

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager  
Subject: Request for Special Use Permit for 2106 7<sup>th</sup> Avenue  
Date: February 25, 2015**



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Steven Pressly is requesting permission to apply for Special Use Permit to add a crematorium operation to the former funeral home located at 2106 7<sup>th</sup> Avenue, zoned R-3 (one and two family residence) district. The former funeral home use did not have a crematorium in its business operation. The space proposed for the crematorium is the former attached garage located on the east side of the structure. Only the crematorium as a new aspect of the funeral business and the use of a former non-public garage space are the reasons for public hearing review under the Special Use Permit process.

The attached letter identifies that Mr. Pressly will have one employee work out of the facility. He will renovate the existing chapel area to be used for visitations (allowable use of the former non-conforming funeral use). Exterior improvements are also proposed to the parking area and grounds. It is expected that the existing lighted freestanding sign will also be utilized. One full-time employee will work out of the facility with the possibility of an additional part-time employee added in the future.

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 this business use in a low density residential neighborhood.

Recommendation:

That Mr. Pressly be allowed to apply for a Special Use Permit.

**Submitted by: Alan Fries, Urban Planner II  
Ben Griffith, Planning and Redevelopment Administrator  
Jeff Eder, Assistant City Manager/CED Director**

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**Approved by: Thomas Thomas, City Manager**

# WHEELAN-PRESSLY FUNERAL HOME, INC.

Steven D. Pressly, Owner/President  
www.wheelanpressly.com

3030 7<sup>th</sup> Avenue  
Rock Island, IL 61201  
(309) 786-5421  
(309) 786-5423 fax

201 E. 4<sup>th</sup> Avenue  
Milan, IL 61264  
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(309) 756-0788 fax

February 25, 2015

The Honorable Mayor Dennis Pauley  
Rock Island City Council  
1528 Third Avenue  
Rock Island, Illinois 61201

Mr. Mayor and Rock Island City Council,

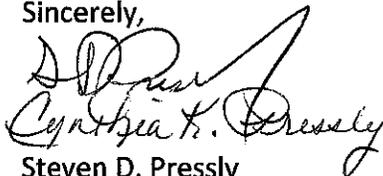
My wife and I have entered into an agreement to purchase the former Larson/Garden Ridge funeral site for use as an adjunct location to our current facility at 3030 7th Avenue. It is our desire to return 2106 7th Avenue to the grandeur it enjoyed in the 1960's and 70's. We will be to working to improve the entire corner site.

We will need to modify the zoning at 2106 in order to add a crematory to the existing garage in this building. We have spoken to the Chief Building Inspector, Tom Ayers and the Fire Marshall, Greg Marty and have secured their approval. With the zoning adjustment we will begin work this spring.

I believe that our track record with the building of 3030 at the old Bowladrome site, demonstrates our commitment to doing things the right way. We can only assure you that the same will be true for the "Old Knox Building" as I like to refer to it. The Dart mansion was beautiful when built in 1841 and will again show its grace and majesty.

Thank you for your consideration and any assistance that you may provide.

Sincerely,



Steven D. Pressly  
Cynthia K. Pressly