



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, MAY 6, 2015
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 Mike Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, and Lorian Swanson. Commissioner Bruce Peterson arrived at 5:36 PM. Commissioners Norm Moline, Kevin Nolan, and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fires and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE APRIL 1, 2015 MEETING

The Commission considered the matter of approval of the minutes of the April 1, 2015 meeting. After a brief discussion, Commissioner Harding made a motion to approve the minutes as presented. Commissioner Swanson 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 #2015-02: REQUEST FROM ROCK ISLAND ECONOMIC GROWTH CORPORATION FOR AMENDMENT TO APPROVED FINAL SITE PLAN REVIEW IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND RIVERFRONT CORRIDOR OVERLAY DISTRICT AT 2411 – 4TH AVENUE

Next there came before the Planning Commission Public Hearing #2015-02, a request for an amendment to an approved final site plan review in a Planned Unit Development (PUD) zoning district and Riverfront Corridor Overlay district at 2411 – 4th Avenue, on the north side of the Jackson Square development, south of the Quad Cities Botanical Center’s Children Garden. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the project proposal, development history of the site, and explained the variance requested for a 15-foot front yard building

setback in lieu of the 20 feet required. He stated that public utilities were in place and that sidewalks had been proposed for the project. Mr. Fries referred the Commissioners to the colorized façade rendering to show how the exteriors would look from the street.

Commissioners Creger and Johnson expressed concerns about parking, based on parking issues with the Jackson Square development from 2010 and the proposed private alley. Mr. Fries responded that the proposed development included garage parking as well as driveways that could accommodate vehicular parking off the private alley located to the rear (south) of the proposed structures. He added that the on-site parking provided exceeds the zoning ordinance's minimum parking requirements.

Commissioner Swanson expressed concerns with the views from the first and second stories of the Jackson Square building, looking directly into the first and second stories of the proposed buildings. Mr. Fries responded that several amenities had been proposed for the area between the two buildings, including a domestic canine relief area, picnic tables and fire pit.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin opened the public hearing and asked the applicant to step forward to address the Commission. Ms. Amy Clark of 2411 – 4th Avenue in Rock Island, stepped up to the podium. She stated she was the Grants Manager at Rock Island Economic Growth Corporation, that Mr. Fries had covered everything very well, and that she didn't have anything to add.

Hearing no questions from the Commissioners and since there were no other members of the public in the audience, Chairman Levin closed the public hearing and asked if someone cared to make a motion.

Commissioner Johnson made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Harding. Hearing no discussion, Chairman called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the Garden District development to the City Council. Chairman Levin stated that the item would be placed onto the May 18, 2015 City Council agenda for final review and possible approval.

REVIEW OF FINAL PLAT OF THE GARDEN DISTRICT SUBDIVISION

Next there came before the Planning Commission a review of a final subdivision plat for the Garden District development. Chairman Levin asked Planning staff to provide a review of the proposed plat.

Mr. Fries provided a brief review of the plat, and explained that it was a condominium plat and that the townhomes would be available for fee-simple sale. He stated that Planning staff used the B-3 zoning district as a guide for the site, that there was no minimum lot size for the individual home sites, and that Planning staff felt they were adequate for the development.

Commissioner Johnson asked if the condo owner would own the unit and the property beneath it and Mr. Fries responded that they would.

Commissioner Swanson commented that there had been many letters to the editor in the newspaper and much discussion lately about the negative perception of Rock Island. Mr. Fries responded that this would be an attractive addition to the City and that it was right across the street from the new Children's Garden at the Quad Cities Botanical Center, which was another big plus for the area.

Hearing no further questions, Chairman Levin asked for a motion. Commissioner Peterson made a motion to recommend approval of the plat to City Council as presented, which was duly seconded by Commissioner Lopez. Hearing no discussion, Chairman Levin called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the Garden District Subdivision Plat to the City Council. Chairman Levin stated that the item would be placed onto the May 18, 2015 City Council agenda for final review and possible approval.

OTHER BUSINESS

Mr. Griffith stated there was one item submitted for a public hearing for the June 3rd Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. Mr. Fries added that he was waiting on the owner authorization for the application. Mr. Griffith asked if any of the Commissioners knew whether or not they would be absent on June 3rd and Commissioner Peterson said he would be traveling. 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, Chairman Levin asked for a motion to adjourn. Commissioner Harding made a motion to adjourn the meeting at approximately 5:56 PM, which was duly seconded by Commissioner Creger. The next regularly scheduled meeting of the Planning Commission is Wednesday, June 3, 2015 at 5:30 PM in the City Council Chambers.

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, Secretary