commissioners Bruce Harding, Kevin Nolan and Berlinda Tyler-Jamison were absent. Commissioner David Levin arrived at approximately 5:39 PM. Also in attendance were Alan Fries, Ben Griffith, Magda Dziembowski and City Attorney Dave Morrison.

**AN ORDER APPROVING THE MINUTES OF THE NOVEMBER 5, 2014 MEETING**

The Commission considered the matter of approval of the minutes of the November 5, 2014 meeting. After a brief discussion, Commissioner Johnson made a motion to approve the minutes as presented. Commissioner Lopez 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. After a brief discussion, Commissioner Peterson made a motion to place the final subdivision plat ahead of the rezoning public hearing. Commissioner Lopez seconded the motion and the Commissioners unanimously approved the written agenda as amended.

**PROCEDURAL EXPLANATION**

Vice-Chairman Creger provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance. He stated there was one public hearing with three interested parties registered with the City Clerk's Office for Public Hearing #2014-10.

**REVIEW OF A FINAL PLAT WITH VARIANCE OF THE DONALD GAY SUBDIVISION  
LOCATED AT 600/602 - 5<sup>TH</sup> STREET**

Next there came before the Planning Commission a review of a final subdivision plat located at 600/602 – 5<sup>th</sup> Street. Vice-Chairman Creger asked Mr. Fries to present the request. Mr. Fries provided a brief overview of the staff report and explained the need for variances to make the lots more conforming with the City Code. Hearing no questions from the Commissioners for Mr. Fries, Vice-Chairman Creger then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Donald Gay of 923 – 15<sup>th</sup> Street in Rock Island stepped up to the podium. He stated that he had nothing to add and that he simply wanted to separate the property into two parcels. Hearing no questions for the applicant, Vice-Chairman Creger asked if there was any discussion from the Commissioners. Hearing none, he stated that he would entertain a motion.

Commissioner Moline made a motion to recommend approval of the final subdivision plat as proposed with the variances requested to the City Council. Commissioner Peterson and the Commission voted unanimously in favor of the motion. Vice-Chairman Creger stated the item would be placed onto the December 14, 2014 City Council agenda for final review and approval.

**PUBLIC HEARING #2014-10: REQUEST FROM RAJU PENMATCHA FOR A REZONING FROM R-1 (ONE FAMILY RESIDENCE) DISTRICT TO B-4 (HIGHWAY INTENSIVE BUSINESS) DISTRICT FOR A PROPERTY TO BE CONSIDERED FOR ANNEXATION AT APPROXIMATELY 8900 ROCK ISLAND PARKWAY**

Next there came before the Planning Commission Public Hearing #2014-10: a request for a rezoning from R-1 to B-4 for a 60-acre parcel to be considered for annexation at approximately 8900 Rock Island Parkway. Vice-Chairman Creger asked Mr. Fries to present the request. Mr. Fries stated that Planning staff had received several calls regarding the rezoning request and that there were three interested parties registered with the City Clerk's Office. He then provided a brief overview of the rezoning request, describing the physical characteristics of the site, critiquing the conceptual site plan and reviewing the staff report. Mr. Fries explained Planning staff's recommendation for denial and recommendation of the staff report that the applicant seek a PUD zoning classification instead.

Commissioner Johnson expressed concerns with the both B-4 and PUD being in conflict with the Comprehensive Plan. Mr. Fries responded that PUD would allow mixed-use and residential uses. Commissioner Levin stated he had no problem with residential, but was not sure about commercial without improvements to the adjacent roadway. Vice-Chairman Creger then asked the applicant to step forward to address the Planning Commission and answer their questions.

Mr. Raju Penmatcha of 9311 Turkey Hollow Road in Taylor Ridge stepped up to the podium. He began by providing a brief description of his education and professional background. Mr. Penmatcha explained the types of projects with which he had experience as a professional engineer with the Department of Defense and the Corps of Engineers. He provided a detailed description of the physical characteristics and challenges of the site and how he intends to

prepare the site for development, paying particular attention to his grading and drainage plans. Mr. Penmatcha stated that he has already obtained his state permits but has not yet submitted a grading permit application to the City since the property is technically still located in the County until the annexation is complete and formally approved by the City Council.

Commissioner Peterson stated his concerns with the contours and drainage from the site, possibly onto adjacent properties and onto the Parkway. Mr. Penmatcha responded that his plan is to use existing contours to capture stormwater runoff and maintain natural drainage patterns from the site, emphasizing that cutting down the slope would reduce the velocity of stormwater flow and that it would be a positive approach with a 1½ to 2% slope to the west.

Hearing no other questions from the Commissioners, Vice-Chairman Creger called for interested parties to approach the podium.

Ms. Jodie White of 4118 – 85<sup>th</sup> Avenue West in Milan stepped up to the podium. She stated that her property was located to the northwest of the site, that she was concerned with drainage, noise and traffic. She was also concerned about property values and asked Planning staff what was a PUD? Mr. Fries provided a brief explanation of the PUD zoning classification, describing the allowed uses and explaining how the plans were reviewed from concept to final.

Hearing no questions from the Commissioners for Ms. White, Vice-Chairman Creger called for other interested parties to approach the podium.

Mr. Duane Bonsall of 8809 Highland Court in Rock Island stepped up to the podium. He stated that he represented the 10 residences on his street across the Parkway to the east. Mr. Bonsall stated they were concerned with traffic, noise, drainage and the project's consistency with the City's Comprehensive Plan. He was also concerned with the impact of bright lights on their sense of calm and increased stormwater runoff into their retention pond which is maintained by their association.

Commissioner Johnson asked Mr. Bonsall about the impact to their retention pond and Vice-Chairman Creger asked about noise. Mr. Bonsall stated that stormwater inlets on the Parkway drained into their retention pond and that the noise was really more of a constant hum now, but could expect a significant increase if the project was approved.

Vice-Chairman Creger asked Mr. Penmatcha if he could address Mr. Bonsall's concerns. Mr. Penmatcha stated that he had been to the City Engineering Office to review the cross-sections of the Parkway and that he didn't think his runoff would drain into their retention pond across the Parkway to the east, adding that his runoff goes into the ditch alongside the western side of the Parkway and that the bulk of his site already drained towards the west, not the east. Mr. Penmatcha stated that he is concerned with traffic safety and that a traffic signal would help to slow down traffic on the Parkway. He then repeated some of his earlier comments regarding the grading and drainage plans for the site.

Commissioner Dasso stated that Mr. Penmatcha's project was similar to one that he worked on in West Des Moines in that it had a large amount of retail yet was very close to existing residential areas, adding that it was a successful development and the uses ended up complimenting each other. He commented that the conceptual plan needed some more work.

Commissioner Johnson asked Mr. Penmatcha if he was going to be the developer or was he going to sell it to a developer? Mr. Penmatcha answered that he wanted to develop the site with a partner to help with the finances.

Commissioner Peterson discussed the differences between a PUD and B-4 zoning and asked Mr. Penmatcha if he would be willing to move forward with a PUD? Mr. Penmtacha answered that he would be willing to do so, that if a PUD would be better received, he would be willing to request a PUD instead of B-4.

Commissioner Moline agreed that a PUD would perhaps be more acceptable and that whatever zoning was approved, it would not prevent Mr. Penmatcha from selling the property in the future. He also commented that he thought it would be better to have limited access to the site from the Parkway, especially near the curve. Mr. Penmatcha stated that he would prefer to add a frontage road to move traffic in and out of the site to prevent bottlenecks.

Vice-Chairman Creger expressed concern about the number of proposed parking spaces. Commissioner Levin stated that as a commercial broker, he felt that it might not be enough because most retailers want more than the minimum, as well as offices. Mr. Penmatcha stated that he would rather show more to allow for adequate engineering design.

Vice-Chairman then asked for others on the audience to step forward to be heard.

Ms. Cynthia Keeven-Keining of 552 – 36<sup>th</sup> Avenue in East Moline stepped up to the podium. She stated she was representing James Keeven who owns the property to the west and that they really didn't have any objections to the proposed use and supported the rezoning, since they use their property for recreation. Ms. Keeven-Keining asked that if the property is rezoned and developed if Mr. Penmatcha could extend a road to their property for future access and development.

Mr. Bruce White of 4118 – 85<sup>th</sup> Avenue West in Milan stepped up to the podium. He stated that he was no expert but that it seemed that it would take some major grading and filling and he was concerned with this being next to his property because he's on well water. Mr. White stated that with Wal-Mart and I-280 eventually developing, he really didn't see the need to develop the site, especially if they are going to be developed first. He stated that he would rather see residential development.

Mr. Dennis Harden of 9001 Highland Court in Rock Island stepped up to the podium and asked how they will be informed of the progress of the rezoning and development of the site. Mr. Fries answered that if B-4 zoning were approved, there would be no other public review unless variances were required, adding that those are public hearings before the Board of Zoning Appeals, not the Planning Commission. Mr. Fries stated that if a PUD was approved, each phase of development would be required to be heard in a notified public hearing before the Planning Commission.

Mr. Harden stated that he moved into his home 8 years ago on the edge of the city and that he was not pleased with the proposed development. He then asked what the next step would be. Mr. Fries stated that whatever the Planning Commission recommended, it would be required to go before the City Council, possibly as early as December 15, 2014, if the Planning Commission voted on a recommendation tonight. Mr. Harden stated that he would contact his alderman.

Ms. White stepped back up to the podium and asked if the zoning was turned down, would they be notified. Vice-Chairman Creger answered that the Planning Commission would make a recommendation to the City Council and the rezoning would go to Council for a final decision.

There was a brief discussion amongst the Planning Commissioners and City staff as to the procedural alternatives for the rezoning request. Vice-Chairman Creger then asked Mr. Penmatcha to step to the podium to provide rebuttal and a closing statement.

Mr. Penmatcha stated that it is up to the Planning Commissioners to make the recommendation, asking that if they look at everything, they will think his proposal is good. Hearing no questions for Mr. Penmatcha from the Commissioners, Vice-Chairman Creger closed the public hearing and asked if there was any discussion.

Commissioner Swanson was concerned with the rezoning's consistency with the Comprehensive Plan, adding that the homeowners were concerned too.

Commissioner Levin made a motion to defer the rezoning to allow the applicant to meet with City staff and to revise his request to a PUD. Commissioner Dasso seconded the motion.

Commissioner Moline was in favor of economic growth in appropriate locations and was afraid the Commission would be setting a precedent which would be contrary to the Comprehensive Plan.

Commissioner Johnson wasn't sure if City staff would have made a different recommendation if the request had been for PUD and had concerns with the access concerns stated by the Keevens since they appeared to have road access to the north.

Commissioner Peterson noted the property was near an industrial park on a four-lane highway and liked the idea of commercial node development for southwest Rock Island. He was

concerned with the Comprehensive Plan's future land use map designation for the site but felt that the plan could stand some improvements, such as buffering from the adjacent neighbors and encouraged the applicant to work with the neighbors to the north and City staff.

After further discussion amongst the Commissioners, Commissioner Levin called the question. Vice-Chairman called for a vote on the motion to defer the rezoning to allow the applicant to meet with City staff and to revise his request to a PUD. The Planning Commission voted 7—1 to defer the request to their regularly scheduled meeting of January 7, 2015, with Commissioner Johnson the sole objector.

Vice-Chairman Creger asked City staff if the request would be readvertised and Mr. Fries answered that it would not need to be readvertised for a PUD but that notification letters would be sent to the property owners of record within 250 feet of the site.

#### **OTHER BUSINESS**

Mr. Griffith introduced new CED Administrative Assistant Magda Dziembowski to the Planning Commissioners. He stated that the Planning Office had received no public hearing requests for the January 7 Planning Commission meeting, depending on what Mr. Penmatcha wanted to do, and that the deadline for non-advertised items wasn't until the following week. Mr. Griffith stated that he had placed copies of the 2015 meeting schedule and also copies of Bi-State's APA Audio Conferences for the upcoming year. He stated that most Commissioners should be receiving e-mail notices from Bi-State and to be sure and RSVP with either Bi-State or Planning staff for any upcoming events. Mr. Griffith 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, Vice-Chairman Creger asked for a motion to adjourn. Commissioner Johnson made a motion to adjourn the meeting at approximately 7:09 PM, which was duly seconded by Commissioner Levin. The next regularly scheduled meeting of the Planning Commission is Wednesday, January 7, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Ben Griffith, AICP, Secretary