

MINUTES OF THE  
ROCK ISLAND CITY PLANNING COMMISSION  
Regular Meeting June 1, 2010 5:15 P.M.

|                   |                       |                              |
|-------------------|-----------------------|------------------------------|
| ( x ) Mike Creger | ( x ) Jason Lopez     | ( x ) Bruce Peterson         |
| ( ) Ted Johnson   | ( ) Tim Meegan        | ( x ) Lorian Swanson         |
| ( x ) David Levin | ( x ) Norm Moline     | ( x ) Berlinda Tyler-Jamison |
|                   | ( x ) Diane Oestreich |                              |

Staff Present: Alan Carmen and Doris Quigley

Chairman Levin called the meeting to order at 5:15 p.m.

**Approval of Minutes: Approval of Minutes of the regular meeting of May 4, 2010.**

Commissioner Oestreich moved to approve the minutes. Commissioner Peterson seconded the motion and it carried unanimously.

**Review of Final Plat of Calvary Road Ministries Subdivision**

Alan Carmen presented the staff report. The Calvary Road Ministries Subdivision Final Plat is a two lot minor plat located at 1014 and 1018 12th Street, zoned R-4 (one to six family residence) district. Currently, there is a church and an unoccupied single family residence on the site. The church desires to subdivide the site so the residence is on a separate lot that can be sold. Due to the location of the existing residence and church the proposed lot lines need to be located in areas that will require variances from the lot width, area and setback requirements from the Zoning Ordinance.

Proposed Lot One will have an area of 4,116 square feet and a lot width of 34.72 feet. This does not meet the 5,000 square foot minimum lot area requirement nor the 50-foot minimum lot width requirement. The side yard setbacks are also non-conforming (20-foot sum of side yards required with a minimum of eight feet being allowed as the smallest side yard). The two-story single family residence located on proposed Lot One will have a 1.63 foot side yard setback on the north and 6.66 foot setback on the south side yard. Once the house is no longer classified as a church-use property, it will become subject to property taxes.

Proposed Lot Two will have an area of 11,437 square feet and a lot width of approximately 95 feet. The church located on the site will also have a 6.66 foot side yard setback on the north side yard (the Zoning Ordinance requires that churches have a minimum 20 foot setback from all lot lines).

Although there are several variances being requested, the subdivision will eliminate a significant non-conforming situation by now locating each of the two existing structures on a separate lot. The City Engineer has approved the final plat.

Staff recommends the final plat be approved with the requested variances because it will eliminate the non-conformity of having two separate structures on one lot.

Chairman Levin asked for questions from the Commissioners for Mr. Carmen.

Commissioner Creger asked for clarification on when the property would become subject to property taxes.

Mr. Carmen replied that once the property is no longer listed as a church-use property it will be subject to property taxes.

Commissioner Oestreich asked if the house were destroyed in a fire, would it be rebuildable due to the lot size. She also said that it appeared there was a shared driveway or curb-cut between the two buildings and asked what would occur there if the street were to be resurfaced.

Mr. Carmen responded that Rebuild Letters are often requested when such a property is being bought to assure the lender that the home can be rebuilt if destroyed in a fire. As long as the new building is the same or a lesser degree of non-conforming, it is rebuildable. As far as the curb-cut, that would be addressed in the future if the street were to be resurfaced.

As there were no additional questions for Mr. Carmen, Chairman Levin asked the applicant if they had any comments to make.

A comment was made that the building addresses were reversed on the subdivision plat that had been submitted and would be corrected before filing the paperwork with the County.

Chairman Levin opened the floor for discussion by the Commissioners.

Commissioner Swanson moved to recommend to City Council that the final plat be approved with the requested variances because it will eliminate the non-conformity of having two separate structures on one lot. Commissioner Lopez seconded the motion.

Chairman Levin called for the motion and it passed on a unanimous vote.

The recommendation will be presented to City Council on Monday, June 7, 2010 at 6:45 p.m.

### **Schwiebert Riverfront Park update**

Mr. Carmen gave a report on the current status of the construction of the park. He noted areas on the Park Plan that were complete – the Modern Woodmen shared parking lot, the playgrounds, the sidewalks, a sculpture of two geese in flight which was donated by Stu Thoms in memory of his wife, the fountain, lighting, colored pavement, observation area, the restrooms, the grass area in front of the main stage, the stage, the rain garden, most landscaping and the support columns for the demountable flood wall (as well as the entire demountable floodwall – which is scheduled to be removed this week).

He listed items still to be finished including the safety surface for the playgrounds, the 22' tall sculpture at the park entrance, final landscaping, and park amenities such as benches. He noted the bike path routing along the park and mentioned how great it is all starting to look.

He stated that the Parks Department has created requirements and guidelines for park rental and commemorative items and is ready to take over the management of the park as soon as it opens on July 3<sup>rd</sup>.

Commissioner Oestreich asked if there would be a 'soft' opening for the park before July 3<sup>rd</sup>.

Mr. Carmen replied there would not be a soft opening as construction will likely ongoing until the park opens. He suggested various places to get a good look at the progress in the park before the opening.

Commissioner Moline asked if there would be bike racks installed in the area of the park.

Mr. Carmen said there would be, but he was uncertain of the exact locations. Some will be located adjacent to the bike path.

### **Neighborhood Stabilization Program (NSP I and II) grant updates**

Mr. Carmen gave an overview of the use of funds from the Neighborhood Stabilization Program grants. He said the City would use their portion of the funding strictly to demolish blighting properties, mostly in New Old Chicago and Broadway neighborhoods. Rock Island Economic Growth Corp would buy abandoned, foreclosed and vacant

properties and rehab them into usable housing or demolish them to provide ten infill homes being built within three years. He commented that targeting the New Old Chicago area should make a large impact with the expansion of the Martin Luther King Center, the new park across from the King Center, the demolition and redevelopment of Lincoln and Manor Homes and the renovation of Douglas Park.

Commissioner Tyler-Jamison asked if Mr. Carmen would speak to the NAACP regarding the proposed rebuilding of this neighborhood. She also asked about the design of the new park across from the King Center.

Mr. Carmen said he would be happy to do so. He said the plans for the new park had been presented for neighborhood review and suggestions. He said it would be about eighteen months or so before the new park would be complete.

Commissioner Levin asked what precautions were in place to prevent new construction housing in this area from raising property taxes to a level that would cause problems for the existing homeowners or the new homeowner.

Mr. Carmen explained the New Construction Property Tax Rebate program for the New Old Chicago area as a means to help alleviate some of the burden on the new homeowner and explained that the assessor looks at the neighborhood values as part of the calculation of new property taxes for this type of infill housing both on the new home as well as the existing homes.

#### **Election of Officers**

Commissioner Swanson nominated Commissioner Levin for Chairman and Commissioner Tyler-Jamison seconded the nomination. Commissioner Peterson nominated Commissioner Oestreich for Vice-Chair and Commissioner Tyler-Jamison seconded the nomination. Officers were elected unanimously.

#### **Adjournment:**

Commissioner Creger made a motion to adjourn. Commissioner Oestreich seconded the motion and it carried unanimously.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,

Alan M. Carmen, Secretary  
Rock Island Planning Commission