

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Rezoning Request for 1740 5<sup>th</sup> Avenue  
**Date:** February 4, 2016

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At its February 3, 2016 meeting, the Planning Commission considered a request from the Rock Island Economic GROWTH Corporation for a rezoning from B-3 (community business) district to B-2 (central business) district at 1740 5<sup>th</sup> Avenue. The applicant proposes to renovate the first floor commercial space and construct two full stories and one additional partial story for approximately 45 apartments at the former Zimmerman auto sales site. The development project has been identified as “Zimmerman Lofts”.

The Comprehensive Plan identifies “urban mixed land use” land use for the site. The subject site is located on the edge existing B-2 zoning and of the central business land use designation. The “urban-style loft” apartments will include a mix of studio and two and three bedroom units. Parking will be provided inside the two separate former vehicle service areas on the east and west side of the existing commercial building with access from the alley to the south. Surface parking will also be available to tenants and/or commercial space customers and employees.

Public Hearing Comments:

Andy Fisher, representing the Rock Island Growth Corporation was the only speaker at the public hearing. He answered several questions about rental and occupancy rates for this and other GROWTH properties.

Planning Commission Comments & Recommendation:

The Planning Commission voted 7—0 to recommend approval of the rezoning.

**Recommendation:** Planning staff recommends approval of the rezoning because it is proposed to be a mixed commercial and residential use that conforms in concept to the urban mixed land use land use designation in the Comprehensive plan and is a reasonable expansion of the central business zoning in the area.

Legal Description of Subject Property:

The north 100 feet of Lot 1 and all of Lots 2, 3, 4 and 5 of John W. Spencer’s Addition to the City of Rock Island, also known as 1740 5<sup>th</sup> Avenue, Rock Island, Illinois.

**Submitted by:** Alan Fries, Urban Planner II  
Ben Griffith, 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: January 22, 2016

Subject: Case #2016-01- Request for Rezoning from B-3 (community business) district to B-2 (central business) district at 1740 5<sup>th</sup> Avenue.

The Rock Island Economic Growth Corporation has filed an application for a rezoning from B-3 (community business) district to B-2 (central business) district at 1740 5<sup>th</sup> Avenue. The applicant proposes to renovate the first floor commercial space and construct two additional stories for approximately 45 apartments.

Size of Property to be Rezoned:  
41' x 120' (4,920 square feet).

Existing Land Use: The site is vacant and was the former showroom for Zimmerman Motors.  
North: Special events facility, zoned B-3 and office, zoned B-2.  
East: Vacant former bank and church parking lot, zoned B-3.  
South: Commercial antique store, zoned B-3.  
West: Bank and commercial use, zoned B-3.

Zoning History  
None.

Comprehensive Plan Designation:  
The Comprehensive Plan identifies urban mixed use land use for the site.

Access:  
The site has access to 5th Avenue and 17<sup>th</sup> and 18<sup>th</sup> Streets.

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

Proposed Improvements:  
The renovated first floor commercial space should yield approximately 21,000 square feet for yet unidentified commercial uses. Two additional stories are proposed for construction to accommodate up to 45 dwelling units, which will be a mix of studio, one and two bedroom "urban-style loft" apartments (see attached building elevation). A proposed layout for one of the two floors and a building elevation has been submitted to the City and is also attached. Total project cost is expected to be approximately 11.6 million dollars.

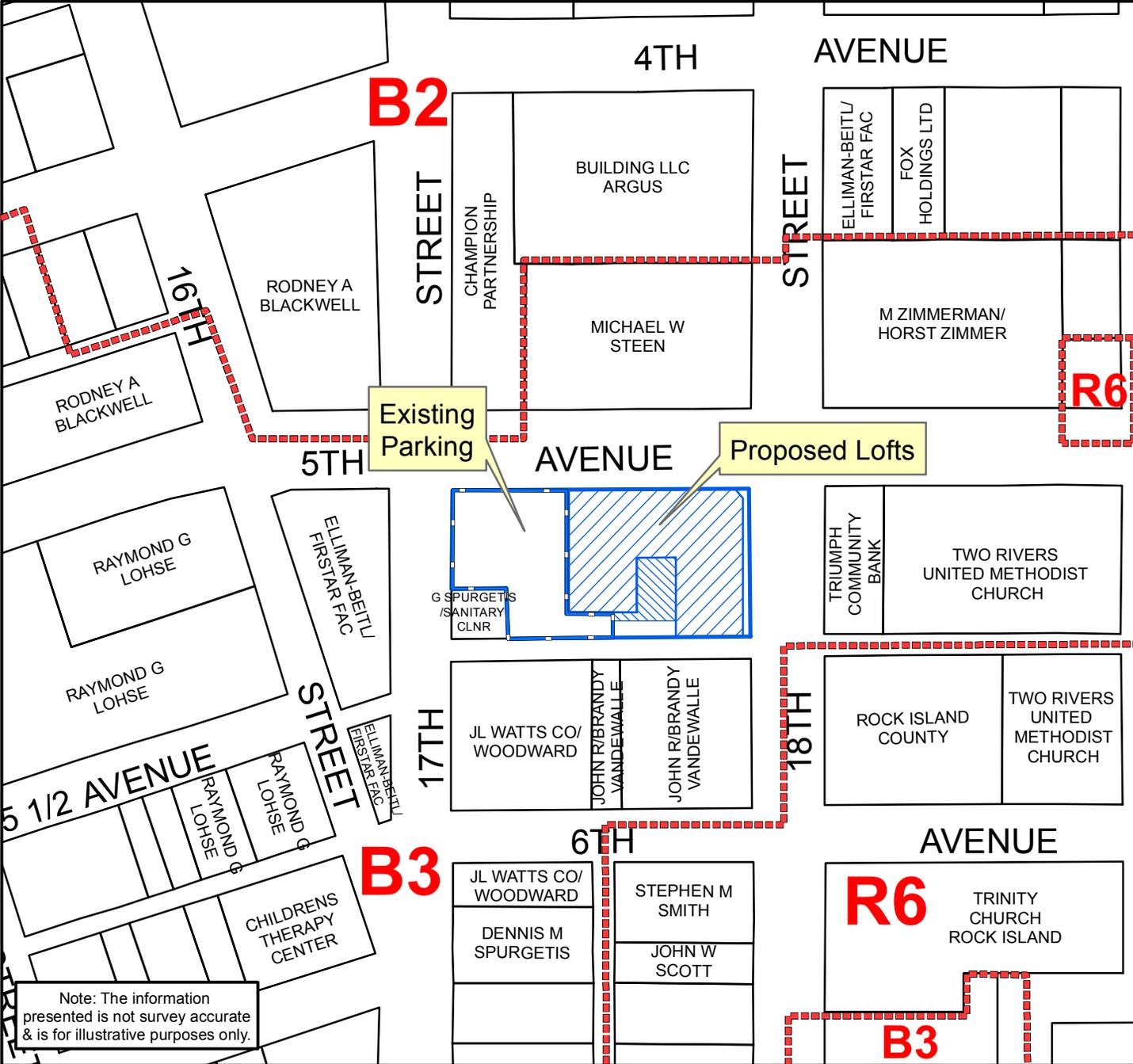
The first floor former vehicle service area is proposed to be used for indoor parking. The surface parking lot to the west of the structure will be stripped for surface parking. A site plan identifying how many parking spaces are proposed is not yet available. It appears that the surface parking lot could yield up to 50 or 60 parking spaces, while maintaining the same access points off of 5<sup>th</sup> Avenue, 17<sup>th</sup> Street and the east/west alley to the south of the site.

The applicant is seeking B-2 zoning to fit in with its “urban-style loft” approach. The site is at the edge of current B-2 zoning, but the proposed improvements are similar to other adaptive re-use and new residential construction developments in the downtown. Currently, B-3 zoning would not allow residential uses within that zoning district. The upper story residential use with commercial uses on a ground floor is similar in concept and use to other downtown developments. Finally, the B-2 zoning district does not require off street parking and has a zero lot line setback if adjacent to other business zoning.

Recommendation:

Staff recommends approval of the rezoning because it is proposed to be a mixed commercial and residential use that conforms in concept to the urban mixed use land use designation in the Comprehensive Plan and is a reasonable expansion of the downtown business zoning in the area.

# PLANNING COMMISSION



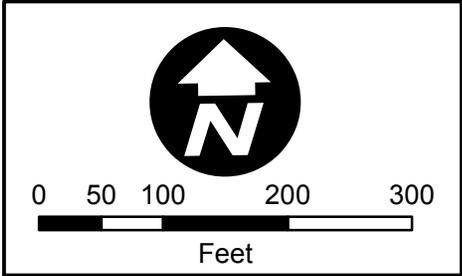
**PLANNING COMMISSION**  
**2016-1**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



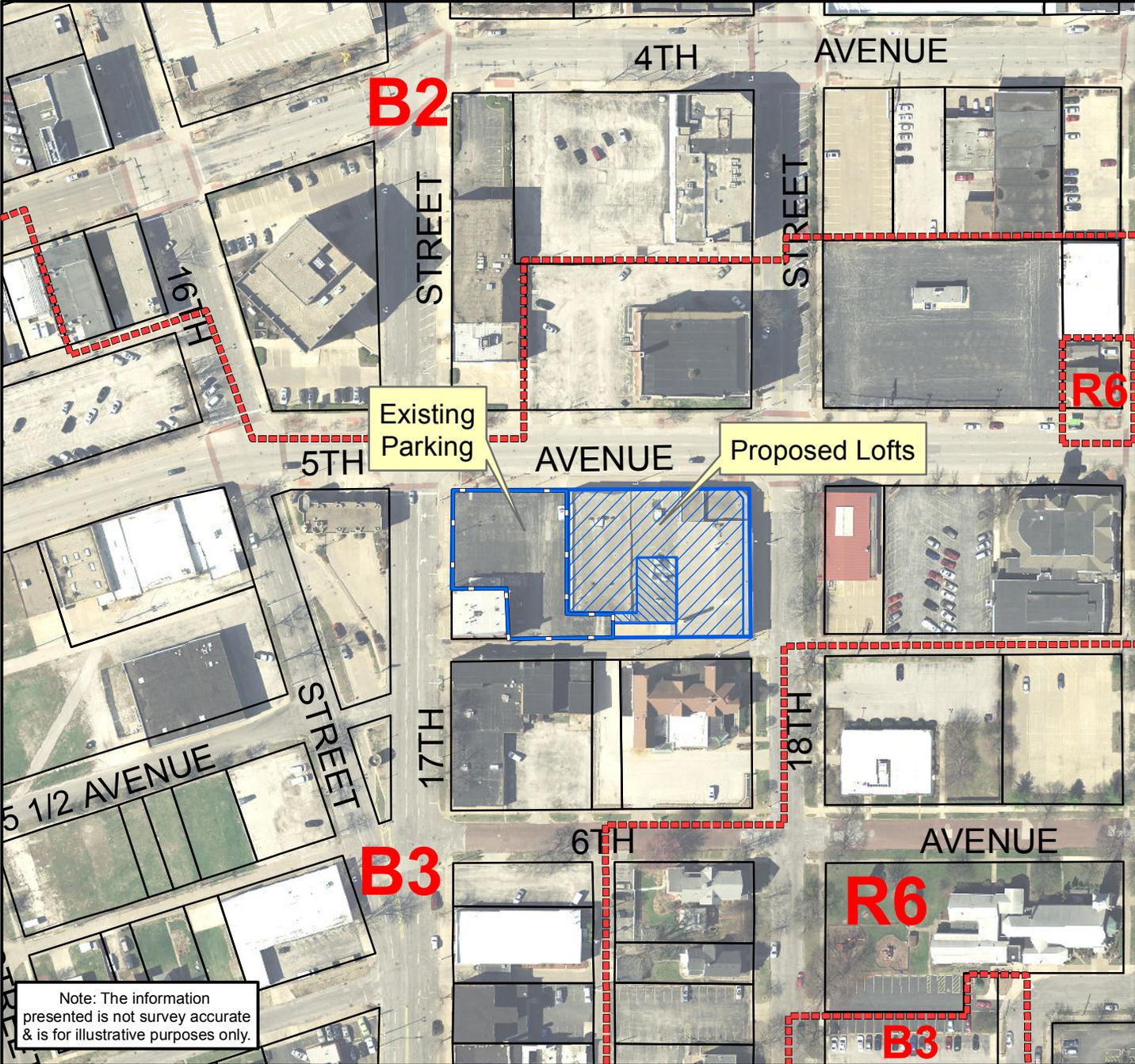
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

**ROCK ISLAND**  
 ILLINOIS

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

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2016-1 Aerial**

**Legend**

- Parcels
- Subject Property

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APPR. BY:     B.G./A.F.    





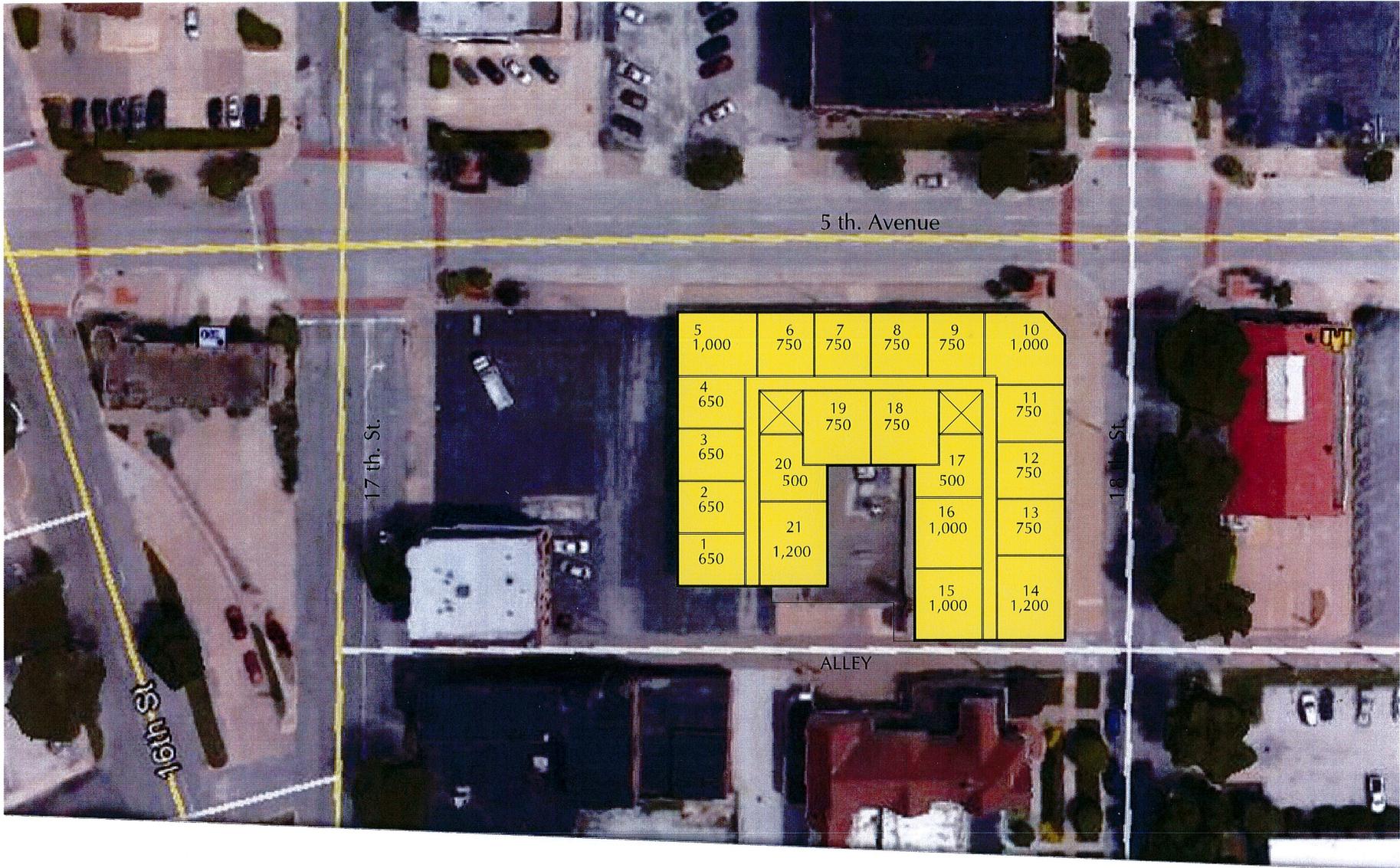
0    50    100    200    300  
Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS



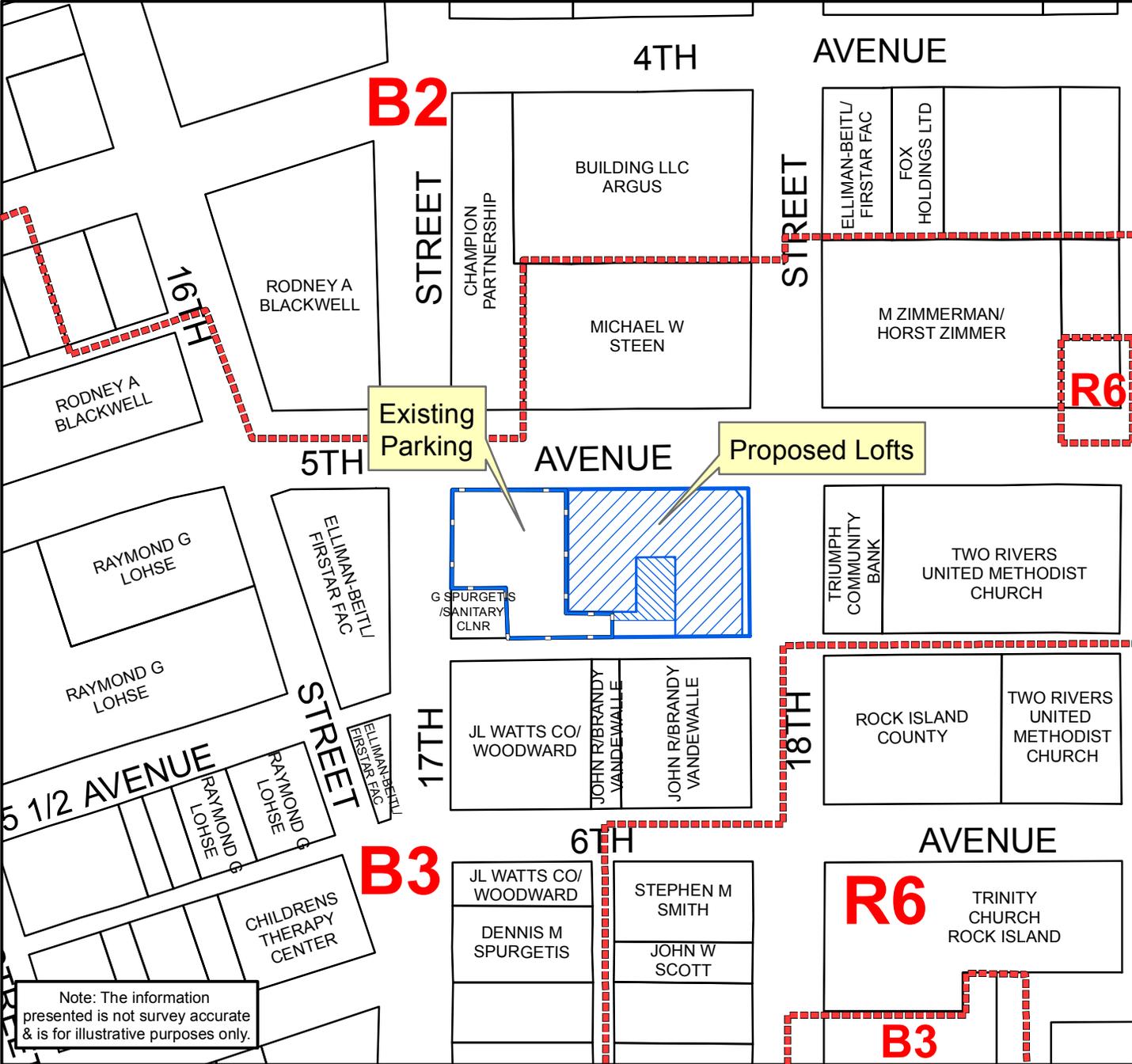
EXISTING FOOTPRINT = +/- 24,900 sq. ft.  
 PROPOSED SECOND FLOOR = +/- 21,500 sq. ft.

North  
**SITE PLAN**  
 SCALE: 1" = 20'-0"

FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS, TYP.



# PLANNING COMMISSION



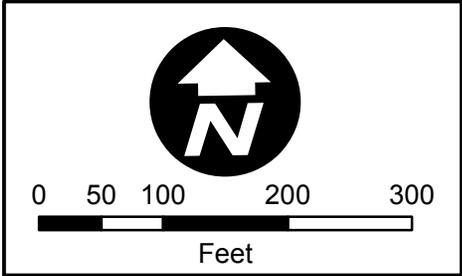
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**2016-1**

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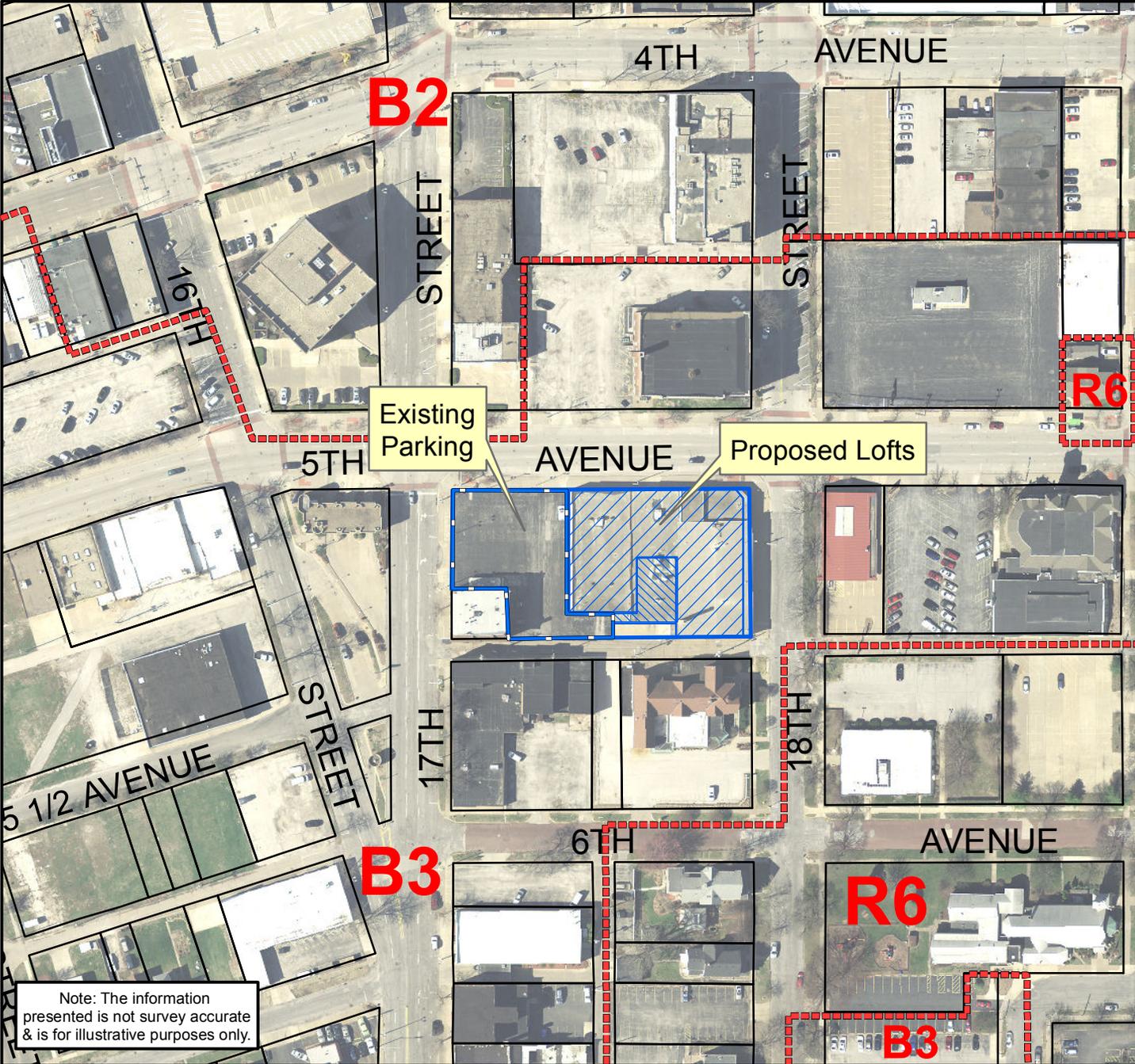
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# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2016-1 Aerial**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

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0    50    100    200    300

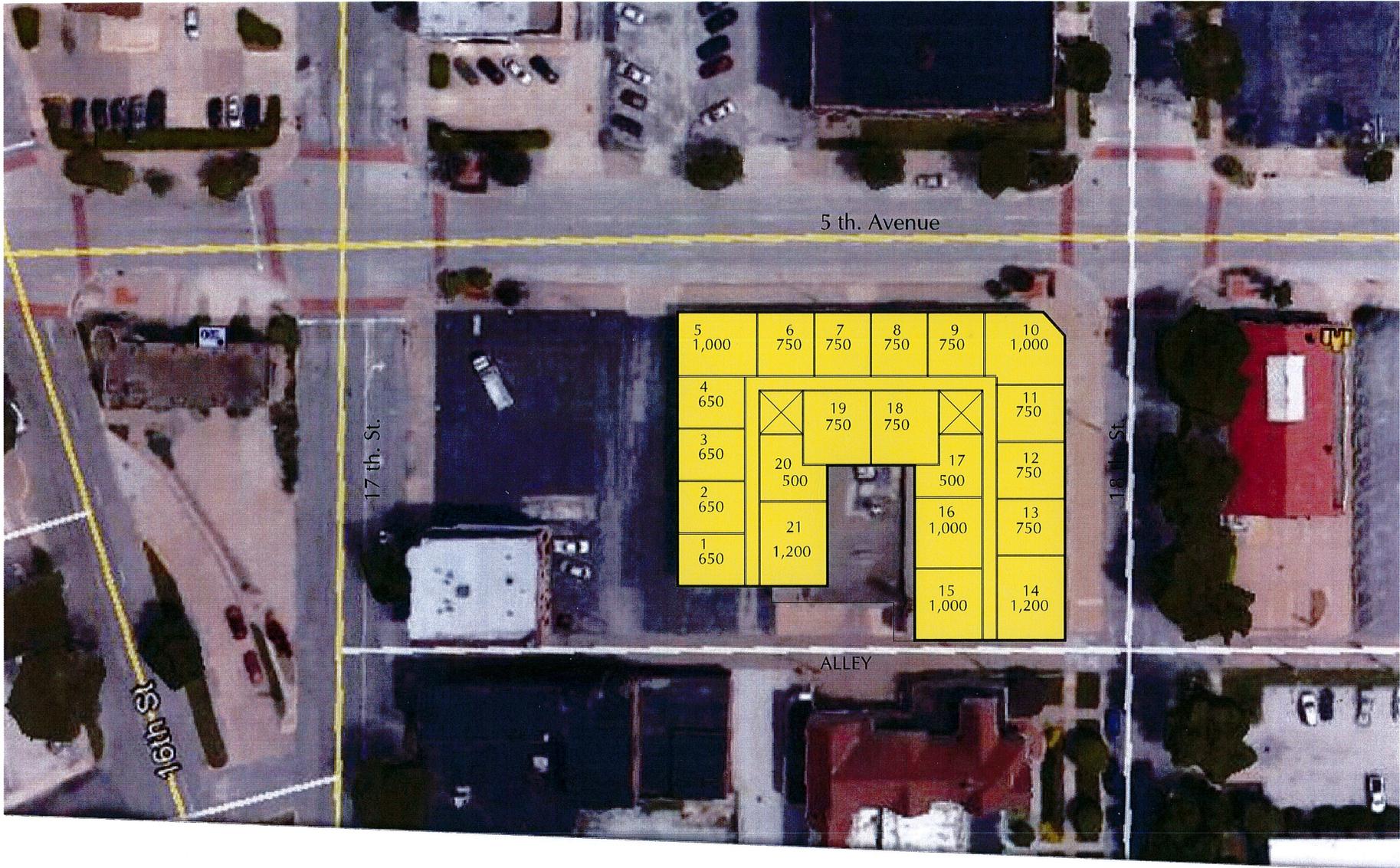
Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS



EXISTING FOOTPRINT = +/- 24,900 sq. ft.  
 PROPOSED SECOND FLOOR = +/- 21,500 sq. ft.

North  
**SITE PLAN**  
 SCALE: 1" = 20'-0"

FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS, TYP.

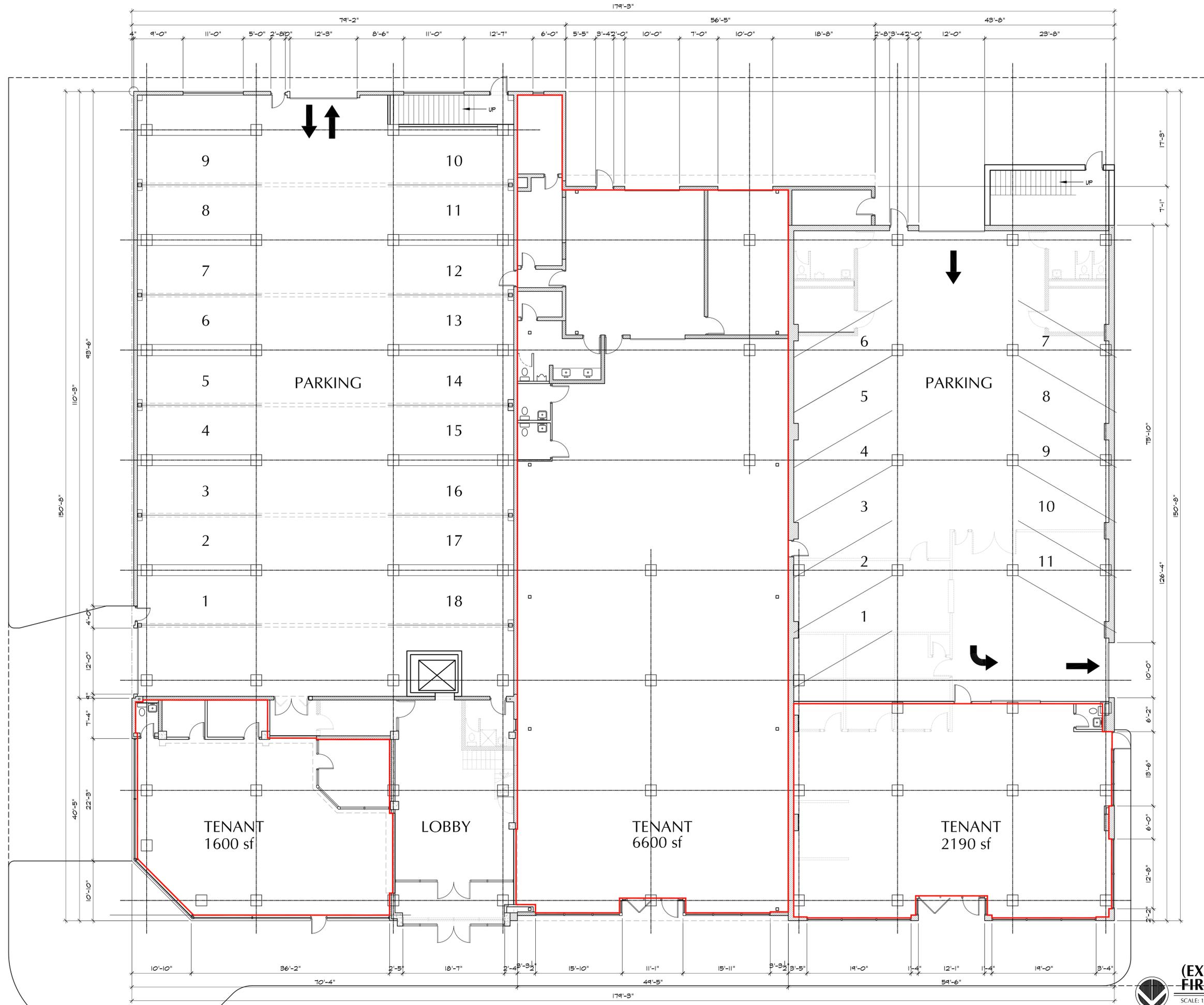


**RIEGG  
ZIMMERMAN LOFT APARTMENTS**  
 1740 5TH AVENUE, ROCK ISLAND, IL 61201

ISSUE RECORD  
PRELIM 1-29-2016

PROJECT  
**1575**  
NUMBER

SHEET  
**A1.11**  
NUMBER



**(EXISTING)  
FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"





ARCHITECTS  
& INTERIOR  
DESIGNERS, PC

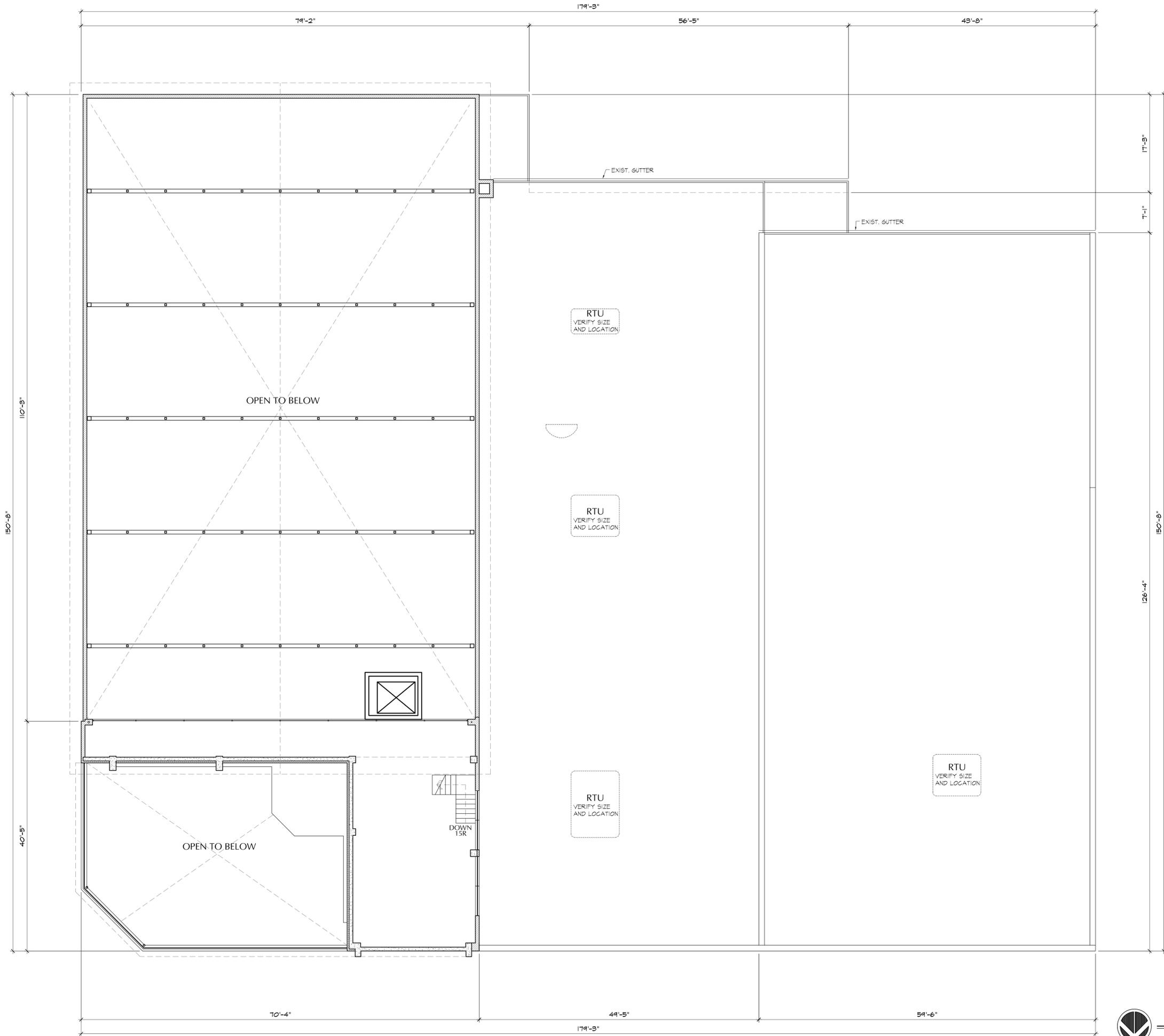
201 W. 2ND ST. (608)  
DAVENPORT, IOWA  
PH. 563/326-2555  
DAV@SGGM.NET

RIEGG  
ZIMMERMAN LOFT APARTMENTS  
1740 5TH AVENUE, ROCK ISLAND, IL 61201

ISSUE RECORD  
PRELIM 1-29-2016

PROJECT  
1575  
NUMBER

SHEET  
A1.21  
NUMBER



(EXISTING)  
SECOND FLOOR PLAN  
/ MEZZANINE / ROOF

SCALE: 1/8" = 1'-0"



ARCHITECTS  
& INTERIOR  
DESIGNERS, PC

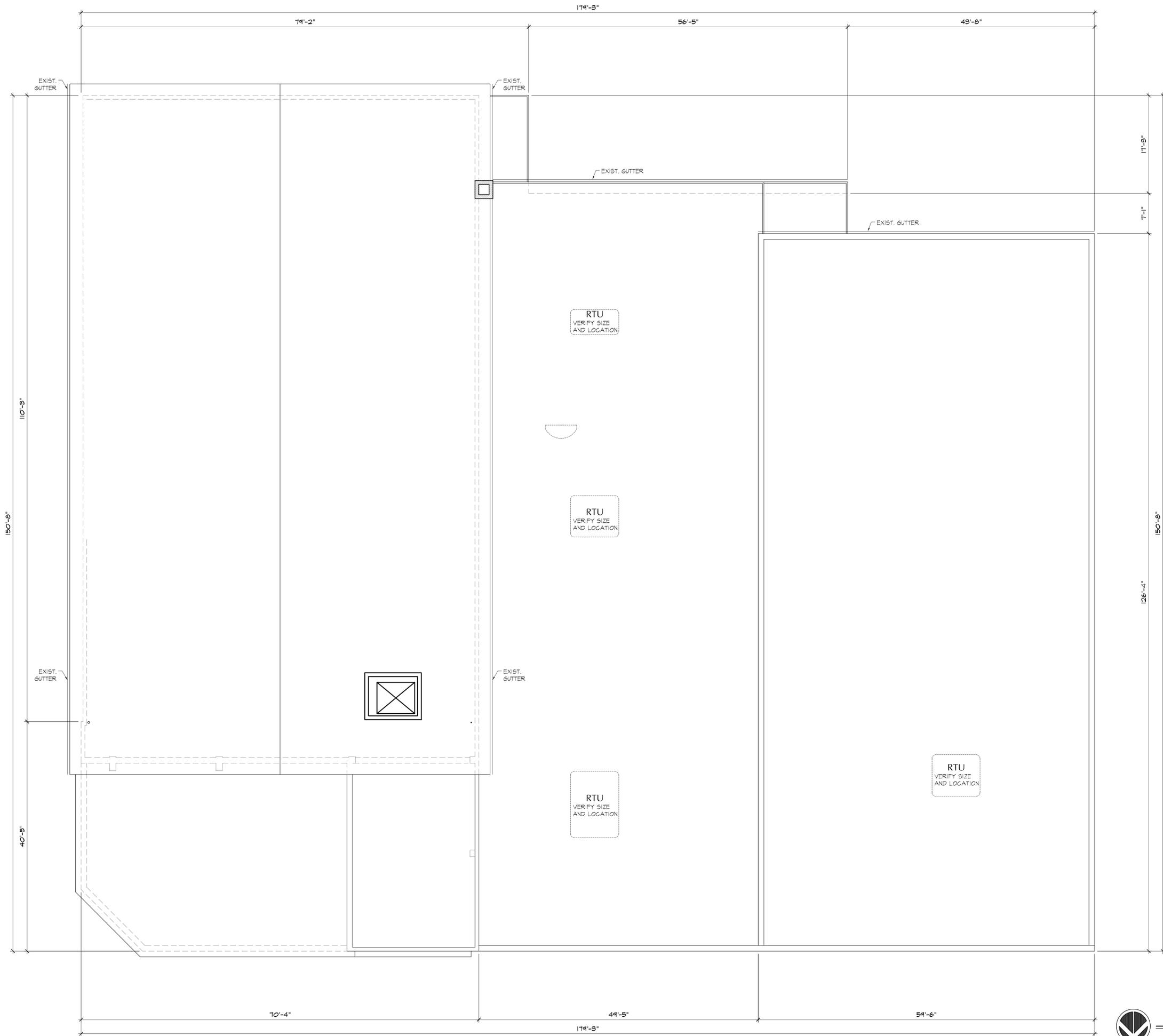
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RIEGG  
ZIMMERMAN LOFT APARTMENTS  
1740 5TH AVENUE, ROCK ISLAND, IL 61201

ISSUE RECORD  
PRELIM 1-29-2016

PROJECT  
1575  
NUMBER

SHEET  
A1.31  
NUMBER



(EXISTING)  
THIRD FLOOR PLAN  
/ ROOF / INTERSTITIAL

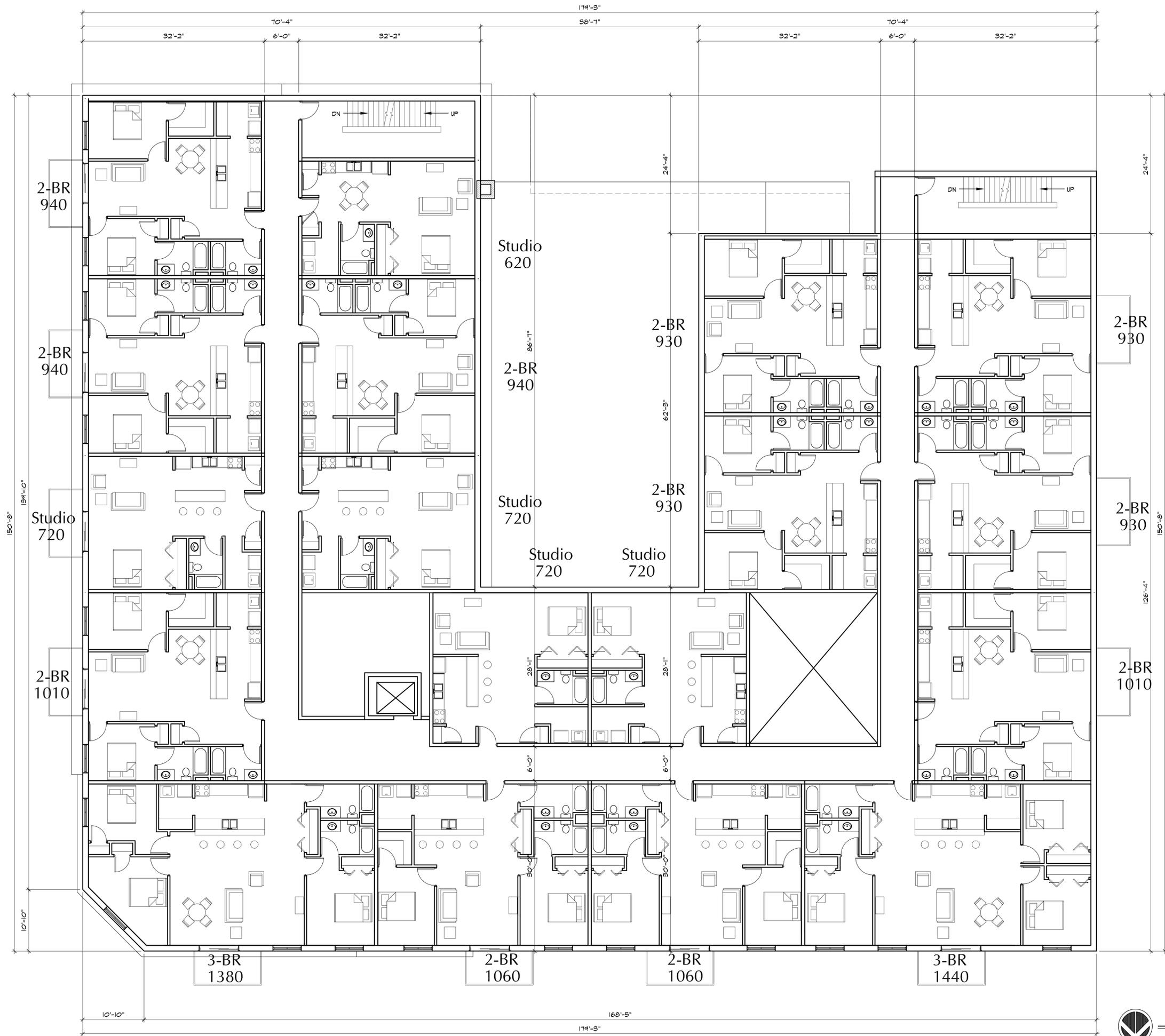
SCALE: 1/8" = 1'-0"

**RIEGG  
ZIMMERMAN LOFT APARTMENTS**  
 1740 5TH AVENUE, ROCK ISLAND, IL 61201

ISSUE RECORD  
 PRELIM 1-29-2016

PROJECT  
**1575**  
 NUMBER

SHEET  
**A1.41**  
 NUMBER

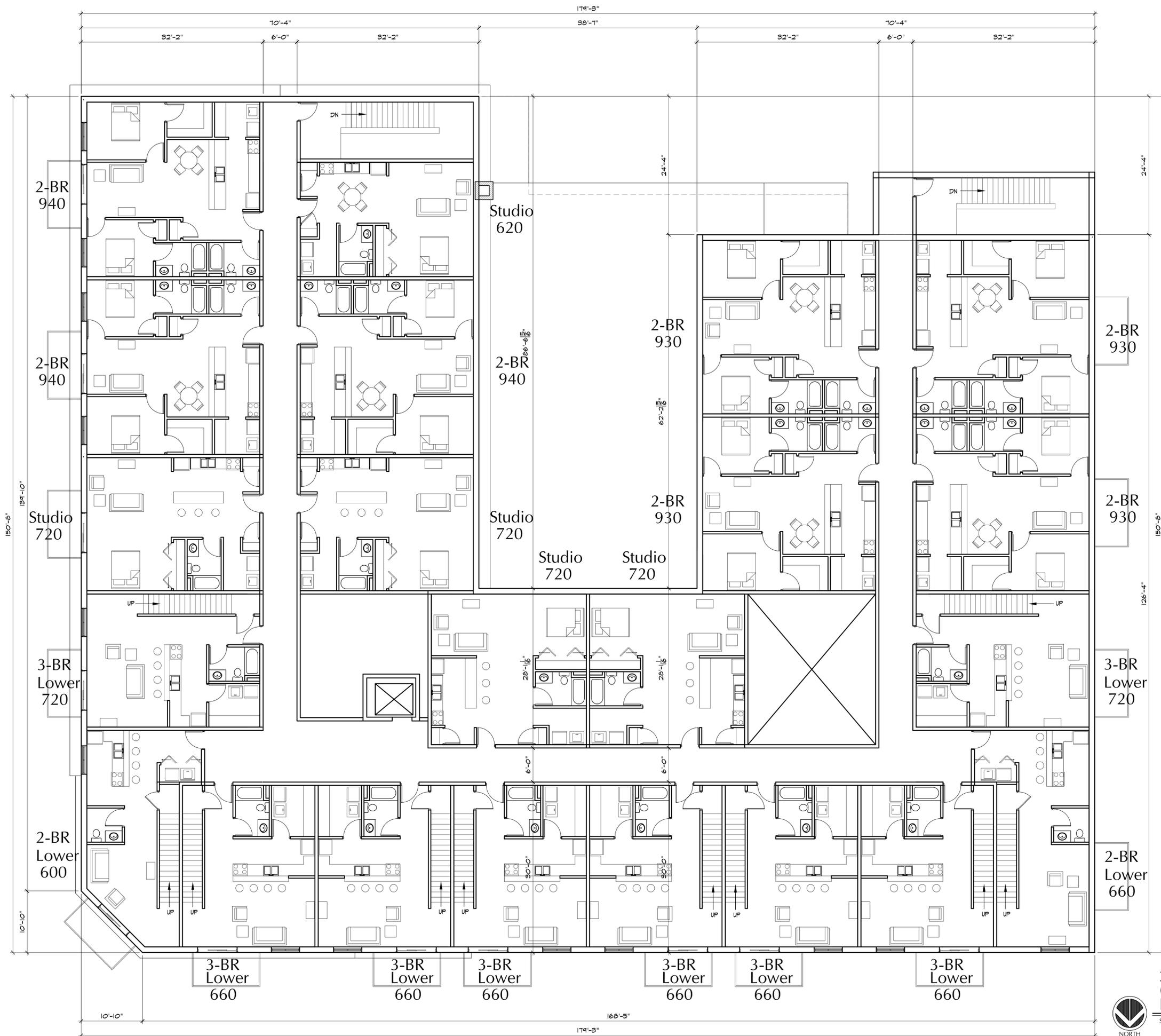


10	Studios
20	2 Bedroom
10	3 Bedroom
40	Units Total

**22,163 S.F.**  
**(PRELIM. LAYOUT)**  
**THIRD FLOOR PLAN**



SCALE: 1/8" = 1'-0"



**22,163 S.F.**  
**(PRELIM. LAYOUT)**  
**FOURTH FLOOR PLAN**



SCALE: 1/8" = 1'-0"



ARCHITECTS  
& INTERIOR  
DESIGNERS, PC

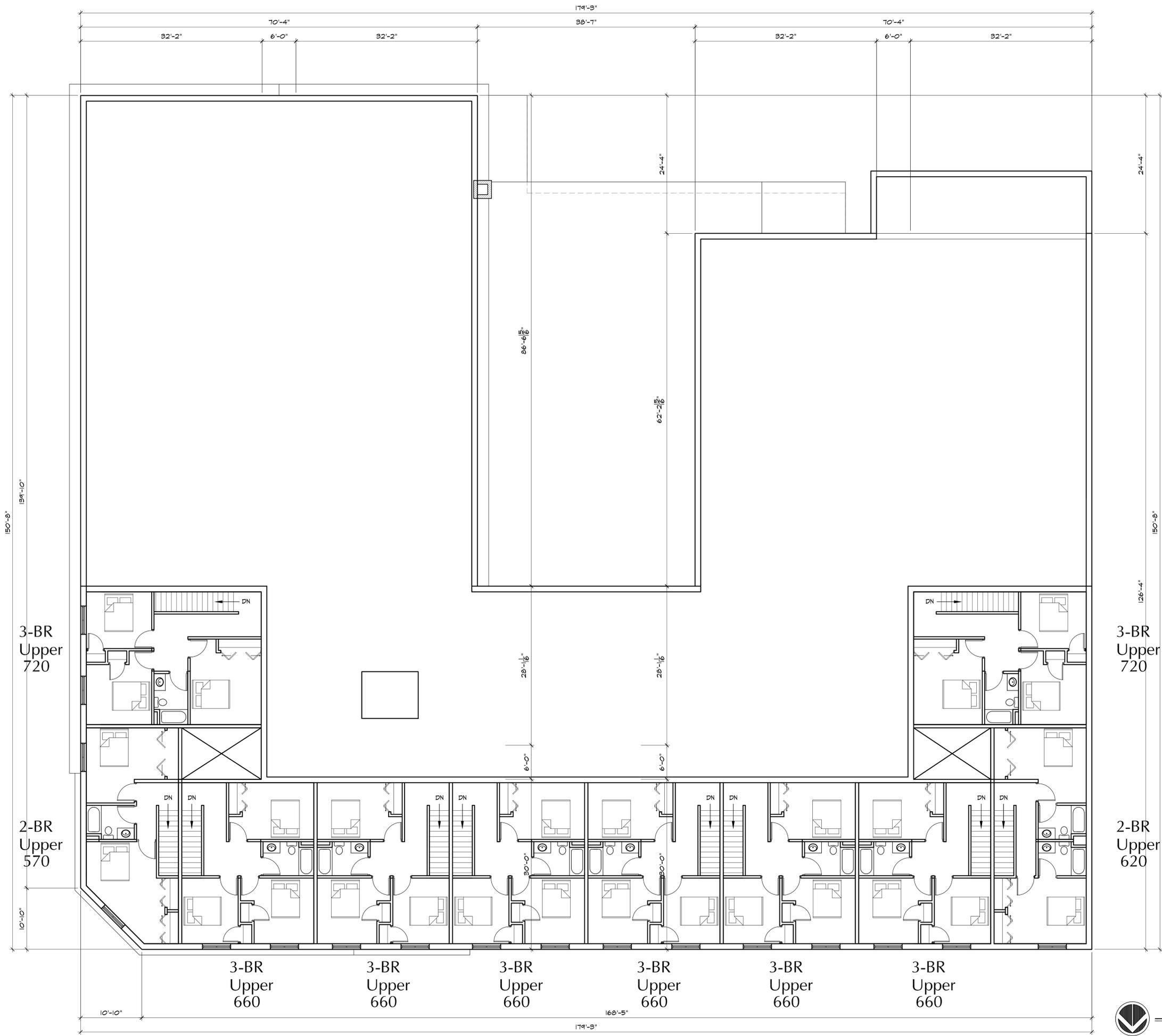
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DAV@SGGM.NET

RIEGG  
ZIMMERMAN LOFT APARTMENTS  
1740 5TH AVENUE, ROCK ISLAND, IL 61201

ISSUE RECORD  
PRELIM 1-29-2016

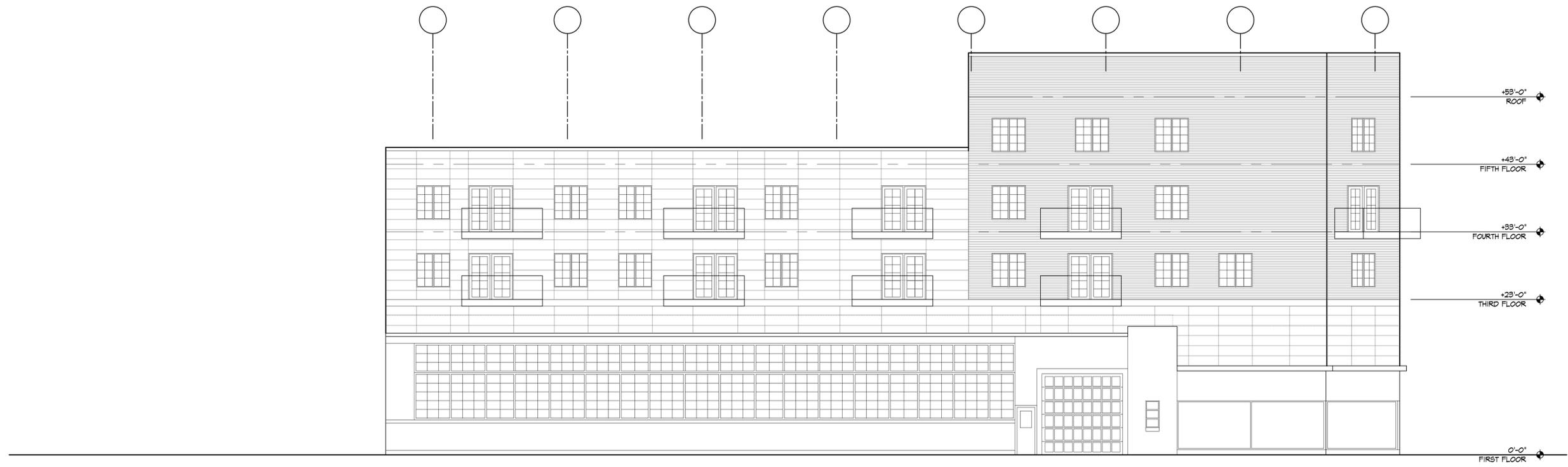
PROJECT  
1575  
NUMBER

SHEET  
A1.61  
NUMBER



22,163 S.F.  
(PRELIM. LAYOUT)  
FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"