



Planning & Zoning Commission Meeting Agenda
June 2, 2025 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

- 1. Call to Order**
- 2. Roll Call**
Michael Creger, Reshanda Johnson, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright
- 3. Public Comment**
- 4. Minutes**
- 5. Old Business**
- 6. Public Hearings**
 - a. 2025-14: Public hearing request from Cathy Terrell to consider a variance from the Rock Island Zoning Ordinance for property at 605 10th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
 - b. 2025-15: Public hearing request from SAL Community Services to consider a rezoning from B-1(neighborhood business) and R-2 (one-and-two-unit residential) districts to B-3 (community business) district with an accompanying subdivision plat and variances from the Rock Island Zoning Ordinance for multiple properties at 2101, 2117, and 2125 11th Street; 1110 and 1114 21st Avenue; and 2100, 2106, 2108, 2112, 2116 and 2130 12th Street.
RC Roll Call vote is needed.
- 7. Other Business/New Business**
- 8. Adjourn**

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2025-14: Public hearing request from Cathy Terrell to consider a variance from the Rock Island Zoning Ordinance for property at 605 10th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
Date: June 2, 2025

Introduction and Background Information:

Applicant:
Cathy Terrell

Location:
605 10th Street

Size of Property:
The property measures approximately 12,763 square feet with about 81 feet of frontage along 10th Street and 160 feet of frontage along 6th Avenue.

Topography:
The property slopes from north to south by approximately 2 feet and sits slightly above street level.

Zoning History:
None

Existing Land Use & Zoning:
The property is zoned R-2 (one and two unit residential) district. To the north are properties zoned O-1 (small office), to the east are properties zoned B-3 (community business), and to the south and west are properties zoned R-2 (one and two unit residential) district.

Project Details:
The applicant wants to install a six (6) foot-tall tight board wooden fence along 6th Avenue. A variance is needed because the Zoning Ordinance requires that fences located in a yard adjacent to a public street of residential zoned property be no more than four (4) feet in height. (Article XI, Section 13).

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Install a six (6) foot-tall tight board wooden fence along 6 th Avenue	Fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height (Article XI, Section 13)

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The Commission will make the final decision regarding this request. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variances	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff reason that the property can yield a reasonable return without the variance. A sizable portion of the backyard could be fenced in by a 6ft fence that is comparable to neighboring properties.	No
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The property sits on a corner lot and has two front yards. The property is also adjacent to more intense zoning districts. Staff contend that the combination of these factors warrants a unique circumstance for the east side of the property, but does not apply to the area west of the driveway where the applicant wants to put the 6ft fence. The appropriate 4ft fence height can still be met in that area and provide privacy.	Yes, but only for the portion of the property between the existing driveway and alleyway.
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed	Staff reason the 6ft fence height between the driveway and alley with the 6ft setback will not alter the character of the neighborhood as it borders more intense zoning districts.	Yes, but only for the portion of the property between the existing driveway and

by other properties in the same zoning district and in the vicinity.	However, the 6ft fence height will alter the character of the neighborhood west of the driveway since that area is more residential in nature and would also block the house.	alleyway.
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Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission *deny* the 6ft fence height west of the existing driveway along 6th Avenue as the property can yield a reasonable return, there is no unique circumstance and the fence height will alter the character of the neighborhood at that location.

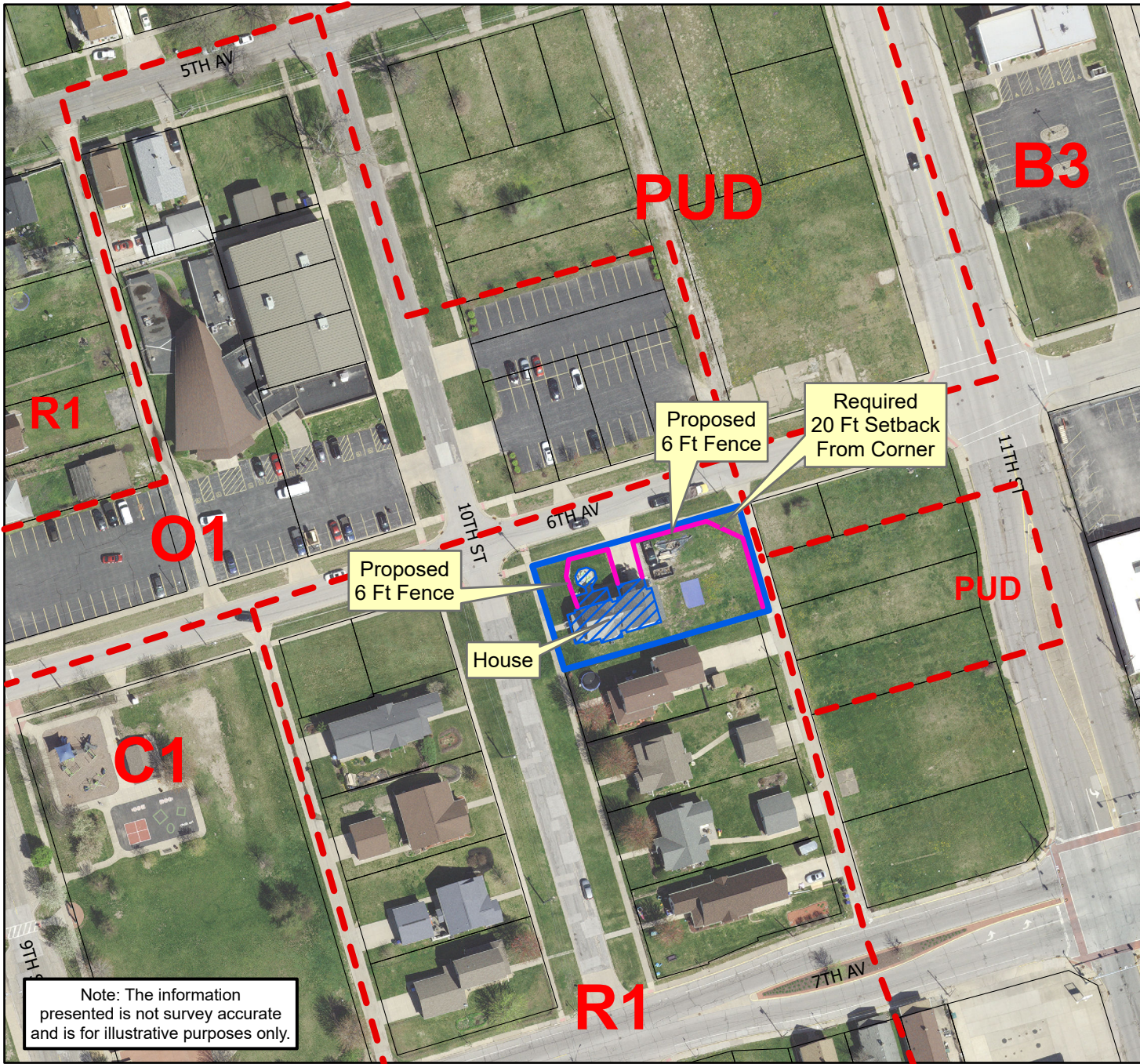
However, the Community Development Department recommends that the Commission *approve* the 6ft fence height between the driveway and the alley as the property cannot yield a reasonable return, and the fence height will not alter the character of the neighborhood. The following stipulation is recommended for the approval.

1. The 6ft tall fence between the driveway and the alley must be setback 6ft from the property line adjacent to 6th Avenue and must meet intersection setback requirements.

Submitted by: Eunice Amissah-Mensah, Urban Planner





Approved by:

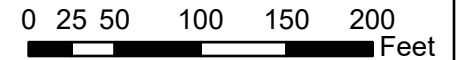
605 10th Street 6 Ft Fence Variance



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

PZ Case 2025-14

-  Subject Property
-  Parcels
-  Zoning District
-  6 Foot Fence

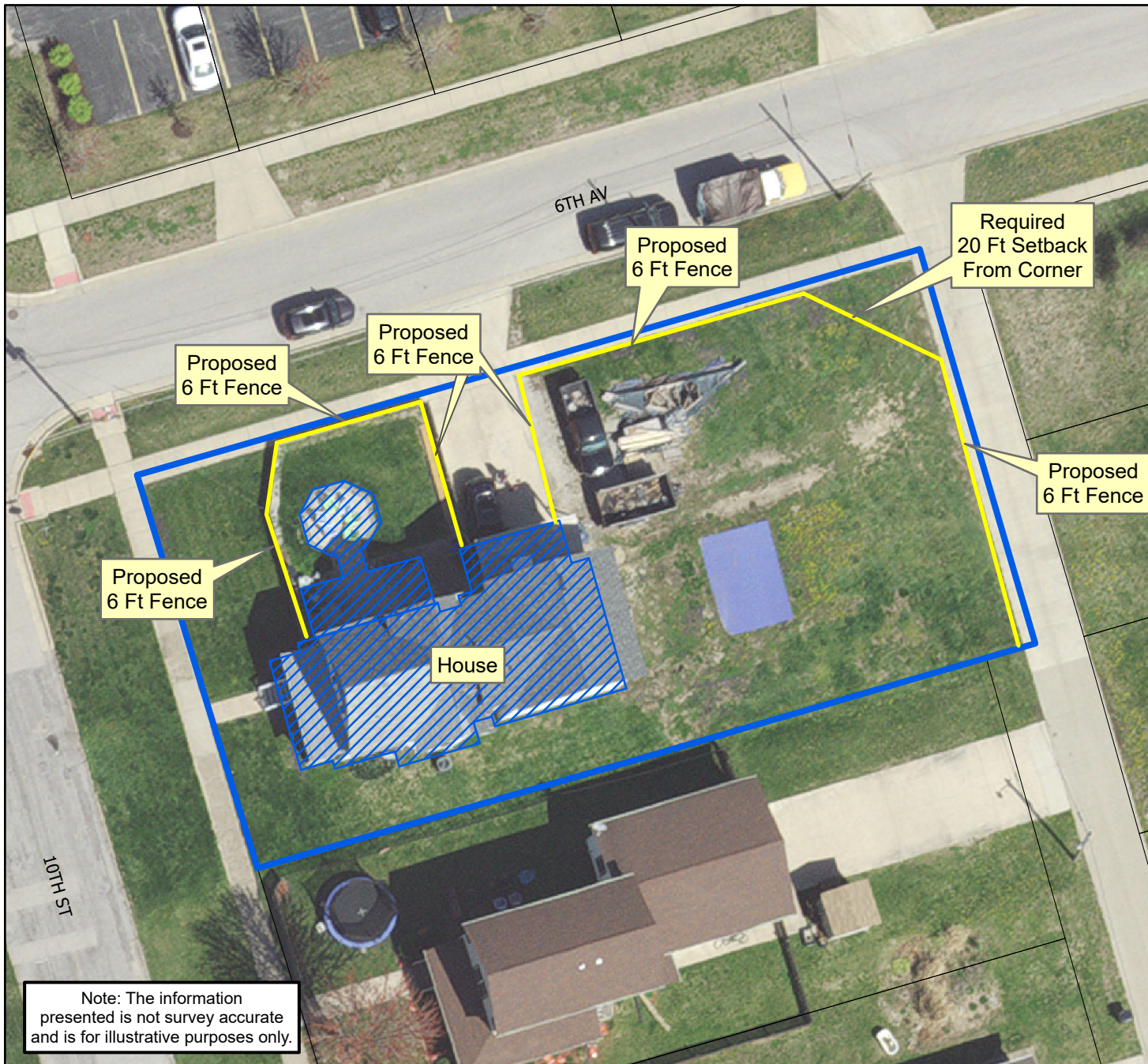


City of Rock Island



COMMUNITY DEVELOPMENT
DEPARTMENT



605 10th Street Fence Location



Location Map

-  Subject Property
-  Parcels



0 5 10 20 30 40 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing the subject property



Figure 2: Photo showing the current fence height from the corner of 10th Street and 6th Avenue



Figure 3: Photo showing property and proposed fence location from corner of 6th Avenue and Alley



Figure 4: Photo showing property from the alley towards 6th Avenue

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2025-15: Public hearing request from SAL Community Services to consider a rezoning from B-1(neighborhood business) and R-2 (one-and-two-unit residential) districts to B-3 (community business) district with an accompanying subdivision plat and variances from the Rock Island Zoning Ordinance for multiple properties at 2101, 2117, and 2125 11th Street; 1110 and 1114 21st Avenue; and 2100, 2106, 2108, 2112, 2116 and 2130 12th Street.
RC Roll Call vote is needed.
Date: June 2, 2025

Introduction and Background Information:

Requested Action:

SAL Community Services has filed an application to consider a rezoning from B-1 (neighborhood business) and R-2 (one-and-two-unit residential) districts to B-3 (community business) district with an accompanying subdivision plat and variances from the Rock Island Zoning Ordinance.

Property Location:

PINs 1602312021, 1602322001, 1602322003, 1602322002, 1602312022, 1602312027, 1602312028, 1602312029, 1602312030, 1602312031, 1602312032 in South Rock Island Township, also respectively known as 2101, 2117, and 2125 11th Street; 1110 and 1114 21st Avenue; and 2100, 2106, 2108, 2112, 2116 and 2130 12th Street in Rock Island, Illinois.

Previous Zoning Action:

None

Size of Properties:

The properties measure 96,849 square feet (approximately 2 acres).

Background Information:

SAL Community Services proposes to build a daycare center with a community room and office spaces, which requires a rezoning to B-3. In addition, variances are needed to locate a garage and dumpster enclosure in the front yard along 12th Street as the Zoning Ordinance requires that accessory structures be located in the side or rear yard, and dumpster enclosures be located in the rear yard (Chapter 11, Sec. 6-A & Sec. 23-G). A variance is also needed for window coverage on the west facade of the building, which will have less than the required 40% coverage at approximately 24% (Chapter 11, Sec. 23-f). Additionally, the project will also include a re-subdivision of the area and a vacation of the adjacent alley to support the development.

Building Layout & Design:

The project involves a proposed 2-story building that will be approximately 32,500 square feet and will house a daycare center, office spaces, and a community room. The building's primary frontage will be facing 21st Avenue. The site plan also includes an adjacent parking area and proposed locations for a garage and dumpster enclosure.

Parking & Access:

The Zoning Ordinance requires daycare centers to have one (1) off-street parking space for every ten (10) children served, plus one per institutional vehicle. Additionally, the Zoning Ordinance requires four (4) parking spaces per one thousand (1,000) square feet of office space and one (1) parking space for every three (3) maximum patrons of a community center. The site is planned to have 67 parking spaces with the potential for another 11 spaces across 21st Avenue through a partnership with the church. This is ample parking for the proposed uses. Access to the site is planned to be made available via 11th Street, 21st Avenue, and 12th Street with a pick-up/drop-off area on the north side of the building. The applicant is working with the IDOT to obtain a permit for 11th Street access.

Signage:

Signs are proposed on the west and north facades. The subject property will have to comply with the sign requirements for B-3 zoning districts.

Landscaping & Lighting:

Parking lot landscaping will be required for the property. The Zoning Ordinance also requires bufferyards when adjoining zoning districts of less intensity. A Type C buffer will be required on the south side of the property adjacent to the residential zoning district.

Requested Action(s) and Affected Requirements:

The request is for a rezoning and variances from the Zoning Ordinance as described in Table 1.

Table 1

Request	Requested Action	Affected Zoning Requirements
Rezoning	From B-1 (neighborhood business) and R-2 (one-and-two-unit residential) districts to B-3 (community business) district	NA
Variance	Locate a garage and dumpster enclosure in the east front yard along 12 th Street.	Accessory structures are to be located in a side or rear yard and dumpster enclosures be located in the rear yard (Chapter 11, Sec. 6-A & Sec. 23-G).
Variance	Have 24% window coverage on the west facade.	Street-facing facades are required to have 40% window coverage (Chapter 11, Sec. 23-f).

Staff Analysis for the Rezoning Request:

The Comprehensive Plan identifies "Community Business" land use for the site. The community business land use category includes business and office land uses, which serve the entire community and visitors from nearby communities. Community business land uses are focused on the City's main arterial streets such as 11th Street, 18th Avenue, and Blackhawk Road. Staff reason that the rezoning fits this description and is generally consistent with the City's future land use map.

Additionally, the B-3 (community business) district is intended to provide for major businesses which serve a significant segment of the population. The district may provide for a variety of retail goods and services. While daycare centers are allowed in B-1 zoning districts, the development will serve a larger segment of the community and best fits the B-3 zoning district. The property is also bordered by B-3 zoning districts to the south, so staff reason that the proposed rezoning is compatible.

Lastly, the site is capable of handling the proposed use. There is ample room for parking, landscaping, and bufferyards. As previously stated, the Zoning Ordinance requires bufferyards when adjoining other zoning districts of less intensity. The landscaping required on the south side will mitigate potential visual or noise impacts between the proposed use and the existing residential properties. The property will also have sufficient access to 11th Street, 21st Avenue, and 12th Street.

Overall, the proposed rezoning aligns with the City's long-term plan for the properties and is compatible with the surrounding neighborhood. The applicant will also be re-subdividing the property to combine the 11 parcels that make up the site. An alleyway vacation is also necessary and will be considered by the City Council along with the zoning requests.

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommending vote regarding this request since the property is business-zoned and over 20,000 square feet. Tables 2 and 3 include conditions to authorize variances with the corresponding staff analysis and conclusion on whether the condition is met.

Table 2: Locate a garage and dumpster enclosure in the east front yard along 12th Street.

Conditions to Authorize Variances	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property cannot yield a reasonable return. The dumpster and garage are situated in the most practical and efficient location relative to the site and building's layout, since the property has three (3) front yards.	Yes
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	There is a unique circumstance. The property has an unusual configuration with three (3) front yards: along 11 th Street, 12 th Street and 21 st Avenue. This creates a challenge in meeting the accessory structure and dumpster location requirements, which assumes a property with only one frontage and a traditional side or rear yard. Having three (3) frontages makes it impractical for the development to meet this requirement.	Yes
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the	Staff reason the dumpster enclosure and garage locations will not alter the character of the neighborhood. Technically, 12 th Street will function as the "rear yard" relative to the main building's	Yes

same zoning district and in the vicinity.	orientation on the site. Staff conclude it would not be unsightly to have the garage and dumpster enclosure located along 12 th Street.	
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Table 3: Have 24% window coverage on the west facade.

Conditions to Authorize Variances	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property cannot yield a reasonable return without the variance. The proposed childcare use needs some degree of privacy. The rooms on the west side of the building include an infant room, sprinkler and mechanical closet, and a nurse's office, which do not lend themselves to having a lot of window coverage. If anything, staff would recommend having additional windows in the offices at the northwest corner of the building.	Yes
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	There is a unique circumstance. The property has an unusual configuration with three (3) front yards: 11 th Street, 12 th Street and 21 st Avenue. This triggers the 40% window coverage requirement on three (3) sides of the building. The project architect notes that the north and east sides of the building will have 46% and 48% window coverage respectively. Taken together, the average coverage of the west, north, and east facades comes out to 40%.	Yes
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff conclude that the variance will not alter the character of the neighborhood. The west facade will still have window coverage, but is not the "primary" facade. The facade will also be softened by landscaping and have architectural interest with different materials and varying elevations of the exterior wall.	Yes

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

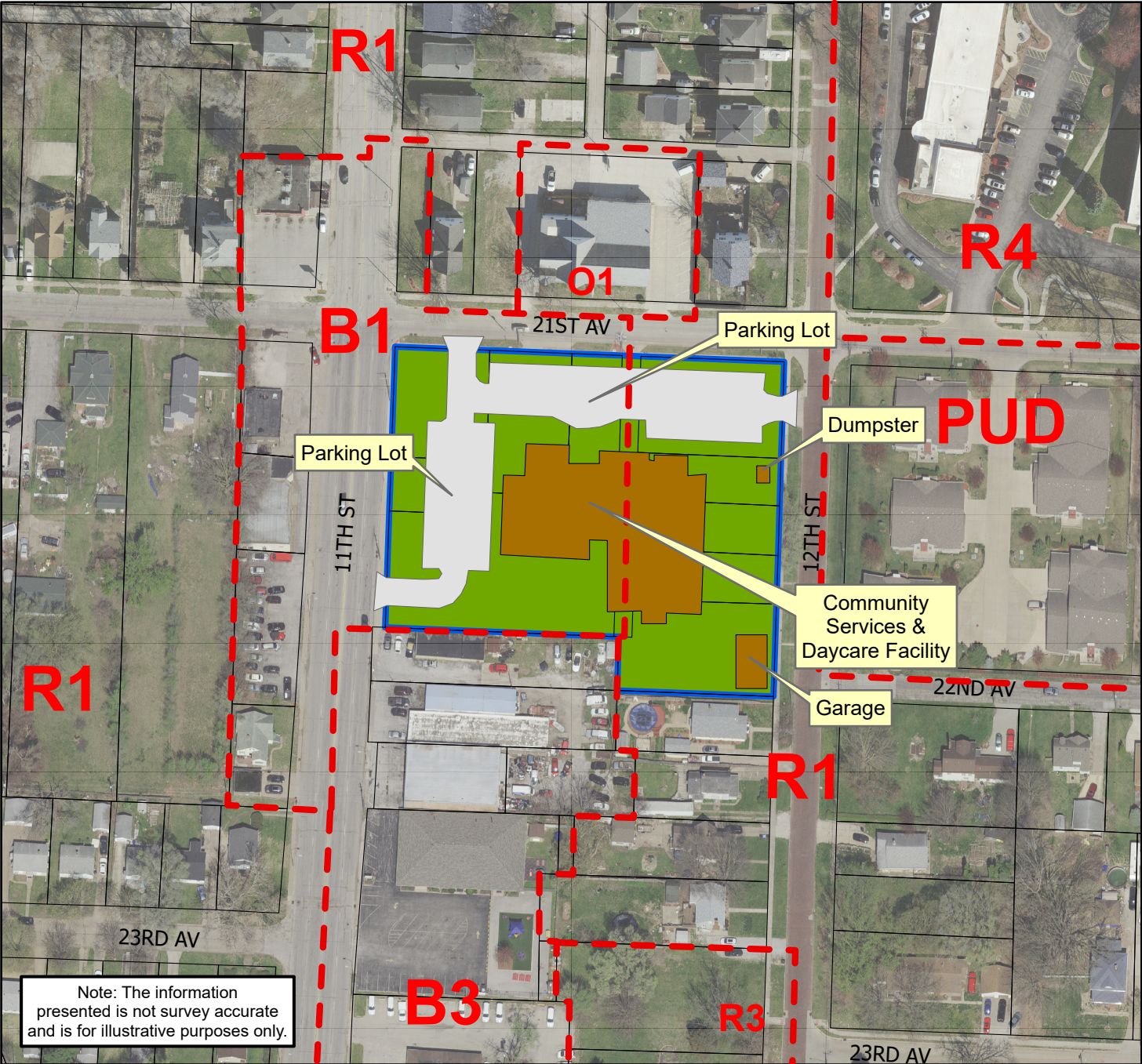
Based on the staff analysis, the Community Development Department recommends that the Planning & Zoning Commission do the following:

1. Pass a recommendation to the City Council that the rezoning request and the accompanying subdivision plat be approved.
2. Pass a recommendation to the City Council that the variances to locate a garage and dumpster enclosure in the east front yard be approved as the property cannot yield a reasonable return without the variances, there are unique circumstances, and their locations will not alter the character of the neighborhood.
3. Pass a recommendation to the City Council that the window coverage variance be approved for the west facade (24%) since the property cannot yield a reasonable return without the variance, there are unique circumstances, and having less than the required amount of window coverage on that side will not alter the character of the neighborhood.

Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:


SAL Family & Community Services Variance and Rezoning



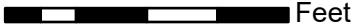
Note: The information presented is not survey accurate and is for illustrative purposes only.

PZ Case 2025-15

- Subject Property
- Parcels
- Zoning District
- Building
- Parking Lot/Drive




0 25 50 100 150 200 Feet



City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



ROCK ISLAND
ILLINOIS

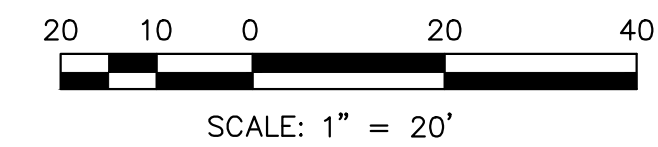
DRAFT
05-05-2025

ALLEN & FLEMMING'S ADDITION

**SKIP ALONG DAYCARE
FIRST ADDITION**
A RE-SUBDIVISION OF LOTS 1, 2 AND 3 OF FALDER
SUBDIVISION AND PART OF LOT 18, SARAH J AIKIN'S
SUBDIVISION OF THE MIDDLE THIRD OF THE SOUTH
HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2
WEST OF THE 4TH PRINCIPAL MERIDIAN,
IN THE CITY OF ROCK ISLAND,
ROCK ISLAND COUNTY, STATE OF ILLINOIS

THIS PLAT PREPARED FOR:
SAL Community Services
3800 Avenue of the Cities, Suite 108
Moline, Illinois 61265
Attn: Josh Cavanaugh
(309) 429-0724

NORTH IS BASED ON THE NORTH AMERICAN DATUM OF 1983,
ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE
(2011 ADJUSTMENT)



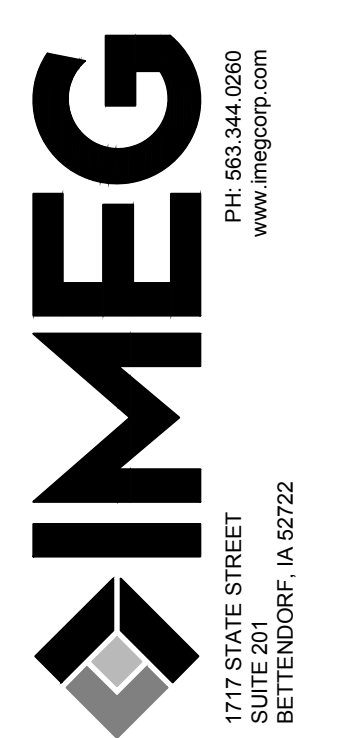
LEGEND

- REBAR, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- ▲ REBAR WITH CAP # _____, FOUND
- △ 5/8" REBAR WITH CAP #35-3125, SET
- 1/2" SQ. PIN, FOUND
- PIPE, FOUND
- SURVEY BOUNDARY
- PROPERTY LINE
- HISTORICAL LINE - AS NOTED
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

SUBDIVISION NOTES:

1. The surveyed tracts are located within Zone "X" or "Areas determined to be outside the 0.2% annual chance flood plain according to the F.E.M.A Flood Insurance Rate Map (F.I.R.M.) Map No. 17161C0305F Effective Date: April 5, 2010.
2. Distances are listed in feet and decimal part of a foot.
3. All monuments have been found or set as shown on this plat.
4. All public right of ways within the boundary of this subdivision have been vacated by Rock Island City Council resolutions. These resolutions may reserve Utility Easement rights in the vacated right of ways that have been marked and labeled as Utility Easement on this Subdivision Plat.

NO.	REVISIONS DESCRIPTION	DATE



SKIP A LONG DAY CARE FIRST ADDITION
Rock Island, Illinois
SUBDIVISION PLAT

IMEG Project No:
25000199.00

File Name:
25000199.00-SUBDIVISION.dwg

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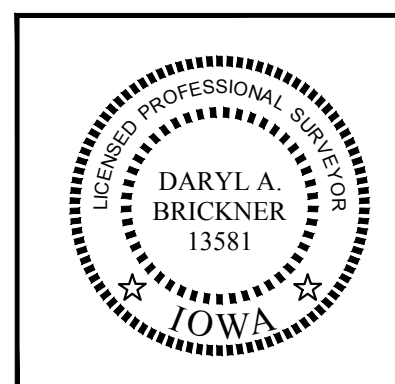
Field Book No:

Drawn By: DAB

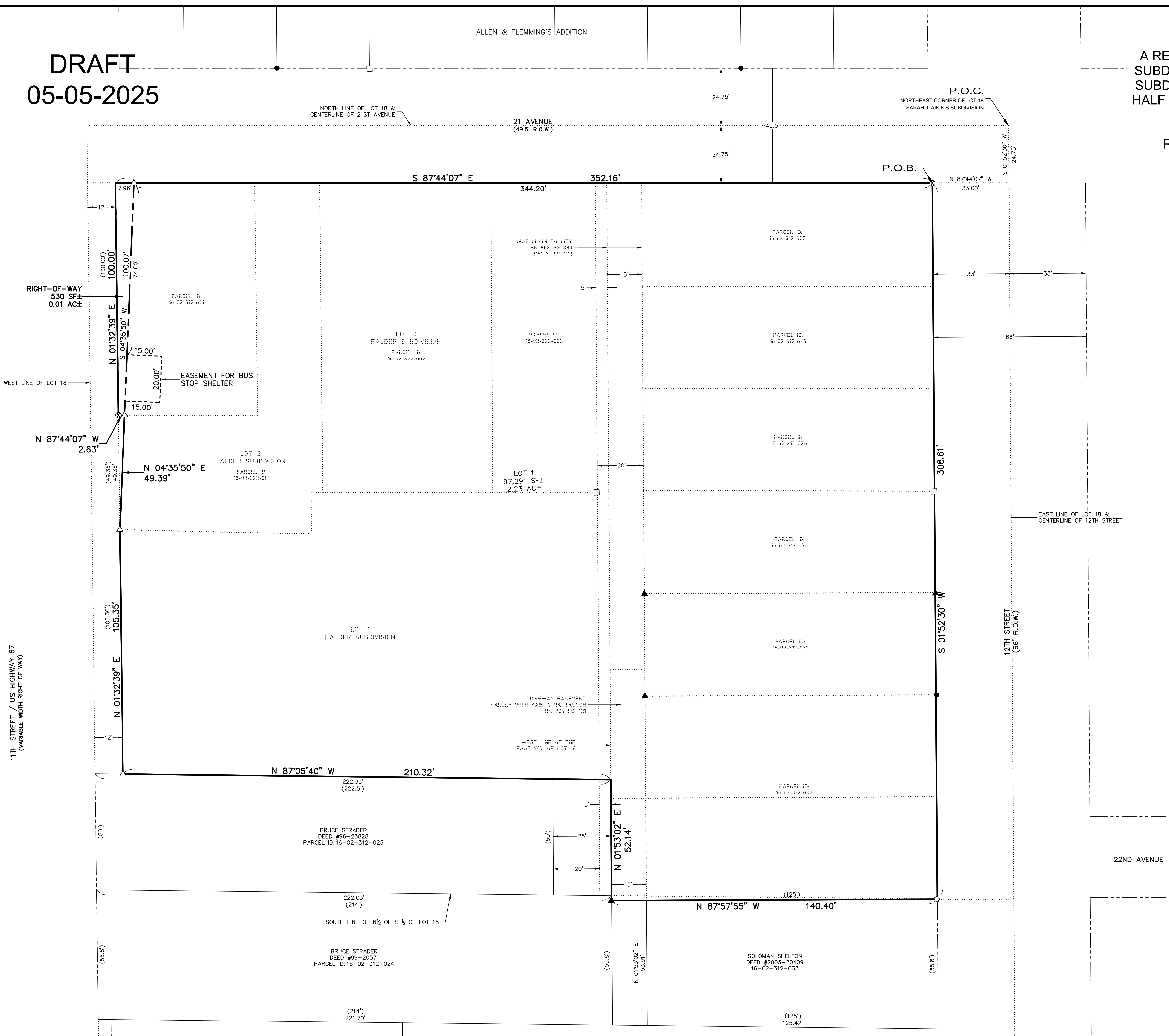
Checked By: JPJ

Date: 05/05/2025

Sheet 1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
DRAFT
05-05-2025 Date
My license renewal date is December 31, 2025
No. of sheets covered by this seal: _____



Sunday, May 4, 2025 11:10:58 PM
G:\2025\25000199.00\DESIGN\CIVIL\C30\SURVE\25000199.00-SUBDIVISION.DWG



Figure 1: Looking southeast at the subject property.



Figure 2: Looking southwest at the subject property.



Figure 3: Looking northwest at the subject property.