Rock Island Planning Commission
Council Chambers (third floor) City Hall
1528 – 3rd Avenue
Regular Meeting
February 6, 2019
5:30 PM

1. Call to Order and Roll Call

2. Approval of Minutes of the regular meeting of December 5, 2018.

3. Review of final plat with variances of the Frankie Corner 1st Addition at 2604 and 2608 21st Avenue.

4. General Public Comments

5. Other Business

6. Adjournment
MINUTES
PLANNING COMMISSION
DECEMBER 5, 2018
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Mike Creger, Ted Johnson, Jason Lopez, Bruce Harding, Norm Moline, Jared Moore, David Parker

MEMBERS ABSENT: Bob Kelly, Kris Beardsley, Sarah Pressly, Kimberly Callaway-Thompson

STAFF PRESENT: Alan Fries

CALL TO ORDER: Chairman Creger called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 5, 2018 MEETING
The Commission considered the matter of approval of the minutes of the September 5, 2018 meeting. Commissioner Moline made a motion to approve the minutes as presented. Commissioner Lopez seconded the motion and the Commissioners unanimously approved.

PROCEDURAL EXPLANATION
Chairman Creger provided a brief explanation of the procedures for the benefit of the Planning Commissioners and those in attendance.

CONSIDERATION OF FINAL PLAT FOR LINARDOS 1ST ADDITIONS SUBDIVISION WITH VARIANCES LOCATED AT APPROXIMATELY 3922 14TH AVENUE AND 1400 40TH STREET.

Bill Cornelis, Commercial Realtor, said the subdivision was being requested in order for a business to rent the commercial space with an option to purchase.

Commissioner Johnson made a motion to recommend approval of the subdivision with the variances. Commissioner Lopez seconded and the motion passed.

OTHER BUSINESS
Commissioner Moline spoke regarding the FRN (Flood Network).

ADJOURNMENT
Hearing no other business, Chairman Creger asked for a motion to adjourn. Commissioner Johnson made a motion to adjourn, which was seconded by Commissioner Lopez. Chairman Creger adjourned the meeting at 5:55 p.m.

Minutes submitted by Alan Fries.
REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: January 14, 2019

Subject: Review of Final Plat of Frankie Corner 1st Addition

The attached Frankie Corner 1st Addition Final Subdivision Plat is a two lot minor plat located at 2604 and 2608 21st Avenue, zoned R-2 (one family residence) district. Currently, the property is a nonconforming use as there are two principal structures located on the one parcel (commercial building and a single family residential use). There are also two accessory garage buildings located on the existing lot. The owner intends to subdivide the parcel into two lots in order to sell the commercial structure located on proposed Lot 1 of the subdivision (northeast corner of site).

Proposed Lot One will have a total area of 1,431 square feet. This property will have the currently vacant nonconforming commercial structure on the site. Proposed Lot Two will have a total lot area of 9,812 square feet. This is the property where the single family residence and two accessory garage structures are located (see attached plat and location map).

Proposed Lot One will require variances from the minimum lot area in an R-2 district (6,000 square feet is required, minimum lot width (60’ in lot width is required and the plat identifies a 30’ lot width and building setbacks for the south rear yard (5’ is identified on plat, while 30’ is the requirement) and the west side yard (9’ is required and 5’ is identified on plat). Finally, the final variance is for off street parking as there will not be any space to located any parking (both accessory garages will be located on Lot 2). The past history of the property identifies that the two garages were never used for parking for the business use as employees and customers likely parked on 21st Avenue.

The City Engineer has approved the final plat. Staff believes that eliminating the nonconformity of having two principal structures on one lot will create a better situation for the property and neighborhood even if it results in the above listed variances.

Recommendation:
That the final plat be approved, with the requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell the easterly commercial property separately from the westerly residential property.
FINAL PLAT
FRANKIE CORNER 1ST ADDITION
BEING A REPLAT OF LOTS 43 & 44
OF LINCOLN PARK BOULEVARD ADDITION
CITY OF ROCK ISLAND
ROCK ISLAND COUNTY, ILLINOIS

LEGAL DESCRIPTION
REPLAT OF LOTS 43 AND 44 OF LINCOLN PARK BOULEVARD ADDITION TO THE
CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 43;
THENCE, SOUTH 88 DEGREES 05 MINUTES 40 SECONDS EAST ALONG THE
SOUTH RIGHT OF WAY LINE OF 21ST AVENUE ALSO BEING THE NORTH LINE
OF LOT 43, A DISTANCE OF 124.91 FEET TO THE NORTHEAST CORNER OF SAID
LOT 43;
THENCE, SOUTH 88 DEGREES 05 MINUTES 57 SECONDS EAST ALONG THE
EAST LINE OF LOTS 43 AND 44 AND ALSO BEING THE WEST RIGHT OF WAY LINE OF 27TH
STREET, A DISTANCE OF 89.94 FEET TO THE SOUTHEAST CORNER OF LOT 44;
THENCE, NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE
SOUTH LINE OF SAID LOT 44, A DISTANCE OF 125.08 FEET TO THE EAST RIGHT
OF WAY LINE OF 27TH STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 46;
THENCE, NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE
WEST LINES OF LOTS 43 AND 44, ALSO BEING THE EAST RIGHT OF WAY LINE OF 26TH
STREET, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED REAL ESTATE CONTAINS --- 11,240 SQUARE FEET
MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD;

Legend
- Boundary of Subdivision
- ½" Dia. Rebar w/Cap #25 - #3049
- Found ¾" Pipe
- Found ¼" Dia. Rebar
- Found Pinched Pipe

Point of Beginning

Measured Dimension

Record Dimension

Line Table

N 88°46'40" W 125.08'(M) 125.00'(R)

Legend

Boundary of Subdivision

Set ½" Dia. Rebar w/Cap #25- #3049

Found ¾" Pipe

Found ¼" Dia. Rebar

Found Pinched Pipe

Point of Beginning

Measured Dimension

Record Dimension

Lincoln Park Boulevard Addition
Plat BK. 11, PG. 46
Lot 45

Subdivision Prepared For: MARION STICKLER
Field Work Completed 12-1-2018
Return to Richard Anderson
836 5th Avenue Dr. Andalusia, IL 61232

Anderson Surveying
836 5th Ave. Dr. Andalusia, IL 61232 (309)929-1716

I HEREBY STATE THAT THIS SURVEY DOCUMENT WAS
PREPARED AND RELATED SURVEY WORK WAS
PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT IT CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.

RICHARD L. ANDERSON PLS #53-5049
MY LICENSE RENEWAL DATE IS NOV. 30, 2020