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ZBA STAFF REPORT

Application/Case Number: RZ-23-106

Meeting Date: Wednesday, August 16, 2023 @ 9:00 a.m.

From: Kelly Humphrey, Zoning Investigator

Petitioner: Keith R Deschepper Trust

Owner(s): Keith R Deschepper Trust

Location: The property is located at 9324 Knoxville Rd, Milan, IL 61264 and is legally described as PIN 17.31.101.009, SA Lot 105, Sheet 9, supplemental for 2013, Section 31, T17N R1W, 4th PM, Black Hawk Township, Rock Island County, Illinois, containing approximately 3.75 acres.

Property Description: The 3.75 acre tract contains a house and accessory structure. The ground falls to the west behind the house and has a large ravine to the south. The tract has 340 feet of frontage on Knoxville Road. The tract borders the Village of Milan.

Request: To consider a rezoning from AG-2, General Agricultural District to SE-E, Suburban Estates Medium Density District.

Proposal Summary: This lot is currently zoned AG-2 with 60 acres. The 60 acres is on both sides of Knoxville Road and contains the hillside down to Mill Creek. The applicant wishes to sell off 3.75 acres with the house and garage.

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

Surrounding Zoning & Land Use: The surrounding area is mostly zoned AG-2, General Agricultural District. The larger 60 acre tract does adjoin SE-2, Suburban Estates Medium Density District, to the Southwest, and R-1, Single Family Dwelling District, to the North. The West and North sides adjoin the Village of Milan. Milan's subdivision Legends of Mill Creek is to the west, but there is an elevation difference of 80 feet and large creek separating them. The home site is mostly surrounded by farm fields, but there are many homes up and down Knoxville Road.

Land Use Plan: The Rock Island County Comprehensive Land Use Plan designates this area in the Rural Residential setting. 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 detached

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housing units in a rural setting on lots from one to five acres or more.

Suitability: This request is suitable with the area surrounding it, there are other tracts in proximity.

Environmental Impacts: This request will have little to no environmental effect as the home is existing.

Transportation Impacts: Access/Egress is off Knoxville Road, a County road. The IDOT traffic count is 3,100 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 agricultural and residential.
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 lot is adjacent to the Village of Milan.
4. The trend of development is rural residential uses.
5. The tract is suitable with the surrounding uses.
6. A portion of the parent parcel is located in the regulatory floodplain.
7. The request is consistent with the Rock Island County Land Use Plan and maps.