

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 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

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.

Amissah-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 Amisah-Mensah.