



Planning & Zoning Commission Meeting Agenda
May 6, 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 April 1, 2024 Meeting Minutes
 - Motion: Move to approve the April 1, 2024 meeting minutes
 - VV Voice vote is needed.

5. Old Business

6. Public Hearings

7. Other Business/New Business

- a. Review of amendments to the City's Zoning Ordinance regarding outdoor storage, automobile repair uses, and industrial zoning districts.
 - Motion: Motion whether or not to recommend approval of the proposed amendments.
 - RC Roll Call vote is needed.

8. Adjourn

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Rock Island Planning & Zoning Commission Minutes

Community Room, Police Department
1212 5th Avenue
April 1, 2024
5:30 PM



Voting Members Present

Maureen Riggs
Sarah Wright
Bill Sowards
Don Mewes
Tanja Whitten
Reshanda Johnson

Voting Members Absent

Mike Creger
Norm Moline
Samuel Odeyemi

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

Sowards moved to approve the minutes for March 4, 2024. Wright seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Other Business/New Business

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

Amissah-Mensah presented the staff report.

Sowards asked if there are any plans for dine in. The applicant responded it will be exclusively carry-out with a grocery store. Osing added that the applicant owns a grocery store in the strip mall along 11th Street.

Mewes asked what the requirements and process is for a rezoning. Osing stated that the rezoning goes through the same process as other requests where a fee is paid dependent on the size of the property and notices are sent out. He added there is no codified language as to how decisions are made for rezoning request. Staff ensures rezoning

requests follow the comprehensive plan, are compatible with adjacent uses and have the capacity to accommodate the use

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

Recommendation for Case 2024-03

Wright made a motion to recommend approval of the rezoning from O-1 to B-1. Mewes seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 6 to 0 (Mewes, Sowards, Wright, Johnson, Whitten and Riggs)

Other Business

Discussion on Quad City Botanical Center Proposal for Riverfront Properties

Osing stated the City owns two parcels just north of the Quad City Botanical Center (QCBC) and are exploring a potential partnership to program the space. He noted that the City has an landowner agreement with the US Fish & Wildlife Service to convert the area from mowed grass to native prairie. He added that the QCBC has proposed to build off this idea with prairie planting pods focused on different themes for educational and environmental purposes.

Wright asked how people will get across the rail tracks. Osing stated that 24th Street will be the access point and that the QCBC is considering creative ways to shuttle people over.

Riggs asked how the site will be maintained. Osing noted that the US Fish & Wildlife Service agreement is for their expertise, but the City will be responsible for maintaining their portion of the property. Osing also stated it is a long-term project and might be 5 - 7 years out.

Adjournment

Chair Riggs asked for a motion to adjourn. Whitten made a motion to adjourn. Johnson seconded the motion. The motion carried unanimously on a vote of 6 to 0, and the meeting adjourned.

Minutes submitted by Eunice Amissah-Mensah

Memorandum



To: Rock Island Planning & Zoning Commission
From: Tanner Osing
Subject: Review of amendments to the City's Zoning Ordinance regarding outdoor storage, automobile repair uses, and industrial zoning districts.
Motion: Motion whether or not to recommend approval of the proposed amendments.
RC Roll Call vote is needed.

Date: May 6, 2024

Introduction and Background Information:

As some commissioners may recall, the City undertook a comprehensive update to the City's Zoning Ordinance in 2020. Staff have recently been considering ways to build off this update to address land uses that pose compatibility issues and have a high potential for use conflict. The proposed updates are described in the following list.

- Outdoor storage: Outdoor storage is an important and common land use activity in the City; however, there is currently no definition for it in the Zoning Ordinance. Staff recommend adding a definition for outdoor storage, so the use can be better understood and regulated. In the coming months, staff will be conducting an audit of outdoor storage requirements for business zoning districts.
- Automobile Repair Uses: Automobile repair uses are prevalent throughout the City and are an important service. However, these uses tend to have compatibility issues with neighboring businesses and residences. Staff recommend the following for automobile repair uses: (1) Update the definitions for both minor and major automobile repair to provide more detail on the activities taking place at those establishments, (2) Provide basic standards on how the businesses should operate to address compatibility issues, & (3) Change where the uses are allowed making minor repair an authorized use in B-3 districts and permitted in B-4 and making major repair an authorized use in B-4.
- Light & Heavy Industrial Zoning Districts (Articles 24 & 25): The City's Zoning Ordinance differentiates between "light" and "heavy" industrial districts, each with its own non-exhaustive list of permitted land uses. Sometimes land uses are proposed that do not appear on the list, so staff rely on the general description of the district to determine if the use is consistent. Staff are recommending that the general descriptions be updated to make a clearer distinction between "light" and "heavy." In short, light industries should not have outdoor processing or manufacturing nor any external impacts, as opposed to heavy industries where that's expected. Additionally, staff are proposing other code cleanups for these sections. This includes making outdoor storage an accessory use in light industrial districts and a principal use in heavy industrial districts. Further, staff recommends updating the authorized use section to provide consistency in how the uses are regulated with separation and fence/wall requirements. The City is also concurrently proposing to update the Junk Yard Ordinance to match these changes.

Overall, staff believe these updates better capture the intent of the Zoning Ordinance and make it easier to explain and enforce. Code cleanups like this one are often necessary every few years as new challenges emerge.

Previous Council Action (if any):

- The City Council approved a comprehensive update to the Zoning Ordinance in 2020.

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 & Economic Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council to approve the proposed amendments to the Zoning Ordinance.

Submitted by: Tanner Osing

Approved by:

Proposed Amendments to Definitions

Automobile Wrecking Yard. Any place where two or more inoperable -vehicles not in ~~running condition~~, or parts thereof, are stored in the open, and are not being restored to operation, or any land, building or structure used for wrecking or storing of such motor vehicles or parts thereof, including any used farm vehicles, ~~-or~~ farm machinery, construction equipment, recreation vehicles, or parts thereof, stored in the open and not being restored to operating condition; and including the commercial salvaging of any other goods, articles or merchandise. Two or more unregistered and/or abandoned vehicles stored in the open shall be prima facie evidence of an automobile wrecking yard.

Outdoor Storage. The storage of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw, semi-finished and finished materials, the storage of which is not accessory to a residential use and is outside of a fully enclosed building. Vehicular parking, fleet vehicles, and the display of automobiles, boats, truck, or farm equipment associated with a legally established vehicle sales or rental use shall not be deemed outdoor storage.

Vehicle Impound and Towing Yard: Any place used for the temporary outdoor storage of vehicles which have been towed by a towing company or for the storage of impounded vehicles, but does not include permanent storage or dismantling of vehicles. Any vehicle stored on the premise for longer than 180 days shall be considered permanent storage. This definition excludes Junk Yards and Automobile Wrecking Yards.

Proposed Amendments regarding Automobile Repair Uses

1. Update definitions

- Existing definitions
 - o *Automobile Repair - Major*: General repair, rebuilding of or reconditioning of engines of any type, motor vehicles, trucks, buses or trailers. Collision service, including bodywork, frame or fender straightening or repair, overall painting of motor vehicles, trucks, trailers or painting booth.
 - o *Automobile Repair – Minor*: Minor repairs, incidental body and fender work, touch-up painting and upholstering, replacement of
 - o minor parts and general tune-up service to passenger automobiles and trucks not exceeding one and one-half (1-1/2) tons capacity.
- Proposed new definitions:
 - o *Automobile Repair – Major*: A business that provides services in major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles, towing and collision service, including body, frame, or fender straightening or repair, painting of motor vehicles, interior (upholstery, dashboard, etc.) reconstruction and/or repairs, and restoration services. A major vehicle repair business may also include minor vehicle repair services.
 - o *Automobile Repair – Minor*: A business that provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including, but not limited to, repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining, and repairs, wheel servicing, alignment, and balancing, repair and replacement of shock absorbers, engine rebuilding, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. Any type of vehicle repair services for recreational vehicles or vehicles over one-half (1-1/2) tons capacity is a major vehicle repair business and does not qualify as minor repair under this definition regardless of the level of repair service.

2. Add automobile repair standards:

- Any repair or service operations shall be performed within a fully enclosed building. Bay doors are permitted to be open during hours of operation.
- No partially dismantled, inoperable, or unregistered vehicle shall be stored on-site. This standard does not apply to inoperable vehicles awaiting major repair work at a properly zoned establishment so long as said vehicles are not stored outdoors for more than 30 days.
- Outside storage besides vehicles including but not limited to vehicle parts, tires, or similar materials is prohibited.

- The use must be screened from the public right-of-way and adjacent property by a Type A Bufferyard as described herein unless a more restrictive bufferyard is required.
- No vehicles may be stored and no repair work may be conducted in the public right-of-way.

3. Adjust permitted use categories

- Remove **vehicle repair – minor** as an authorized use in B-2 and make it only an authorized use under B-3 and permitted use under B-4 when at least 100' from residentially zoned property
- Remove **vehicle repair – major** as a permitted use under B-4 and make it only an authorized use under B-4 when at least 100' from residentially zoned property

Proposed Amendments to Industrial Zoning Districts

ARTICLE XXIV. I-1 LIGHT INDUSTRIAL DISTRICT

24.1 General Description:

The Light Industrial District is intended to provide for the development of most types of industry with regulations designed to protect adjacent properties. Uses may generally include the processing or manufacturing of products or parts, including fabrication, assembly, treatment, and packaging of such products, and the incidental storage, sales, and distribution of such products provided that all activity, besides loading and unloading, is contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building with no external impacts detectable beyond the property line. ~~Outside storage of equipment and materials is to be kept to a minimum.~~

24.2 Permitted Uses:

24.2a Apparel and other products manufactured from textiles.

24.2b Assembly of products from finished materials and parts.

24.2c Bottling and canning of soft drinks.

24.2d Cabinet making.

24.2e Food processing.

24.2f Fur repair and storage.

24.2g Laboratories.

24.2h Laundry, dry cleaning, dyeing except walk-in/drive-up.

24.i Motor freight terminal

24.2i Photo processing involving photo engraving.

24.2j Printing and binding.

24.2k Services, providing not more than five percent (5%) of the business comes from retail on-premise sales and except repair or reconditioning of any motor vehicles.

24.2l Wholesaling, warehousing and storage including mini-warehousing.

24.2m Cannabis craft growing facilities, when at least one hundred (100) feet from residential zoning district.

24.2n Cannabis cultivation centers, when at least one hundred (100) feet from residential zoning district.

24.2o Cannabis infuser organizations, processing organizations and transportations, when at least one hundred (100) feet from residential zoning district

24.2p Cannabis product dispensing businesses, when at least one hundred (100) feet from residential zoning district.

24.2q Any other similar uses deemed to be consistent.

24.3 Permitted Accessory Uses:

24.3a Offices.

24.3b Outdoor storage that is commonly found alongside permitted light industrial uses. Said storage shall be located in the side and rear yards meeting setback requirements

for accessory structures and shall not cover more than 50% of the property. Storage areas shall be effectively screened by a solid wall or fence not less than six (6) feet in height.

24.3**cb** Other accessory uses incidental to a permitted use.

24.4 *Prohibited Uses:*

24.4a Authorized uses in~~Uses~~ Heavy Industrial Districts

24.4b Residential Uses.

24.4c Retail uses except as otherwise specified herein.

~~prohibited in a Large Office District.~~

~~24.4b Disposal or storage of toxic waste.~~

24.5 *Lot Area and Yard Requirements:*

The following minimum requirements shall be observed for both primary and accessory building with all bufferyard requirements. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard
45 ft.	20' for 1 - 3 stories, if > 3 stories, then 40% of building height.	15 ft.	20 ft.

(Ord. 070-2020, 12-21-2020)

ARTICLE XXV. HEAVY INDUSTRIAL DISTRICT

25.1 *General Description:*

The General Industrial District is intended to provide for large scale manufacturing facilities not otherwise permitted which have potential significant external impacts to adjacent properties. External impacts include noise, heat, glare, dust, smoke, fumes, odor, and/or vibration. Uses may include activities that take place outside of an enclosed building unless otherwise prohibited herein or by other ordinances.

25.2 *Permitted Uses:*

25.2a Any use permitted in an I-1 District.

25.2b Any other use which, in the opinion of the appropriate authority, is of similar character to those specified above.

25.2c Any of the following uses, when at least two hundred (200) feet from ~~any residentially residential zoning districts zoned private property~~ and at least one hundred (100) feet from any other district, except an I-1 District or when authorized by the appropriate authority.

25.2d Aircraft, assembly and testing.

25.2e Automobile, tractor trailer, farm implement assembly or manufacture.
 25.2f Bleaching, cleaning and dyeing plant.
 25.2g Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, including repair, metal working shops.
 25.2h Box and crate manufacture.
 25.2i Brewing or distilling of liquors.
 25.2j Brick manufacture.
 25.2k Candle or sperm oil manufacture.
 25.2l Cans and other types of containers manufacture.
 25.2m Cement, lime, gypsum, plaster or plaster-of-paris manufacture.
 25.2n Chalk manufacture.
 25.2o Coffin manufacture.
 25.2p Cooperage works.
 25.2q Cottonseed oil manufacture.
 25.2r Dextrin, starch or glucose manufacture.
 25.2s Dyes, aniline, ink pigments and others manufacture.
 25.2t Emery cloth or sandpaper manufacture.
 25.2u Enameling, lacquering or japanning.
 25.2v Fertilizer, compost - manufacture or storage.
 25.2w Gas-generation or storage for illumination or heating.
 25.2x Grain elevators.
 25.2y Lumber, preserving treatment, processing, sawmills and planing mills manufacture.
 25.2z Machinery, heavy manufacture and repair.
 25.2aa Meat, packing and processing except slaughtering and glue and size manufacture, but not stockyards or slaughterhouses.
 25.2bb Metal stamping and extrusion of metal products manufacture and plating.
25.2cc Outdoor storage yards provided that no storage area is located in the required front yard, meets all other setback requirements for accessory structures, and is screened by solid wall or fence not less than six (6) feet in height.
~~25.2cc Petroleum or flammable liquids production and refining.~~
 25.2dd Rubber products, including tires and tubes and tire recapping.
25.3dd Refuse equipment operation
 25.2ee Sandblasting or cutting.
~~25.2ff Sewage disposal plant or incinerator, sanitary landfill, recycling or composting operation except by the municipality.~~
 25.2gg Stone and monument works employing power driven tools.
~~25.2hh Storage of flammable liquids when facilities are located at least six hundred feet (600') from any "R" District and at least three hundred feet (300') from any other district except "I" Districts and are enclosed by a fence at least eight feet (8') in height.~~
25.2ii Vehicle Impound Lot and Towing Yard
 25.2hh Wire or rod drawing - nut, screw or bolt manufacture.
 25.2jj Wool scouring and pulling.

25.2kk Yeast manufacture.

25.2ll Any other similar uses deemed to be consistent.

25.3 Permitted Accessory Uses:

25.3a Permitted accessory uses in an I-1 District.

25.3b Other uses incidental to a principal use.

25.4 When Authorized by the Board of Zoning Appeals:

~~25.4a An establishment which has the potential to be dangerous or extremely obnoxious. Included are those which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive material are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.~~

~~25.4b Automobile salvage and wrecking operations, and industrial metal and waste salvage operations and junk yards not less than two hundred feet (200') from any "B" District and one thousand feet (1,000') from any State or Federal highway enclosed on all sides with solid masonry wall at least twelve feet (12') high; no pile of salvage, scrap or other material shall be higher than twelve feet (12').~~

SEC. 25.4. WHEN AUTHORIZED BY THE BOARD OF ZONING APPEALS. The following non-exhaustive list of land uses are considered to be ones which have the greatest potential for use-conflict and shall therefore be subject to the maximum degree of scrutiny when authorization is considered. These uses shall not be authorized when they are within one thousand feet (1,000') of any residential zoning district. Whenever these uses are authorized, a solid ten-foot (10') fence or wall shall be erected around the entirety of the subject property that effectively obscures all views into the site. All entry points onto the subject property shall be controlled by a gate so that no person or vehicle may enter without authorization being given by the property owner or responsible party.

~~25.4c Asphalt plant.~~

~~25.4d Aviation facilities, private and public.~~

~~25.4e Landfill, construction debris, rubble, or sanitary.~~

~~25.4f Recycling centers and stations.~~

~~25.4g Resource extraction.~~

~~25.4h Scrap and salvage services.~~

~~25.4i Shooting range.~~

~~25.4j Transfer station for waste.~~

~~25.4k Disposal or storage of toxic waste.~~

~~25.4l Any other similar uses deemed to be consistent by the Board of Zoning Appeals.~~

A. Any land use or activity which has the potential to threaten the public's health and safety. This includes but is not limited to the bulk storage and/or processing of explosives, volatile chemicals, fossil fuels, petroleum derivatives, pesticides,

insecticides, fertilizers, radioactive material, and toxic and/or hazardous waste of any kind.

B. Resource extraction and processing of any kind including traditional mining and hydraulic fracturing.

C. Aggregate processing and production of any kind.

D. Asphalt and concrete processing and production of any kind.

E. Recycling and garbage centers as well as transfer stations for such materials.

F. Landfill operations for any and all kinds of waste.

G. Weapons processing and production of any kind.

H. Aviation facilities of any kind both public and private.

I. Junkyards and automobile wrecking yards of any kind with no pile of scrap metal, salvage, junk, or similar materials exceeding ten (10') feet in height.

J. Any other similar uses deemed to be consistent by the Board of Zoning Appeals.

25.5 Prohibited Uses:

Any prohibited use in an I-1 District, except ~~auto-salvage yard.~~ as otherwise specified herein.

25.6 Lot Area and Yard Requirements:

The following minimum requirements shall be observed for both primary and accessory building with all bufferyard requirements. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard
75 ft.	< 50 ft. then 20 ft. > 50 ft. then 40% of bldg. height	15 ft.	< 50 ft. then 20 ft. > 50 ft. then 30 ft.