



Planning & Zoning Commission Meeting Agenda
August 5, 2024 - 5:30 PM
Community Room, 1st Floor, Police Station
1212 5th Avenue, Rock Island, Illinois

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 July 10, 2024 Special Meeting Minutes
Motion: Move to approve the July 10, 2024 Special Meeting Minutes
RC Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 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 September 4 meeting.
RC Roll Call vote is needed.
- b. 2024-09: Public hearing request from John Murphy to consider a special exception from the Rock Island Zoning Ordinance in a B-4 (highway business) district for property at 2640 Blackhawk Road.
Motion: Motion whether or not to approve the special exception request for property at 2640 Blackhawk Road
RC Roll Call vote is needed.
- c. 2024-10: Public hearing request from Jennifer Pendleton to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi unit residential) district for property at 3119 24th Street.
Motion: Motion whether or not to approve the variance request for property at 3119 24th Street
RC Roll Call vote is needed.

- d. 2024-11: Public hearing request from Thomas L. Spann Jr to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 319 11th Street and 1109 4th Avenue

Motion: Motion whether or not to approve the variances requested for property at 319 11th Street & 1109 4th Avenue

RC Roll Call vote is needed.

7. Other Business/New Business

8. Adjourn

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

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department

1212 5th Avenue

July 10 2024

5:30 PM



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

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

Mewes moved to approve the minutes for June 3, 2024. Whitten seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

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.

Osing explained to the Commissioners that the location of the fence could possibly be within the city's right-of-way (ROW) so City Engineers are taking a look at it to avoid conflicts in the future.

Recommendation for Case 2024-07

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

Other Business/New Business

Recommendation on contract award for the Rock Island Strategic Housing Plan.

Osing provided background information on the contract award for the Housing Plan. He stated that staff received three (3) bids in total and recommend awarding the contract to

PGAV Planners, LLC a consultant firm in St. Louis, Missouri for an amount of \$55, 000.00. He explained that the price difference is due to the timeline the consulting firms were willing to work within.

Wright asked if there are other cities that compare to Rock Island that the firm has worked with. Osing stated St. Louis, MO is a good example in terms of the similar industrial history and population loss.

Riggs asked if details on what the study will entail can be provided and what financial tools the City has to support housing. Osing stated the study will look to help the city identify what the unmet needs are and how more housing can be provided in Rock Island. He added that Tax Increment Financing (TIF) and Community Development Block Grant (CDBG) are some financial tools that the City has, but they come with some restrictions.

Moline asked if there are private real estate community members that the City will be working with. Osing stated the City will work with the consultants to identify real estate groups that can be worked with.

Wright asked what steps will be taken to have the plan serve a purpose. Osing stated that staff will look to have a robust implementation strategies and actionable recommendations from the consultants.

Wright moved to recommend that the City Council award the contract to PGAV Planners LLC, for an amount of \$55,000.00. Moline seconded the motion. The motion carried on a vote of 7 to 0. (Creger, Riggs, Wright, Mewes, Whitten, Odeyemi and Moline)

Adjournment

Chair Riggs adjourned the meeting at 7:01pm

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: 2024-09: Public hearing request from John Murphy to consider a special exception from the Rock Island Zoning Ordinance in a B-4 (highway business) district for property at 2640 Blackhawk Road.

Motion: Motion whether or not to approve the special exception request for property at 2640 Blackhawk Road

RC Roll Call vote is needed.

Date: August 5, 2024

Introduction and Background Information:

Applicant:
John (Jack) Murphy

Location:
2640 Blackhawk Road

Size of Property:
The property measures approximately 52,144.2 square feet with about 217 feet of frontage along Blackhawk Road.

Topography:
The property slopes downhill from north to south by approximately fifteen (15) feet.

Zoning History:

- Planning Commission Case 78-12: Rezoning from R-1 (one unit residential) district to B-4 (highway business) district approved by City Council
- Planning Commission Case 98-11:
 - Riverfront Corridor Overlay District site plan review for a warehouse structure for 2640 Blackhawk Road was approved by the Planning Commission and City Council.
 - Annexation and zoning change from R-1 (one family residence) district and R-3 (one- and two-family residence) district to B-4 district for 2617 47th Avenue and 2625 47th Avenue respectively were recommended for denial by the Planning Commission but approved by City Council. The property, 2625 47th Avenue was merged with 2640 Blackhawk Road.
- Planning Commission Case 02-10: Riverfront Corridor Overlay District site plan review denied by the Planning Commission but approved by City Council.

Existing Land Use & Zoning:

The property is zoned B-4 (highway business) district and has 2 existing mini-warehouse structures. To the west and east are properties zoned B-4 (highway business) district, to the north are properties zoned R-1 (one unit residential) district, and to the south are residences located in the County.

Project Details:

In 1978, the property at 2640 Blackhawk Road was rezoned from R-1 (one unit residential) district to B-4 (highway business) district. Properties 2617 and 2625 47th Avenue were annexed into the City in 1998. The latter property was added to 2640 Blackhawk Road to form the current subject lot. In 2002, a request for a Riverfront Corridor Overlay District site plan review for a mini-warehouse development at 2640 Blackhawk Road was recommended for denial by the Planning Commission and approved by the City Council. Prior to the 2019 zoning ordinance amendment, mini-warehousing uses were permitted under B-4 zoning districts. The applicant is hoping to expand the business to include two additional mini-warehousing/self-storage buildings (40ft by 70ft and 80ft by 70ft). This proposed addition requires a special exception because the City's Zoning Ordinance does not allow mini-warehousing/self-storage facilities in B-4 zoning districts and the addition of the buildings would be an expansion of a legal non-conforming use.

Requested Action and Affected Requirements:

The request is for a special exception from the Zoning Ordinance for the additions to the property as described in Table 1.

Table 1

Special Exception	Requested Action	Affected Requirements
(1)	The applicant proposes to construct two additional mini-warehousing/self-storage buildings (40ft by 70ft and 80ft by 70ft).	The Zoning Ordinance requires that mini-warehousing/ self-storage be located in industrial zoning districts. With the current use in a B-4 zoning district, a special exception is needed because the mini-warehousing/self-storage facilities are not allowed and will expand a legal non-conforming use.

Conditions to Authorize Special Exceptions & Staff Analysis:

Special Exceptions 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 a recommending vote to the City Council, who will make the final decision regarding this request. Table 2 includes the conditions to authorize special exceptions with the corresponding staff analysis and conclusion on whether the condition is met.

Table 2

Conditions to Authorize Special Exception	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;	Staff believe that the property can yield a reasonable return without special exception. The existing buildings and use are performing well based on conversations with the property owner.	No
2. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of	Staff believe the layout, location, slope of the property and existing buildings make it uniquely suited for additional buildings that support the current use of the property. More desirable retail space along Blackhawk Rd is already occupied by a mini-warehouse structure.	Yes

uses in the same zoning district; and	Additionally, mini-warehousing used to be allowed in B-4. The zoning conditions changed after the property was developed.	
3. The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of- way possessed by other properties in the same zoning district and in the vicinity.	Although the use does not fit the Future Land Use Plan's designation of Employment, staff believe that the additions will not alter the character of the neighborhood. Mini-warehouse uses are primarily considered industrial uses because they are not economically compatible with other retail/office uses. The main area that would be desirable for such uses is already developed with a mini-warehouse structure. The proposed expansion is in an area that would be challenging to develop for another use and will have low visibility from Blackhawk Rd.	Yes

Previous Council Action (if any):

See zoning history.

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

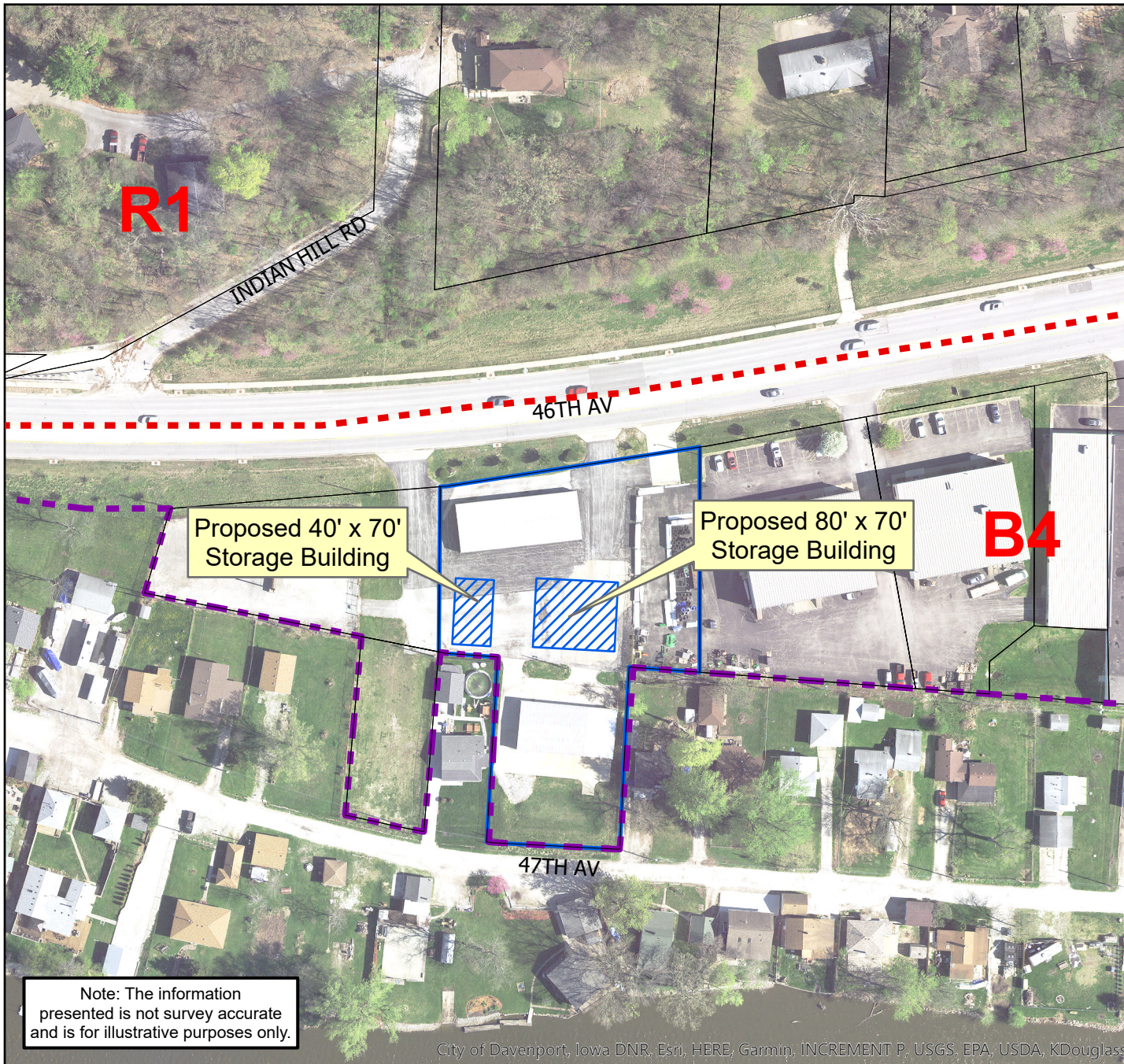
Recommendation:

The Community Development Department recommends that the Commission pass a recommendation to the City Council to approve the special exception as there are unique circumstances and the additions will not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-9

-  Subject Property
-  Parcels
-  Zoning District Line

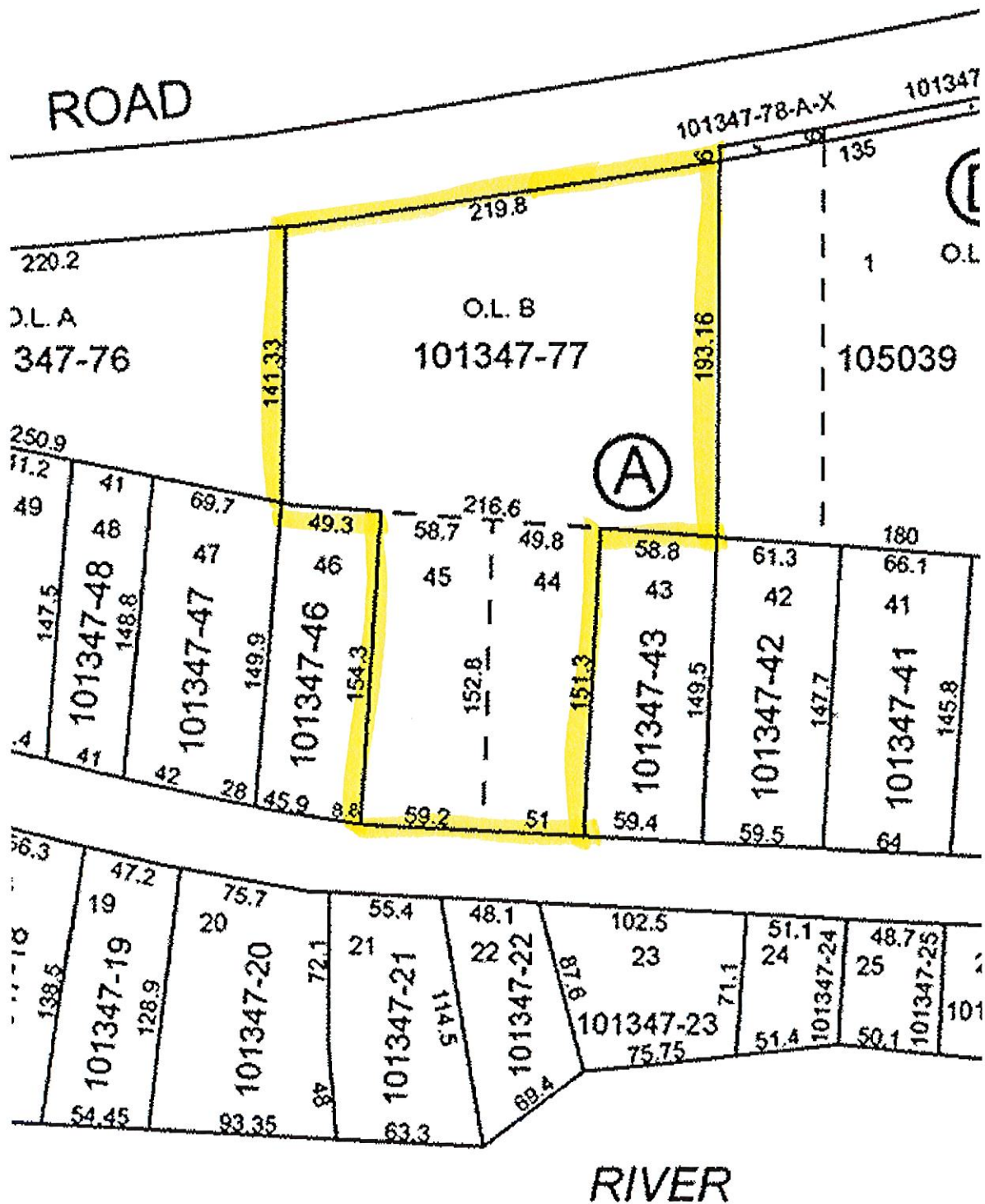


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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division

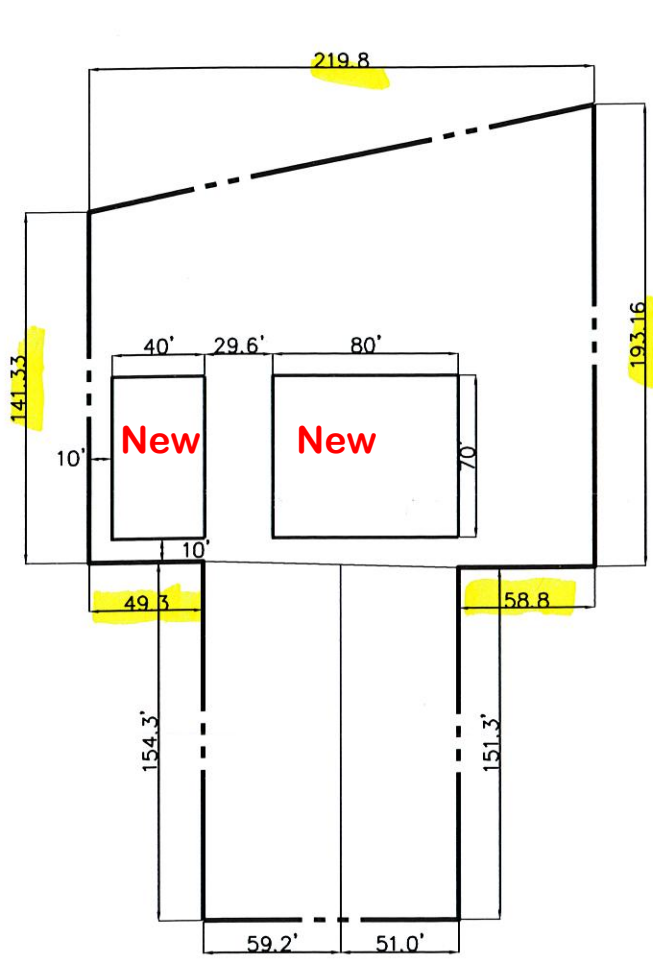




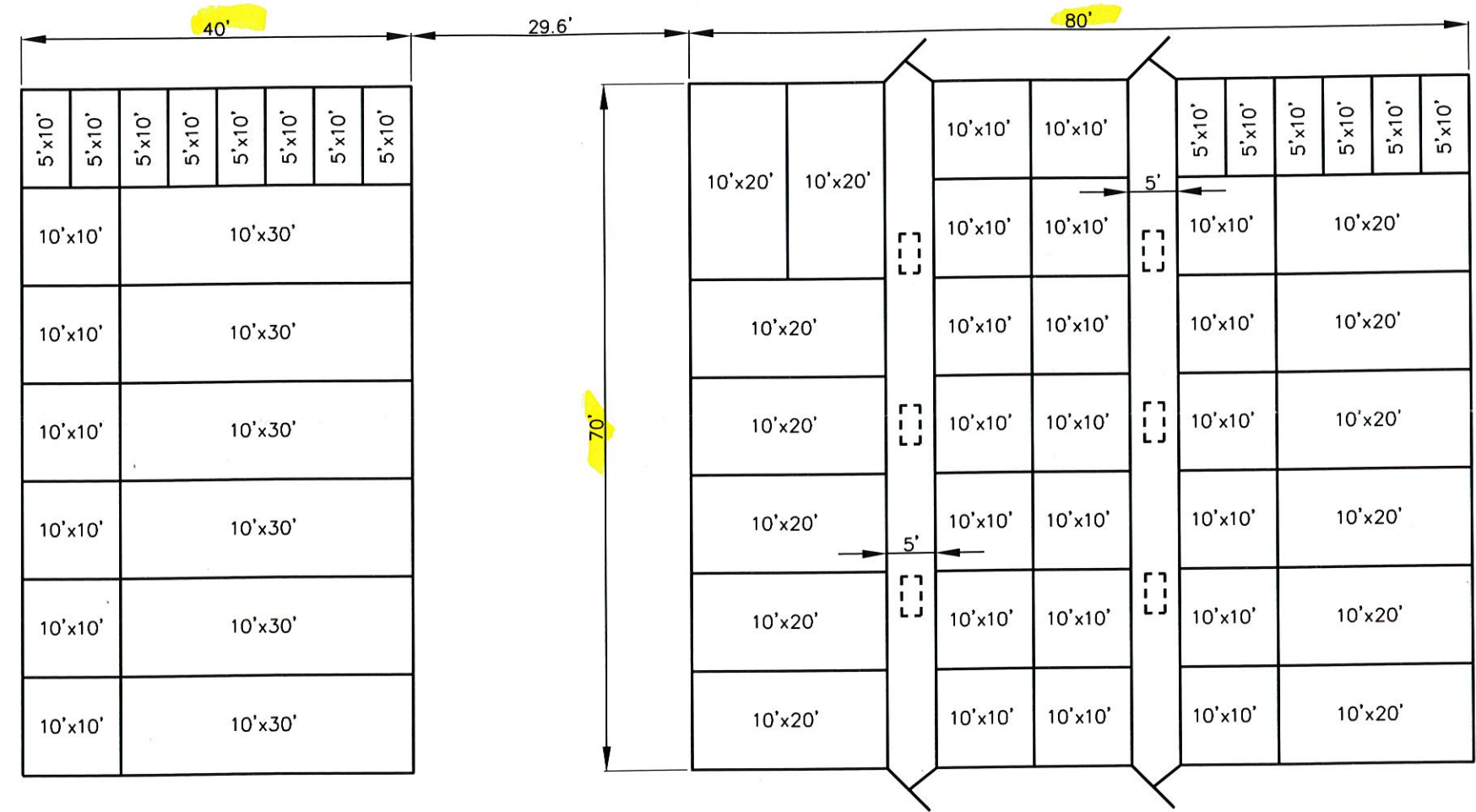
Jack

509-253-1197

S:\ENGINEERING\PROJECTS\NEXTDOOR LLC\20220033 ROCK ISLAND NEW\ROCK ISLAND NEW.DWG 1/27/2023 4:06 PM



ROCK ISLAND NEW
SCALE: 1" = 80'



ROCK ISLAND NEW BUILDING CONFIGURATION
SCALE: 1/16" = 1'-0"

LEGEND

	PROPOSED BUILDING
	LIGHTS



MW
Midwest Engineering
Associates, Inc.
140 E. Washington Street
East Peoria, Illinois 61611
309.222.8600
www.mweainc.com
IL Design Firm Reg. No.
184-005896

STORAGE BUILDING LAYOUT

NEXT DOOR STORAGE
ROCK ISLAND NEW
ROCK ISLAND, ILLINOIS

Drawn :	HJS	01/25/2023
Checked:	DLH	01/25/2023
Approved:		
PROJECT NUMBER	20220033	
FIGURE NUMBER		



Community & Economic Development Department

March 12, 2021

John Murphy
2411 W. Chandler Court
Dunlap, IL 61615

Dear Mr. Murphy:

The property located at 2800 46th Avenue, Rock Island, Illinois is zoned B-4 (highway business) district. The existing "mini warehousing" use is a legal nonconforming use under regulations in the Rock Island Zoning Ordinance. The use can continue as a change of ownership does not affect its nonconforming use status. However, if it is determined by the Rock Island Board of Zoning Appeals that the structure has been damaged by more than fifty (50) percent of its fair market value by fire, flood, or some other calamity, reconstruction shall be in accordance with current provisions if the Zoning Ordinance.

The existing structure was constructed under previous regulations in the Zoning Ordinance that identified mini warehousing as a use allowed in the B-4 zoning district. This past December the Rock Island City Council approved several revisions to the Ordinance and one revision was to no longer identify mini warehousing as a use allowed in the B-4 district, but only to be allowed in the two identified industrial zoning districts.

If you have any other City zoning questions, please call the Planning and Redevelopment Division at 309-732-2900.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Alan Fries'.

Alan Fries
Urban Planner II

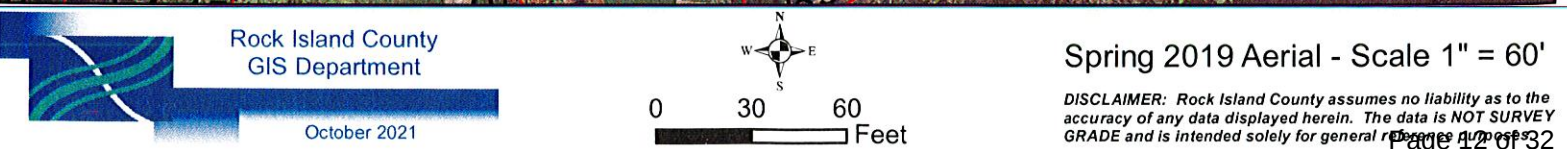




Figure 1: Photo showing the west side of property from along Blackhawk Road



Figure 2: Photo showing the east side of the property from along Blackhawk Road.



Figure 3: Photo showing section of the property for the proposed development

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-10: Public hearing request from Jennifer Pendleton to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi unit residential) district for property at 3119 24th Street.

Motion: Motion whether or not to approve the variance request for property at 3119 24th Street

RC Roll Call vote is needed.

Date: August 5, 2024

Introduction and Background Information:

Applicant:
Jennifer Pendleton

Location:
3119 24th Street

Size of Property:
The property measures approximately 14,980 square feet with about 127 feet of frontage along 24th Street

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

Zoning History:
None

Existing Land Use & Zoning:
The property is zoned R-4 (multi-unit residential) district. To the north is property zoned R-4 (multi-unit residential) district. To the south and east are properties zoned R-1 (one-unit residential) district, and to the west are properties zoned R-4 (multi-unit residential) district and O-1 and (small office) district.

Project Details:
The applicant plans to install a six (6) foot tall wooden fence to replace the current four (4) chain link fence for added privacy at the property. Upon staff's visit to the site, it was also revealed a shed was located in the front yard. Staff informed the applicant that a variance would be needed for both the fence and shed.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance to install a 6-foot tall fence and maintain a shed in the front yard at the property as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to install a six (6) foot tall fence along 24 th Street and 32 nd Avenue and to maintain the location of a shed in the front yard of the property along 32 nd Avenue.	The Zoning Ordinance does not allow accessory structures (sheds) to be located in the front yard of a property and fences located in the front yard cannot exceed a maximum height of four (4) feet.

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)
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff believe that the property can yield a reasonable return without the variance as a four (4) foot fence would still offer security and privacy. The shed could also be moved a few feet north of its current location to align with the side of the house along 32nd Avenue to ensure compliance.	No.
2. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The property sits on a corner lot, has two front yards with a small rear yard. The curved frontage along 32nd Avenue also causes some limitations. However, staff believe that the shed can still be appropriately located to meet zoning requirements.	Yes - fence No - shed
3. The variance, if granted, will	Staff believe that the fence will	Yes - fence

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.	not alter the character of the neighborhood based on the proposed footprint. The fence will have a generous setback from the street. The shed's current location is inconsistent with the spatial character of the neighborhood as open front yards of other properties are without such structures.	No - shed
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Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission approve the variance for the fence as there is a unique circumstance and the fence will not alter the character of the neighborhood with the following stipulation.

1. The installation of the 6 foot fence shall follow the footprint of the existing chainlink fence.

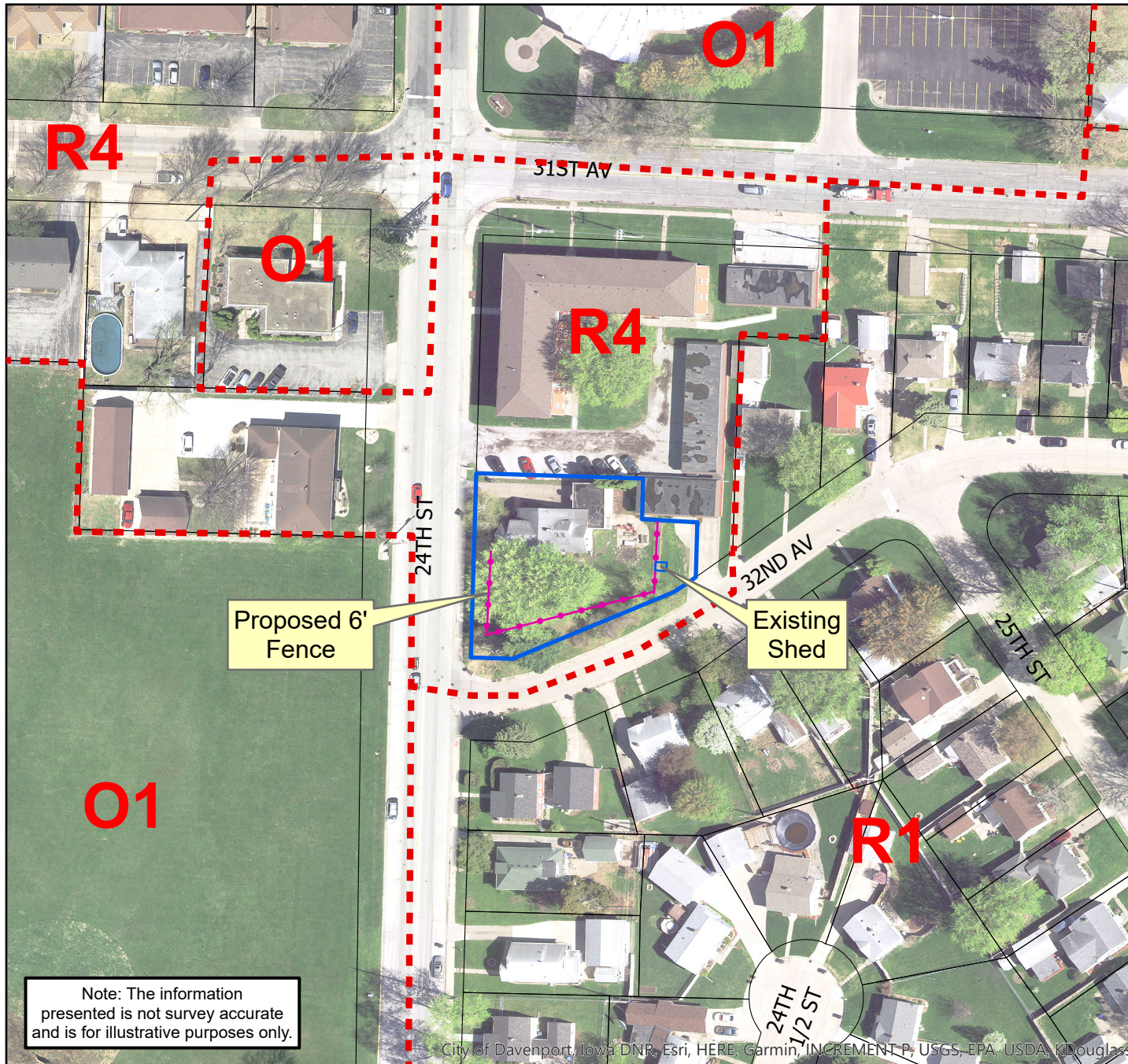
Additionally, the Department recommends that the Commission deny the variance for the shed as it does not meet zoning standards. However, if the Commission decides to approve the shed variance with different findings, staff recommend the following stipulation.

1. Only one 8ft by 8ft by 10ft accessory structure (shed) shall be maintained in the front yard along 32nd Avenue in its current location.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-10

-  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: A photo showing the fence and setback along 32nd Avenue



Figure 2: A photo showing the fence and setback along 24th Street



Figure 3: A photo showing the shed location along 32nd Avenue

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-11: Public hearing request from Thomas L. Spann Jr to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 319 11th Street and 1109 4th Avenue

Motion: Motion whether or not to approve the variances requested for property at 319 11th Street & 1109 4th Avenue

RC Roll Call vote is needed.

Date: August 5, 2024

Introduction and Background Information:

Applicant:

Thomas L. Spann Jr.

Location:

319 11th Street & 1109 4th Avenue

Size of Property:

The property measures 124' by 155' (19,220 square feet).

Topography:

The sites are flat and slightly above street level.

Zoning History:

- Planning Commission Case 2020-5: Rezoning request from R-6 (multi-family residence) to B-3 (community business) was approved by City Council.
- Board of Zoning Appeals Case 2020-11: Variances for rear and side yard building setback requirements, side yard bufferyard requirements and front yard parking lot landscaping requirements in a B-3 (community business) district received approval from the Board of Zoning Appeals.

Existing Land Use & Zoning:

The site is undeveloped. The property is currently zoned B-3 (community business) district. To the north and west are properties zoned R-2 (two unit residential) district. To the south are properties zoned R-4 (multi-unit residential) district and to the east is property zoned B-3 (community business) district.

Project Details:

The applicant, Mr. Spann, owns and operates Spann's Pest Control in Eldridge, Iowa and is

proposing to construct an 8000 square foot commercial building for the expansion of his business and space for three other commercial uses. The commercial building is proposed to have four tenant spaces as well as 28 total parking spaces, including 7 interior spaces.

The building will be a metal structure with a gable roof with stone detail along the facade (see building elevations). There will be vehicle doors on the west and north of the structure providing access to the 7 indoor parking spaces for Mr. Spann's work vehicles. The area will also double as a warehouse space to store other equipment for the pest control business.

Additionally, Mr. Spann hopes to provide space in the proposed building for businesses and /or services that will be beneficial to the residents in the surrounding neighborhood.

Previously, the applicant received approval from the Board of Zoning Appeals in 2020 for a variety of variances. The project was nearing the final planning stages; however, State access requirements along 4th Avenue necessitated a change of plans. Staff and Mr. Spann's project team learned that 4th Avenue is access controlled by IDOT meaning that access cannot be provided to the site from 4th Avenue.

Subsequently, staff and the project team discussed several alternatives regarding the site plan. Since the City has control of 11th Street, an access point to the parking lot was proposed there with the consent of the City Engineer. The orientation of the building also changed. The updated site plan creates more parking than originally proposed and allows for separate access for Mr. Spann's work vehicles. However, there are now different variances required for the project to move forward.

Requested Action and Affected Requirements:

The request is for three (3) variances from the Zoning Ordinance to construct an 8000 square foot commercial building at the property as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant is requesting to: • Allow the commercial building to be built 5'8" off the north property line • Allow the commercial building to be built 16' off the west property line • Allow a dumpster enclosure to be located in northwest corner of the front yard adjacent to 11th Street.	The Zoning Ordinance requires • A 30' setback from the north property line • A 20' setback for the west property line. • Dumpster enclosures must be located in side and rear yards.

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)
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff believe the property cannot yield a reasonable return without the variances. If the building were to adhere strictly to the setback requirements, the usable area of the property would be significantly reduced, which would result in insufficient space for the intended commercial use. The site faces constraints with 4th Avenue being access controlled by the State meaning that no access can be provided from 4th Avenue to the site. This limits the usable parking area without setback variances and necessitates the proposed dumpster location.	Yes
2. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	Staff believe there are unique circumstances. The property sits on a corner lot and has two frontages along 11 th Street and 4 th Avenue. This circumstance along with the previously stated access restrictions creates unique circumstances not faced by other commercial properties nearby.	Yes
3. The variance, if granted, will not alter the essential character of the locality. Such variance is necessary	The neighborhood is an older part of the city, and it has other buildings closer to the street and situated close to property lines. The	Yes

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.	placement of the commercial building will be no different and can be softened with proper buffering. The bufferyard will be reduced with the north building setback but will be consistent with Type C. Therefore, staff believe that the location of the building and dumpster enclosure will not alter the character of the neighborhood.	
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Overall, staff is pleased to see the changes made to the updated site plan and believe the changes offer a conducive layout for the proposed commercial development.

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

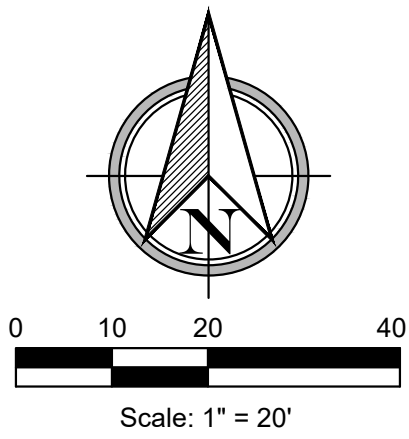
Recommendation:

The Community Development Department recommends that the Commission approve the variances because they will improve the return on the property, there are unique circumstances, and they will not alter the character of the neighborhood. Additionally, staff recommend the following stipulation since the reduction in the rear yard setback will also reduce the area for the north bufferyard.

1. An alternative bufferyard consistent with Type C as determined by the Planning & Zoning Manager shall be provided in the remaining rear yard area.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:



engineering consultants
5137 utica ridge road
davenport, ia 52807

www.rtmec.com

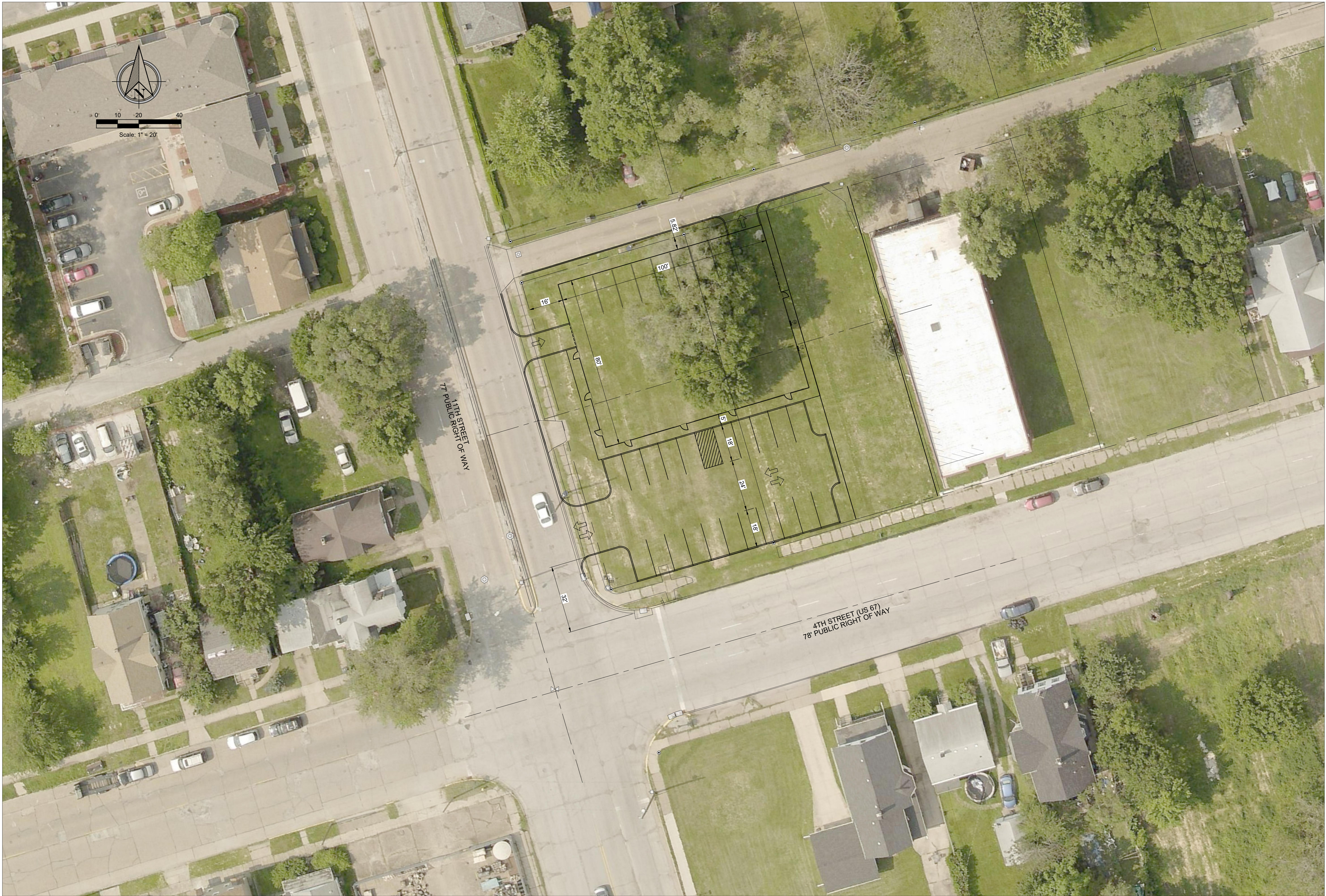
no.	date	revision

SPANN PEST CONTROL
Rock Island, IL

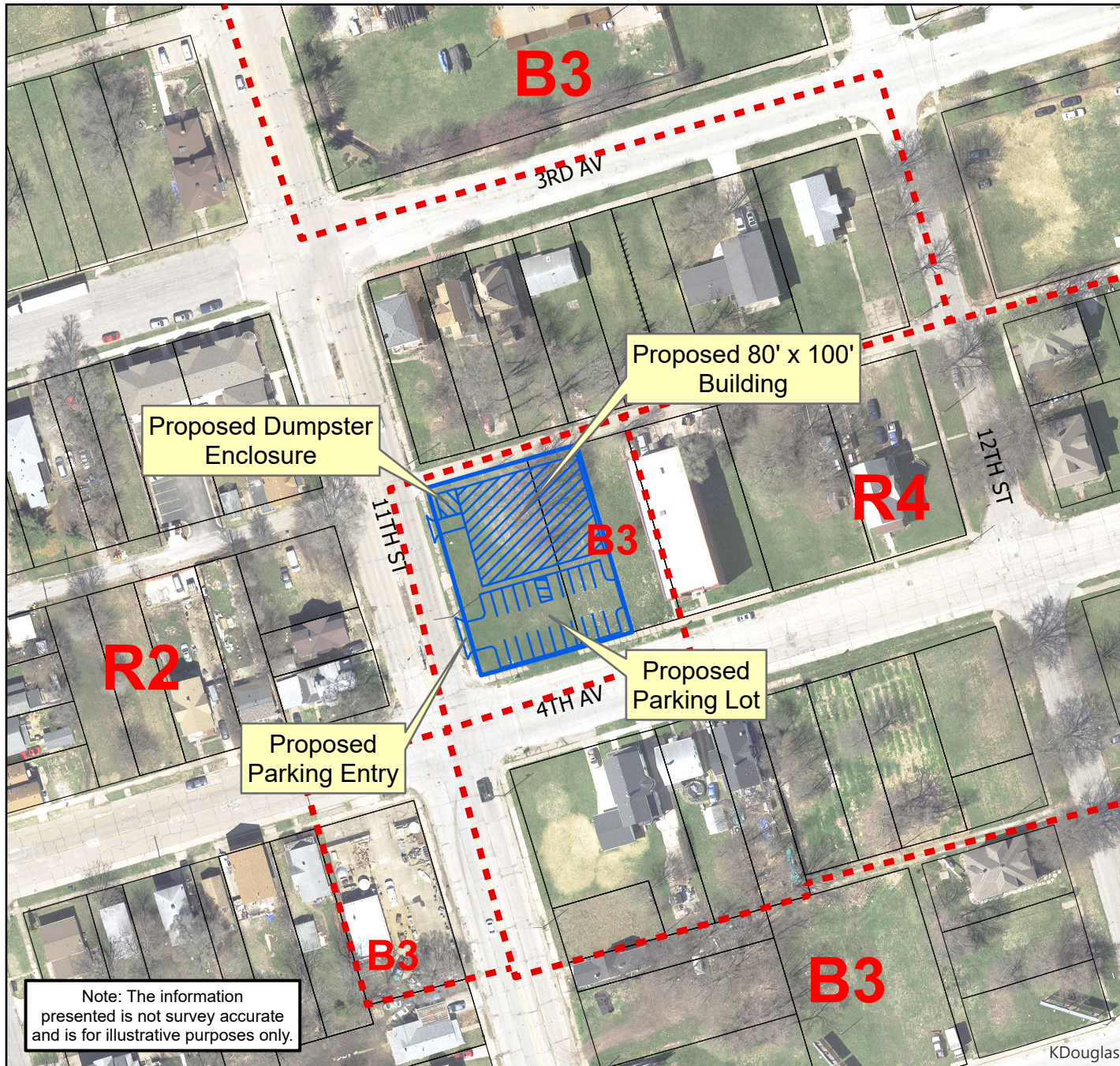
rtm project no. 24.000352.2186
designed by: mhm
drawn by: bjv
checked by: mhm
date: 07.09.2024

LANDSCAPE
AND
BUFFERYARD

EX. 2



PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-11

-  Subject Property
-  Parcels
-  Zoning District Line



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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division





Figure 1: A photo of the subject property from along the alleyway and 11th Street



Figure 2: A photo showing the subject property from the intersection of 11th Street and 4th Avenue