



Planning & Zoning Commission Meeting Agenda
June 3, 2024 - 5:30 PM
Community Conference Room(1st Floor), 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 May 6, 2024 Meeting Minutes
Motion: Move to approve the May 6, 2024 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2024-04: Public hearing request from Justin Farley to consider amendments to a Special Use Permit in an O-1 (small office) district for properties at 4401 7th Avenue and 627 44th Street
Motion: Motion whether or not to approve the amendments to the special use permit request for properties at 4401 7th Avenue and 627 44th Street
RC Roll Call vote is needed.
- b. 2024-05: Public hearing request from Ryan Luke of Ilarte Masonry to consider a variance from the Rock Island Sign Ordinance in a B-3 (community business) district for property at 501 20th Street
Motion: Motion whether or not to approve the variance request for property at 501 20th Street
RC Roll Call vote is needed.
- c. 2024-06: Public hearing request from the City of Rock Island Park & Recreation Department to consider an amendment to a Special Use Permit in a C-1 (Park Conservation) district for property at 1300 24th Street.
Motion: Motion whether or not to approve the amendments to the special use permit request for property at 1300 24th Street
RC Roll Call vote is needed.
- d. 2024-07: Public hearing request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 2933, 2939, 2951 & 2963 9th Street.

Motion: Motion to table the variance request for properties at 2933, 2939 2951 & 2963 9th Street for the July 1 meeting.

RC Roll Call vote is needed.

- e. 2024-08: Public hearing request from Latoya Lewis to consider a use authorization for a major home occupation for property at 710 15th Street.

Motion: Motion whether or not to approve the use authorization request for a major home occupation for property at 710 15th Street.

RC Roll Call vote is needed.

7. Other Business/New Business

8. Adjourn

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

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department

1212 5th Avenue

May 6, 2024

5:30 PM



Voting Members Present	Maureen Riggs Sarah Wright Bill Sowards Tanja Whitten Reshanda Johnson Mike Creger Samuel Odeyemi
Voting Members Absent	Don Mewes Norm Moline
Staff Present	Tanner Osing

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:33 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 April 1, 2024. Whitten seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business/New Business

Review of amendments to the City's Zoning Ordinance regarding outdoor storage, automobile repair uses, and industrial zoning districts

Osing stated the City is proposing three areas to update the zoning ordinance and this a minor update to address some land uses that pose incompatibility issues. He stated city is proposing to add a definition for outdoor storage to make the enforcement process easier. He added that automobile repair uses have two definitions; minor and major, in the zoning ordinance and these might need additional standards to help with compatibility. He stated that updated definitions for both minor and major uses will provide basic standards to activities, business operations, and what zoning districts will accommodate minor or major repairs. He also stated that light and heavy industrial uses and districts became a prominent focus through the enforcement process. He added that a distinction will be provided to both light and heavy industrial uses in the zoning ordinance as there is not an exhaustive list of uses allowed by right.

Creger asked if people have come before staff or the previous commission concerning the changes being made to the ordinance. Osing responded that staff is looking to fine tune the ordinance to make it enforceable.

Riggs asked if it is mostly vehicles being enforced. Osing responded affirmatively stating junk and inoperable vehicles and uses that have a high degree of impact. This will focus on new types of business or industrial uses.

Johnson asked if there are areas in the city that have been identified as nuisance properties. Osing stated that there are varying ways that nuisance can be described.

Whitten asked if the locations for outdoor storage are being specified. Osing stated that the ordinance does not currently address the location and the update will provide some requirements.

Johnson asked if the updates are put in effect will businesses have to come before the commission to ask for an exception. Osing responded that the buffer yard requirements and items of that nature will be grandfathered in.

Recommendation

Odeyemi made a motion to recommend approval of the rezoning from O-1 to B-1. Whitten seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 7 to 0 (Wright, Johnson, Odeyemi, Whitten, Riggs, Creger, and Sowards)

Adjournment

Chair Riggs adjourned the meeting.

Minutes submitted by Eunice Amissah-Mensah

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-04: Public hearing request from Justin Farley to consider amendments to a Special Use Permit in an O-1 (small office) district for properties at 4401 7th Avenue and 627 44th Street

Motion: Motion whether or not to approve the amendments to the special use permit request for properties at 4401 7th Avenue and 627 44th Street

RC Roll Call vote is needed.

Date: June 3, 2024

Introduction and Background Information:

Requested Action:

Mr. Justin Farley (Skylark Investments LLC) has filed an application to revise a previously approved City Council Special Use Permit stipulations for the properties at 4401 7th Avenue and 627 44th Street (PINs 0831319010 & 0831319009) in an O-1 (small office) district. The applicant is seeking a revision to the paved parking lot requirement, to include an outdoor gathering area, extend the business' hours of operation, and to be eligible acquire a bring-your-own-beverage (BYOB) liquor license.

Legal Description of the property (attached as Exhibit A):

Lots 7 and 8 of 44th Street Addition to the City of Rock Island, also known as 4401 7th Avenue and 627 44th Street, Rock Island, Illinois.

Size of Property:

The properties measure 99.3' by 55.1' (627 44th Street) and 98.9' by 99.3' (4401 7th Avenue) for a total of approximately 5,471 square feet and 9,821 square feet respectively.

Zoning History:

- Planning Commission Case 2020-04: Special Use Permit for a music studio and public event facility was approved for an R-3 (one-to-six unit residential) district.
- The property was rezoned from R-3 to O-1 as part of the City-wide Zoning Map update in 2021.
- Planning Commission Case 2022-05: Special Use Permit revisions to previously approved stipulations for a public events space was approved.

History & Nature of the Use:

The former church auditorium space (approximately 1,650 square feet in area) has been used as a community event space for events such as quinceañeras and wedding receptions. The applicant expanded the stage area and also removed the former church pews and has used portable chairs and tables for the events. The event facility under the previous Special Use Permit allows up to five employees and cannot have public events between 11:00 p.m. to 7:00 a.m.

The property is currently zoned O-1 (small office) district, but the initial Special Use permit ordinance was approved under the previous Zoning Ordinance regulations when the property was zoned R-3 (one- and two-unit residential) district.

The applicant requests to change the previously approved stipulations to extend the hours of operations for the event space, which are proposed to be from 8:00 a.m. to 11:00 p.m. on Sunday through Thursday and 8:00 a.m. to 12:00 a.m. on Friday and Saturday; to allow an outdoor gathering space with a food truck on the gravel area in the north half of the property; to be eligible to acquire a bring-your-own-beverage (BYOB) liquor license; and to update the signage stipulations to follow those found in the O-1 district. The applicant also requests to have additional time to enclose the dumpster with six-foot tall solid fence or wall on at least three sides.

At present, the Special Use Permit limits the hours of operation for the assembly space to be from 8:00 a.m. to 10:00 p.m. all days of the week, does not allow eligibility for a liquor license, and prohibits outdoor gatherings and events on the subject property. The Special Use Permit also indicates that within two years, the parcel at 627 44th Street shall either be paved with a hard surface to create additional parking spaces or shall be cleared of any gravel and maintained as a lawn and the dumpster enclosed on three (3) sides. These time limits have almost run their course.

Building Layout:

The existing building meets all setback requirements in an O-1 district.

Parking & Access:

The Zoning Ordinance requires a total of 22 off-street parking spaces for a 1,650 square foot event space. The Zoning Code does not include any parking schedule for an outdoor gathering area. The property has ten (10) parking spaces in the existing concrete parking lot directly adjacent to the building. ADA-access to the building is provided in the rear on the north property. The northerly adjacent lot has been surfaced with gravel and has been used for vehicle parking. The business has a shared parking agreement with the Rock Island Lions Club located southwest of the subject property.

Signage:

No additional signs are proposed for the property at this time. The business will have to comply with Sign Ordinance requirements for O-1 (small office) districts.

Landscaping & Lighting:

The property shall comply with the landscaping or lighting required for O-1 (small office) districts.

Standards for Approval & Analysis:

The Zoning Ordinance states that a Special Use Permit should only be recommended for approval if it meets all of the standards identified in Article 9, Section 7. The following table includes the standards for approval with the corresponding staff analysis and conclusion on if the standard is met.

Standards for Approval	Staff Analysis	Meets Standard (Yes/No)
A. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.	Staff believe the outdoor gathering area is compatible with area. The proposed amendments will not impact adjacent properties or detract from future development efforts as permanent construction will not be developed.	Yes
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	The properties in the immediate vicinity are zoned a mix of residential and office. The subject property is zoned O-1, which provides a district of less intense use and encourages lower density use and retention of open space. Staff believe that the proposed proposed amendments are consistent with	Yes

impair property values within the neighborhood.	this description and will not have a negative impact on the adjacent residences. However, staff recommend only extending the assembly space operations to 1 hour later (11:00 P.M.).	
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.	The Comprehensive Plan identifies “single family residential” for the site and surrounding properties. The use category is intended for new and existing detached single-family homes. Small public and institutional uses (such as parks, schools, churches, and stormwater facilities), scattered two-family residences, and small neighborhood business may also be included within this category. Staff believe that the proposed amendments will not impede future investments or development in nearby properties.	Yes
D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.	The applicant indicates a gravel, fenced in area with lighting will be provided to the north property for the outdoor events. At a minimum, the gravel area will need to continually be maintained and meet landscaping and illumination standards in Zoning Ordinance and any engineering or stormwater requirements.	Yes
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.	The property fronts along two City streets and has alleyway access. Access appears to be adequate for the proposed use.	Yes
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 is recommending approval of the request and has included a draft ordinance with recommend stipulations.	n/a
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.	The special use proposal will be required to comply with all other applicable City Ordinances if approved.	n/a

Based on the staff analysis, the SUP request meets the standards for approval. The subject property has been developed to meet the standards of its current O-1 zoning district. Adequate provisions have been made to address parking for the property and the outdoor gathering space along with the other amendments will have minimal impact to the neighboring properties. The graveled section of the property used as an outdoor gathering space will provide a reasonable return and also maintain compatibility with the surrounding properties.

Previous Council Action (if any):

See previous zoning history section.

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

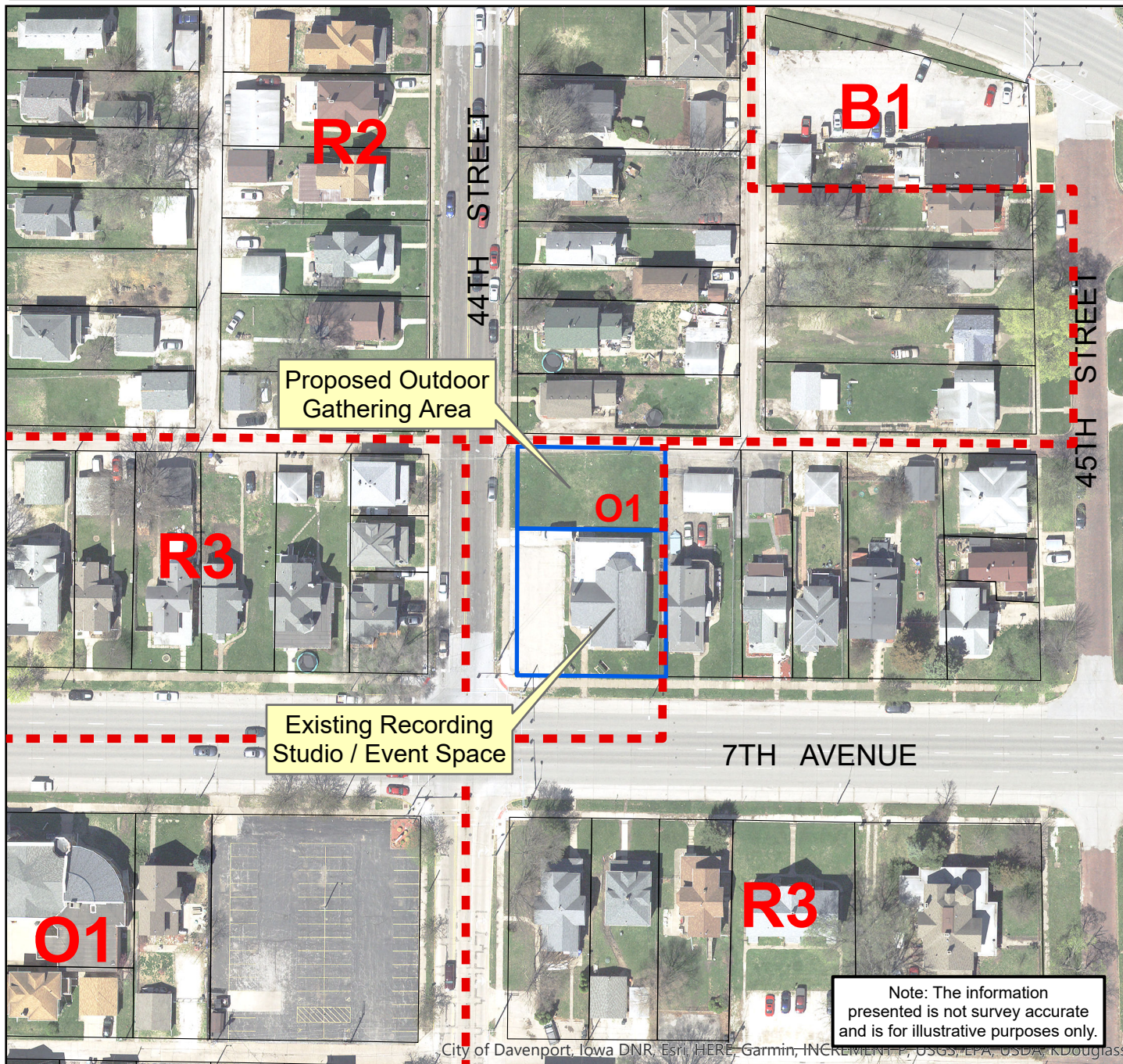
Recommendation:

Based on the staff analysis, the Community & Economic Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council to approve the Special Use Permit subject to the stipulations included in the proposed ordinance.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-4

-  Subject Property
-  Parcels
-  Zoning District Line



0 20 40 80 120 160
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.

City of Davenport, Iowa DNR, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, KDouglas



Figure 1: Photo showing paved parking area for the business



Figure 2: Photo showing graveled area to be used as an outdoor gathering space

**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 Justin Farley, operating as Skylark Investments LLC, for a former church building and adjacent vacant lot at the northeastern corner of the 7th Avenue and 44th Street intersection. For the purposes of this ordinance, the two properties shall be collectively referred to as the “subject property.” A map of the properties is attached as Exhibit A. The two properties are legally described as:

Parcel I: Lots Number Seven (7) and Eight (8) in that part of the City of Rock Island known as and called Forty-fourth Street Addition to said City excepting and reserving the North Fifty (50) feet of said Lots; situated in the County of Rock Island, in the State of Illinois.

Parcel II: The North 50 feet of Lots 7 and 8 of 44th Street Addition to the City of Rock Island; situated in the County of Rock Island, in the State of Illinois.

Commonly known as 4401 7th Avenue (PIN 0831319010) and 627 44th Street (PIN 0831319009)

Section Two: The one-story former church building contains an assembly space in the south part of the building and office spaces in the north part of the building. The adjacent lot is vacant without any existing structures. The uses granted by this special use permit are identified by interior space.

1. North Rooms, First Floor: The rooms on the north side of the building shall serve as offices and a music recording studio. This use shall correspond with the occupancy classification “Business” as identified in the building code.
2. South Room, First Floor: The main assembly space shall serve as a public event space playing host to music concerts, weddings, parties, festivals, craft fairs, bake sales, church services, support groups, neighborhood meetings, and any other activities deemed consistent. This use shall correspond with the occupancy classification “Assembly Group A-2” as identified in the building code.
3. Basement: The entire basement level of the building shall be used as storage. Said storage shall be accessory to the uses on the first floor above. This use shall correspond with the occupancy classification “Low Hazard Storage S-2” as identified in the building code.

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

1. The office and music recording uses are allowed by right in an O-1 (Small Office) zoning district. No unique restrictions shall be in place for these uses while the property is zoned as such.
2. The hours of operation for the assembly space shall be 8:00 AM to 10:00 PM all days of the week.
3. The subject property shall ~~not~~ be eligible for a Class N (BYOB) liquor license. ~~Patrons shall not be permitted to bring their own alcohol onto the subject property. Additionally, vendors catering events at the subject property may serve alcohol under their own liquor license as permitted by the liquor ordinance, however,~~
4. Outdoor gatherings and events on the subject property are ~~prohibited~~ permitted from 8:00 a.m. to 8:00 p.m. ~~However, a~~ Additionally, a single food truck shall be allowed on the subject property during the hours of operation of the assembly space.
5. ~~Existing signage at the southwestern corner of the site shall may be maintained. If existing signage is replaced, new signage shall be placed at the same location and shall not exceed four feet square (4' x 4'). Signage shall comply with applicable Sign Ordinance requirements for the O-1 (small office) district.~~
6. ~~Within two years of the adoption of this ordinance, a~~ written agreement with a nearby property owner, or property owners, but specifically the Rock Island Lions Club, establishing a shared parking arrangement in which a minimum of 18 spaces for use by patrons of the subject property shall be ~~executed.~~ maintained. A copy of that agreement shall be made available to the City.
7. ~~Within two years of the adoption of this ordinance, if parking is to be provided on the parcel at 627 44th Street, it shall either be paved with a hard surface to create additional parking spaces or shall be cleared of any gravel and maintained as a lawn. within one year of the adoption of this ordinance or be cleared of any gravel and maintained as a lawn. Alternatively, the applicant may hold outdoor gatherings and events on the gravel area.~~
8. ~~Within two years of the adoption of this ordinance,~~ a three-sided dumpster enclosure shall be constructed on the subject property by the end of September 2024.
9. The maximum occupancy of the building generally, except for those specific restrictions otherwise identified in this special use permit, shall be determined by the Fire Marshall.

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



ROCK ISLAND
ILLINOIS

To: Rock Island Planning & Zoning Commission

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

Subject: 2024-05: Public hearing request from Ryan Luke of Ilarte Masonry to consider a variance from the Rock Island Sign Ordinance in a B-3 (community business) district for property at 501 20th Street

Motion: Motion whether or not to approve the variance request for property at 501 20th Street

RC Roll Call vote is needed.

Date: June 3, 2024

Introduction and Background Information:

Applicant:

Ryan Luke of Ilarte Masonry

Location:

501 20th Street

Size of Property:

The property measures approximately 6178.9 square feet with about 97 feet of frontage along 20th Street and 63.7 feet along 5th Avenue.

Topography:

The property slopes up from east to west by approximately 2 feet and sits slightly above street level.

Zoning History:

None

Existing Land Use & Zoning:

The property is zoned B-3 (community business) district. To the north, south, and east are properties zoned B-3 (community business) district, and to the west, a property zoned B-2 (downtown business) district.

Project Details:

Staff received a call about a structure being put up at the corner of the business. It was determined that the applicant proposes to construct a 36" x 52" x 8" cast stone monument sign on a 7' x 7' tapered planter base with a total sign and base height of seven (7) feet. The sign will be placed up to the northwest corner of the property at the intersection of 5th Avenue and 20th Street. A variance is needed because the sign ordinance does not allow for monument signs to be within 20 feet of the intersection to allow for a visibility triangle.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Sign Ordinance to construct a monument sign at the property as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to construct a 36" x 52" x 8"	The Sign Ordinance requires

	cast stone monument sign on a 7' x 7' tapered planter base with a total sign and base height of seven (7) feet.	that monument signs placed at an intersection of two streets must be setback twenty-five (25) feet from their point of intersection to create a sight visibility triangle (Section 4-57). The sign when constructed will fall within the triangular areas needed for visibility so a variance is needed.
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Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The Commission will make the final decision regarding this request.

Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
i. 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 believe that the property can yield a reasonable return without the variance. The applicant has an opportunity to have a freestanding pole sign and attached wall sign placed on the property if needed.	No.
ii. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The downtown zoning district allows for buildings to be closer to the property lines and the business closely borders to the downtown. Staff believe this is unique to businesses found within the downtown district.	Yes
iii. 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.	5th Avenue runs from west to east in only one direction. Traffic lights at the intersection help control the flow of traffic. The sign will be tapered, which will provide added visibility at the intersection. Staff believe that the sign will not obstruct traffic visibility and will not alter the character of the neighborhood through traffic safety.	Yes

Staff provided the City Engineer with maps and site photos along with renderings of the proposed signs for feedback and received approval regarding the location of the sign.

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

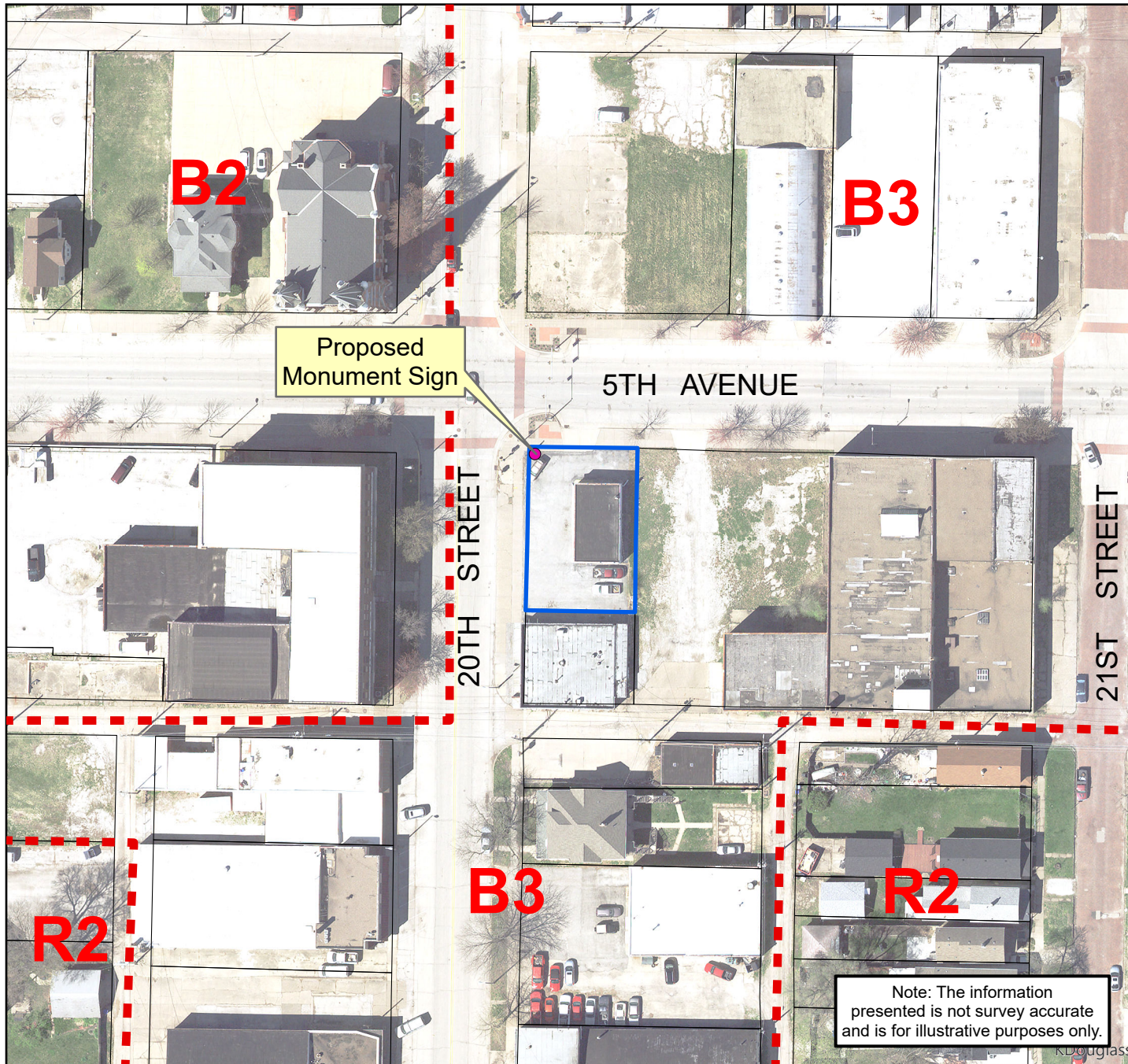
Recommendation:

The Community & Economic Development Department recommends that the Commission approve the variance as there is a unique circumstance and the signage will not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-5

-  Subject Property
-  Parcels
-  Zoning District Line



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division



Note: The information
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and is for illustrative purposes only.

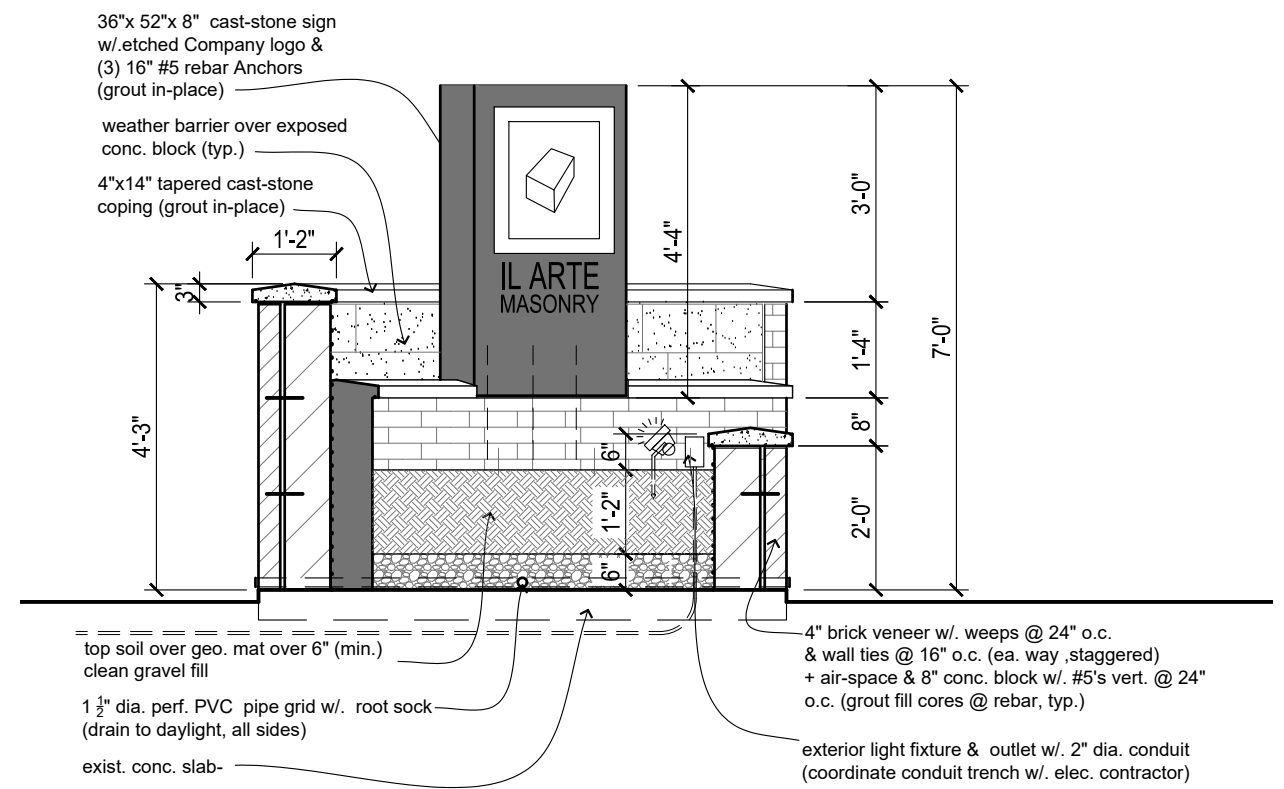


Figure 1: Photo showing proposed location and planter base for monument sign from 20th Street

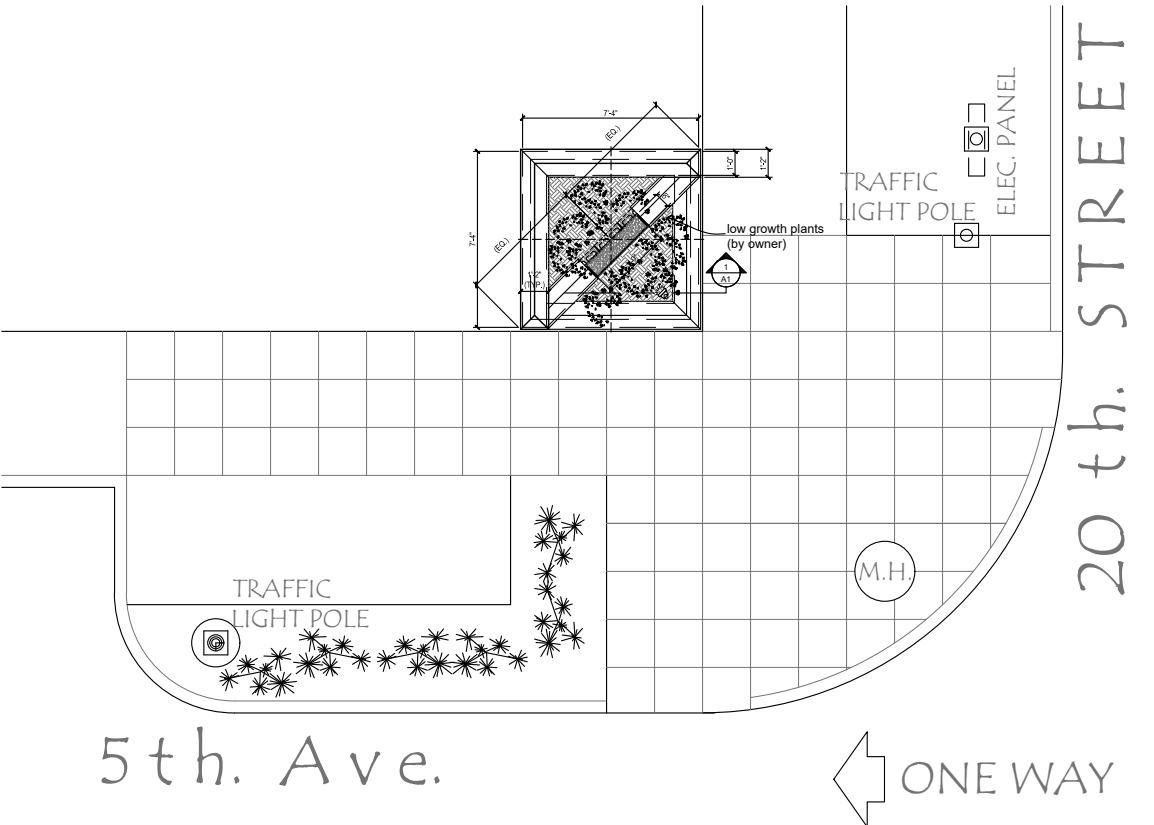


Figure 2: Photo showing proposed location of monument sign from 5th Av

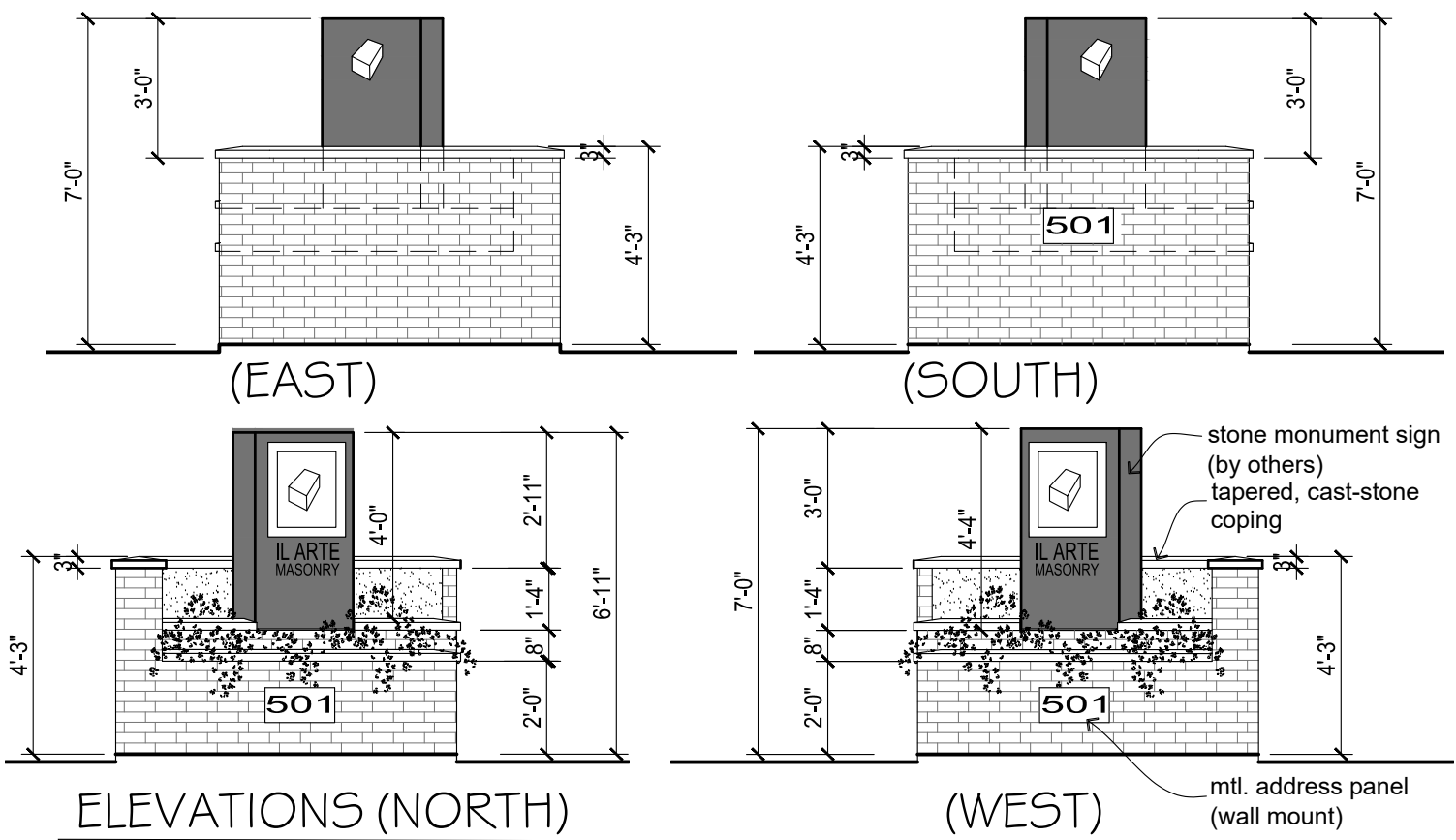
FIELD VERIFY EXISTING DIMENSIONS & CONDITIONS, TYP.



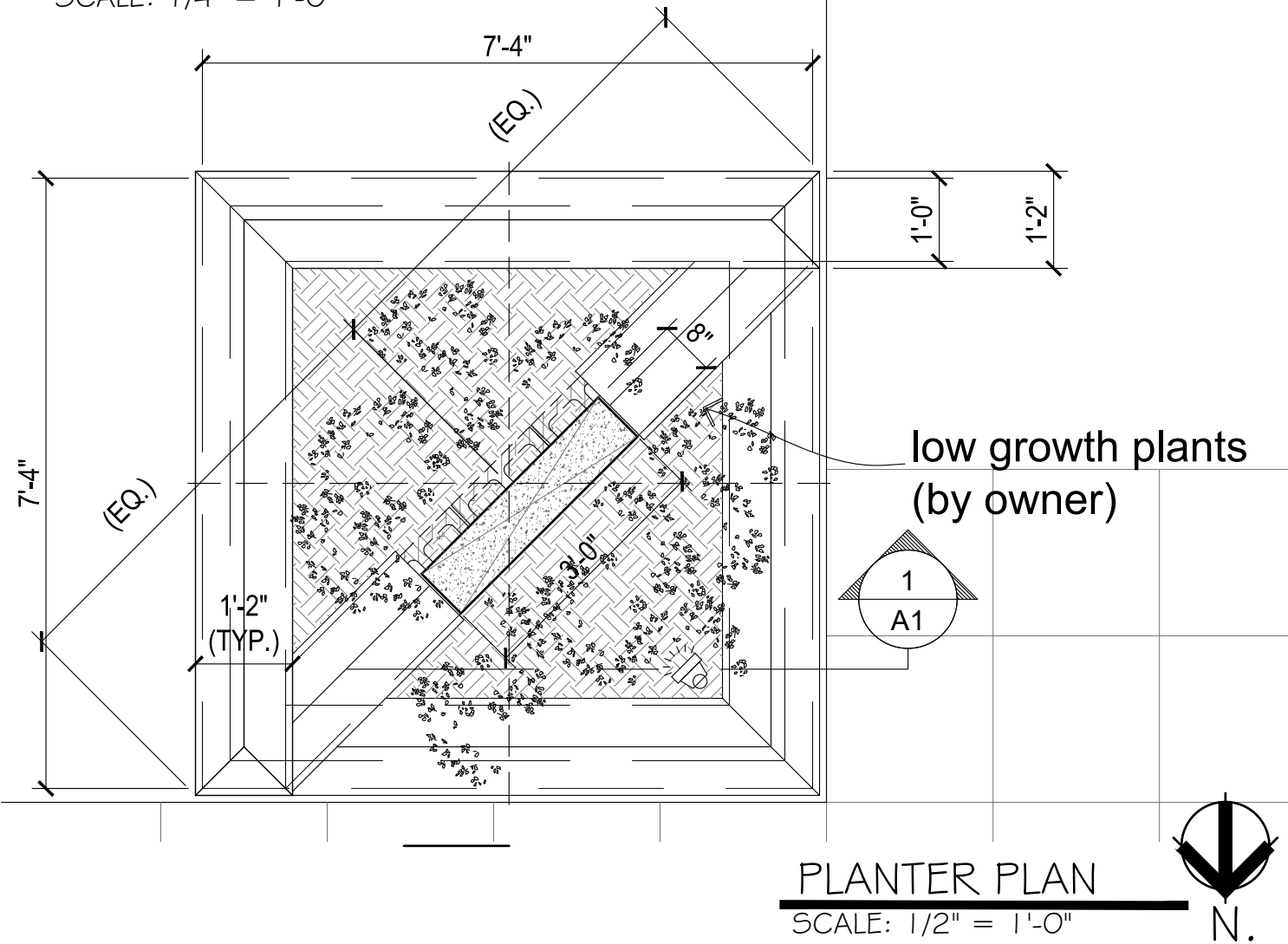
SECTION THRU PLANTER
SCALE: 3/8" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



ELEVATIONS (NORTH)
SCALE: 1/4" = 1'-0"



PLANTER PLAN
SCALE: 1/2" = 1'-0"

mahARCHITECTURE
DESIGN & DRAFTING SERVICES
1845 30th. St. ROCK ISLAND, IL. 61201
PH. (309) 912-3075 PATMAHARU@gmail.com

IL ARTE MASONRY
MONUMENT SIGN
501 5th. Ave. & 20 th. St. ROCK ISLAND, IL.

DATE	3/19/24
REVISIONS	REV. 4/11/24
PROJECT	2024-11
NUMBER	
SHEET	A1
NUMBER	

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LOOKING WEST



LOOKING EAST



LOOKING NORTH EAST



LOOKING SOUTH



ISOMETRIC VIEW



LOOKING SOUTH EAST



EXISTING SITE (GOOGLE IMAGE)

Memorandum



ROCK ISLAND
ILLINOIS

To: Rock Island Planning & Zoning Commission

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

Subject: 2024-06: Public hearing request from the City of Rock Island Park & Recreation Department to consider an amendment to a Special Use Permit in a C-1 (Park Conservation) district for property at 1300 24th Street.

Motion: Motion whether or not to approve the amendments to the special use permit request for property at 1300 24th Street

RC Roll Call vote is needed.

Date: June 3, 2024

Introduction and Background Information:

John Gripp, Director of the City of Rock Island Parks and Recreation has submitted a request for a Special Use Permit Amendment to change the allowed use of the second-floor dwelling unit of the Hauberg Carriage House from a long-term rental unit to a short-term rental unit (i.e. available to rent or lease for less than 30 day stays but not a hotel or motel).

Size of Property:

The property measures approximately 373,309 square feet

Zoning History:

- Planning Commission Case 2021-07: Special Use Permit to renovate and use the first floor of the Hauberg Carriage House for several nonresidential uses and a one-unit updated apartment on the second floor located in a C-1 (park recreation) district was approved.

History & Nature of the Use:

In 2021, the City's Parks and Recreation received a Special Use Permit to renovate and use the first floor of the Hauberg Carriage House for several non-residential uses located in a C-1 (park conservation) district. The entire second floor was maintained as a single long-term rental unit for residential use and was not permitted to be subdivided to create multiple units.

Building Layout:

No building setbacks are required in a C-1 district.

Parking & Access:

Current parking and access is in line with the parking requirement regardless of long-term or short-term rentals. The Zoning Ordinance requires a minimum of one off-street parking spot for use by the occupant of each short-term rental unit at a residential property. Two parking spaces have been designated for exclusive use by the second story

Signage:

No changes regarding signage are proposed.

Landscaping & Lighting:

N/A

Standards for Approval & Analysis:

The Zoning Ordinance states that a Special Use Permit should only be recommended for approval if it meets all of the standards identified in Article 9, Section 7. The following table includes the standards for approval with the corresponding staff analysis and conclusion on if the standard is met.

Standards for Approval	Staff Analysis	Meets Standard (Yes/No)
A. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.	Staff believe the short-term rental will not impact adjacent properties or detract from future development efforts as it is within an established structure.	Yes
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 believe that the limit to the period of stay provided by the short-term rental will not have a negative impact on the adjacent residences.	Yes
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.	The Comprehensive Plan identifies “parks and recreation” for the site. The use category is intended for park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and other active and passive recreational activities. Staff believe that the short-term rental will provide space for individuals looking to use other facilities or activities provided on-site and will not impede future investments or development in nearby properties.	Yes
D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.	Access is provided to the property from along 24 th Street. The property also has adequate utilities and facilities provided as they are needed for the other functions the property serves.	Yes
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.	The property has two entry points along 24 th Street which provide ample access. With minimal traffic, on 24 th Street, access appears to be adequate for the proposed use.	Yes
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 is recommending approval of the request.	n/a
G. That the Special Use shall, in all other respects, conform to the applicable	The special use amendment request will be required to comply with all other applicable City Ordinances if approved.	n/a

regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.		
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Based on the staff analysis, the SUP amendment request meets the standards for approval.

Previous Council Action (if any):

See previous zoning history section.

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:

The Community and Economic Development Department recommends that the Planning & Zoning Commission pass a recommendation that the City Council approve the proposed Special Use Permit amendment because the proposed use will complement the community event uses at the Hauberg Civic Center and meets the standards for approval.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

**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 the Rock Island Parks & Recreation Department for a building on the Denkmann-Hauberg Estate known as the Carriage & Auto House. The Estate is a City-owned property managed by the Parks & Recreation Department and the subject building is on the eastern edge of the property at the intersection of 13th Avenue and 24th Street. The property is legally described as:

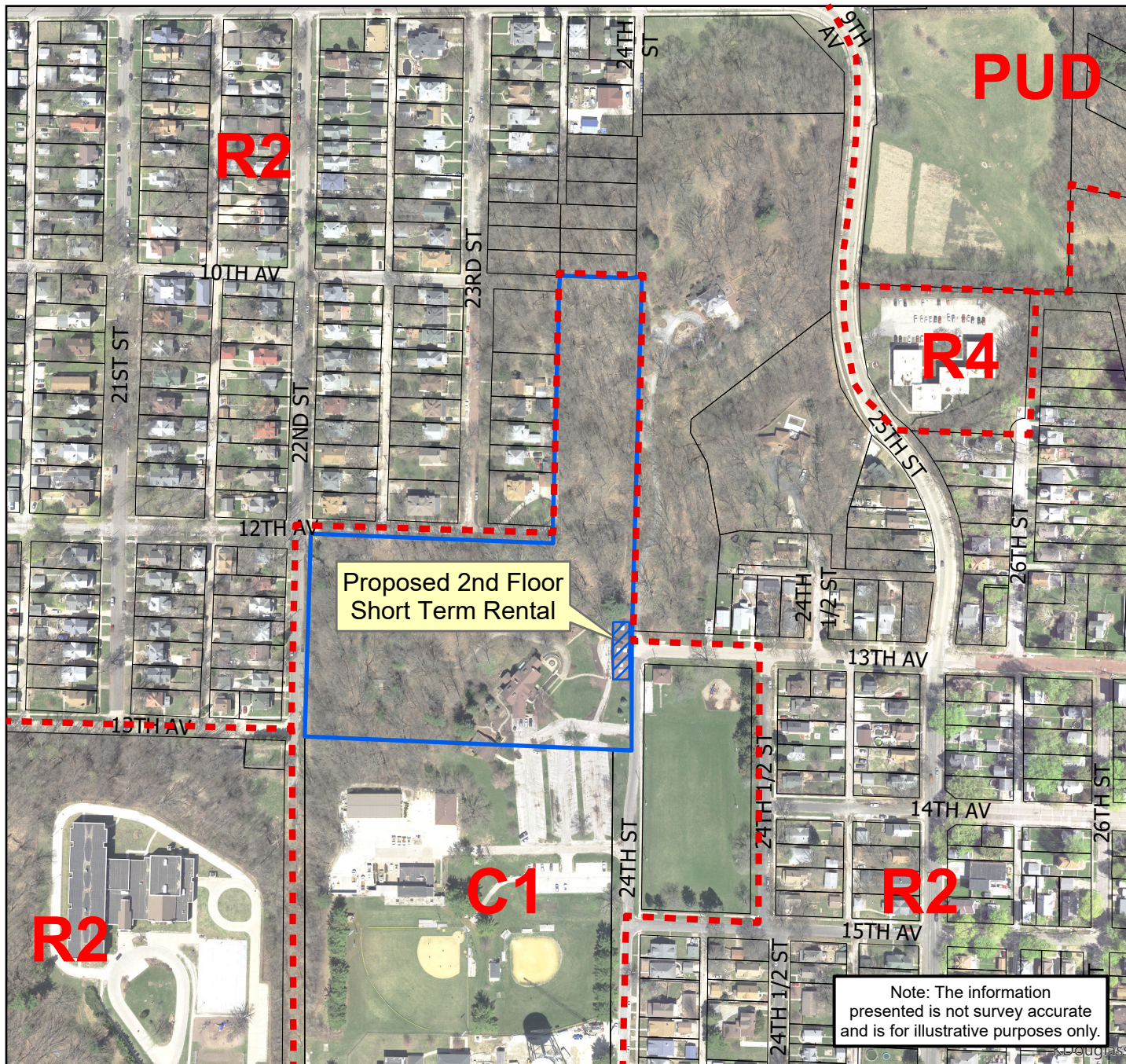
Legal Description attached as Exhibit A

Commonly known as the Denkmann-Hauberg Carriage & Auto House at 1300 24th Street

Section Two: The two-story building contains two garages and a stable on the first floor and a one-unit dwelling (apartment) on the second. The uses granted by this special use permit following building renovation are identified by interior space.

1. North Room, First Floor: The former auto room shall have two uses. Monday through Friday a daycare is permitted to operate within the room between the hours of 6:00 AM and 5:30 PM. Monday through Friday a public event space is permitted to operate within the room from 5:30 PM to midnight. Saturday and Sunday a public event space is permitted to operate within the room from 8:00 AM to midnight. The daycare is permitted contingent upon approval by the Illinois Department of Children and Family Services (DCFS) as well as the State Fire Marshall. If said agencies do not approve the daycare, a public event space may alternatively operate within the room all days of the week 8:00 AM through midnight. These uses shall correspond with the occupancy classifications "Group E Daycare Facility" and "Assembly Group A-2" as identified in the building code during their respective days and hours.
2. Middle Room, First Floor: The former carriage room shall have two uses. It shall contain restrooms for use by the entire first floor and it shall also contain a warming kitchen. The restrooms and warming kitchen facilities may be utilized by both the daycare and the public event space. These uses shall correspond with the occupancy classifications "Group E Daycare Facility" and "Assembly Group A-2" as identified in the building code during their respective days and hours.
3. South Room, First Floor: The former stable shall have one use. It shall be a gift shop the use of which shall correspond to the days and hours allowed for the public event space. This use shall correspond with the occupancy classification "Mercantile Group M" as identified in the building code.
4. Entire Second Floor: The existing one-unit dwelling shall be maintained as a single long-term rental unit for residential use. It shall not be subdivided to create multiple units and it shall not be used as a short-term rental, bed & breakfast, boarding

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-6

-  Subject Property
-  Parcels
-  Zoning District Line



0 50 100 200 300 400
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division





Figure 1: Photo of the main entrance for the Hauberg Carriage House



Figure 2: Photo of the Hauberg Carriage House from 13th Avenue



Figure 3: Photo of parking spaces for the Hauberg Estate

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2024-07: Public hearing request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 2933, 2939, 2951 & 2963 9th Street.

Motion: Motion to table the variance request for properties at 2933, 2939 2951 & 2963 9th Street for the July 1 meeting.

RC Roll Call vote is needed.

Date: June 3, 2024



Introduction and Background Information:

Applicant:
Barry Reuther

Location:
2933, 2939, 2951& 2963 9th Street

Size of Property:

- **2933 & 2939 9th Street** - The properties measure 51ft by 290.9ft for a total of 14,810 square feet respectively.
- **2951 9th Street** - The property measures 150.1ft by 290.9ft for a total of approximately 43,664 square feet.
- **2963 9th Street** - The property measures 117.3ft by 290.9ft for a total of approximately 34,123 square feet.

Topography:
The property slopes up from west to east by approximately 2 feet and sits slightly above street level.

Zoning History:

- Planning Commission Case 2023-07: Special Use Permit to operate a produce stand business from a garage at 2963 9th Street in an R-2 district was approved by the City Council.

Existing Land Use & Zoning:
The properties are zoned R-2 (one-and-two unit residential) district with single-family homes and accessory structures on properties 2951 and 2963 9th Street. To the north and west of the properties are residences zoned R-2. To the south are properties zoned O-2 and R-2 and to the east is a property zoned B-3.

Project Details:
Staff investigated a complaint about the applicant installing a 6-foot-tall fence at the properties. The

investigation revealed that the applicant had a 6-foot-tall fence which is two (2) feet over the maximum allowed height of four (4) feet found in Article 11, Section 13 and failed to meet the intersection setback requirement. Staff spoke to the applicant during and after his SUP process about the city's fencing requirements for properties along streets or avenues. Staff informed the applicant a variance would be needed to maintain the fence height and setback.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to maintain an existing six (6) foot tall metal fence in the front yard of the properties adjacent to 9 th Street and 31 st Avenue.	The Zoning Ordinance requires that fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height and not placed within the triangular area formed by right-of-way lines and a line connecting them at a point 20 feet from the intersection of the lines (Article 11, Section 13).

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make the final decision regarding this request.

Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
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 believe that the property can yield a reasonable return without a variance as a four (4) foot fence would still offer the security needed.	No
1. 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. Only property at 2963 9 th Street faces a unique circumstance as it sits on a corner lot and has 2 front yards.	Yes

1. 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.	1. Staff believe the fence at the corner of 9th street and 31st Avenue does not alter the character of the neighborhood. The spaced vertical bars of the fence allow for visibility in and out of the property and at the intersection and as such does not pose any traffic visibility issues.	Yes
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Previous Council Action (if any):

Budget Impact:

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

Council Goal (if applicable):

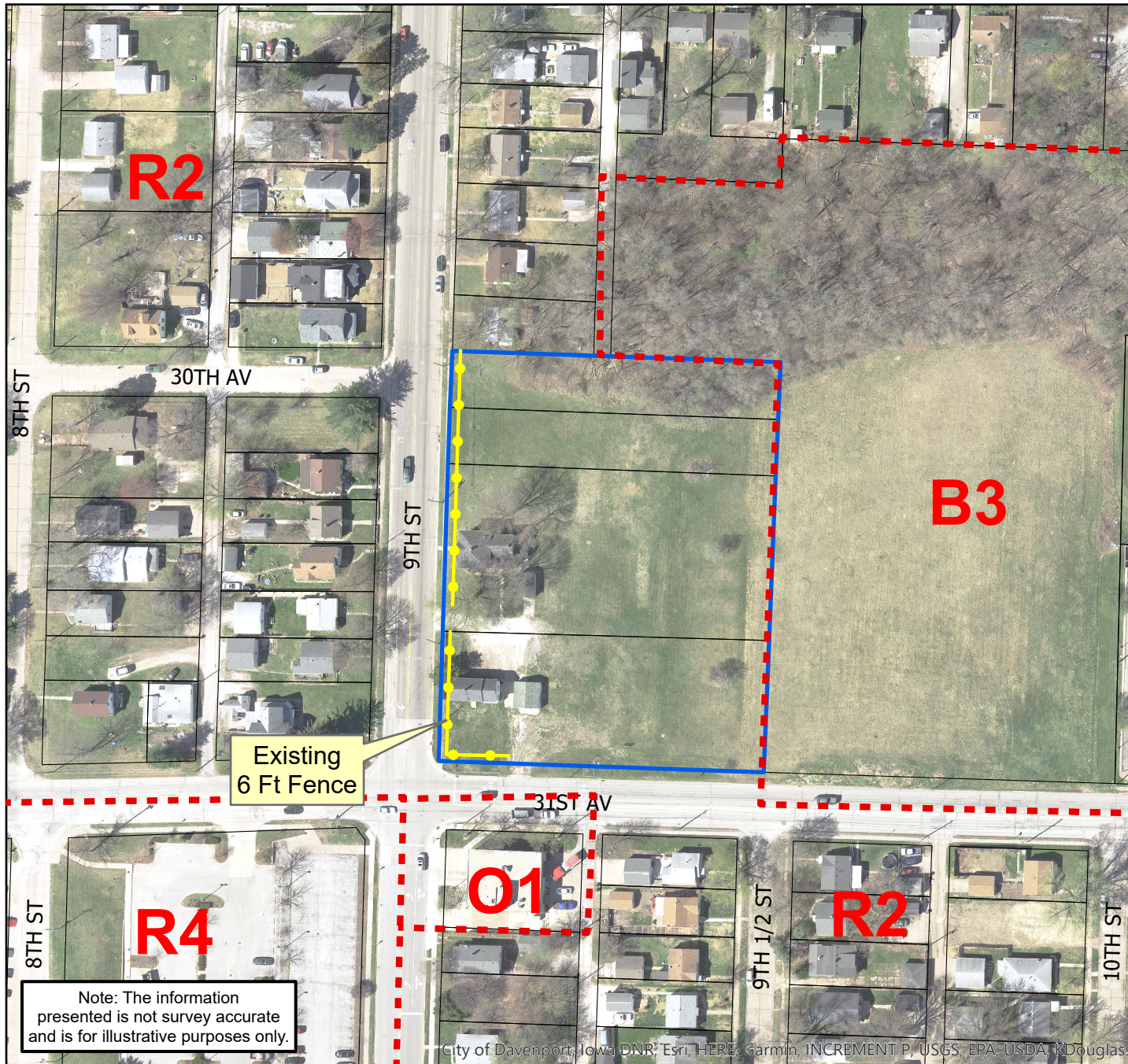
Recommendation:

The Community & Economic Development Department recommends that the Commission approve the variance because the variance will not alter the character of the neighborhood and there are unique circumstances.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-7

-  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





Figure 1: Photo showing fence height and setback from along 9th Street



Figure 2: Photo showing fence setback from 31st Avenue



Figure 3: Photo showing fence spacing

Memorandum



ROCK ISLAND
ILLINOIS

To: Rock Island Planning & Zoning Commission

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

Subject: 2024-08: Public hearing request from Latoya Lewis to consider a use authorization for a major home occupation for property at 710 15th Street.

Motion: Motion whether or not to approve the use authorization request for a major home occupation for property at 710 15th Street.

RC Roll Call vote is needed.

Date: June 3, 2024

Introduction and Background Information:

Applicant:
Latoya Lewis

Location:
710 15th Street

Size of Property:
The property measures 50.3ft by 100ft for a total of approximately 5030 square feet.

Topography:
The property slopes up from west to east by approximately 2 feet and sits slightly above street level.

Zoning History:
None.

Existing Land Use & Zoning:
The property is zoned R-2 (one-and-two unit residential) district. To the north, south, east and west of the property are all zoned R-2 (one-and-two unit residential) district.

Project Details:
The applicant spoke to staff about organizing an art class out of her home for up to eight (8) students on three (3) days a week for approximately two (2) hours per class. The applicant proposes to have (four) 4 parking spaces on-site in the rear yard for student use. Staff informed the applicant that an authorized use from the Planning & Zoning Commission would be needed to run the art class out of her home. The applicant decided to apply for a use authorization in order to operate the art class at the property.

Requested Action and Affected Requirements:
The request is a use authorization from the Zoning Ordinance for organized art classes as described in Table 1.
Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to operate an organized art classes for up to eight (8) students on three (3) days a week for approximately two (2) hours per class.	The Zoning Ordinance requires that major home occupations in all residential zoning districts be

		authorized by the Board of Zoning Appeals now the Planning & Zoning Commission (Article 11, Section 14).
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Conditions to Authorize Use & Staff Analysis:

A use 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. Table 2 includes the conditions for use authorization with the corresponding staff analysis and conclusion of if the condition is met. The Board will make the final decision regarding this request.

Table 2

Conditions to Authorize Use	Staff Analysis	Meets Condition (Yes/No)
i. 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 believe that the property can yield a reasonable return without the use authorization for a major home occupation. The property used as a residence would provide a reasonable return.	No
ii. 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 believe there is a unique circumstance applying to the property for an art class. The house is on the periphery of the neighborhood and is situated along a major arterial near the city's downtown. Staff believe the art classes will have minimal impact, if any, on the neighborhood.	Yes
iii. 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.	Access will be provided in the rear yard of the property from 7 th Avenue. The applicant indicates some students will be dropped off or use the bus to get to the location. The applicant proposes to have four (4) parking spaces on-site in the rear yard for student use for additional parking needs that will be generated. Staff believe adequate parking will be provided and there will be minimal impact on traffic along 15 th Street and 7 th Avenue.	Yes

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:

The Community & Economic Development Department recommends that the Planning & Zoning Commission approve the use authorization for a major home occupation as there is a unique circumstance and the use will not alter the character of the neighborhood.

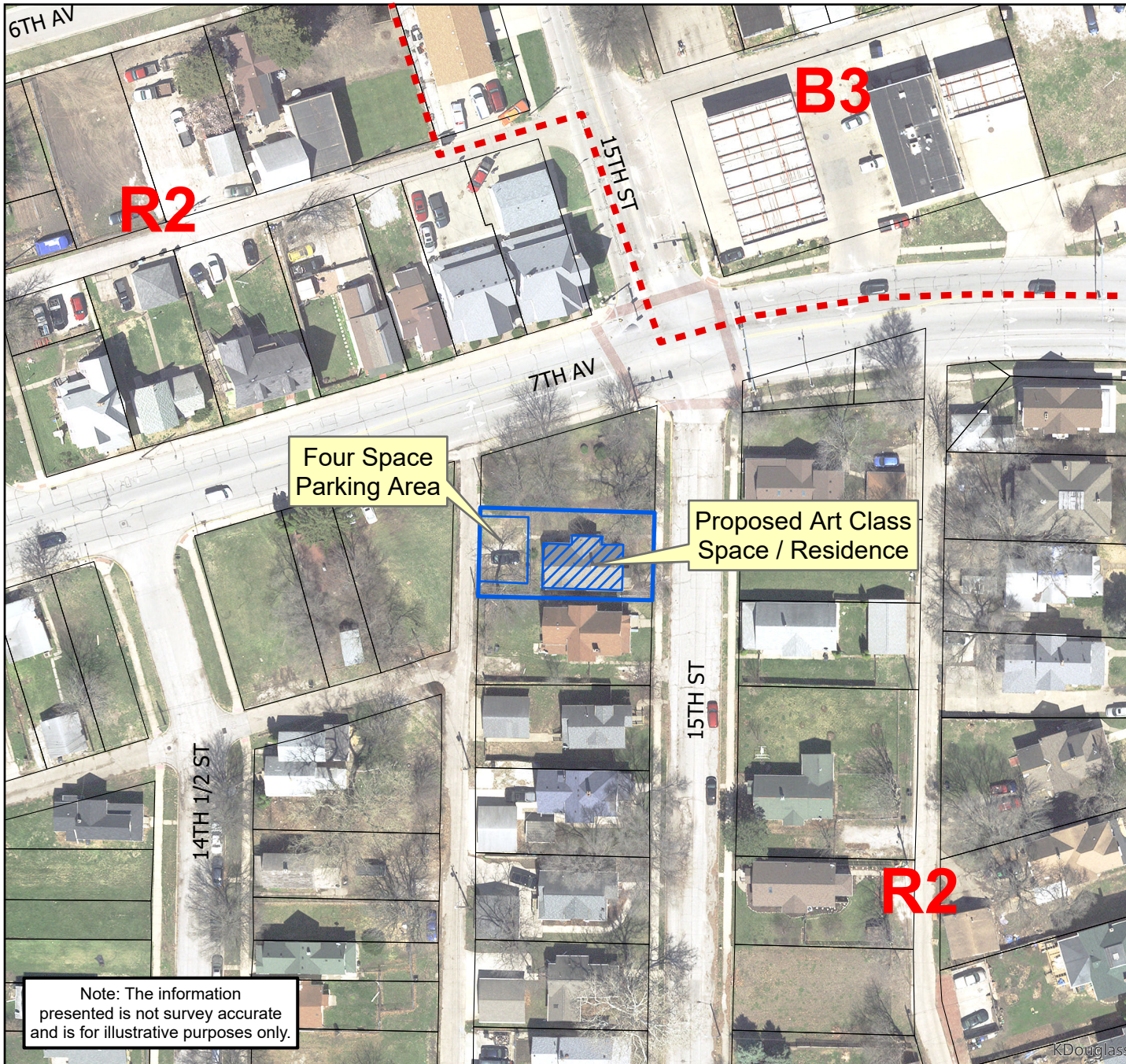
Staff recommend the following stipulations be added to the approval.

1. The art classes shall be allowed to operate a maximum of three (3) days a week for two (2) hour periods.
2. A maximum of eight (8) students shall be allowed for the art classes.
3. A fifteen (15) square foot sign shall be allowed for the art classes.
4. Four (4) on-site parking spaces in the rear yard of the property shall be provided for students' use.
5. The use shall meet all other applicable codes and ordinances.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-8

-  Subject Property
-  Parcels
-  Zoning District Line



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division





Figure 1: Photo showing parking space to accommodate four (4) vehicles along the alley in the rear yard of the property



Figure 2: Photo showing rear entrance to the house from the alley



Figure 3: Photo showing front view of the house from the corner of 15th Street and 7th Avenue



Figure 4: Photo showing on-street parking on 15th Street adjacent the applicant's property