



Planning & Zoning Commission Meeting Agenda
September 9, 2026 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Reshanda Johnson, Marcus McQueen, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

- a. Approval of the August 3, 2026 Meeting Minutes
Motion: Move to approve the August 3, 2026 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2026-21: Public hearing request from Drake Fisher of Fisher Construction to consider a Special Use Permit from the Rock Island Zoning Ordinance in an R-3 (one-to-six unit residential) district for property at 634 42nd Street.
RC Roll Call vote is needed.
- b. 2026-22: Public hearing request from Dino Milani to consider a variance from the Rock Island Zoning Ordinance in an O-1 (small office) district for property at 3059 30th Street.
RC Roll Call vote is needed.
- c. 2026-23: Public hearing request from Fresh Films to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 2016 & 2001 5th Avenue.
RC Roll Call vote is needed.
- d. 2026-24: Public hearing request from Scot Burkhead to consider a Special Use Permit from the Rock Island Zoning Ordinance in a R-4 (multi-unit residential) district for properties with PINs 1614301003, 1614301002 and 1614301001.
RC Roll Call vote is needed.
- e. 2026-25: Public hearing request from Susan Madison to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 9311 Ridgewood Road.
RC Roll Call vote is needed.
- f. 2026-26: Public hearing request from Kevin Kadlec of Door Creek Construction to consider a variance

from the Rock Island Zoning Ordinance in a B-2 (downtown business) district for property at 1701 2nd Avenue.

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.

**City of Rock Island
Planning & Zoning Commission
City Council Chambers, City Hall, 3rd Floor
1528 3rd Avenue, Rock Island, IL**

August 3, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:30 PM.

Chair Riggs recognized Mr. Mike Creger for his 34 years of service to the Commission, beginning in 1992. Mr. Creger previously served as both Chair and Vice Chair of the Planning Commission and continued his service following its merger to form the Planning and Zoning Commission. The Commission expressed its appreciation for Mr. Creger's longstanding volunteer service and dedication to the community. The Commission also welcomed its newest member, Mr. Marcus McQueen, who was recently appointed as a member of the Planning and Zoning Commission.

2. Roll Call

Chair Riggs called the roll.

Reshanda Johnson, Marcus McQueen, Don Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten and Sarah Wright were present.

Staff present: Urban Planner Eunice Amissah-Mensah, Planning & Zoning Manager Tanner Osing

3. Public Comment

No other members of the public wished to provide comment so the meeting continued.

4. Old Business

None

5. Public Hearings

2026-19 Public hearing: Request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance for property at 3704 9th Street in an R-2 (one-and-two-unit residential) district.

Amissah-Mensah read the staff report with the recommendation for approval.

Camille Smith and Keith Collier spoke on the request. They stated that the fence was in place prior to purchasing the building in 2016 and believed it should remain due to the security needs of the property. They agreed to the 50% visibility stipulation.

Aldersperson Randy Hurt spoke in favor of the request. He asked that the Commission grant the variance as he believes the property owner has complied with the City in regards to removing the barbed wire and keeping the fence clear for visibility.

Jerald Duncan spoke in opposition to the request, stating that the six-foot gate creates a visibility and safety hazard for vehicles. He noted that the surrounding area is residential and questioned the need for a six-foot perimeter fence solely for security purposes.

Commissioners noted the property's historical commercial use and discussed the need for security due to items being stored outside on the property. Members also noted that a six-foot chain-link fence would provide the desired security while the 50% visibility requirement would maintain visibility from the street.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2026-19

Mewes made a motion to approve the variance request with a stipulation. Sowards seconded the motion. The motion passed on an 8 to 1 vote. (Ayes - McQueen, Riggs, Mewes, Sowards, Moline, Whitten, Odeyemi, Johnson, Nays - Wright)

2026-16 Public hearing: Request from Paulette Moreno to consider a variance from the Rock Island Zoning Ordinance for property at 2325 38th Street in an R-1 (one-unit residential) district.

Commissioner Whitten declared a conflict of interest regarding the applicant being a family member and recused herself from the discussion and vote.

Amissah-Mensah read the staff report with the recommendation for denial.

The applicant, Paulette Moreno, explained that her husband has mobility limitations and requires a wider garage to accommodate accessible parking and provide safe entry and exit, particularly during winter conditions. She stated that relocating the garage to comply with the required setbacks would create a conflict with the existing shed and that the proposed location would comply with the setback standard for the south property line, which is currently not being met by the existing structure.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2026-16

Sowards made a motion to approve the variance request. Riggs seconded the motion. The motion passed on an 8 to 1 vote. (Ayes - McQueen, Riggs, Mewes, Sowards, Moline, Odeyemi, Johnson and Wright, Abstention - Whitten)

2026-17 Public hearing: Request from Matthew Brose to consider a variance from the Rock Island Zoning Ordinance for property at 3600 20th Avenue in an R-1 (one- unit residential) district.

Amissah-Mensah read the staff report with the recommendation for approval of the request with stipulations.

The applicant, Matthew Brose, was present to speak on the request. He stated that they initially received a permit and installed the pool before realizing that a variance was required for its specific location.

Marty Kale and Danielle Jordan spoke in favor of the request. They stated that the applicant takes excellent care of the property and they believe there is no safety hazard or sight visibility issues caused by the location of the pool.

Theresa Nevener spoke in opposition to the request and expressed concerns regarding safety, particularly due to the curve in the roadway and parking congestion during parties thrown by the applicant, which she stated creates limited visibility for drivers.

Commissioners noted that the lots irregular shape met the criteria for a variance. They also stated that the existing fence helps buffer the pool.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2026-17

Moline made a motion to approve the variance request as recommended by staff. Creger seconded the motion. The motion passed on an 8 to 1 vote. (Ayes - McQueen, Riggs, Sowards, Moline, Whitten, Odeyemi, Johnson and Wright, Nays - Mewes)

2026-18 Public hearing: Request from Bonnie Tanamor to consider a variance from the Rock Island Zoning Ordinance for property at 1628 22nd Street in an R-1 (one- unit residential) district.

Staff noted that the applicant withdrew their request before the meeting began.

2026-20 Public hearing: Request from Ryan Moore to consider a variance from the Rock Island Zoning Ordinance for property at 805 48th Avenue in an R-4 (multi-unit residential) district.

Amissah-Mensah read the staff report with the recommendation for an approval.

The applicant, Ryan Moore, was present to speak on the request. He explained that the property is adjacent to railroad with a deep and large berm. He also stated that his property has no front driveway. The applicant stated that, due to these conditions, the proposed improvement would not typically be visible from the surrounding area and would not negatively impact the character of the neighborhood.

Commissioners agreed that the highly unusual, isolated location of the property warranted a variance.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2026-20

Whitten made a motion to approve the variance request as recommended by staff. Wright seconded the motion. The motion passed on a 9 to 0 vote.

6. Approval of the Previous Meeting Minutes

Mewes moved to approve the minutes for July 6, 2026. Johnson seconded the motion. The motion carried on a vote of 9 to 0.

7. Other Business

- Staff confirmed the Land Sale and Purchase Policy with the commission's recommendations were passed by the City Council
- Staff provided an update on the Del's Metal Co case stating that it is scheduled for City Council on September 14th.

8. Adjournment

Chair Riggs adjourned the meeting at 6:23 PM.

Minutes submitted by Eunice Amissah-Mensah.

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-21: Public hearing request from Drake Fisher of Fisher Construction to consider a Special Use Permit from the Rock Island Zoning Ordinance in an R-3 (one-to-six unit residential) district for property at 634 42nd Street.
RC Roll Call vote is needed.

Date: September 9, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-21
Applicant/Property Owner	Drake Fisher of Fisher Construction
Request	Special Use Permit to store construction vehicles and equipment
Property Address/Parcel Identification Number	634 42 nd Street (PIN 0831308020)
Property Dimensions & Size	7,405 square feet
Zoning District	R-3 (one to six unit residential)
Staff Recommendation	Denial
Decision-Making Body	City Council

Request Summary & Project Details

Drake Fisher of Fisher Construction is requesting a Special Use Permit (SUP) to park and store construction vehicles and equipment on 634 42nd Street. The applicant also proposes a gravel area and a 6ft chain link fence along 42nd Street. The applicant states that the hours of operation will be all days of the week, at all hours of the day, all year round. There will be at least four (4) employees. The applicant expects at least two (2) employees and two (2) tenants that will visit the site daily. A Special Use Permit is required because construction business operations are not permitted in residential zoning districts under the City's Zoning Ordinance.

Description of Site & Surrounding Area

The subject property is located in a predominantly residential neighborhood and is approximately 7,405 square feet. The site slopes approximately 2 feet from the street and sits slightly above street level. The property is currently graveled and fenced. The property's primary façade is along 42nd Street, and vehicular access is provided from the alley. The applicant owns approximately 14 properties on this block. The applicant states that the intent of storing the vehicles and equipment on the property is to facilitate maintenance and work on these properties more efficiently. The City's 2014 Comprehensive Plan designates the property

as Single Family Residential on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	R-2	Two Unit Residential	Single-family residential
South	R-3, O-1	One-to-Six Unit Residential, Small Office (elementary school)	Single-family residential
East	R-2, R-3	Two Unit Residential, One-to-Six Unit Residential	Single-family residential
West	R-2, R-3	Two Unit Residential, One-to-Six Unit Residential	Single-family residential

Standards for Approval & Staff Analysis

The Zoning Ordinance states that a Special Use Permit must meet all the standards identified in Article 9, Section 7 to be approved. The following table includes each standard with the corresponding staff analysis and whether the standard is met.

A: That the granting of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Staff Analysis: The subject property is located within an established residential area. Commercial vehicle movements, equipment activity, and associated noise have the potential to adversely affect nearby residences, particularly during evening and overnight hours.

The applicant has indicated that the equipment would primarily be used to maintain rental properties he owns on the surrounding block. While locating the equipment near those properties may provide convenience for the applicant, that convenience does not make the proposed use compatible with a residential district. Business-zoned properties are located nearby, including immediately north of 6th Avenue, where the proposed use would be more appropriate. Overall, staff find that the characteristics of the proposed use are not compatible with the residential character of the surrounding area and would negatively affect the comfort and general welfare of neighboring residents.

Meets Standard: No

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.

Staff Analysis: The property is zoned R-3, which provides for multiple unit housing opportunities at lower to moderate multiunit densities while surrounding properties include R-2

and R-3 residential zoning, along with an O-1 property associated with Longfellow Elementary School. The Future Land Use Map identifies the subject property and surrounding area for residential development. A construction business operation is substantially different from the established and intended future residential uses in the neighborhood. Staff reason that the proposed construction vehicle and equipment storage will have a negative impact on the adjacent residences.

Meets Standard: No

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Staff Analysis: The City's Comprehensive Plan designates the subject site and surrounding properties for single-family residential use which is intended to preserve detached single-family character while permitting complementary uses such as parks, schools, places of worship, duplexes, and small neighborhood businesses.

The proposed use would dedicate a residentially zoned lot to the outdoor storage of commercial construction vehicles and equipment rather than a residential or complementary use. While the applicant indicates that the equipment would support maintenance of rental properties he owns nearby, the application does not demonstrate that the ongoing maintenance of those properties requires a separate residential lot to function as a permanent equipment storage area.

Business zoned properties are also available in the surrounding area where construction vehicle and equipment storage would be more appropriate. Establishing this use on the subject property would therefore be inconsistent with the City's intended development pattern.

Meets Standard: No

D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Staff Analysis: The applicant has already established a gravel parking and storage area on the subject property. The proposed use has limited utility demands; however, the existing parking area has not undergone the necessary City review to determine compliance with applicable requirements for grading, drainage, access, surfacing, and other site improvements. If the Special Use were approved, the applicant would be required to submit the necessary plans to City Engineer that demonstrate the existing parking area complies with applicable City requirements.

Based on the information currently provided, staff cannot determine that all necessary facilities and site improvements have been adequately provided.

Meets Standard: No

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Staff Analysis: The applicant proposes to access the property from the existing alley rather than directly from 42nd Street. While this would limit additional commercial traffic on 42nd Street, the alley currently serves as primary access for residential properties on the block. The proposed use would introduce commercial construction vehicles and equipment into an alley

that primarily serves residential traffic. Therefore, staff find that the application does not demonstrate that adequate measures have been taken.

Meets Standard: No

F. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.

Staff Analysis: Staff is recommending denial of the Special Use Permit. However, if the commission decides to recommend approval under different findings, staff have provided a draft ordinance with recommended stipulations.

Meets Standard: NA

G. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.

Staff Analysis: The special use will be required to comply with all other applicable City Ordinances if approved.

Meets Standard: NA

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 Planning & Zoning Commission pass a recommendation to the City Council to deny the request. The SUP request does not meet the standards for approval. If the commission decides to approve the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rock Island Planning & Zoning Commission

September 9, 2026

Case 2026-21: Public hearing request from Drake Fisher of Fisher Construction to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 634 42nd Street in an R-3 (one-to-six unit residential) district.

Responses to Conditions for Special Use Permit Approval

1. *That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

Applicant Response: This change should be to the opposite effect providing safety of tenant property, clear roadways and organize parking.

2. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.*

Applicant Response: I own this lot and all but one bordering house. It was previously fenced and partially dilapidated. As all other properties surrounding, I have raised property values. This action will as well.

3. *That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Applicant Response: This should do the very opposite. These towable vehicles are used to renovate the continuing purchasing of surrounding buildings. When that comes to an end, this can be revisited if anyone has a valid dispute with it.

4. *That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.*

Applicant Response: The only two applicable options have been provided. Drainage and proper access roads.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

Applicant Response: The main purpose of this is to provide discrete, secured, off street parking. Access is rolling gates with poured approaches for quick and easy access that does not impede roadways or traffic.

6. *Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.*

Applicant Response: Will follow any restrictions or changes to follow suite with city council plans.

7. *That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.*

Applicant Response: Currently following what appears to be neighboring regulations and will continue to follow advisement or request of district or apply for modified use before acting.

Special Use Permit at 634 42nd Street

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

R2

PZC Case 2026-21

-  Subject Property
-  Parcels
-  Zoning District Line
-  6 Ft Fence



0 2040 80 120 160 Feet

R3

SUP to Operate Construction Business

6 Ft Fence Height

7 AVE

R3

O1

R2

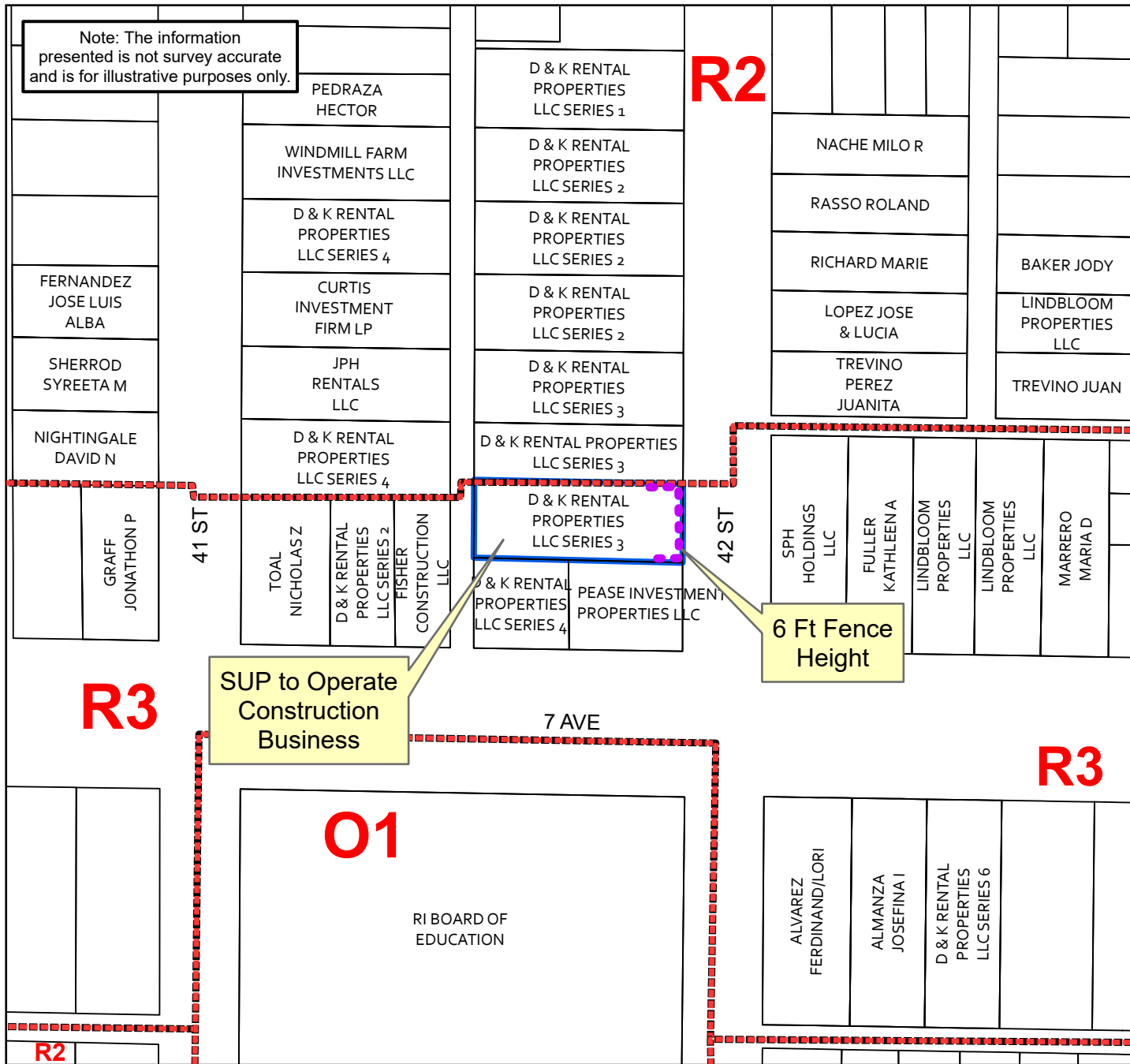
City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Special Use Permit at 634 42nd Street

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



PZC Case 2026-21

- Subject Property
- Parcels
- Zoning District Line
- 6 Ft Fence



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing trailers, fence and graveled area from along 42nd Street



Figure 2: Photo showing the fence, lot and a few trailers from the alley



Figure 3: Photo showing the gate on the fence

A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT IN THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: This ordinance grants and serves as a special use permit to Drake Fisher of Fisher Construction for the property known as 634 42nd Street, PIN 0831308020. The property is zoned R-3 (one to six unit residential) district and legally described as:

The South 10 feet of Lot 7 and the North 40 feet of Lot Eight, Block 8 of
Columbia Park Addition to the City of Rock Island, as recorded in Plat Book and
Page "5" - 46, situated in the County of Rock Island, State of Illinois.

Section Two: The use granted by this special use permit is for the grantee to operate a food trailer in the rear yard of the property.

Section Three: This permit is subject to the following additional stipulations:

1. On-site vehicle access, equipment loading, and operational activities shall be restricted to Mondays through Fridays from 7:00 AM to 6:00 PM.
2. Ingress and egress shall be strictly limited to the rear alleyway to prevent commercial staging along 42nd Street.
3. The applicant shall improve the storage area with an improved surface (e.g. asphalt or concrete) approved by the City Engineer, with any required permits obtained.
4. The applicant shall maintain a solid six-foot (6') fence around the perimeter of the parking area.
5. A maximum of four (4) commercial vehicles/trailers and two (2) pieces of construction equipment are permitted to be parked or stored on the parcel at any given time.
6. All parked or stored vehicles, trailers, and equipment must remain fully contained within the designated, screened storage area and shall not exceed the height of the six-foot (6') privacy fence.
7. Outdoor maintenance, heavy mechanical repairs, or storage of hazardous material containers, loose bulk debris, or uncontained salvage items on the parcel is strictly prohibited.
8. A Type C bufferyard as identified in the Zoning Ordinance shall be provided along all property lines adjoining residentially zoned property. The six (6) foot privacy fence shall satisfy part of this requirement. A site plan shall be submitted to the Planning & Zoning Division prior to work beginning to ensure conformance.
9. Prior to any site improvements commencing, a site plan shall be submitted to the Planning & Zoning Division for administrative review and approval based on the stipulations provided herein.
10. If the site has not been improved within one (1) year of approval, the use granted by this ordinance shall be considered null and void.
11. The use shall meet all other applicable codes and ordinances.

Section Four: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Five: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____
City Clerk

DRAFT

Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-22: Public hearing request from Dino Milani to consider a variance from the Rock Island Zoning Ordinance in an O-1 (small office) district for property at 3059 30th Street.
RC Roll Call vote is needed.

Date: September 9, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-22
Applicant/Property Owner	Dino Milani
Request	Variance to maintain a 94' by 21' accessory structure which extends past the main building by 16.5 ft in the front yard adjacent 30 th Street.
Property Address/Parcel Identification Number	3059 30 th Street, PIN 1612200044
Property Dimensions & Size	30,927 square feet
Zoning District	O-1 (small office)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Dino Milani is requesting a variance to allow an existing 94' by 21' accessory structure at 3059 30th Street to extend approximately 16.5 feet beyond the front of the principal building, resulting in a reduced front-yard setback along 30th Street. The property is utilized for the preservation and display of historic and vintage dolls, books, toys, models, games, and related items.

The applicant obtained a building permit for construction of the accessory structure and submitted a site plan to staff. The approved site plan depicted the accessory structure aligned with the principal building along 30th Street, which is compliant with the applicable zoning setbacks. Following a subsequent inquiry regarding the structure, staff conducted an on-site inspection and determined that the structure had been constructed approximately 16.5 feet beyond the front of the principal building along 30th Street.

Staff informed the applicant that a variance from the Planning and Zoning Commission is required to allow the structure to remain in its current location.

Description of Site & Surrounding Area

The subject property is located in mixed residential and office area and is approximately 30,927 square feet. The site slopes approximately 4 feet from the street and sits slightly above street level. The property is developed as a one-story commercial constructed in 1955, containing approximately 5,145 square feet of usable area. The primary façade faces 31st Avenue, and vehicular access is provided from 31st Avenue as well. The City's 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	R-1	Single-family residential	Single family residential & Mixed Residential
South	R-1	Single family residential	Single-family residential
East	R-1	Single family residential	Single-family residential
West	O-1	Church	Single-family residential

Property Background & History

The American Doll and Toy Museum is located within an old municipal building originally constructed in July 1958 as Rock Island Fire Station No. 4, which included a small public library branch along the south side of the building. Ownership of the property was transferred from the Rock Island Public Library to the nonprofit museum upon completion of the sale on August 7, 2020. As part of the City's comprehensive zoning code and map update completed in 2021, the property was rezoned from R-2 to O-1. Accordingly, the prior zoning designation and associated zoning history are no longer applicable to the property.

The following details the property's zoning history on file:

Planning Commission Case 1990-13: A special use permit to store vehicles and to operate a personal woodworking shop in an R-2 (one family residence) was approved.

Board of Zoning Appeals Case 2020-05: A special exception to substitute one non-conforming use, the former 30/31 public library, for another use (the American Doll and Toy Museum) was approved.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To maintain a 94ft long accessory structure which extends past the main building	Accessory structures shall not be closer to the front lot line than any principle building (Article VI-6-a).

	by 16.5 ft in the front yard adjacent 30 th Street.	
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Standards for Approval & Analysis

A variance 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 applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

1. *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 Analysis: The property is currently used as a commercial museum and office and can continue to be used for those purposes under the existing zoning regulations. The applicant's need for additional storage does not require construction of an accessory structure that encroaches into the required setback. The structure could have been constructed consistent with the previously approved site plan or otherwise designed to comply with applicable setback requirements. Staff find that the inability to construct an accessory structure in this particular location does not prevent the property from yielding a reasonable return.

Meets Condition: No

2. *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*

Staff Analysis: Staff has not identified any physical characteristics of the property, such as unusual topography, lot dimensions, or other site constraints, that necessitate the requested variance. The site plan originally submitted to and approved by staff showed a structure that complied with applicable requirements. Staff find that the need for the variance results from the placement of the structure as constructed rather than a unique circumstance or condition of the property.

Meets Condition: No

3. *The use, 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 Analysis: The surrounding area is predominantly residential and office zoned. Nearby properties generally maintain the required front yard setbacks and building lines along 30th Street. Allowing the accessory structure to project approximately 16.5 feet beyond the front building line would be inconsistent with the established development pattern and visual character of the surrounding area. Staff find that the variance will alter the character of the neighborhood.

Meets Condition: No

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 variance as the property can yield a reasonable return without the variance, there is no unique circumstance and the accessory structure alters the character of the neighborhood. If the Commission decides to approve the variance under different findings, staff have no recommended stipulations.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rock Island Planning & Zoning Commission

September 9, 2026

Case 2026-22: Public hearing request from Dino Milani to consider a Variance from the Rock Island Zoning Ordinance for property at 3059 30th Street in an O-1 (small office) district.

Responses to Conditions for Variance Approval

1. *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;*

Applicant Response: Needed to resize the building from 90 feet by 22 feet because the fire marshal requested that the shed be 10 from the building. To do so would have placed the shed over a 6"x36"x80' retaining wall. Shed was changed to 94 feet by 21 feet to fit the space.

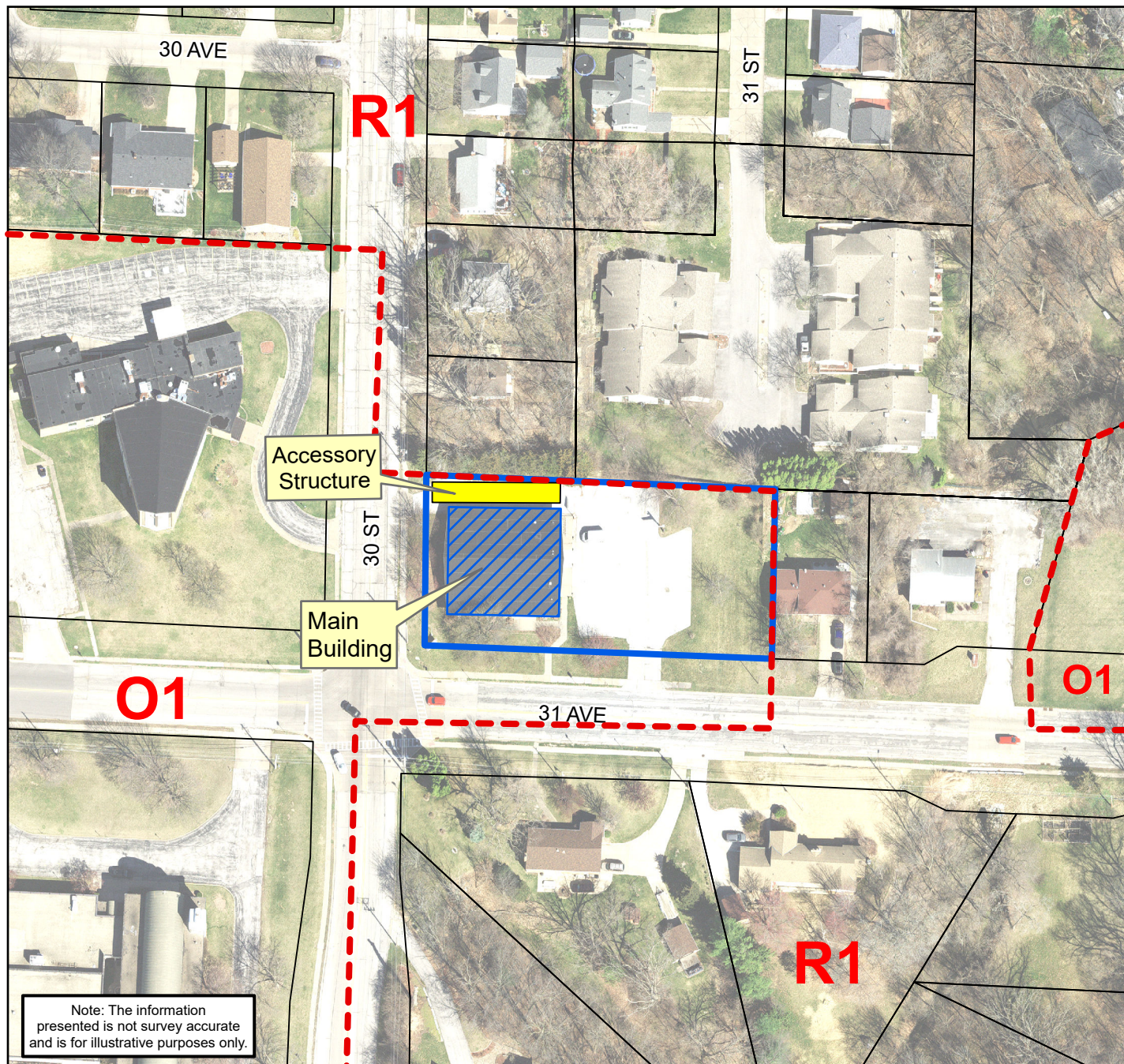
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: The cement inspector saw the boards for the foundation showing the new shed size, 94 feet by 21 feet, before the cement was added. He approved the site. If we had been told to move the shed East we could have done so but would have to removed trees and would have lost a portion of our parking lot. The West side had room for the shed with the new dimensions.

3. *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.*

Applicant Response: Per local residents, the shed looks good, in its current position, and does not cause any issues about how it looks. It does not cause any issues with its placement. We have not heard any negative comments on its position, even after asking them to include any negative comments. Per the local residents, they like the shed as it is placed.

Variance to Maintain a 94ft Accessory Structure which Extends Past the Main Building by 16.5 ft



PZC Case 2026-22

-  Parcels
-  Main Building
-  Accessory Structure
- R1** Zoning District



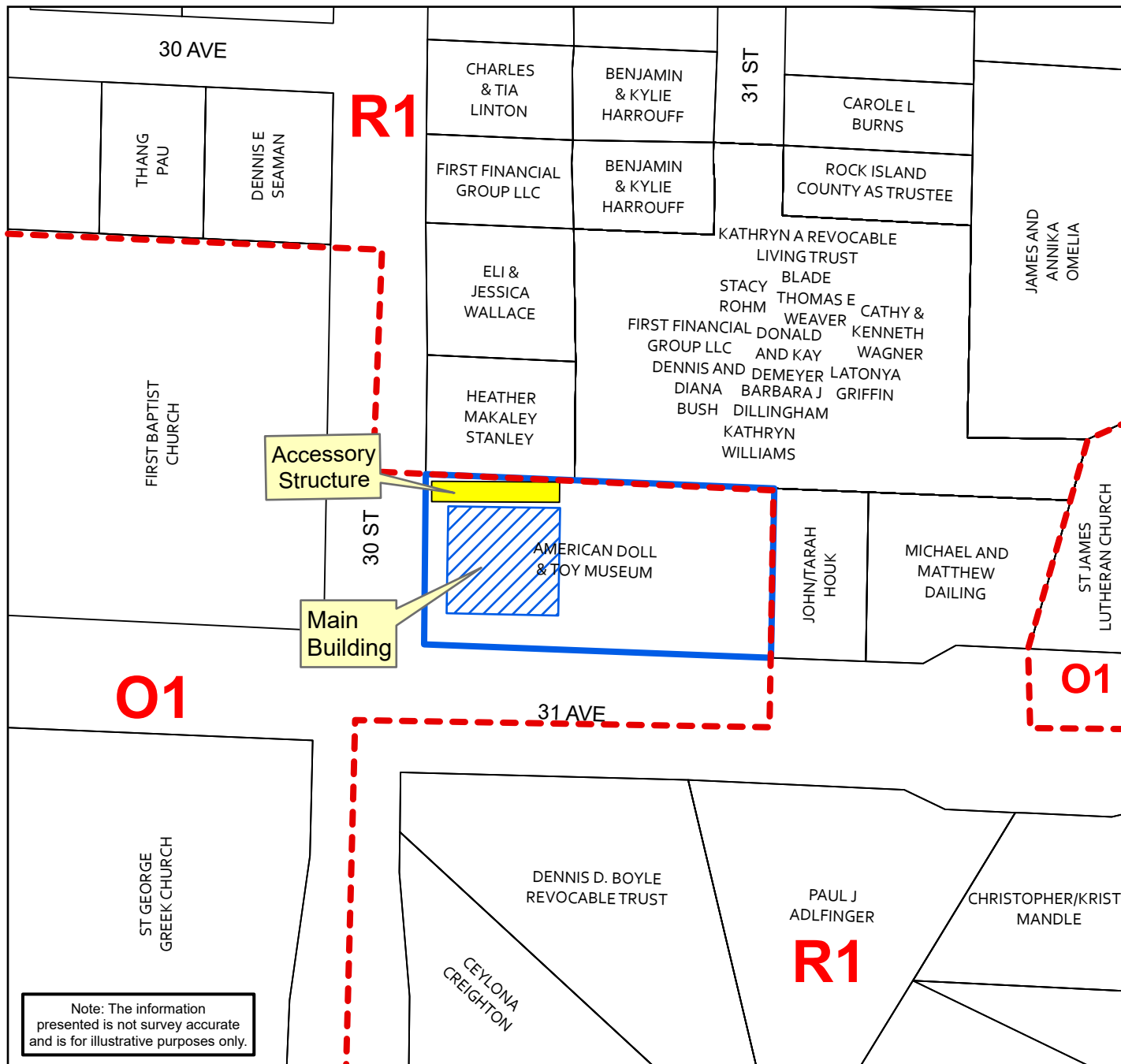
0 20 40 80 120 160
Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Variance to Maintain a 94ft Accessory Structure which Extends Past the Main Building by 16.5 ft



PZC Case 2026-22

- Parcels
- Main Building
- Accessory Structure
- R1** Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



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



Figure 1: Photo showing the distance between the accessory structure and main building



Figure 2: Photo showing structure from across 30th Street



Figure 3: Photo showing how far the accessory structure extends past the main building from along 31st Avenue



Figure 4: Photo showing how the accessory structure sits on the north side of the property

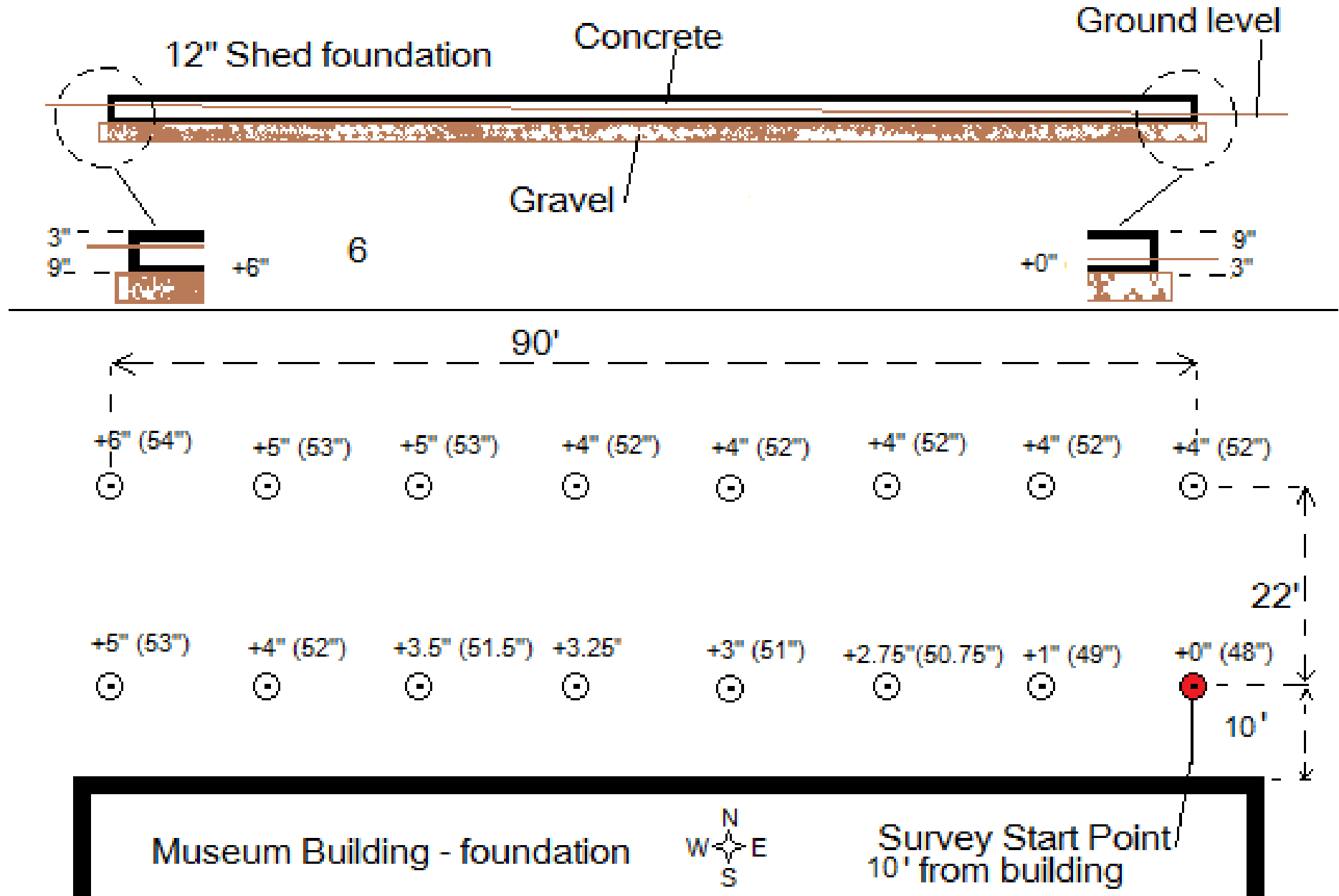


Figure 5: Photo providing a closer look at the structure on the property



Figure 6: Photo showing the structure from the north perspective along 30th Street

Shed Location Survey - Side View and Top View



Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-23: Public hearing request from Fresh Films to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 2016 & 2001 5th Avenue.
RC Roll Call vote is needed.



Date: September 9, 2026

Introduction and Background Information:

Case Summary Information

Case Number	2026-23
Applicant/Property Owner	Fresh Films
Request	Variance to construct a sound stage facility at 2016 5th Ave with no building setbacks and elimination of the associate bufferyard as well as no windows on the ground-floor of the street-facing facades; and to eliminate parking lot landscape islands at 2001 5th Ave
Property Address/Parcel Identification Number	2016 5 th Avenue, PIN 0735403003 & 2001 5th Avenue, PIN 0735231007
Property Dimensions & Size	34,848 & 18,295 square feet
Zoning District	B-3 (community business)
Staff Recommendation	Approval
Decision-Making Body	City Council

Request Summary & Project Details

Fresh Films is proposing construction of a sound stage facility at 2016 5th Avenue, with parking for the facility provided directly across 5th Avenue at 2001 5th Avenue. The sound stage is designed to accommodate film production sets, lighting and sound equipment, production vehicles, trailers, loading areas, and other production-related activities.

At 2016 5th Avenue, the applicant is requesting variances to allow zero-foot front and rear yard setbacks, including elimination of the required Type B buffer yard along the south property line, and to eliminate the required ground-floor windows along the street-facing facades. At 2001 5th Avenue, the

applicant is requesting a variance to eliminate the required landscape islands within the proposed parking lot.

Description of Site & Surrounding Area

The proposed sound stage site at 2016 5th Avenue is approximately 34,848 square feet and is currently vacant. The property is zoned B-3 Community Business and is immediately adjacent to the B-2 Downtown Business District. The proposed parking site at 2001 5th Avenue is located directly north of the sound stage site, across 5th Avenue. The property is also vacant, contains approximately 18,295 square feet, and will provide parking for the proposed sound stage.

Both properties are designated Urban Mixed Use by the City's Comprehensive Plan. The surrounding area contains a mix of commercial, office, and residential uses. Numerous nearby commercial properties, particularly within the downtown area immediately adjacent to the project sites, are developed at or near property lines. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	B-3	Community Business	Urban Mixed Use
South	B-3 & R-3	Community Business & Six Unit Residential	Urban Mixed Use
East	B-3 & O-1	Community Business & Small Office	Urban Mixed Use
West	B2 & B-3	Downtown Business & Community Business	Urban Mixed Use

Property Background & History

The property at 2016 5th Avenue was historically occupied by the Bear Manufacturing Company, which manufactured automotive alignment and wheel-balancing equipment. Following periods of vacancy and deterioration, the City acquired the property and demolished the former building in 2023. Fresh Films subsequently acquired the property for development of the proposed film production/sound stage facility.

There is no known zoning history for the properties.

Requested Action and Affected Requirements

The request for a variances from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To construct a sound stage facility at 2016 5 th Avenue with no front and rear yard setbacks. Having no rear yard setback also includes eliminating the Type B bufferyard along a portion of the south property line.	B-3 zoning regulations require a 20ft front yard setback and 10ft rear yard setbacks. A Type B bufferyard would also be required in the rear yard between the B-3 zoned property and R-3 zoned property (Article XX, Section 5 & Article XXXI, Section 11).
(2)	To construct a sound stage facility at 2016 5 th Avenue with no windows on the first floor of the street facing facades.	Newly developed business properties are required to 40% window coverage on the ground floor of street-facing facades. (Article XI, Section 23)
(3)	To eliminate landscape islands at the proposed parking lot at 2001 5 th Avenue.	Parking lots with five (5) or more spaces are required to have interior landscaping (Article XXXI, Section 6)

Standards for Approval & Analysis

A variance 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 applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make a recommendation regarding these requests.

1. 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;

(1) Staff Analysis: A sound stage and production studio is a permitted use within the B-3 district, but requires a substantially different building configuration than conventional retail or office developments. The proposed use requires a large, contiguous interior production area to accommodate production sets and lighting and sound equipment. Applying the standard B-3 setbacks and associated rear buffer yard would substantially reduce the buildable area of the approximately 34,848-square-foot site and limit its ability to accommodate the building footprint necessary for the proposed use.

Meets Condition: Yes

(2) Staff Analysis: The ground-floor window requirement presents a similar constraint for the proposed sound stage. While windows are appropriate for traditional commercial uses that benefit from storefront visibility, a sound stage requires a controlled production environment. Requiring first-floor would introduce exterior light and create additional challenges for sound-proofing.

Meets Condition: Yes

(3) Staff Analysis: The required interior landscape islands would reduce the area available for parking and constrain the site's ability to accommodate the parking and equipment maneuvering needs of the facility. While the proposed site plan eliminates the interior landscape islands, it provides ample landscaping around the perimeter of the

parking lot that exceeds the minimum requirements.

Meets Condition: Yes

2. 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

(1) Staff Analysis: Again, a sound stage use requires a larger and more contiguous interior building area than would typically be necessary for traditional retail or office uses. Staff find that the use presents a unique circumstance, and the standard setbacks and associated rear bufferyard create constraints that generally do not apply to other uses in the B-3 district.

Meets Condition: Yes

(2) Staff Analysis: The specialized needs of sound stage also differ from traditional commercial development with respect to windows. Retail, office, and similar uses generally benefit from visibility and storefront window, while a sound stage requires a more controlled environment. Staff find that this is a unique circumstance.

Meets Condition: Yes

(3) Staff Analysis: The relatively limited size of the site, and its use as parking for the sound stage, creates a need to efficiently use the available area for parking and related equipment storage. Required interior landscape islands would reduce the usable area of the site and constrain the proposed parking arrangement. This constraint would generally not apply to other uses allowed within the B-3 district.

Meets Condition: Yes

3. The use, 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

(1) Staff Analysis: The property is located near the B-2 (downtown business) district, where zero-foot setbacks are permitted. Additionally, numerous nearby properties are also developed at or near property lines, reflecting the development pattern of the downtown and its periphery. Therefore, staff find that allowing zero-foot setbacks and elimination of the associated rear bufferyard fits with the existing physical character of the neighborhood and is consistent with the property's designation as Urban Mixed Use in the City's Comprehensive Plan.

Meets Condition: Yes

(2) Staff Analysis: Having no ground-floor windows differs from the character typically associated with development near downtown. However, the applicant has proposed incorporating architectural elements, public art, and other design treatments to provide visual interest. Staff find that these measures will adequately mitigate the lack of ground-floor windows.

Meets Condition: Yes

(3) Staff Analysis: Eliminating interior landscape islands will not alter the essential

character of the area, especially with the perimeter landscaping exceeding the minimum standards.

Meets Condition: 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:

The Community Development Department recommends that the Commission pass a recommendation to the City Council that the variances be approved because they are necessary for a reasonable return, there are unique circumstances, and they will not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-16: Public hearing request from Paulette Moreno to consider a Variance from the Rock Island Zoning Ordinance for property at 2325 38th Street in an R-1 (one-unit residential) district.

Responses to Conditions for Variance Approval

1. *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;*

Applicant Response: The highly specialized spatial, acoustic, and lighting requirements of an industry-standard sound stage conflict with standard zoning and landscaping ordinances, necessitating the requested variances.

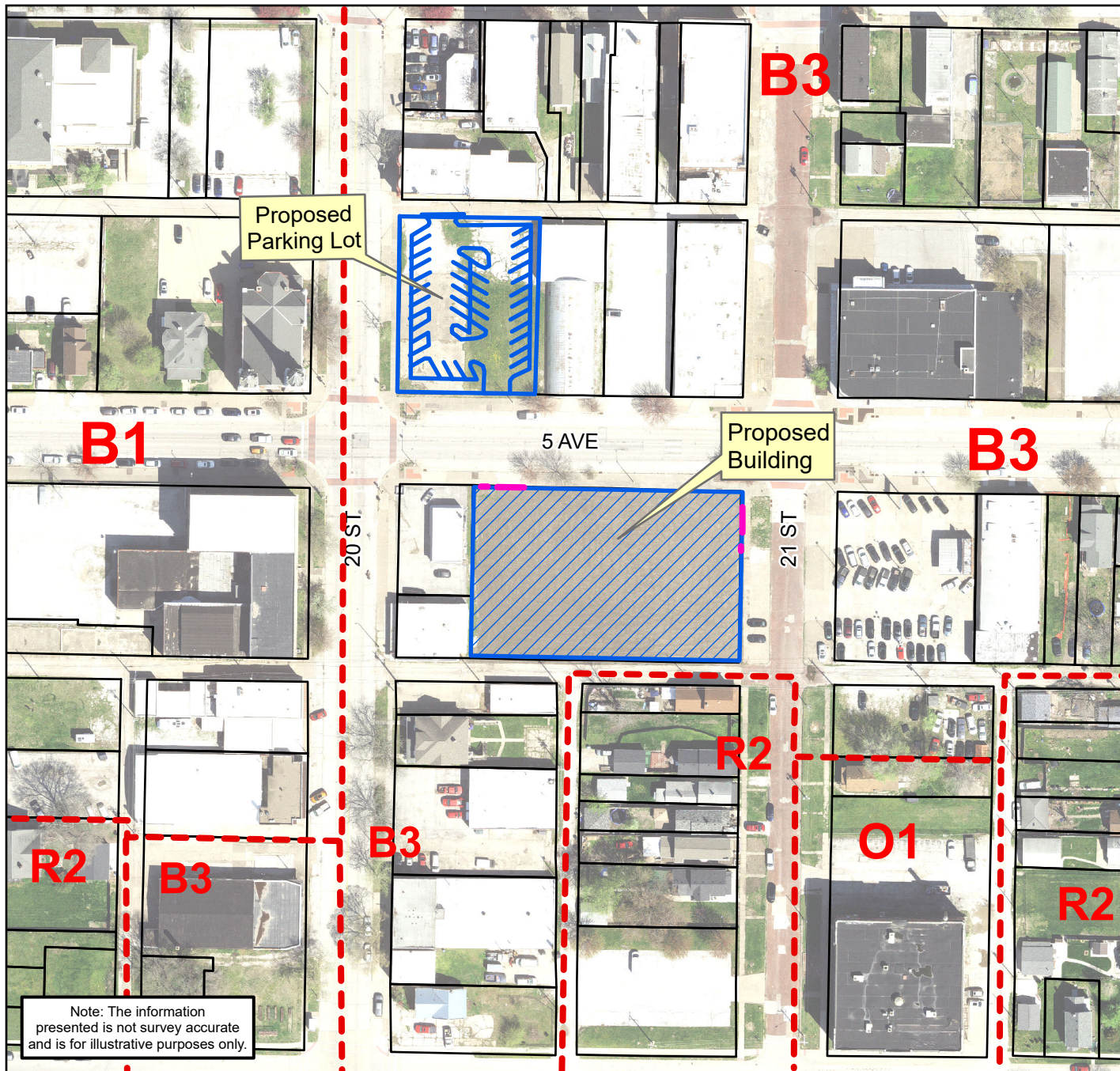
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: The physical hardship stems directly from the spatial constraints of the 0.8-acre parcel compared to the strict industry standards for sound stages. To make this project viable, the two sound stages must be approximately 15,000 square feet each. When accounting for the two stages, plus the required reception, restrooms, and storage areas, the building footprint consumes nearly the entire lot.

3. *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.*

Applicant Response: NA

Variances for Setbacks, Landscaping, and Glazing at 2016 5th Avenue



PZC Case 2026-23

-  Parcels
-  Subject Properties
-  Building
- R1** Zoning District



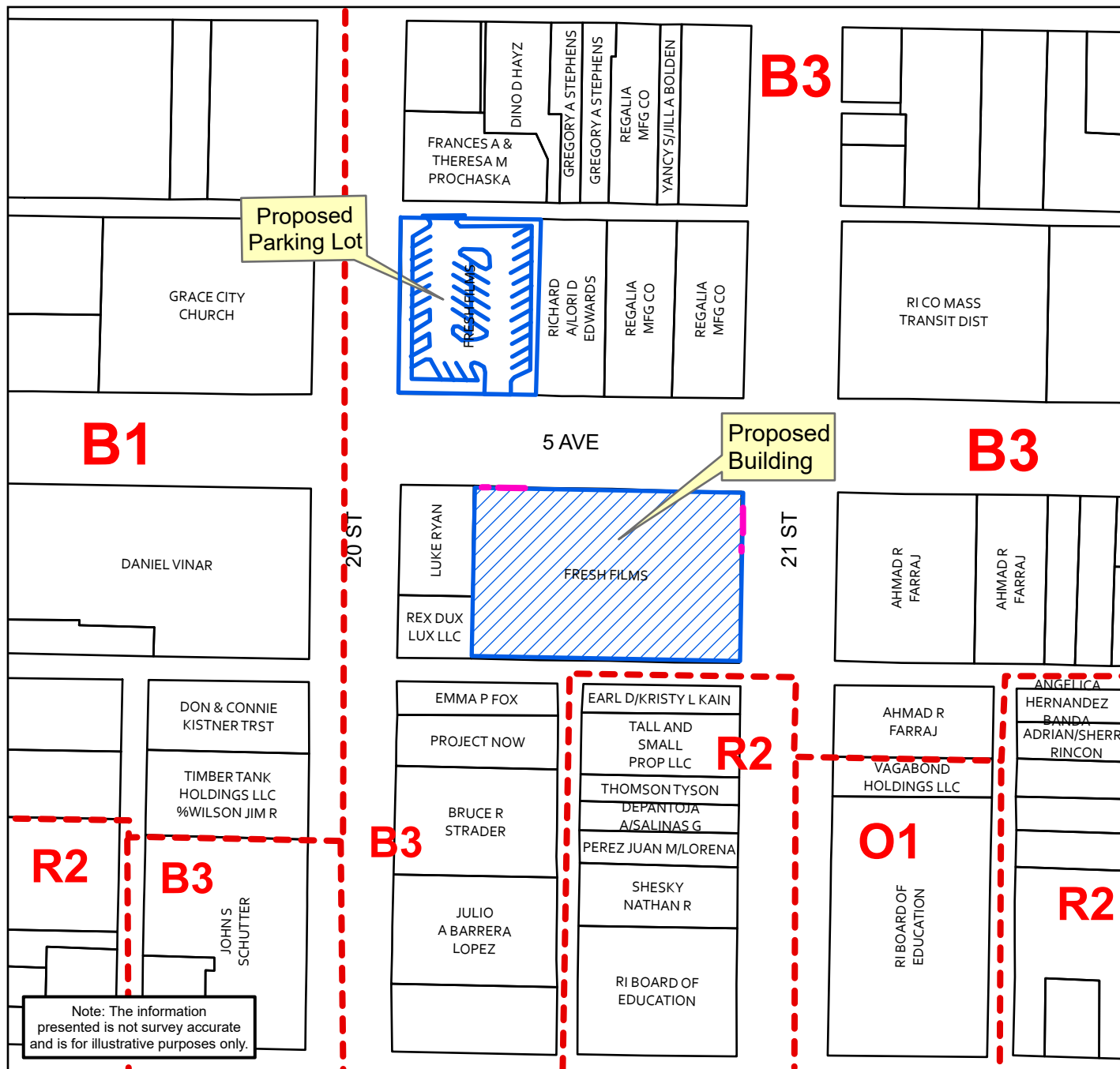
0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Variances for Setbacks, Landscaping, and Glazing at 2016 5th Avenue



PZC Case 2026-23

- Parcels
- Subject Properties
- Building
- R1** Zoning District



0 25 50 100 150 200 Feet

City of Rock Island
COMMUNITY DEVELOPMENT
DEPARTMENT



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



Figure 1: Photo showing property at 2016 5th Avenue from along 21st Street



Figure 2: Photo showing property 2016 5th Avenue from the corner of the alley and 21st Street



Figure 3: Photo showing property, 2016 5th Avenue from back end of the old bakery and the alley



Figure 4: Photo showing property at 2016 5th Avenue from the back end of Ilarte Masonry and 5th Avenue



Figure 5: Photo showing property 2016 5th Avenue from the corner of 5th Avenue and 21st Street.



Figure 6: Photo of parking lot at 2001 5th Avenue that will serve the sound facility from across 5th Avenue.



Figure 7: Photo of the parking lot from the southeast corner

Fresh Films Sound Stage Facility - Variance Application Exhibit

June 22nd, 2026

Introduction and General Statement

The Fresh Films Sound Stage Facility represents a unique and highly specialized development for Rock Island and the Quad Cities region. There is currently no comparable facility in the area. To attract premier film and television productions, a competitive sound stage must provide a minimum of approximately 15,000 ft² of unobstructed, acoustically isolated space per stage. This project proposes two such stages on the site.

Bringing this facility to a currently vacant 0.8-acre lot at 2016 5th Avenue will provide an immense cultural and commercial benefit to the community. It will stimulate local commerce by bringing in out-of-town production crews, creating local jobs, and establishing Rock Island as a cultural hub for the film industry. However, the highly specialized spatial, acoustic, and lighting requirements of an industry-standard sound stage conflict with standard zoning and landscaping ordinances, necessitating the requested variances.

Responses to Variance Application Criteria

(a) Physical Hardship vs. Mere Inconvenience The physical hardship stems directly from the spatial constraints of the 0.8-acre parcel compared to the strict industry standards for sound stages. To make this project viable, the two sound stages must be approximately 15,000 square feet each. When accounting for the two stages, plus the required reception, restrooms, and storage areas, the building footprint consumes nearly the entire lot.

- **Zero Setbacks:** Enforcing standard setbacks would force a reduction in the square footage of the sound stages, pushing them below the 15,000 sq. ft. viability threshold and rendering the project functionally obsolete.
- **Landscape Reduction:** The requirement for a 10-foot front yard setback, 5-foot side/rear setbacks, and interior parking lot landscape islands (one for every 10 spots and at the ends of rows) physically cannot be accommodated without sacrificing required parking or the essential building footprint. Strict

enforcement of these spatial rules is not a mere inconvenience; it physically prohibits the construction of a competitive, two-stage facility on this site.

(b) Uniqueness to the Property The conditions driving this request are entirely unique to the highly specialized nature of a motion picture and sound recording facility and its location. The site is subjected to significant exterior noise from 5th Street transportation and aircraft flyovers from the nearby Quad Cities International Airport. To achieve the required ambient background noise level of NC 25 and an STC 60 acoustic rating, the building envelope must be heavily fortified.

- **No Glazing on North and East Sides:** Glazing is the weakest point in any acoustic and light envelope. Glazing on the north and east elevations facing 5th Street would allow unacceptable levels of traffic noise and light to penetrate the stages, destroying the controlled environment. Standard properties in this zoning classification do not require "Sound and Light Locks" or complete light blackout capabilities, making this building's lack of glazing a unique functional necessity rather than an aesthetic choice.

(c) Not Exclusively for Profit The requested variances are based on demonstrable, functional hardship, not a desire to maximize profit. The zero setback and reduced landscaping requests are driven by the geometric reality of fitting two standard-sized sound stages on a 0.8-acre lot. Furthermore, the request for no glazing is a strict technical requirement to prevent noise and light ingress. Without these variances, a functional sound stage—the sole purpose of this development—cannot be built, yielding no return on investment and leaving the parcel vacant.

(d) Hardship Caused by the Zoning Ordinance The hardship is directly caused by the Zoning Ordinance, which applies standard commercial building standards (like mandatory glazing, setbacks, and landscape islands) to a highly specialized studio environment.

(e) No Detriment to Public Welfare or Other Property Granting these variances will not be detrimental to the public welfare; rather, it will significantly improve it by revitalizing a vacant property with known subsurface environmental impacts.

- **Transformer Location:** With the building footprint pushed to the property lines, we request a variance to locate the transformer on the sidewalk near the southeast corner of the new facility.

(f) Will Not Impair Light, Air, Safety, or Property Values The proposed variances will not impair the adequate supply of light and air to adjacent properties. The facility

will be built with modern, fire-rated materials (2-HR rated walls) and an automatic sprinkler system, ensuring fire safety. Rather than diminishing property values, this project will transform a vacant, environmentally impacted lot into a state-of-the-art commercial and cultural anchor for Rock Island, thereby enhancing the surrounding neighborhood's property values

(h) If your variance request does not meet the standards as outlined above, what additional restrictions would you recommend to the ZBA to make the request meet the standards?

To mitigate any concerns regarding our requested variances, we recommend the ZBA impose the following conditions:

- **Aesthetic Enhancements in Lieu of Glazing:** To compensate for the lack of glazing on the North and East facades facing 5th Avenue and 20th Street, we agree to incorporate architectural articulation, varying high-quality facade materials, or community-focused public art/murals. This will prevent a monolithic appearance, soften the zero-lot-line setback, and ensure the facility contributes to a visually engaging, pedestrian-friendly streetscape.
- **Alternative Landscaping and Stormwater Strategies:** In lieu of the required interior parking lot landscape islands and deep-rooted canopy trees (which are incompatible with the required parking layout and the impacted soils), we will provide alternative, low-impact landscaping, such as shallow-rooted native vegetation, where feasible.
- **Maintenance of the Driveway Vision Triangle:** Despite the zero setbacks and altered landscaping, we agree to strictly maintain the required 10-foot driveway visibility triangle (measured along the back edge of the public sidewalk to the driveway intersection) to ensure there is no impairment to traffic or pedestrian safety.
- **Screening of Electrical Infrastructure:** We agree to provide appropriate safety enclosures for the transformer to ensure it does not pose a safety risk.

Applicant: Joshua Arguello - Sr. Project Manager | Streamline Architects

Signature:  _____

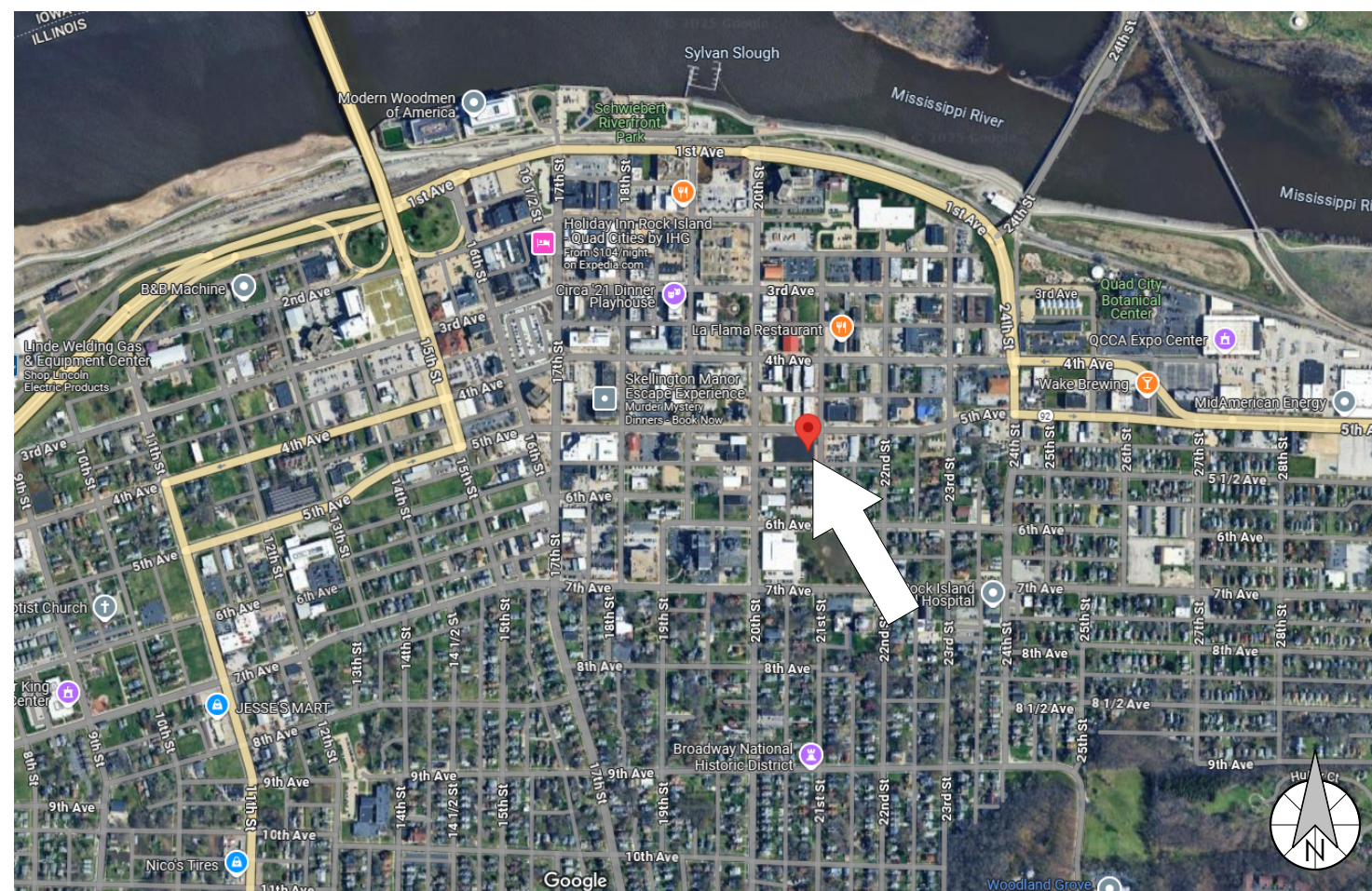
Date: 6/22/26

FRESH FILMS

NEW CONSTRUCTION

2016 5TH AVE
ROCK ISLAND, IL 61201

50% CONSTRUCTION DOCUMENTS
6/10/26



LOCATION MAP

INDEX	
NO.	SHEET NAME
A000	COVER SHEET
C0.0	COVER SHEET
C0.1	SPECIFICATIONS
C1.0	DEMOLITION PLAN - BUILDING
C1.1	DEMOLITION PLAN - PARKING
C2.0	SITE GEOMETRIC PLAN - BUILDING
C2.1	SITE GEOMETRIC PLAN - PARKING
C3.0	GRADING PLAN - BUILDING
C3.1	GRADING PLAN - PARKING
C4.0	UTILITY PLAN - BUILDING
C4.1	UTILITY PLAN - PARKING
C6.0	DETAILS
S100	GENERAL NOTES
S101	NOTES & SYMBOLS
S200	FOUNDATION PLAN
A002	DRAWING STANDARDS
A005	ARCHITECTURAL SITE PLAN
A101	FLOOR PLAN
A110	REFLECTED CEILING PLAN
A120	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A302	WALL SECTIONS
A600	SCHEDULES & DOOR DETAILS
A301	BUILDING SECTIONS
A303	WALL SECTIONS
A304	WALL SECTIONS
A305	DETAILS
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS. PRINTED OR TYPED NAME: CRAIG SHANNON SIGNATURE: _____ DATE: _____ REGISTRATION EXPIRES: 11/30/2024 DATE ISSUED: 09/13/2023 PAGES OR SHEETS COVERED BY THIS SEAL: A000 - A700, AS100, AD100-AD201	

CONTACT INFORMATION

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FRESH FILMS

SOUND STAGE

2016 5th Avenue
Rock Island, IL

Project number	25-026
Date	6/15/26
Drawn by	JA
Checked by	Checker

COVER SHEET

A000



www.streamlinearchitects.com

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PROJECT CONTACT:
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joshua@streamlinearchitects.com

SYMBOL LEGEND		ABBREVIATIONS	
ITEM	SYMBOL	AC AC/FL ACP AD ADJ. AFF. AL./ALUM. ALT. ANOD. ANT. APPRO. ARCH. ARCH'L	AIR CONDITIONING ACCESS FLOOR ACOUSTICAL CEILING PANEL AREA DRAIN ADJUSTABLE ABOVE FINISHED FLOOR ALUMINUM ALTERNATE ANODIZED ANTENNA APPROVED ARCHITECT ARCHITECTURAL
DRAWING TITLE	00 TITLE SCALE	B.M. BETW. BIT. BLDG. BLK. BLKG. BM. BOD BOT BRG. BSMT.	BENCH MARK BETWEEN BITUMINOUS BUILDING BLOCK BLOCKING BEAM BASIS OF DESIGN BOTTOM BEARING BASEMENT
ROOM NAME ROOM NUMBER AREA	ROOM NAME 101 000 SF	C.G. C.T. CAB. CFCI	CORNER GUARD CERAMIC TILE CABINET CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
DOOR NUMBER	101	CL CLG. CLO. CLR. CMU COL CONC. CONN. CONST. CORR. CPT./CP	CENTER LINE CEILING CLOSET CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONSTRUCTION CORRIDOR CARPET
WALL TYPE	11	DBL. DET. DIA. DIM. DN DR DS DWG.	DOUBLE DETAIL DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRAWING
WINDOW NUMBER / CURTAIN PANEL	11	EA. EL. ELEC. ELEV. EMER. ENCL. ENG. EQ. EQPM/NT. ESC. EWC EX EXH. EXIST. EXP. EXT.	EACH ELEVATOR ELECTRIC(AL) ELEVATOR EMERGENCY ENCLOSED ENGINEER EQUAL EQUIPMENT ESCALATOR ELECTRIC WATER COOLER EXISTING EXHAUST EXISTING EXPANSION OR EXPOSED EXTERIOR
CEILING HEIGHT	#	FD FDVC FE FEC FEVC FHC FIN. FLG. FLR. FRT FUT. FVC	FLOOR DRAIN FIRE DEPARTMENT VALVE CABINET FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER & VALVE CABINET FIRE HOSE CABINET FINISH(ED) FLASHING FLOOR FIRE RETARDANT TREATED FUTURE FIRE VALVE CABINET
KEYNOTE (Sheet Note)	#	GA. GALV. GB GFRG GFRP GL GWB	GAUGE GALVANIZED GRAB BAR GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED PLASTER GLASS, GLAZING GYPSUM WALL BOARD
SPOT ELEVATION	0'-0"	H.C. H.M. H.P. HD HDWE HDWD. HORIZ. HT. HVAC	HOLLOW CORE HOLLOW METAL HIGH POINT HEAD HARDWARE HARDWOOD HORIZONTAL HEIGHT HEATING, VENTILATION, & AIR CONDITIONING
AREA NAME	Department Name 000 SF	INCL. INFO. INSUL. INT.	INCLUDE (ED) (ING) INFORMATION INSULATION INTERIOR
NORTH ARROW	N	J.C. JB JT.	JANITOR'S CLOSET JAMB JOINT
REVISION	1	L.P. LAM. LAV. LH LT. LVR.	LOW POINT LAMINATE LAVATORY LEFT HAND LIGHT LOUVER
BUILDING SECTION	1 A101	M.O. MACH. MAX. MDF	MASONRY OPENING MACHINE MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MED. MEZZ. MEZZANINE MFR. MIN. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED MTG. MOUNTING MTL. METAL MULL. MULLION MLLWORK
WALL SECTION	1 A101	NIC NO. NO. NOM. NRC	NOT IN CONTRACT NUMBER NUMBER NOMINAL NOISE REDUCTION COEFFICIENT NOT TO SCALE
SECTION DETAIL	1 A101	O.C. OA OH OFCI	ON CENTER OVERALL OVERHEAD OWNER FURNISHED/ CONTRACTOR INSTALLED
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	1 A101	OFOI OFF. OPG. OPP. ORN.	OWNER FURNISHED/ OWNER INSTALLED OFFICE OPENING OPPOSITE ORNAMENTAL
ELEVATION	Name Elevation	P.C. P.LAM. PERF. PH. PL. PLAS. PLBVG. PLYWD. PNL. PKG. PPT	PRECAST CONCRETE PLASTIC LAMINATE PERFORATED PHASE PLATE PLASTIC PLUMBING PLYWOOD PANEL PACKING PRESERVATIVE PRESSURE TREATED
EXISTING COLUMN LINE	0	PR. PROT. PTD. PTN. PVM.T	PAIR PROTECTION PAINTED PARTITION PAVEMENT
COLUMN LINE	0	Q.T. QTY.	QUARRY TILE QUANTITY
LINETYPE LEGEND		R/RAD. R.B. R.O. R.T. RD REF. REINF. REMD REQ'D	RADIUS RESILIENT BASE ROUGH OPENING RUBBER TILE ROOF DRAIN REFERENCE REINFORCED REMOVED REQUIRED
DEMOLITION	---	RES. REV. R.F. RHF. RM.	RESILIENT REVISION OR REVISED ROOF RIGHT HAND ROOM
EXISTING	---	SANDBR SCWD S.S. SHT. SIM. STD. STL STO SUSP.	SEALANT & BACKER ROD SOLID CORE WOOD STAINLESS STEEL SHEET SIMILAR STANDARD STEEL STORAGE SUSPENDED
NEW CONSTRUCTION	---	T/ TANDB TANGD TEL. TEMP. TERR. THK. TYP.	TOP OF TOP & BOTTOM TONGUE & GROOVE TELEPHONE TEMPORARY TERRAZZO THICK TYPICAL
RATED ASSEMBLY 1 HOUR	---	U.L. U.N.O.	UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE
RATED ASSEMBLY 2 HOUR	---	V.B. VCT VAP. BAR. VERT. VEST. VIF VWC	VINYL BASE VINYL COMPOSITE TILE VAPOR BARRIER VERTICAL VESTIBULE VERIFY IN FIELD VINYL WALL COVERING
RATED ASSEMBLY 3 HOUR	---	W/ W/O WD. WP WRB	WITH WITHOUT WOOD WATERPROOFING WATER-RESISTIVE BARRIER

GENERAL NOTES

A. SCOPE OF WORK & GENERAL CONDITIONS 1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET & ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, &/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE. WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE, FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION. 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, & SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS & EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED & QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE. 3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS & AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY. HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK. 4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE & SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION. 5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, & AT NO CHARGE TO THE CONTRACTOR. 6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER. 7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES. B. QUALIFICATIONS & CODE COMPLIANCE 1. THE CONSTRUCTION MANAGER & ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE. 2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT. 3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATION SAFETY & HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY. 4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE. 5. PROVIDE HOT & COLD WATER LINES, SOIL & VENT LINES, & SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH THE BUILDING & PLUMBING CODE. 6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING. C. CONTRACT DRAWINGS & SPECIFICATIONS 1. PLANS & SPECIFICATIONS ARE COOPERATIVE & COMPLEMENTARY. ALL LABOR & MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS & SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED. 2. CONTRACTOR & EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS & SPECIFICATIONS & SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THE DRAWINGS. ANY DISCREPANCY SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES &/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL. 3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS & INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES. 4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR & OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY & COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK. 5. ANY WORK OR MATERIALS CALLED FOR IN THE DRAWINGS & IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT. 6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS & SPECIFICATIONS; BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT. 7. NOTES APPROPRIATE FOR DIFFERENT SYSTEMS & CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED & NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS & DETAILS. 8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 9. DRAWINGS MAY BE DISTORTED FROM PRINTING & ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS. 10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS & PARTITIONS UNLESS OTHERWISE INDICATED. 11. ARCHITECTURAL DIMENSIONS & NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS & NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL & ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION. D. EXISTING CONDITIONS 1. THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE & FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. 2. REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES. 3. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS &/OR CONFLICTS BETWEEN THE EXISTING CONDITIONS & THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. 4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. 5. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS & WALLS RELATED TO THE WORK ARE TRUE & LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. 6. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF CONDITION OF EXISTING WORK. 7. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS & THEIR IMPLICATIONS. E. DEMOLITION & REMOVALS 1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED & SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS. 2. ANY MECHANICAL &/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK. 3. CONTRACTOR SHALL COORDINATE WITH OWNER, & STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.	F. CUTTING & PATCHING 1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ADJACENT & AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING & FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS & ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH & REPAIR FLOORS, WALLS, CEILINGS, & MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE &/OR AS INDICATED ON THE DRAWINGS. 2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACE FORM WORKHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES. 3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS. 4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, & WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES & INTERIOR FINISH IN EVER RESPECT. G. MATERIALS, ASSEMBLIES & INSTALLATION 1. ALL OPENINGS & OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS & EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, & MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED. 2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT. 3. ANY DETAILS SYSTEMS MATERIALS, ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT & APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS. 4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION & DETEIORATION. 5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED). 6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS & WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. 7. INSTALL ALL MATERIALS & SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS. 8. THE FLAME SPREAD RATING & SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES & REQUIREMENTS OF GOVERNING AUTHORITIES. 9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FIRM NEAREST CORNER TO NEAREST CORNER, & FROM FLOOR TO CEILING. 10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, & ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS MUST BE ACCURATE, STRAIGHT, & SEALED WITH MORTAR OR TAPE & COMPOUND, & MADE AIR TIGHT. 11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED. 12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL & COMPOSITION OF THE ADJACENT WALL. 13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED. 14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL & MECHANICAL DEVICES WITH CASEWORK & OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK. 15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATER/TIGHT & AIRTIGHT. 16. CONTRACTOR SHALL PROVIDE & INSTALL NEW FIXTURES & LAMPS AS SPECIFIED & RELAMP EXITING FIXTURES AS INDICATED ON DRAWINGS. 17. ALL LENSES, REFLECTORS, LAMPS, PLATES FOR NEW & EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY. 18. THE CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY BRACING (TEMP. & PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO OWNER. 19. THE CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY BLOCKING, FURRING, & GROUNDS (TEMP. & PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER. 20. ROOFING, WATERPROOFING & MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT & ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER & COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS, FOR MATERIALS & EXECUTIONS THAT IS COMPLETELY WATER-TIGHT & MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY. 21. ALL METAL FLASHING WORK TO BE INSTALLED IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS. H. SITE CONDITIONS. 1. ACTIVE PIPES, CONDUITS & OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES & CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, & AT NO CHANGE IN CONTRACT PRICE. 2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL &/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING &/OR AFTER CONSTRUCTION, WHERE THEY INTERFERE WITH THE NEW OR REMODELING WORK. THEY
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**STREAMLINE
ARCHITECTS**

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FRESH FILMS

SOUND STAGE

2016 5th Avenue
Rock Island, IL

Project number	25-026
Date	6/15/26
Drawn by	Author
Checked by	Checker

DRAWING STANDARDS

A002



GENERAL NOTES:

1. INSTALL INSULATION TO COMPLETELY FILL STUD CAVITIES. CUT INSULATION TO FIT SNUGLY WITHIN FRAMING MEMBERS SUCH THAT IT IS HELD IN PLACE BY FRICTION, WHERE POSSIBLE. DO NOT LEAVE GAPS, VOIDS, OR COMPRESS INSULATION.
2. SEAL ALL GWB JOINTS & STAGGER BY 16" MINIMUM.
3. KINETICS WALLMATE STUD ISOLATORS TO BE PROVIDED AT EXTERIOR STUD ASSEMBLY. FASTEN W/ KAI-W-25 ANCHOR ISOLATOR BUSHING ASSEMBLIES.

NFPA 285 EXTERIOR WALL ASSEMBLY NOTES:

1. EXTERIOR WALL ASSEMBLY TO COMPLY WITH ALL NFPA 285 REQUIREMENTS. ALL COMPONENTS OF THE EXTERIOR WALL ASSEMBLY TO BE COMPRISED OF NON-COMBUSTIBLE MATERIALS.
2. WALL ASSEMBLY BASED ON [NFPA-APPROVED ASSEMBLY NUMBER].
3. [ANY ADDITIONAL NOTES E.G. METAL PANEL PROPERTIES, METAL STUD REQ'S., ETC.]



③ STC 53 ACOUSTICAL ROOF ASSEMBLY
1 1/2" = 1'-0"



D DEMISING WALL - STC 60

* METAL STUDS TO BE FREESTANDING & INDEPENDENT OF EACH OTHER



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FRESH FILMS

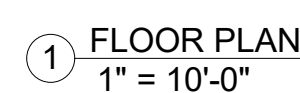
SOUND STAGE

2016 5th Avenue
Rock Island, IL

FLOOR PLAN

A101

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ROOM FINISH SCHEDULE							
NO.	ROOM NAME	Area	FLOOR	BASE	WALLS	CEILING	REMARKS
100	SOUND STAGE	15 762 ft²	SEALED CONC.	--	INSUL-QUILT DIAMOND BLANKET		WIRE MESH TO 84" AFF
101	SOUND STAGE	15 762 ft²	SEALED CONC.	--	INSUL-QUILT DIAMOND BLANKE		WIRE MESH TO 84" AFF
102	SOUND & LIGHT LOCK	Not Placed	SEALED CONC.	--	CONVED WALL PANELS		
102	SOUND & LIGHT LOCK	43 ft²	SEALED CONC.	--	CONVED WALL PANELS		
103	HSPK	Not Placed	SEALED CONC.	4" VINYL BASE	PAIN	PAIN	
104	WOMEN	Not Placed	QUARRY TILE	TILE	TILE @ 60" AFF PAIN	PAIN	
104	WOMEN	178 ft²	QUARRY TILE	TILE	TILE @ 60" AFF PAIN	PAIN	
105	MEN	Not Placed	QUARRY TILE	TILE	TILE @ 60" AFF PAIN	PAIN	
105	MEN	178 ft²	QUARRY TILE	TILE	TILE @ 60" AFF PAIN	PAIN	
109	HSPK	Not Placed	SEALED CONC.	4" VINYL BASE	PAIN	PAIN	
110	HSPK	49 ft²					

BUILDING CONSTRUCTION:

CONSTRUCTION TYPE:
AUTOMATIC SPRINKLER SYSTEM:

IIB
YES

OUTSTANDING ITEMS:
WALL OUTLETS - VOLTAGE / PHASE / AMPS

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FRESH FILMS

SOUND STAGE

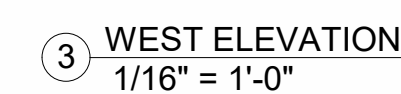
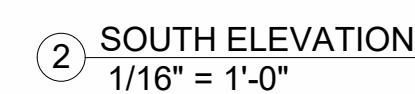
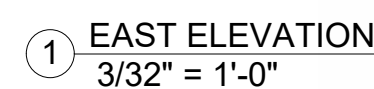
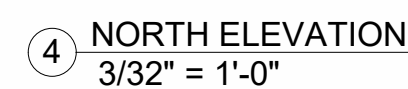
2016 5th Avenue
Rock Island, IL

Project number	25-020
Date	6/15/20
Drawn by	JA
Checked by	Checke

EXTERIOR ELEVATIONS

A200

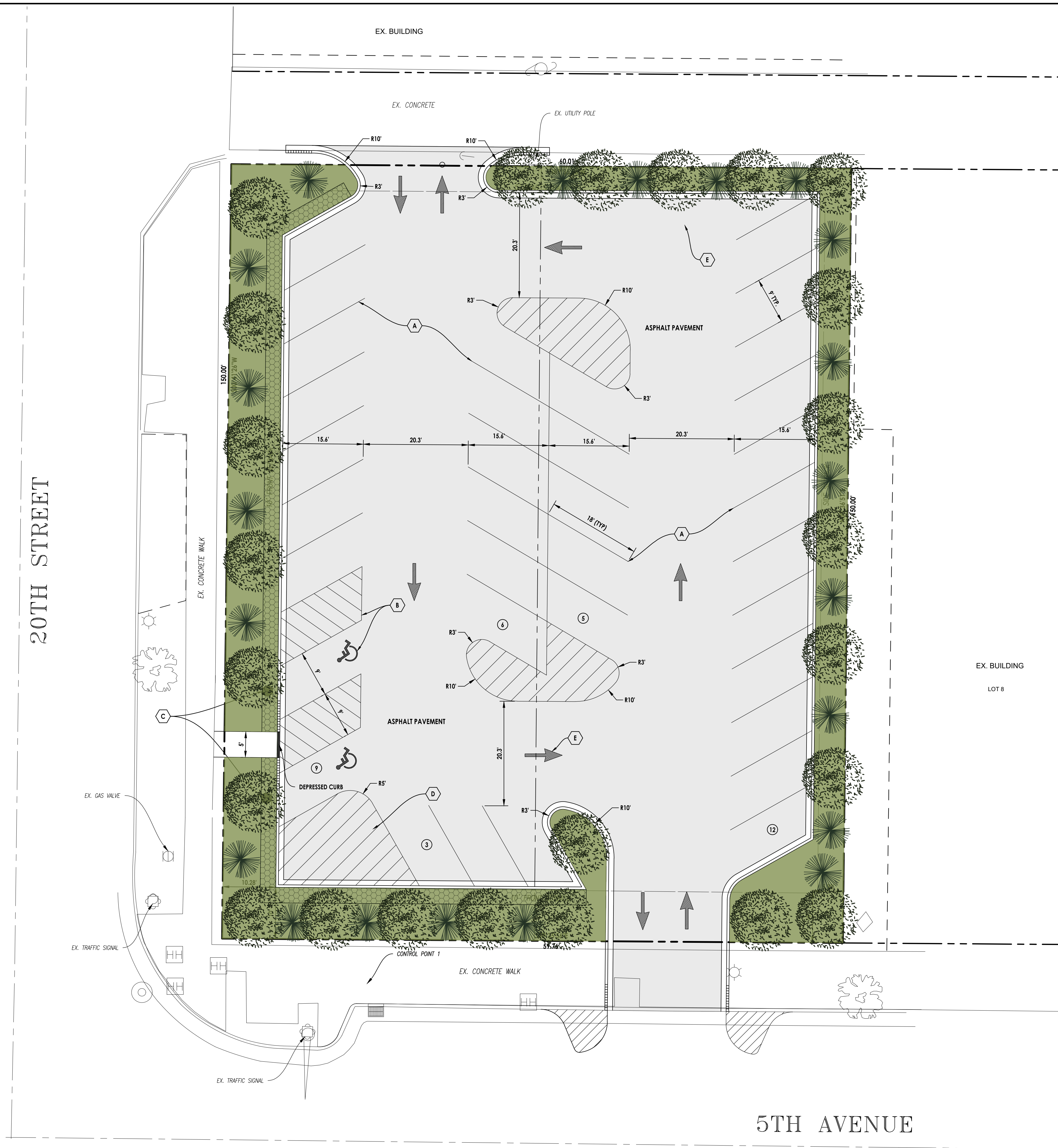
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NOT FOR CONSTRUCTION

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NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS WERE PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ADA DETECTABLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY ABBITT SURVEY & DEVELOPMENT, PLLC

SIGNING AND STRIPING SCHEDULE

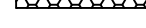
- A. 4" YELLOW STRIPING
- B. YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
- C. "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY (\$250 FINE)
- D. 4" PAINTED CROSS STRIPING 4' C-C
- E. PAINTED DIRECTIONAL ARROW

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET DEPARTMENT OF TRANSPORTATION STANDARDS.

PARKING SUMMARY

	PROPOSED
REGULAR STALLS (9'x18')	32
ACCESSIBLE STALLS (16'x18')	3
TOTAL STALL COUNT	35

LEGEND:

- | | |
|---|--|
|  | ADA TRUNCATED DOMES |
|  | EXISTING BARRIER CURB |
|  | EXISTING CURB AND GUTTER |
|  | EXISTING CURB AND GUTTER - DEPRESSED |
|  | B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE |
|  | B6.12 CURB AND GUTTER - DEPRESSED |
|  | B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT) |
|  | BARRIER CURB UNLESS NOTED OTHERWISE |
|  | BARRIER CURB - DEPRESSED |
|  | B6.12 CURB - TRANSITION (ZERO TO FULL HEIGHT) |

- PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT
SEE DETAIL ON SHEET C6.0

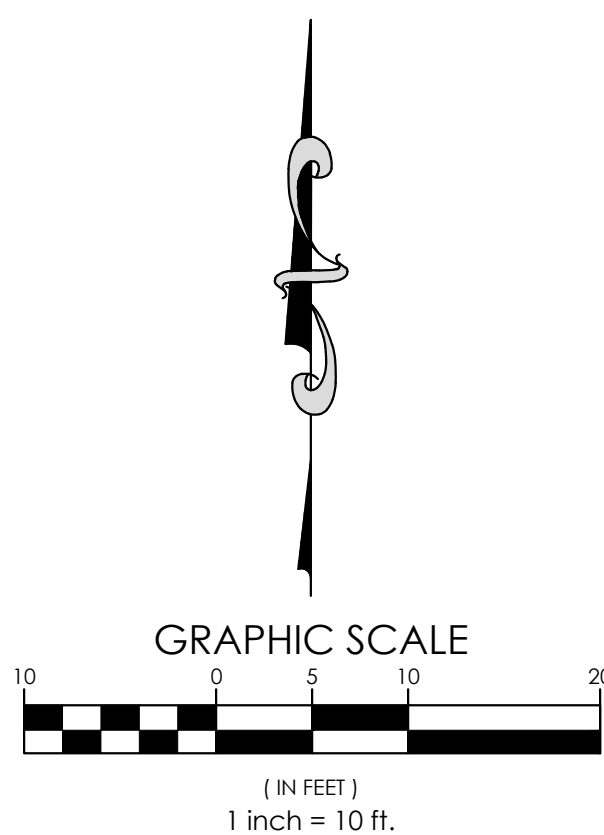
- PROPOSED SEED OR SOD AREA

- 
- PROPOSED 3-FOOT WIDE LANDSCAPE SCREENING

- 
- PROPOSED CANOPY TREE (1 PER 5 PARKING SPACES ON FRONT, SIDE AND REAR)

- 
- PROPOSED SHRUB OR EVERGREEN
(5% GROUND COVER)**

NOTE: THE LANDSCAPING SHOWN HEREIN IS FOR CONCEPTUAL PURPOSES ONLY AND IS INTENDED TO DEMONSTRATE THAT THE REQUIRED LANDSCAPING CAN BE ACHIEVED. A FINAL LANDSCAPE PLAN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



PROJECT NAME FRESH FILMS 2016-5TH AVENUE ROCK ISLAND, IL	PROJECT No. 0352.1361C SHEET No. C2.1 OF 13 SHEETS	SHEET NAME	 rtm engineering consultants 2933 N. Meacham Road Suite 700 Schaumburg, IL 60173 Telephone (847) 756 - 4486 www.rtmcc.com IL Design Firm: 18406677-0002	No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
				0	06/27/2025	SD PRICING			
				1	07/18/2025	SD PRICING REVISIONS			
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Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-24: Public hearing request from Scot Burkhead to consider a Special Use Permit from the Rock Island Zoning Ordinance in a R-4 (multi-unit residential) district for properties with PINs 1614301003, 1614301002 and 1614301001.
RC Roll Call vote is needed.



Date: September 9, 2026

Introduction and Background Information:

Case Summary Information

Case Number	2026-24
Applicant/Property Owner	Scot Burkhead
Request	Special Use Permit to allow the display and sale of sheds at the property.
Property Address/Parcel Identification Number	PINs 1614301003 (812 47 th Avenue), 1614301002 and 1614301001.
Property Dimensions & Size	18,295 square feet for all three properties
Zoning District	R-4 (multi-unit residential)
Staff Recommendation	Denial
Decision-Making Body	City Council

Request Summary & Project Details

Scot Burkhead is requesting a Special Use Permit (SUP) to allow the display and sale of sheds at the properties with PINs 1614301003, 1614301002 and 1614301001. The applicant states that the hours of operation will be from 8am to 5pm, Mondays to Saturdays and Sundays from 9am to 2pm, all year round. There will be no other employee. A Special Use Permit is required because outdoor merchandise displays and commercial sales operations are not permitted in residential zoning districts under the City's Zoning Ordinance.

Description of Site & Surrounding Area

The subject properties are located in a predominantly residential neighborhood and is approximately 18,295 square feet for all three properties. The site slopes approximately 2 feet from the street and sits slightly above street level. The property with PIN 1614301003, 812 47th Avenue has a house that currently sits vacant. The other properties are undeveloped. Vehicular access is provided from 47th Avenue and the alley. The applicant states that the

intent to bring his business, Best Commercial Equipment to the properties. The City's 2014 Comprehensive Plan designates the property as Single Family Residential on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	PUD	Planned Unit Development (Blackhawk College Adult Learning Center)	Community Business
South	R-4, R-1	Multi-Unit Residential, One-Unit Residential, Rail tracks	Single-family residential & Mixed Residential
East	R-4, PUD	Multi-Unit Residential, Planned Unit Development (undeveloped)	Single-family residential
West	R-1	One-Unit Residential, Rail tracks	Single-family residential

Standards for Approval & Staff Analysis

The Zoning Ordinance states that a Special Use Permit must meet all the standards identified in Article 9, Section 7 to be approved. The following table includes each standard with the corresponding staff analysis and whether the standard is met.

A: That the granting of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Staff Analysis: The subject properties are located within an established residential area. The proposed use would introduce the outdoor display and sale of sheds, including associated customer activity, deliveries, and movement of inventory. These activities are not characteristic of the surrounding residential area. Therefore, staff find that the proposed use is not compatible with the surrounding neighborhood.

Meets Standard: No

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.

Staff Analysis: Properties in the immediate vicinity are predominantly zoned and developed for residential purposes. The proposed use would introduce a commercial outdoor sales and display area adjacent to existing residences. Staff find that this activity would interfere with the residential use and enjoyment of nearby properties..

Meets Standard: No

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Staff Analysis: The City's Comprehensive Plan designates the subject properties and most of surrounding area as Single-Family Residential. Establishment of a commercial outdoor sales and display use is inconsistent with the City's intended development plans.

Meets Standard: No

D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Staff Analysis: The proposed use has limited utility needs. However, any improvements associated with the outdoor sales and display area would be required to comply with applicable City requirements for grading, drainage, surfacing, and other site improvements. Any necessary site improvements would be addressed through the City's development review process if the permit is approved.

Meets Standard: No

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Staff Analysis: The subject properties are accessed from 47th Avenue and an adjacent alley within an established residential area. The proposed use would require periodic delivery, positioning, and removal of sheds using trucks and trailers larger than the passenger vehicles typically associated with residential properties. Therefore, staff find that adequate measures have not been taken to accommodate traffic associated with the proposed use.

Meets Standard: No

F. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.

Staff Analysis: Staff is recommending denial of the special use. If the commission decides to approve the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations.

Meets Standard: NA

G. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.

Staff Analysis: The special use proposal will be required to comply with all other applicable City Ordinances if approved.

Meets Standard: NA

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 Planning & Zoning Commission pass a recommendation to the City Council to deny the request as the SUP request does not meet the standards for approval. If the commission decides to approve the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rock Island Planning & Zoning Commission

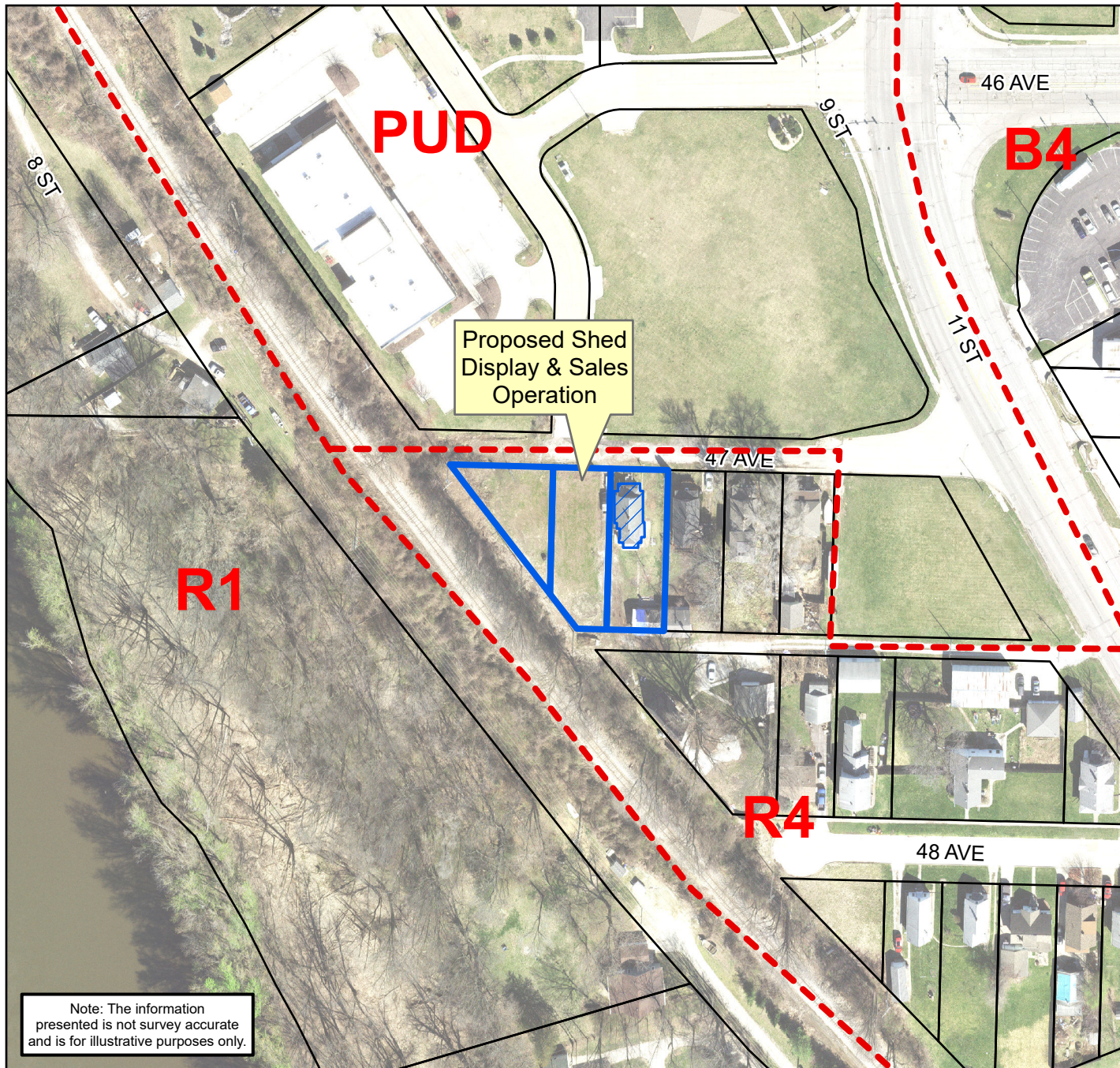
September 9, 2026

Case 2026-24: Public hearing request from Scot Burkhead to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties with PINs 1614301003, 1614301002 and 1614301001 in an R-4 (multi-unit residential) district.

Responses to Conditions for Special Use Permit Approval

1. *That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*
Applicant Response: Detached accessory structures will be locked at all times unless being shown.
2. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.*
Applicant Response: The 2 adjoining parcels sits at the dead end of the street. On the east side of house are 2 properties which have been vacant for years. There is a house on the east side of the vacant properties that has been up for sale.
3. *That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
Applicant Response: Property and Parcels are dead end to a railroad track.
4. *That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.*
Applicant Response: No facilities are needed for outdoor showing/selling of detached accessory structures (sheds).
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
Applicant Response: There are exits leading to 11 Street and to 9th Street (Blackhawk Commons)
6. *Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.*
Applicant Response: Business hours are Monday-Saturday 8am-5pm and Sunday 9am-2pm. Afterhours, phone number will be provided.
7. *That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.*
Applicant Response: Access to location has public right of way.

Special Use Permit for Shed Display and Sales



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

PZC Case 2026-24

 Subject Properties

 Building

R4 Zoning District



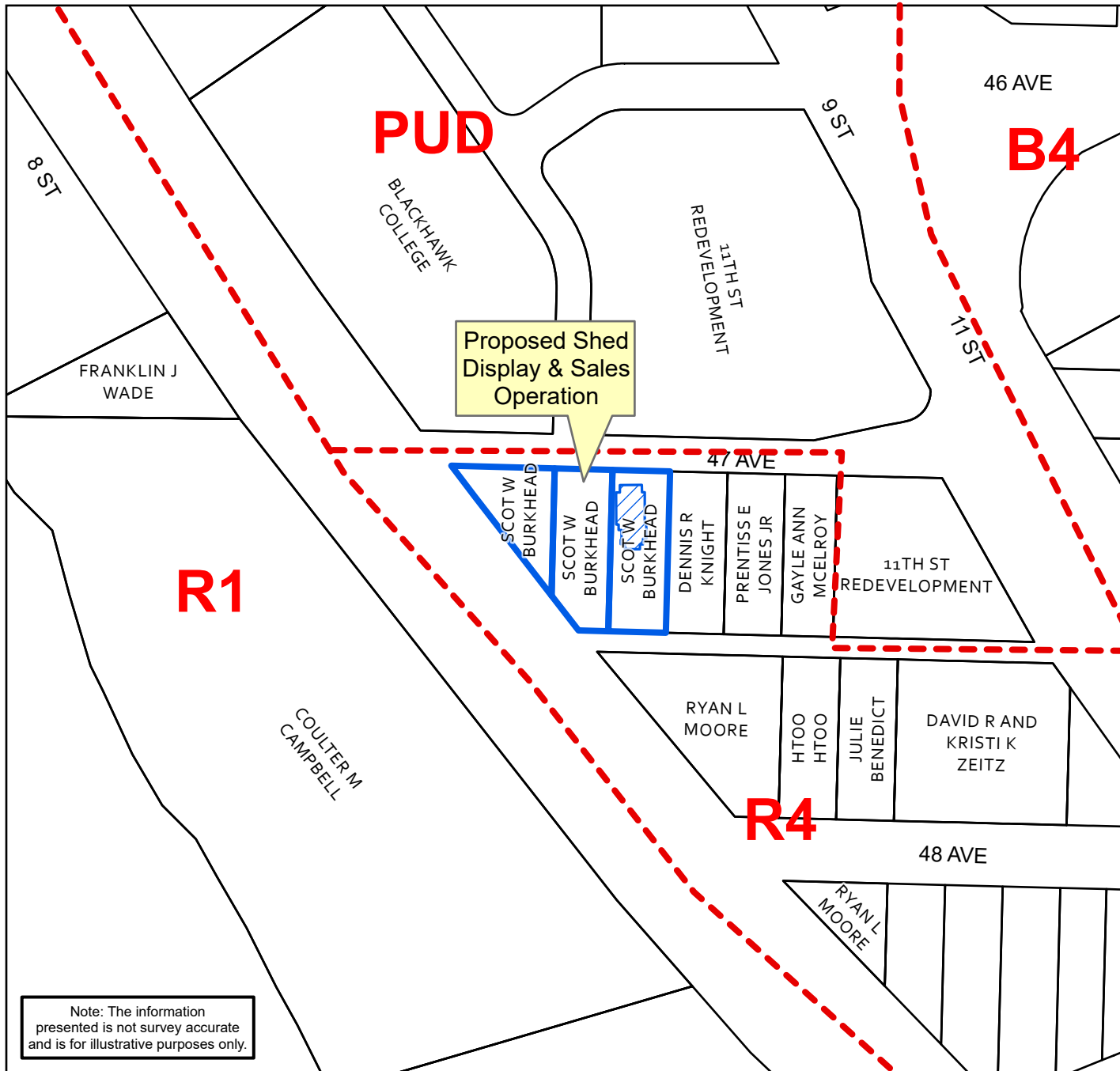
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Special Use Permit for Shed Display and Sales



PZC Case 2026-24

 Subject Properties

 Building

R4 Zoning District



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing property at 812 47th Avenue from across 47th Avenue



Figure 2: Photo showing all three properties (812 47th Avenue, PINs 1614301002 and 1614301001)



Figure 3: Photos showing all properties from Blackhawk Commons Rd

**A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: This ordinance grants and serves as a special use permit to Scot Burkhead, operating as Best Commercial Equipment, for the vacant building and a and adjacent vacant lots along 47th Avenue. For the purposes of this ordinance, the three properties shall be collectively referred to as the "subject property." A map of the properties is attached as Exhibit A. The three properties are legally described as:

Lots Number Six (6), Seven (7) And Eight (8) in Block Number One (1) In Woodruff & Sears First Addition to Sears now a part of the City of Rock Island; Situated in the County of Rock Island and State of Illinois.

Commonly known as 812 47th Avenue (PIN 0831319010), PIN 1614301002 and PIN 1614301001.

Section Two: The use granted by this special use permit is for the grantee to operate an outdoor display and sales of sheds on the subject property located within an R-4(multi-unit residential).

Section Three: This permit is subject to the following additional stipulations:

1. Business operations shall be limited to Monday through Saturday between 8:00 a.m. and 5:00 p.m.
2. The business shall have no more than one (1) employee working on the property at any one time.
3. All outdoor display sheds shall maintain a minimum setback of twenty (20) feet from the front property line adjacent to 47th Avenue and six (6) feet from all side and rear property lines.
4. All display and driving surfaces shall be improved with asphalt, concrete, or alternative materials approved by the City Engineer.
5. A Type C bufferyard, as required by the Zoning Ordinance, shall be provided along all property lines adjoining residentially zoned property. A solid six-foot (6') privacy fence may be installed and incorporated as part of the required bufferyard.
6. Within one (1) month of approval, the applicant shall submit a site plan to the Planning & Zoning Division for administrative review and approval demonstrating the required site improvements and compliance with the conditions of this permit.
7. Any proposed site signage shall be limited to one (1) non-illuminated freestanding sign not exceeding fifteen (15) square feet and shall be subject to separate sign permit approval.
8. All required site improvements shall be completed within one (1) year of the date of approval. If the required improvements are not completed within this timeframe, the Special Use Permit shall become null and void.

9. The use shall comply all other applicable codes and ordinances.

Section Four: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Five: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____
City Clerk

Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-25: Public hearing request from Susan Madison to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 9311 Ridgewood Road.
RC Roll Call vote is needed.

Date: September 9, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-25
Applicant/Property Owner	Susan Madison
Request	Variance to allow an above-ground swimming pool to remain in the front yard of the property.,
Property Address/Parcel Identification Number	9311 Ridgewood Road, PIN 1601421001
Property Dimensions & Size	41, 817 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Susan Madison is requesting a variance to allow an above-ground swimming pool to remain in the front yard of the property at 9311 Ridgewood Road. During an inspection, staff discovered the pool had been installed in the front yard. Upon further investigation, it was discovered a permit was not pulled for the pool installation either. Staff informed the applicant that a variance from the Planning and Zoning Commission would be needed.

Description of Site & Surrounding Area

The subject property is located in a predominantly residential neighborhood and is approximately 41, 817 square feet. The west side of the property slopes approximately 2 feet from the street and sits slightly above street level. The east side, which is the rear yard of the property, slopes down approximately 15ft. The property is developed as a one-story single-family residence constructed in 1954, containing approximately 1,417 square feet of living area. The primary façade faces Ridgewood Road, and vehicular access is provided from Ridgewood Road. The City's 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future Land Use Map. Surrounding

zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	R-1	Vacant Land	Vacant Land - Planned Mixed Use
South	R-1	Single family residential	Planned Neighborhood
East	R-1	Single family residential	Planned Neighborhood
West	R-1	County Jurisdiction	County Jurisdiction - Planned Neighborhood

Property Background & History

There is no known zoning history for the property.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow an above-ground swimming pool to remain in the front yard of the property.	Accessory structures shall not be located in any front yard and shall not be closer to the front lot line than any principal structure or building (Article XI, Section 6a).

Standards for Approval & Analysis

A variance 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 applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

1. *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 Analysis: The property is currently developed and used as a single-family residence and can continue to be reasonably used for that purpose under the existing zoning regulations. While an above-ground swimming pool is a permitted accessory use, the inability to locate the pool within the front yard does not prevent a reasonable return for the property.

Meets Condition: No

2. *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

Staff Analysis: The property has sloping terrain that creates some constraints on the placement of accessory structures. However, similar conditions are present on other properties in the surrounding area and through much of Southwest Rock Island. While grading and other site preparation would be needed, the property has open rear and side yards where the pool could potentially be placed in compliance. Staff do not find any unique circumstances that necessitate the placement of the pool within the front yard.

Meets Condition: No

3. *The use, 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 Analysis: The surrounding area is predominantly developed with single-family residences. Allowing an above-ground swimming pool within the front yard would be inconsistent with this established development pattern. Staff find that the variance would alter the character of the neighborhood.

Meets Condition: No

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 variance as the property can yield a reasonable return, there is no unique circumstance, and the pool alters the character of the neighborhood.

However, if the Commission decides to approve the request with different findings, staff recommend the following stipulation be added to the approval.

1. A privacy fence not exceeding 4 feet in height shall be installed around the pool.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rock Island Planning & Zoning Commission

September 9, 2026

Case 2026-25: Public hearing request from Susan Madison to consider a Variance from the Rock Island Zoning Ordinance for property at 9311 Ridgewood Road in an R-1 (one-unit residential) district.

Responses to Conditions for Variance Approval

1. *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;*

Applicant Response: Front yard is the only flat ground that was available to put my pool.

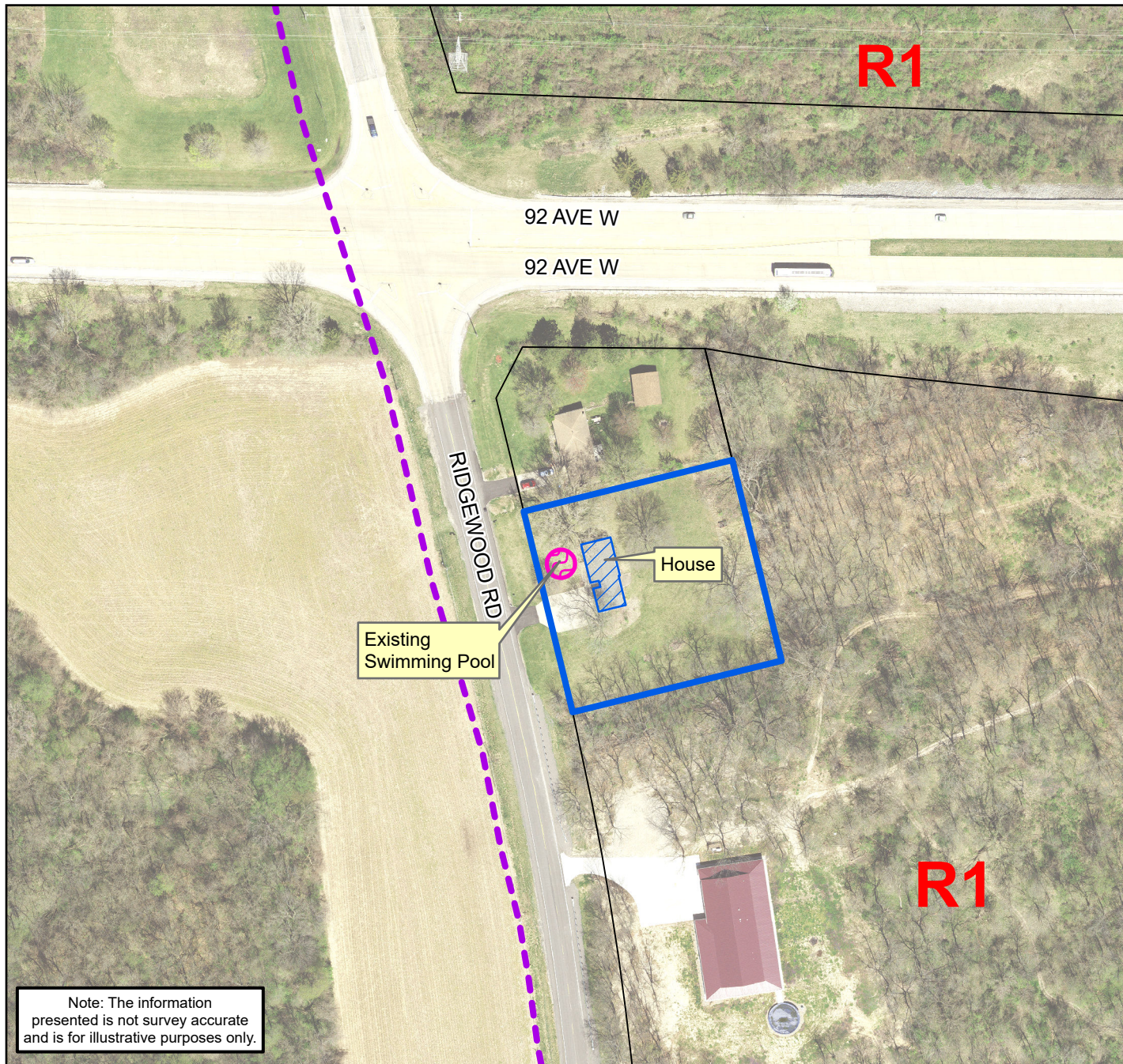
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: There are hills on 3 other sides of my property.

3. *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.*

Applicant Response: My neighbors are far from pool it's 54 inches tall

Variance of Swimming Pool in Front Yard at 9311 Ridgewood Road



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

PZC Case 2026-25

-  Subject Property
-  Building
-  Pool
-  Parcels
-  City of Rock Island Municipal Boundary
- R1** Zoning District



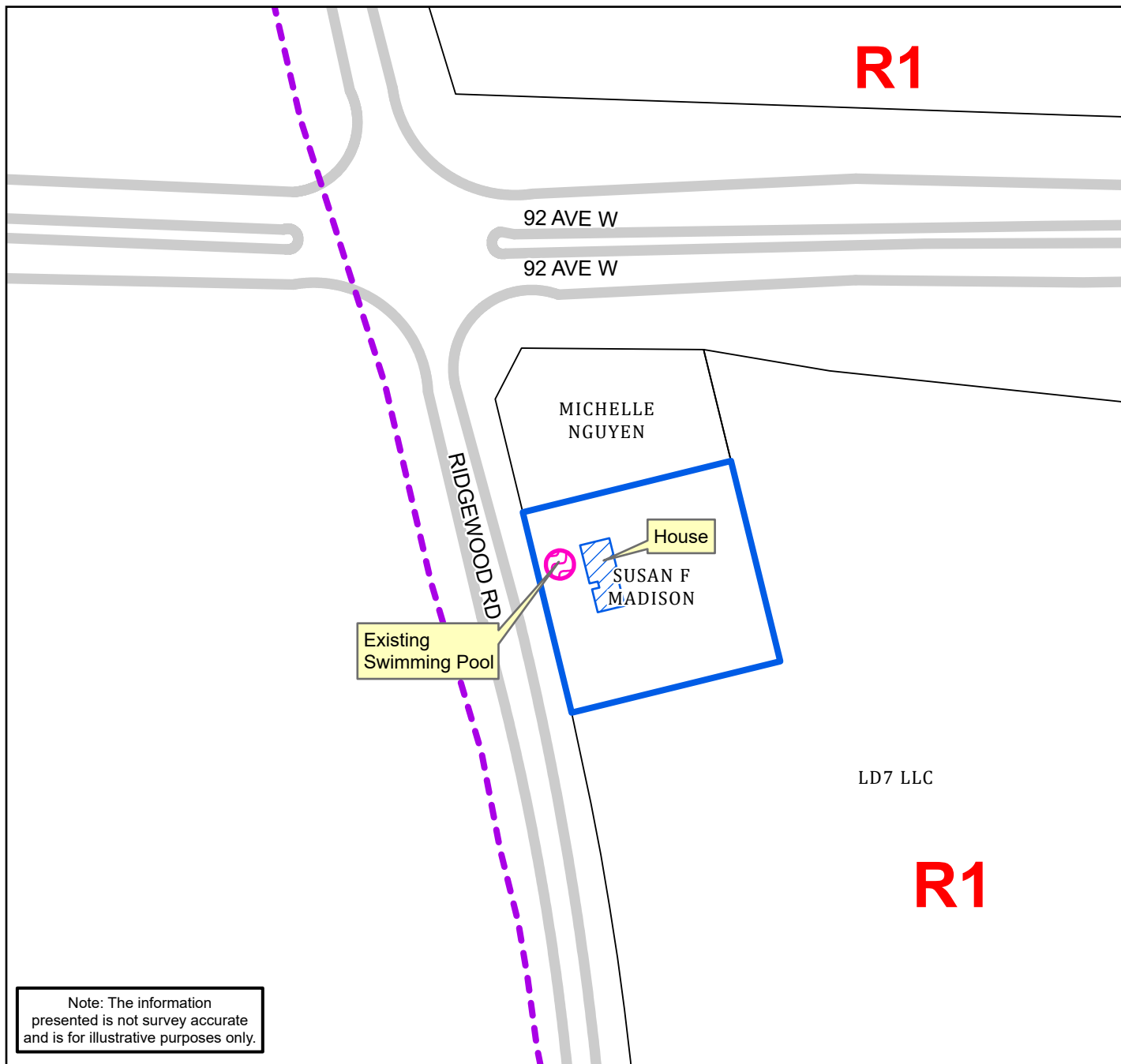
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Variance of Swimming Pool in Front Yard at 9311 Ridgewood Road



PZC Case 2026-25

-  Subject Property
-  Building
-  Pool
-  Parcels
-  City of Rock Island Municipal Boundary
- R1** Zoning District



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



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



Figure 1: Photo showing the subject property from along Ridgewood Road



Figure 2: Photo showing pool and its relative location in the front yard



Figure 3: Photo showing another perspective of the pool in the front yard



Figure 4: Phot showing the pool from across the neighbors front yard and 92nd Avenue West.

Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-26: Public hearing request from Kevin Kadlec of Door Creek Construction to consider a variance from the Rock Island Zoning Ordinance in a B-2 (downtown business) district for property at 1701 2nd Avenue.
RC Roll Call vote is needed.

Date: September 9, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-26
Applicant/Property Owner	Kevin Kadlec
Request	Variance to allow a senior social club on the ground floor for use by residents of the building and other residents of Section 42 senior living facilities in the Quad Cities area.
Property Address/Parcel Identification Number	1701 2nd Avenue, PIN 0735201004
Property Dimensions & Size	14,374 square feet
Zoning District	B-2 (downtown business)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Kevin Kadlec is requesting a variance to allow a senior social club on the ground floor at 1701 2nd Avenue for use by residents of the building and residents of other Section 42 senior living facilities in the Quad Cities area.

The proposed social club is part of a larger project to redevelop the existing six-story building into 44 senior apartment units. The upper floors would contain the residential units, while the ground-floor would primarily consist of community rooms and gathering spaces that the applicant describes as a senior social club.

The property is located within the B-2 (downtown business) district. The district is intended to provide a high-density, compact, pedestrian-oriented concentration of commercial, office, service, shopping, and entertainment activities. The proposed use would function as a residential community and gathering space associated with the senior housing development rather than a business/commercial use. A variance is therefore requested to allow the proposed residential amenity space on the ground-

floor.

Description of Site & Surrounding Area

The property is approximately 14,374 square feet. The site is relatively flat and sits slightly above street level. The property is developed with a six-story commercial building constructed in 1908, containing approximately 70,170 square feet. The primary façade faces 2nd Avenue. There is no vehicular accessor parking on the property. The City's 2014 Comprehensive Plan designates the property as Downtown on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	B-2	Downtown Business	Downtown
South	B-2	Downtown Business	Downtown
East	B-2	Downtown Business	Downtown
West	B-2	Downtown Business	Downtown

Property Background & History

The property, commonly known as the Best Building, is a historic property located in the Downtown Historic District. Architecturally, the commercial building is a example of the Italian Renaissance Revival style. The structure currently sits vacant. There is no known zoning history for the property.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow a senior social club on the ground-floor for use by residents of the building and other residents of Section 42 senior living facilities in the Quad Cities area.	Proposed ground-floor use is not a permitted principal use within the B-2 district (Article XIX).

Standards for Approval & Analysis

A variance 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 applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

1. *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 Analysis: The property is a historic commercial building located in the City's downtown and occupies a dominant street corner. The applicant has not demonstrated that the ground floor cannot reasonably accommodate commercial uses permitted by the B-2 zoning district or that compliance would prevent a reasonable return from the property. Staff reason that the property can yield a reasonable return as the space remains viable for standard retail or commercial uses.

Meets Condition: No

2. *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*

Staff Analysis: Staff has not identified a unique physical characteristic or other condition of the property or use that necessitates the ground-floor being used for non-commercial purposes. The applicant has not demonstrated that the configuration or condition of the ground-floor space prevents its use for other permitted uses in the B-2 district. Staff find that the requested variance is based primarily on the applicant's proposed use of the building rather than a unique circumstance. Mixed-use buildings with upper-floor residential uses and ground-floor commercial uses are characteristic of the downtown.

Meets Condition: No

3. *The use, 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 Analysis: The property is located within the B-2 (downtown business) district and is designated Downtown by the City's Comprehensive Plan. Requiring ground-floor commercial uses is intended to maintain commercial activity and active ground-floor spaces within business districts. The City's 2015 Downtown Revitalization Plan similarly encourages mixed-use buildings throughout downtown, including retail or dining uses on the ground floor with residential or office uses on upper floors.

The applicant notes that the proposed use aligns with the B-2 district and would support the proposed senior housing development. While the use may be generally compatible, it would replace ground-floor space that could otherwise be used for commercial purposes. Staff find that the proposed use is inconsistent with the mixed-use development pattern contemplated by the City's Zoning Ordinance and Downtown Revitalization Plan and would alter the intended character of the neighborhood.

Meets Condition: No

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 variance as it is not needed for property to yield a reasonable return, there is no unique circumstance, and the use will alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rock Island Planning & Zoning Commission

September 9, 2026

Case 2026-25: Public hearing request from Best Building to consider a Variance from the Rock Island Zoning Ordinance for property at 1701 2nd Avenue in a B-2 (downtown business) district.

Responses to Conditions for Variance Approval

1. *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;*

Applicant Response: The property appears to conform to the conditions in Article XIX 19.2 z.

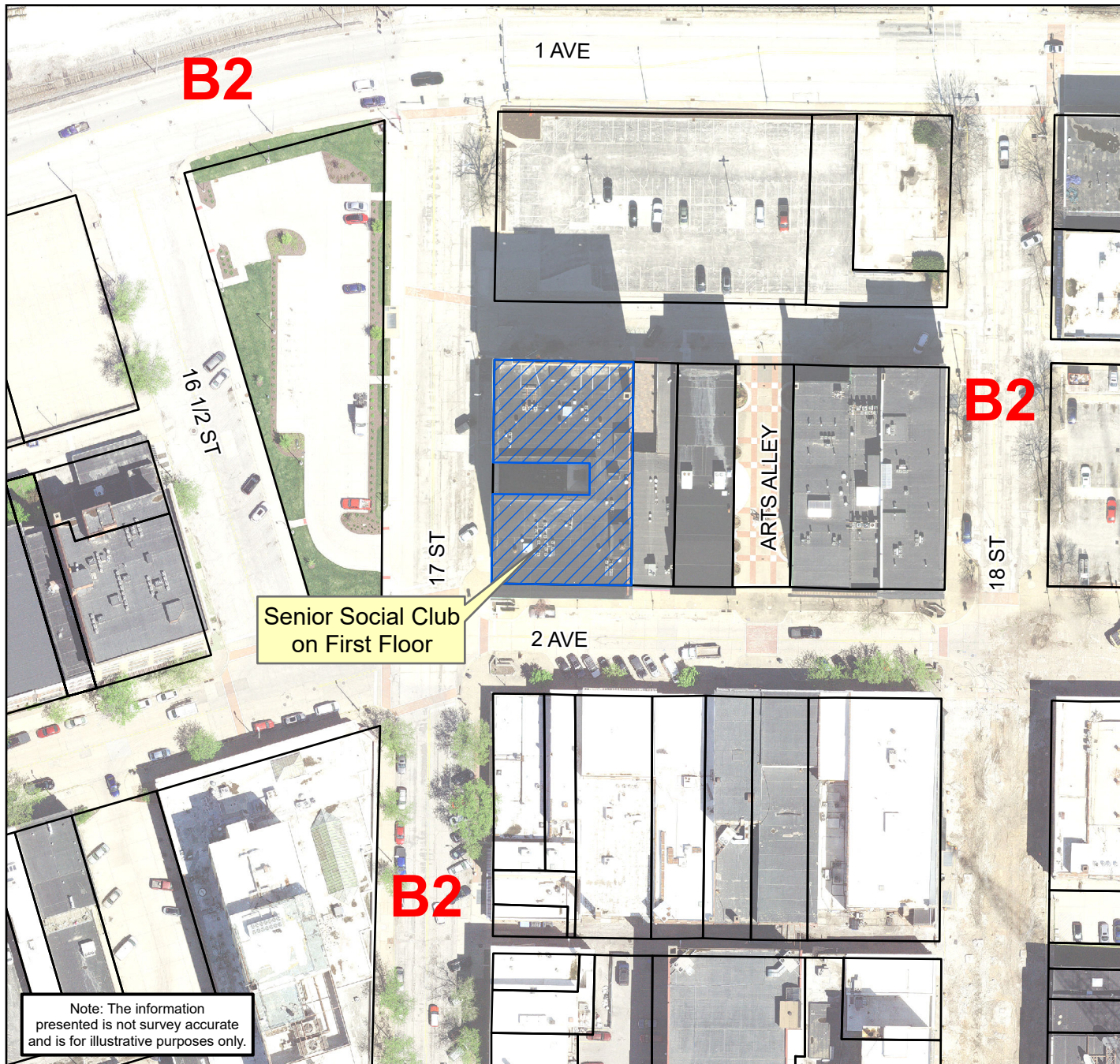
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: Project in remainder of the building will be a section 42 senior housing project

3. *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.*

Applicant Response: Requested use seems to align with acceptable uses outlined for B-2 zoning and also current uses in the immediate area.

Variance for Non-Commercial Use at 1701 2nd Avenue



PZC Case 2026-26

-  Subject Properties
-  Building
-  Parcels
- B2** Zoning District



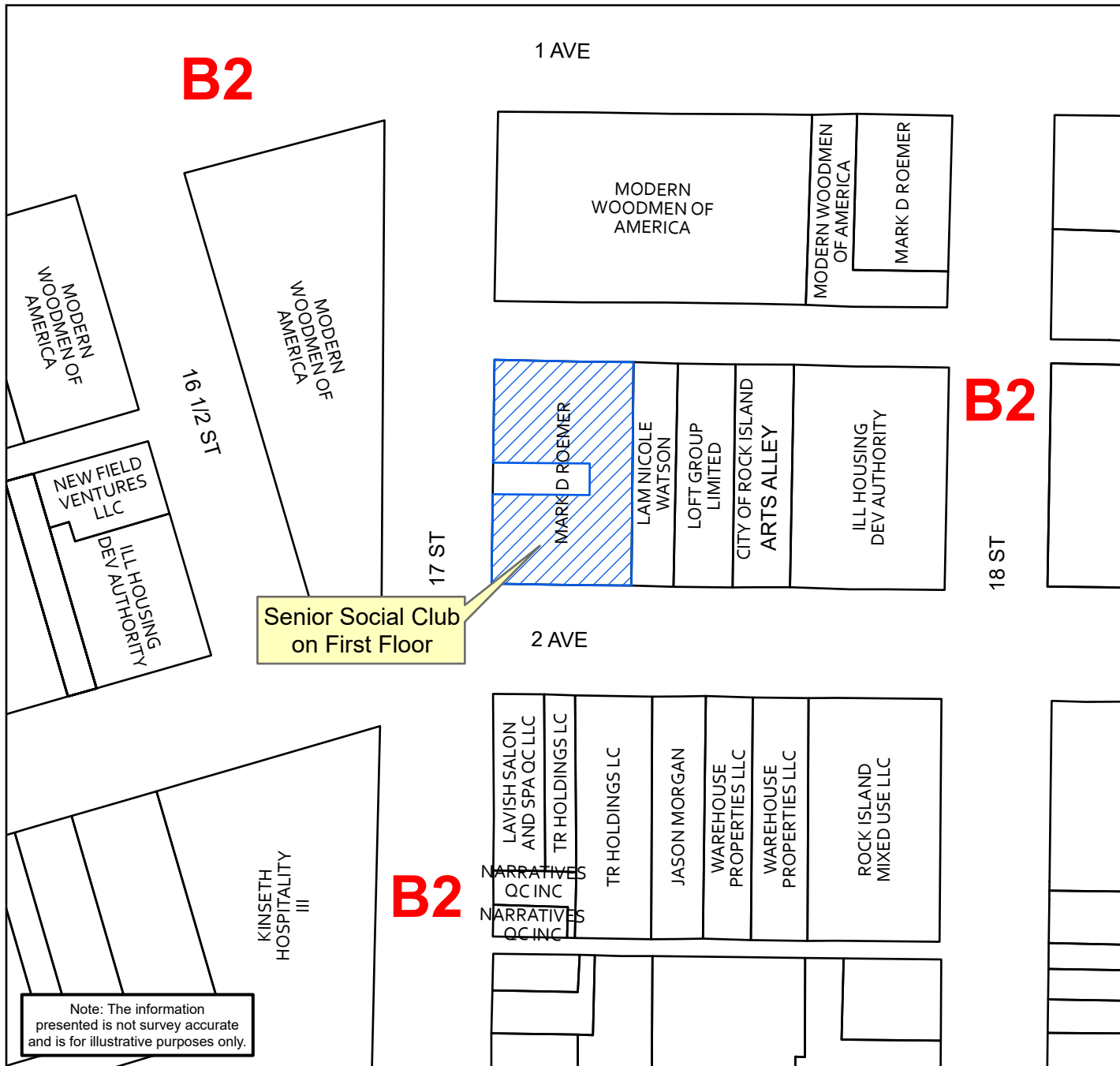
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Variance for Non-Commercial Use at 1701 2nd Avenue



PZC Case 2026-26

-  Subject Properties
-  Building
-  Parcels
- B2** Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing the Best Building from along 2nd Avenue on its southeast end



Figure 2: Photo showing the Best Building from the corner of 2nd Avenue and 17th Street



Figure 3: Photo showing the subject property from 17th Street from its northwest end



Figure 4: Photo showing the north side (back) of the subject property