

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department

1212 5th Avenue

June 3, 2024

5:30 PM



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

Call to Order and Roll Call

Vice Chair Whitten 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 May 6, 2024. Creger seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

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

Amissah-Mensah presented the staff report.

Johnson asked what other businesses within the area that are similar to Justin Farley's establishment other than the Lions Club. Amissah-Mensah responded that there are other institutions like churches and the Lions Club. Osing added there is a Mexican restaurant within the vicinity. Osing provided clarification on staff's stipulations in extending the hours of operations to 11pm, a bring-your-own-beverage license, outdoor gathering events will be allowed but with added time restriction, allowing food trucks on the property as well and allowing signage in an O-1 district.

Sowards asked if there will be a problem with parking since the food trucks will take up space on the subject property and the Lions Club uses their space on Saturdays. Osing

stated there has been no issues or complaints received with that. He added that there is an agreement with Lions Club and that there is ample parking space for both establishments. Mr. Farley is working on paving the north property to create a parking for the establishment.

Wright asked if fencing will be provided at the outdoor space and if alcohol will be served outside. Osing stated fencing has not been proposed and the serving of alcohol will be based on the liquor license to be received.

Johnson asked for clarification on the hours of operation. Osing responded that the assembly space shall be 8am to 11pm and the outdoor gatherings will be from 8am to 8pm.

The applicant, Justin Farley was called forward. He added that they moved into the space in January 2020 and is used for an event space. He added that the outdoor gathering is not one he wants to pursue but used it to get more time in finding a good bid for the paving the gravel area for parking.

Creger asked how the operations will work with a food truck and how many people the building can hold. Farley stated it is not a high-volume business that was received and was mainly popular during the covid period and the building can hold 175 people as determined by the Fire Marshall. Creger asked the average number of people the establishment has during events. Farley responded that they receive an average of 50-60 people and with the paved gravel area and the shared parking agreement with the Lions Club, there should be ample parking for the business at all times.

Whitten asked if Mr. Farley could elaborate on the BYOB. Farley responded that caterers are called in during events and they have their own liquor licenses. He added that requests have been made by customers to bring their own liquor and that is the reason for requesting the liquor license.

Resident Juanita, stepped forward to speak against the request. She stated the noise from the establishment and the slamming car doors is loud and the empty alcohol bottles found in the neighborhood. She also added the trash has been cleaned up one time but the problem still persists. Moline asked if there are other neighbors that share the same sentiment. Juanita responded she had one other neighbor come forward during the previous postponed meeting and there are other neighbors.

Johnson asked Farley if he had a timeline for the blacktop. Farley stated he did not have a timeline but is currently working with the city and a contractor to complete the project. Moline asked if the business will be able to operate without the SUP approval. Farley stated that the outdoor gathering is not one he is hoping to pursue but will appreciate approval of all the other requirements. Osing clarified that Special Use Permits do not need to be renewed. He added the applicant needs to go through another SUP request because the timeline on coming into compliance with the previous stipulations have lapsed.

The Commissioners suggested that hours of operations be from 8am to 10pm on Sunday through to Thursdays and 8am to 11pm on Fridays and Saturdays and maintain the prohibition on the outdoor gathering space.

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

Recommendation for Case 2024-04

Wright made a motion to recommend approval of the Special Use Permit amendments with the changes made to the hours of operations to be from 8am to 11pm for all days but extend the hours on New Year's Eve, and to maintain the prohibition of outdoor gathering events. Mewes seconded the motion. Vice Chair Whitten called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Sowards, Wright, Johnson, Whitten, Odeyemi and Moline)

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

Amissah-Mensah presented the staff report.

Whitten asked how big the planter base is. The applicant, Ryan Luke was called forward. He stated the sign when erected will be 7feet and under and the planter will be 4feet. He added that it is set to be a waterfall planter with the sign in the middle and the plants around the sides. He also stated the front of the building will be done to match the planter design and the neighborhood.

Odeyemi asked what the building previously was. Ryan Luke responded that the building used be an electric shop.

Lisa Vinar stepped forward to speak against the request. She stated the corner is prone to accidents and the sign is too big and will cause nuisance in the future.

Johnson asked if the firefighters stated specifically what causes the accidents at the intersection. Lisa Vinar stated people run the light at the intersection.

Creger asked how the sign relates to the accidents. Lisa Vinar stated the vehicles end up at the corner and will eventually cause an eye-sore.

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

Recommendation for Case 2024-05

Creger made a motion to recommend approval of the variance. Wright seconded the motion. Vice Chair Whitten called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Sowards, Wright, Johnson, Whitten, Odeyemi and Moline)

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

Osing presented the staff report. He stated that 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). 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. 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.

John Gripp stepped forward to speak on the case. The short-term rental will provide additional revenue to run, sustain and maintain the Hauberg Carriage House.

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

Recommendation for Case 2024-06

Sowards made a motion to recommend approval of the Special Use Permit amendment to the City Council. Wright seconded the motion. Vice Chair Whitten called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Sowards, Wright, Johnson, Whitten, Odeyemi and Moline)

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.

Recommendation for Case 2024-07

Johnson made a motion to table the request for the next Commission meeting. Wright seconded the motion. The motion carried unanimously on a vote of 7 to 0 (Creger, Sowards, Wright, Johnson, Whitten, Odeyemi and Moline)

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

Amissah-Mensah presented the staff report. Osing provided clarification on major and minor home occupations under the ordinance.

Wright asked if there is scale to differentiate between the minor and major home occupations. Osing responded that there is no threshold but usually a considerable maximum number for a major home occupation would be 8 and usually anything beyond that will have to go through a special use permit.

Applicant, Latoya Lewis was called forward to speak in the case. She stated that she runs the Art of the Spirit Tea room and rents out a space for the classes. She added that most of her students are older women who are requesting classes during the day time

Recommendation for Case 2024-08

Wright made a motion to recommend approval of the use authorization request. Odeyemi seconded the motion. Vice Chair Whitten called for a vote. The motion carried unanimously on a vote of 7 to 0 (Creger, Sowards, Wright, Johnson, Whitten, Odeyemi and Moline)

Other Business/New Business

None

Adjournment

Vice Chair Whitten adjourned the meeting at 7:01pm

Minutes submitted by Eunice Amissah-Mensah.