

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Site Plan Revision Review for 2408 3rd Avenue  
**Date:** October 12, 2015

---

At its October 7, 2015 meeting, the Planning Commission considered a request from the Rock Island Economic Growth Corporation for a request to amend the final Planned Unit Development (PUD) and Riverfront Corridor Overlay District site plan review for 2408 3<sup>rd</sup> Avenue.

The development site consists of an undeveloped segment of the property north of the Jackson Square Loft Apartments. The developer proposes a revised variance request for the north front yard building setback to now allow a 9-foot north front yard compared to the previously approved 15-foot north front yard setback for the townhouses. The building frontage will now propose to be located approximately 35 feet from the curb of 3<sup>rd</sup> Avenue (total 80 foot wide right-of-way for 3<sup>rd</sup> Avenue).

Public Hearing Comments:

Andy Fischer, representing the Rock Island Economic Growth Corporation, explained the development would locate the structure as close as possible to the street to give a more urban design to the development. No one else spoke at the public hearing.

Planning Commission Comments & Recommendation:

The Planning Commission voted five to one to recommend approval of the amended final site plan with a requested front yard setback variance of the north front yard.

**Recommendation:** Planning staff recommends approval of the amended final site plan with the requested five foot front yard setback variance of the north front yard because the new condominium residential use is an attractive, unique and well-planned residential development that will have adequate access and parking that meets the standards for the Planned Unit Development and the Riverfront Corridor Overlay districts.

**Submitted by:** Alan Fries, Urban Planner II  
Ben Griffith, AICP, Planning & Redevelopment Administrator  
Jeffery A. Eder, Assistant City Manager / CED Director

---

**Approved by:** Thomas Thomas, City Manager

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: September 21, 2015

Subject: Case #2015-6- Request for amendment to approved final site plan in a PUD (Planned Unit Development) district and Riverfront Corridor Overlay District at 2408 3rd Avenue.

The Rock Island Economic Growth Corporation has filed an application as the developer to amend the final PUD and Riverfront Corridor Overlay District site plan at 2408 3<sup>rd</sup> Avenue. The development site consists of an undeveloped segment of the property north of the Jackson Square Loft Apartments. The developer proposes a revised variance request for the north front yard building setback to now allow a 16-foot variance of the 25-foot front yard setback requirement for previously approved seven-unit, two-story townhouse residential development with attached garages on the development site. The variance would result in a 9-foot front yard setback from the north property line.

### Size of Property:

The subject PUD zoned site is 304' x 159' x 160' x 386' x 288' x 30' (approximately 111,376 square feet, or 2.56 acres).

### Existing Land Use:

The seven unit condominium development site is currently undeveloped.

North: Quad City Botanical Center Children's Garden, zoned B-3.

East: Quad City Botanical Center, zoned B-3.

South: Jackson Square Loft Apartments and office space, zoned PUD.

West: Commercial, office and service uses, zoned B-3.

### Zoning History

Planning Commission Case 2015-2- Final PUD and Riverfront Corridor Overlay District site plan approved for seven-unit condominium development with a 15-foot north front yard setback for the structure.

Planning Commission Case 2010-5 Final PUD and Riverfront Corridor Overlay District site plan approved for 30 apartments and 3706 square foot office/commercial space located at the southwest corner of the site.

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies urban mixed use for the site.

Access:

The total PUD zoned block has access to all four surrounding streets. The subject condominium development site has access to 3<sup>rd</sup> Avenue and 25<sup>th</sup> Street, while the Jackson Square Loft Apartments has its main access to 4<sup>th</sup> Avenue.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

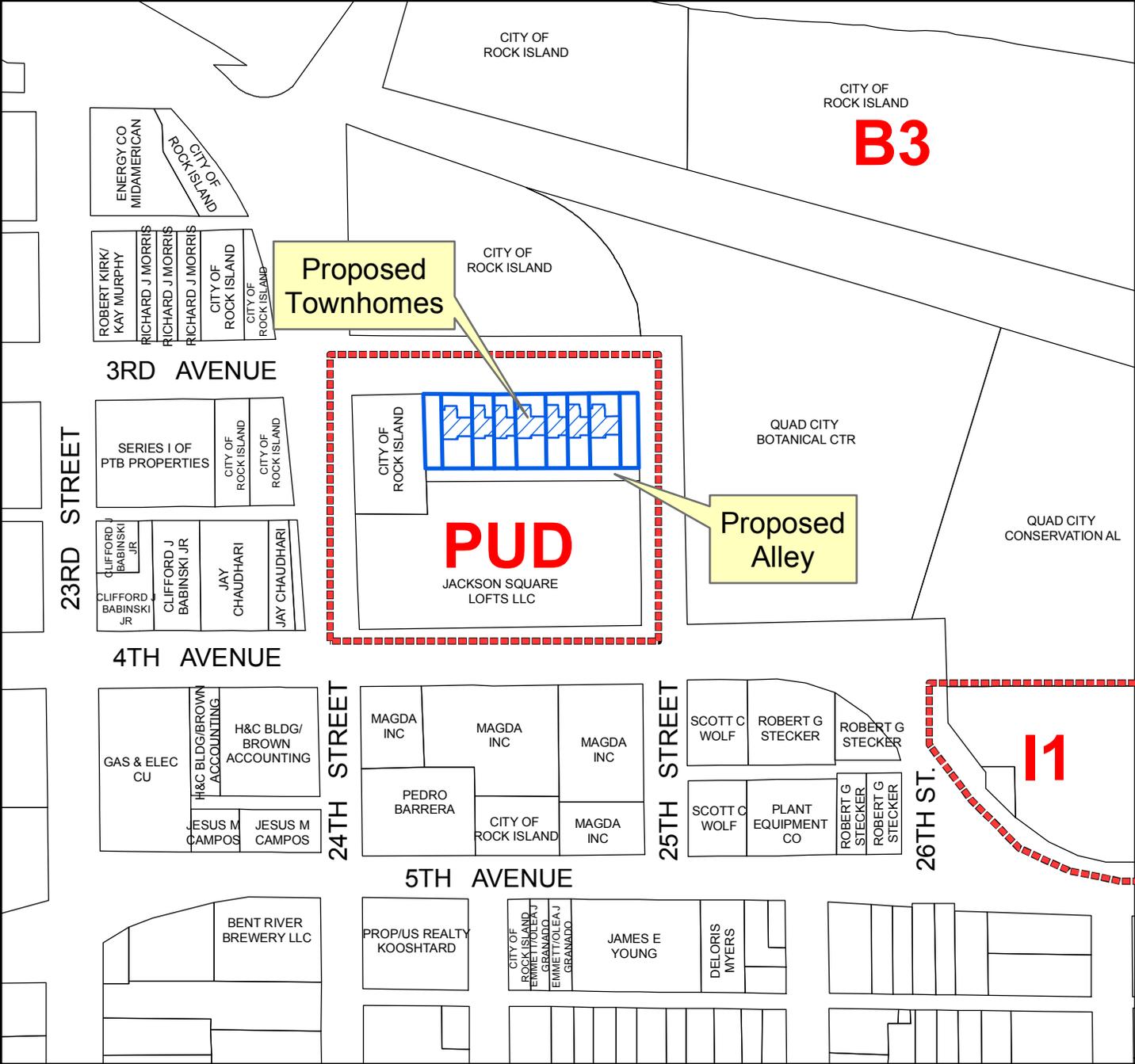
The proposed residential condominium development is intended to have an “urban” design pattern, so the applicant desires to relocate the structure closer to 3<sup>rd</sup> Avenue. The right-of-way of 3<sup>rd</sup> Avenue is 80 feet. The developer will now construct the public sidewalk on public right-of-way compared to the previous development plan that located it on the subject site. The building frontage will now propose to be located approximately 35 feet from curb of 3<sup>rd</sup> Avenue.

The proposed variance and revised development plan is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Comprehensive Plan, and the Illinois Comprehensive Housing Plan. The development will also be compatible with the Botanical Center Children’s Garden, Live/Work policies from Renaissance Rock Island and Greenbush Neighborhood Priorities.

Recommendation:

Staff recommends approval of the approved final PUD and Riverfront Corridor Overlay Site Plan with the requested north front yard building setback variance because the new condominium townhouse residential use is an attractive, unique and well-planned residential development that will have adequate access and parking that meets the standards for the Planned Unit Development district.

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2015-6**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 50 100 200 300 400



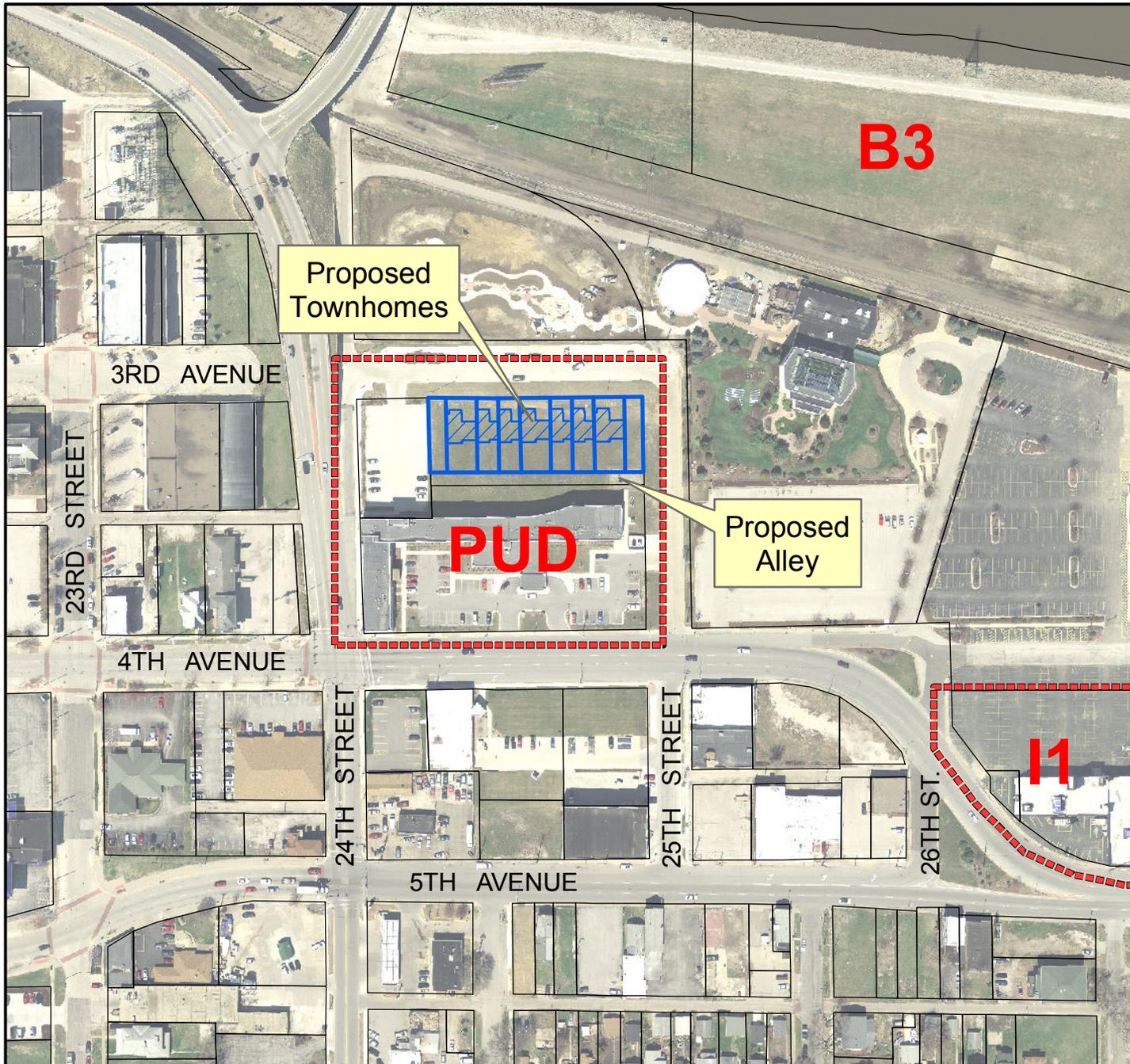
Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# PLANNING COMMISSION



## PLANNING COMMISSION 2015-6 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



0 50 100 200 300 400  
Feet

## City of Rock Island

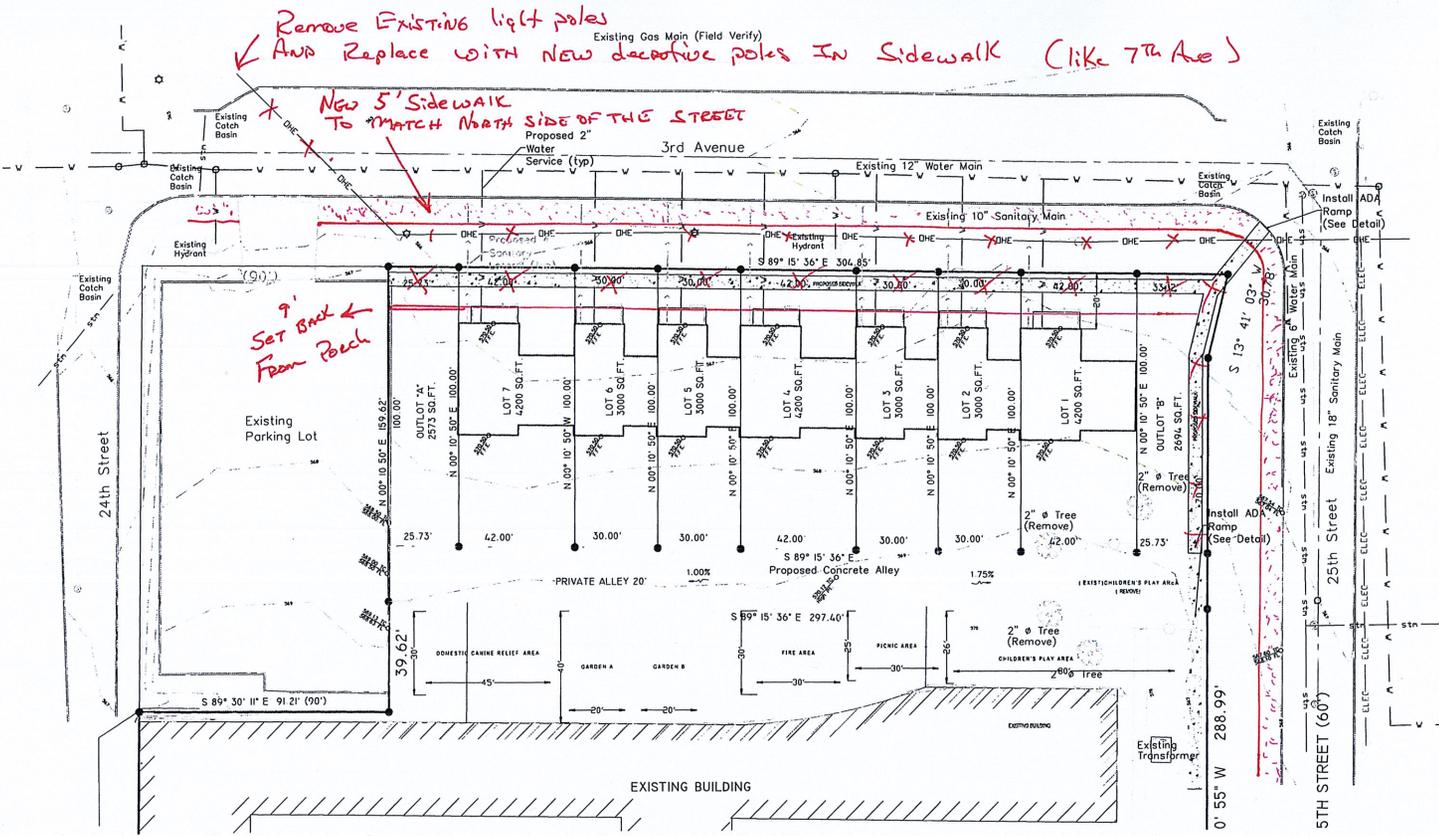
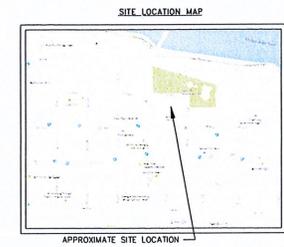
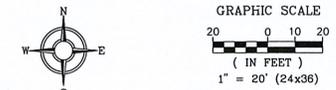
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



SITE, GRADING & UTILITY PLAN  
**"The Garden District"**  
 Townhomes

3rd Avenue  
 Rock Island, Illinois

A SUBDIVISION IN THE CITY OF ROCK ISLAND, ILLINOIS. LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.



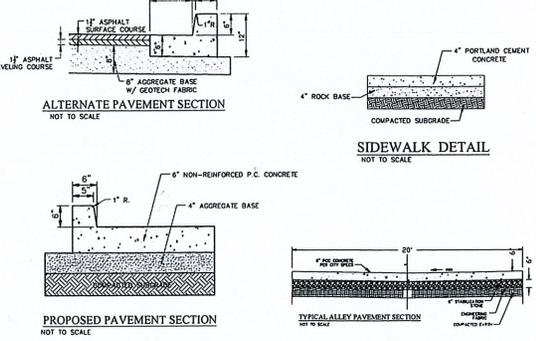
GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF ROCK ISLAND AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: A SUBDIVISION IN THE CITY OF ROCK ISLAND, ILLINOIS. LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ROCK ISLAND AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO DRAIN ON TO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION. PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROCK ISLAND STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE ILLINOIS CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

**LEGEND:**

--- EXISTENT	--- PROPOSED	○ EXISTING GAS VALVE	○ EXISTING WATER VALVE	○ EXISTING UTILITY POLE	○ EXISTING LIGHT POLE	○ EXISTING TREE	○ EXISTING BUSH	○ EXISTING MANHOLE	○ EXISTING FIRE HYDRANT	○ FOUND PROPERTY PIN	○ CONTROL POINT
--- SETBACK LINE	--- CENTURLINE	--- PROPERTY BOUNDARY	--- EXISTING FENCE	--- EXISTING SANITARY	--- PROPOSED SANITARY	--- EXISTING STORM SEWER	--- PROPOSED STORM SEWER	--- EXISTING WATER	--- PROPOSED WATER	--- EXISTING GAS LINE	--- EXISTING ELECTRIC
--- EXISTING CONTOUR LINE	--- PROPOSED CONTOUR LINE	○ SPOT ELEVATION TOP OF CURB	○ SPOT ELEVATION PL. IN CURB	○ SPOT ELEVATION SOCMARK	○ FINISHED FLOOR ELEVATION	○ EXISTING CONTOUR LINE	○ SPOT ELEVATION	○ SPOT ELEVATION	○ SPOT ELEVATION	○ SPOT ELEVATION	

- UTILITY NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF ROCK ISLAND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
  - ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURIED DEPTH, WRAPPED IN TRACER WIRE.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
  - ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
  - CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM SHALL BE MADE WITH CLASS 52 DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, OR 175 PSI PRESSURE CLASS BY ROCKWELL, OR APPROVED EQUAL.
  - CONNECTIONS BETWEEN TEE OR CROSS AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOCKS OR DUCTILE IRON PIPE USING TWO 3/4" IRON DIAMETER RODS (ASPHALT COATED).
  - EXISTING DRAINAGE TILES AND SANITARY SEWER SERVICE LINES ARE NOT SHOWN. CONTRACTOR SHALL REPAIR BROKEN OR OBTURED SERVICES AT NO ADDITIONAL CHARGE TO OWNER. THE EXACT LOCATION OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION.
  - COMPACTED BACKFILL IS REQUIRED IN ALL AREAS UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
  - SERVICE VALVES SHALL BE PLACED BETWEEN CURB AND SIDEWALK WHERE POSSIBLE.



CHRYSTOPHER R. TOWNSEND  
 062-00370 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

I hereby certify that this Engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Illinois.

Signature: Christopher R. Townsend, P.E.  
 License number: 062-00370  
 My license renewal date is November 30, 2016  
 Page or Sheet covered by this seal

<b>TOWNSEND ENGINEERING</b> <small>CIVIL - STRUCTURAL - LAND SURVEYING</small>	DATE: 3-23-15    TE PROJECT NO: Garden District 563 386.4236    386.4231 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: CV & MR CHECKED BY: CT DRAWING LOCATION: S:\Rock Island\TE Site Plan Garden District.dwg	REVISIONS: DESCRIPTION    DATE	SITE, GRADING & UTILITY PLAN "The Garden District" Townhomes 3rd Avenue Rock Island, Illinois	City of Rock Island Rock Island Economic Growth Corp. 100 19th Street (Suite 109) Rock Island, Illinois 61201	SHEET NO. <b>C1</b>
	NO.    DESCRIPTION    DATE					



**BLUESTONE**  
DEVELOPMENT

**LITTLE ITALY**

**P / H**