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ZBA STAFF REPORT

Application/Case Number: SU-23-209

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

From: Kelly Humphrey, Zoning Investigator

Petitioner: Thomas, Tracy, and William Declerck

Owner: Thomas, Tracy, and William Declerck

Location: The property at 15009 70th Street W, Reynolds, IL 61279 and is legally described as PIN 23.19.100.005, SA Lot 101, Sheet 25, supplemental for 2018; Section 19; T16N R2W, 4th PM, Bowling Township, Rock Island County, Illinois, containing approximately 1.29 acres.

Property Description: This 1.29 acre tract is part of a 42.08 acre tract off 70th Street W. containing a house and an accessory building. The tract falls to the east toward a creek that is part of the Mill Creek watershed. It is surrounding on three sides by farmland with another house directly southwest of the tract.

Request: The petitioner is requesting a Special Use Permit for a Residential Building Lot, in an, AG1, Agricultural Preservation District

Proposal Summary: The petitioner wishes to sell the existing house with 1.29 acre and split it from the adjoining farm ground.

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

Surrounding Zoning & Land Use: All of the surrounding land is zoned AG-1, Agricultural Preservation District. The town of Taylor Ridge is one mile North. The predominant use in the area is agriculture with some rural residential along 70th Street W/Illinois Highway 94.

Land Use Plan: The Rock Island County Comprehensive Land Use Plan designates this area in the Agricultural setting. The Agriculture setting is described as an agricultural land use has lower agricultural productivity, and includes timber stands and other topographical land features like steep slopes, rock outcrops, wetlands, or other natural features that limit row-crop agriculture.

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

Environmental Impacts: The environmental impacts are negligible as the use of the property will not change or intensify.

Transportation Impacts: Access/Egress is off 70th Street W/ Illinois Highway 94, a State Road. The IDOT traffic count on 70th Street West is 1,770 vehicles per day. The impact of this request should be minimal. There are no

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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; This request will not differ substantially from existing uses and will therefore have little impact to the surrounding area.*
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; the special use will maintain the character of the surrounding properties and should have little to no effect.*
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; this request will not impede development as it only applies to an existing structure and does not alter the use of that structure.*
4. *Those adequate utilities, access roads, drainage and/or other necessary facilities have been, or are being provided. Access is provided via 70th Street W. and all necessary facilities are already in existence.*
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 70th Street West., a county road.*
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 safety standards for residences.*
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. That Special Use Permit applications for Rural Residential Building Lots shall be deemed to meet the requirements of Section 6.3.f provided the board finds:*
 - a. The parcel will contain more than 43,560 square feet.
 - b. The property has 330 feet of frontage.
 - c. Access to the property (the driveway) shall be directly onto an asphalt or concrete roadway maintained by either the Illinois Dept. of transportation or the Rock Island County Highway Dept. (no township roads, private roads, gravel or chip and seal). Access is onto State Highway 94.
 - d. No farm ground will be taken out of production as a result of granting this request.
 - e. The parcel shall be adequate for two (2) complete septic systems (1 now, 1 for replacement upon failure of the original), with written confirmation from the Rock Island County Health Dept.
 - f. Signed acknowledgment of the "Rock Island County Rural Living Contract" will be provided.
 - g. Land Evaluation Site Assessment score of less than 225.
 - h. The property has no buildable area in a floodplain as delineated on the Flood Insurance Rate Maps (FIRM) for Rock Island County, as adopted.
 - i. Where determined to be necessary by the Zoning Administrator, a 60 ft. wide area shall be left between parcels for future road access to properties lying behind the subject property, with the intent to maintain the possibility of long-term development.
 - j. The property is in an area where the proposed lot size does not meet the requirements of the current Rock Island County Land Use Plan and Map.