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ZBA STAFF REPORT

Application/Case Number: RZ-21-119

Meeting Date: Wednesday, August 18, 2021 @ 9:00 a.m.

From: Phil Tunncliff, Zoning Investigator

Petitioner: Auctioneers Realty

Owner (s): Auctioneers Realty

Location: The property is located at 4612 69th Ave. Milan, IL 61264 and is legally described as P/O PIN 17.20.104.010, Tax Parcel 1880, SA Lot 161 and PIN 17.20.104.002, Tax Parcel 1879, Lot 7 of Jahn's Subdivision, all in Sheet 5 supplemental for 2011, Section 20, T17N, R1W, 4th PM, Blackhawk Township, Rock Island County, Illinois, containing approximately 1 acre.

Property Description: Lot 7 is a 95.2 ft by 200 ft lot that contains a single family dwelling and detached garage. The lot is mostly flat with some trees. The lot that is South of Lot 8 is a mostly overgrown, unused lot, again mostly flat. This lot is not part of Jahn's subdivision.

Request: To consider a rezoning from R-1, Single Family Dwelling District, to I-1, Light Industrial District.

Proposal Summary: The applicant wishes to rezone these two lots from residential to industrial so that they may be combined with the existing business to the South. One lot contains a home that will be demolished, the other is vacant.

*******PLANNING CONSIDERATIONS*******

Surrounding Zoning & Land Use: The zoning classification within the general area of the property in question is R-1, Single Family Dwelling District, B-4 Highway Intensive Business District, I-1, Light Industrial District, and I-2, Heavy Industrial District. There is land to the North within the Village of Milan. There is a split between commercial uses and residential.

Land Use Plan: The Rock Island County Future Land Use Map designates this area in the Mixed Use setting. The Mixed Use setting is can be characterized by its general development pattern multiple types of uses intermingled and adjacent, but retain a sense of neighborhood. The commercial aspect of this area is overtaking the residential. This request is consistent with Rock Island County Land Use Plan. This is not in Milan Planning Area, it is covered in Moline's airport plan.

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Suitability: The commercial aspect of this area is overtaking the residential. The properties proximity to the airport is less desirable for residential use. This request is suitable with the area surrounding it.

Environmental Impacts: A portion of the property is in the 500 year floodplain. The parcel is within 1.5 miles of a water or sewer district, both the Village of Milan and the City of Moline. Any future devolvement would be reviewed by the RI County Health Department for the septic and well approval or possible connection to a municipal system.

Transportation Impacts: Access/Egress is off 69th Avenue, a township road. There is no IDOT traffic count on this road. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel. The impact of this request should be minimal.

Criteria for Approval from Rock Island County Code of Ordinances Section 3-2-6.2.F.1:

1. The existing use within the vicinity of the property is residential, commercial & industrial.
2. The zoning classification within the general area of the property in question is R-1, Single Family Dwelling District, B-4 Highway Intensive Business District, I-1, Light Industrial District, and I-2, Heavy Industrial District.
3. The trend of development is commercial or industrial.
4. The tract is suitable with the surrounding uses.
5. The subject parcel is not located in the regulatory floodplain, however, there are portions in the 500 year floodplain.
6. The request is consistent with the Rock Island County Comprehensive Land Use Plan and maps.