

**Memorandum
Community and Economic Development
Department**

To: Randall Tweet, Interim City Manager

Subject: Request for Special Use Permit for 547 23rd Street

Date: September 28, 2016



People's Missionary Baptist Church is requesting permission to apply for Special Use Permit to construct a five stall accessory parking lot at an undeveloped parcel at 547 23rd Street, zoned R-3 (one and two family residence) district. The subject property is located to the north of the church structure, which is located at 553 23rd Street.

The proposed parking area will be located on the east segment of the subject site with the five spaces backing out onto a dead-end north/south public alley located east of the property. Currently, church attendees park on adjacent public streets as there is only two improved parking spaces for church vehicles on the site where the church structure is located.

The impact of the use on neighboring and adjoining property owners can best be determined by a public hearing. Staff believes that a Special Use Permit request is the appropriate process to consider instead of considering rezoning to business zoning because the Comprehensive Plan Future Land Use Map identifies single family residential land use for the site and the property is located low density residential neighborhood.

Recommendation:

That People's Missionary Baptist Church be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Ryan Berger, Interim, Planning and Redevelopment Administrator

Thomas Ayers, Interim CED Director

Approved by: Randall Tweet, Interim City Manager



People's Missionary Baptist Church

553 23rd St.

Rock Island, Illinois 61201

Phone (309) 788-7697/Fax (309) 788-8537

Email: peoplesbaptistc@yahoo.com

Rev. Willie E. Jones, Pastor, Cell (563) 650-8962

September 21, 2016

To Whom It May Concern:

I bring you greetings from People's Missionary Baptist Church:

The Pastor and members of People's would like to request a Special Use Permit to construct parking in the following area:

- 1. 547 23rd St. Rock Island IL. (lot size 50'x124.28)**

By constructing said parking lots, this will allow for additional off street parking on Sunday's and whenever activities are taking place at the church.

We pray that the council will find favor and grant the use of a Special Use Permit.

Humbly submitted,

Rev. Willie E. Jones Pastor
Rev. Willie E. Jones, Pastor

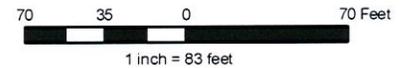
Untitled



- Parcels
- Streets



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. The City of Rock Island makes no warranty concerning this information.

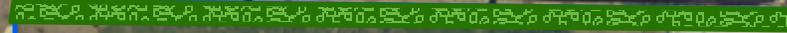


Printed on: September 21, 2016

Author:



23RD STREET



5 Parking Spaces

Peoples Missionary Church
553 23rd Street
Rock Island, IL



Prepared By: City of Rock Island,
Community and Economic Development Dept.
Planning and Redevelopment Division
September 2016
(Note: Aerial Flown April 2014)

6TH AVENUE