



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, OCTOBER 7, 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 5:31 PM. Present were Commissioners Mike Creger, Ted Johnson David Levin, Jason Lopez, Javier Perez and Lorian Swanson. Commissioners Andrew Dasso, Bruce Harding, Norm Moline, Bruce Peterson and Berlinda Tyler-Jamison were absent. Also in attendance were Alan Fires and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 2, 2015 MEETING

The Commission considered the matter of approval of the minutes of the September 2, 2015 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Johnson 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 #2015-06: REQUEST FROM ROCK ISLAND ECONOMIC GROWTH FOR AMENDMENT TO APPROVED FINAL SITE PLAN REVIEW IN A PLANNED UNIT DEVELOPMENT ZONED DISTRICT AND RIVERFRONT CORRIDOR OVERLAY DISTRICT AT 2408 - 3RD AVENUE

Next there came before the Planning Commission Public Hearing #2015-06, a request from Rock Island GROWTH for an amendment to a previously approved site plan in a Planned Unit Development (PUD) zoning district and a Riverfront Corridor Overlay district located at 2408 - 3rd Avenue. 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 current site conditions, adjacent land uses and zonings, zoning history of the subject property, and provided a detailed site analysis of the proposed project. Mr. Fies noted that the proposed project was in compliance with the City's Comprehensive Plan and other previously prepared and adopted plans.

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. Andy Fisher of 103 Pine Street in Seaton, Illinois, stepped up to the podium and signed in. He stated that he was the construction manager for Rock Island GROWTH and described the proposed project as a unique urban development borrowing from one seen in Nebraska. Mr. Fisher stated they wanted the

homes to be placed as close to the street as possible and close to the Children's Garden at the Botanical Center. He stated that the light poles would be removed and replaced with more decorative ones similar to the ones found along 7th Avenue in Rock Island. Mr. Fisher referenced the architectural rendering included with the staff report, adding that this was the look they were seeking.

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 one of the Commissioners cared to make a motion.

Commissioner Creger made a motion to recommend approval of the PUD amendment to the City Council, as proposed, which was duly seconded by Commissioner Johnson. Commissioner Lopez expressed concerns regarding safety of children with the front doors so close to the street. Commissioner Creger responded that the road was not heavily traveled and did not think it was a concern. Hearing no further discussion, Chairman Levin called for a vote and the Planning Commissioners recommended approval of the request (5—1) to the City Council, with Commissioner Lopez opposed. Chairman Levin stated the item would be placed on the October 19th City Council agenda for final review and approval.

OTHER BUSINESS

Commissioner Lopez asked what was being constructed at 18th Avenue and 39th Street. Mr. Fries answered that it was a commercial building which would be primarily occupied by a physical therapy business.

Chairman Levin stated he had just returned from a statewide meeting of Illinois realtors in Chicago where it was reported that the City of Aurora was looking into how municipalities could seize all of the properties under the same ownership within their corporate boundaries, if one was vacant and/or in a dilapidated or blighted condition.

Mr. Griffith stated that no items had been submitted for public hearing for the November 4th Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He stated Planning staff would inform the Commissioners whether or not there would be a meeting as soon as it was confirmed. 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 Creger made a motion to adjourn the meeting at approximately 5:46 PM, which was duly seconded by Commissioner Johnson. The next regularly scheduled meeting of the Planning Commission is Wednesday, November 4, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Ben Griffith, AICP, Secretary