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ZBA STAFF REPORT

Application/Case Number: RZ-23-107

Meeting Date: Wednesday, September 20, 2023 @ 9:00 a.m.

From: Kelly Humphrey, Zoning Investigator

Petitioner: Gary & Mike Smeltzly

Owner(s): Kaye & Larry Miller Trust

Location: The property is located at 24000 66th Avenue North, Port Byron, IL 61275 and is legally described as P/O PIN 10.05.200.007, SA Lot 5, Sheet 6 supplemental for 2019, Section 5, T18N R2E, 4th PM, Zuma Township, Rock Island County, Illinois, containing approximately 5 acres.

Property Description: This is a 5 acre tract with 420 feet of frontage on 66th Avenue North. The tract contains and house and some accessory structures. The tract contains 2 acres of tillable ground. The tract is mostly flat, as most of it was tillable ground.

Request: To consider a rezoning from AG-2, General Agricultural District to SE-1, Suburban Estates Low Density District.

Proposal Summary: The petitioner wishes to sell off 5 acres with the house and accessory structure from an existing 20 acre parcel. They are requesting to rezone the property from AG-2, General Agricultural District to SE-1, Suburban Estates Low Density District.

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

Surrounding Zoning & Land Use: The surrounding area is mostly zoned AG-2, General Agricultural District. The surrounding uses are farm fields and rural residential. The site is zoned AG-2 and there are residences on the adjacent parcels to the north and west.

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 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 similar tracts in proximity.

OFFICE OF

ZONING & BUILDING SAFETY

1504 3rd Avenue, Room 305, Rock Island IL 61201

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Environmental Impacts: The property is not in the mapped floodplain. This request is just to separate the buildings from the farm land, no new development is planned.

Transportation Impacts: Access/Egress is off 66th Avenue North, a Township road. IDOT does not have a traffic count for this road. The impact of this request will be minimal to traffic. 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 rural residential.
2. The zoning classification within the general area of the property in question is 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 uses.
4. The tract is suitable with the surrounding uses.
5. The request is consistent with the Rock Island County Land Use Plan and maps.