



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, JUNE 3, 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 5:30 PM. Present were Commissioners Mike Creger, Bruce Harding, David Levin, Jason Lopez, Norm Moline, Lorian Swanson and Berlinda Tyler-Jamison. Commissioners Andrew Dasso, Ted Johnson and Bruce Peterson were absent. Commissioner Kevin Nolan has officially resigned. Also in attendance were Alan Fries and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE MAY 6, 2015 MEETING

The Commission considered the matter of approval of the minutes of the May 6, 2015 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 #2015-03: REQUEST FROM ASHKAN AJIDEN (SULTAN MEDITERRANEAN RESTAURANT) FOR SITE PLAN APPROVAL FOR PROPOSED FREESTANDING SIGN WITHIN THE RIVERFRONT CORRIDOR OVERLAY DISTRICT IN A B-4 (HIGHWAY INTENSIVE BUSINESS) DISTRICT AT 3850 BLACKHAWK ROAD

Next there came before the Planning Commission Public Hearing #2015-03, a request to allow a second freestanding sign on a site located within the Riverfront Corridor Overlay District in a B-4 (highway intensive business) district at 3850 Blackhawk Road for Sultan Mediterranean Restaurant. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the applicant's request and explained the variance requested for a second freestanding sign on the site. He stated that the applicant had received approval from the Board of Zoning Appeals in 2013 for three temporary signs,

with a condition to seek approval for a permanent sign within one year. Mr. Fries referred the Commissioners to the photos included in the staff report, to see current site conditions and the rendering of the proposed LED sign. He then provided a brief review of the City's sign code regulations regarding LED and animated signs.

Chairman Levin asked what happens when other spaces within the building are rented and the tenants also want additional signage and where would they go? Mr. Fries responded that some of the units within the building faced east and some faced west instead of north along the roadway. He pointed out that there were more spaces for signs on the existing freestanding sign than there were office spaces for rent since several spaces had been combined into larger spaces over the years.

Commissioner Swanson asked about the expiration for the temporary signs. Mr. Fries replied that the Board of Zoning Appeals had established the expiration date for the applicant to use the temporary signs.

Commissioner Creger asked whether the temporary signs could be reused and placed on the building façade or in the windows. Mr. Fries stated they possibly could, so long as they were in compliance with the City's sign code.

Chairman Levin asked about other sign code violations and how the City addressed this. Mr. Fries answered that signs along Blackhawk Road must comply with both IDOT's requirements for signage located within the right-of-way, as well as the City's sign code for on-site signs.

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. Kristy Rodgers of 1801 – 54th Street Court in Moline, stepped up to the podium and signed in. She stated that she was representing Mr. Ajiden, as she had for the Board of Zoning Appeals public hearing. She agreed with Mr. Fries' analysis and stated that the temporary signs definitely helped the business. She also stated that the temporary signs should have been removed from the site by now.

Commissioner Tyler-Jamison stated that she had visited the site and asked Ms. Rodgers if she had an idea about how much the proposed sign would improve business at the restaurant. Ms. Rodgers stated she did not know exactly how much, but that it would surely increase because the LED sign would attract more attention.

Hearing no further 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 one of the Commissioners cared to make a motion.

Commissioner Moline made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Tyler-Jamison. Hearing no discussion,

Chairman called for a vote and the Planning Commissioners unanimously (7—0) recommended approval of the sign request to the City Council. Chairman Levin stated that the item would be placed onto the June 15th City Council agenda for final review and possible approval.

OTHER BUSINESS

Mr. Griffith stated that no items had been submitted for a public hearing for the July 1st Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He asked if any of the Commissioners knew whether or not they would be absent on July 1st since it was right before the Fourth of July weekend. 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 5:47 PM, which was duly seconded by Commissioner Moline. The next regularly scheduled meeting of the Planning Commission is Wednesday, July 1, 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