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ZBA STAFF REPORT

Application/Case Number: SU-23-201 Phoenix Corp of QC

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

From: Kelly Humphrey, Zoning Investigator

Petitioner: Phoenix Corporation of the Quad Cities

Owner(s): Paced Next, LLC

Location: P/O PIN 09.10.100.003, SA Lot 101, Sheet 44, supplemental for 2018, Section 20, T18N, R1E, 4TH PM, Hampton Township, Rock Island County, Illinois, containing approximately 20 acres.

Property Description: This is a 20 acre portion of the 100 acre tax parcel. The property has frontage on 20th Avenue North behind the East Moline Correctional Facility. This portion is a hillside that is 70-80 feet above the road surface.

Request: The petitioner is requesting a Special Use Permit for a borrow pit in a SE-2, Suburban Estates Medium Density District.

Proposal Summary: The petitioner is requesting a borrow permit on 20 acres of a 100 acre tax parcel. This property contains material desired for local projects in the area that will be used intermittently. At times there will be 1-2 machines when the dirt needs processed and trucks coming in and out to pick up dirt. By applying for the Special Use Permit this will bring the property into compliance with today's regulations.

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

Surrounding Zoning & Land Use: The land to the West and South are in the City of East Moline. The land to the North is in the village of Hampton. The surrounding land in unincorporated RI County is zoned SE-2, Suburban Estates Medium Density District. There are residential uses to the north and west. The property to the South in the City of EM is the Illinois Department of Corrections facility and the City also has the Jacobs Northeast Park Sports Complex on the 140 acres to the south. There are farm field to the East that were part of Riverstone/Ellis family trust.

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.

Suitability: This request will be suitable with surrounding uses, as you approach the site there are very few homes that are visible or impacted. The prison is an established commercial use and buffer to the South. And the large park area is separated by a creek and large amount of trees. Everything else will be an agricultural use to the east. This is not a heavily traveled road with residential traffic.

OFFICE OF

ZONING & BUILDING SAFETY

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Environmental Impacts: With mining activities this will need to be permitted through Illinois EPA and must follow the County Stormwater Ordinance. The restoration aspects should be considered for the next use after the site is mined out.

Transportation Impacts: Access/Egress will take place to the East of 20th Avenue, a township road. The IDOT traffic count on 20th Avenue North is 50 vehicles per day. The impact of this request needs to be managed with trucks entering and leaving the site. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel.

*****STANDARDS*****

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; With design and some thought of the end use, the impact to the surrounding area can be minimized.*
2. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, and will be located and operated to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility; With appropriate planning and responsible business measures the impact on adjoining properties can be minimized.*
3. *That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts; With appropriate planning and responsible business measures the impact on future uses can be minimized.*
4. *Those adequate utilities, access roads, drainage and/or other necessary facilities have been, or are being provided. Access is provided via 20th Avenue North and developing appropriate erosion control measures, controlling vehicle tracking, there is enough land to control these issues.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; the access to the tract will continue to be off 20th Avenue North a township road and truck traffic may need to be managed on busy days.*
6. *That the plan of operations for the Special Use is designed to minimize the danger to the surrounding area from fire or other operational accidents; The property will be in keeping with fire safety standards.*
7. *That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the County Board.*

*****CONDITIONS*****

1. Adequate measures shall be taken to protect adjacent property from land slippage. A buffer zone shall remain unexcavated between neighboring properties.
2. A NPDES permit will be required and Stormwater Pollution Protection Plan (SWPPP) shall be submitted and approved.
3. The operator shall make efforts to alleviate traffic congestion with appropriate signage and flag man, or other means, when needed.
4. Any road damage to be repaired at the cost of operator at the specifications of County Highway Engineer and/or IDOT.
5. A plan shall be submitted for site restoration once the excavation is complete and approved by the Director of Zoning & Building Safety.
6. Changes to the scope of operation of this facility or ownership shall require another hearing before this Board.
7. An annual inspection of the property will be conducted and a renewal fee shall be paid to continue the use.
8. This Special Use Permit is non-transferable and shall expire if not renewed annually.
9. If a dispute should arise concerning the interpretation herein, a hearing shall be scheduled before the Zoning Board of Appeals and they shall make the final interpretation.