

City of Moline

PLAN COMMISSION

Wednesday, October 09, 2013
4:00 p.m.
Council Chambers

AGENDA

1. PC 13-10 Public hearing for a request from the Illinois Department of Military Affairs to rezone property located at 5212 78th Avenue, Milan, from R-2 One-Family Residence District to B-4 Highway/Intensive Business District following annexation.
2. PC 13-13 Public hearing for a request from the Moline Plan Commission to rezone multiple lots located in the 4200 to 4300 block of 26th Avenue from R-2 One-Family Residence District to R-6 Multi-Family Residence District.
3. Approval of minutes – September 11, 2013
4. Consideration: PC 13-10
5. Consideration: PC 13-13
6. Review upcoming meetings
7. Other

Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any other person requiring a special accommodation in attending the meeting should notify Marty Wessels, Department of Planning & Development, 524-2030.

PLAN COMMISSION MINUTES

Wednesday, September 11, 2013

PRESENT: Dan McConaghy, (Chairman), Cindy Wermuth (Vice Chairman), Mike Crotty, Bill Fitzsimmons, Jeff Nelson, Butch Trevor, Dennis Kelly, Peter McDermott, Mike Wendt, John Wetzel

ABSENT: Matt Puck

STAFF: Shawn Christ, Jeff Anderson

OTHERS: Brad Bagby

Chairman McConaghy called the meeting to order at 4:00 p.m. in the Moline City Council Chamber.

Mr. Christ swore in Mr. Bagby who expressed interest in providing testimony for a public hearing on the agenda.

1. **PC 13-11 Public hearing for a request from Brad Bagby (applicant) and the Eagle Crest Condominium Association (owner) to rezone property located at 4341 26 Avenue from R-2 One-Family Residence District to R-4 One to Six-Family Dwelling District.**

Mr. McConaghy opened the hearing for PC 13-11. Mr. Christ began his presentation by stating that the public hearing was published in the Dispatch and available as part of the case file. Mr. Christ requested that the staff report and attachments be entered into the record.

Mr. Christ identified the site proposed to be rezoned to R-4. Mr. Christ reviewed the staff report with the Commission and stated that it was the applicant's intent to build a four-plex on the subject site where a fire that occurred in 2007 destroyed a 12-plex that had previously occupied the site. However, Mr. Christ indicated that when the new Zoning Map was adopted in 2006 the subject site and adjacent properties had erroneously been changed from R-6 to R-2. Mr. Christ pointed out that nothing had changed in the neighborhood in terms of character or land use and no new studies had been developed suggesting that such a zoning change should occur.

Staff Recommendation: Mr. Christ referred the Commission to the staff report for staff's recommendation on how to proceed with the matter.

Mr. McDermott asked Mr. Christ to explain the difference between the R-4 and R-6 Zoning Districts in regards to staff's recommendation to support rezoning to R-4 or back to R-6. Mr. Christ explained the essential differences in terms of density, character, etc.

Mr. Fitzsimmons and Mr. Wetzel stated that they had participated on the Commission's Zoning Committee when the new Zoning Code and Map were drafted and they acknowledged the need to correct the error and return the zoning of the north side of 26th Avenue in proximity to the subject site back to a multi-family district designation.

Mr. Crotty suggested refunding the applicants application fee given the circumstances. Mr. Christ stated that staff would follow-up on that matter.

There being no further comments, the public hearing was closed.

2. PC 13-12 Public hearing for a request from the City of Moline to rezone property located at 2500 – 2600 River Drive from ORT Office, Research & Technology District to B-2 Central Business District.

Mr. McConaghy opened the hearing for PC 13-12. Mr. Christ began his presentation by stating that the public hearing was published in the Dispatch was available as part of the case file. Mr. Christ requested that the staff report and attachments be entered into the record. Mr. Christ explained the nature of the City's request in regards to providing the most appropriate zoning district to facilitate the proposed RiverBend Commons development project on the tract of land adjacent to the Western Illinois University Riverfront campus. Mr. Christ also reviewed details of the proposed RiverBend Commons development and how the B-2 zoning district was a compatible fit for the project in terms of setbacks, height, lot coverage, and mix of uses.

Staff Recommendation: Staff recommends that the subject site be rezoned to the B-2 zoning district as stated within the staff report.

Several Plan Commission members asked about the types of uses allowed in the B-2 zoning district compared to the current ORT Zoning District. Mr. Christ provided several examples and comparisons of uses allowed within each district.

Mr. Nelson asked for staff to identify the specific area subject to the requested rezoning. Mr. Christ provided an aerial image of the area that depicted the specific tract to be rezoned.

There being no further comments, the public hearing was closed.

3. Chairman McConaghy called the meeting to order.

4. Approval of Minutes – August 21, 2013

A motion was made by Mr. Nelson and seconded by Mr. Wendt to approve the August 21, 2013 minutes. The motion was unanimously approved.

5. Consideration: PC 13-11

A three-part motion was made by Mr. Wetzel and seconded by Mr. Fitzsimmons which included the following items:

- **Recommend that the City Council rezone the subject parcel to the R-6 zoning district; and**
- **Direct staff to schedule a public hearing for the purpose of correcting the Zoning Map by rezoning the north side of 26th Avenue in the 4300 block to the R-6 zoning district; and**
- **To strongly urge staff to pursue a refund of the applicant's application**

The motion was unanimously approved.

6. Consideration: PC 13-12

A motion was made by Mr. Nelson and seconded by Mr. Trevor to recommend that the City Council rezone the subject site to the B-2 zoning district. The motion was unanimously approved.

7. Review Upcoming Meetings

Mr. Christ reviewed the upcoming meetings schedule and stated that the next scheduled hearing would be October 9.

8. Other

Mr. Christ provided a brief summary of the City's intent to conduct a review of the Subdivision Code (Chapter 29 of the City Code of Ordinances). After several questions about the nature of the project, Chairman McConaghy asked that staff provide an update at the Commission's next meeting.

There being no further business to discuss, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Jeff Anderson, AICP
City Planner/Recording Secretary