



# Rock Island County

*Rock Island County... Build the future and improve the quality of life for our community*

RE: RZ-18-101  
MIKE & ERIN O'BRIEN

Dear Property Owner:

Notice is hereby given that the Rock Island County Zoning Board of Appeals will hold a public hearing at the request of MIKE & ERIN O'BRIEN (petitioner) on behalf of RANDALL J. & KATRINA R. MORRISON (owner) to consider a rezoning from AG-2, General Agricultural District to an SE-1, Suburban Estates Low Density District on the following described property:

Address: 15800 63<sup>rd</sup> St. Milan, IL 61264

Legal Description: P/O PIN 2420400005, Tax Parcel 192, Sheet 21, supplemental for 2007, Section 20, T16N R6W & R1W 4<sup>TH</sup> PM, Rural Township, Rock Island County, Illinois containing approximately 5.0 acres.

Said Public Hearing will be held on Wednesday, December 6, 2017 at 6:00 P.M. at the Rock Island County Office Building, 1504 3rd Ave., Rock Island, IL, 3rd floor. To enter the building, please use the rear employee entrance. The petitioner will be present to describe his/her request. All persons in attendance at the public hearing shall have an opportunity to be heard. Any person who also wishes to appear with the right to cross-examine others at the hearing must complete and file a Statement of Interested Party Form with the Rock Island County Zoning & Building Department no later than five business days before the date of the hearing. Appearance forms are available on our website and from the Zoning & Building Dept during regular business hours. You can view these notices on our website at <http://www.rockislandcounty.org/Zoning/ZBA/#ZBA>. Please feel free to contact office staff with any questions.

Signed:   
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Gregory Thorpe, Secretary  
Zoning Board of Appeals

OFFICE OF  
**ZONING & BUILDING SAFETY**  
1504 3<sup>rd</sup> Avenue, Rock Island IL 61201  
Phone:(309) 558-3771 Fax: (309) 786-4456



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## **ZBA Staff Report**

**Application/Case Number:** RZ-18-101

**Meeting Date:** Wednesday, December 6<sup>th</sup>, 2017 @ 6:00 p.m.

**From:** Doug Moslehi, Zoning Investigator

**Petitioner:** Mike & Erin O'Brien

**Owner:** Randall J. & Katrina R. Morrison

**Location:** 15800 63<sup>rd</sup> St. Milan, IL 61264

Legal Description: P/O PIN 2420400005, Tax Parcel 192, Sheet 21, supplemental for 2007, Section 20, T16N R6W & R1W 4<sup>TH</sup> PM, Rural Township, Rock Island County, Illinois containing approximately 5.0 acres.

**Request:** The applicant wishes to rezone approximately 5.0 acres from AG-2 General Agricultural District to SE-1 Suburban Estates Low Density District.

**Property Description:** The property is located on 63<sup>rd</sup> Street South of Milan, IL in Section 20 Rural Township. This 5 acres lies along 63<sup>rd</sup> street and contains a residence and outbuildings. The residence is about 30 feet higher in elevation than the road. It appears to contain some pasture land.

**Proposal Summary:** Fargo, the land owner to the South is purchasing the 15 acre parent parcel from Morrison, and then selling the 5 acre tract containing an existing homestead to O'Brien. Fargo will be required join the remaining approximately 10 acres to his existing 43.65 acre parcel to the South of the subject property.

**Planning Considerations:** This area is designated as Low Density in the Land Use Plan and maps.

**Criteria for Approval:**

1. The existing use within the vicinity of the property is agricultural and residential.
2. The zoning classification within the general area of the property in question is AG-2.
3. The trend of development is low density rural residential.
4. The subject parcel is not located in the regulatory floodplain.
5. The request is consistent with the Rock Island County Land Use Plan and map.

## REQUEST FOR REZONING

Case: RZ-18-101

Re: MIKE & ERIN O'BRIEN

The Rock Island County Zoning Board of Appeals held a public hearing at the request of MIKE & ERIN O'BRIEN (petitioner) on behalf of RANDALL J. & KATRINA R. MORRISON (owner) to consider a rezoning from AG-2, General Agricultural District to SE-1 Suburban Estates Low Density District, on the following described property:

Address: 15800 63<sup>rd</sup> St. Milan, IL 61264

Legal Description: P/O PIN 2420400005, Tax Parcel 192, Sheet 21, supplemental for 2007, Section 20, T16N R6W & R1W 4<sup>TH</sup> PM, Rural Township, Rock Island County, Illinois containing approximately 5.0 acres.

WHEREAS, the Zoning Board of Appeals met on Wednesday December 6, 2017 at the Rock Island County Office Building, 1504 - Third Avenue, Rock Island, IL and voted to recommend to the Rock Island County Board that the request be approved. There were no objectors present. A motion was made by Mr. VanDaele and seconded by Mr. Boyd to approve the request. The vote was as follows: Chairman Fuhr – Yes; Mr. Boyd – Yes; Mr. Van Daele – Yes; Mr. Coyne – Yes; and Mr. DeLoose – Yes. Motion carried.

The following findings of fact are based upon the evidence, documentation and testimony presented in open meeting at the Public Hearing:

1. The existing use of property within the general area of the property in question is rural residential and agricultural and that will continue to be the case.
2. The zoning classification within the general area of the property in question is AG-2, General Agricultural District, SE-1, Suburban Estates Low Density District and SE-2, Suburban Estates Medium Density District.
3. The trend of development in the area is towards medium density residential.
4. The request is consistent with Rock Island County Land Use Plans and maps.
5. The LESA score was 149.3.
6. There were no objectors present.

NOW, THEREFORE, BE IT RESOLVED by the Rock Island County Board that the rezoning from AG-2, General Agricultural District to SE-1, Suburban Estates Low Density District for the property herein described be and the same is approved.

By:



Gregory Thorpe; Secretary  
Rock Island County Zoning Board of Appeals

ADOPTED THIS 19<sup>th</sup> DAY OF DECEMBER 2017 BY THE ROCK ISLAND COUNTY BOARD.

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Kenneth E. Maranda, County Board Chairman    ATTEST:

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Karen Kinney, County Clerk