

March

**Rock Island Planning Commission
Regular Meeting
March 1, 2011
5:15 P.M.**

1. Roll Call
2. Procedural Explanation
3. Approval of Minutes of the regular meeting of December 7, 2010.
4. Public Hearing 2011-01 Gere/Dismer Architects, LLC, for MetroLINK, requests a Riverfront Corridor Overlay District site plan review for the property located at Lot One of MetroLINK Subdivision, also known as approximately 4501 4th Avenue, Rock Island, Illinois. The applicant proposes to construct a 149,000 gross square-foot one-story transit maintenance structure and a 120-space parking lot on the site.
5. Other Business
6. Adjournment

MINUTES OF THE
ROCK ISLAND CITY PLANNING COMMISSION
Regular Meeting December 7, 2010 5:15 P.M.

() Mike Creger	() Jason Lopez	(x) Bruce Peterson
(x) Ed Hanna	(x) Tim Meegan	() Lorian Swanson
(x) Ted Johnson	(x) Norm Moline	(x) Berlinda Tyler-Jamison
(x) David Levin	(x) Diane Oestreich	

Staff Present: Alan Carmen, Alan Fries and Doris Quigley

Chairman Levin called the meeting to order at 5:15 p.m.

Approval of Minutes: Approval of Minutes of the regular meeting of November 2, 2010. Commissioner Meegan moved to approve the minutes as written. Commissioner Oestreich seconded the motion and it carried unanimously.

Procedural Explanation: Chairman Levin explained the procedures for conducting the public hearing.

Case #2010-8: Request for approval for Proposed Freestanding Sign Located Within Riverfront Corridor Overlay District in a B-3 (community business) district at 2129 3rd Avenue.

Alan Fries presented the staff report.

The Rock Island Housing Authority has filed an application for a Riverfront Corridor Overlay District site plan review for a proposed freestanding sign to be located at 2129 3rd Avenue. The sign is proposed to be located adjacent to the south entrance to the parking lot at 3rd Avenue. The one sided sign will be located parallel with 3rd Avenue.

The property measures 165' x 150' (24,915 square feet). The site consists of the Rock Island Housing Authority offices and a parking lot. The neighborhood consists of a combination of office, service and retail uses on the eastern edge of downtown, zoned B-3.

The proposed sign will not be lighted and will have an area of 15 square feet (3' x 5'). It will be set on two standards that will raise the sign two feet above grade (see attached sign drawing). Total height of sign from grade to top of sign will be six feet nine inches. The sign will be located four feet from the south property line and adjacent to the parking lot entrance off 3rd Avenue. The area around the sign and south edge of the parking lot is already landscaped.

The proposed sign meets the intent and standards of the Riverfront Corridor Overlay District, which allows only one freestanding sign per property. The proposed sign will be an attractive and efficient design that will identify the office and parking area. The proposed sign will not have any negative effects on adjacent land use.

Staff recommends the request be approved because it is an attractive sign that identifies the office and meets the intent and standards of the Riverfront Corridor Overlay District and the requirements in the Sign Ordinance.

Chairman Levin asked for questions from the Commissioners for Mr. Fries.

As there were no questions for Mr. Fries, Chairman Levin invited the applicant to come forward.

John Hynes, Impact Sign Company, 3828 27th Street, Moline, stated that he was there to answer any questions the Commission might have.

Chairman Levin asked for questions from the Commissioners for the applicant.

As there were no questions for the applicant and no others in the audience who wished to speak, Chairman Levin closed the public hearing and opened the floor for discussion by the Commissioners.

Commissioner Oestreich moved that the request be approved as recommended by staff. Commissioner Peterson seconded the motion.

Chairman Levin called for the motion and it passed on a unanimous vote.

The recommendation will be presented to City Council on Monday, December 13, 2010 at 6:45 p.m.

Other Business:

Commissioner Oestreich asked about the date of the next APA audio-video conference. Mr. Carmen replied that the next one he had noted on his calendar was in January 2011 on Retrofitting Corridors.

Commissioner Moline spoke about his recent trip to China and some of the community development that he had seen there over the several years he has been visiting the country with the college.

Adjournment:

Commissioner Oestreich made a motion to adjourn. Commissioner Tyler-Jamison seconded the motion and it carried unanimously.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

Alan M. Carmen, Secretary
Rock Island Planning Commission

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: February 16, 2011

Subject: Case #2011-1- Request for approval for Riverfront Corridor Overlay District site plan review in an I-1 (light industrial) district for approximately 4501 4th Avenue.

Gere/Dismer Architects, LLC for MetroLink has filed an application for a Riverfront Corridor Overlay District site plan review for new 149,000 gross square foot one-story transit maintenance structure at approximately 4501 4th Avenue. The applicant will also construct a 120-space parking lot on the site.

Size of Property:

The property measures 715' x 659' x 496' x 223' x 206' x 436' (approximately 421,269 square feet, or 9.67 acres).

Existing Land Use:

The site is currently undeveloped.

North: City of Moline Water Treatment Plant, zoned B-3.

East: Deere and Company outside storage yard in Moline, zoned B-3.

South: Several industrial and residential uses, zoned I-1.

West: Quad City Industrial Center, zoned I-1.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies heavy industrial land use for the site.

Access:

The site has access to 3rd and 4th Avenues and 46th Street.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

The proposed structure will meet the building setbacks for the I-1 zoning district (20-foot front and rear yard requirement and a 15-foot side yard requirement). The site plan identifies a 74-foot south front yard, a 107' east front yard and a 101' north front yard. There is also a 164' west rear yard (parking lot located in this area). The structure will cover approximately 35 per cent of the site (see site plan).

Parking:

The Zoning Ordinance requires three spaces or every four employees on a maximum working shift, plus one space per business vehicle and one space for every 250-square feet of office area for this type of use. There will be three shifts with approximately 90 employees working on each shift. According to Ordinance requirements there needs to be 68 spaces provided for employees. All buses (approximately

70) will be parked inside the structure. Finally, there will be 10,000 gross square feet of office area (dispatchers and other office workers), which will require 40 parking spaces. Total parking requirements will be 108 spaces. There is a 120-space parking lot identified on the site plan

Landscaping/Signs/Lighting:

The site plan identifies a 74-foot wide landscaped front yard area on the south end of the structure and parking lot (see landscape plan). This front yard area will also serve as a dry water detention basin. The total front yard area will include several Red Maple and River Birch trees along with many juniper shrubs. There will also be a berm alongside the central area of the south façade of the structure.

The east front yard will include three “designer prairie” areas with native prairie grass. The north yard will include a row of nine Red Maple trees located within an approximate 20-foot wide landscaped area on the perimeter of the north access drive. Finally, the parking lot will have a 15-foot wide landscaped area on the west and two long central islands with several Red Maple and River Birch trees. There will also be a landscaped berm area on the northwest corner of the site along with another “designer prairie” area on the northwest corner of the structure.

There will be several attached signs (area and location yet to be determined) incorporated onto the structure. The parking lot will be lighted (light standards have yet to be chosen, but illumination levels will meet Ordinance requirements).

Analysis:

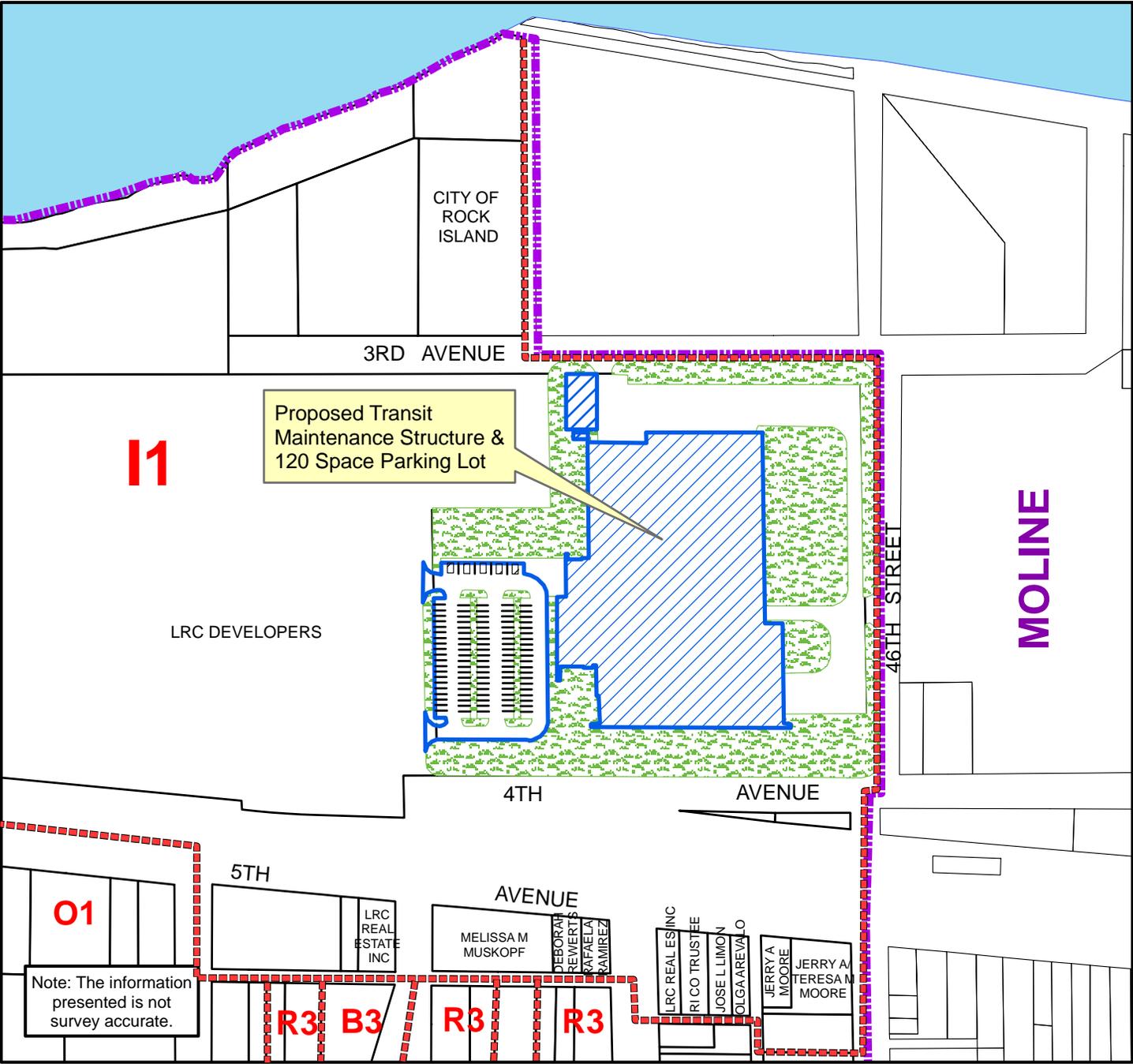
The proposed development will relocate the transit company’s bus maintenance and dispatch facility from its current location on 5th Avenue (administrative offices will remain at the 5th Avenue location). The larger structure will allow for inside bus parking for up to 70 buses.

The site will have adequate surface parking for employees and visitors in the lot on the west side of the development. There will be adequate access and landscaping for the parking lot and the entire development. Staff believes that the site plan meets the standards of the Riverfront Corridor Overlay District in terms of property size, compatibility, site planning, open space/landscaping, and parking.

Recommendation:

Staff recommends approval of the final Riverfront Corridor Overlay Site Plan because the proposed structure and parking area are attractive, functional and a well planned design that will have adequate access, parking and landscaping that meets the standards for the Riverfront Corridor Overlay District.

PLANNING COMMISSION



**PLANNING COMMISSION
2011-1**

Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

APPR. BY: A.M.C./A. F.



0 50 100 200 300 400
Feet

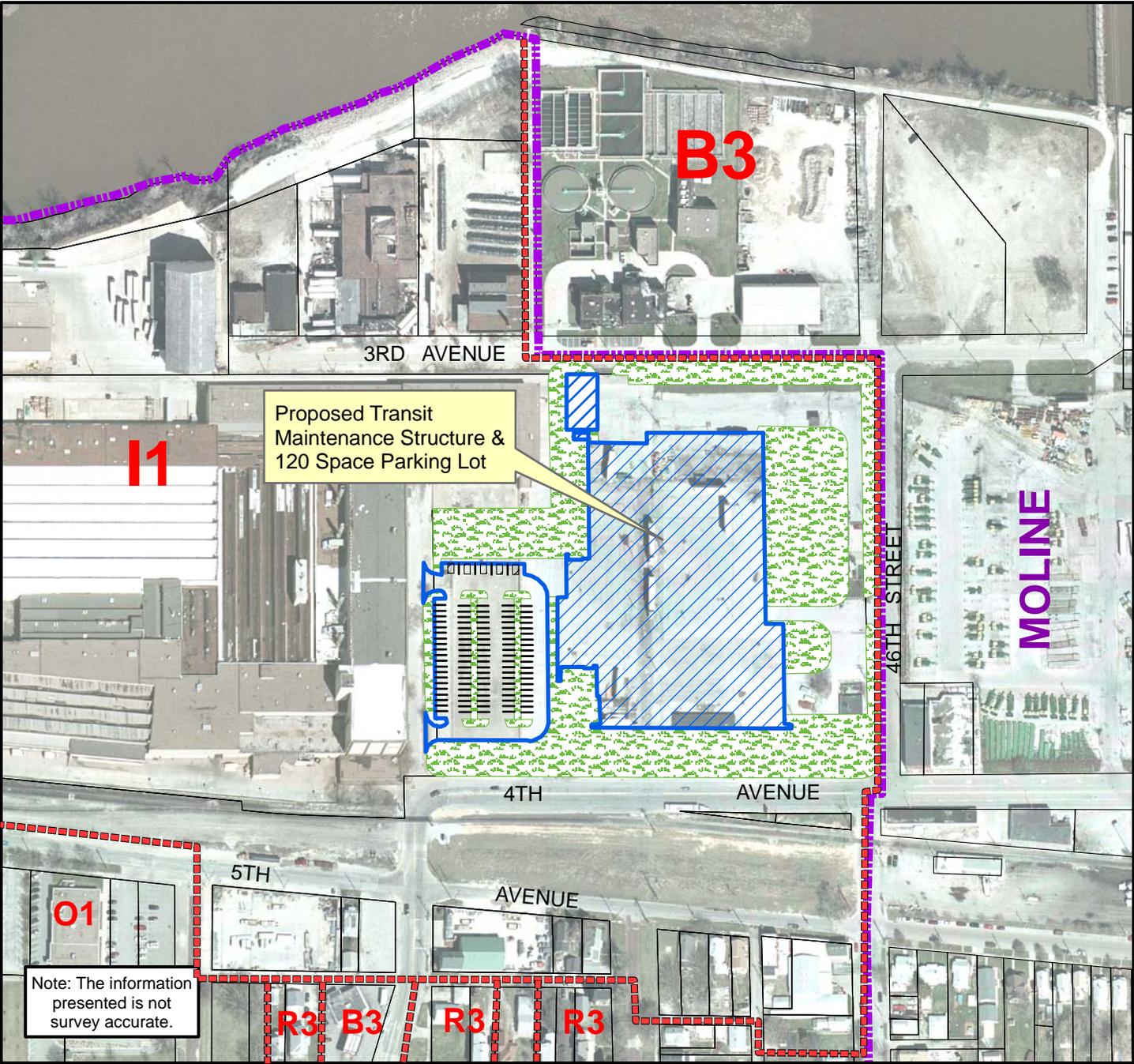
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate.

PLANNING COMMISSION



**PLANNING COMMISSION
2011-1 Aerial**

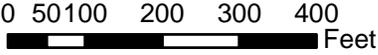
Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

APPR. BY: A.M.C./A. F.





0 50 100 200 300 400 Feet

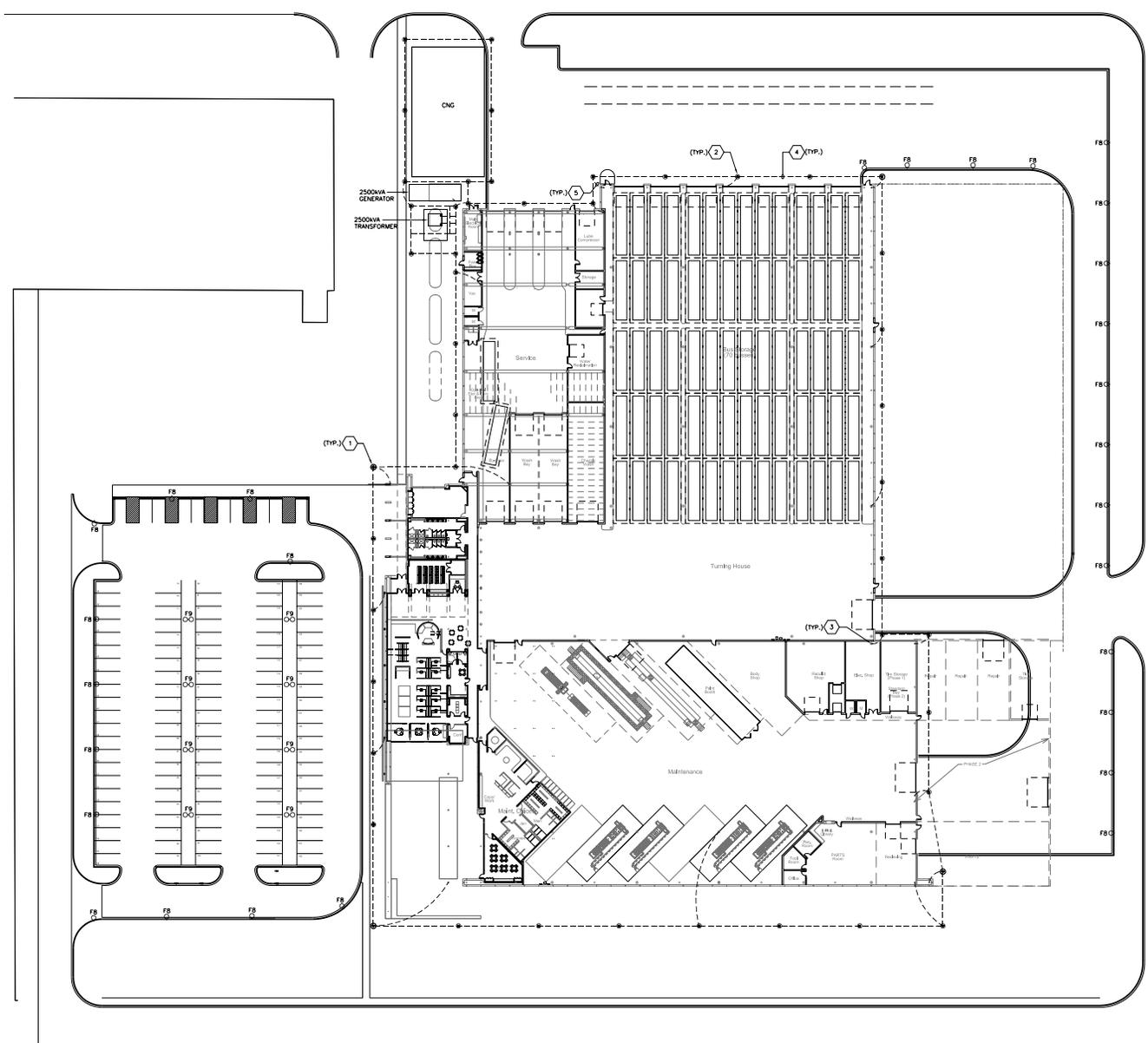
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate.





GENERAL NOTES

- REFER TO DWG. E-1000 FOR ELECTRICAL SYMBOLS, LEGENDS, AND GENERAL NOTES.
- REFER TO DWG. E-0034 FOR LUMINAIRE SCHEDULE.
- ALL GROUNDING CONDUCTORS SHALL BE LAID SLACK. GROUNDING CONDUCTORS SHALL BE SURROUNDED BY A MINIMUM OF 1'-0" OF GOOD EARTH (FREE OF GRAVEL).

KEYED NOTES

- GROUNDING TEST WELL.
- 3/4" x 10' COPPER CLAD STEEL GROUND ROD.
- ALL CONNECTIONS SHALL BE MADE USING BURNDY HYDROND GROUNDING SYSTEM.
- UNDERGROUND GROUND CONDUCTOR SHALL BE #4/0 AWG STRANDED SOFT DRAWN BARE COPPER, MINIMUM DEPTH 3'-6".
- #4/0 BARE COPPER WIRE TO TIE BUILDING STEEL TO GROUND LOOP.

OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
2	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
3	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
4	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
5	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
6	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
7	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
8	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
9	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
10	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
11	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
12	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
13	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
14	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
15	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
16	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
17	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
18	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
19	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
20	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
21	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
22	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
23	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
24	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
25	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
26	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
27	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
28	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
29	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH
30	NOV 10 2010	ISSUED FOR PERMITS	CH	CH	CH

8501 WEST HICGINS ROAD
CHICAGO, ILLINOIS 60631

CH2MHILL
ELECTRICAL
OVERALL SITE PLAN

METROLINK TRANSIT
MAINTENANCE
FACILITY

VERIFY SCALE
BASED ONE INCH ON SCREEN SCHEDULE

DATE: 03-01-2011
PROJ: 408088
SHEET: SHEET-NO

E-10010
DWG



GREEN STREETS Webinar

Tuesday - March 1, 2011

12:00-1:30 PM Central

Register at:

<https://www2.gotomeeting.com/register/968278187>

GREEN STREETS as a Community Revitalization Strategy

FREE
Webinar
Sign up
today!

Above: Washington Square street improvements in Lansing, MI

Explore how Green Streets can be a sustainable stormwater management strategy that also contributes to community redevelopment. Many Midwestern cities are using 'green street' strategies in place of routine street rehabilitation to address stormwater, transportation, and neighborhood stabilization goals. By combining transportation choice with environmental strategies, a green street product can support redevelopment efforts from multiple stakeholder perspectives. Attendees will see a blend of planning, engineering, and neighborhood revitalization strategies from each panelist in a case study format.

This webinar will focus on several green streets pilot projects in [Lansing, MI](#); [Toledo, OH](#); and [Chicago, IL](#). From the rainwater management strategies to the materials used in the street infrastructure, there are many elements of a street rehabilitation project that can 'go green' to assist with sustainability objectives and neighborhood stabilization.

HUD, DOT, and EPA representatives will highlight the federal and state options to use agency funding to implement green streets projects in your community.

Webinar speakers will include:

- David Leopold, City of Chicago, IL
- Chad Gamble, City of Lansing, MI
- Dan Christian, Tetra Tech
- Patekka Bannister, City of Toledo, OH

No webinar cost, however, attendees need to reserve a webinar seat in advance at:

<https://www2.gotomeeting.com/register/968278187>