

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Rezoning request for 921-925 Avenue  
**Date:** December 7, 2015

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At its December 2, 2015 meeting, the Planning Commission considered a request from Ken Arnold (UnityPoint Health) for a rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue. The applicant proposes to construct a 30 space accessory parking lot on the undeveloped site. The Comprehensive Plan identifies “single family residential” land use for the site. The subject site is located on the edge of community business land use as the subject UnityPoint office building to the east has that land use designation.

Public Hearing Comments:

Deanna Brumbaugh, 915 27<sup>th</sup> Avenue, asked questions about stormwater runoff, snow removal, increased traffic and the condition of the street, which she feared would be worsened due to the heavy construction equipment. The Commission also expressed concerns about the burning bushes identified in the proposed landscape plan due to its “invasive” aspects to other types of plantings.

In her rebuttal Maggie Motto, Missman Inc. engineer representing UnityPoint Health, said that bio-swales proposed at the south end of the parking lot would be used to catch and treat the water runoff before conveying it into the City’s underground stormwater drainage system. She also said that they would work with the landscaper to find an alternative to burning bushes in the landscape plan.

Planning Commission Comments & Recommendation:

The Planning Commission voted eight to zero (8-0) with one Commissioner abstaining due to past employment with UnityPoint to recommend approval of the rezoning.

**Recommendation:** Planning staff recommends approval of the rezoning because it is adjacent to the subject office building and B-1 zoning to the east and will not alter the character of the neighborhood.

Legal Description of Subject Property:

Supervisor of Assessment Lots 106-1 and 107, Sheet 18 of South Rock Island Township, also known as 921 and 925 27<sup>th</sup> Avenue, Rock Island, Illinois.

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

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

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: November 23, 2015

Subject: Case #2015-07- Request for Rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue.

Ken Arnold (UnityPoint Health) has filed an application for a rezoning from R-3 (one and two family residence) district to B-1 (neighborhood business) district at 921-925 27<sup>th</sup> Avenue. The applicant proposes to construct a 30 space accessory parking lot on the site.

Size of Property to be Rezoned:  
50' x 151.83' (15,183 square feet).

Existing Land Use: The site has a detached garage located on the property.  
North: Undeveloped property, zoned R-3.  
East: UnityPoint Health office, zoned B-1.  
South: Single family residential, zoned R-3.  
West: Single family residential, zoned R-3.

Zoning History  
None.

Comprehensive Plan Designation:  
The Comprehensive Plan identifies single family residential land use for the site.

Access:  
The site has access to 27<sup>th</sup> Avenue. There will not be a new access point created for the parking lot. Access will be through the existing parking lot to the east.

Physical Characteristics:  
The site is flat and slightly above street level.

Analysis:  
Records are not very clear, but it appears that a single family residence that was on the site was removed in the late 1980's or early 90's. There still is a one car detached garage on the site. The applicant will remove the garage and construct the proposed parking lot as an accessory lot to their 46 space lot to the east (subject lots will be consolidated into the lots to the east). Currently, UnityPoint has between 50 to 60 employees working at the office building to the east and is in need of additional parking for employees and the public (the office building is for the

UnityPoint Accounts Payable Department). Office hours are from 6:00 a.m. to 6:00 p.m., so there will be no late night traffic at the site.

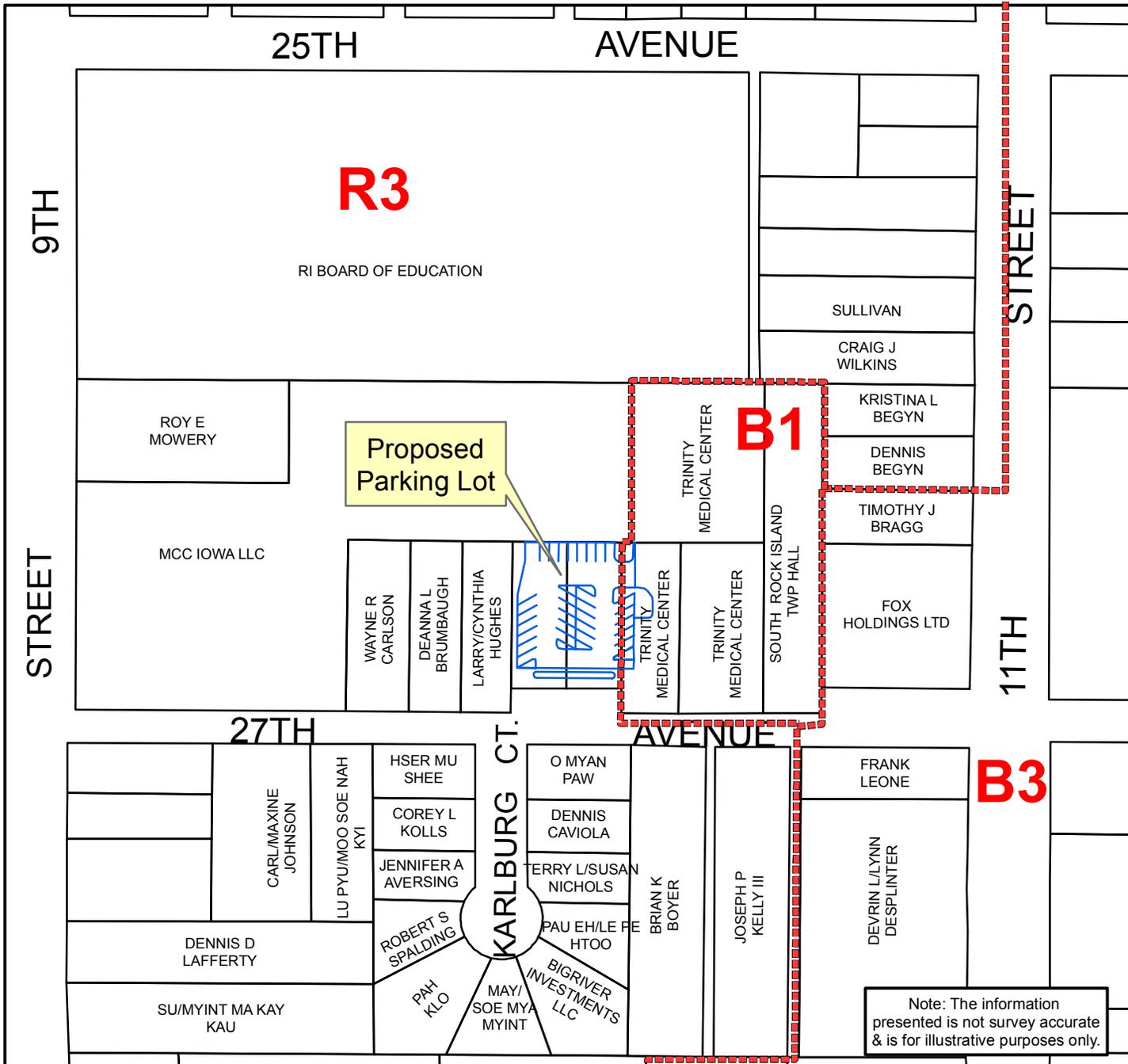
The applicant has submitted the attached landscape plan identifying that two existing canopy trees will be maintained and five RedSunset Maple trees will be located around the perimeter of the parking lot (ten foot wide landscaped area off of 27<sup>th</sup> Avenue and five foot wide landscaped area to the west and north is proposed). A continuous shrubbery hedge will be located along the north and west property lines. Access to the parking lot will be through the existing parking lot to the east (no new access point will be created for the proposed parking lot).

The subject site is located on the edge of community business land use as the office building to the east has that land use designation. Staff believes that since the accessory parking lot is affiliated with the business use to the east that the site merits rezoning to B-1.

Recommendation:

Staff recommends approval of the rezoning because it is adjacent to B-1 zoning to the east and will not alter the character of the neighborhood.

# PLANNING COMMISSION



## PLANNING COMMISSION

2015-7

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



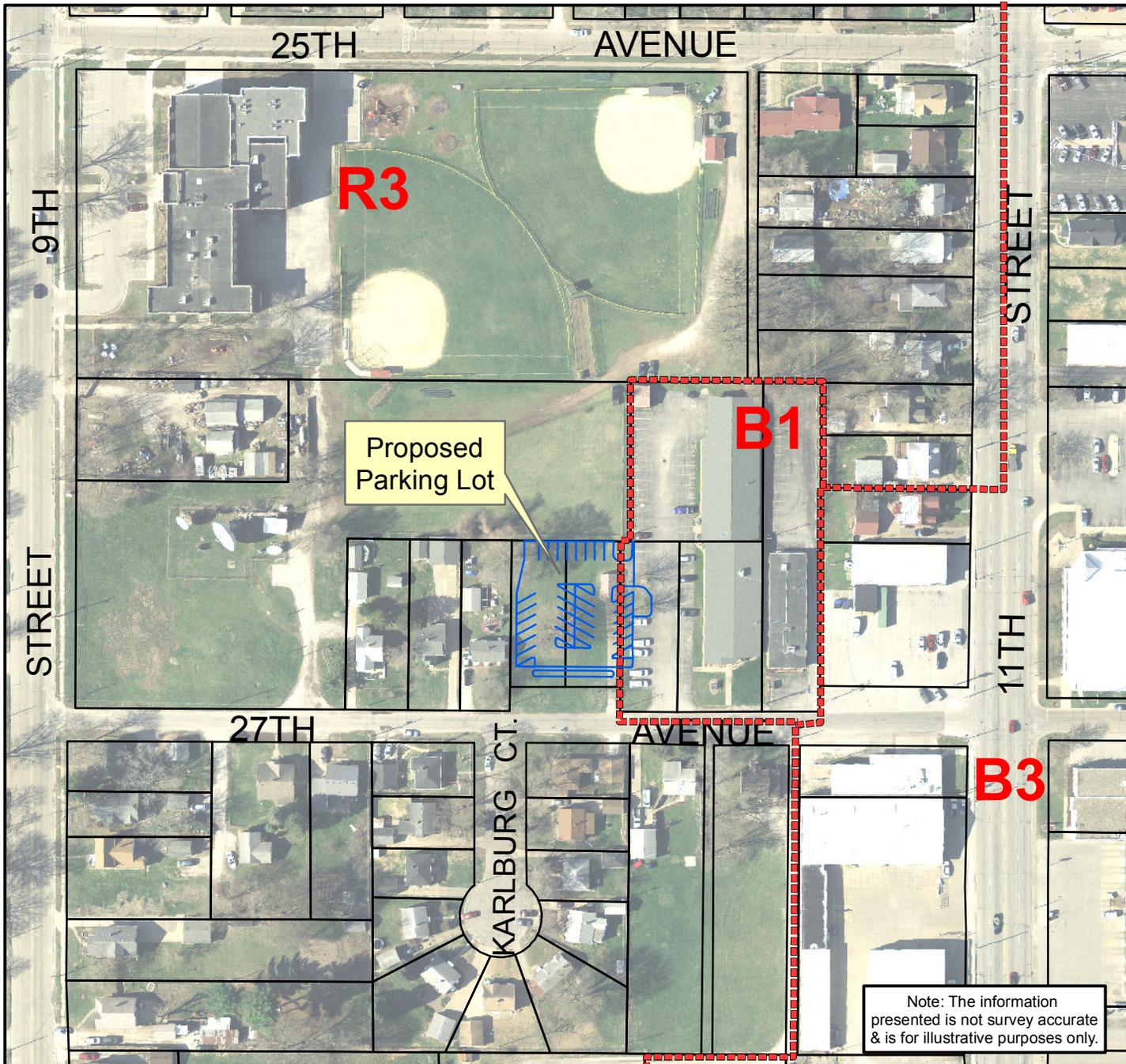
0 50 100 200 300 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# PLANNING COMMISSION



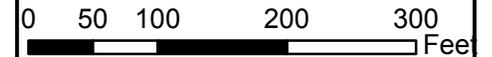
## PLANNING COMMISSION 2015-7 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

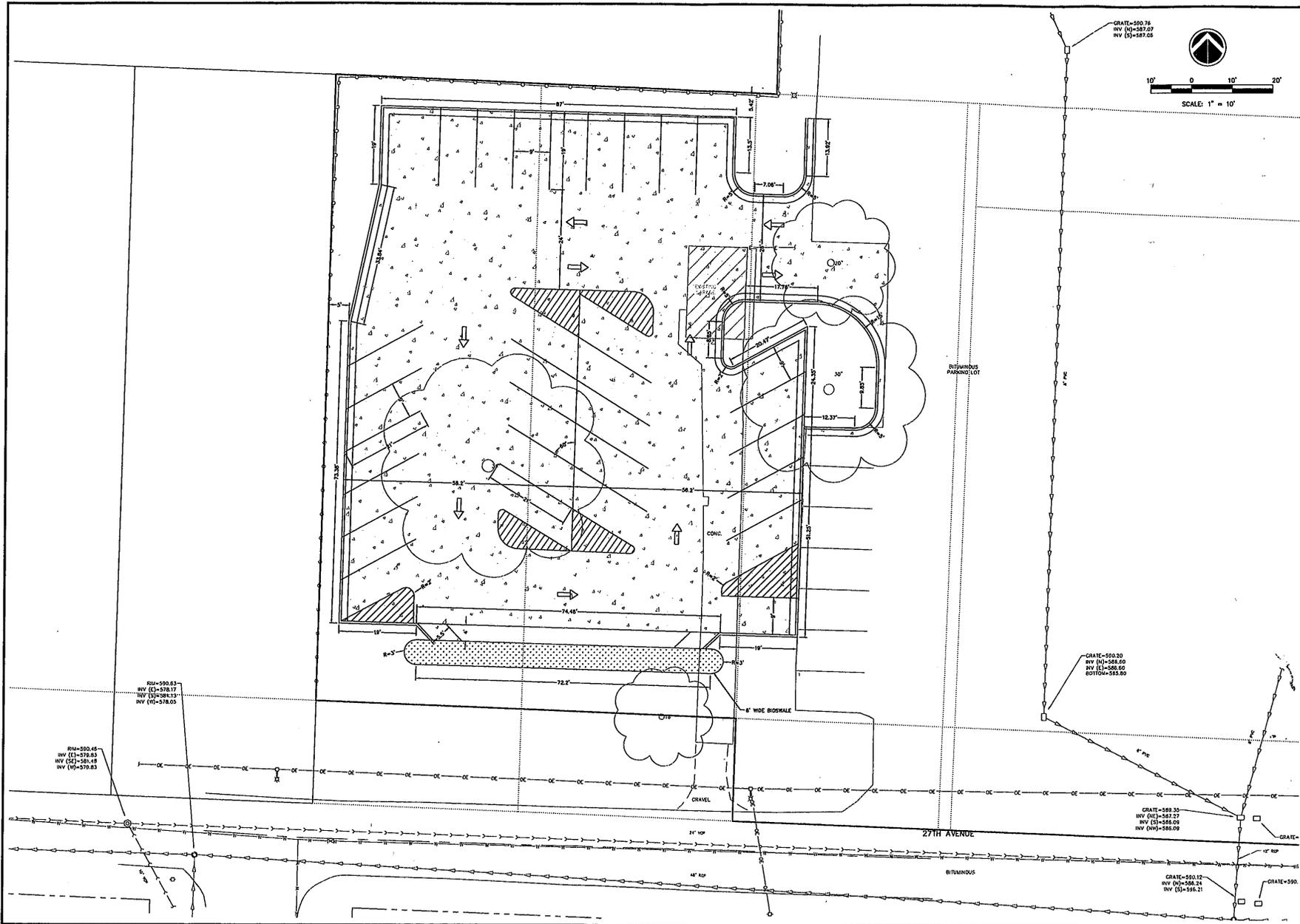


## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



Note: The information presented is not survey accurate & is for illustrative purposes only.



GRATE-500.76  
 INV (E)-587.07  
 INV (S)-587.05

SCALE: 1" = 10'

| NO. | REVISIONS DESCRIPTION | DATE |
|-----|-----------------------|------|
|     |                       |      |
|     |                       |      |
|     |                       |      |

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UNITY POINT PARKING LOT IMPROVEMENT  
 ROCK ISLAND, ILLINOIS  
 SITE LAYOUT AND PAVING PLAN

Missman Project No: C-15L022  
 File Name: C:\15L022\CHURCH-SITE PLAN.dwg  
 © COPYRIGHT 2015 ALL RIGHTS RESERVED  
 Field Book No:####  
 Drawn By: ABL  
 Checked By: MHM  
 Date: 10-15-15  
**C-3**  
 Sheet 4 of 7

GRATE-500.63  
 INV (E)-578.17  
 INV (S)-581.15  
 INV (W)-578.03

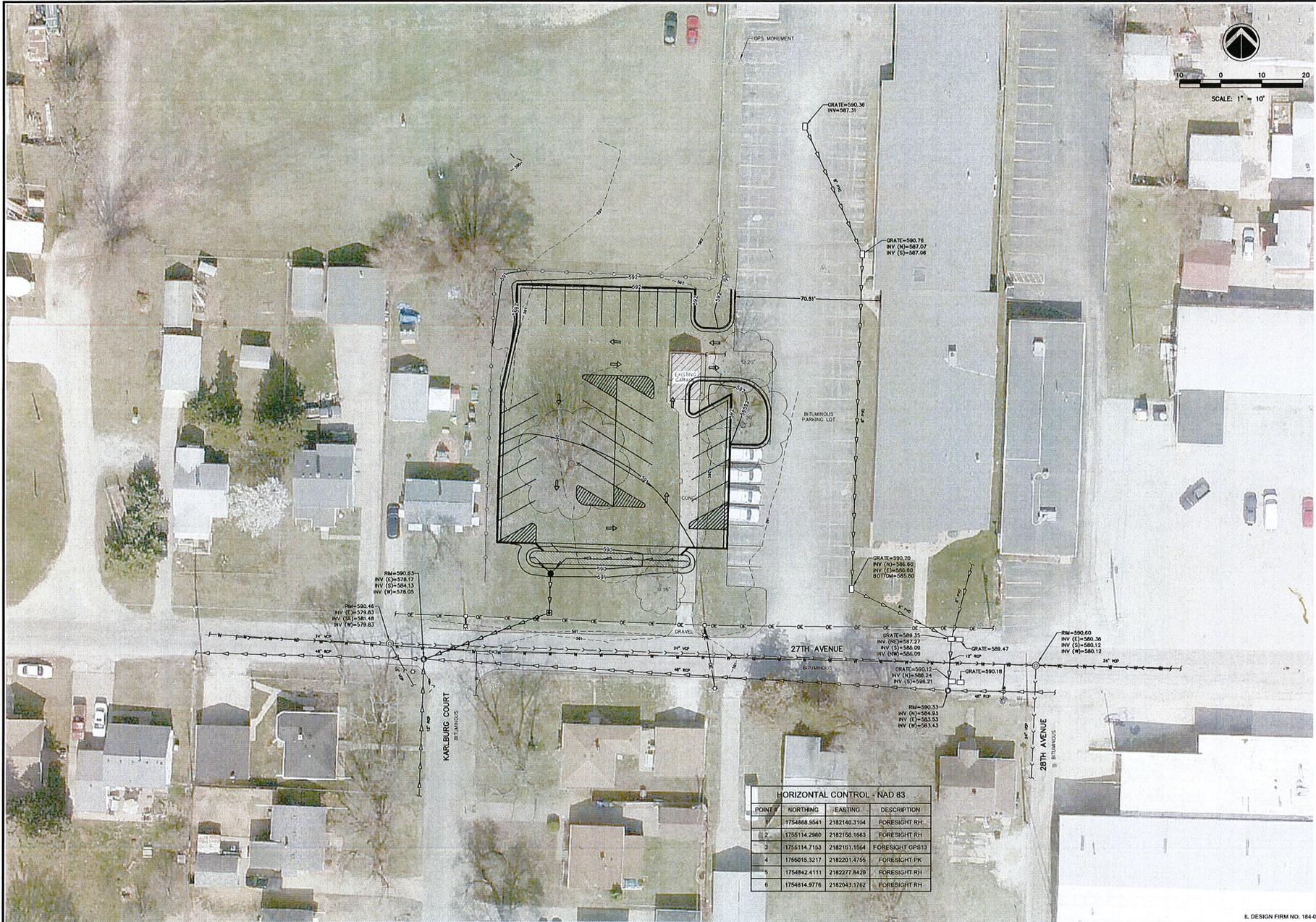
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 INV (E)-578.85  
 INV (S)-581.18  
 INV (W)-579.83

GRATE-500.30  
 INV (E)-586.60  
 INV (S)-586.60  
 INV (W)-585.80

GRATE-589.35  
 INV (E)-587.07  
 INV (S)-586.02  
 INV (W)-585.09

GRATE-590.12  
 INV (E)-586.24  
 INV (S)-586.21

GRATE-590.



HORIZONTAL CONTROL - NAD 83

| POINT | NORTHING     | EASTING      | DESCRIPTION     |
|-------|--------------|--------------|-----------------|
| 1     | 1754888.9541 | 2182146.3104 | FORESIGHT RH    |
| 2     | 1755114.2980 | 2182156.1683 | FORESIGHT RH    |
| 3     | 1755114.7153 | 2182161.1564 | FORESIGHT OPS13 |
| 4     | 1755015.3217 | 2182201.4795 | FORESIGHT PK    |
| 5     | 1754842.4111 | 2182277.8429 | FORESIGHT RH    |
| 6     | 1754814.9776 | 2182043.1762 | FORESIGHT RH    |

| REVISIONS   | DATE |
|-------------|------|
| No.         |      |
| DESCRIPTION |      |

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UNITYPOINT HEALTH  
ROCK ISLAND, ILLINOIS

SITE PLAN

Missman Project No:  
C15L022

File Name:  
C15L02-848F.dwg

© COPYRIGHT 2015  
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Field Book No: #####

Drawn By: \*\*\*

Checked By: \*\*\*

Date: 2015

**C-1**

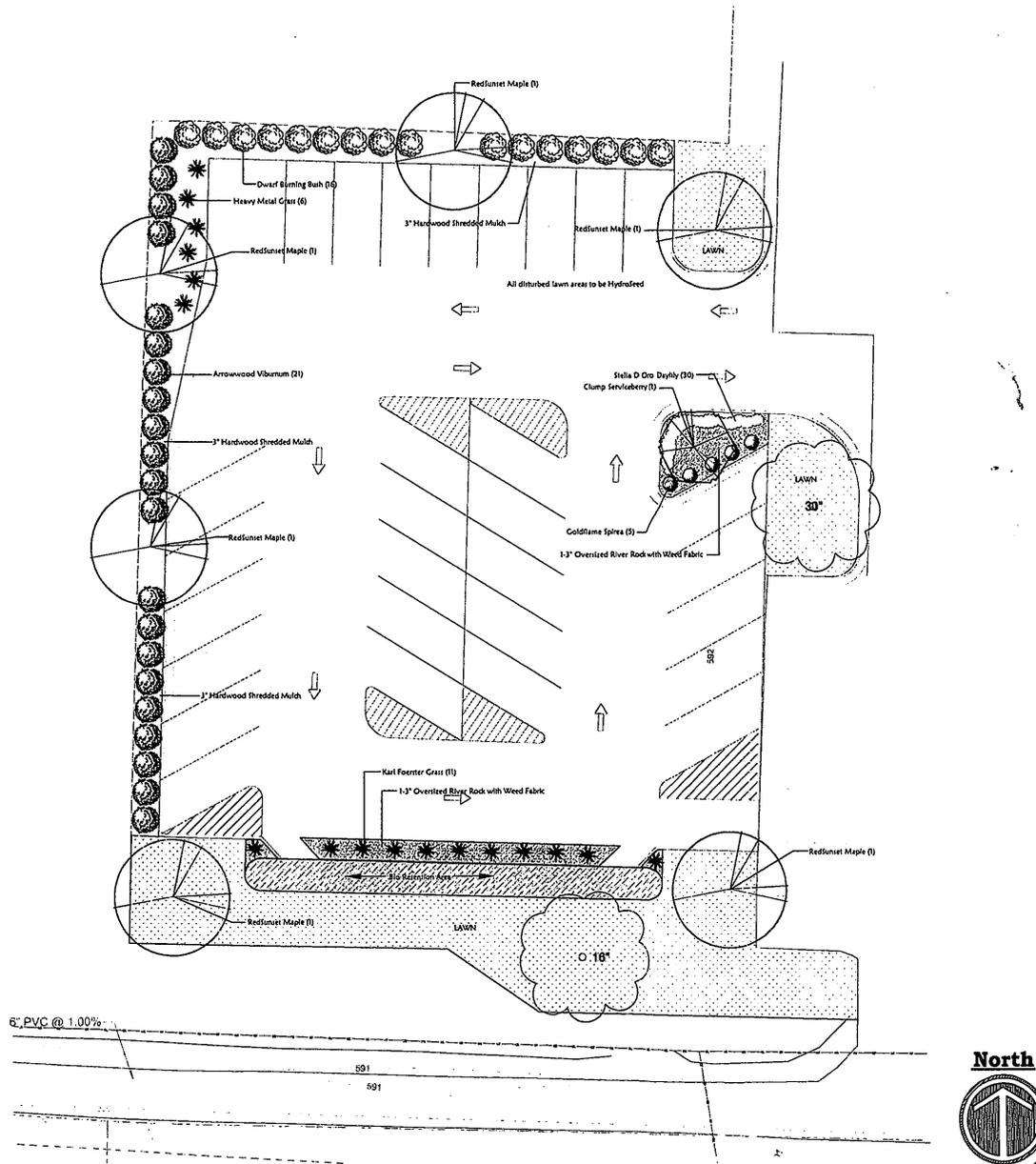
Sheet 1 of 1

This plan is conceptual. All dimensions are to be verified. Materials are represented in their future condition in a more mature phase. All designs and ideas contained in these drawings are not to be used as final construction documents by any one other than Evergreen. They are the sole property of Evergreen and not to be duplicated or put to use without express written consent. Copyright representations are for illustrative purposes and adherence may be made during installation in keeping with the design intent. All symbols are used to show all plant material at a mature size and shape.

| Plant Species              | Quantity | Size               |
|----------------------------|----------|--------------------|
| Red Sunset Maple           | 6        | 3" Caliper         |
| Clump Serviceberry         | 1        | 12" Height         |
| Arrowwood Viburnum         | 21       | 40" BAB            |
| Dwarf Burning Bush         | 15       | 35" BAB            |
| Goldflame Spirea           | 5        | 6 Gallon Pot       |
| Karl Foerster Grass        | 11       | 6 Gallon Pot       |
| Heavy Metal Grass          | 5        | 6 Gallon Pot       |
| Stella D Oro Daylily       | 30       | 2 Gallon Pot       |
| 6" x 6" x 1/2" PVC @ 1.00% | 300      | 18" spacing - Plug |

**Notes:**

- All topsoil necessary for lawn and landscaped areas to be supplied and installed by others.
- Site / Property to be rough graded to within 1/16" of a foot of the desired finish grade by others.
- Landscape Contractor to finish grade all lawn and planting areas before installation shall occur and after engineer has approved grade establishment.
- Drainage components for Bio Retention Area - Gravel, Pipe, etc... to be supplied and installed by others.
- Bio Retention soil mix to be supplied and installed by Landscape Contractor. 70% topsoil, 20% Sand, 10% Compost
- Bio Retention area to receive 1" hardwood shredded mulch cover after plantings have been installed.
- All disturbed lawn areas due to construction shall be finish graded and hydroseeded. Matching on plan is for bidding and reference only. Landscaper is responsible for any additional areas outside of given limits.
- Hydroseed to be Premium Athletic Blend supplied by John Deere Landscapes applied at the rate of 60 per 1000 sqft.
- Apply starter fertilizer and Profile fiber mulch - 100% Cellulose supplied by John Deere Landscapes and installed per manufacturer's recommendations.
- Seeding shall be installed only during IDOT Standard Seed Dates.
- All landscaped beds shall receive 3" depth hardwood shredded mulch, herbicides and a spade edge bed line unless otherwise noted on plans.
- All free standing trees shall receive a 3" depth of hardwood shredded bark mulch tree ring (12, 4" dia.).
- Planting bed areas that are labeled rock are to receive commercial grade weed barrier fabric, 1-2" washed river rock & end to end brick edging (charcoal in color).
- Landscaper to amend all planting backfill soil for trees and shrubs with compost (10 compost & 20 existing).
- Landscaper shall warranty all parts of the landscape installed for a period of one year from date of installation.
- Landscaper shall maintain all plantings and lawn areas until establishment for a period of 30 days from date of installation.
- 30 day maintenance shall include, but is not limited to all necessary watering, weed control and mowing.



**ever green**  
Landscaping Associates

2424 40th Avenue, Suite 2, Moline, IL 61265  
Phone: 309.736.1226 Fax: 309.517.1094  
www.evergreen-associates.com  
derek@evergreen-associates.com

A Landscape Design Prepared For The:  
**Unity Point Health**  
Parking Lot - 1011 27th Ave. Rock Island

Date: November 13, 2015  
Drawing Number: L-100  
Scale: 1" = 16'  
Designed By: DEKE ENGSTROM

