



Planning & Zoning Commission Meeting Agenda
April 1, 2024 - 5:30 PM
Community Conference Room, Police Department
1212 Fifth Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

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

3. Public Comment

4. Minutes

- a. Approval of the March 4, 2024 Meeting Minutes.

Motion: Move to approve the March 4, 2024 Meeting Minutes

VV Voice vote is needed.

5. Old Business

None

6. Public Hearings

- a. 2024-03: Public hearing request from Mike Kyaw Kyaw regarding a rezoning from O-1 (small office) district to B-1 (neighborhood business) district at 1019 27th Avenue.

Motion: Move to recommend the rezoning request be approved for 1019 27th Avenue.

RC Roll Call vote is needed.

7. Other Business/New Business

- a. Discussion on Quad City Botanical Center Proposal for Riverfront Properties

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.

Rock Island Planning & Zoning Commission Minutes

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

March 4, 2024

5:30 PM



Voting Members

Present

Mike Creger
Norm Moline
Maureen Riggs
Sarah Wright
Bill Sowards
Samuel Odeyemi
Don Mewes

Voting Members

Absent

Tanja Whitten
Reshanda Johnson

Staff Present

Tanner Osing
Eunice Amissah-Mensah

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:30 PM and read the roll call.

Public Comment

There were no members of the public present for a comment so the meeting continued.

Approval of the Previous Meeting Minutes

Creger moved to approve the minutes for February 5, 2024. Mewes seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business/New Business

2024-01 Public Hearing: Community Home Partners – Consider a request regarding an application plan and rezoning from B-3 (community business) district to Planned Unit Development (PUD) district at 950 31st Avenue.

Osing presented the staff report. He noted that the subject property is vacant land located on the north side of 31st Avenue between 9th Street and 11th Street and approximately four (4) acres in size. Historically, it was used as farm land as part of the Dingeldein Gardens. The property is now owned by the City and has been held for development since 2013. In 2023, Community Home Partners (CHP), an affiliate of the Rock Island Housing Authority, approached the City with a concept to develop housing on the site. A letter of intent to sell and an option to purchase was subsequently approved by the City Council. CHP proposes to develop the site with permanent supportive housing for veterans. According to local housing experts, there is a need for this type of housing in the region and similar developments nearby have been successful. The proposed

development as shown in the concept plan includes 25 small houses, of which twenty (20) are one (1) bedroom units and five (5) are two (2) bedroom units. The houses are planned to be around 600 square feet in floor area. A community center is also included in the proposed development (labeled “services” on the site plan).

He added that the twenty-five (25) houses radiate from the access road and cul-de-sac in a cluster type development. The two (2) bedroom housing type is spread intermittently among the one (1) bedroom housing type. The primary building façades face inward, typically towards a sidewalk connected with the parking area. The community center is located near the center of the site and is connected to the parking area and houses. The houses are separated between 11 feet and 17 feet from each other. This setback is consistent with the City’s Zoning Ordinance. The nearest house to a property line is proposed to be 13 feet.

He noted that the Zoning Code generally requires two (2) parking spaces for a single-family residence. This would mean that fifty (50) spaces would normally be required for the twenty-five (25) units. The site plan shows a total of thirty-four (34) parking stalls including four (4) accessible spaces. Staff is comfortable with this amount of parking given the nature of development and the likely occupants. The development is also well-served by public transit, which may reduce the need for residents to use a private vehicle. Additionally, a twenty-seven (27) foot wide private access road is proposed to connect with 31st Avenue. The road terminates with a ninety-six (96) foot cul-de-sac which meets the Fire Code standard for emergency access. A sidewalk is also proposed connecting 31st Avenue to the development. Cul-de-sac-like sidewalks are shown on the site plan connecting the houses to the parking area, as well as a pedestrian path around the perimeter of the site. Staff recommend that a more direct sidewalk connection be provided between the homes and 31st Avenue to promote a logical pedestrian flow.

He noted that staff believes CHP’s proposed development is compatible with the surrounding mix of residential and commercial properties. Lastly, staff believe the site is capable of handling the proposed use. The development has an attractive layout for small houses and retains adequate areas for site access, open space, and stormwater detention. As the preliminary PUD plan develops, more technical details will be provided regarding utilities, grading, and easements. Staff has no concern at present about these details

Moline asked if the plan will be accepted as recommended by staff as the applicant submitted it. Osing responded that the motion will be to approve the request with staff’s recommendation and that it serves as a guide. Moline asked if there was a reason for the gap in the plan on the north east side. Osing responded the sidewalks are going around the perimeter of the plan.

Riggs asked where a more direct access will be located. Osing deferred that to the applicant, Mr. Chow.

Wright asked how the retention ponds were located. Osing responded it is due to the existing sanitary sewer. Wright also asked if there are plans for the area as it has been identified as a food desert. Osing stated the city will be retaining a section along 31st Avenue for commercial purposes.

Chair Riggs called for the applicant or representative. Mr. John Chow, Executive Director of Rock Island Housing Authority stood in for the request.

John Chow added that the project costs approximately \$8.7 million and it is leveraging private-public funding. He wanted to provide clarification on the funding. He stated they are in partnership with the Veterans Affairs and Community Health Care Services. The development will be a 2000 to 3,000 square feet with office space, community center and services. He added that with the food desert a one-mile radius is looked at in determining the plans. He added that the plans are preliminary and will probably go through a few changes and

Wright asked why the small home style was chosen. Mr. Chow stated from studies and other projects veterans often come as individuals for a household that is why it was chosen.

Mewes asked if it will serve only disabled veterans. Mr. Chow stated all veterans will be served including disabled veterans. Riggs asked if it was income restrictive Mr. Chow responded that it will be subsidized and they will be provided with housing vouchers. He added that they should receive notification of funding approval and changes by June of this year and then the project should not take more than 12 months for the development.

Creger asked if local companies will be used for the project. Mr. Chow stated they will try to use local resources and put out bids as well. Creger asked about the units and if only single veterans will be accommodated and if there was a timeline to view the changes that will be made to the plan. Mr. Chow responded that there are five (5) 2-bedroom units properties that can cater to some families.

Moline asked if an outdoor area have been provided for the project. Mr. Chow responded that they currently do not have a plan for that in the budget but it will be heavily considered in the next cycle and vision of development.

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

Recommendation for Case 2024-01

Creger made a motion to recommend approval of the Rezoning to include the discussion on the sidewalks. Mewes seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Mewes, Moline, Odeyemi, Sowards, Wright, and Riggs)

2024-02 Public Hearing: City of Rock Island regarding amendments to Sign Ordinance.

Osing presented the staff report. He noted that the City undertook a comprehensive update to the Sign Ordinance in 2019. The updates included expanding the introductory section with a clearer justification for the code, providing a stronger distinction between permanent and temporary signs, and adding language regarding window visibility requested by the Police Department. Enforcement of this ordinance was fairly limited after its enactment due to the COVID-19 pandemic and understaffing. Over the past year, enforcement efforts have ramped up largely due to adequate staffing levels.

Through the enforcement process, staff has learned that some ordinance language, primarily regarding window and temporary signs, needs to be fine-tuned. The proposed amendments are aimed at providing clearer requirements that can be easily explained while placing reasonable limits on commercial signage.

The following list includes a summary of the amendments – It requires that window signs cover no more than twenty-five percent (25%) of window panes and remove the language that creates a two-foot-wide “visibility strip” along first story windows and language that requires window decals and adhesive films to be sufficiently transparent. Staff believe the 25% coverage requirement accomplishes the intent to provide visibility into businesses for first responders and is a straightforward requirement to explain. Businesses serving alcohol also already have additional requirements for window visibility covered under the Liquor Ordinance.

It also adds a maximum time for temporary signs to be up during a year, provide a limit to their size, and include a list for different types of temporary signs. The current language only allows temporary signs to be up for thirty (30) consecutive days, but provides no downtime requirement. This makes it challenging to explain to business owners who wish to know how long a temporary sign needs to be taken down for. This update resolves that issue while placing a best practice limit of temporary sign size. There is an increase the total attached sign area to two (2) square feet rather than one (1). Attached sign area includes both window signs and wall signs. This was the requirement prior to 2004 and is more consistent with neighboring communities.

It provides language regarding LED storefront lights and string lights that defines the lighting type and prohibits its use. The Sign Ordinance currently contains language that prohibits string lights. However, that language is broad based and could be interpreted in different ways. This update clarifies the original intent of that provision.

Overall, staff believe that these updates better capture the intent of the previous provisions and make the ordinance easier to explain and enforce. Code cleanups like this one are often necessary every few years as conditions change and new challenges emerge.

Creger asked if businesses that already have their lights up will be grandfathered in. Osing responded that they will not be grandfathered in but they will be completely

prohibited. Osing stated that City Staff wanted to fine tune the Ordinance before proceeding with enforcement.

Mewes asked if this amendment can be attributed to the enforcement process by staff. Osing responded that in part that is true.

Chair Riggs asked that the “no downtime” requirements be explained. Osing stated that this affects temporary signs and this means that temporary signs can be up for 30 consecutive days or have it spread out for 30 days within one calendar year.

Creger asked if is okay to keep signs up longer if no complaints are received. Osing responded that there are proactive enforcement measures and address complaints received as well. Osing stated some signs are exempt such as real estate signs.

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

Recommendation for Case 2024-02

Moline made a motion to approve the changes made to the Sign Ordinance. Sowards seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Mewes, Moline, Odeyemi, Sowards, Wright, and Riggs)

Other Business

Osing stated the onboarding reference guide will be provided to the Commissioners hopefully before the April meeting.

Adjournment

Chair Riggs asked for a motion to adjourn. Mewes made a motion to adjourn. Wright seconded the motion. The motion carried unanimously on a vote of 7 to 0, and the meeting adjourned.

Minutes submitted by Eunice Amissah-Mensah

Memorandum



ROCK ISLAND
ILLINOIS

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing

Subject: 2024-03: Public hearing request from Mike Kyaw Kyaw regarding a rezoning from O-1 (small office) district to B-1 (neighborhood business) district at 1019 27th Avenue.
Motion: Move to recommend the rezoning request be approved for 1019 27th Avenue.
RC Roll Call vote is needed.

Date: April 1, 2024

Introduction and Background Information:

Requested Action:

Mike Kyaw Kyaw has filed an application to consider a rezoning from O-1 (small office) district to B-1 (neighborhood business) district for the property at 1019 27th Avenue (PIN 1611100004) to operate a carry out restaurant and grocery store.

Legal Description of the property:

Supervisor Asst Map Lot 111-1 Sheet 18

Size of Property:

The property measures 57' by 323' feet for a total of approximately 18,416 square feet.

Zoning History:

None

History & Nature of the Use:

The subject property currently serves as a Karen Baptist Church. It once served as the South Rock Island Assessor's Office in the past. The applicant proposes to convert the building to a carry-out restaurant and grocery store. The property has bathrooms which are ADA-compliant. A rezoning is required for the conversion to a carry-out restaurant and grocery because those uses are not permitted in O-1 (small office) districts, but are permitted in B-1.

Building Layout:

The existing building meets all setback requirements in the B-1 district.

Parking & Access:

The Zoning Code does not include any parking schedule for a carry-out restaurant or grocery store business. Staff believe the property has adequate parking with twenty (20) off-street parking spaces, which includes an ADA-accessible parking area. There are four (4) parking spaces located on the south side of the property along 27th Avenue and sixteen (16) parking spaces on the north side of the property. Access to the parking area located on the north side

is provided along the east side of the building from 27th Avenue. The carry-out restaurant and grocery store use are likely to generate moderate traffic during peak hours.

Signage:

No signs are proposed for the use at this time. Any signs provided will comply with the Sign Ordinance requirements for B-1 district.

Landscaping & Lighting:

No additional landscaping or lighting is required for the property.

Staff Analysis:

The Comprehensive Plan identifies “Community Business” for the property. This category is intended for a mix of office, recreational, and business uses that are designed to meet the day-to-day needs of a fully developed neighborhood. Community Business land uses are focused on the City’s main arterial streets such as 11th Street, 18th Avenue, and Blackhawk Road. Staff believe that the proposed use fits this description, and is generally consistent with the intent of the category.

The applicant proposes to renovate the inside of the structure in order to operate the carry-out restaurant and grocery store. The property is bordered to the north by R-2 (two unit residential) district, to the west by O-1 (small office) district and to the east & south by R-2 (two unit residential) & B-3 (community business) districts. The property will serve as a buffer between the O-1 property to the west and the R-2 and B-3 properties to the north, east and south of the subject property.

Lastly, the applicant has not submitted any plans regarding the floor space. However, staff believe the property is capable of handling the proposed use. The conversion of the building to a carry-out restaurant and grocery store will need to meet applicable building and health code requirements.

Previous Council Action (if any):

N/A

Budget Impact:

N/A

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

N/A

Council Goal (if applicable):

N/A

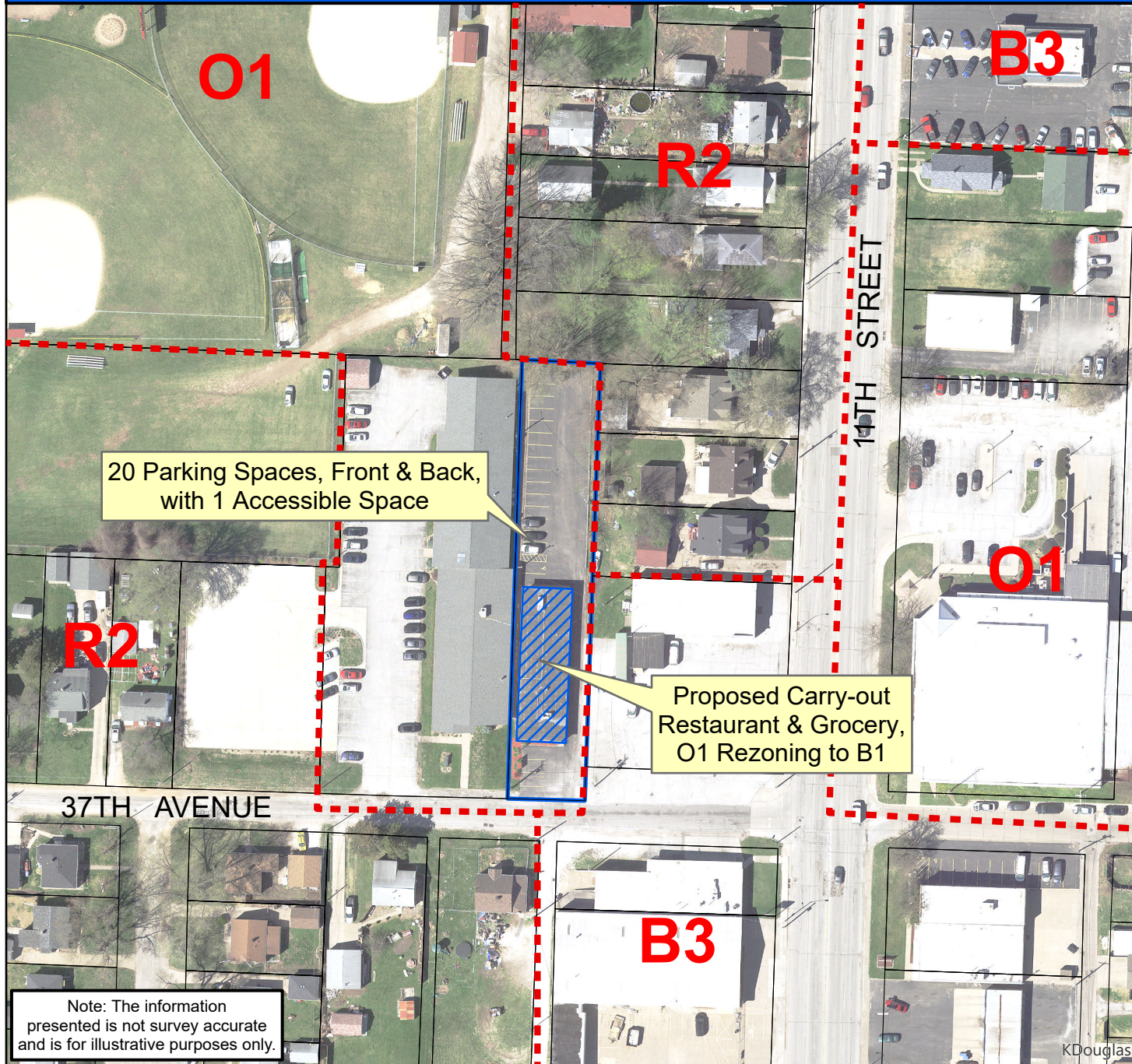
Recommendation:

Based on the staff analysis, the Community & Economic Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the rezoning request be approved.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-3

-  Subject Property
-  Parcels
-  Zoning District Line



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division



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

KDouglass



Figure 1: View of property from 27th Avenue



Figure 2: View of access along the east side of the building



Figure 3: Sixteen (16) Parking Spaces including ADA-accessible parking



Figure 4: View of the ADA-accessible parking, ramp and east side access

Memorandum**Community and Economic Development Department****To:** Planning & Zoning Commission**Subject:** Botanical Center Proposal for Riverfront Properties**Date:** March 29, 2024

In August 2023, the City Council approved a landowner agreement with the U.S. Fish & Wildlife Service (USFWS) to convert approximately 5.3 acres of City-owned riverfront property into a prairie planting area. The land is just north of Quad City Botanical Center (QCBC) and the Quad City Conservation Alliance (QCCA) Expo Center along the Great River Trail. Staff met with both groups and the USFWS to discuss how the project fits their long term vision for the area. The QCBC, in particular, expressed interest in programming the space as a “north garden.” This concept has long been part of their strategic plan, and is also mentioned in City planning documents as a development opportunity.

Upon staff’s request, the QCBC created a preliminary concept for the area that involves pockets of selected plantings designed to showcase homeowner friendly native landscaping techniques. The pockets would be accessed via mowed paths and surrounded by the prairie planting areas that are included as part of the agreement with USFWS. This concept allows for public access and also provides the QCBC with programmable garden space. Additionally, staff would like to explore potential improvements at the 24th Street trailhead to the bike path. This may include an improved parking area, bicycle amenities, and public art. A more detailed description of the north gardens concept from the QCBC is attached.

Overall, staff believe the concept fits community plans for the area and would provide an enhanced nature space to complement the Great River Trail and other parks spaces along its route. The project is still in the earlier planning stages, and staff and the QCBC are asking the Planning & Zoning Commission for feedback before more formal plans are made.

Submitted by: Tanner Osing, Planning & Zoning Manager

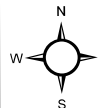
Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.



LOCATION MAP
North Gardens Concept
Rock Island, Illinois



Subject Property for North Gardens Concept



City of Rock Island,
Community and Economic Development Department

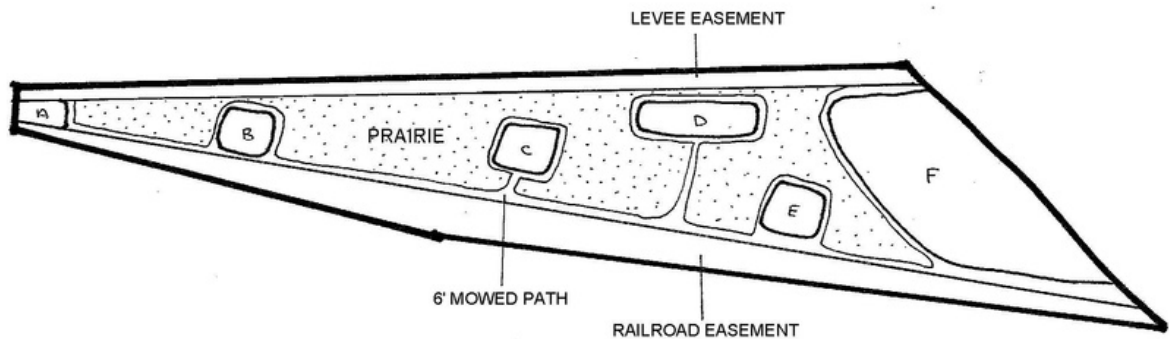
Drawn By: K. Douglass

Date Created: October 2023
Aerial Flown: April 2019

0 25 50 100 150 200 250
feet

NORTH GARDEN PRAIRIE PODS

Draft



KEY:

- A: LANDSCAPE W/ SIGNAGE & KEY SPECIES HIGHLIGHTED (ABOUT 30'X50')
- B: WILDLIFE/HABITAT (ABOUT 60'X60')
- C: LANDSCAPE (ABOUT 60'X60')
- D: BIOSWALE (ABOUT 40'X130')
- E: POLLINATOR (ABOUT 60'X60')
- F: TREES/ARBORETUM (ABOUT 200'X300')

Nestled within the seeded prairie, the prairie pods demonstrate urban yard-friendly examples of plantings featuring native flora. Focuses of the pods include an introduction to the different species of the North Garden Prairie (A), how to incorporate areas of wildlife habitat into urban yards (B), creating a pollinator paradise (E), planting a more formal landscape with natives (C), using native plantings to help control stormwater runoff (D), and an area to showcase local tree species (F). A mowed path will take visitors on a journey through the seeded prairie as they explore the various pods and discover how native plants can be integrated in an urban environment.

QCBC NORTH LOT
PROPOSED PRAIRIE PLANTING AREAS 2023

SCALE: 1/16"=10'



Focal Areas Within Seeded Prairie



Educational Signage



Urban Yard Examples



QUAD CITY
BOTANICAL
CENTER

NORTH GARDEN PRAIRIE PODS

Draft



Very loose inspiration can be drawn from The Prairie at the Minnesota Landscape Arboretum in Chaska, MN. Examples of their education signage is also featured as a potential model.



QUAD CITY
BOTANICAL
CENTER

North Lot Prairie Garden Concept

The proposed North Lot Prairie Garden contains a mix of prairie planted via seed purchased with assistance from the US Fish and Wildlife Service, mowed pathways, and pockets of selected plantings showcasing homeowner friendly examples of planting techniques utilizing native plants. Pockets will include one or two signs to explain the theme for each of the pockets, plant usage, etc. A map of the proposed planting concept is also attached.

Pocket A: Landscape w/ signage & key species highlighted

Pocket A's goal will be to introduce the visitor to the plants that will be seen throughout the prairie and pockets. While appearance (landscape) will be taken into consideration in this area, the goal will be to help the visitors be able to key species and start the journey knowing what to look for. Signage will help introduce these plants with seasonal bloom time in mind.

Pocket B: Wildlife habit

This pocket will focus on ways that visitors can encourage more wildlife in their yard. From food sources to creating comfortable habitat for wildlife to rest, this pocket will take a multi-season approach to creating wildlife homes in urban areas.

Pocket C: Landscape

Pocket C showcases native plants in a more formal planting style that is usually reserved for non-native plants. This may include some mulching to separate the species as needed to create the desired appearance. This will help appeal to the homeowner that desires a cleaner appearance to their landscape while still wanting the benefits of native plantings.

Pocket D: Bioswale

Native plants can be used to help mitigate stormwater runoff. A bioswale is one tool that can be used to collect stormwater runoff. Sitting on the banks of the Mississippi River, a strong story between stormwater management and river health can be shared with visitors. Bioswales using native plants is just one of the tools that homeowners can utilize to control stormwater runoff.

Pocket E: Pollinator

Creating pollinator habitats is a key passion for many people. Showcasing a habitat that has a healthy mix of key plants of importance – host plants and nectar plants – will educate the public about the role these key plants play in the lifecycle of the pollinators and demonstrate ways they can recreate at home.

Pocket F: Arboretum

Surrounded by prairie, Pocket F will showcase a curated collection of native trees.

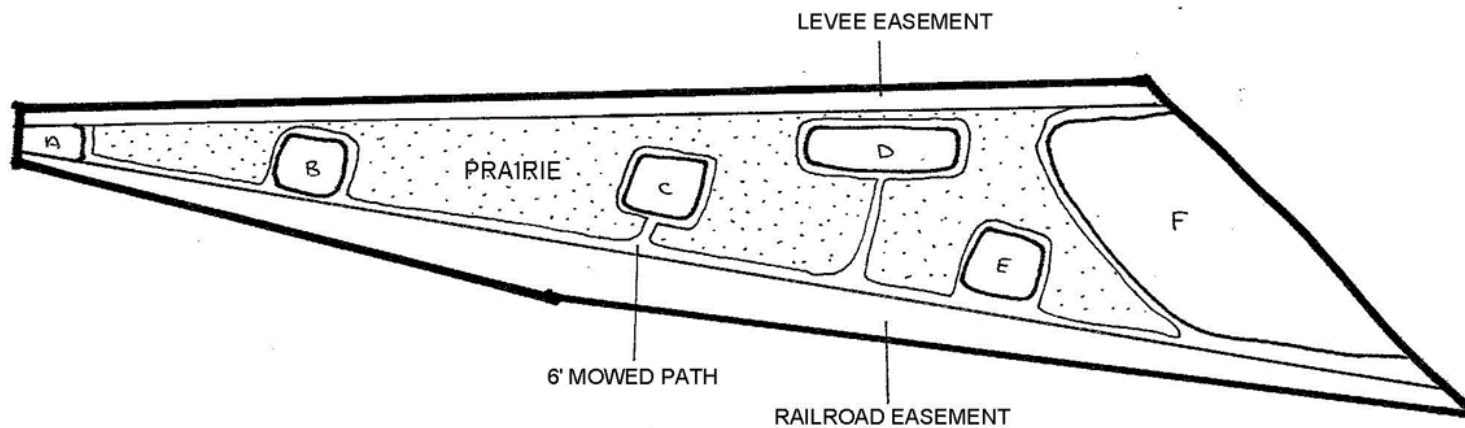
Conclusion

Currently the area is being prepped for seeding with prairie mix. Following approval of this concept by desired parties, further design work will be needed to finalize the design, concepts, and plant selection. After installation, long-term key maintenance of all areas – prairie and pockets – will be needed. This includes removal of unwanted species, replanting/reseeding/remulching as necessary, prescribed burn at recommended intervals for plant and overall prairie health, litter removal & path maintenance, and other upkeep as required, for example. A maintenance plan would need to be put into place upon final plant selection.

Reference

Prairie Restoration Handbook for Minnesota Landowners

- <http://files.dnr.state.mn.us/assistance/backyard/prairierestoration/goingnative.pdf>



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QCBC NORTH LOT
PROPOSED PRAIRIE PLANTING AREAS 2023

SCALE: 1/16"=10'