



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 2, 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, Andrew Dasso, Ted Johnson, David Levin, Jason Lopez, Norm Moline, Bruce Peterson, Lorian Swanson, and Berlinda Tyler-Jamison. Commissioners Bruce Harding and Javier Perez were absent. Also in attendance were Alan Fries and Brandy Howe.

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

The Commission considered the matter of approval of the minutes of the June 3, 2015 meeting. Commissioner Tyler-Jamison 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 #2015-04: REQUEST FROM ROBERT SENDGIKOSKI (HABITAT FOR HUMANITY) FOR REZONING FROM B-1 (NEIGHBORHOOD BUSINESS) DISTRICT TO R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT AT 905 11TH AVENUE

Next there came before the Planning Commission Public Hearing #2015-04, a request to rezone 905 11th Avenue from B-1 to R-3 to enable the construction of a single-family residence on the site. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the applicant's request. Commissioner Peterson asked for clarification on the size of the lot in question in relation to the adjacent lot to the west along 9th Street and if Mr. Fries knew the history behind that subdivision and whether or not it would be developable given its narrow width. Mr. Fries responded that the lot to the west is actually a city-owned lot, as is the lot to the north of the subject site. He added that the city was not contacted regarding either lot in relation this rezoning request.

Commissioner Tyler-Jamison asked if any objections had been filed with the planning office. Mr. Fries stated that one interested party in opposition to the rezoning was file with the City.

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. Mr. Sendigikoski of 3625 Mississippi Avenue in Davenport and representing Habitat for Humanity stepped up to the podium. He indicated he is present to answer any questions on the project.

Chairman Levin asked if Mr. Sendigikoski would address one of the concerns identified in the staff report with regard to alley access. Mr. Sendigikoski responded that the existing alley has been there for many years, as long as he can remember, and that as far as he knows it has never been an issue; people use it all the time.

Commissioner Tyler-Jamison asked if Habitat for Humanity has had any communication with the neighbors on the project. Mr. Sendigikoski indicated that he had not.

Commissioner Creger asked if conflicts between the neighborhood and any of the other five Habitat for Humanity homes have come up since those houses were built. Mr. Sendigikoski responded there have been no issues.

Hearing no other questions, Chairman Levin invited the interested party to come up to the podium to speak. Brenda Taylor-McGeorge of 916 11 Avenue stepped up to the podium. She commented that she has lived in the neighborhood for more than 50 years. She indicated that her concern with the project is that Habitat for Humanity is proposing to build one house on a lot that is large enough to construct two houses. She asked how property taxes would be handled, if they would have to pay double the property taxes since the lot is essentially a double lot. Chairman Levin responded that property taxes are determined by the Assessor and not by this Commission. Ms. Taylor-McGeorge asked why the City has bothered to hold a public hearing when construction has already been permitted to begin. Mr. Fries responded that a permit was issued for Habitat for Humanity to complete, at their own risk, footing and foundation work before winter. Ms. Taylor-McGeorge asked why the subject lot was selected for this project over other properties in the neighborhood. Mr. Sendigikoski responded that site was specifically selected by Habitat for Humanity, but rather it was gifted to them to complete such a project. Ms. Taylor-McGeorge asked why only one structure would be built when there is room on the lot for two structures. Mr. Sendigikoski responded that Habitat for Humanity tries to construct homes on lots that are at least 6,000 square feet in area to allow ample space for children to play. Ms. Taylor-McGeorge stated her concern that if this house is built, the City will make paving the alley adjacent to the Habitat for Humanity house, leaving the alley behind her house a gravel alley.

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 Johnson made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Creger. Hearing no discussion, Chairman Levin called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the rezoning request to the City Council. Chairman Levin stated that the item would be placed onto the September 14th City Council agenda for final review and possible approval.

PUBLIC HEARING #2015-05: REQUEST FROM JERRY BERGHEGER FOR REZONING FROM R-2 (ONE FAMILY RESIDENCE) DISTRICT TO R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT AT 4530 24TH AVENUE

Next there came before the Planning Commission Public Hearing #2015-05, a request to rezone 4530 24th Avenue from R-2 to R-3 to enable the construction of a two-family residence on the site. Chairman Levin asked Planning staff to present the request.

Mr. Fries handed out an update to the request that became available earlier in the day. Mr. Fries then presented the staff report, providing a review of the applicant's amended request. The applicant is proposing to carve out a 145'x128' lot that is proposed to be developed in the northwest corner of the subject property. Under the new proposal, a flag lot would be created and the existing house would remain on that flag lot. The proposal would have to go to City Council for a subdivision and would have access via 24th Avenue. The applicant still requests that the entire property be rezoned to R-3. Four objections were received from neighboring property owners; two are interested parties.

Commissioner Tyler-Jamison asked if staff's recommendation changes given the revised proposal. Mr. Fries indicated that staff's recommendation to deny the rezone is unchanged. Commissioner Peterson asked about the side yard requirements for the proposed new lot. Mr. Fries responded that for a one story structure the required side yard setback is a total of 15 feet for both sides with the least side being 6 feet.

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. Mr. Andrew Love, Mr. Bergheger's representative, approached the podium. Mr. Love, residing at 2815 44th Street, reported that he is interested in developing a product similar to that seen in Bettendorf and other communities that provides housing options for baby boomers. The two-family unit would be zero-entry and wheelchair accessible. He noted that there are few available lots in Rock Island that would enable this type of condo layout. Chairman Levin asked for clarification on whether the garage would also be zero-entrance. Mr. Love confirmed that to be true but added that the unit would include a basement, so stairs would be on the premises.

Commissioner Tyler-Jamison asked if Mr. Love has a sense of the difference in expense would be if the lot was subdivided to allow construction of two stand alone units versus the proposed two-family structure. Mr. Love estimated the difference would be between \$25,000-\$30,000; the increase in cost is in part due to additional labor and materials, such as walls and siding. Commissioner Tyler-Jamison asked how the units would be marketed. Mr. Love responded that

they would be marketed to baby boomers and empty-nesters—individuals who have reached the point where stairs are difficult.

Commissioner Peterson asked if the units would be available for sale upon completion. Mr. Love indicated he is considering leasing them at this point. He would handle the maintenance (e.g. lawn and snow removal). Commission Swanson pointed out that the sale of these units at \$200,000 would improve property values in the neighborhood. Commissioner Moline asked if Mr. Love was considering the lease to be more like a rental or a long-term lease. Mr. Love responded that the leases would be long-term. He added that he would not be opposed to selling the units. Commissioner Creger asked Mr. Love what he thought rents might be for the units. Mr. Love estimated between \$1,500-\$2,000 per month. Commissioner Dasso asked if the project could happen without subdividing the parcel. Mr. Fries responded that two principal structures on one site would require a variance which would have to go through the Board of Zoning Appeals.

Hearing no other questions, Chairman Levin invited the interested parties to come up to the podium to speak. Mr. Michael Hannah of 4512 24th Avenue addressed the Commission. Mr. Hannah indicated that he lives next door to the subject property and does not want to see a big building next door to his lot. He also noted some concern with the impacts of the water table on the basement. He also expressed concern that the site could be further subdivided to allow additional units at the rear of the property. Mr. Hannah added he would like to see the neighborhood remain as is.

Mr. Roger McKee of 4607 25th Avenue addressed the Commission. He identified his concern that while R-2 is the currently the predominant zoning district in the vicinity, approving this rezoning request would open the door for additional rezonings to R-3. Mr. McKee also asked if the Dorsch property has been subdivided. Mr. Fries responded that it has been subdivided and has been that way for many years.

Mr. Perry Mason of 4543 25th Avenue addressed the Commission. Mr. Mason indicated that he has lived in his house for 53 years. He also identified a concern that rezoning the subject property to R-3 in the middle or an area that is predominantly R-2 zoning would be spot zoning and would prompt similar occurrences of spot zoning to follow.

Chairman Levin asked if there was anyone else present that would like to speak in favor or against the proposal. Mr. Harold Walker of 4610 24th Avenue asked if Mr. Love had checked with the gas company regarding the utility placement on the property. It was his recollection that the gas line runs down the middle of the property. Mr. Love responded that he had checked on the water and sewer lines, but had not yet identified the location of other utilities.

Mr. Heinz Veigle of 4520 24th Avenue approached the podium. Mr. Veigle expressed his frustration with the fact that Mr. Bergherger is not present. He also expressed his concern that the proposal would result in increased property taxes for the neighborhood.

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. Mr. Fries noted that, per the zoning ordinance, in cases where a 20 percent or more of the immediately adjoining property owners are against a proposed change in district boundaries, approval of the proposal would require a favorable vote $\frac{2}{3}$ (super majority) of all members of the City Council. Mr. Fries noted that this case meets that 20 percent threshold.

Commissioner Moline made a motion to recommend denial of the request to the City Council as presented, which was duly seconded by Commissioner Creger. Commissioner Moline added that he agrees with staff. The Commission recently went through a process to create a comprehensive plan—denial of the request is consistent with the comprehensive plan, would not create a situation of spot zoning, and would not set precedent for similar future rezoning requests. Hearing no further discussion, Chairman called for a vote and the Planning Commissioners unanimously (8—0) recommended denial of the rezoning request to the City Council. Chairman Levin stated that the item would be placed onto the September 14th City Council agenda for final review and possible approval.

OTHER BUSINESS

Ms. Howe reported that Augustana urban planning students started a planning effort in the Spring 2015 to prepare a neighborhood plan for Greenbush. The project has since been picked up as a joint effort between the City and the College and will be worked on throughout the fall. A Planning Commission meeting on the plan will likely be held in early winter. Mr. Fries reported that the City will also be undertaking a zoning and sign ordinance update. That project will commence in the coming weeks.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Creiger made a motion to adjourn the meeting at approximately 6:20 PM, which was duly seconded by Commissioner Moline. The next regularly scheduled meeting of the Planning Commission is Wednesday, October 7, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Brandy Howe, AICP