

## Rock Island Planning Commission Minutes

Rock Island City Hall Council Chamber  
1528 3rd Avenue  
April 1, 2020  
5:30 PM



**Notice:** As part of his Executive Order in Response to Covid-19, #2020-07, section 6, Governor Pritzker announced in part that “During the duration of the Gubernatorial Disaster Proclamation, the provisions of the Open Meetings Act, 5ILCS 120, requiring or relating to in-person attendance by members of a public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that ‘members of a public body must be physically present’ is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. Public bodies are encouraged to postpone consideration of public business where possible.” On Friday, June 12, 2020, the Governor signed P.A. 100-640 (SB 2135) into law, amending the OMA to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place during a declared public health disaster such as those related to COVID-19.

<b>Voting Members Present</b>	Mike Creger Bruce Harding Ted Johnson Jason Lopez Norm Moline Kimberly Callaway-Thompson David Parker
<b>Voting Members Absent</b>	Jared Moore
<b>Staff Present</b>	Miles Brainard

### Call to Order and Roll Call

Chair Creger called the meeting to order at 5:30 PM and read the roll call.

### Public Comment

There were no comments from the public.

### Approval of the Agenda

Mr. Lopez moved to approve the agenda for April 1, 2020. Ms. Callaway-Thompson seconded the motion. The motion carried unanimously on a vote of 7 to 0.

### Approval of the Previous Meeting Minutes

Mr. Lopez moved to approve the minutes for December 4, 2019. Ms. Callaway-Thompson seconded the motion. The motion carried unanimously on a vote of 7 to 0.

### Old Business

*None*

### **New Business**

Public Hearing: Lincoln Homes Rezoning from R-3 to PUD, along with Site Plan Review Approval at 8<sup>th</sup> and 9<sup>th</sup> Streets and 5<sup>th</sup> Avenue.

Members of the Commission asked several questions having to do access to refuse dumpsters, parking and if displaced residents will be able to move into the new structures. Mr. Mark Carlson of Carlson Brothers Inc. explained that there will be four refuse enclosures with a total of 12 dumpsters that will all be on wheels. He said the current residents would be the first ones considered for the new dwelling units. Mr. Moline expressed concerns over the density of the site. Mr. Carlson replied that the density of the proposed buildings is on a traditional scale and that individual buildings is better for residents compared to larger multi-unit buildings.

Mr. Johnson moved to recommend that the City Council approve the rezoning and site plan. Mr. Parker seconded the motion and the motion carried unanimously on a vote of 7 to 0.

Public Hearing: Solomon Townhomes Rezoning from R-3 and B-3 to PUD, along with Site Plan Review Approval at 11<sup>th</sup> Street and 5<sup>th</sup> Avenue and 606, 610 and 614 11<sup>th</sup> Street.

Mr. Moline asked if there would be sufficient parking for the development. Mr. Brainard explained that parking lot requirements are being considered for relaxing and that the number of parking spaces proposed is consistent with similar affordable housing developments in other communities.

Mr. Moline moved to recommend to the City Council approve the rezoning and site plan. Mr. Johnson seconded the motion and the motion carried unanimously on a vote of 7 to 0.

### **Other Business**

Mr. Johnson thanked staff for their work on bringing these projects to the city. Ms. Callaway-Thompson agreed.

### **Adjournment**

Chair Creger asked for a motion to adjourn. Mr. Harding moved to adjourn. Mr. Lopez seconded the motion. The motion carried unanimously on a vote of 7 to 0 at 6:23 PM.

Minutes submitted by Alan Fries.

### **Old Business**

*None*

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