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ZBA STAFF REPORT

Application/Case Number: RZ-21-124

Meeting Date: Wednesday, November 17, 2021 @ 9:00 a.m.

Report Prepared by: Phillip Tunncliff, Zoning Investigator

Petitioner(s): Joel Grafton

Owner(s): Sonia D Grafton Survivor's Trust, and Micah & Arianna Kuriscak

Location: A property at the address 12610 120th Ave, Orion IL 61273 and legally described as P/O PIN 24.12.200.003 and 21.12.200.002, Tax Parcels 103-1 & 103, Sheet 13, supplemental for 2018, Section 12, T16N, R1W, 4TH PM, Rural Township, Rock Island County, Illinois, containing approximately 10 acres.

Property Description: The proposed tracts contain approximately 10 acres total. They are split into two tracts and one existing tax parcel. One egressing on 120th Ave with 4 acres to be added to an existing property and one egressing on 135th St. without any defining buildings.

Request: To consider a rezoning from AG-1, Agricultural Preservation District to SE-1 Suburban Estates Low Density District on approximately 10 acres.

Proposal Summary: The petitioner is an executor of a family estate/trust and wishes to reconfigure the properties in the area. The proposal is to rezone and split two properties from a large existing parcel, 4 acres will be added to a parcel with an existing house owned by Kuriscak, and the other 5 acres will be separated to allow for a new lot.

PLANNING CONSIDERATIONS

Surrounding Zoning & Land Use: The surrounding area is zoned AG-1, Agricultural Preservation District, AG-2, General Agricultural District, SE-1 Suburban Estates Low Density District and SE-2 Suburban Estates Medium Density District. The Sunny Hill Subdivision from Henry County/Orion is a ½ mile to the East. There are a good amount of single family homes on small lots in the vicinity of this tract. The Homestead Cemetery is in the very northwest corner, just outside of the request.

Land Use Plan: The property in question is designated as Rural Residential within the Rock Island County Land Use Plan & Maps. The Rural Residential setting *is intended to be a transition between agriculture and more urbanized residential development. Rural low-density residential development is characterized by single-family*

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detached housing units in a rural setting on lots from one to five acres or more. This request is consistent with Rock Island County Land Use Plan.

Suitability: This request will be suitable with surrounding uses. There are multiple comparable acre tracts ½ mile from the site.

Environmental Impacts: There should be little to no environmental impact with this request as the main part of this request is just redrawing property lines around existing homes. One new 5 acre building lot will be created. There is no mapped floodplain on the tract.

Transportation Impacts: Access/Egress is directly onto 120th Ave from an existing private roadway. The IDOT traffic count on 120th Avenue is 250 vehicles per day on this road. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel.

Criteria for Approval:

1. The existing use within the vicinity of the property is rural residential & agricultural.
2. The zoning classification within the general area of the property in question is AG-1, Agricultural Preservation District, 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 is Rural Residential.
4. The tract is suitable with the surrounding uses.
5. The subject parcel is not located in the regulatory floodplain.
6. The request is consistent with the Rock Island County Land Use Plan and maps.