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ZBA STAFF REPORT

Application/Case Number: RZ-23-101

Meeting Date: Thursday, March 16, 2022 @ 9:00 a.m.

From: Kelly Humphrey, Zoning Investigator

Petitioner: Tim & Kristie Guardia

Owner (s): Tim & Kristie Guardia

Location: The property is located at 8919 217th Street N, Port Byron, IL 61275

Legal Description: P/O PIN: 05.30.105.006 & 05.30.105.013, Lots 3-4-5, Sheet 31 & SA Lot 123, supplemental for 2019, Section 30, T19N R2E, 4TH PM, Coe Township, Rock Island County, Illinois, containing approximately 13 acres.

Property Description: This property contains two tax parcels, one is 1.5 acres with a house and outbuilding, the other is 11.6 acres with farm fields and timber. The property is very rolling and falls to the east and south. There is a 40 foot elevation change from the home site to the backside of the 1.5 acre parcel.

Request: To consider a rezoning from R-1, Single Family Dwelling District to SE-2, Suburban Estates Medium Density District.

Proposal Summary: The applicant wishes to rezone the property to SE-2 due to restriction in the R-1 zoning district. The property is fairly rural and outside municipal limits. The property is much larger than lots within a municipality and does not feel as though it fits in a R-1 zoning district.

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

Surrounding Zoning & Land Use: The surrounding area is zoned mostly R-1, Single Family Dwelling District, with some SE-2 to the North and AG-2 to the East. There are residential uses to the West and agricultural uses to the East. The village of Port Byron limits is 300 feet to the West.

Land Use Plan: The Rock Island County Comprehensive Land Use Plan designates this area in the rural setting. The Rural setting is intended to be a transition between agriculture and more urbanized residential development. Rural low-density residential development is characterized by single-family detached housing units in a rural setting on lots from one to five acres or more.

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ZONING & BUILDING SAFETY

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Suitability: This request is suitable with the area surrounding it, there are many one acre tracts surrounding the property. This is also the transition from urban settings in the Village to the rural portions of the county. The 11.6 acres adjoins SE-2 zoned land to the North.

Environmental Impacts: The property is not in the mapped floodplain. Any new structures would follow the RI County Stormwater ordinance and health department guidelines.

Transportation Impacts: Access/Egress is off 217th St. N, a township road. The IDOT traffic count is 350 cars per day. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel.

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 rural residential and agriculture.
2. The zoning classification within the general area of the property in question is R-1, Single Family Dwelling District, SE-2, Suburban Estates Medium Density District and AG-2, General Agricultural District.
3. The trend of development is rural residential.
4. The tract is suitable with the surrounding uses.
5. The request is consistent with the Rock Island County Land Use Plan and maps.