

# City of Moline

# PLAN COMMISSION

Wednesday, May 22, 2019  
4:00 p.m.  
Council Chambers, 619 16<sup>th</sup> Street

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## **AGENDA**

1. Call to order
2. Approval of minutes
3. Presentations
  - a. I-74 Realignment Zone Study
4. New business
  - a. Public Hearing – Special Use Permit to allow for an expansion of a nonconforming use and building located at 201 48<sup>th</sup> Street.
5. Old business
  - a. Residential Accessory Building – Site & Coverage Limits.
6. Public comment
7. Adjourn

*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 Ryan Berger, Department of Planning & Development, 524-2030.*

**PLAN COMMISSION  
MINUTES**  
Wednesday, May 8, 2019

**Present:** Bill Fitzsimmons (Chairman), Mike Crotty, Craig Mack, Butch Trevor, John Wetzel

**Absent:** Peter McDermott, Alan Hon, Dennis Kelly, Jeff Nelson, Matt Puck, Cindy Wermuth

**Staff:** Ryan Berger

**Others:**

**1. Call to Order**

Chairman Fitzsimmons called the meeting to order at 4:00 PM.

**2. Reading and approval of Minutes – April 10, 2019**

**No quorum; unable to approve minutes.**

**3. New Business**

None.

**4. Other business**

**Residential Accessory Building – Zoning Code Review (Ryan Berger, Land Development Manager)**

Mr. Berger introduced the zoning code regarding how to determine the size of an accessory structure. Mr. Berger noted that there has been confusion from the public regarding how the City determines the permitted size of accessory structures. Mr. Berger sought to investigate how other communities in the area would determine the permitted size of an accessory structure in comparison to Moline.

It was determined that the permitted accessory structure is determined by the following calculations. The example discussed pertains to a lot located in the R-2 zoning district, where the rear yard setback requirement is 30 ft.

**Moline:** Required rear yard setback \* Width of lot

**Rock Island:** Actual rear yard (distance form rear property line to house) \* Width of lot

Chairman Fitzsimmons inquired if any building or accessory structure could be located in the required rear yard setback; Mr. Berger clarified that this setback is only for principle structures. Mr. Berger noted that he has received questions from elected officials as to why the Moline code is restrictive of accessory structure size even on larger lots.

Mr. Berger clarified that the current calculation for the size of the permitted accessory structure has been based upon an interpretation of the zoning code, as Moline and Rock Island have the same code as it pertains to accessory structures. Chairman Fitzsimmons noted that the City Code's original intent, pertaining to zoning, was to achieve uniformity throughout Rock Island County. Chairman Fitzsimmons suggested that the City should seek uniformity, with other

communities, in the way that the Code is interpreted as well as written and that the City should attempt to remain competitive with communities in the local area. Mr. Berger concurred and stated that the current interpretation of the Code in Moline is more restrictive when compared to other local communities.

Commissioner Wetzel sought to confirm that it is the width of the property that has the greatest impact on the permitted size of the accessory structure. Commissioner Wetzel queried why the length is not determined by the distance between the principal structure and the required rear yard setback.

Chairman Fitzsimmons sought to clarify that the setback requirement used to calculate permitted accessory structure size only applies to the principal structure; Mr. Berger confirmed this fact.

Mr. Berger also noted that accessory structures have their own setback requirements, and the required rear yard setback used to calculate the permitted size of an accessory structure only pertains to the principal structure. Mr. Berger then proceeded to explain how Bettendorf and Davenport calculate the permitted size of an accessory structure.

**Bettendorf:** Accessory structure may be up to 75% of the foot print square footage of the principal structure.

**Davenport:** cover up to 25% of lot with building.

Further discussion amongst commissioners took place.

It was the general consensus amongst the commissioners that the current code interpretation is currently too restrictive.

Some further discussion took place amongst the commissioners.

The consensus amongst the commissioners was in favor of the Davenport code in determining accessory structure size. Mr. Berger was tasked with applying the Davenport code, pertinent to accessory structures, to various lots in Moline to determine the effects a text amendment would have on the permitted size of accessory structures.

## 5. Review upcoming meeting

No upcoming business.

## 6. Public comment

None.

## 7. Adjourn

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

Respectfully submitted,  
Silas Metternick-Jones, Planning & Development Assistant  
Recording Secretary Pro Tem



## MEMORANDUM

TO: Moline Plan Commission

FROM: Alexandra Elias, AICP, President and CEO, Renew Moline  
Jeff Anderson, AICP, City Planner

DATE: May 16, 2019

SUBJECT: Interstate 74 Realignment Zone Land Use Study

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Please find the attached final draft of the Interstate 74 Realignment Zone Land Use Study. The development of this effort has been supported by the I-74 Realignment Zone Advisory Committee, which includes members of the Moline Plan Commission.

This project was undertaken with the assistance of the Lakota Group under a contract with Renew Moline. Additionally, the City of Moline as well other public and private-sector stakeholders have participated in this effort. The study provides valuable direction related to the future development of the I-74 Realignment Zone resulting from the I-74 Bridge project.

The study serves as an important link between the recent updates to the Moline Centre and Riverfront Master Plan and soon to be implemented efforts to refine the vision, strategies, and tools for redeveloping this corps area of Moline's downtown and riverfront area. The concepts contained with the study have been informed by a significant level of stakeholder and community involvement.

It is the recommendation of the I-74 Realignment Zone Advisory Committee and the Project Management Team (PMT) that the study be reviewed by the Plan Commission and adopted by the City Council as a "policy and development guide." In this manner, the study will continue to guide future planning and development efforts, but not formally be considered as an amendment to the City's Comprehensive Plan.

We look forward to reviewing the I-74 Realignment Zone Study with you at your Wednesday, May 22<sup>nd</sup> meeting. Please do not hesitate to contact either of us should you have questions in the meantime.

**STAFF REPORT**  
**Department of Planning and Development**  
**PC 19-04 Application for Special Use Permit**  
May 22, 2019

**GENERAL INFORMATION**

Owner: George Pokraiac

Applicant: George Pokraiac

Requested Action: Approval of a Special Use Permit to allow the expansion of a nonconforming use and building.

Location: 201 48<sup>th</sup> Street

Size of Tract: Approximately 1.75 acre

Existing Land Use: A & A Refrigeration & Ice Machines

Existing Zoning: (N-C) Neighborhood Center District

Surrounding Land Use: (N-C) Neighborhood Center District

**BACKGROUND**

Currently the site is a non-conforming use in the (N-C) Neighborhood Center district. It functions as an Ice Machine Repair Facility better suited in a (I-1) Industrial district particularly because machinery is stored outside. Another possibility is a “Sales and Service, Intensive” land use that could be permitted in the (N-C) Neighborhood Center District though a Special Use Permit which has not been obtained.

Other site nonconformities include compliance with the landscaping code.

The site also has a nonconforming building because of its size. In the (N-C) Neighborhood Center district the maximum square footage for principle and major accessory structures is 10,000 square feet. Currently there is 15,200 sf. of building on the site. The applicant is proposing a 4,400 sf. addition.

If approved the total building sf. of the site would be 19,600 sf.

Remolding projects that cost more than 25%, but less than 75% of the current fair market value of the structure shall require a corresponding percentage increase in compliance with the requirements of Article V.

Current Total Valuation of the site is \$79,966 according to the County Assessor.

The estimated cost of remolding project according to the applicant is between \$50,000 and \$75,000. At a 50% improvement the property should meet 50% of the landscaping requirements.

**STAFF RECOMMENDATION**

Staff recommends approval of the Special Use permit for the expansion of the non-conforming use and structure with the creation of a 10 foot landscaping buffer between the newly constructed addition and properties to the East and South. See landscape buffer map attachment for specific proposed location.

## **ATTACHMENTS**

1. Application forms
2. Public notice
3. Zoning map
4. Tax parcel map
5. Site plan
6. Landscape buffer map

## MEMORANDUM

TO: Plan Commission  
FROM: Ryan Berger, AICP  
SUBJECT: May 8th, 2019 Plan Commission meeting  
DATE: May 22nd, 2019

OLD BUSINESS:

### Residential Accessory Building – Site & Coverage Limits:



\*2721 8<sup>th</sup> street ct  
Lot: 23,377 sf  
Principle Structure coverage: 2,564 sf

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### **Moline:**

*Rear Yard Calculation: Required rear yard setback based on zone \* Width of lot (East Moline / Moline/ Bettendorf)*

30ft \* 104ft = 3,120 sf

3,120ft \* 30% = 936 sf of accessory structure allowed.

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**Rock Island:**

*Rear Yard Calculation: Actual rear yard (back of house to back of property line) \* Width of lot*

$$150\text{ft} * 104\text{ft} = 15,600 \text{ sf}$$

$$15,600\text{ft} * 30\% = 4,590 \text{ sf}$$

Maxed at principle structure coverage

2,564 sf of accessory structure allowed.

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**Davenport:**

Based on building coverage and impervious surface percentages:

Lot: 23,377 sf

Principle Structure coverage: 2,564 sf

R-1 zone 25% Maximum building coverage

$$23,377 \text{ sf} * 25\% =$$

$$5,844 - 2,564 \text{ (Principle Structure sf)} =$$

3,288 sf of accessory structure allowed.

\*Can have multiple accessory structures so long as the footprint of any single one does not exceed the footprint of the principle building\*

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**Bettendorf:**

1,000 square feet, or 75 percent of the building coverage of the main structure.

Cannot occupy more than 40% of the area in required rear yard (calculated like Moline).

$$30\text{ft} * 104\text{ft} = 3,120 \text{ sf}$$

$$3,120\text{ft} * 40\% = 1,248 \text{ maximum in required rear yard}$$

Principle Structure coverage: 2,564 sf \* 75 =

1,923 sf of accessory structure allowed.

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# APPLICATION FOR SPECIAL USE PERMIT

(For staff only) PC Case No. \_\_\_\_\_

Filing Date \_\_\_\_\_

\$650 Filing Fee (non-refundable) submitted: \_\_\_\_\_

The undersigned Owner of Record or Agent requests that a Special Use be granted in accordance with the Zoning and Land Development Code of the City of Moline, Illinois.

Legal Description from Deed or Survey (attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Location (Street Address): 201-48<sup>TH</sup> STR MOLINE

Total Area (Acres or Square Feet): 1.75 ACRES 110015 SQ FT Zoning Classification: \_\_\_\_\_

Proposed Special Use: TO EXPAND BUSINESS

Code Section: \_\_\_\_\_

Owner Name: GEORGE POKRAJAK

Owner Mailing Address: 201-48<sup>TH</sup> STR MOLINE IL 61205  
CELL 309 309 292-0342

Owner Phone Number: A+A 309-797-2653 Owner Email Address: GEORGE@DOCFREEZE.NE

Applicant/Authorized Agent Name: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_ Applicant Email Address: \_\_\_\_\_

Signature of Owner of Record or Authorized Agent  
Note: Authorized Agent must attach written authorization from Owner of Record.

 4-26-19  
Signature Date

**REQUIRED ATTACHMENTS:** site plan(s), project narrative, building elevations and floor plans, Interested Party Disclosure

PLEASE PUBLISH ONE TIME ONLY ON OR BEFORE TUESDAY MAY 7<sup>th</sup>, 2019.

SHOULD YOU HAVE ANY QUESTIONS, CALL RYAN BERGER AT 524-2050

**BILL TO:**

City of Moline  
Planning & Development Department  
619 16<sup>th</sup> Street  
Moline, IL 61265

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**NOTICE OF PUBLIC HEARING**

Public notice is hereby given that on **Wednesday, May 22, 2019 at 4:00 p.m.**, the Moline Plan Commission will hold a public hearing in the Council Chambers of Moline City Hall, 619 16<sup>th</sup> Street, to consider a request from George Pokrajac for approval of a Special Use Permit to allow for an expansion of a non-conforming use and building located in the (N-C) Neighborhood Center District for the following location:

201 48<sup>th</sup> Street.

Anyone attending the public hearing will have an opportunity to hear the request and voice comments or concerns to the Plan Commission. Individuals qualifying as interested parties who wish to present testimony or cross-examine the witnesses presented at the hearing must fill out an Interested Party Appearance Form and submit it to the Planning Department at least three (3) business days prior to the hearing. This form is available from the Planning Department at Moline City Hall.

MOLINE PLAN COMMISSION

Ryan Berger  
Land Development Manager

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(E-mail to [legals@qconline.com](mailto:legals@qconline.com) for publication)



NORTH

**CITY OF MOLINE**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

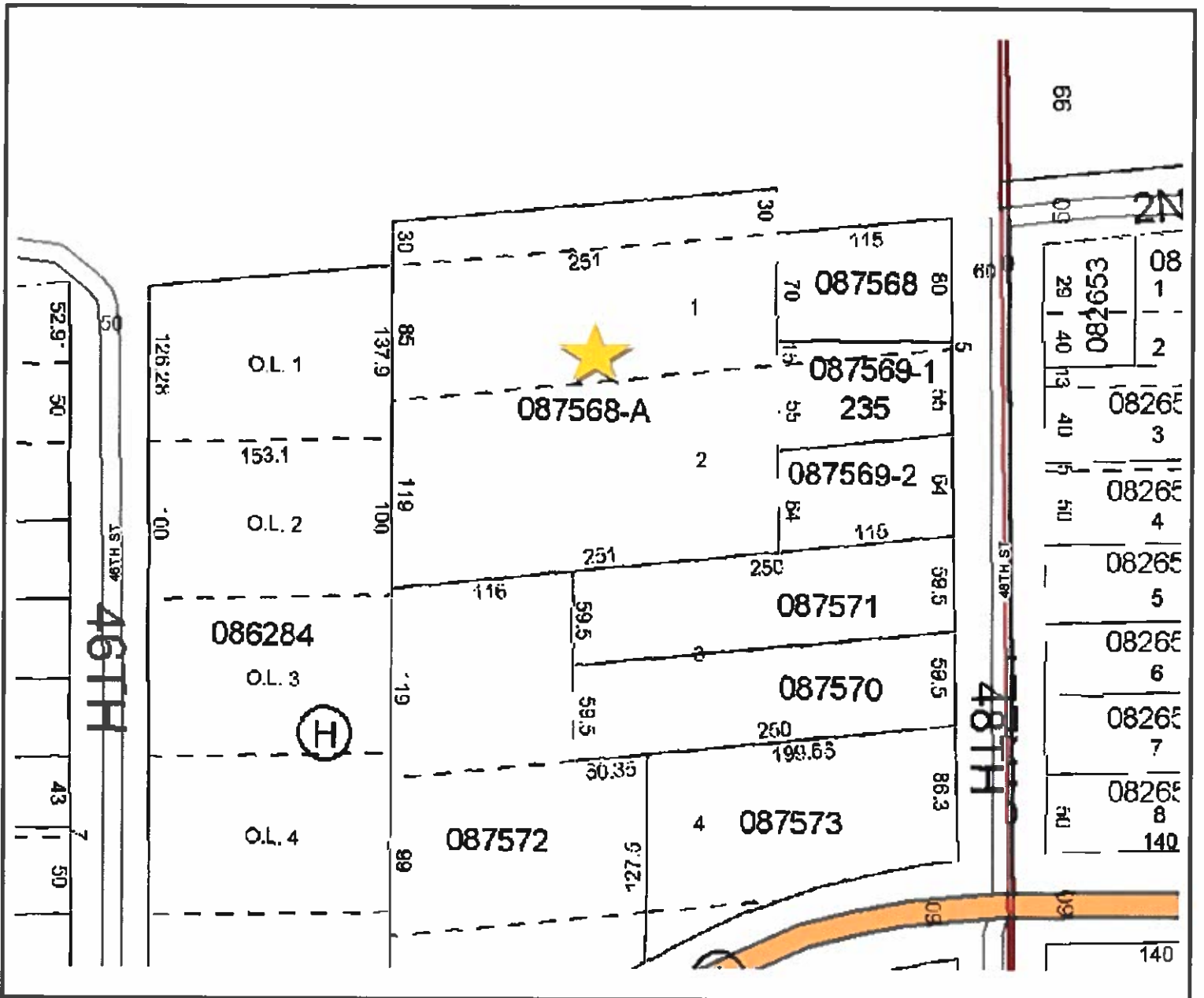
**PLAN COMMISSION**

 :Subject Property

PC 19-04

Zoning Map Exhibit

5/22/19



**CITY OF MOLINE**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

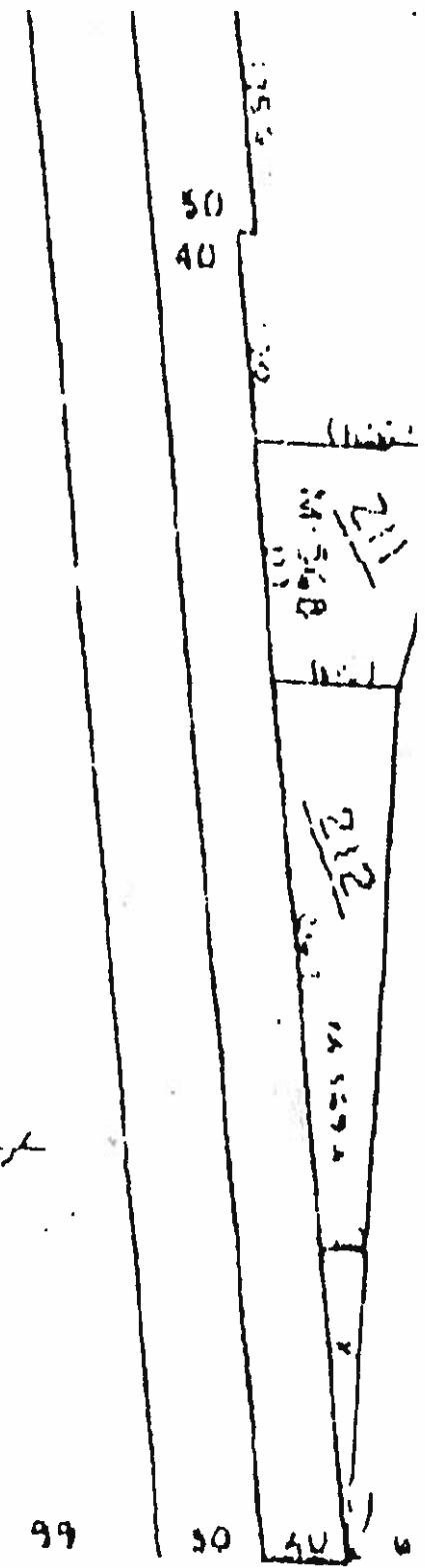
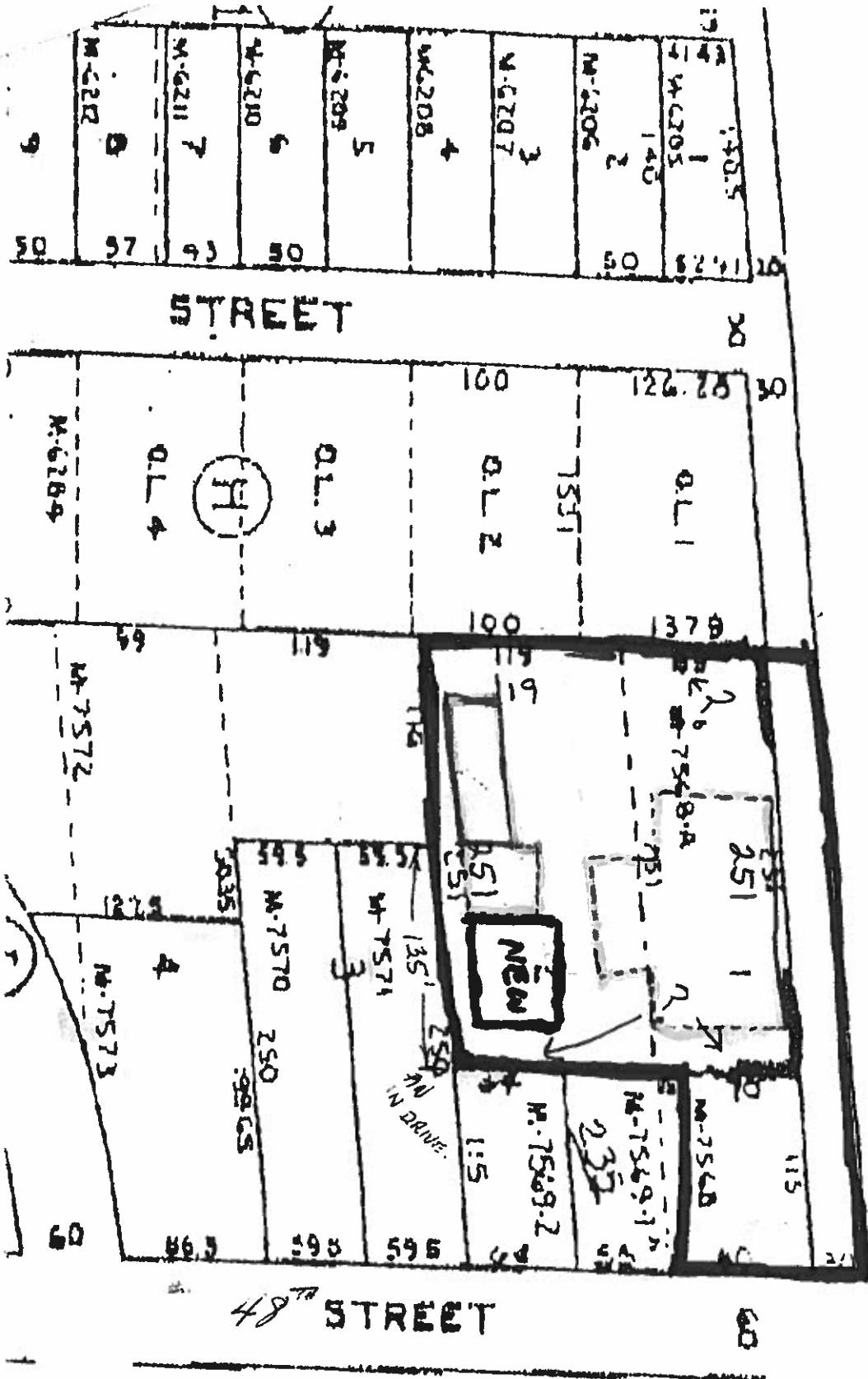
**PLAN COMMISSION**

:Subject Property

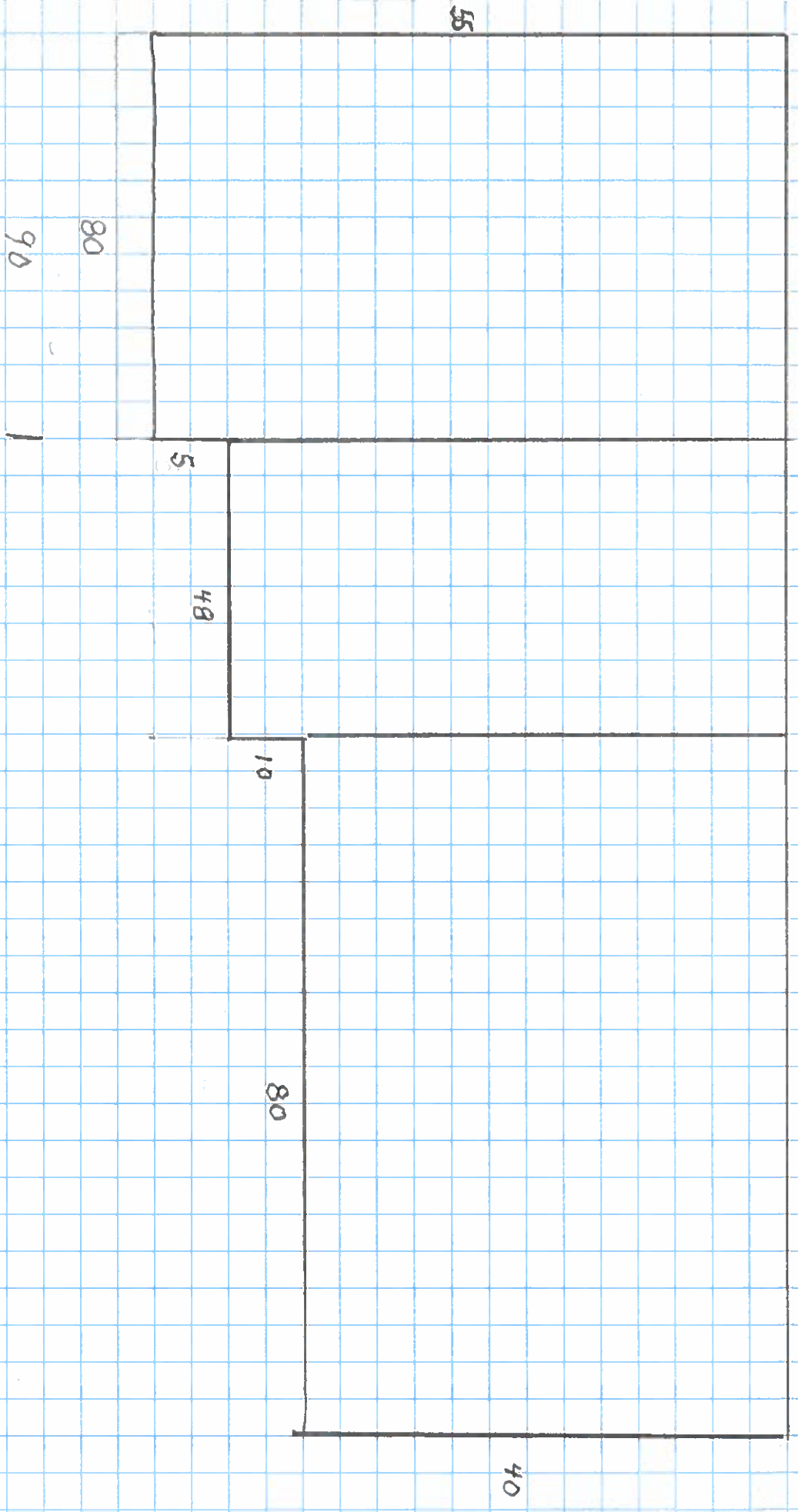
PC 19-04

Tax Parcel Exhibit

5/22/19



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# Landscape Buffer

