

CITY COUNCIL

CITY OF ROCK ISLAND, ILLINOIS

IN THE MATTER OF)
PUBLIC HEARING 2013-05)
FAREWAY STORES, INC.)

City Council Chambers

1528 Third Avenue

Rock Island, Illinois

The hearing commenced at 5:30 PM,
June 24, 2013.

BEFORE: Mayor Dennis Pauley
 City Council Members

APPEARANCES: Theodore G. Kutsunis, City
 Attorney, 1515 Fourth Avenue,
 Rock Island, Illinois

REPORTER: Donna M. Kelly, CSR

1 MAYOR PAULEY: Before we get started
2 here, I've taken the sheets of the people that
3 have signed in. Anybody else that wants to
4 speak is going to have to sign in. The chief
5 has the sign-in sheet in the back if you
6 haven't signed up yet, so he will allow you to
7 sign up back there. We have four sheets here,
8 so we have plenty to start with.

9 We are going to start this. This is a
10 regular council -- a special council meeting,
11 but we will run it just like a regular council
12 meeting. I call the meeting to order. Roll
13 call.

14 MS. RUTTEN: Alderman Conroy?

15 MR. CONROY: Here.

16 MS. RUTTEN: Alderman Foley?

17 MR. FOLEY: Here.

18 MS. RUTTEN: Alderman Tollenaer?

19 MR. TOLLENAER: Here.

20 MS. RUTTEN: Hotle?

21 MS. HOTLE: Here.

22 MS. RUTTEN: Murphy?

23 MS. MURPHY: Here.

24 MS. RUTTEN: Austin?

25 MR. AUSTIN: Here.

1 MS. RUTTEN: Clark?

2 MAYOR PAULEY: Next we are going to
3 have the Pledge of Allegiance.

4 (Pledge of Allegiance.)

5 MAYOR PAULEY: Next we will have Ben
6 Griffith come up and give us an overview of the
7 project. Ben.

8 MR. GRIFFITH: Thank you, Mayor and
9 Aldermen.

10 Case No. 2013-05 is a request from
11 Fareway Stores, Inc., to change the zoning from
12 R-3, one and two family residences, to a PUD,
13 planned unit development, district and approve
14 a final site plan at 2617 - 18th Avenue.

15 The subject property includes the
16 parcels at 2617 and 2711 - 18th Avenue. The
17 property is bounded by 26th Street to the west,
18 17th Avenue to the north, and an alley behind
19 the houses facing 28th Street to the east.

20 The subject property is approximately
21 3.08 acres in size and includes the former
22 Audubon School and a single-family residence of
23 wood-frame construction at the southeastern
24 corner of the site.

25 The applicant, Mr. Jeff Johnson of

1 Fareway Stores, Inc., is requesting to rezone
2 the subject properties from R-3, one and two
3 family residence district, to PUD, planned unit
4 development district. Fareway proposes to
5 demolish the house and former school and
6 construct a 30,147 square foot grocery store at
7 the site.

8 The applicant has submitted a
9 photometric plan which complies with the
10 City's lighting ordinance. The proposed
11 poles and lighting fixtures will not cause
12 or create any light trespass onto adjacent
13 properties, and at some points along the
14 property boundaries, the lighting photometric
15 measurements are actually zero.

16 There will be no lights located
17 at the rear of the proposed building along
18 17th Avenue, so this area will only be
19 illuminated by the ambient light from
20 existing streetlights.

21 Fareway's hours of operation are from
22 7 AM to 9 PM, Monday through Saturday, closed
23 on Sunday. The applicant states that the
24 parking lot lights will remain on until 10 PM
25 for the safety and convenience of employees

1 who are closing the store, and that they are
2 then automatically turned off.

3 The applicant has provided photos of a
4 similar grocery store recently built by Fareway
5 showing the facade elevations. The height of
6 the proposed building shall not exceed 15 feet
7 above the finished grade.

8 Fareway places its compressors for
9 air conditioning, coolers and freezers in an
10 underground utility tunnel beneath the store
11 where they will not be seen or heard by
12 adjacent neighbors. The heat generated by
13 this equipment is used to heat the building in
14 cooler weather and otherwise is vented through
15 the roof.

16 The applicant is proposing a total of
17 four curb cuts for the site. The major access
18 point for the site will be at the traffic
19 signal located on 18th Avenue, just north of
20 27th Street. Two curb cuts proposed in the
21 southwest area along 26th Street and 18th
22 Avenue are designed to provide access for
23 delivery trucks. The curb cut to the north on
24 17th Avenue is intended to accommodate traffic
25 from the surrounding neighborhood.

1 Both the City Engineer and the school
2 superintendent have stated that when the former
3 Audubon School was in operation, they regularly
4 received numerous traffic complaints from area
5 residents from as far as two blocks away.

6 The City Engineer indicated that
7 two-way traffic was converted to one-way only
8 during the morning and afternoon peak hours to
9 accommodate the volume of traffic. Fareway is
10 not requesting any such traffic changes other
11 than re-signalization of the existing traffic
12 light at 18th Avenue and 27th Street to allow
13 easy ingress and egress for the site.

14 Based on the size of the building and
15 the number of employees, the minimum parking
16 requirements would be 161 parking spaces. The
17 applicant is proposing 144, requesting a
18 variance of 17 parking spaces.

19 The applicant is proposing oversized
20 parking spaces, 10 feet in width in lieu of the
21 8 1/2 foot minimum, and wider access drive
22 aisles, 22 and 26 feet wide instead of the
23 18 1/2 foot minimum. Fareway recognizes that
24 their elderly customers appreciate the ease of
25 parking and maneuvering through the lot.

1 Fareway is also providing 16
2 handicapped-accessible parking spaces in
3 lieu of the five required and is also proposing
4 a designated pedestrian walkway from the
5 sidewalk along 18th Avenue to the entrance,
6 which effectively removes three parking spaces
7 in order to accommodate this pedestrian safety
8 feature.

9 Sidewalk improvements to
10 ADA-compliance are proposed for three sides of
11 the site, and the applicant is in discussions
12 with Metrolink about the possibility of
13 locating a transit shelter at the site along
14 18th Avenue, which may take the place of two or
15 three additional parking spaces.

16 The applicant is proposing to locate
17 the loading dock area along the western side
18 of the building that includes a pit to
19 accommodate larger trucks, as well as a lower
20 height dock for deliveries by smaller trucks,
21 such as those used for bread, snacks and
22 drinks.

23 The enclosed dumpster is located in
24 this loading dock area, where a six-foot high
25 wooden fence is to be constructed to provide

1 screening from the neighbors to the west along
2 26th Street.

3 The loading dock area would be located
4 in the west front yard building setback instead
5 of the rear yard area where loading areas are
6 normally required. A variance allowing the
7 loading dock area to be located in the west
8 front yard area will be required.

9 The applicant has stated that part of
10 the reason to locate the loading dock on the
11 west side of the proposed building is to keep
12 it close to the two driveways along 18th Avenue
13 at the southwestern corner of the site, where
14 trucks can maneuver into the parking lot and
15 into the loading dock, and to keep this heavy
16 truck traffic off 17th Avenue at the rear of
17 the site.

18 The proposed landscaping is minimal
19 for the redeveloped site. A significant number
20 of the existing trees located on the site will
21 need to be removed in order to construct the
22 building and parking lot.

23 A letter from a local arborist
24 states that the three existing trees along
25 the northern property line can remain, but

1 protection of those trees and, more
2 importantly, of their critical root zones, must
3 be completed. Although some of the existing
4 trees along the northern property are not
5 located in the footprint of the building, their
6 root systems would be severely damaged during
7 construction, and if allowed to remain would
8 begin a slow and steady decline, resulting in
9 their death and eventual removal in two to
10 five years.

11 The rear or northern side of the
12 building presents challenges to install
13 landscape materials which will grow to provide
14 screening of the rear building facade.

15 While often compared to the Hy-Vee
16 store to the east, the Fareway store would be
17 half the size of the Hy-Vee store, would be
18 lower in height and has no mechanical equipment
19 located in setback yards. The detention area
20 is proposed to be a dry pond, meaning that when
21 water is not standing after a rain event, the
22 grass can be mowed. No landscape other than
23 grass has been proposed for this detention
24 area.

25 Three variances to bufferyard width

1 requirements are being requested, as well as
2 variances to landscape materials requirements.
3 They include the following:

4 No. 1, a parking lot landscaping area
5 of at least 10 feet in width is required along
6 the southern property line along 18th Avenue.
7 The site plan identifies a width of 5 feet with
8 no landscaping other than sod provided, in lieu
9 of the 10 feet required. A variance of 5 feet
10 and to the landscaping materials for the
11 required bufferyard will be required.

12 No. 2, a bufferyard setback of 15
13 feet would be required along the eastern
14 property line since it is adjacent to R-3
15 zoning abutting the existing alley serving the
16 residences along 27th Street. The site plan
17 identifies a 48.36-foot stormwater detention
18 area to be sodded and no other landscaping
19 provided. A variance to the landscaping
20 materials for the required bufferyard will
21 also be required.

22 No. 3, parking lot landscaping
23 requires one canopy tree for every five parking
24 spaces. The site plan identifies 144 parking
25 spaces, which would require 29 canopy trees on

1 the site, excluding trees located in the public
2 boulevard. A total of eight trees are
3 identified in the site plan. A variance of 21
4 canopy trees will be required.

5 The site is served by the City of
6 Rock Island's potable water and sanitary
7 sewer utilities. Adequate water pressure is
8 available to meet fire sprinklering
9 requirements for the proposed building. A
10 utility easement with water and sanitary
11 sewer running north and south is located
12 approximately 120 feet from the eastern
13 property line in a 60-foot wide vacated public
14 right of way.

15 No stormwater drainage improvements
16 are currently located on the subject property
17 since it was developed as a school site decades
18 before the City's adoption of any stormwater
19 regulations. This would perhaps explain
20 reports by area neighbors of water running off
21 the site during rain events in its present
22 condition.

23 The applicant has indicated on the
24 site plan that an open stormwater detention
25 area is to be constructed along the eastern

1 boundary of the site, along the adjacent alley,
2 and has stated that the site will fully comply
3 with the City's stormwater ordinance.

4 It has been indicated that the former
5 school building contains significant quantities
6 of asbestos and lead paint, which will require
7 remediation per state and federal regulations
8 when the building is demolished. At the
9 present time it is not know whether there are
10 any other environmental issues at the site, but
11 it is possible that heating oil and/or other
12 petro-chemical contaminants may also be
13 present.

14 These, too, would require clean-up and
15 remediation per state and federal regulations
16 when the building is demolished and the site
17 prepared for construction. As of this time, no
18 environmental reports have been provided to the
19 City.

20 The City's Comprehensive Plan Future
21 Land Use Map designates the subject property as
22 public/semi-public. Adjacent designations
23 include Low Density Residential and General
24 Commercial. In 1998 the City Council adopted
25 Ordinance No. 98-28, which revised the 1986

1 proposed future land use map and established a
2 commercial development policy statement, which
3 reads as follows:

4 "Reasonable expansions or additions
5 of commercial future land use map designations
6 may be considered by the City on a case-by-case
7 basis when the proposed rezoning and/or site
8 plan involves a development of significant
9 size, such as those taking up to a full
10 block, that is well designed with adequate
11 buffers from remaining residential areas.
12 The proposal should be located in proximity
13 to major intersection and also be adjacent
14 to existing commercial uses and/or zoning."

15 Fareway conducted an informational
16 meeting on Wednesday, May 29th, for the
17 adjacent property owners to present the
18 proposed site plan and discuss the site. This
19 is not required by the City zoning ordinances,
20 although planning staff often suggests meeting
21 with the area property owners to present their
22 proposals in a casual, informal setting prior
23 to the actual public hearing.

24 71 property owners of record within
25 150 feet of the subject property were notified

1 directly by mail of the PUD request on May 20,
2 2013. A public hearing notice was published in
3 the newspaper on Saturday, May 18, 2013.

4 Per the City's Zoning Ordinance,
5 petitions and letters of objection are required
6 to be submitted via certified mail to both the
7 City Clerk and to either the applicant or his
8 attorney of record.

9 This information was included in the
10 notification letters which were mailed several
11 days earlier than usual in order to communicate
12 this information to the surrounding property
13 owners.

14 Since protestors were given until
15 May 31st, 2013, to submit certified petitions
16 and letters of protest, copies of the petitions
17 and letters of opposition not provided with the
18 Planning Commission packet were provided to the
19 Planning Commission at their seats prior to the
20 public hearing.

21 The staff report packet included
22 letters received after the notification was
23 sent out, which were labeled Certified Letters.
24 Letters received after the packets were
25 distributed and prior to the public hearing

1 were labeled as such.

2 Going a step further to include
3 everyone, I included all the letters and
4 petitions that the Planning Division has been
5 receiving since February of this year, well
6 before the submittal of Fareway's rezoning
7 application.

8 These were labeled Pre-Certified
9 Letters and were included in the packet to
10 the Planning Commission, as well as the packet
11 provided to the Aldermen this evening.

12 Last but not least, the Aldermen's
13 packets included the exhibits presented to the
14 Planning Commission at the June 4th public
15 hearing.

16 Article VI, Section 6.1, of the
17 City's Zoning Ordinance states that if more
18 than 20 percent of the property owners
19 immediately adjoining and/or adjacent to
20 the subject property provide written protest
21 against the zoning change, a favorable vote
22 of two-thirds of all the members of the City
23 Council, or five affirmative votes, will be
24 required to approve the rezoning request.

25 The public hearing was conducted by

1 the Planning Commission on Tuesday, June 4,
2 2013. A large number of citizens attended the
3 public hearing, and many of them spoke, several
4 more than once. The cross-examination of
5 witnesses by interested parties was also
6 allowed.

7 The City Attorney attended the public
8 hearing, and an official court reporter was
9 also present to prepare a verbatim transcript
10 of the proceeding. The public hearing lasted
11 nearly three and a half hours, and a transcript
12 of that hearing has now been provided to the
13 City Council and posted onto the City's
14 website.

15 Fareway has stated their research
16 indicates that the proposed store with a bakery
17 would do very well in the selected location.
18 Many statements have been made regarding the
19 location so close to Hy-Vee and even Aldi, but
20 Fareway is aware of their locations and very
21 conscious of their decision.

22 Many statements have made comparing
23 the proposed Fareway to the Hy-Vee located
24 further to the east on 18th Avenue. Traffic
25 concerns are one of the chief complaints of the

1 area neighbors. Fareway believes that most of
2 their customers will enter and exit the site
3 from 18th Avenue, especially using the traffic
4 signal which Hy-Vee does not have.

5 It is believed that not having a
6 signalized entrance at the Hy-Vee causes
7 traffic to enter and exit the parking lot at
8 various locations, such as the rear of the site
9 onto 20th Avenue at the rear of the site into
10 the adjacent neighborhood. The Hy-Vee site
11 includes a portion of 29th Street which was
12 vacated for their expansion. The vacated
13 portion of 27th Street on the subject property
14 has never been utilized as a roadway. The
15 Hy-Vee building is also significantly taller
16 than the proposed 15-foot Fareway building.

17 The conversion of the former school
18 into a neighborhood grocery store would provide
19 convenient shopping alternatives to area
20 neighbors, as well as provide approximately 80
21 to 100 employees, including teenagers as young
22 as 14 years old. Fareway hires these younger
23 teenagers primarily to sack groceries and carry
24 them out for their customers.

25 There are two benefits to this: No

1 shopping carts in the parking lot or adjacent
2 roadways and first-time job experience for
3 younger teenagers.

4 The proposed redevelopment of the
5 former Audubon School site makes for an
6 efficient use of the property and will provide
7 a much needed increase in the City's property
8 tax base. Public utilities are already in
9 place, and for the first time stormwater runoff
10 will be treated and managed on the site.

11 Traffic impacts through the adjacent
12 neighborhood are expected to be minimal and
13 much less than when the former school was in
14 operation, chiefly due to the inclusion of a
15 traffic signal at the primary customer
16 entrance. The proposed development meets the
17 intent of Ordinance No. 98-28 regarding
18 commercial future land use map designation of
19 properties in the 18th Avenue corridor. The
20 proposed Fareway is a good example of an urban
21 infill project on a redeveloped, single-purpose
22 site.

23 So in conclusion and to provide a
24 brief review, the variances requested are as
25 follows:

1 No. 1: A variance of 8.86 feet will
2 be required for the north front yard building
3 setback, creating a 16.14-foot building setback
4 in lieu of the 25 feet required.

5 No. 2: A variance of 6.14 feet will
6 be required for the bufferyard setback along
7 the northern property line along 17th Avenue,
8 creating an 8.86 bufferyard in lieu of the
9 15 feet required.

10 No. 3: A variance of 8.55 feet will
11 be required for the west front yard building
12 setback, creating a 16.45-foot setback in lieu
13 of the 25 feet required.

14 No. 4: A variance of 5 feet will
15 be required for the parking lot landscape
16 area along the southern property line along
17 18th Avenue, creating a 5-foot wide landscape
18 area in lieu of the 10-foot wide area required.

19 No. 5: A variance allowing only sod
20 in the southern and eastern bufferyards would
21 be required in lieu of the landscape materials
22 required.

23 No. 6: A variance of 21 canopy trees
24 will be required in lieu of the 29 required for
25 the site.

1 No. 7: A variance of 17 parking
2 spaces will be required in order to allow the
3 144 spaces proposed in lieu of the 161
4 required.

5 And No. 8: A variance allowing the
6 loading dock area to be located in the western
7 front yard area will be required.

8 At this time I would be happy to
9 answer any questions that the Mayor and
10 Aldermen may have regarding the Fareway
11 request.

12 MAYOR PAULEY: Council Members, any
13 questions? Hearing none, thank you.

14 Randy Tweet, you now have something
15 for us on the traffic report; correct?

16 MR. TWEET: Dave, can you bring that
17 up?

18 We looked at a couple of things.

19 The first thing is the condition
20 of the roadways surrounding the proposed
21 development. Eventually we will bring a map
22 up here, and you can see the different ratings,
23 and we looked at the maintenance that was
24 done.

25 In other words, there were some

1 concerns about 17th Avenue itself and the
2 condition of 17th Avenue. We just finished a
3 grinding program over on 16th Avenue and a
4 little bit on 17th where we mill away some
5 pavement and then put an inch and a half
6 of new asphalt, and there are a number of
7 those locations just directly around the
8 Fareway site that are planned for next year
9 once the construction is complete.

10 So we will get a map up here, and I
11 can show that to you. We did look at the
12 anticipated traffic also.

13 So we looked at the existing traffic,
14 particularly on 17th. The westbound traffic
15 on 17th today is 233 cars a day. Eastbound
16 is 251 cars a day, and the study was taken last
17 Tuesday and Wednesday. We do it for a 24-hour
18 period.

19 So we looked at the traffic before
20 Audubon, when Audubon was still a school, and
21 then the anticipated traffic once the Fareway
22 is opened, if the Fareway is opened.

23 So westbound traffic prior to the
24 Audubon School closing was 417 cars a day. The
25 estimated with the Fareway would be 499 cars a

1 day. Eastbound traffic was 524 cars a day, and
2 the estimated after Fareway would be in place
3 would be 529 cars a day.

4 So the traffic is similar to as it
5 was when Audubon was a school, but it will
6 not be as concentrated. When it was the school
7 you saw traffic mainly in the morning and then
8 in the afternoon, and this will be spread out
9 throughout the day, so a similar amount of
10 traffic, and this is just an estimate based on
11 stores of similar size.

12 MAYOR PAULEY: Anything else?

13 MR. TWEET: If we get the map up here,
14 it will be easier to look at.

15 MAYOR PAULEY: Go on.

16 MR. TWEET: On 18th Avenue we are
17 anticipating 2,500 cars using that entrance.
18 That's not based on any market study. That's
19 based on stores of this size. The typical
20 traffic on 18th Avenue right now is around
21 13,200 cars a day.

22 MAYOR PAULEY: Is that study on the
23 website?

24 MR. TWEET: It is on the website. If
25 you go to the agenda, that will be the second

1 item there.

2 MAYOR PAULEY: Any other comments?
3 Any questions from Council? Thank you.

4 Okay, we are going start the public
5 portion now. You need to be signed up in order
6 to speak. If you haven't signed up and you
7 want to, there is a sign-up sheet in the back.

8 Please come to the podium, and first
9 give your name and the address of your
10 residence, and then for our reporter we need to
11 have you spell your name so she can get it
12 correctly.

13 Each person that wants to speak will
14 have a maximum of five minutes plus any
15 questions from Council members. Each person
16 will have one opportunity to speak.

17 We are here to take comments on the
18 Fareway project, whether the Council should
19 override the Planning Commission and grant
20 the requested variances. We are not here to
21 discuss the future of Audubon School or other
22 suggested projects on that property, or any
23 other projects at any other location in the
24 City.

25 Everyone is entitled to their opinion

1 and should be treated respectfully. Any
2 outbreaks could prematurely end this meeting.
3 No Council vote will take place at this
4 meeting. The issue will be addressed in the
5 future at a regularly-scheduled Council
6 meeting.

7 So at that our first speaker is John
8 Cady. John?

9 MR. CADY: My name is John Cady,
10 C-A-D-Y. I live at 1203 Second Avenue.

11 First of all, I would like to thank
12 you, the Council people and the Mayor and our
13 great City of Rock Island. Mr. Thomas is doing
14 a heck of a job. I'm briefly here to support
15 the Fareway, and why I'm here is to say keep
16 our money in Rock Island and shop Rock Island.
17 Thank you.

18 MAYOR PAULEY: Thank you, John. Scott
19 Newberg.

20 MR. NEWBERG: My name is Scott
21 Newberg, and I live at 2812 - 36th Street. I
22 used to live in Hampton for 30 years, and I
23 just moved to your community. I've got some
24 investment property, and I'm here to urge the
25 Council to override the Planning Commission,

1 and please let Fareway come to this community
2 to provide the jobs and economic development.

3 I think it's important. You have
4 what? Two grocery stores here now. I think a
5 third would be competition. I know Fareway is
6 a class act store, and I think it would be a
7 great asset to this City.

8 I would encourage the Council to
9 override the Commission.

10 MAYOR PAULEY: Any questions from
11 Council? Hearing none, thank you. Steven
12 Klien.

13 MR. KLIEN: My name is Steven Klien,
14 K-L-I-E-N, and I live at 1818 - 27th Street.

15 Mr. Mayor, ladies and gentlemen of
16 the City Council, thank you for providing this
17 opportunity for public deliberation. I teach
18 at Augustana College. I'm also a husband and
19 father of two young kids who attend Longfellow
20 School. I rise an objection to this rezoning
21 proposal as a citizen of Rock Island's Fourth
22 Ward, as your neighbor.

23 My family, who lives in close
24 proximity to the school, feels strongly about
25 this proposal, so I brought my kids, Allie and

1 Zach, to the open forum meeting held by Fareway
2 to learn more and to express our concerns.

3 I brought them to the Planning
4 Commission meeting, because I wanted them to
5 see how citizens could use their voices to a
6 make a difference. I strongly considered
7 bringing my family to this meeting to see our
8 neighbors interacting with those we elected to
9 represent and protect our interests and because
10 the stakes are so important, but I didn't.

11 I didn't because I'm, frankly, a bit
12 nervous right now. My family, our neighbors
13 and the broader community might well bear
14 witness to a severe abrogation of duty on the
15 part of our elected representatives. I speak
16 tonight because I still believe that reasoned
17 deliberation in a democratic forum can result
18 in positive change.

19 But I don't mind telling you that
20 I'm worried about how I might have to explain
21 a decision to approve Fareway's proposal to
22 my kids. Mayor Pauley spoke of the Fareway
23 project as a fait accompli in the State of the
24 City address nearly five months before the
25 Planning Commission would even get to review

1 the plan and citizens could have a chance to
2 join the discussion.

3 We have heard that the City Council
4 has already decided prior to this meeting to
5 vote unanimously in support of Fareway without
6 hearing from the public first. The media have
7 reported how objections to the proposal have
8 been dismissed by City leaders as a NIMBY, a
9 not-in-my-back-yard, minority fringe.

10 This characterization saddens me, not
11 just because I don't believe it's true, but
12 because the decision dismisses in one fell
13 swoop a myriad of principal reasons why this
14 proposal is bad idea, reasons well beyond that
15 my new friends on 17th Avenue may have to learn
16 to enjoy viewing the back side of a brick store
17 from their living room windows.

18 Such a position betrays the citizens
19 who rely on our mayor and aldermen to protect
20 all our interests, not solely our financial
21 interests. Residential back yards and front
22 yards and neighborhood gathering spaces are
23 important. They are why we choose to buy
24 homes, pay property taxes, live, work, and
25 shop where we do. They are a core component

1 of raising our children who grow up to attend
2 schools we support and work in the community we
3 share. They are the reason residential zoning
4 laws exist in the first place.

5 In the landmark 1926 Supreme Court
6 decision Village of Euclid versus Ambler
7 Realty, Justice Sutherland wrote: "Thus, the
8 question whether the power exists to forbid the
9 erection of a building of a particular kind or
10 for a particular use, like the question whether
11 a particular thing is a nuisance, is to be
12 determined not by an abstract consideration
13 of the building or of the thing considered
14 apart, but by considering it in connection
15 with the circumstances and the locality. A
16 nuisance may be merely a right thing in the
17 wrong place, like a pig in a parlor instead of
18 a barnyard."

19 All of us here agree with Justice
20 Sutherland that commercial interests are,
21 indeed, important, but need to be located so
22 as to balance the interests of residents, what
23 Sutherland called "the health, moral safety and
24 general welfare of the community."

25 Fareway would provide definite

1 benefits to Rock Island. I don't question
2 that. But for the parlor they have selected
3 with the assistance of the City, they're the
4 wrong pig.

5 How do I know we have a pig in the
6 parlor here? Because my City's Planning
7 Commission told me so in a decisive six to
8 three vote that was not summarized in the
9 report we just received; because my Augustana
10 colleague, Dr. Norm Moline, planning
11 commissioner, told us all of us.

12 Norm and I have participated in
13 numerous discussions of Augustana policy
14 decisions. Sometimes we have disagreed
15 strongly; sometimes not, but no matter the
16 position, I knew that Norm's positions came
17 from experience, expertise and a passionate
18 commitment to his community.

19 I also know that he's a
20 widely-recognized expert in the areas of urban
21 planning and cultural geography, as well as
22 land use law, so I listen closely when he
23 discusses matters like this.

24 In the interests of time I won't
25 repeat his objections here. You're going to

1 hear many of them tonight, and I trust that
2 Norm will speak tonight.

3 Following the compelling and detailed
4 argument presented in that meeting, to conclude
5 that one heard nothing that would lead to a
6 change in a position supporting Fareway strains
7 the bounds of reason. To utterly reject the
8 thoughtful, evidence-based recommendations of
9 the Preservation and Planning Commission solely
10 for economic consideration opens the basic
11 question of why we bother to have such bodies
12 as city government in the first place.

13 What gives me hope is that I am
14 confident you know the answer to that question.

15 Please understand I have the utmost
16 respect for those who have devoted much of
17 their lives to public service. Public policy
18 decisions are difficult, but I urge you as your
19 neighbor in the spirit of community not to make
20 this decision based on money alone or, even
21 worse, based on the inertia stemming from a
22 premature commitment to now what proves to
23 be an imprudent option and a dangerous
24 precedent.

25 Your neighbors are watching this

1 moment. We are counting on you. Thank you.

2 (Applause.)

3 MAYOR PAULEY: If you want the meeting
4 ended, keep that up, and we will end the
5 meeting. Everybody gets respect. Everybody
6 gets their word, but we have a timeline. We
7 have to keep going.

8 Any questions for Mr. Klien? Hearing
9 none, thank you.

10 Next up is Mr. Hotle.

11 MR. HOTLE: Bob Hotle, 2914 Sixth
12 Avenue, H-O-T-L-E.

13 I have friends that live near it, and
14 they have been mostly charged about the whole
15 issue, and I can understand why they would feel
16 how they feel.

17 Using the word that the professor just
18 used, we have the inertia of no development in
19 our community for the last 25 years, from when
20 Case and Farmall closed. We flat-lined, and
21 it's painful to have change and tear down
22 buildings, but if we are going to move forward
23 as a city I think we have to have some
24 development, so I'm definitely in favor
25 of a hundred plus jobs. That's all I have to

1 say.

2 MAYOR PAULEY: Any questions? Hearing
3 none, thank you. Mr. Strohbehn?

4 MR. STROHBEHN: Thank you, I'm Lee
5 Strohbehn, S-T-R-O-H-B-E-H-N, and I live at
6 2821 46th Street, Rock Island. First of all, I
7 sent Mr. Pauley an e-mail.

8 MAYOR PAULEY: We sent it out to
9 everybody.

10 MR. STROHBEHN: And I appreciate that,
11 because I figured that was longer than five
12 minutes.

13 I'm for the Fareway project for a
14 couple reasons. One, Fareway is a great
15 supermarket chain. I've shopped there off and
16 on for about 30 years, and they'll compete with
17 Hy-Vee up on 18th Avenue quite well.

18 They are a great store and will be a
19 great neighbor. They employ great people from
20 14 years old, as Mr. Griffith told us. He said
21 a lot of what I was going to say as far as what
22 they do and so forth.

23 As I mentioned, I have dealt with
24 them for quite a few years, and they are quite
25 civic-minded, too. They will do a lot for the

1 city as far as charities, so that's something
2 to keep in mind.

3 18th Avenue has always been a
4 commercial area, and that's one of the things
5 about three years ago the Council designated
6 that area to expand, and that kind of, as Bob
7 said, it kind of flat-lined for some reason,
8 partly because of Farmall, partly because of
9 other things.

10 I think it's important that we get
11 that type of business back, and I think it's
12 important that we have it.

13 MAYOR PAULEY: Any questions? Hearing
14 none, thank you. Ellen Martin?

15 MS. MARTIN: I'm Ellen Martin,
16 M-A-R-T-I-N, and I live at 1626 - 27th Street.

17 I know it's not sunny out right now,
18 but imagine it is, and imagine you're sitting
19 in your sunroom looking out the window. Over
20 there you see birds. You see a hawk fly by.
21 Now all of a sudden you have a Fareway there,
22 because that's how close Fareway will be to our
23 house.

24 And, yes, I am a neighbor, and,
25 yes, I am complaining, because I think it's the

1 Council's job to protect every citizen of Rock
2 Island.

3 In 2008 you passed a leaf burning ban,
4 and that was to protect people's health, I
5 assume. I assume there were people in the
6 City, a lot of people, who would choose to burn
7 their leaves, but you want to protect every
8 citizen of Rock Island, which I think is one of
9 your major jobs.

10 If you looked at the website for Rock
11 Island, people that want to move to Rock Island
12 will read things like this. They will read
13 that Rock Island is known for strong historic
14 neighbors. Rock Island's downtown is the most
15 walkable in the Quad Cities. Many historic
16 buildings remain intact.

17 Broadway has grand neighborhoods.
18 It's the premier of the historic area, where
19 old houses are regarded as treasures. Highland
20 Park is an architectural gem.

21 Again, the website says Rock Island is
22 known for strong historic neighborhoods, which
23 we live in a strong historic neighborhood, and
24 that is what brings people to Rock Island.
25 That's what sets us apart from the rest of the

1 Quad Cities.

2 A few years ago you made what? A
3 hundred most unprotected structures, historic,
4 and on that is Audubon. On that is a home in
5 the neighborhood where a family moved out once
6 they found a Fareway was moving in. They were
7 going to buy the house. A young family with
8 children were going to buy that house. They
9 moved away. They didn't want to be that close
10 to a Fareway.

11 By the way, this isn't a major street.
12 You're going to come all the way in. It's not
13 a business that you want to put on 18th Avenue.
14 This is a business that you're going to put on
15 17th Avenue. It's seven houses in on one side,
16 six houses in on the other side.

17 That wasn't your proposal. Your
18 proposal was for major intersections. This
19 is not a major intersection, so I think we
20 should just take a little Fareway here, and
21 let's put it on our poster, and that's what we
22 have for Rock Island now.

23 Instead of historic buildings, we have
24 got big-box stores, and we're not set apart
25 from the rest of the Quad Cities. Thank you.

1 MAYOR PAULEY: Any questions? Hearing
2 none, thank you. David Martin.

3 MR. MARTIN: David Martin, 1626 -
4 27th Street, basically in the middle third
5 of the proposed Fareway store.

6 I'm here as a homeowner, begging you
7 to protect my zoning rights. Our area is zoned
8 R-3 for family zoning. Part of the zoning
9 ordinance in the City of Rock Island says that
10 residential zoning is done to protect
11 residential areas against fire, explosions,
12 noxious fumes, offensive noise, smoke,
13 vibration, dust, heat, glare.

14 It's to protect our areas against
15 congestion and heavy motor traffic. We have
16 got a great vehicle from which we can protect
17 our property, and that's this ordinance, and
18 yet it has been proposed that we change this to
19 a commercial PUD.

20 So instead of having a good
21 residential neighborhood with open spaces
22 near it, we are going to end up being in a
23 commercial neighborhood.

24 We asked Fareway to not put an
25 entryway onto 17th Avenue to keep our traffic

1 down. They said if they were not allowed to
2 have that, that it would be a killer for the
3 deal. That tells me that they are expecting a
4 lot of traffic on 17th Avenue or else it
5 wouldn't be a killer for the deal, it wouldn't
6 hurt their base.

7 I guess I'm just simply urging you to
8 protect my property rights and to protect my
9 neighborhood. Besides that, they are not even
10 asking for a B-3 commercial. They are asking
11 for a PUD, and if you go through the listing of
12 what a PUD requires, it's almost anti-PUD.

13 They are supposed to preserve open
14 spaces. They are supposed to -- within a PUD,
15 and they are supposed to keep the character of
16 the neighborhood intact. That's the whole
17 reason to have them, so they can supply these
18 areas and produce an area that strengthens the
19 neighborhood and strengthens the area of the
20 City.

21 I'm not sure why they picked PUD and
22 not a B-3, but I guess I just urge you to
23 uphold the Planning Commission.

24 MAYOR PAULEY: Any questions
25 for Mr. Martin? Hearing none, thank you.

1 Elizabeth DeLong?

2 MS. DeLONG: My name is Elizabeth
3 Ann DeLong, D-e-L-O-N-G, and I reside at
4 1627 - 27th Street. My family was proud to
5 have called Rock Island our home for over
6 150 years, a community and school district that
7 was heavy invested in by the Potter and DeLong
8 families, real estate, employment, new
9 businesses, donations, and enormous property
10 taxes.

11 It appears that the Council is
12 looking for excuses to allow the signature meat
13 counter from an out-of-state business not only
14 to demolish a 90-year-old viable building, but
15 to obliterate a neighborhood, the surrounding
16 streets and the green space that has never in
17 the history of the world ever had an
18 established structure on it. Sorry.

19 One, the only time that eastern
20 parcel was ever disturbed was over 70 plus
21 years ago to provide a sewer system, one that
22 undoubtedly will be unable to withstand the
23 concrete parking lot, automobile traffic,
24 and the high systematic water usage of a
25 30,000-square foot store will require.

1 Will all of us have to pay to replace
2 the sewer when Fareway crushes it or backs up
3 sewage into my home? Who would like to
4 volunteer to answer that?

5 Council and the Mayor's new besties
6 will also be allowed to influence a portion of
7 1,000 to 3,000 now estimated vehicles into my
8 driveway and the yard where my children play.

9 17th Avenue is only 25 feet. How can
10 this be a sound place to have incoming and
11 outgoing traffic turning corners without
12 damaging a car parked on the street, damaging
13 an already-damaged curb, damaging the crumbling
14 sewer or the eroding streets?

15 They will be also allowed to endlessly
16 parade their heavy equipment, earth movers, and
17 concrete trucks, eventually finishing us off
18 with the daily ins and outs of running
19 semi-tractor trailers filled with dairy
20 products, potato chips, and, oh, yes, their
21 signature private label meat products.

22 So all day and all night my family
23 will be subjected to noise, air pollution,
24 toxins, noxious fumes, and headlights shining
25 right into our den and my daughter's room. I'm

1 sure all of you would appreciate me standing
2 out there with a flashlight outside of your
3 child's windows.

4 For the proponents, ask yourself a
5 question, why would I want to fight traffic to
6 food shop? Isn't it easier to go to Moline
7 Hy-Vee, Aldi, Jewel?

8 This store will forever change the
9 landscape and be an overly-congested street
10 which, sadly, cannot be widened, or widened
11 properly, or will you become one of those
12 people cutting out the back onto 27th Street
13 southbound through residential streets to make
14 your escape from the store you so desperately
15 need in this exact spot.

16 If you want it so badly, buy four
17 acres in your neighborhood and enjoy your meat.

18 I have been called a whiney neighbor
19 and a minority by some of our City Council
20 members, and I certainly never would have
21 had -- well, I'm not going to say that line.

22 So let's get down to it, shall we,
23 respected Council? Have you familiarized
24 yourself with the PUD application that was
25 discussed earlier tonight? Are you familiar

1 with the differences between PUD, B-1, B-3 and
2 low-intensity commercial districts?

3 Are you familiar with residential
4 zoning and general land use laws?

5 Have you read all 170 pages of the
6 Planning Commission transcript? I'm looking
7 for nods, people.

8 MAYOR PAULEY: We are here to hear
9 your comments. For the record, one more
10 minute.

11 MS. DeLONG: Ask yourself, am I an
12 experienced city planner? Am I a land use
13 attorney? Am I a tax expert? Listen to the
14 professionals who actually are. The experts
15 denied the application.

16 Or am I an elected or appointed city
17 official who has the responsibility to show
18 progress in all areas of the city? Because I
19 think that's what this is all about, all areas
20 of the City.

21 Don't fret. I will be done soon
22 enough, and we will be waiting to see how each
23 of you vote. Beware of the precedent that you
24 set, and please don't take any of this
25 personally. It's wildly different from you

1 expecting me not to take it personally when
2 you single-handedly allow some interloper to
3 destroy my home value, raise my taxes, and be a
4 daily ruination of my quiet and peaceable
5 family home. Thank you, City Council.

6 MAYOR PAULEY: Any questions? Hearing
7 none, Victor Panegos.

8 MR. PANEGOS: Victor Panegos,
9 P-A-N-E-G-O-S. It sounds like this proposal
10 is making my wife a little angry, and that's
11 never a good idea, trust me.

12 I'm sure you have all read the
13 170-page Planning Commission transcript, so
14 I'm going to try to be as brief as possible.
15 We have testimony there. Everyone spoke under
16 oath. We have all the evidence there that you
17 can review from that.

18 But one thing that you will notice as
19 you look at it, the city land use plans were
20 repeatedly brought up. The 18th Avenue
21 corridor was targeted for light commercial
22 B-1 zoning except at the 30th Street and
23 38th Street intersections.

24 B-3 heavy commercial would be allowed
25 there. The long-range plan for Audubon was

1 mixed public/private use. Accordingly, when we
2 were looking for a home in Rock Island, looking
3 throughout Rock Island, we decided to acquire
4 the property where my wife's mother and
5 grandfather resided. We were very much and are
6 looking forward to growing old there and
7 contributing to this community.

8 You will agree when you review the
9 Planning Commission that there is no basis that
10 the Planning Commission vowed to shoehorn heavy
11 commercial PUD zoning at the Audubon site.

12 You will see in there that
13 Fareway's own minimum -- their self-stated
14 minimum property requirements for a thirty
15 some thousand square foot store are much bigger
16 than the property that we have there, and so
17 then you see why they are asking for all these
18 variances.

19 And to put it in perspective, they are
20 talking about building this 31,000 square foot
21 store closer to my neighbor's historic home --
22 my next-door neighborhood will actually be
23 closer to a 31,000-square foot home than they
24 will be to us.

25 So you can see our house was built a

1 hundred years ago, and, obviously, we had
2 zoning laws a hundred years ago because our
3 houses have a certain space between them, but
4 what I would like to do, you guys have such an
5 amazing opportunity now.

6 You have an opportunity to develop
7 the property responsibly with respect to the
8 neighborhood, and we can bring Fareway to
9 another location. I mean, none of us here that
10 oppose you putting a Fareway in the heart of
11 our neighborhood are opposed to Fareway in Rock
12 Island. We would love to have a Fareway in
13 Rock Island, but there are so many more
14 suitable locations.

15 The Country Market, for openers,
16 obviously Fareway was this close to closing
17 that deal before these environmental issues
18 came up, and now that we have looked into it,
19 these issues can be remedied easily with
20 federal funds.

21 If Fareway wants to be in a PUD, well,
22 we have a big, big, big PUD that's costing a
23 lot of money to create where Wal-Mart is going,
24 and Wal-Mart is only going to pay a fraction of
25 the money that you are investing in that PUD

1 space.

2 Why not put Fareway in that PUD? Why
3 not put Fareway downtown where we are building
4 all this wonderful housing and people don't
5 have a place to shop and get pharmacy goods?

6 MAYOR PAULEY: One minute.

7 MR. PANEGOS: So overturning the
8 Planning Commission would be arbitrary and
9 capricious. We can't always chose our
10 neighbors, but we can expect that they follow
11 the same laws that we do.

12 Finally, I would like to invite
13 each and every of you to come to our home and
14 walk the property. When you see on the screen
15 10 feet, 60 feet, 5 feet, I would very much
16 like to show each of you exactly how close
17 55-foot tractor-trailers will be to the front
18 of our home.

19 And one of the things in that traffic
20 study, it talks about vehicles, but we are
21 talking about heavy vehicles each and every
22 day on the streets where our children walk to
23 school and ride their bikes.

24 I mean, what this entire process has
25 brought us to, though, is a place where the

1 City Council can affirm the zoning laws, and
2 there is still lots of room for Fareway in Rock
3 Island.

4 MAYOR PAULEY: Time. Thank you. Any
5 questions? Hearing none, Edward DeLong?

6 MR. DeLONG: My name is Edward DeLong,
7 3410 32nd Street Court in Rock Island.

8 So I turned in my blue Air Force
9 uniform, came to town in 1966. One of the
10 things that I left behind in the Air Force
11 was the management leadership advice from
12 General Curtis LeMay. He said that it's
13 extremely difficult to judge between the
14 unfortunate and the incompetent.

15 I think we have a little bit of that
16 going on in this whole project. I will start
17 with the school system. We gave District 41,
18 \$26 million recently to build a huge complex in
19 the old Villa site. What did we get out of it?
20 We got a whole big building.

21 Now the results. What were the
22 results of all of that? 775 districts were
23 rated by the schooldigger.com, and Rock Island
24 ranks 728, and, in other words, District 41 is
25 in the bottom 10 percent of the school

1 districts in Illinois, and I just got further
2 good news.

3 We got a \$6 million grant after
4 qualifying as a district with three consecutive
5 years of low test scores, ranking among the
6 lower-achieving districts in Illinois.

7 I know some of the councilmen have
8 lots of buddies on the school board, and they
9 feel they are going to be very supportive to
10 take this old, monstrous, tired beat-up school
11 and convert it to new purpose. But given the
12 statistics of how good our school board is, why
13 would you expect a good job refurbishing
14 Audubon for new purposes?

15 I know we are going to contribute
16 some big money to make (inaudible) down in the
17 11th Street area for their teaching programs,
18 but did the school board ever sit down and say,
19 This is what we ought to do, whether it's
20 another language school, whether it's theater
21 people that want to come in. Maybe it's high
22 income housing. Did they ever do that? I
23 didn't see any discussion on that.

24 Now, for nearly two years the
25 availability wasn't even known in the

1 community. All of a sudden the campaign
2 steamrolled into our vision and we've got to do
3 this now. We have got to throw away years of
4 zoning regulations because we are going to do
5 this now.

6 Let's talk about the sales job that
7 was done by the school. You have got to hire
8 somebody to market the school. Are you going
9 to market the school, or is all of a sudden
10 it's a big surprise when it erupts on the
11 horizon that we have a client that comes in?

12 The City and the school maintained
13 for a while you can't sell that school, because
14 that's under contract, which is against the
15 state law for real estate. It's a total
16 outrage.

17 Let's talk about the zoning. The last
18 time I saw a mess like this in my 57 years in
19 town was when Ray Botch decided that he was
20 going to follow the City of Chicago and build a
21 Rock Island version of Cabrini Green, a
22 high-density housing. The money flows in from
23 the government, and everybody's happy.

24 So like all of those high-density
25 housing things in major cities, they found out

1 they don't work. Huge problems. So Chicago
2 tore those down, and you remember the
3 excitement of all the hearings and the zonings
4 and the neighbors objecting up there, so our
5 project, guess what, is now also leveled.

6 MAYOR PAULEY: One minute.

7 MR. DeLONG: So take a drive by
8 27th Street and Ninth Avenue and look over
9 there, and you will find the great project
10 remains. It's probably the biggest vegetable
11 garden in the City.

12 Now, Rock Island in around 1960
13 reached a population of a little over 50,000.
14 Now we are down to 39,000. The question is,
15 if we are all this good as we think we are,
16 what's happening to us? We are shrinking
17 and shrinking and shrinking, and dying and
18 dying.

19 My question is when you overturn
20 the experts of your own Planning Commission,
21 every potential future project that comes to
22 town says, Well, I will get around that.
23 I've got a bunch of suckers sitting on that
24 Council.

25 So the bottom line is if we want to

1 get back to good government, we ought to do
2 two things. One, we have got to vote to
3 support the Planning Commission to deny
4 Fareway. The next thing is quickly turn right
5 around and develop a plan to bring Fareway
6 into town, but this time using the proper
7 procedures.

8 MAYOR PAULEY: Time.

9 MR. DeLONG: And done right from the
10 start. Thank you.

11 MAYOR PAULEY: Any questions for
12 Mr. DeLong? Hearing none, thank you.
13 Elizabeth Blaska?

14 MS. BLASKA: My name is Elizabeth
15 Blaska, B-L-A-S-K-A, 2147 Stadium Drive, Rock
16 Island.

17 Fareway Foods would be a wonderful
18 addition to our neighborhood. I live just one
19 block from the old Country Market, and it was a
20 sad time in our neighborhood when that market
21 left. So many people lost their neighborhood
22 grocery store, and those that walked or took
23 the bus now have to go a considerably farther
24 distance.

25 So it would be an asset, and here we

1 have a building now that has little use other
2 than a grocery store, and we have a wonderful
3 opportunity to fill that, to complete the
4 neighborhood, to fill the building, but even
5 more importantly, to me, is the idea of putting
6 up a big-box building on 18th Avenue.

7 18th Avenue's not meant for a huge
8 big-box building, other than on the 30th Street
9 and 38th Street corners. This city is unique.
10 We have all the beautiful, historic
11 neighborhoods.

12 I returned to Rock Island after being
13 gone 42 years, and it was just a pleasure to
14 bring family and friends here to tour these
15 wonderful little neighborhoods. They just
16 can't believe how precious and beautiful they
17 are, how well it has been maintained, and we
18 are going to lose so much of that.

19 So often you put up a new commercial
20 building like that, and eventually the
21 individual homeowners leave, and we end up with
22 apartments or rentals that aren't as well cared
23 for, and we know we have a lot of that already
24 in our neighborhood.

25 I ask you to please stay in line

1 with what the Planning Commission has decided.
2 They know what is the best for the city, and I
3 would ask you to please follow that, but do
4 everything that you can to help Fareway get
5 back into our neighborhood at the old Country
6 Market. Thank you.

7 MAYOR PAULEY: Any questions? Hearing
8 none, thank you.

9 The next one is David, and I can't
10 make out the last name, at 2112 - 22nd Street.

11 MR. HENN: My name is David Henn,
12 H-E-N-N, and I live at 2112 - 22nd Street, and,
13 City Council, I'm in favor of the Fareway.

14 I have been down to the one in Moline
15 many times. They will match anybody's prices,
16 K-Mart's, anybody's, as long as you bring the
17 sheet of paper in.

18 And I've been down there watching
19 them, and the other day they took an old lady
20 ahead of me with a walker, took her through the
21 store, helped her get groceries, walked out
22 with her, walked over to the bus stop, helped
23 her tie her groceries up, and the bus come, and
24 helped her on the bus, and then they bring the
25 cart back.

1 They clean up the parking lot. I
2 seen it many times. They are the most gracious
3 people and are really good with the elderly. I
4 have talked to six of my neighbors. They are
5 all behind it because they don't like driving
6 clear to Moline all the time to get their meat
7 and stuff. They want to get it where it's
8 closer. Thank you very much.

9 MAYOR PAULEY: Thank you. Any
10 questions? Hearing none, Jay Stanley.

11 MR. STANLEY: My name is Jay Stanley.
12 I own property at 2605 - 17th Avenue.

13 MAYOR PAULEY: We need your residence
14 address, sir.

15 MR. STANLEY: My residence right now
16 is 2400 - 29th Avenue Court, Moline.

17 I speak from my personal experience
18 tonight, how your decisions would affect the
19 value of my property.

20 Our property is directly across from
21 the rear of the Fareway store, so close that it
22 blocks any view forward to the south and the
23 front door. There is no reason to repeat the
24 list of grievances that we have and other
25 taxpayers have in Rock Island against you,

1 as you have compromised your laws and rules
2 that are a part of the Rock Island zoning
3 document.

4 But the zoning document that you and
5 Fareway have so casually ignored is what the
6 citizens of Rock Island depend upon to make
7 decisions on buying property and staying within
8 city-zoned area, which you easily enforce when
9 it suits you.

10 In this case you are suggesting by
11 your actions that the zoning document has
12 little or no value, and that can't happen.
13 Your non-public dealings with Fareway and your
14 claims to gut a B-3 residential neighborhood's
15 property values, as well as your support of
16 destroying an historic landmarked building, are
17 simply unacceptable in my view.

18 In our case, in the event that
19 Fareway would succeed in securing the Audubon
20 property, I would expect the value of that
21 property to drop by one third or more, and
22 all the neighbors around Audubon face the
23 same problem.

24 The most basic rule of city government
25 is that if you're going to do something that

1 will negatively affect your taxpayers and
2 property owners, you just don't do it. You
3 don't try to hide it.

4 Mr. Thomas, as City Manager, and
5 members of this Council have done exactly the
6 opposite of that rule. It should be very clear
7 to the property owners in Rock Island that they
8 are of little importance to you when there is
9 money involved.

10 Your lack of transparency and
11 arbitrary actions against the property owners
12 around Audubon are a sign that you must believe
13 your positions allow you to do whatever you
14 wish regardless of the damage that it does to
15 those taxpayers and property owners, who, by
16 the way, helped elect you and help pay your
17 salary.

18 I would further remind you that
19 you are charged with running this city to the
20 benefit and best interests of its taxpayers.
21 It appears that you have so far failed in all
22 the aspects of that charge when it comes to the
23 Audubon property.

24 Now, for all the Fareway
25 representatives in attendance, the people of

1 this whole area want you to come to Rock
2 Island, but, understand, there is no magic in
3 the Audubon property for you. You're entering
4 a contentious situation with property owners,
5 the City Council and the school administration,
6 but the blame will eventually fall back on you
7 if you should decide to push the sale, in my
8 view. It would not be forgotten.

9 I said about Fareway, you build it,
10 and we will come. In this case, I would
11 suggest that you go back and talk to the owner
12 of the 24th Street site once again. We want a
13 good neighbor in Fareway, and it is to your
14 benefit to be one. Thank you.

15 MAYOR PAULEY: Any questions of
16 Mr. Stanley? Hearing none, thank you. Dorothy
17 Hotle?

18 MRS. HOTLE: My name is Dorothy Hotle,
19 and I live at 1706 - 28th Street, Rock Island.

20 I have lived in this house for
21 51 years, and Audubon School was our neighbor
22 for 48, and they were good neighbors. We
23 enjoyed them, but they are gone. They aren't
24 coming back, and I would support a Fareway
25 store as opposed to a question mark

1 development.

2 MAYOR PAULEY: Any questions? Hearing
3 none, next is Nancy Hass.

4 MRS. HASS: Nancy Hass, H-A-S-S. I
5 live at 22 Foxwood Court, Rock Island.

6 Rock Island, it's true, is known for
7 its historic areas. It's truly remarkable for
8 that, but, unfortunately, I think Rock Island
9 has also not been known for progress, and this
10 is a chance for Rock Island to do something
11 good, to bring jobs.

12 I spend our food dollars at the Milan
13 Hy-Vee because it is the closest to my home,
14 but I also shop at the Moline Fareway because
15 Fareway does some things better than Hy-Vee. I
16 begrudge every dollar that I spend in Moline.
17 I would like to see a Fareway brought to Rock
18 Island.

19 MAYOR PAULEY: Any questions for
20 Nancy? Hearing none, thank you. Sue Swords?

21 MS. SWORDS: Sue Schwarz, S-W-O-R-D-S,
22 1620 - 22nd street.

23 First of all, I understand the need
24 for new consistent streams of revenue. That's
25 why I shop faithfully in Rock Island. That's

1 why I welcome new business enterprises, but I
2 have some concerns about the Fareway project as
3 it stands now.

4 I am concerned with maintaining the
5 integrity of a stable neighborhood. I am
6 concerned with traffic flow on 18th Avenue,
7 which is already problematic, especially with
8 extra truck traffic. I am concerned with the
9 eight variances that Fareway is requesting and
10 the precedent that that will set by agreeing to
11 those eight variances.

12 I am concerned about turning a
13 public space into a commercial area, and I am
14 concerned about tearing down an historic
15 school, an architecturally-significant
16 structure.

17 Fareway, by it's own numbers, needs
18 more space than is available on this site.
19 Council members have told me that there are
20 many Rock Islanders, and Ms. Hass has already
21 said that, who drive to Moline to shop at
22 Fareway. I would think that those same Rock
23 Islanders would drive to a Fareway in Rock
24 Island no matter what it's location.

25 In terms of green-tech terminology,

1 putting Fareway on a less problematic site in
2 Rock Island would leave all around less of a
3 footprint. I urge the Council to support
4 the Planning Commission's decision. A larger
5 site for Fareway in Rock Island and the reuse
6 of the Audubon building seems feasible and
7 economic.

8 It's a very quiet sidelight, but I
9 have got to tell you I am so impressed. This
10 is what democracy is all about. I don't care
11 what side you're on, but it's wonderful seeing
12 this many people here tonight wanting to get
13 involved.

14 MAYOR PAULEY: Any questions? Hearing
15 none, Linda Anderson.

16 MS. ANDERSON: Linda Anderson, S-O-N,
17 1718 - 21st Street in Rock Island.

18 I wish to thank all of you for
19 allowing me the opportunity to come speak
20 before you tonight. I personally wish to
21 speak in opposition to the requested zoning
22 changes and site plan as presented by Fareway.

23 On page 2 of the staff report that
24 been read earlier there is a quotation in the
25 City's commercial development policy plan.

1 The policy states that reasonable
2 expansion or addition of commercial land
3 use will be considered when the project is
4 well designed with adequate buffers from
5 remaining residential areas, and the proposal
6 shall be located in proximity to major
7 intersections.

8 I do not believe the site plan which
9 is before you meets any of these criteria.
10 When I first read the proposal myself and
11 realized the application was for a PUD, I went
12 to the City's website to better understand what
13 a PUD was supposed to be.

14 My first introduction to that was
15 when a store was built in my neighborhood,
16 we at that time tried to identify what a PUD
17 was supposed to be, and in my mind and as
18 I read the City ordinances, it is supposed to
19 be a large area of development, and to a
20 layman's eye, it is apparent that this proposal
21 for a single building on a small piece of land
22 does not meet the criteria.

23 As everyone knows, the list of
24 variances requested in this proposal is
25 lengthy. The requirements in our zoning

1 ordinance are well reasoned, and they are
2 intended to encourage orderly growth in our
3 community.

4 Allowing a variance should be a
5 rarity, and the fact that we allowed up to
6 five variances for Hy-Vee should not be a
7 reason to do so again. Instead, it should be a
8 lesson learned.

9 The setback variance requested here
10 cannot help but have a very negative impact on
11 the adjacent neighbors and the property value
12 of those in the neighborhood. The minimal
13 landscaping included appears to indicate either
14 a lack of space or that landscaping is a low
15 priority to Fareway or both.

16 In addition, this project is not
17 adjacent to a major intersection. It does not
18 meet the criteria of a low-impact business,
19 and it extends more than three lots deep along
20 18th Avenue. Indeed, it is a high-impact
21 business that we would expect to see near
22 a major commercial intersection along
23 18th Avenue.

24 In short, in my opinion, this
25 development is too large for this site.

1 I would encourage the City Council
2 to uphold the Planning Commission's denial.
3 It is my hope that this City, my City, has
4 enough self-respect to stand behind our
5 well-reasoned zoning ordinances, welcoming all
6 businesses, but at the same time expecting all
7 businesses to demonstrate respect for our City
8 and its zoning ordinances. Thank you.

9 MAYOR PAULEY: Any questions? Hearing
10 none, Thomas Taylor.

11 MR. TAYLOR: Thomas Taylor,
12 1625 - 26th Street Rock Island.

13 Bear with me. I had throat surgery a
14 week ago. It may be hard to understand, but I
15 will do the best I can.

16 Fellow Rock Islanders, Mayor, Council
17 members, citizens, I support Fareway, just not
18 at this site. Tonight I hear the merits of
19 Fareway, and I think we all look forward to
20 that, but that's not what this is about
21 tonight, not the merits of Fareway.

22 I have lived in Rock Island for
23 70 years, have supported and defended our City
24 whenever I could. My wife and I were a part of
25 Keep Rock Island Beautiful for many years.

1 My wife is a former teacher, and she
2 still volunteers at the Rock Island Center for
3 Math and Science, helping children's reading
4 groups, running environmental clubs, and
5 writing grants, and performing physical labor
6 which spearheaded the landscaping of the new
7 school, all at no cost to the City or school
8 district.

9 We find ourselves perplexed at this
10 situation. We knew as a neighborhood after
11 looking at the news release and then on
12 Fareway's own store requirements for sites that
13 Audubon would be too small and would impact the
14 surrounding properties and streets.

15 Then the site plan and requested
16 zoning and variances were released, but we have
17 heard this before. The site plan does not meet
18 the PUD requirements, anyway. We have been
19 asked to ignore our City ordinances which were
20 set up to protect our neighborhoods and
21 residential citizens.

22 I won't go into this too much. It has
23 been covered. If you can imagine eight-foot
24 setbacks, loading docks within 40 feet of your
25 property, it's unbelievable for a residential

1 area. I would not be allowed to build a home
2 with these requested variances in Rock Island.
3 Why should Fareway be allowed to?

4 You have heard and probably will still
5 from the architects, lawyers, urban planners,
6 college professors, and professionals how this
7 plan does not even come close to our ordinances
8 and zoning laws. The Planning Commission voted
9 overwhelmingly to deny the request for so many
10 reasons. Some members stated they had never
11 seen such an attempt to skirt our ordinances
12 and laws.

13 Cities are more than brick and mortar,
14 more than industries. They are neighborhoods,
15 citizens, schools, and ways of life. We are
16 all Rock Islanders. We bleed crimson and gold
17 and perhaps green and white.

18 Are our laws and ordinances worthless?
19 Do they mean nothing? To Fareway, as much as I
20 welcome you to Rock Island, I say shame on you
21 for insulting our neighborhood with this
22 outrageous site plan, with no regards to the
23 rape of the residential community. I hope this
24 was an oversight and does not represent your
25 true business partnership.

1 MAYOR PAULEY: One minute.

2 MR. TAYLOR: It is my hope that the
3 real Fareway stands up and extends a hand as
4 we will extend ours. This is your PR chance,
5 Fareway. Take advantage of it. I will skip to
6 the last part.

7 This upcoming vote will show, and I
8 assume you know many will be watching, what
9 does Rock Island stands for? What are its
10 values?

11 You are the court of law for our City.
12 We depend you on to uphold our ordinances and
13 laws. I hope that we can be proud of what the
14 upcoming vote stands for, to show what we stand
15 for.

16 Stand strong, Rock Island. I hope we
17 are better than this. Our ordinances and laws
18 should mean something.

19 MAYOR PAULEY: Any questions? Next
20 would be Terry Anderson.

21 MR. ANDERSON: Good evening. I was
22 going to --

23 MAYOR PAULEY: Name and address,
24 please.

25 MR. ANDERSON: Terry Anderson,

1 1704 - 22nd Street, Rock Island.

2 I don't live in the Audubon immediate
3 area, but I support the feelings of the
4 neighborhood. I am so saddened by this whole
5 issue and the Council's, the way the Council
6 has handled this. There is rumors flying
7 all over town, all over the Quad Cities,
8 about underhanded deals between the school,
9 this Council, Fareway, Wal-Mart.

10 I mean, to me, it's gotten completely
11 out of hand, and the extra incentives for a
12 new business coming to town, and what about
13 our existing businesses that have been here
14 for years? We wanted a Hy-Vee to put a larger
15 store in for years. We begged them and begged
16 them, and finally they did, and now what do we
17 do? Turn our back on them?

18 I just -- this whole thing is
19 completely, in my opinion, no common sense.
20 I would hate to think that there is any
21 corruption in our City like the City to the
22 north, but what I would like to do is for you
23 each to look at your own conscience on this
24 vote. We don't tear down a perfectly good
25 building with a new roof, new air conditioning

1 and heating system, new windows.

2 This building is a beautiful building
3 that can be used for many other things, and I'm
4 ashamed that Fareway would try to go for these
5 variances, also, but I just want to pray for
6 all you Council members and for Fareway that
7 you would make the right decision and not
8 approve -- override this variance. Thank you.

9 MAYOR PAULEY: Any questions? Hearing
10 none, Michael Wahlmann.

11 MR. WAHLMANN: Michael Wahlmann,
12 1619 28th Street, W-A-H-L-M-A-N-N.

13 Well, we have heard a lot about the
14 issues with zoning, PUD, so I don't need to
15 go into that. I live just around the corner.
16 From my computer desk I can see the property.
17 I watched the kids when it was a school. It
18 was wonderful. I still watch hawks and birds
19 and wildlife, and there's still some wildlife
20 and sneakers running around on the green space,
21 and that's wonderful.

22 So it's easy to talk sentimentally,
23 and that's wonderful, too. I mean, that's what
24 part of living in the city is about. As
25 someone said earlier, it's not just about the

1 dollars and the structures and all of that.
2 It's a beautiful structure, yes, and that's
3 wonderful, too.

4 I shouldn't admit this in front of all
5 of you. I grew up in Quincy. I was blue and
6 white, and I have lived here now 20 years. My
7 wife and I made a concerted effort to settle in
8 Rock Island. We had the option 13 years ago.
9 Where are we going to buy a house? We fell in
10 love with Rock Island.

11 We were students at Augustana then,
12 and we absolutely fell in love with the city
13 because of these wonderful aspects, the
14 beautiful rich architecture, the rich
15 heritage that this city has. The architecture
16 is one of those components that honors that
17 rich heritage, the heritage of who we are,
18 where we all came from, and who our settlers
19 were, the original folks who came to Rock
20 Island.

21 It was also mentioned earlier how
22 this property, it's quite a unique situation
23 how this piece of land is relatively untouched,
24 actually. There was a building there for
25 85 years, but it's just an absolute treasure

1 right in the heart of Rock Island.

2 And one last point about that, what's
3 wonderful about Rock Island is my neighborhood.
4 I love to honor that by saying it's my
5 neighborhood, it's where I live. I tell all
6 my friends who live in Chicago and New York
7 City and all these places what a wonderful
8 place I live in.

9 I can walk -- it's the only
10 neighborhood in the whole Quad Cities where
11 you can walk to a grocery store. We have
12 drugstores, all these wonderful things that I
13 can walk to, but it's because we have homes
14 there that I can walk from those homes.

15 It just makes sense to continue to
16 honor how wonderful this neighborhood is and
17 the possibilities that Rock Island continues
18 to, in my mind, be a creative place. Some
19 people don't like that word, but we are a
20 creative place with the economic cards that
21 were dealt us about 25 years ago. We are
22 still here. We are a very rich and vibrant
23 city.

24 This would be a creative opportunity
25 for Rock Island, and we have folks that would

1 love to make this a creative opportunity.

2 So I would like the Council members
3 to uphold -- I went to Augustana, so Professor
4 Moline was here, and he was on that committee,
5 the commission, and so much thought and
6 consideration went into that decision, and it
7 should truly go into this decision, beyond just
8 what it would do for the City.

9 I'm a taxpayer, here for 13 plus years
10 and paying taxes, just as we all have. So
11 there are so many reasons, but I guess in
12 summation, let's keep it wonderful. Let's
13 keep moving forward in not sort of just the
14 obvious economic sense of a store, a building.

15 Let's keep this value that we have as
16 Rock Islanders, this wonderful creative
17 community that I chose to live here because
18 of that. I have neighbors, colleagues, who
19 chose to stay in Rock Island when they had the
20 opportunity to leave, and it just really gets
21 to me when I hear -- and it's partly because of
22 this issue going on right now.

23 People are really talking down about
24 Rock Island because they don't live here. They
25 have no idea why we live here because they

1 don't live here. Let's not keep it that way.
2 We want people to come live in Rock Island, and
3 I think it is an opportunity to lift up these
4 values, so that people can see that, that we
5 live these values.

6 We live what we feel makes Rock
7 Island wonderful and special and truly unique.
8 Thank you very much.

9 MAYOR PAULEY: Questions? Hearing
10 none, Wayne Lyter?

11 MR. LYTER: Hello. My name is
12 Wayne Lyter, L-Y-T-E-R. I live at 2616 - 18th
13 Avenue, which is really close to the subject at
14 hand. As a matter of fact, it's right across
15 the street. I have only lived there for nine
16 months, and I'm a renter, so I don't have
17 nearly the amount of investment that probably
18 anybody in this building has.

19 However, I do have an opinion, and I
20 do appreciate everyone allowing me to share it,
21 because I don't understand politics much. I
22 understand what school taught me, but I don't
23 know if I really understand politics, but what
24 I have picked up from this meeting is that you
25 guys are all in charge, so you guys are

1 ultimately going to make this decision.

2 However, I believe the reason you
3 guys are all in charge is because the community
4 put trust in you, so I feel like you owe it to
5 us to really, as cliché as it sounds, dig into
6 your hearts and make the best decision for a
7 community, not an individual, because that's
8 ridiculous.

9 You can't make everybody happy,
10 but I feel that -- sorry, I'm losing my place.
11 I'm nervous. This is my first city meeting.
12 Surprised? I'm sure no one is.

13 However, in the same aspect that I
14 think that we should have trust, that we should
15 show as a community that we do trust you, that
16 no matter what the decision is that's made,
17 that there can be good found it, and we
18 support you all the way, because I feel like a
19 community together is much more powerful than
20 a community torn apart.

21 And no matter what happens in the
22 future, the decision is going to be made, and
23 reality is going to be reality, but I ask, I
24 guess, everyone in the building to support what
25 happens and come together as a community. I

1 don't know. That's my opinion.

2 MAYOR PAULEY: Any questions?

3 MR. TOLLENAER: I do have a comment.
4 You're quite wise about politics.

5 MR. LYTER: Thank you. That means a
6 lot. Also, your lack of questions shows
7 disinterest, I feel. Thank you.

8 MAYOR PAULEY: James Spurgetis? One
9 more time, James Spurgetis?

10 MR. SPURGETIS: James Spurgetis,
11 S-P-U-R-G-E-T-I-S, and I live at 2200 - 18th
12 Street Court in Rock Island, currently a Third
13 Ward resident, formerly a Sixth Ward alderman
14 back in the mid to late '90s.

15 And I'm here just to express my
16 support for the Planning Commission and for the
17 neighborhood residents. In this neighborhood
18 and in any other neighborhood that may face a
19 similar situation, I wanted to say that the
20 variances, I think, are inappropriate for this
21 particular area, and that although this isn't
22 about Audubon School, in my mind and in a lot
23 of people's minds, repurposing or trying to
24 repurpose Audubon School is an important issue
25 also.

1 And if I could, I just want to relate
2 one incident. When I was the Sixth Ward
3 alderman -- and I respect your having to make
4 these decisions because I've been there. The
5 situation was there was a house on 18th Avenue,
6 and Checkers -- excuse me, not Checkers, but
7 I'm getting ahead of myself.

8 Auto Zone wanted to buy the property,
9 demolish the house and go into this location on
10 18th Avenue where Checkers is now located. And
11 the footprint we thought, you know, was too
12 big. Maybe the Council wasn't unanimous on
13 this, but I thought that way and several others
14 did, and the Planning Commission did also, so
15 we rejected the plan.

16 Auto Zone did not go onto that
17 piece of property, but we suggested to them
18 and we worked with them to get them to go to
19 the old Lee's Liquor Store property, which
20 was sitting vacant for several years, and
21 that's where Auto Zone is now.

22 Then very soon after that Checkers
23 came in and took this spot on 18th Avenue, so
24 we got both businesses into the City, and I
25 think that in my mind we could possibly do the

1 same thing here. I shop at Fareway and I shop
2 at all of the other grocery stores.

3 Is this cutting in and out a lot?

4 MAYOR PAULEY: You're a little close
5 to it.

6 MR. SPURGETIS: Am I? I think we
7 can get Fareway if we work with them in an
8 alternate location.

9 All the people who have gotten up
10 who have expressed their opinion about Fareway,
11 it's been positive, and we are looking forward
12 to having a Fareway in Rock Island, and
13 hopefully looking forward to repurposing
14 Audubon School to something that we can all
15 use.

16 Any questions at all? Thank you very
17 much.

18 MAYOR PAULEY: Thank you. Michael
19 Markell?

20 MR. MARKELL: Yes, my name is Mike
21 Markell, and I live at 2736 Sixth Avenue,
22 M-A-R-K-E-L-L.

23 I just want to say that I do support
24 Fareway. I support the taxes they will bring
25 in, the property and sales tax. We need to

1 think about the number of jobs that they are
2 going to provide for youth in our community
3 that are sorely needed.

4 I totally support the school district
5 spending their money on students, not vacant
6 buildings. I would love to see something
7 happen that didn't involve demolition of that
8 school, but I also don't want to wait 30 years
9 like we had to on one for the demolition. We
10 have a good offer from a very good company, and
11 I think we should take that.

12 As for the so-called shoehorn on the
13 lot, I think if you take a look at that, is it
14 really that tight? We had a house fire two
15 years ago. I made a major investment. We had
16 to demolish, and I rebuilt my house on the same
17 lot. When I stand on my front porch, I see the
18 back of Save-A-Lot. I see the loading dock of
19 Save-A-Lot. I'm telling you, it's not a
20 problem with me.

21 But I want to thank the City Council.
22 One of the great things about Rock Island is
23 the time and effort you take to hear from
24 citizens, to educate citizens on these issues,
25 and that makes Rock Island really a great place

1 to live.

2 Whatever your decision, thank you for
3 your service.

4 MAYOR PAULEY: Any questions? Hearing
5 none, Joe Lemon, Jr.

6 MR. LEMON: Joe Lemon, Jr., 3031 Fifth
7 Avenue.

8 MAYOR PAULEY: Is that your residence?

9 MR. LEMON: No, it's 1401 Central
10 Avenue, Bettendorf.

11 When Mr. Markell said that we had a
12 great offer from a great company, I thought
13 perhaps he was thinking about me, because we
14 made an offer, and we have done well by Rock
15 Island.

16 We have invested in this community.
17 We bought the Rock Island train depot. We
18 converted that to Abbey Station. I'm told
19 that we had some dignitaries from the City
20 that attended an event just this last Friday
21 or Saturday. Hopefully, you had a nice
22 time.

23 My father and I are here tonight
24 because this situation just doesn't make any
25 sense to us. We have a beautiful, workable,

1 historic building, and we believe that it can
2 be repurposed.

3 We have sought to communicate with the
4 city about this issue, and we haven't heard any
5 response. We think, as many people pointed
6 out, that Fareway would be a welcome part of
7 our community, but as has been said earlier,
8 just not in this location.

9 So we have the opportunity to press
10 the pause button here to seize victory from
11 the jaws of defeat and say, How can we make
12 this a win/win?

13 How can we welcome Fareway to this
14 community and still preserve this historic
15 landmark and repurpose it for a use that can
16 serve the community?

17 That's what we are prepared to do.
18 Thank you.

19 MAYOR PAULEY: Any questions? Hearing
20 none, Kevin Nolan?

21 MR. NOLAN: Good evening. I'm Kevin
22 Nolan, address 3400 - 20th Street Court, Rock
23 Island.

24 I'm a property owner, a citizen, a
25 business owner in the City of Rock Island. I

1 have got a few comments, and then I will be
2 open for questions.

3 Thanks, first of all, for taking
4 your time to come out in the fairly tumultuous
5 weather situation that we have got.

6 Thanks to the neighbors of the
7 proposed development site for your impassioned
8 support for keeping Fareway off that site.

9 Thanks to Fareway Stores for
10 considering our great city for your
11 development, for your next store.

12 I am speaking in support of the
13 Fareway development for the following reasons.
14 It increases the tax base, the property tax
15 base, that we certainly need in Rock Island.
16 Anyone that has done any research knows full
17 well we are in desperate need of money to
18 continue our development.

19 The development will also increase the
20 retail sales tax base for the city. It will
21 increase jobs, as the previous gentleman said,
22 for many of the younger kids in the area that
23 live within the city. It increases competition
24 with respect to both Hy-Vee and Aldi.

25 When Rock Island County Market/Eagle's

1 left, if anyone was here during that period of
2 time, it should be no surprise to you that
3 prices did go up at Hy-Vee once they closed.
4 It would be great to inspire some additional
5 competition to bring those prices back down,
6 obviously, reducing those prices to the
7 consumers in our city.

8 Last but not least it reduces the
9 financial strain, not only on our city, but to
10 the public schools, which is currently paying a
11 fairly exorbitant amount of money to keep the
12 property from any further dilapidation, so in
13 short I am in support of the project, and I am
14 in support of growth for the City of Rock
15 Island. Thank you.

16 MAYOR PAULEY: Any questions? Hearing
17 none, Joel Thompson?

18 MR. THOMPSON: My name is Joel
19 Thompson, T-H-O-M-P-S-O-N, and I live at
20 1235 - 37th Avenue.

21 I have lived in Rock Island since I
22 was born here in 1956. I love Rock Island. I
23 love Audubon School. I am a graduate of
24 Audubon, I think it was 1968, and people are
25 still shaking their heads how that happened.

1 But my house, the house I grew up in,
2 sits in the dairy section of Hy-Vee. I was sad
3 when my house was torn down because I couldn't
4 drive by it anymore. I struggled with this
5 issue for weeks, because I really do love
6 Audubon School, and I also like Fareway.

7 Over the years I remember what Black
8 Hawk Road used to be like with two lanes and
9 tree lined. I remember what 18th Avenue used
10 to be like. If I could find that magic genie
11 in the bottle that I have been searching for
12 for over 50 years, I would put everything back
13 the way it was back in 1965. I really liked it
14 that way.

15 But witnessing all the tough decisions
16 that have been made in Rock Island over the
17 years, looking back, I think the decisions that
18 have been made were sound. I think it took a
19 lot of courage and vision from the City
20 Council.

21 And if I had to pull a lever today, I
22 would support the Fareway project, and however
23 the Council decides, I will support the
24 decision, because I feel -- I love this
25 Democratic process. We elected all of you. We

1 have our faith in you, and whatever decision is
2 made I will support it.

3 MAYOR PAULEY: Any questions? Hearing
4 none, Norm Moline.

5 MR. MOLINE: Norm Moline, 3836 - 28th
6 Avenue, Rock Island. The spelling is
7 M-O-L-I-N-E.

8 I am on the Planning Commission, but
9 I speak tonight not on behalf of the commission
10 but on my own behalf as a citizen and as one
11 who teaches land use management and urban
12 planning at Augustana.

13 At the public hearing at the Planning
14 Commission meeting when I made the motion to
15 deny the proposal, I indicated many reasons
16 for my recommendation, which should be in the
17 minutes from that meeting, and I am
18 disappointed that when Ben Griffith gave a
19 summary of the meeting, that no reference
20 was made to some of the objections to this in
21 the summary.

22 So you folks will have to rely on
23 listening to the transcript because you got
24 none it in Mr. Griffith's summation. I assume
25 that you have had a chance to read it. If you

1 have any questions about my points, I would be
2 happy to answer them.

3 While individuals on the Planning
4 Commission don't come to subsequent City
5 Council meetings, I have chosen to do so
6 because there are so many problems with this
7 proposal. I believe this proposal has more
8 problems than any I have dealt with in my three
9 decades on the Commission.

10 Knowing that the city already had
11 reversed an historic landmark designation for
12 unsubstantiated reasons, I was amazed when
13 Mr. Griffith dropped off the materials for our
14 planning meeting, and I saw them a few days
15 before the session, and I saw for the first
16 time the number of variances which the
17 developer is requesting.

18 So many cities are doing wonderful
19 things by preserving historic structures,
20 finding creative, adaptive reuse projects and
21 using them as part of their planning for the
22 future.

23 I love the phrase that LaCrosse,
24 Wisconsin, has, and this is city that has
25 won many awards for combining historic

1 preservation with economic development. You
2 go into that town right now, and on their
3 banners it says, "Honoring the past and
4 imagining the future."

5 Now, Rock Island also has a fine
6 reputation for giving great attention to
7 neighborhoods and the perspectives of the
8 people in those neighborhoods. Yet in this
9 case, history and neighborhoods seem to be
10 treated as irrelevant. In my judgment, it is
11 not good to compromise these traits which are
12 the strengths of this city.

13 Here, then, are my specific points
14 to add to what others have said. The use of a
15 PUD for this kind of proposed land use change
16 is unusual, almost a perversion of the process.
17 It is not the kind of situation for which PUDs
18 are intended.

19 You can see the wording in our own
20 city zoning ordinance and which John Doak has
21 articulated in his great letter. Let me quote
22 from a planning text, so you think it isn't
23 just me talking:

24 "The availability of flexibility in
25 design is a key concept for PUD. Ultimately,

1 the flexibility means that the developer must
2 assure the local officials of certain things.
3 For example, in exchange for the design
4 flexibility of the PUD, the applicant must
5 demonstrate that the development proposal
6 'does not result in any intensity of land
7 higher than otherwise allowed, provides
8 public benefits that would not be achievable
9 through the normally-required zoning standards,
10 does not create unmitigated traffic impacts,
11 is compatible with the surrounding
12 development.'"

13 This is from Planning in the U.S.A. I
14 invite you to think whether or not this meets
15 the PUD concept.

16 In other PUD cases I've heard on the
17 Commission, multiple lots have been involved,
18 and concern for open space around buildings and
19 for spacing from nearby communities has been
20 central. That's not the case with this. In
21 fact, it even seems to go against some of
22 the objectives of PUD.

23 Also, the process for approving PUD
24 calls for a first presentation -- this is
25 Rock Island's procedure -- calls for a first

1 presentation, and then after feedback from the
2 Commission and from reaction by hearing
3 attendees, a second presentation comes at a
4 later date.

5 There is one line in there that says,
6 "in exception can be avoided," so people here
7 have chosen to go for that exception.

8 While you now are considering only
9 this individual case, I'm concerned about the
10 implications if you should decide to reverse
11 the Planning Commission's decision. While
12 I'm not a lawyer, for many years I have had
13 a special interest in land use law and
14 have attended sessions and workshops on that
15 topic.

16 Time and again presenters, who
17 are lawyers, remind us that for planners and
18 planning commissioners, that one of the most
19 important things about decision-making at
20 our local levels is consistency.

21 If decisions on relatively similar
22 issues are irregular, the decision-making body
23 can be judged as being arbitrary and
24 capricious, and the decisions can be
25 challenged.

1 If the proposal with its disregard
2 for the things that we have cited should happen
3 in this case, then this city will have some
4 difficulty in denying similar changes in future
5 proposals anywhere in the city without possible
6 legal challenge.

7 Precedent counts in land use
8 decision-making. In that case I trust you
9 can understand why I and others are so
10 concerned.

11 Please read the statements from the
12 other people. Thank you.

13 MAYOR PAULEY: Any questions? Hearing
14 none, Joe Lemon, Sr.

15 MR. LEMON: My name is Joseph Lemon,
16 Sr., and I use the Abbey in Bettendorf as our
17 address.

18 We own numerous properties in Rock
19 Island. I grew up in Rock Island. I lived not
20 very far from the Audubon School growing up.
21 All of my siblings went to Audubon for
22 kindergarten. I went to Edison and then to
23 parochial schools, but that was a very familiar
24 location for me.

25 In 1987, some thirty years ago, I

1 started buying properties in Rock Island as
2 investments, working with my father and then
3 later my son. My son has taken over most of
4 the responsibilities.

5 I have come back to Rock Island as
6 opposed to other places to invest money, and we
7 have invested in Bettendorf, the Rock Valley
8 Office Park. We have the Abbey Station. I own
9 a lot of Chippiannock. We've proposed to build
10 a house, and I'm negotiating right now to buy a
11 Rock Island house in Wildwood. We have long
12 Rock Island roots.

13 When we came here on this last trip,
14 because we live here and in California and in
15 Honolulu, so I'm not always here, but I have
16 never heard that the Audubon School was being
17 marketed, and I follow the news pretty
18 carefully. I read online every day. Never saw
19 it was available.

20 We became aware it was available, and
21 we said this makes no sense. This just doesn't
22 make any sense. We immediately were rebuffed.
23 This is a done deal. You can't interfere with
24 this. Stay away from this. Just stay away
25 from this issue. It's cooked. This is a done

1 deal.

2 And we asked to meet with you, and
3 you refused. We asked to meet with the school
4 board. We asked to see the property, and we
5 were told, This is a done deal; go away.

6 Now, I didn't feel that was very
7 respectful, considering the investment we
8 have made in Rock Island and our long-term
9 relationship with Rock Island, so people said,
10 Put your money where your mouth is. I said
11 fine. What are the terms of the Fareway deal?
12 We got a copy of it apparently through the
13 Freedom of Information Act.

14 We matched that offer dollar for
15 dollar, condition for condition. We offered
16 it as a back-up offer, not to interfere with
17 Fareway.

18 We met with the owner of the Rock
19 Island Country Market, and we said, What does
20 it take to make this site acceptable to
21 Fareway? Remediation of some toxic materials.
22 So fine. Can we help?

23 We will buy the school. We will buy
24 the Country Market. We will fix up the Country
25 Market and either sell it or lease it to

1 Fareway.

2 Now, people will tell you, They're not
3 willing to put their money where their mouths
4 are, and I'm telling you we are, and to hear
5 the stories that you people have said about us
6 is just intolerable.

7 Furthermore, those of you on the
8 Council who have been intimidated -- and I'm
9 talking to certain specific people. Those
10 of you who have intimidated by others to
11 support this, consider their conscience.
12 Thank you.

13 MAYOR PAULEY: Thank you. Andrea -- I
14 can't pronounce your last name.

15 MS. GAETA: Andrea Gaeta, G-A-E-T-A,
16 and I live at 2630 - 16th Avenue in Rock
17 Island.

18 When me and my husband were looking
19 for a place to live, we didn't really know
20 where we would end up. We wanted to be on
21 the Illinois side. We actually drove through
22 Rock Island and just fell in love with the
23 neighborhood that we moved to.

24 Part of that neighborhood was that
25 school, the Audubon School. I can't imagine

1 that neighborhood existing or even wanting to
2 consider moving to it if it had been a large
3 commercial building, a Fareway in your
4 backyard.

5 I know you guys have heard a lot
6 about this zoning and a lot about the PUD and
7 a lot about the variances, and I just am so
8 disappointed that you guys would even consider
9 this a good deal when you know how many
10 variances are going to be required for them to
11 go in there.

12 Those variances are specifically set
13 up to help protect the residential zoning, and
14 to come in here and just disregard how many
15 feet somebody has to build off of to put that
16 buffer in. I would ask each and every one of
17 you, look across from your home. Look in your
18 neighborhood and imagine how that would impact
19 your home and your sense of being and your
20 sense of community, and how you would feel
21 just knowing that somebody just disregarded the
22 zoning laws that are meant to protect you and
23 your residence.

24 Probably most of the people's biggest
25 asset is their home, and I know a lot of people

1 are saying that it is a backyard issue, a
2 NIMBY, a not-in-my-backyard issue.

3 To open up these eight variances opens
4 up a world for anybody else coming in. If it
5 can happen here, it can happen anywhere, and I
6 just -- I would ask that you please respect
7 those residential zoning. I would ask that you
8 respect those variances and consider what kind
9 of impact that would make.

10 As for the Lemons, I welcome anything
11 that they come in to do. I feel that they
12 have, obviously, put forth the effort to show
13 that they want to be a good community member
14 and that there are other viable options out
15 there.

16 I understand the school doesn't want
17 the building. That's understandable, but there
18 are other options on the table at this point,
19 and here we have an option to bring a Fareway
20 in and to fill another property, making
21 property taxes for two.

22 As for the sales tax issue, anybody
23 that was at the Planning Commission should be
24 aware, and maybe those that were not on the
25 Planning Commission that a question was asked

1 as to what kind of property -- or what kind of
2 sales taxes it would be that Fareway would
3 bring in.

4 When Fareway was specifically asked
5 about that, they said that they couldn't
6 elaborate on that. We don't know whether those
7 sales taxes they're going to acquire will be
8 maybe at the cost of another business. I don't
9 think that's fair in assessing whether this is
10 an appropriate plan or not.

11 We don't know, you know, what other
12 things are on the table at this point. We
13 don't know how much it's going to cost to bring
14 them into this property, but we do know that
15 there is another option for this property, and
16 we know that there is another option for
17 Fareway.

18 I would ask you to look at the
19 Planning Commission's decision, and I would
20 ask that you respect their standing. This is
21 what they are appointed to do. This is
22 specifically what they are supposed to do, and
23 they put a lot of thought and a lot of
24 deliberation into their decision.

25 MAYOR PAULEY: One minute.

1 MS. GAETA: And to just disregard
2 that and not consider that is just -- it would
3 be disappointing. I mean, these are the people
4 that we put our trust in. I guess that's it.

5 MAYOR PAULEY: Any questions?

6 MR. TOLLENAER: Yes, Andrea, you and
7 I have had several conversations, one quite
8 lengthy on a Sunday morning, and I got the
9 inference you're saying that we weren't
10 paying attention to what you were saying.

11 I'm not taking it in a defensive
12 position about that, but you and I have had
13 some e-mails, some texts, and a long verbal
14 conversation, and you say that you would
15 support the Lemons' plan.

16 Would you share with me what you think
17 the Lemons' plan is at this point?

18 MS. GAETA: I would ask you to ask the
19 Lemons that when they were up here.

20 (Applause.)

21 MR. TOLLENAER: I was talking about
22 what you said that you would support. You said
23 that you would support the Lemons' plan. I'm
24 asking you what you think their plan is.

25 MS. GAETA: At this point I don't care

1 with their plan is.

2 MR. TOLLENAER: That's what I thought
3 you were trying to say.

4 MS. GAETA: I have faith in the
5 Lemons. I believe their track record speaks
6 for themselves, and I think they have done
7 things in the community that have been an asset
8 to the community.

9 Part of living here in Rock Island was
10 the historical nature that brought us here.
11 I'm not from Rock Island, and nor is my husband
12 from Rock Island, and to just continually
13 disregard that and eliminate that makes Rock
14 Island just like everybody else.

15 I think people are typically drawn
16 here for the historical nature, and I think the
17 Lemons have shown and done an adequate job of
18 bringing assets into the community with
19 historic buildings.

20 MR. TOLLENAER: I just thought that
21 you had some information that I didn't know.
22 I'm sorry.

23 MAYOR PAULEY: Harris Elias.

24 MR. ELIAS: My name is Harris Elias.
25 I have some information for you. I live

1 at 4080 Boston Drive in Bettendorf. May I
2 approach?

3 MAYOR PAULEY: Of course.

4 MR. ELIAS: First of all, I'm in the
5 commercial construction business, and I have
6 been involved in zoning for the past 25 years.
7 I have no vested interest in any property
8 that's remotely connected to Audubon, but I
9 speak from my interest in commercial
10 development.

11 What I presented to you are pictures
12 of what actually occurs at Fareway sites and
13 what may not be seen on some of the site plans.
14 I'm not going to go through it page by page. I
15 don't think that I need to, but what I can tell
16 you, particularly, is that the things that
17 aren't addressed in the site plan and the
18 staff reports are the pictures of what it
19 looks like when you actually have 3,000 cars,
20 3,000 customers, coming through a three-acre
21 site.

22 What you have is that you have
23 trash. You have debris. You have Fareway
24 as a corporate citizen who elects when they
25 are required to have landscaping, when they

1 are required to have buffers such as the
2 arborvitaes, when they die, they simply cut
3 them down.

4 There is broken concrete on their
5 site. There are cigarette butts loaded in the
6 gutters of their properties because they don't
7 pay a street sweeper to pick them up.

8 I'm not saying that Fareway is a bad
9 corporate citizen. I'm just asking that you
10 look at the reality of what they do and what's
11 not in the site plan and how that affects the
12 neighbors.

13 How it affects me is it affects my
14 bottom line and my business, and I'm here to
15 defend what is reasonable in planning land use
16 and variances, and when I go in the next time
17 in front of Rock Island for a variance, I want
18 you to know that I'm really serious about doing
19 it right, and this isn't right.

20 This is absolutely an aberration of
21 the zoning process. This building doesn't fit.
22 When I look at the site plan -- and I would
23 love to have it up there. I would like to
24 point out that Fareway has been adamant about
25 that 17th Avenue entrance.

1 They're adamant about that because
2 they need to get their trucks straight in
3 through the traffic light, behind the building,
4 around the building, and there is absolutely no
5 way to go northbound, turning northbound on
6 27th Street, and backing into their loading
7 dock with a U-turn.

8 It takes a minimum of 90 feet. It's
9 not there. The trucks are going behind the
10 building.

11 I would ask at the very least,
12 if you can do nothing else, protect 17th Avenue
13 from semis by offsetting the driveway, so
14 that trucks can't use that to pull onto
15 17th Avenue. It's a 25-foot wide residential
16 street where people live and raise their
17 children. Quite simply, it doesn't work.

18 At the Planning Commission meeting
19 I sat here and listened to representatives from
20 Fareway minimize their truck impact. I won't
21 call them liars, but they certainly were very
22 crafty with the language that they used in
23 order to bend the truth and the impact of what
24 they meant.

25 What you see in those pictures and

1 if you go back to the transcript is they
2 likened the daytime deliveries to small
3 delivery trucks, small delivery vans, and
4 they were very adamant that their trucks don't
5 idle at the loading dock.

6 They were very noncommittal about what
7 time the trucks deliver merchandise to their
8 stores. I would guess it's close to 5 AM, and
9 I would guess that if you listened to the truck
10 that I have on audio tape, the semi, with the
11 full-sized 53-foot van with its refrigeration
12 unit running at idle in the loading dock of
13 Fareway in Moline, I can tell you that I pulled
14 up there, and there was one semi, 53-foot,
15 parked at the loading dock, one waiting to get
16 in, a 53-foot semi from Dr. Pepper and 7-Up. I
17 took pictures of both. I videotaped. It's on
18 the Facebook page.

19 MAYOR PAULEY: One minute.

20 MR. ELIAS: I certainly appreciate
21 that.

22 With those trucks, they have no
23 business abutting a residential neighborhood.
24 It has no business. It's not good for the
25 City. It's not good as a long-term precedent,

1 and it is absolutely detrimental as a whole to
2 the City and its ability to attract good
3 business and attract good development in the
4 future.

5 MAYOR PAULEY: Thank you. Any
6 questions? Alexandra Elias.

7 MS. ELIAS: My name is Alexandra
8 Elias, and I own property at 848 - 21st Street
9 in Rock Island. My last name is spelled
10 E-L-I-A-S.

11 MAYOR PAULEY: What is your
12 residential address?

13 MS. ELIAS: I'm sorry?

14 MAYOR PAULEY: You say you own
15 property. Is that where you live, also?

16 MS. ELIAS: I do not live there, as
17 you know.

18 MAYOR PAULEY: What is your home
19 address?

20 MS. ELIAS: I live at 2203 Madison
21 Avenue in San Diego.

22 Before I begin, if I could -- do we
23 have Fareway representatives here?

24 MAYOR PAULEY: No.

25 MS. ELIAS: We do not. Okay. May I

1 ask why?

2 MR. TOLLENAER: This is a City issue.
3 It is just for us to hear comments from the
4 citizens.

5 MS. ELIAS: Mr. Thomas, if you
6 wouldn't mind, if you could wait with your
7 texting until we finish.

8 I applied for the landmark designation
9 for the Audubon School that you overturned in
10 May. I have a master's degree in City and
11 Regional Planning and have spent 17 years in
12 the field. I have been a member of the
13 American Institute of Certified Planners
14 since 1997.

15 When I was last before you, I spoke
16 of the partnership of government, community,
17 economic development, and historic preservation
18 all working together, and I asked you to retain
19 the Preservation Commission's 9-0 designation,
20 even though it would have had zero effect on
21 Fareway's proposal, and I listened to you
22 during that hearing.

23 Kate Hotle, I listened to you when
24 you said that the vast majority of the people
25 in your neighborhood wanted to designate

1 Audubon School, and then you voted to do just
2 that.

3 Council Member Austin, I listened to
4 you say that wanted to see trees preserved on
5 that site, and I listened to the rest of you
6 who said that if we had an alternative, we
7 would listen; if we had an alternative, it
8 might be different.

9 I told you that I had the experience
10 and expertise to find another solution, and I
11 have lived up to that deal on our end. We
12 found an alternative for Audubon that would
13 retain the building, and I would like to
14 think that you are holding this meeting to
15 fulfill your promise to listen, even though
16 everything that I've seen and heard from the
17 aldermen and the City since that day is that
18 you are only hearing us in anticipation of your
19 vote to rezone the property, and that is not
20 listening.

21 Dave Tennant, who owns the Country
22 Market site, and Joe Lemon, Jr. and Sr., have
23 specifically stated their commitment to
24 successfully resolve an appropriate site for
25 Fareway, clean up an environmental problem that

1 affects this city and the community surrounding
2 it, and to find a re-use for the Audubon School
3 that has been an asset to this community for 90
4 years.

5 This is what you asked for. I don't
6 know why you won't listen. We are asking for a
7 short amount of time to get an agreement in
8 place, 45 days, not more.

9 Ask the school district to let the
10 Lemons see the building so they can determine
11 potential future uses, rather than speculating
12 on what they will do and criticizing them.
13 Open your minds and your doors to a discussion.

14 What I didn't tell you the last time I
15 was here was a little bit more about my current
16 work. I'm a Special Projects Director for Real
17 Estate in the Navy's Southwest Division. We do
18 work in six southwestern states. I have
19 experience negotiating land deals involving
20 environmental cleanup, just like at the Country
21 Market site.

22 In 2010 I secured two major land
23 transfers totaling more than 3200 acres of Navy
24 property for wildlife conversation. In 2011
25 the U.S. Fish and Wildlife Service's Realty

1 Division awarded me their National Land
2 Preservation Award for my work on that project.

3 I tell you that only to demonstrate to
4 you, again, that I have the experience and
5 knowledge to take you across the finish line to
6 clean up the Country Market site for Fareway.

7 You have an obligation to this
8 community to use available resources for their
9 intended benefit purpose and to remediate
10 environmental problems where you are able. You
11 can do this. I would argue as a matter of
12 public interest you have an obligation to do
13 so.

14 Regardless of whether you choose to
15 consider that option, you do not have the
16 option to ignore your own zoning ordinance or
17 to try to get around it. Our democracy ensures
18 that when one branch of government violates its
19 role, the judicial system will remind us where
20 the legal parameters for your actions reside.

21 When John Doak sent you a letter,
22 telling you that you are procedurally and
23 substantively outside the bounds of your
24 ordinances and the laws of the community, that
25 is extremely serious, and I would pay attention

1 to his words.

2 When I nominated the building in
3 February, people said not to bother because
4 it was a done deal. The community said this
5 is not a done deal. Our Preservation
6 Commission and our Planning Commission stood
7 and said this was not a done deal. I'm telling
8 you at the present time, this is not a done
9 deal.

10 You ought to carefully consider the
11 actions that you are about to take to approve
12 this zoning. You are in harm's way, and your
13 staff, your AICP-designated staff, have a
14 responsibility under the ethics code of the
15 AICP, and they are in harm's way, and you're
16 putting the taxpaying citizens of Rock Island
17 in harm's way.

18 We have offered you an elegant way out
19 of this.

20 MAYOR PAULEY: Time.

21 MS. ELIAS: And I hope you take it.
22 We will cheer you when you do.

23 MAYOR PAULEY: Any questions? Hearing
24 none, we are going to take a five-minute break.

25 (Applause.)

1 (A break was held from 7:32 PM to
2 7:40 PM.)

3 MAYOR PAULEY: Mike Hammer, you're up.

4 MR. HAMMER: I'm Mike Hammer, and I
5 live 728 - 21st Street in Rock Island, and I
6 moved here actually 40 years ago, 1973, and I
7 have lived in downtown Rock Island ever since,
8 and so I have had a lot of experiences, you
9 know, when this was a downtown, was a good, new
10 town.

11 It was the only town, was Rock Island,
12 but, anyway, it was a very good town back then,
13 and I would like to hopefully reinvent old
14 downtown Rock Island and try to bring it up
15 to whatever other places are doing today with
16 businesses.

17 And to kind of shortcut here, my
18 primary interest here today is -- well, the
19 majority of the speakers here today mention
20 that they are in favor of Fareway because we
21 get more income, the City would get more
22 income from taxes and so forth, having a
23 Fareway somewhere in Rock Island.

24 And the majority of the people
25 are also here in favor of -- and this is my

1 opinion -- in favor of keeping this red brick
2 building, the old school, as is, as an historic
3 preservation location simply -- well, for
4 several reasons, but my primary interest is the
5 fact that it's hard as a rock.

6 It's made out of rock, just like
7 the other buildings down here is, but, anyway,
8 they will last for a thousand years or more,
9 thousands. In Europe these old stone houses
10 or stone businesses and that last for several
11 thousand years. There are some three, four,
12 five thousand years old, is what I've heard, or
13 even older than that.

14 So but, anyway, in Boone, Iowa, I
15 talked with Pat Hagan, the manager there, and
16 I have suggested that it would be a good place
17 to build a Fareway in old downtown Rock Island,
18 because that would inspire -- well, we have
19 many, many residences there, anyway.

20 Today I'm sure there are a lot
21 of people living there, still, because the
22 businesses have moved out, but the people have
23 stayed there, so we have to drive up to Hy-Vee
24 to get some food.

25 I just live a short ways away, at

1 728 - 21st Street, and not for my own benefit,
2 but it would be -- it only makes sense to have
3 a good store, a good store in downtown Rock
4 Island. Why have four or five of them right
5 there in a row up on top of the hill, up in
6 new town, new town Rock Island, but that's my
7 opinion, my definition, but, anyway, let's
8 see.

9 There is probably, I don't know, I'm
10 just guessing, probably maybe six or eight
11 thousand people live in downtown Rock Island
12 now. I don't know, really, but, anyway,
13 they're very much in favor of restoring the
14 Audubon School, and I think, in my opinion,
15 too, the very best use for that place would be
16 to have housing, a lot of -- oh, we could have
17 a lot of different apartments and condos there,
18 I'm pretty sure.

19 I don't know that much about the
20 building, but I was imagining that it could be
21 a very good housing location, because you have
22 stores right next to it.

23 MAYOR PAULEY: One minute.

24 MR. HAMMER: Well, I won't bore
25 you here, but, anyway, I was a professional

1 analytical consultant for the federal
2 government for 26 1/2 years, so I tried to put
3 all the things together to make them work.

4 So for every action there is an equal
5 and opposite reaction, so if you would keep the
6 store up there, then there is a reaction
7 there -- I'm sorry, not store, but if you
8 keep the building up there, the Audubon School
9 there, but you'd have a couple other problems
10 that you would have to resolve.

11 You would have to put the Fareway
12 somewhere else, No. 2, put the Fareway
13 downtown, old town Rock Island, and then -- or
14 even put it over, possibly over at the old
15 grocery store there. I don't know what they
16 call it now. You guys don't want to talk about
17 that.

18 MAYOR PAULEY: Time.

19 MR. HAMMER: Thank you.

20 MAYOR PAULEY: Thank you. Any
21 questions? Hearing none, next is Peter
22 Ruklic.

23 MR. RUKLIC: My name is Peter Ruklic,
24 R-U-K-L-I-C, 2128 - 22nd Street.

25 I went to Audubon School back in the

1 '50s. I have fond memories of snowball fights
2 in the green lot. I have a fond memories of
3 practicing stoop ball off the wall there. I
4 have fond memories of the police department
5 setting up their little testing track on
6 17th Avenue there.

7 I go by the school on 17th Avenue.
8 Most days I ride my bicycle to work. I
9 come home through there. My wife and I walk
10 18th Avenue, 30th Street, 38th Street, often
11 at night, walking our dog.

12 So I see 18th Avenue. I moved back
13 here in 1979, and I have witnessed the changes,
14 and I have witnessed 30th to 38th Street, the
15 lack of changes, and I'm new to this topic,
16 this discussion.

17 I'm learning a lot tonight, and in
18 some ways I would really like to hear what
19 you have to say so I could learn both sides of
20 this issue, what's been going on. I don't know
21 how to do that exactly, to get a perspective on
22 what's happening.

23 But I see the direction of the City
24 changing on 18th Avenue visibly and then in a
25 consequential way in terms of the walkability.

1 Walkability, we hear that word, and as I Google
2 images of Fareway stores, I see the same trend
3 accelerating if the store comes in.

4 I see the big parking lot, not so big
5 as Hy-Vee, the store set way back, and that
6 just, as I understand it, just changes the
7 street. I have watched it happen. I have seen
8 changes in the avenue. I have watched it
9 happen, becomes less friendly to walking.

10 I see Chuck walking around all the
11 time, so I understand the whole feeling of the
12 avenue has changed, more strip malls, deep
13 parking lots, and I think, okay, I have fond
14 memories of the school, but I know the building
15 maybe needs to be reused. I hear ideas for
16 that.

17 I have no problems with commercial
18 businesses going in there, because I have been
19 in enough cities to know there can be some
20 really nice-looking, really nice-looking
21 businesses in this small space, but it's got
22 greenness to it.

23 What I really see now of this property
24 is it's like a park right on 18th Avenue, and I
25 hate to see that disappear. That's such a

1 pleasurable part of walking in Rock Island on
2 18th Avenue, and I worry. It seems like a few
3 years ago 18th Avenue might have had more
4 traffic, designed to have more traffic. I
5 don't want to see that trend happening.

6 I am worried, and I just want to
7 express this concern to you, that I, as an
8 observer every day, and a bus going to work on
9 18th Avenue, a bicycle going home, I see this
10 trend.

11 MAYOR PAULEY: One minute.

12 MR. RUKLIC: And I hope that somehow
13 that doesn't continue; that somehow you and
14 others can say, heck, okay, maybe we don't need
15 to go that direction. Maybe there are more
16 variances, so there are more canopy trees than
17 are needed.

18 Let's have some creativity, whether
19 it's the imagination from LaCrosse or our own
20 indigenous imagination here in Rock Island.

21 I just urge you to, as an observer,
22 witness this, walk, ride a bicycle or whatever,
23 see the back of Hy-Vee, what it does to a
24 neighborhood, just to get a feel as to what
25 might be happening.

1 MAYOR PAULEY: Thank you.

2 MR. TOLLENAER: I would like to just
3 share a little bit, and in due time. I don't
4 want to talk a lot.

5 This Council, except for Katie, we
6 hired Mr. Thomas for economic development. The
7 other city manager left. We hired Mr. Thomas
8 on his credentials to bring business to Rock
9 Island, and this is a big learning curve for
10 all of us. We have got a lot going on, and
11 that's what brings this to this open meeting.

12 So we hire Mr. Thomas, he brings in
13 this, and we don't know what we don't know,
14 but that's what we are listening to right now.

15 MR. RUKLIC: I as a citizen, just
16 witnessing something, I worry that the focus
17 you have, Mr. Thomas, can stop the positive
18 trend that the City has been growing towards in
19 terms of walkability in neighborhoods to have
20 it become a big-box building, when we want the
21 kind of place that we think of like Leave It to
22 Beaver.

23 But I grew up in the '50s, and the
24 neighborhood at 29th Street is pretty much the
25 same thing. Houses are the same, green trees,

1 walk to schools nearby. We used to go home for
2 lunch.

3 Maybe in five to ten years the
4 neighborhood will turn around enough so that
5 you will need a school there. That's a big
6 dream, but maybe, you know. If young people
7 come in, they come into a lower-priced homes
8 neighborhood, and they put money in, so that
9 they are gentrifying, you know, the
10 neighborhoods around 18th Avenue.

11 I see more people walking the streets,
12 walking the dogs, walking bicycles outside my
13 kitchen window now. Every year it goes up, so
14 I see that kind of city happening right out in
15 front of my house, and it's what I grew up
16 with.

17 And I hope that your directions, your
18 choices, continue that, because it sounds like
19 that's what the image of Rock Island is that
20 you would like to have.

21 MAYOR PAULEY: Thank you. Diane
22 Oestreich?

23 MS. OESTREICH: Diane Oestreich,
24 816 - 22nd Street.

25 I didn't know if I would talk. I'm

1 not talking about my opinion, per se, but I had
2 the distinct pleasure of chairing the Planning
3 Commission meeting where the vote was 6 to 3 to
4 deny this PUD.

5 And I wanted to defend that decision
6 because, quite frankly, we are the experts. We
7 know a lot about zoning. Many of us were
8 involved when the whole concept of a PUD, a
9 planned unit development, came in. We helped
10 write the ordinance for that. We helped come
11 up with the bufferyard requirements.

12 I would make one correction to the
13 staff report. The north -- on the north side,
14 on the 17th Avenue side, it's not eight feet.
15 It's 16 feet. The backyard would be 8 feet.
16 The building would be 8 feet from the sidewalk,
17 so that is an important distinction.

18 We heard a lot of testimony, and
19 I'm not going to go into that. We heard much
20 of that tonight. We will probably hear it
21 again when it's formally on the Council agenda,
22 quite frankly.

23 And some of the testimony is not
24 relevant. For instance, what it's costing the
25 school to maintain the building, that's their

1 problem. It's not a Planning Commission
2 problem.

3 But much of the testimony you heard
4 was very relevant. I would encourage you to
5 read Norm Moline. He made the motion and gave
6 the reasons. I think it's on page 140, 142, of
7 the transcript, which I assume you got, because
8 I read it on-line. That really is, in a
9 nutshell, what was relevant to the Planning
10 Commission. I urge you to read that,
11 understand why.

12 And the other thing that we are
13 hearing is that this is a NIMBY problem, and a
14 lot of the people here do live in the general
15 vicinity of the proposed store. I think that's
16 because they are closer to it and they know
17 more about it.

18 But one of the things that you find on
19 the Planning Commission, we look at the city as
20 a whole. We are not divided by wards. We are
21 not divided by neighborhoods. I don't think
22 anybody there lives in the immediate vicinity,
23 but we are concerned that this city as a whole
24 is good.

25 We helped develop the long-range

1 plans. We helped implement the plans that we
2 have now. And that's all I ask. The
3 commission is professional. I know I did as
4 much training -- every opportunity I have, I
5 take. I'm going to a legal EPA workshop on
6 Wednesday about planning law, again. Every
7 time that something like that comes up, I
8 learn, and I think we do have expertise. I
9 think that's it.

10 MAYOR PAULEY: Any questions?

11 MS. HOTLE: Diane, I was there,
12 and I sat through the long Planning Commission
13 meeting.

14 I have a question for you, and you
15 were the chair. You were chairing the meeting,
16 and I could have asked Norm this, too, but do
17 you feel that if Fareway had presented a plan
18 that had minimal variances, one or two, that
19 that would have changed the Planning
20 Commission's mind?

21 Do you think it's the variances
22 that determined your decision, or I guess --
23 obviously, it's your opinion.

24 MS. OESTREICH: Well, it's clearly
25 not a PUD. In fact, well, I read the PUD

1 section of the ordinance before the meeting,
2 and then someone passed it out, one of the
3 people who was giving testimony.

4 It is clearly, clearly, as Norm said,
5 not a PUD, so, anyway, we would go with B-3
6 zoning. Everything was so totally inadequate.
7 It wasn't about the building, and I tried -- as
8 you know, I love the school, but I tried to put
9 myself in what do our zoning laws say?

10 And one of the things is that it's
11 three lots deep, except as a node, and this
12 isn't a node, so there was very little for me
13 to support.

14 Actually, if somebody actually wanted
15 to tear the school down and put a strip mall
16 in, that would have been harder to oppose, but
17 the three lots deep, the impact on a very
18 stable residential area, and think -- I'm just
19 reporting.

20 MS. HOTLE: No, I'm asking because
21 I'm not a zoning expert, and contrary to many
22 people's beliefs, I haven't made up my mind on
23 how I'm going to vote, and I'm trying to
24 determine that here.

25 And that's one of the questions I

1 was interested to know. So you feel that if
2 Fareway had initially come forward with a B-3
3 zoning plan that offered limited variances, do
4 you think that there would have been support
5 from the Commission? I'm just trying to get a
6 sense of --

7 MS. OESTREICH: No, I would say at
8 this point, no. I would have had a hard time
9 supporting anything more than three lots deep,
10 considering that it's surrounded basically
11 by residential, or two lots deep, even, which
12 is actually what the Planning Commission
13 recommended to the City Council umpteen years
14 ago when they wanted a business plan for 18th
15 Avenue.

16 We recommended two lots deep. I
17 don't know if any of you were here, but the
18 recommendation that you guys wanted was three
19 lots deep.

20 MS. HOTLE: So the overall use, then,
21 is what you feel -- why you voted the way you
22 did, essentially?

23 MS. OESTREICH: If you read Norm's
24 motion, I think that really says in a nutshell
25 what it is, and really what we are supporting

1 is the law, and that's what the law is, and it
2 would be way out of line to go far afield from
3 that.

4 The other thing I do tell people,
5 if they are looking to buy a house, well, this
6 has always been this or that, and we don't want
7 anything to change.

8 Look at the long-range plan. It's
9 zoned for business. It's zoned for industrial.
10 I tell people, Look at the long-range plan, and
11 from what we heard at the Planning Commission,
12 people did look at that, and they would say,
13 Well, here is the long-range plan.

14 Even if had been the three lots deep,
15 as a change from the school, it's still not
16 what's being asked for.

17 MS. MURPHY: I have a question,
18 too.

19 Did you participate in that plan? I
20 know Norm Moline was on it. Were you also a
21 part of that?

22 MS. OESTREICH: What plan?

23 MS. MURPHY: The long-range plan.

24 MS. OESTREICH: I was first involved
25 many years ago just as a citizen, and I want to

1 say this was in the early '80s.

2 MS. MURPHY: I was trying to determine
3 if the --

4 MS. OESTREICH: Yeah, but, no, I
5 think it was the 1997/98 when we talked about
6 the commercial nodes at 30th and 38th as the
7 major commercial intersections. That was when
8 we went to the two and three lots deep, and
9 part of that is quoted in the staff report and
10 part isn't.

11 MS. MURPHY: Thank you.

12 MAYOR PAULEY: David Weiner.

13 MR. WEINER: David Weiner,
14 3511 - 15th Street Court, Rock Island.

15 I have been a commercial industrial
16 realtor principally in the greater Quad-Cities
17 area for 41 years. I have been a Rock Island
18 resident continuously since 1953, and by way of
19 full disclosure, I am part of the real estate
20 team representing the school board as a
21 realtor, and if and when a transaction ensues,
22 whether it would be Fareway or the Lemons or
23 any other potentially prospective party, I
24 would share in a fee to be earned.

25 I believe that it's up to the City

1 Council and the Planning Commission and, in
2 fact, the school district as elected and
3 appointed representatives to look at the city
4 as a whole, not just the eight or ten or
5 fifteen or eighteen members or residents of a
6 community on any specific issue.

7 We are here tonight to talk about this
8 one, but I believe that the public bodies need
9 to keep their eye on the overall welfare to the
10 city.

11 For information, the school has been
12 closed, I guess, about two and a half or three
13 years. It has been -- the school board did
14 advertise it per their regular disposition
15 procedures, I think three different times, for
16 bids and received no response any of the three
17 times.

18 They listed the property with another
19 real estate firm in the Quad Cities that is
20 certainly a major reputable firm, and the
21 property was listed in the commercial local
22 listing services. It was listed on LoopNet
23 and CoStar, which are two international
24 internet real estate bulletin boards, and it
25 was listed, again, as I say, in the commercial

1 listing service.

2 The school board did not want a sign
3 on the property, nor do they want that on any
4 vacant properties, because they feel it invites
5 vandalism, so there was no sign on the property
6 during the time that it has been and is
7 currently being marketed.

8 The school board has already, you
9 know, made it known that it cost them \$30,000
10 plus a year to maintain the property as a
11 vacant school, and that is, basically, they
12 are the directors of and users of tax monies.

13 A new commercial user will present
14 sales tax dollars to the city and real estate
15 tax dollars, real estate taxes to the city, in
16 fairly substantial numbers, and probably more
17 important, and it has been mentioned from time
18 to time, two weeks ago for four hours and
19 tonight a number of times, jobs, jobs, jobs. I
20 think that's critically important to our
21 community.

22 18th Avenue is clearly in a long-time,
23 long-term transition to commercial uses. It's
24 consistent with Rock Island's long-term land
25 use development plan. I think I worked on a

1 Chamber of Commerce committee with the City
2 Economic Development Department many, many
3 years ago, and it was recognized that this
4 would be a transitional area.

5 Traffic was, you know, discussed, and
6 growth of traffic and left-turn lanes and all
7 kinds of things, but it's pretty much happening
8 even slower than it was contemplated, but it is
9 happening.

10 Again, I think the Planning Commission
11 and the City Council and we as citizens and
12 taxpayers have a responsibility to make the
13 decision that's best for the whole community.

14 It's amazing, too, how short a
15 collective memory we all have. Hy-Vee has
16 been cited many, many times, two weeks ago for
17 four hours and tonight a number of times, as a
18 good citizen and good neighbor and a good
19 business operator, and they are, but I will
20 tell you that its property -- and after that
21 four-hour --

22 MAYOR PAULEY: One minute.

23 MR. WEINER: -- I took a drive, and
24 their property now reaches two blocks, not
25 three lots, but two blocks into a very stable

1 residential neighborhood, and the City vacated
2 a street.

3 Most developments require some
4 variances. I think it's incumbent on the
5 City to work with Fareway and come up with a
6 workable solution.

7 We are lucky, if not the Lemon family,
8 who we have had the privilege of working with
9 on real estate matters over the last 10 or
10 15 years, reputable real estate owners and
11 investors and operators, and we are lucky they
12 have an interest, which by their own writing,
13 would take effect if this transaction doesn't
14 conclude by August 1st or August 2nd.

15 But be aware that it also has the
16 required caveats and investigations, and it
17 could end up being non-economically feasible
18 even for them.

19 MAYOR PAULEY: Questions? Hearing
20 none, Joe Farrell.

21 MR. FARRELL: My name is Joe Farrell,
22 F-A-R-R-E-L-L. I'm a resident of East Moline,
23 538 Ninth Avenue.

24 Mr. Mayor, Council, just down the
25 street here is a little spot that says it's

1 the safe haven for the community's youth.
2 Something kind of stuck in my mind, I guess, as
3 I was walking over here. It seems that that
4 lot may also serve that purpose.

5 Fareway will build somewhere
6 regardless of the outcome here. I was asked
7 by some friends to actually come and speak.
8 Otherwise, I probably don't really deserve to
9 have a voice in this matter.

10 But the CEO of this store, Richard
11 Beckwith, his right-to-work values really don't
12 fit into this community, as far as I'm
13 concerned. His house, from what my
14 investigation shows, does not sit anywhere
15 near close to a Fareway itself.

16 These residents here, I have been
17 listening to this entire presentation, first
18 from Fareway, the details about the size of the
19 lot, this, that, and the other thing, and all
20 the residents concerned about the amount of
21 traffic.

22 I can see that it will be a problem,
23 in my opinion. I don't think that Fareway
24 really addressed the fact that the amount of
25 employees that they have, where they are going

1 to be parking. Are they going to be parking on
2 the side streets? Is there room in the parking
3 lot for customers?

4 I used to drive a ready mix truck. I
5 drove close to 14 years. It takes a large
6 amount of area, a large amount of distance, to
7 actually stop a vehicle.

8 I can see as tight as those streets
9 are, parking on the one side and having truck
10 traffic on the other side, being able to
11 actually open your door on the driver's side,
12 possibly to remove a child from a child seat,
13 would be almost impossible in that entire area.

14 I appreciate the time to address you
15 and please use good judgement.

16 MAYOR PAULEY: Thank you. Benny
17 Huber? Benny?

18 MR. HUBER: Yeah?

19 MAYOR PAULEY: Do you wish to speak?

20 MR. HUBER: No.

21 MAYOR PAULEY: Well, you signed up
22 here. Michael Creger?

23 MR. CREGER: Michael Creger,
24 C-R-E-G-E-R, 2414 - 45th Street, Rock Island.

25 I'm part of the Planning Commission.

1 I spent four hours over there listening to
2 this. I voted my conscience. I wrote this
3 earlier today. I'm not going to add anything
4 else.

5 Fareway, evidently, is interested in
6 Rock Island. They have investigated properties
7 within the City for the last year. Fareway has
8 looked at at least two different properties
9 within the City and determined that one of
10 those properties, unfortunately, did not meet
11 their standards.

12 This can be equated to purchasing a
13 house and having it inspected to make sure
14 that all is well and that there is no hidden
15 problems. Fareway did this and found out that
16 the property has problems.

17 Now, Fareway has decided to purchase
18 the Audubon School. They have had the property
19 inspected and know what it needs -- know what
20 needs to be done to develop the property. They
21 have prepared a design and presented it to the
22 City.

23 This company will bring economic
24 development to Rock Island. It will bring
25 jobs, needed revenue to the City in the form

1 of both property and sales tax. This is not to
2 mention that they will be paying our school
3 system \$475,000 for the property.

4 I don't know about you, but my taxes
5 seem to be going up every year. 55 percent of
6 my taxes go to the public schools. Selling to
7 Fareway is another positive reason to let them
8 go. They will initially add to the coffers of
9 the school in the selling price, and then they
10 will add to the tax base of the City in new
11 property taxes, and, finally, they will add to
12 the much-needed sales tax revenue for the City
13 of Rock Island. That's it.

14 MAYOR PAULEY: Thank you. Lendol
15 Calder?

16 While Lendol is coming up here, I just
17 wanted to let you know, it is being televised,
18 and it will be rebroadcast on Wednesday,
19 3 o'clock PM, on Channel 9.

20 MR. CALDER: I'm Lendol Calder,
21 and Lendol is spelled L-E-N-D-O-L. Calder
22 is spelled C-A-L-D-E-R. I live at
23 605 - 23rd Street.

24 I am a professor of history at
25 Augustana College, and you should know that I

1 sit on the Preservation Commission, but I'm not
2 here just to talk about your decisions to
3 overturn our designation of landmark status.

4 I'm not really sore about that at all.
5 I'm the father of a couple of teenagers. I'm
6 used to being ignored just about every single
7 day, so we are good there.

8 I'm actually not here to make any
9 arguments, either. Given the lateness of the
10 hour and all the things that people have said,
11 I simply bring a request to you, as City
12 Council members, and to all of us, as well.

13 The request is that we would work
14 very hard going forward to elevate the quality
15 of this discussion. You've made a great start
16 on that by simply holding this meeting tonight,
17 and we all thank you for that.

18 May I offer some advice about what it
19 might mean to elevate the discussion? We are
20 hearing way too many claims that are made
21 without evidence, and it's hard to make up your
22 mind about things based on just opinions that
23 go unsubstantiated.

24 Some of the claims now are so
25 unsubstantiated that we can just call them

1 false, and I hope we won't hear them at all
2 anymore going forward, for example, the claim
3 that what this is really about is a
4 not-in-my-backyard mentality.

5 You can see tonight that that's not
6 what this is about. Do I have to ask for a
7 show of hands for people who oppose Fareway
8 and don't live in the neighborhood? I don't.

9 The people who live in the
10 neighborhood are upset and have reason to be,
11 as you would be if this were your home, but the
12 argument that this is about NIMBY has no weight
13 here, because it's a grocery store we are
14 talking about. We already have four fairly
15 close by.

16 I could think of some businesses
17 that have no parallel in either Rock Island or
18 the Quad Cities that might make me want them to
19 go in at Audubon, but a grocery store? That
20 makes me sympathetic to the neighbors and to
21 their plight.

22 The claim is made that Rock Island
23 wants this store. What's the evidence for
24 that? We are not going to have that. More
25 people tonight have opposed it, but that's

1 not really evidence. That's just anecdotal
2 information. Until you commission a survey
3 that asks, Do you want Fareway in this
4 building, you don't have any evidence of
5 what Rock Island wants, so lets not even go
6 there.

7 The claim is made that we are going
8 to expand the tax base and increase sales tax.
9 I'm an historian of economic growth. That's
10 what I study. My opinions have appeared on the
11 editorial pages of the Wall Street Journal,
12 the New York Times. I have consulted for the
13 World Bank and for the Board of Governors for
14 the Federal Reserve.

15 I have to tell you that if you think
16 that bringing in a grocery store is going to
17 increase sales tax revenues, that sounds to me
18 like wishful thing. It could happen, but I
19 want to know what the evidence for thinking so
20 is.

21 MAYOR PAULEY: One minute.

22 MR. CALDER: I love Rock Island. I
23 escaped the ridiculousness of Davenport's City
24 Council to come here back in the '90's when
25 they were at their maximum point of craziness.

1 You guys are in a tough spot. People
2 are out on the street saying the fix is in. It
3 doesn't matter; they are going to vote
4 unanimously because there is something that
5 they are not telling us. That's what people
6 are saying.

7 Some people think you're being paid
8 off. That's ridiculous. I say to those
9 people, Are you crazy? Some people say, It's
10 about Wal-Mart. I don't know what that would
11 be, but that's what they are saying.

12 You can stop this by explaining
13 yourself going forward, listening to people
14 like John Doak, Norm Moline, Diane Oestreich,
15 people who are experts.

16 We don't have to go to LaCrosse,
17 Wisconsin, to see that this is not about a
18 conflict between economic growth and
19 preservation. You can have both. We don't
20 need to have some motto from an old cowboy
21 song, It's your misfortune and not mine own.
22 That's not a great city council motto. Thank
23 you.

24 MAYOR PAULEY: Thank you. Anthony
25 Heddlesten?

1 MR. HEDDLESTEN: Anthony Heddlesten,
2 541 - 23rd Street, H-E-D-D-L-E-S-T-E-N.

3 So many great comments here tonight,
4 from both sides, and the one thing I keep
5 hearing on the pro Fareway side is jobs,
6 jobs, jobs, taxes, taxes, taxes, money, money,
7 money.

8 Well, all that can happen at any of
9 the locations that we put Fareway, whether or
10 not it's at Audubon, or if it's out in the
11 Second or Third Wards, where we have food
12 deserts where people don't have access to
13 healthy food, which I think is a good big-city
14 issue that needs to be worked on, so that
15 people have access to healthy food before
16 we start bulldozing buildings to put in a
17 grocery store next to grocery stores that
18 already exist.

19 But what it comes down to is, all that
20 jobs, jobs, jobs, and the money, money, money,
21 taxes, taxes, taxes, those all come from
22 people, and those all involve people, and the
23 people who are out here talking to you guys,
24 and I really hope that you guys will listen to
25 the people, people, people, because that's what

1 makes our community a wonderful place to live
2 in.

3 There are so many, so many reasons
4 to not put Fareway in this location, and there
5 would be so, so much support for Fareway
6 anywhere else in our community, like at the
7 Country Market, in wards, whole wards, that
8 don't have grocery stores of this magnitude,
9 like the First Ward. I don't know if the
10 Second Ward has any -- well, it will if
11 Wal-Mart comes in.

12 But there are so many opportunities
13 here that we can do, and we could have a much
14 better win, win, win situation. We could solve
15 so many problems for so many different people.
16 We could make so many people happy in this
17 room, so many people happy in other wards, and
18 we are ignoring that by going forward with the
19 project as it stands.

20 We could get a Fareway. We could get
21 food deserts solved. We could new housing
22 development in Audubon School. The school
23 district could have all of their problems
24 solved by getting rid of this building.

25 It's out there. The greatest solution

1 is out there, and you have to just reach out
2 and grab it. I really, really hope that you
3 guys will do that and not miss out on this
4 opportunity. Thank you very much.

5 MAYOR PAULEY: Thank you. Italo
6 Milani? He left a letter here.

7 Karolyn Williams?

8 MS. WILLIAMS: Karolyn Williams, and
9 that's with a K, Williams, and I live at 816 -
10 23rd Street.

11 I came to talk, and my daughter was
12 here, but she had to leave because she had
13 another meeting, so I will speak for both of
14 us -- actually for two of my daughters, both of
15 which live on 17th Avenue and will be affected
16 by the Fareway market.

17 I will tell her story first. She
18 lives right behind Checkers, and the semis come
19 in to make their deliveries and have ruined her
20 front yard. They turn over her yard to make
21 the turn into the alley that goes up to
22 Checkers, and she has reported this numerous
23 times, but nobody will do anything about it. I
24 don't know, you know, if there is a law against
25 it or not.

1 But my other daughter lives across
2 the street from her on 29th 1/2, and the road
3 between 30th Street and 29th 1/2 is completely
4 deteriorated from the trucks going in and out
5 of the drugstore on the corner.

6 So they know what it's like to have
7 the trucks going in and out a door, two doors,
8 from their house, and they wake them up at all
9 hours of the night.

10 What else did she want me to say? The
11 street is so narrow that their car has been hit
12 just because if there are cars parked on both
13 sides of the street, there is hardly enough
14 room for one car to go through the middle of
15 the street.

16 She has a lot of trash blowing in her
17 yard from the businesses in front of her, KFC
18 and the other businesses up there, and she has
19 to clean up after them.

20 She is worried about her property
21 values. She also said that seven years ago
22 when she bought her house there she had looked
23 at another house behind Hy-Vee and realized
24 what she would be putting up with, you know,
25 looking at the back of Hy-Vee, and she did not

1 want to buy over there at all, so that was a
2 determining factor in buying that home, and
3 she feels like anybody buying a house behind
4 Fareway would have the same attitude if that
5 house goes up for sale back there.

6 Myself, I moved here 20 years ago. My
7 two daughters married two men from Rock Island,
8 and I came to visit and decided that I was
9 going to leave Los Angeles and the beach and
10 move back here to be with my kids. I loved all
11 the historic homes here. I always wanted to
12 own an old Victorian home.

13 So I have owned three of them here,
14 not rehabbed them, but restored three of them.
15 I have gotten awards for a couple of them from
16 the Preservation Society, and I have owned two
17 businesses here also.

18 I love this area, and I moved here
19 because of the historic situation. I was
20 appalled that Lincoln School was torn down.
21 I've watched it deteriorate over the years.
22 It was down at the end of my street. I was
23 really hoping that somebody would do something
24 to save it.

25 I was able to walk through it, and

1 it was just gorgeous inside. I don't know, I
2 have not been in Audubon, but I'm sure that
3 it's gorgeous, too, and I really think that
4 this kind of building is never going to be
5 built again, and it needs to be saved.

6 I don't care what they do with
7 the building. If they make it condos or art
8 galleries or whatever they make it, it should
9 be saved, and I just see a lot of people
10 wanting to move out of Rock Island because of
11 the changes, and I really wish that, you know,
12 the City would look at that and kind of change
13 their mind about this, this grocery store.

14 Actually the grocery store, I would
15 love to have another grocery store. I see the
16 old Volvo dealership and the old Zimmerman
17 whatever, the Honda place, that's downtown
18 abandoned.

19 Why don't we do something with those
20 places? They're ugly. They are eyesores.
21 Let's get businesses in there and not tear
22 something beautiful down.

23 MAYOR PAULEY: Thank you. John
24 Doak?

25 MR. DOAK: John Doak, 2923 -

1 21st Avenue in Rock Island.

2 Just as a brief background, I'm a
3 licensed attorney in the State of Illinois
4 since 1990. I've lived all but the first
5 month of my life and the three years that I
6 was in law school in the City of Rock Island.

7 I graduated from Augustana College
8 with an English and political science double
9 major in the public policy track of political
10 science. I met my wife at Augustana College,
11 and I took Norm Moline's geography class in
12 conjunction with my public policy track of
13 political science.

14 While I was in law school I
15 researched and wrote legal articles for the
16 Illinois Planning Association's newsletter. I
17 did that for that three years due to the
18 significant interaction between planning and
19 law.

20 I married my wife, who worked for the
21 City proudly for over 22 years as an urban
22 planner, followed that career very carefully
23 because I love her dearly.

24 I am upset that I have to be
25 here tonight, and whether you're in favor

1 of Fareway at the Audubon site or opposed to
2 it, you ought to be upset. You ought to be
3 morally outraged because your City staff's
4 perversion of the zoning process has guaranteed
5 an extensive process of either litigation or
6 resubmittal of a new application that will
7 ultimately delay an appropriate decision one
8 way or another.

9 In one fell swoop this process seeks
10 to destroy Rock Island's former reputation as
11 the most professionally run city with the best
12 professional staff, and its reputation for
13 open, honest and professional government has
14 been trashed in this process.

15 A gentleman got up before you and
16 asked, Why did they use a PUD? The answer, for
17 the most part, is in the transcript. You can
18 find it. It says, To speed up the process
19 and to eliminate one of the public hearing
20 processes, and as an alternative way to get
21 around the variance issues.

22 The only other reason is to keep this
23 out of the hands of the citizens of The Board
24 of Zoning Appeals and in the hands of the City
25 Council.

1 Rock Island's current version of the
2 Planned Unit Development District Ordinance
3 has absolutely no application to this rezoning
4 effort. Major portions of that PUD district
5 ordinance were part of the Illinois Quad-Cities
6 Greenway Plan.

7 That was done with very stringent
8 greenway ordinances that required public space,
9 public greenway, that had no application
10 whatsoever to this zoning re-application.

11 Now, when an issue comes up like this,
12 your planning and redevelopment administrator's
13 first job is to read the ordinance. In
14 controversial matters, the former city manager
15 said, You better follow the procedures to a T.
16 That didn't happen here.

17 I wrote in yellow marks on the Planned
18 Unit Development Ordinance here every single
19 procedural and substantive violation of your
20 own ordinance. It goes on, and on, and on, and
21 it's outrageous how badly that was botched.

22 A planner's job is to track the
23 ordinance, to act as a professional, to advise
24 the citizens' commissions and the City Council
25 on the ordinance and how it applies.

1 The report that the Planning
2 Commission received ignored the process. It
3 was a sham, a joke, it was unprofessional, and
4 it violated the law, and it's not just an
5 ethics issue.

6 This is an issue that was compounded
7 when it was forwarded to you. He failed to
8 notify you of those problems when the citizens
9 brought it up. Your CED director approved it,
10 and your city manager approved it, and it's not
11 just dishonesty or malfeasance.

12 This is the due process rights of
13 the interested neighbors. That's a Federal
14 Constitutional right, and if that was an
15 intentional government action to deprive them
16 of their 14th Amendment procedural and due
17 process rights, holy smokes, you guys are in
18 deep trouble.

19 Now, if it goes further, and he was
20 told what to do, you have a conspiracy. You
21 may have conspiracy to deprive your Rock Island
22 residents, and that's what's outrageous about
23 this process.

24 We have an open and professional
25 government, and I'm calling on you to order an

1 investigation into what has transpired here.
2 We are entitled to the honest services of a
3 professional city staff, and may God save the
4 City of Rock Island.

5 (Applause.)

6 MAYOR PAULEY: Larry Miller?

7 MR. MILLER: I'm Larry Miller, and I
8 live at 832 - 19th Street here.

9 I, too, would like to see a Fareway
10 somewhere in Rock Island, but the way they are
11 going about this is kind of demeaning, in my
12 eyes.

13 I ride a bike through that
14 neighborhood quite often, and there are a lot
15 of lovely neighborhoods around the cities here,
16 but neighborhoods just don't spring up
17 overnight.

18 You can't just throw a bunch of houses
19 together and have a neighborhood. It takes a
20 hundred years to grow a 100-year-old tree.
21 There is retired people there and families
22 there. There are established houses. How long
23 would it take somewhere else for such a place
24 to spring up again?

25 There are two reasons I can think of

1 here. One of them is the building is unlike
2 the embarrassment that happened with Lincoln
3 School. It's still there for a while, and to
4 tear that down -- well, it's got landmark
5 status, and, of course, that didn't last
6 long.

7 So now we have got the zoning
8 regulation in there, and I suspect that's not
9 going to last long.

10 What good are these laws? Let's just
11 call them suggestions. If we want to bounce
12 around or whatever, we will change that to
13 whatever it needs to be.

14 There are plenty of places in Rock
15 Island, and the development brought them up,
16 for this store to go to. When I heard
17 Mr. Lemon, I did not know that they had
18 planned -- what they had planned with the
19 Country Market.

20 It just seemed like to me there's
21 where it ought to go, and that's it. This is
22 obviously a win-win situation. Everybody is
23 happy. How can you not vote on this?

24 So I would urge the City Council to
25 vote down to allow the school to stay there

1 and stick that grocery store someplace else.
2 If that grocery store should decide somehow
3 they wanted to put a Fareway in the same
4 place with no variances, I would still be
5 against it. I want to see Audubon there.

6 And we have Mr. Lemon's proposal
7 and I believe there is another proposal now,
8 and they are both worth looking at. Do not
9 tear that school down. I was going to say that
10 I was pleasantly surprised, and I hope you
11 don't overrule it. Thank you.

12 MAYOR PAULEY: Thank you. The last
13 name is Bragg, and I can't make out the first
14 name.

15 MS. BRAGG: My first name is Marlow,
16 Marlow Bragg, B-R-A-G-G, and I live at 610 -
17 22nd Avenue.

18 I have addressed this letter to
19 councilmen, but it is to the Second Ward
20 Councilman, but it was, basically, to everyone
21 here. The letter --

22 MAYOR PAULEY: We need you to speak
23 up, and also please give us your address.

24 MS. BRAGG: 610 - 22n Avenue. The
25 letter reads: "Second Ward Alderman

1 Conroy: Rather than standing in opposition to
2 our brothers and sisters who oppose that the
3 Audubon School site be demolished, but retain
4 it's landmark status decision made by the Rock
5 Island Preservation Commission, the citizens of
6 this community have spoken and done what was
7 required.

8 Their voices have been heard and
9 upheld not once, but twice, beginning with the
10 Rock Island Preservation Commission and the
11 Rock Island Planning Commission. These
12 meetings with all in favor of the people who
13 voted you into office as the Council. Let us
14 stand beside them and together.

15 What can we do to make this work? How
16 we choose to respond in situations can be a
17 light to those around us. Davenport -- and I
18 don't know how spiritual you are --

19 MAYOR PAULEY: Can you speak into the
20 microphone, please.

21 MS. BRAGG: I don't know how spiritual
22 you are, but I'm a very spiritual person, and
23 the Davenport schools, I have been over there.

24 Taylor Renaissance, they have
25 redeveloped the schools into senior living.

1 The Jackson School is in reconstruction of
2 that, and I thank God for the Lemons, which
3 is coming in to do such a thing as that or
4 whatever, but I know that it is a very
5 good thing, and I just thank God for that.

6 Also, I would like for you to
7 consider -- and correct me if I'm wrong,
8 because I was at the forums. I understand
9 that it wasn't the city planner, but Mr. Levien
10 had said that he had brought Fareway in, but in
11 the Second Ward I think it would be a great
12 location for the Fareway, since the West End
13 does not have any grocery stores at all.
14 Nothing has to be demolished.

15 31st Avenue at the right-hand side of
16 McDonald's, that is the Ruhl & Ruhl property of
17 Mr. Levien, and it's in the Second Ward, and I
18 think those can be considered without
19 demolishing something, and the West End would
20 like to have something.

21 There is also a property on the
22 opposite end, at the opposite end of
23 11th Street from Seventh Avenue onto the two
24 interstates, and I believe that belongs to the
25 city. I'm not sure, but that also could be

1 developed, which would be the First Ward, so
2 the West End is in lack of, and I would hope
3 that you would take that into consideration,
4 and I thank you for your time.

5 MAYOR PAULEY: Thank you. Anne
6 Dickey?

7 MS. DICKEY: Hi, Anne Dickey,
8 D-I-C-K-E-Y, 1216 - 45th Street in Rock Island.

9 Hi. Thank you for staying so late,
10 and thank all of you for coming and talking and
11 helping me to learn. I came to listen. I also
12 came with a word in mind, too.

13 The first thing I want to say is that
14 this isn't a NIMBY issue for me, because it is
15 not in my backyard. It's not NIMBY in the
16 sense that I don't want it there, because I
17 have been trying to think of the city as a
18 whole and our neighborhood as a whole and why I
19 value living here.

20 I grew up on a farm in a town of
21 200 people. Well, the bottom of our hay field
22 was in the town. We weren't in the town, but I
23 grew up with the Blue Ridge Mountains in
24 Virginia on three sides, fireflies everywhere,
25 and when we drive out into the country, part

1 of me wants to live out in the country again
2 because it's what I knew.

3 But I love having neighbors nearby. I
4 love the tomatoes that they bring over, and I
5 love being able to walk down the street to
6 LaRancherita and have some beans and rice and
7 go down to M & M Hardware and pick up something
8 instead of having to get in my car.

9 I love that when I needed to get
10 my lawnmower sharpened, we walked down to
11 Chuck's, they took it off, held the lawnmower
12 for me, I picked up the blade, walked it down
13 to M & M, and they sharpened it for \$5, and for
14 \$5 Chuck then put it back on, and then I
15 wheeled the lawnmower home. You can't do that
16 out in the country.

17 So I understand that businesses are a
18 very important part of why I value living in
19 Rock Island. But I also know that part of it
20 is the neighborhood that I live in and the
21 quality of life that we have in our
22 neighborhood.

23 So I think it takes two. It takes
24 the people that want to live here and the
25 people who want to have homes that they invest

1 in and make better.

2 Every time I pick out a new color for
3 our dining room, living room, wallpaper, you
4 know, every time we do the walls, every time I
5 go and spend another, you know, \$70 on paint,
6 that's another investment in staying here and
7 making it a place I want to live.

8 It's for all of those reasons
9 that I think we should be very careful in
10 the decisions that we make and very circumspect
11 in them. I understand the heartache and the
12 difficulty that you as council members must
13 face in trying to think about providing for us
14 in the future as a City, because I know that
15 the financial challenges are real, and because
16 of that, I really understand the temptation to
17 move for a quick solution to this.

18 But we are here for the long haul,
19 you know. I'm here for the long haul, even
20 though it would be nice to live out in the
21 country, and I want to see that all of our
22 decisions are being made with that kind of
23 long-term perspective and with the wisdom of
24 the Planning Commission, of the Preservation
25 Society, and of all my fellow citizens and

1 neighbors who have come here to share what
2 they have to say, as well.

3 So thank you so much for giving us
4 your time, and I'm looking forward to hearing
5 how this is all resolved for the benefit of us
6 all in the long haul.

7 MAYOR PAULEY: Thank you. Kathy
8 Calder?

9 MS. CALDER: Kathy with a K, Calder,
10 C-A-L-D-E-R, 605 - 23rd Street in Rock Island.

11 First of all, I would like to say
12 that I am really, really glad that I'm not in
13 your position having to make this decision.

14 You're nice people, and it's hard to
15 have people stand up and question your motives
16 or the quality of your thinking or wrestling
17 with this decision, and I know a lot of you
18 have put a lot of work into finding out about a
19 lot of different aspects of this, and certainly
20 I'm no expert in a lot of these issues that
21 surround this decision.

22 But I do know that sometimes
23 difficulties in solving a problem are caused
24 by the way that the problem is being set up or
25 thought of.

1 Economic growth is an easy thing to
2 measure relatively, because it's based on
3 numbers, and assuming that your numbers are
4 correct and based on solid evidence, then it's
5 easy to see advantages if you're talking about
6 numbers, if you're only talking about money
7 economy.

8 But there are other economies in a
9 city, and they are harder to measure, and
10 there're harder to measure.

11 How do you measure the impact on the
12 psychological economy in a community? You may
13 be making a really big deposit to the money
14 economy, but what are you subtracting from
15 the psychology of the community, especially
16 if you're causing mistrust by not giving
17 satisfactory answers to the questions people
18 are asking.

19 People need to be able to trust that
20 city government cares about them, cares about
21 their concerns and quality of life.

22 How do you measure an esthetic
23 economy, how happy people are to live in a
24 neighborhood because the buildings are
25 beautiful or it's a city that cares about

1 keeping the environment esthetically pleasing?

2 I'm from Texas, and I have lived in
3 the suburbs of Dallas. Dallas has a lot of
4 really prosperous suburbs with a lot of money
5 and a big tax base, but I don't want to live in
6 them. They are filled with the ugly strip
7 malls.

8 How do you measure the moral economy
9 in a community? If you disregard the standards
10 of development, disregard zoning, is that
11 really progress? You know, bacteria growing on
12 food is a form of progress, but what you get at
13 the end is rotten food.

14 So I have to ask you to just be
15 careful about throwing the word progress
16 around. You can't save every old building.
17 You can't hang onto the past always, but
18 this is not -- there are times to let go of
19 the past for progress's sake, but this is not
20 one of those times if you're making a huge
21 withdrawal from the moral, environmental, and
22 esthetic economies of a community.

23 There are resources of creativity in
24 the community that feed themselves, if you
25 looked for a different way of setting up the

1 problem, if you looked for creative solutions,
2 if you're the one on the council that
3 encourages people to think creatively, that
4 encourages Fareway and Wal-Mart and other
5 businesses that come into the city to be a
6 little more creative about meeting the needs of
7 the community as well as their own needs for
8 making a profit.

9 My daughter when she was in second
10 grade, it happened to be a presidential
11 election year, and so they looked at the
12 presidential candidates in the class, and
13 they had their own election in the class.

14 My daughter talked with her friend,
15 and decided what candidate they wanted to vote
16 for, and they decided that they would stick
17 together and vote for this candidate, even
18 though they knew that their classmates would
19 vote for the other guy.

20 So when it came time for the
21 election, they asked who voted for the one
22 candidate, and everyone held up their hand,
23 including my sister's friend that had agreed to
24 vote the other guy with her, everybody but my
25 daughter.

1 And when they asked for the second
2 candidate, she was the only one with her hand
3 up, even though she was horrified that her
4 friend had put her hand down, and she really
5 set an example for me of courage when she
6 came home and told me that.

7 So I would ask you, whatever your
8 thinking is about this, if you have got doubts,
9 if you have got questions, if you are only
10 looking at the money economy, then think about
11 the problem a different way.

12 Be the one to encourage people that
13 you're working with to think about it in a
14 different way. I hope you have the courage of
15 an eight-year-old to go against pressure, the
16 pressure of money. Thank you.

17 (Applause.)

18 MAYOR PAULEY: Thank you. Ginny
19 Bennett?

20 MS. BENNETT: My name is Ginny,
21 G-I-N-N-Y, Bennett, B-E-N-N-E-T-T. I live
22 at 2702 - 36th Street in Rock Island.

23 I just recently moved back to Rock
24 Island, but I had lived here since I was
25 eleven, and I have been out of the area for 12

1 years. We moved to Cordova and built a house
2 on the river.

3 I came here tonight to support
4 Fareway, to support the jobs, to support the
5 sales tax, to support everything, but after
6 listening to everybody here tonight, I've
7 totally changed my mind.

8 So I have made a decision, not a
9 snap decision, not that I think you're making
10 a snap decision by any means, but I think
11 prolonging this, this is costing the school
12 district more money the longer this property
13 is in limbo.

14 And the woman that was speaking about
15 the school, that it's their problem whether we
16 sell it or not, obviously she's not thinking
17 about our schools in Rock Island, and I can say
18 that that deeply offends me, because we do need
19 the help in Rock Island with our schools.

20 We have the mentality in the other
21 Quad Cities, in Iowa and everything, about the
22 City of Rock Island, and I hate the way they
23 think about Rock Island. They are still
24 thinking about Rock Island in the '60s, and
25 they wouldn't drive to 11th Street to go to

1 Wal-Mart to save their soul.

2 Well, I have to drive 25 miles to
3 come in here to shop the Hy-Vee in here.
4 Granted, my daughter lives here, but I
5 could stop on the way home to anywhere else.

6 And my husband and I have had a
7 business in Rock Island since 1967. It is
8 still running, and I just feel like we need to
9 rethink this, and I had no idea about the
10 Lemons and what their plan was. I don't think
11 a lot of the public knew that.

12 I have learned so much tonight, and I
13 hope you guys have all listened because we the
14 people have spoke tonight, and I think you
15 ought to listen. Thank you.

16 (Applause.)

17 MAYOR PAULEY: Thank you. Audrey
18 Brown?

19 MS. BROWN: Hi, my name is Audrey
20 Brown, A-U-D-R-E-Y, B-R-O-W-N, and I live at
21 724 - 19th Street, so this is not in my
22 backyard.

23 But I am originally from DeWitt,
24 and I went to school at Augustana, and I fell
25 in love with the people, the historic

1 structures, and I do believe that we need to
2 bring another business like Fareway in, but I
3 think there is a lot of other areas that it can
4 go into.

5 When I look downtown, when I lived
6 downtown in Rock Island, I would gladly -- we
7 all wanted to have a grocery store or something
8 that you could walk to. There is a lot of
9 people, a lot of younger people, older people,
10 and stuff, that would really be able to utilize
11 one. The West End, we could be working on
12 developing other areas.

13 There is a lot of spaces, and also
14 like with what the Lemons want to do, they
15 said that they would even help with the other
16 grocery store to, you know, take care of the
17 environmental hazards and problems.

18 I think that there is just a lot
19 of different like options on the board that
20 we could bring in Fareway and save an historic
21 structure.

22 That's all I have to say, and I thank
23 you for the opportunity to talk.

24 MAYOR PAULEY: Thank you. Adam Kaul?

25 MR. KAUL: My name is Adam Kaul,

1 and I live at 2524 - 19th Avenue in Rock
2 Island. My last name is spelled K-A-U-L.

3 Thanks for this opportunity to speak.
4 I think like a lot of people who have spoken
5 tonight, we are for economic development. We
6 are for increasing the tax base. We are for,
7 you know, increasing economics, in general, in
8 Rock Island, so I don't think anybody is
9 against having Fareway come into Rock Island.

10 The problem is the location, of
11 course, and you all have heard all of that
12 before. I'm not going to go into the specific
13 details.

14 I am concerned about light pollution
15 from -- I don't think that has really been
16 mentioned. There is already light pollution
17 from some of the smaller developments along
18 18th Street that affect my property, and this,
19 of course, will get worse with a new
20 development like that.

21 I'm not going to go into the other
22 specifics, because you have heard it before,
23 but I just want to say that as a citizen I'm
24 also against going forward with the Fareway
25 development.

1 I just also want to say that if you
2 move forward with this development, you will
3 not only erode the credibility of the city's
4 own zoning laws, but also the credibility of
5 the City Council itself. That's a real concern
6 for me, too. I don't want you to set a bad
7 precedent for short-term economic gains. Thank
8 you.

9 MAYOR PAULEY: Thank you. Joshua
10 Schipp?

11 MR. SCHIPP: My name is Joshua Schipp,
12 S-C-H-I-P-P, 4319 Seventh Avenue.

13 I just want to make it unequivocally
14 clear that everything that I'm about to say is
15 my opinion and my opinion alone. I interact in
16 the community in a multitude of ways, all of
17 which I'm grateful to have the opportunity.

18 More and more I love this city. I
19 love the region. I see more and more
20 opportunity. You know, people ask me, you're a
21 25-year-old guy with a college education. Why
22 are you still in Rock Island?

23 I say, Have you ever been on the bike
24 path before? Have you ever seen the sunset on
25 the river? Have you ever spent an afternoon at

1 Black Hawk State Park? Have you ever had an
2 experience like fellow Keystone resident Anne
3 Dickey has where you interact with your
4 community? Have you ever walked from your home
5 to businesses?

6 These are wonderful things, and Rock
7 Island in this region has an enormous amount of
8 potential, well positioned almost more than any
9 other region in the country because of the
10 arable farmland, the availability of fresh
11 water, the skilled manufacturing, the backbone
12 that's here. You can see it in Alcoa, John
13 Deere, Arsenal Island, especially, just to
14 name a few. There are educators, higher
15 education. Everything is here.

16 You know, I've made it pretty clear my
17 opposition to the Wal-Mart proposal, and that's
18 my personal opinion. I have my own grievances
19 with that corporation coming from a labor
20 background.

21 Fareway not so much, but it seems to
22 me that running into this much friction with
23 any proposal, although there is always going
24 to be opposition to any idea, no matter how
25 good it is -- I have experienced that

1 firsthand -- it seems to me that this is a
2 very unique situation that we want development,
3 we want jobs, we need these things.

4 We need the increased tax base for
5 sure, and although there may be some gains, and
6 I'm sure there will be tax gains from Wal-Mart
7 and from Fareway, the vision needs to be
8 broader.

9 The vision needs not just to be
10 business tax based, but property tax. We
11 need more people living in the city, and
12 when I travel around to areas like Alexandria,
13 Virginia, or Chicago or Champaign-Urbana and I
14 take a look at what's going on, it's not that
15 there is a certain store there or anything
16 like that that's pulling young people, a
17 younger work force, into the area. It's the
18 character.

19 I have heard Allen Carmen speak
20 very eloquently about this before, that our
21 historical edifices, they inform of us our past
22 and they direct us to our future.

23 I happened to be at Hungry Hobo the
24 other day, walked outside, and looked at
25 Audubon School, and it is a beautiful edifice,

1 and, to me, what it does is it informs me of
2 this area's strong past.

3 There is a strong sense of
4 craftsmanship there, and it makes me think
5 of a future, not just the school itself, but
6 also the name Audubon, John James Audubon, an
7 environmentalist, a man who understands that
8 ecosystems need to have some degree of
9 stability, and it seems that Fareway disrupts
10 the existing stability of the area up there.

11 I want Fareway to come to this town
12 as much as everybody upon this esteemed Council
13 up here does. It seems like we have numerous
14 options for other locations, as well as
15 developers, for the existing Audubon site.

16 So I would just implore this
17 Council to take a note of the broader trends
18 that are going on in this country. Big-box
19 development was a sure bet back when oil was
20 plentiful and energy was cheap. An economist
21 will say that you can follow these formulas as
22 long as all else is equal.

23 We are learning more and more that
24 all else is not equal. We are entering a new
25 future, and I think that the Quad Cities is

1 well positioned to tap into higher
2 manufacturing, more education opportunity for
3 master's work especially, and local food
4 systems galore, as our friend Dan Carmody up in
5 Detroit has educated us on that already, and I
6 appreciate that, Mayor Pauley.

7 So I restrained myself for a long
8 time on this issue, just because of activist
9 fatigue. I don't like to get -- I don't want
10 people to think that I'm just complaining about
11 things.

12 I like to get involved with politics
13 and issues, but, again, looking at Audubon the
14 other day, spending time in my neighborhood,
15 thinking about how important Longfellow School
16 is to us, and we are very fortunate that the
17 City and Augustana College people were able to
18 come forward to save that school, a strong
19 testament to the sustaining culture of this
20 community.

21 But to me this plan as proposed
22 doesn't seem to be a good fit, and I would urge
23 you all to respect the opinion of the Planning
24 Commission. Thank you very much.

25 MAYOR PAULEY: Thank you. Next is Mo

1 Stanley?

2 MS. STANLEY: My name is Maureen
3 Stanley. I'm known as Mo Stanley. Our family
4 moved --

5 MAYOR PAULEY: We need an address.

6 MS. STANLEY: Excuse me, I live at
7 2605 - 17th Avenue, Rock Island. Our family
8 moved from Connecticut to Moline 54 years ago,
9 and finally to Rock Island, and 40 such years
10 have been spent in Rock Island. We have never
11 regretted our decision.

12 Rock Island's community involvement is
13 excellent. Our five children graduated from
14 Rock Island schools, college, and are all
15 productive citizens. Rock Island taught them
16 well.

17 And I have, too, like Mr. Taylor, I
18 have just had three kidney procedures. I'm
19 not a victim. I have malignant cells in my
20 skull, so I'm going to have a hard time, and I
21 wish someone up there would just smile, please.
22 Okay.

23 I was an employee for the Rock Island
24 Police Department for 23 years. For 23 years I
25 served two chiefs, worked in the juvenile

1 division and DARE program, collected hundreds
2 of dollars from city employees to be donated to
3 Project Now for fans, initiated an animal
4 adoption program, and was chosen by a past city
5 manager to represent Rock Island, the City of
6 Rock Island, as a loaned executive for United
7 Way.

8 \$64,000 was collected from colleges,
9 hospitals, who gave generously to support our
10 Quad-City community through United Way.

11 Then I was asked by a former
12 superintendent of schools to coordinate a
13 human relations program called Renew Circle,
14 at a time when racial tensions were very high
15 in Rock Island. Myself and Augustana did this
16 for six years to every third grade classroom in
17 Rock Island.

18 I have campaigned for three successful
19 past mayors, numerous council members and
20 successful school board members and was the
21 campaign manager for the longest school board
22 president member.

23 I apologize for giving my credentials,
24 but other people did, and I'm a little hurt and
25 disappointed.

1 I am 76 years old. I would go to
2 Audubon School in the morning. I would shovel
3 snow so that the children could get over the
4 curb. It had frozen overnight.

5 Now our neighborhood, not just a few,
6 are being labeled as anti-business zealots and
7 ever-present pessimists, Argus article of 6/17,
8 a pure prejudice of who we are.

9 In fact, we are a neighborhood mix
10 of parents, three teachers, a nurse, law
11 enforcement, musicians, engineers, artists,
12 disabled persons and retirees who have given
13 tirelessly to our community.

14 We are hard-working people. We are
15 referred to also as an elitist interest group.
16 Do I sound like an elitist interest group?
17 Everything that I have done has not been for
18 me. I am for all.

19 A lot of this has already been said.
20 In a Cheers and Jeers newspaper article, it
21 suggested we are a neighborhood seeking to
22 limit change. Untrue. That's very untrue.

23 Another Viewpoint called us bleeding
24 hearts. I'm proud to say that I have painted,
25 cleaned, mowed, gardened my own property on my

1 own. Elitist? I have monitored Audubon School
2 for break-ins, littering. I still do. I
3 talked about the shoveling snow.

4 Bleeding heart? In the early AM
5 or after school I offered shelter to children
6 waiting for parents to arrive at times when the
7 weather was unbearable. Sadly, today we are
8 in a world where we have to be careful, I
9 guess. Here is my most threatening concern,
10 safety.

11 MAYOR PAULEY: One more minute.

12 MS. STANLEY: One minute, okay.

13 Adults and children have to cross 17th, people
14 pushing strollers, walking to and from the
15 Science Academy. To have an outlet or
16 additional traffic on 17th Avenue would be
17 prohibitive, dangerous, waiting for an accident
18 to happen.

19 17th Avenue is now 18th Avenue A, in
20 my opinion. Traffic has increased. I did a
21 survey on Friday and Saturday, and I hope you
22 give me a few minutes, you know, because I'm
23 not coming across as quickly.

24 MAYOR PAULEY: I have already given
25 you extra. I will give you a couple more.

1 MS. STANLEY: I can only go so fast,
2 you know. Have a little compassion, would you,
3 please.

4 Traffic is increasing. For those
5 walking, they will have wait for cars to use
6 the outlets. Will there be warning signs or
7 just no biking and walking? There is not
8 enough room. Many depend on biking to go to
9 work.

10 Last Friday and Saturday I did a
11 personal traffic study. Fact, Friday in a
12 period of two and a half hours 27 cars ignored
13 the stop sign on 26th Street and 17th Avenue.
14 33 cars did stop. Saturday, very busy. In a
15 period of over three hours, 23 cars did not
16 stop and 44 merely paused. I just have
17 something here that I can't leave out.

18 MAYOR PAULEY: Go ahead. Your time
19 is out, but go ahead.

20 MS. STANLEY: I'm just saying or
21 thinking, Council, please be loyal to your
22 people, comfortable with your consciences,
23 employ your heart and soul when you vote.

24 We are all on this planet together.
25 A new Fareway is possible, but once Audubon

1 is gone, it cannot come back, and I would like
2 to know from the Council how the demolition
3 process will affect traffic on 18th and
4 17th Avenues and for how long?

5 You know, stones, weather, the
6 whole thing. Will traffic be stopped? Will
7 it be, you know -- and then at the end, former
8 teachers, parents, students, what will you feel
9 when you walk, drive? It will be demolished.
10 Sad? Angry? Nothing?

11 This elitist, as we were referred to,
12 we are not just a handful of neighbors, by the
13 way. I just mowed my lawn and will now take a
14 bubble bath and have a maid serve her caviar
15 and champagne. Thank you.

16 MAYOR PAULEY: Thank you very much.
17 Dave Tennant? He signed up. Is he here? One
18 more time, Dave Tennant? Not here.

19 That's everybody that signed up to
20 speak.

21 So before we exit, do we have any
22 comments from Council members?

23 MS. HOTLE: Well, I would just first
24 like to say thank you for everyone coming out
25 tonight. I'm amazed at the number of people

1 that stayed through the entirety, not just to
2 speak themselves, but to hear everybody else
3 speak.

4 I would just like to say, you know, I
5 am new to this process, and I don't claim to be
6 a political expert, but I have had my first
7 real case of politics with this issue, and it's
8 been tough, and it's been a tough situation,
9 because this is in my ward.

10 But I can tell you, and my parents are
11 sitting right here and my grandmother, and they
12 will tell you this, that nobody forms opinions
13 for me but me. My grandmother spoke in favor,
14 my father spoke in favor, but they do not speak
15 for me.

16 They will tell you that, especially
17 between the ages of 13 and 18, I definitely
18 disagreed with my parents all the time, so I
19 can assure you, no one in this room or anyone
20 sitting next to me is going to affect my
21 decision. I'm going to make my decision.

22 I came tonight here to listen to
23 what everyone had to say, and I feel it would
24 have been a disservice to the City of Rock
25 Island and to everyone in this room to come

1 here tonight with my mind already made up,
2 which I haven't had it made up.

3 I have taken a myriad of notes and
4 have been continually researching and thinking
5 on this topic as much as I can. It's been fun
6 to see that there are individuals that think
7 they already know me better than I know myself
8 because I haven't even decided.

9 I respect and support a lot of
10 individuals in this room, and I'm amazed at
11 the comments that were made and the intelligent
12 thought that has gone into it, and I can assure
13 you that I'm going to do everything that I can
14 to think through this logically and effectively
15 and look through the facts and make what I feel
16 is the best decision.

17 I haven't determined that yet, because
18 I haven't had to, and when it comes time, I
19 will, and I will stand behind my decision, and
20 it will be mine, and it will not be anyone
21 else's.

22 So I want to thank you tonight for
23 everything that everyone has said, because it
24 is a testament to the type of city that we
25 have, and I appreciate you staying until

1 9 o'clock.

2 (Applause.)

3 MAYOR PAULEY: I did want to explain
4 before also that Alderman Clark is not here.
5 Before he was elected he already -- before he
6 was elected he already had a scheduled thing
7 from school. He is out of town or he
8 definitely would have been here because he
9 wanted to attend this meeting.

10 MR. FOLEY: You know I want to echo
11 the sentiments that Alderwoman Hotle just
12 stated and thank you, everyone, for coming out
13 tonight, because there are many, many rumors, I
14 wrote down, as Mr. Terry Anderson had talked
15 about, Mr. Lendol Calder, and if I've
16 mispronounced your name I do apologize.

17 There are many different rumors
18 coming out amongst the community, many that I
19 have tried to correct, secret tiffs, Wal-Mart
20 wanting Fareway in certain locations, very
21 preposterous and meaningless.

22 There are many rumors about the
23 council doesn't listen. I can tell you they
24 do listen, and I had a great conversation with
25 Victor Panegos in between the break.

1 I do -- besides my full-time job -- I
2 also teach in the political science department
3 at St. Ambrose University, so I do do a lot of
4 reading of research papers, and so it comes
5 very natural, and I did read all the Planning
6 Commission minutes and all the documents
7 leading up, and I do appreciate everybody
8 here that came, that took the time.

9 I appreciate all my constituents that
10 have called and e-mailed one way or another,
11 and I just want to break the situation down for
12 those in attendance that actually live here in
13 Rock Island.

14 We, as the City Council, do take your
15 voices very seriously. We do understand where
16 the different points of view are. Let us sort
17 it out. We are sorting it out for you. A few
18 weeks ago after the Planning Commission, it was
19 stated by many that the City Council was going
20 to railroad this through and vote on it the
21 next Monday.

22 You know, there are opportunities
23 where the City Council -- we specifically
24 said to the mayor, Let's have an open meeting
25 tonight. Let's listen to our citizens talk.

1 So those that made preposterous
2 claims, it's too bad. It is too bad,
3 because we are here. We are duly-elected
4 representatives. We are here to listen to you,
5 and that's what we did tonight. Thank you for
6 coming.

7 (Applause.)

8 MR. AUSTIN: My comment is I continue
9 to be impressed in this issue and other issues
10 as to the level of civility that people bring
11 to this forum; that nobody looked anybody else
12 in the eye and called them blooming idiots.
13 You know, they were treated respectfully, and
14 they allowed people with different viewpoints
15 to be treated respectfully.

16 I have heard a lot of things today
17 that have given me a lot of good food for
18 thought on both sides. I do not sit here with
19 my mind made up, locked in the stone, written
20 down, immovable.

21 So we all have ideas where we are
22 headed, but I have been given some strong
23 food for thought tonight, and I appreciate it.

24 MAYOR PAULEY: Is there anybody else
25 who would like to say something?

1 MR. CONROY: Yes, I would like to say
2 something.

3 I would like to thank everyone for
4 coming. I also would point out that I hear
5 sometimes you don't think we are listening,
6 and we did. We listened tonight, and I don't
7 know if you know this, but at the Planning
8 Commission, there were six aldermen at the
9 Planning Commission that night.

10 We wanted to hear what you had to
11 say, and we want to know all the facts before
12 we make a decision, and we need to make a
13 decision about what's before us, and we need to
14 look at all the facts.

15 We need to look at all the different
16 variances and what they are, and if any of
17 those need to be changed of what Fareway may
18 be able to do, so we appreciate you coming
19 tonight, and we thank you for putting your
20 ideas out, and hopefully the right decision
21 will be made for the City and for the
22 residents.

23 MS. MURPHY: I wanted to thank
24 everyone for coming, also.

25 When you look around and see all

1 the people who are here and both sides of
2 the issue, they are here for one reason. They
3 are here because they care about their
4 community, and that is what makes Rock Island
5 great.

6 It's the people. It's not the
7 buildings. It's not the streets. It's not
8 the houses. It's the people that live in
9 those, and those are the people that came
10 tonight, and I appreciate everyone coming, and
11 I am very happy.

12 I know somebody had said earlier, Why
13 are we not saying anything? Well, we are not
14 here to talk. We are here to listen, and we
15 have been accused of not listening, and that's
16 just not true.

17 That's why we are here. We are
18 here to listen, because you are the people
19 who elected us, and we have to make the tough
20 discussions, and they are tough decisions, but
21 I want everybody to know that we really
22 appreciate every single person who came.

23 Some didn't speak, but you still came
24 to listen to your fellow citizens, so thank
25 you.

1 (Applause.)

2 MR. TOLLENAER: I would like to
3 thank you all for showing up tonight, too,
4 and I think -- I mean, everyone, both sides,
5 but I really want to give a credence to
6 the -- applause to the staff, because they --
7 I assume they didn't see all this coming,
8 either.

9 Everybody is pulling on the same end
10 of the rope, and even though it doesn't look
11 like it, we at this table are always pulling on
12 the same end of the rope. Thank you.

13 (Applause.)

14 MAYOR PAULEY: We invite you all to
15 come to the future Council meeting. It will be
16 broadcast in advance so you know when that's
17 going to be.

18 People will have an opportunity to
19 speak again if they so wish, so now I would
20 like to have a motion to recess until 5:30 PM,
21 Monday, July 8, 2013.

22 MR. FOLEY: So moved.

23 MS. HOTLE: Seconded.

24 MAYOR PAULEY: All in favor?

25 COUNCIL: Aye.

1 MAYOR PAULEY: Motion accepted. We
2 are in recess.

3 (The hearing was concluded at
4 9:11 p.m., 06-24-2013.)

DRAFT

STATE OF ILLINOIS)
) ss.
ROCK ISLAND COUNTY)

I, Donna M. Kelly, a Certified Shorthand Reporter in and for the States of Illinois and Iowa, do certify that, pursuant to the agreement herein contained, there came before me on June 24, 2013, commencing at 5:30 PM, in the City Council Chambers, City Hall, Rock Island, Illinois, the foregoing transcription of the hearing concerning the matters in controversy in this cause; that the hearing was thereupon reduced to writing under my supervision, consisting of 180 pages, and the typewritten transcript is a true record of the hearing and testimony given by said witnesses and members;

I further certify that I am neither attorney for, nor related to or employed by, any of the parties to the action in which this hearing was taken, and further that I am not a relative or employee of any attorney or employed by the parties hereto or financially interested in the action.

In witness whereof I have hereunto set my hand this 28th day of June, 2013.

Donna M. Kelly, CSR
Illinois CSR #084-001304
Iowa CSR #980
P. O. Box 6305
Rock Island, Illinois 61204
(309) 788-3630