



Planning & Zoning Commission Meeting Agenda
October 7, 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 August 5, 2024 Meeting Minutes
Motion: Move to approve the August 5, 2024 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2024-12: Public hearing request from Gabriela and Jessten Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 3237 25th Street.
Motion: Move to deny the variance request for property at 3237 25th Street
RC Roll Call vote is needed.
- b. 2024-13: Public hearing request from Sergio Reyes Jr. to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 2948-2950 5th Avenue
Motion: Move to deny the variance request for property at 2948-2950 5th Avenue
RC Roll Call vote is needed.
- c. 2024-14: Public hearing request from Dannie L. Gibbs to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two-unit residential) district for property at 901, 903 & 909 11th Street
Motion: Move to deny the variance request for property at 901, 903 & 909 11th Street
RC Roll Call vote is needed.

7. Other Business/New Business

8. Adjourn

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Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department
1212 5th Avenue
August 5, 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 Amisah-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

Moline moved to approve the minutes for July 10, 2024 with an amendment which states that the consulting firm chosen for the housing plan come before the Commission. Wright 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.

Recommendation for Case 2024-07

Whitten made a motion to table the request for the next Commission meeting. Odeyemi seconded the motion. The motion carried unanimously on a vote of 6 to 0 (Riggs, Wright, Mewes, Whitten, Odeyemi and Moline)

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.

Amisah-Mensah presented the staff report.

The applicant, John Murphy, was called to speak on the case. Mr. Murphy stated he is trying to expand the business to include two additional buildings that will be filling up a space between two already existing self-storage units.

Mewes asked if the applicant has some information on the demand he is trying to meet. The applicant did not provide statistical evidence but alluded to the fact that there has been demand within the city.

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

Recommendation for Case 2024-09

Moline made a motion to recommend approval of the special exception. Wright seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 6 to 1 (Ayes – Riggs, Mewes, Wright, Whitten, Odeyemi and Moline, Abstain - Creger)

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.

Riggs asked if appropriate setbacks will be met if the fence was to go around the shed. Amissah-Mensah stated it will not as the location of the shed does not change. Osing added that a variance will still be needed and the commission could provide stipulations.

Moline asked if any action was given for the location of the shed. Osing responded that the shed is under the size that will be needing a permit so will not cross the desk of staff.

Creger asked how long the shed had been in place and where it could be moved to.

The applicant, Jennifer Pendleton was called forward to speak on the request.

Pendleton responded that moving the shed will impede the opening of the garage.

A neighbor, Sue Vallejo, spoke on behalf of the request. She stated she has had no concerns or issue with the location of the fence and the shed and that the applicant is making improvements to the property.

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

Recommendation for Case 2024-10

Whitten made a motion to recommend approval of the variance for the fence as there is a unique circumstance and the fence will not alter the character of the neighborhood with the stipulation that the installation of the 6-foot fence shall follow the footprint of the existing chainlink fence.

Wright seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 6 to 1 (Ayes – Riggs, Mewes, Wright, Whitten, Odeyemi and Moline, Nays - Creger)

Moline added that approving the shed variance will be setting a precedent for other property owners as by law the shed is located in the front yard.

Wright made a motion to recommend approval of the variance for the shed as there is a unique circumstance and the location of the shed will not alter the character of the neighborhood with the stipulation that the shed be torn down when the current owner moves and upon the replacement of the shed when it deteriorates in the future shall not be rebuilt in the current location at the property and adhere to the zoning regulations.

Whitten seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 6 to 1 (Ayes – Riggs, Mewes, Wright, Whitten, Odeyemi and Creger, Nays - Moline)

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

Amissah-Mensah read the staff report.

Mewes asked for an explanation of the Type C buffer yard requirement stated in the report. Osing responded that buffer yards are required when intense uses are located next to less intense uses. The project will be located next to residential uses so the buffer yard is needed and the applicant will need to provide a landscaping site plan.

The applicant, Thomas Spann Jr. was called forward to speak on the request. Mr. Spann Jr. stated that Illinois Department of Transportation (IDOT) did not approve the curb cut along 4th Avenue so new plans needed to be drawn up and approved. He added that this is an investment he is making in the community and to bring other businesses in.

Regina Spann spoke in favor of the variances requested and the proposal. She stated that the project will be a good investment for the neighborhood and the City as she will also be looking to open a bakery in the building.

Mewes asked if the business will move permanently to Rock Island. The applicant responded that it will be dependent on the business atmosphere.

Creger commended the applicant for continuously pursuing the project and added that it will be good for the City.

Recommendation for Case 2024-11

Creger made a motion to recommend approval of the variances requested. Mewes seconded the motion. Creger commended the applicant for continuously pursuing the project and added that it will be good for the City. The motion carried unanimously on a vote of 7 to 0 (Creger, Riggs, Wright, Mewes Whitten, Odeyemi and Moline)

Other Business

Osing informed the Commissioners that the contract for the Housing Plan Consultant was awarded at the July 22 Council Meeting and he will invite the consultants to speak to the commission.

Adjournment

Chair Riggs called for a motion to adjourn the meeting. Mewes moved to adjourn the meeting. Odeyemi seconded. The meeting adjourned at 6:44 PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

Memorandum



To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2024-12: Public hearing request from Gabriela and Jessten Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 3237 25th Street.
Motion: Move to deny the variance request for property at 3237 25th Street
RC Roll Call vote is needed.

Date: October 7, 2024

Introduction and Background Information:

Applicant:

Gabriela and Jessten Smith

Location:

3237 25th Street

Size of Property:

The property measures approximately 6,982 square feet with about 47 feet of frontage along 25th 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-1 (one-unit residential) district. To the north, south, east and west are properties zoned R-1 (one-unit residential) district.

Project Details:

The applicant spoke to staff about installing a new privacy fence with a 24-foot section of the fence being 8ft tall in the north rear yard. A variance is needed because the fence will be two (2) feet over the maximum allowed height of six (6) feet allowed in the rear yard of the property.

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Zoning Requirements
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(1)	Installation of an 8-foot fence that is 24 feet in length along the north rear yard of the property.	Fences located in the rear or side yard must be six (6) feet in height.
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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)
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 six (6) foot fence would still offer security and privacy.	No
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 that the property has no unique circumstances. It's a standard size lot without unique topography or other site conditions.	No
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.	The fence section will be immediately visible to the neighboring north property to the north and also slightly from 25th Street. Staff believe that the fence height will alter the character of the neighborhood as no other property in the vicinity has a fence that tall.	No

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:

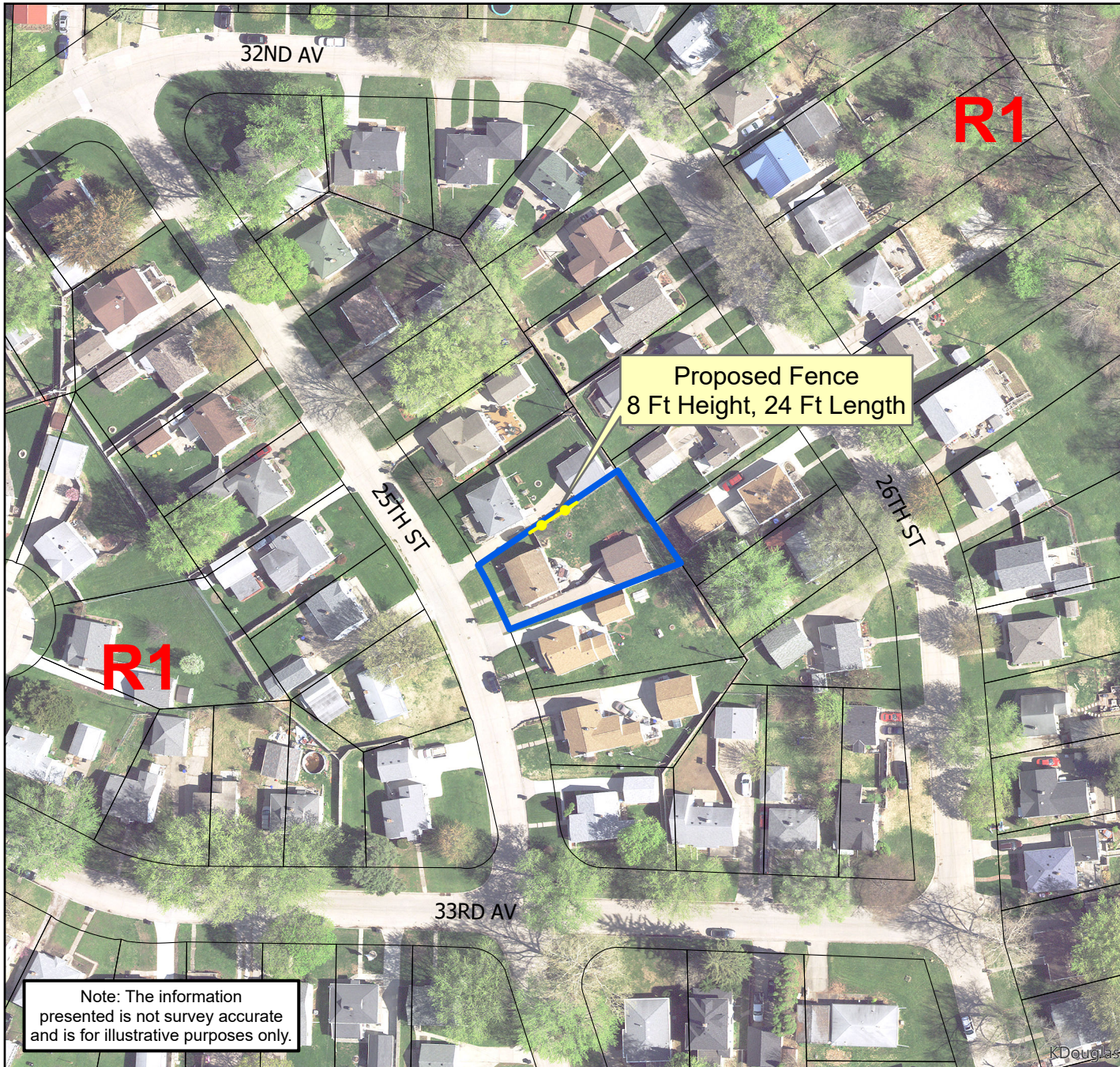
The Community Development Department recommends that the Commission deny the variance as the property can yield a reasonable return without the variance, there are no unique circumstances and the fence will alter the character of the neighborhood. If the Commission decides to approve the request with different findings, staff recommend the following stipulation.

1. The additional two feet of fence height allowed by the variance shall allow for at least 50% visibility, such as a lattice pattern.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-12

-  Subject Property
-  Parcels
- R1** Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division





Figure 1: Photo showing section of fence for 8ft install



Figure 2: Photo showing rear yard with sections of the fence previously covered with fiberglass (replaced with wood)

Memorandum



To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2024-13: Public hearing request from Sergio Reyes Jr. to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 2948-2950 5th Avenue

Motion: Move to deny the variance request for property at 2948-2950 5th Avenue

RC Roll Call vote is needed.

Date: October 7, 2024

Introduction and Background Information:

Applicant:
Sergio Reyes Jr.

Location:
2948-2950 5th Avenue

Size of Property:
The property measures approximately 5,761 square feet with about 45 feet of frontage along 5th Avenue.

Topography:
The property slopes up from north to south by approximately 4 feet and sits above street level.

Zoning History:
None

Existing Land Use & Zoning:
The property is zoned R-4 (multi-unit residential) district. To the south and west are properties zoned R-4 (multi-unit residential) district. To north is property zoned I-1 (light industrial) district and to the east is property zoned B-3 (community business) district.

Project Details:
The applicant wants to maintain a six (6) foot tall fence in the front yard of the property. Staff discovered that a six-foot tall fence has been located in front yard since at least 2008, but the property never received a variance for it. The applicant also recently began replacing the panels despite staff informing them about the need for a variance.

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Requirements
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(1)	The applicant request to allow a 6-foot tall fence in the front yard of the property.	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. A variance is needed because the fence will be two (2) feet over the maximum allowed height of four (4) feet on the front yard of the property.
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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)
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 and ensure compliance.	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	Staff believe that the property has no unique circumstances. The property sits above street level so a four (4) foot fence would offer greater privacy than it does in other circumstances.	No
1. The variance, if	No other residential	No

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.	properties in the vicinity have 6-foot fences in their front yard. The proposed fence would be inconsistent with character of the neighborhood.	
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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

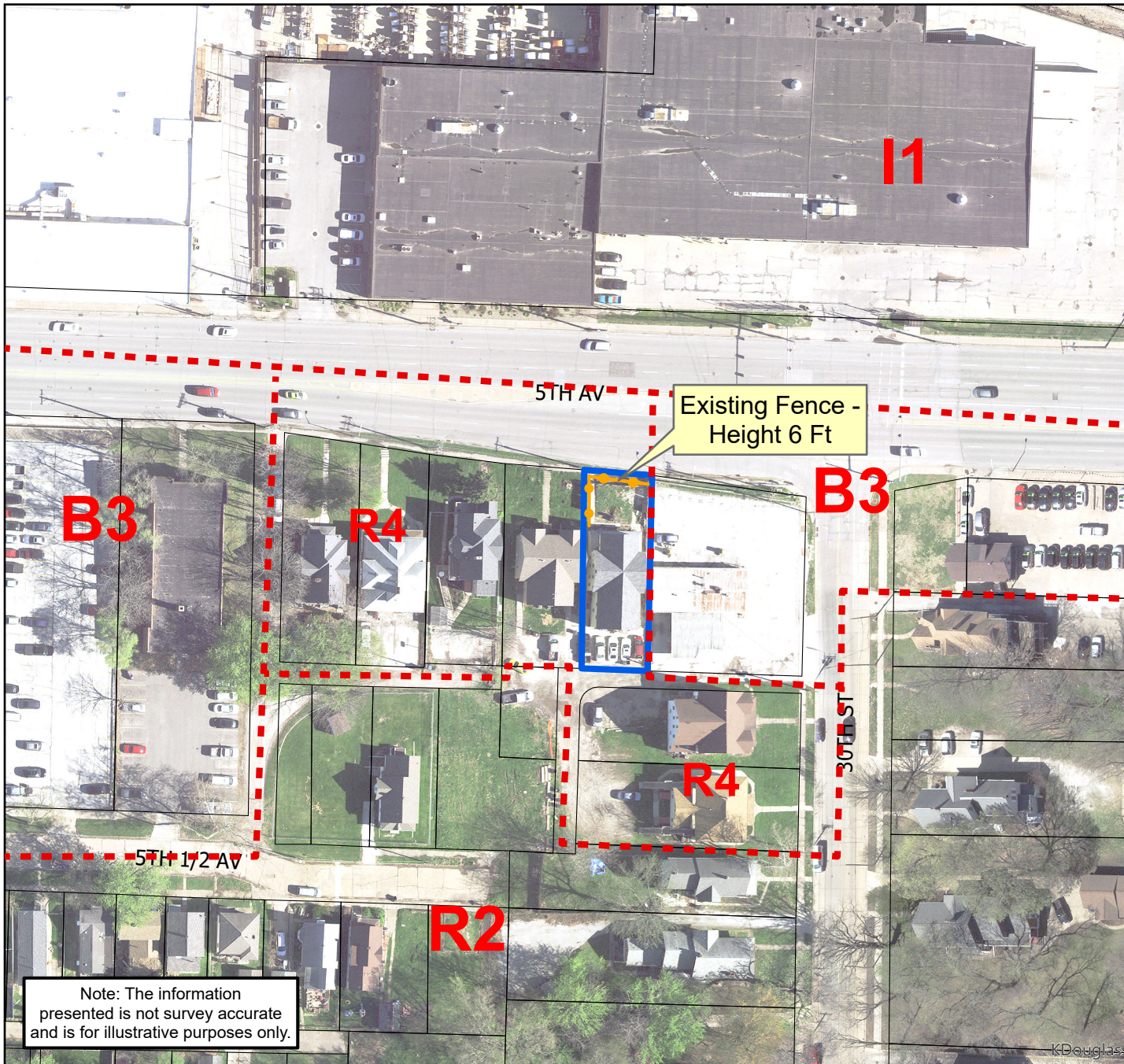
Recommendation:

The Community Development Department recommends that the Commission deny the fence variance as the property can yield a reasonable return without the variance and there is no unique circumstance and the fence alters the character of the neighborhood. However, the Commission may approve the variance with different findings.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-13

-  Subject Property
-  Parcels
-  Zoning District



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 6-foot fence in the front yard along 5th Avenue



Figure 2: A photo showing the property across the 5th Avenue

Memorandum



To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2024-14: Public hearing request from Dannie L. Gibbs to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two-unit residential) district for property at 901, 903 & 909 11th Street

Motion: Move to deny the variance request for property at 901, 903 & 909 11th Street

RC Roll Call vote is needed.

Date: October 7, 2024

Introduction and Background Information:

Applicant:
Dannie L. Gibbs

Location:
901-903 11th Street & 909 11th Street

Size of Property:
The property at 901-903 11th Street measures approximately 10,883.2sqft and the property at 909 11th Street measures approximately 13, 557.2sqft (with an approximate total of 24,440.4 sqft)

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

Zoning History:
None

Existing Land Use & Zoning:
The properties are zoned R-2 (one and two unit residential) district. To the south and east are properties zoned R-2 (one and two unit residential) district. To the north and east are properties zoned B-3 (community business) district.

Project Details:
The applicant wants to install a five (5) foot tall chain-link fence along 11th Street and 9th Avenue and is requesting a variance of 20 feet of the 20-foot setback requirement for fences from the intersection of property lines at 9th Avenue and 11th Street. Variances are needed because the Zoning Ordinance requires that fences located in a yard adjacent to a public street of residential zoned property be no more than four (4) feet in height and not placed within 20 feet of the intersection to allow for a visibility triangle. (Chapter 11, Section 13). Staff

informed the applicant that a variance will be needed.

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Allow the installation of a five (5) foot tall chain-link fence along 11 th Street and 9 th Avenue	Fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height (Chapter 11, Section 13).
	Variance of 20 feet of the 20-foot setback requirement for fences from the intersection of property lines at 9 th Avenue and 11 th Street.	Fences are not placed within 20 feet of the intersection to allow for a visibility triangle.(Chapter 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 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)
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.	No
	Properties within the vicinity are closer to the streets. The 20ft setback at the intersection will be impossible to meet as the house sits close to the corner. The chain link fence will not add to the obstruction. Staff believe the property cannot yield a reasonable return without the 20-foot variance.	Yes

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 that there are unique circumstances as the property sits on the corner of 9th Avenue and 11th Street, has two front yards and is closely situated to the street. The close location of the property to the street gives it no room to meet the setback requirements. However, the appropriate four-foot fence height can still be met.	Yes - setback No - fence height
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.	Staff believe the fence height will alter the character of the neighborhood as other properties have four (4) foot fences.	No
	Staff believe that the fence setback variance will not alter the character of the neighborhood as other properties have similar chain link fences which sit on the corners of their properties.	Yes

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:

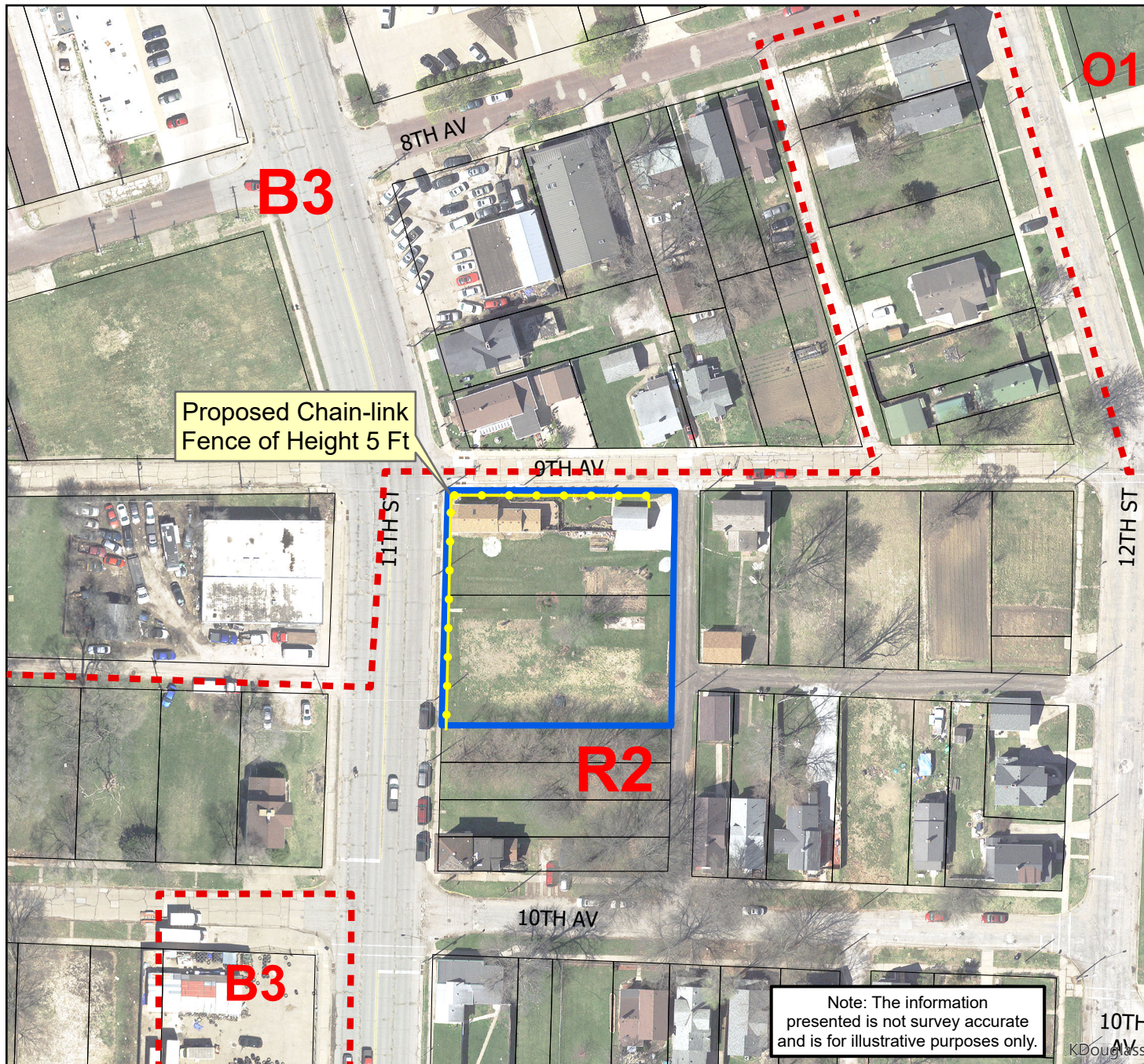
The Community Development Department recommends that the Commission deny the variance for the fence height as the property can yield a reasonable return without the variance and the fence will alter the character of the neighborhood.

Additionally, staff recommend that the Commission approve the variance for the 20ft setback requirement as the property cannot yield a reasonable return without the variance, there is a unique circumstance and the fence will not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

PLANNING AND ZONING COMMISSION



PLANNING & ZONING COMMISSION 2024-14

-  Subject Property
-  Parcels
-  Zoning District



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 property from the corner of 9th Avenue and 11th Street



Figure 2: A photo showing the corner of the property from 11th Street



Figure 3: A photo showing properties 903 and 909 11th Street



Figure 4: Photo showing previous fence and fence height along 9th Avenue



Figure 5: A photo showing the property along 9th Avenue and the alley