

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning request for 1116 11th Avenue
Date: March 9, 2015

At its March 4, 2015 meeting, the Planning Commission considered a request from ABR Partners LLC for a rezoning from R-4 (one to six two family residence) district to B-3 (community business) district at 1116 11th Avenue. The applicant will remove the existing vacant single family residence and improve the site for a truck delivery access driveway for the adjacent Lift Systems, Inc. business located across the alley to the south. A new access point will also be created on 11th Avenue for egress from the site as delivery trucks will enter the alley from 11th Street and exit on 11th Avenue. The Comprehensive Plan identifies “employment” land use for the site (office or light manufacturing uses).

Public Hearing Comments:

Brian Wagner, Vice-president for Lift Systems and member of ABR Partners, represented the request and indicated that trucks currently must back out onto 11th Street following delivery to the Lift Systems building to the south of the alley. Bill Daly, Plant Manager for the Lift Systems facility, indicated that truck deliveries are sporadic during the day and that most delivery trucks are flat bed open trucks that are unloaded “pretty quickly”. One neighbor submitted an Interested Party form (Carol Sue Rita Malgoza of 1104 12th Street). She objected stating that she purchased her house to live in a neighborhood with homes and trees, not truck areas. Gina Davis, 1100 11th Avenue, also spoke in opposition stating that 11th Avenue is a narrow street that residents utilize for on-street parking making truck egress from the subject site difficult.

In his rebuttal Mr. Wagner stated they had received a statement of support from Will C. Birch, owner of 1101, 1113, 1117 and 1121 11th Avenue (he resides at 1117 11th Avenue).

Planning Commission Comments & Recommendation:

The Planning Commission suggested the applicant provide landscaping along the east property line (adjacent to Church of Peace parking lot) to help buffer the truck delivery driveway from residential properties in the neighborhood to the east. The Commission then voted seven to zero to recommend approval of the rezoning.

Recommendation: Planning staff recommends approval of the rezoning because it conforms to the land use designation in the Comprehensive Plan and is a reasonable expansion of the business zoning in the neighborhood.

Legal Description of Subject Property:

Lot 17 of Schubert and Fluegel's Second Addition to the City of Rock Island, also known as 1116 11th Avenue, Rock Island, Illinois.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, AICP, Planning & Redevelopment Administrator
Jeffery A. Eder, Assistant City Manager / CED Director

Approved by: Thomas Thomas, City Manager

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: February 12, 2015

Subject: Case #2015-01- Request for Rezoning from R-4 (one to six family residence) district to B-3 (community business) district at 1116 11th Avenue.

ABR Partners LLC has filed an application for a rezoning from R-4 (one to six family residence) district to B-3 (community business) district at 1116 11th Avenue. The applicant will remove the existing vacant single family residence and improve the site for a truck delivery access driveway for the adjacent Lift Systems, Inc. business located across the alley to the south.

Size of Property to be Rezoned:

41' x 120' (4,920 square feet).

Existing Land Use: The site is currently occupied by a vacant single family residence.

North: Undeveloped property, zoned R-4.

East: Church parking lot, zoned R-4.

South: Lift Systems business, zoned B-3.

West: Lift Systems parking lot, zoned B-3.

Zoning History

None.

Comprehensive Plan Designation:

The Comprehensive Plan identifies employment land use for the site.

Access:

The site has access to 11th Avenue.

Physical Characteristics:

The site is flat and slightly above street level.

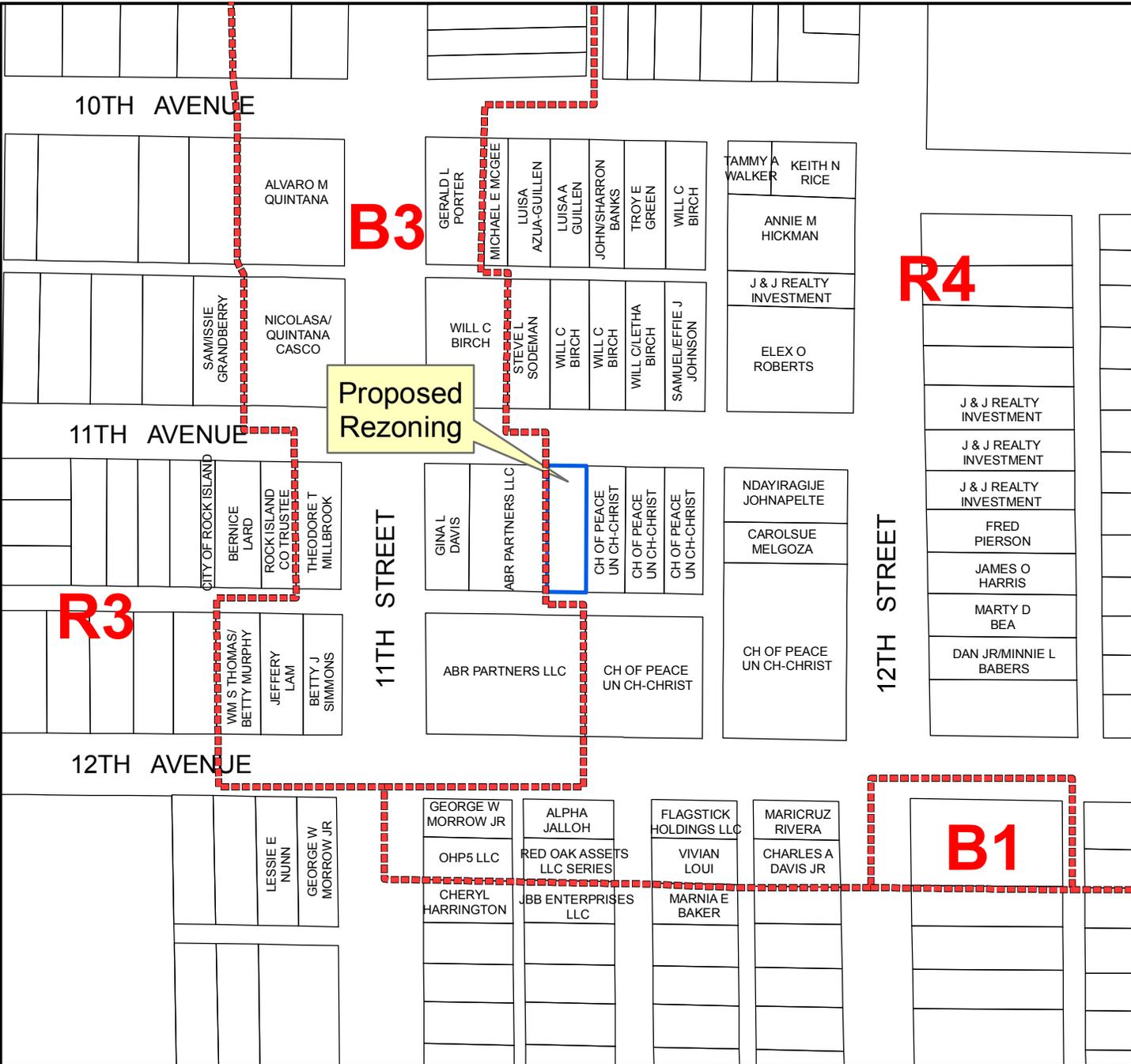
Analysis:

The site will not be used for truck parking, but will be used as driveway space for trucks utilizing a loading dock on the north side of the Lift Systems building. A new access point will be created on 11th Avenue for ingress and egress from the site.

Recommendation:

Staff recommends approval of the rezoning because it conforms to the land use designation in the Comprehensive Plan and is a reasonable expansion of the business zoning in the neighborhood.

PLANNING COMMISSION



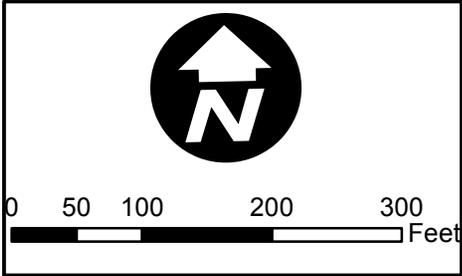
PLANNING COMMISSION
2015-1

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.

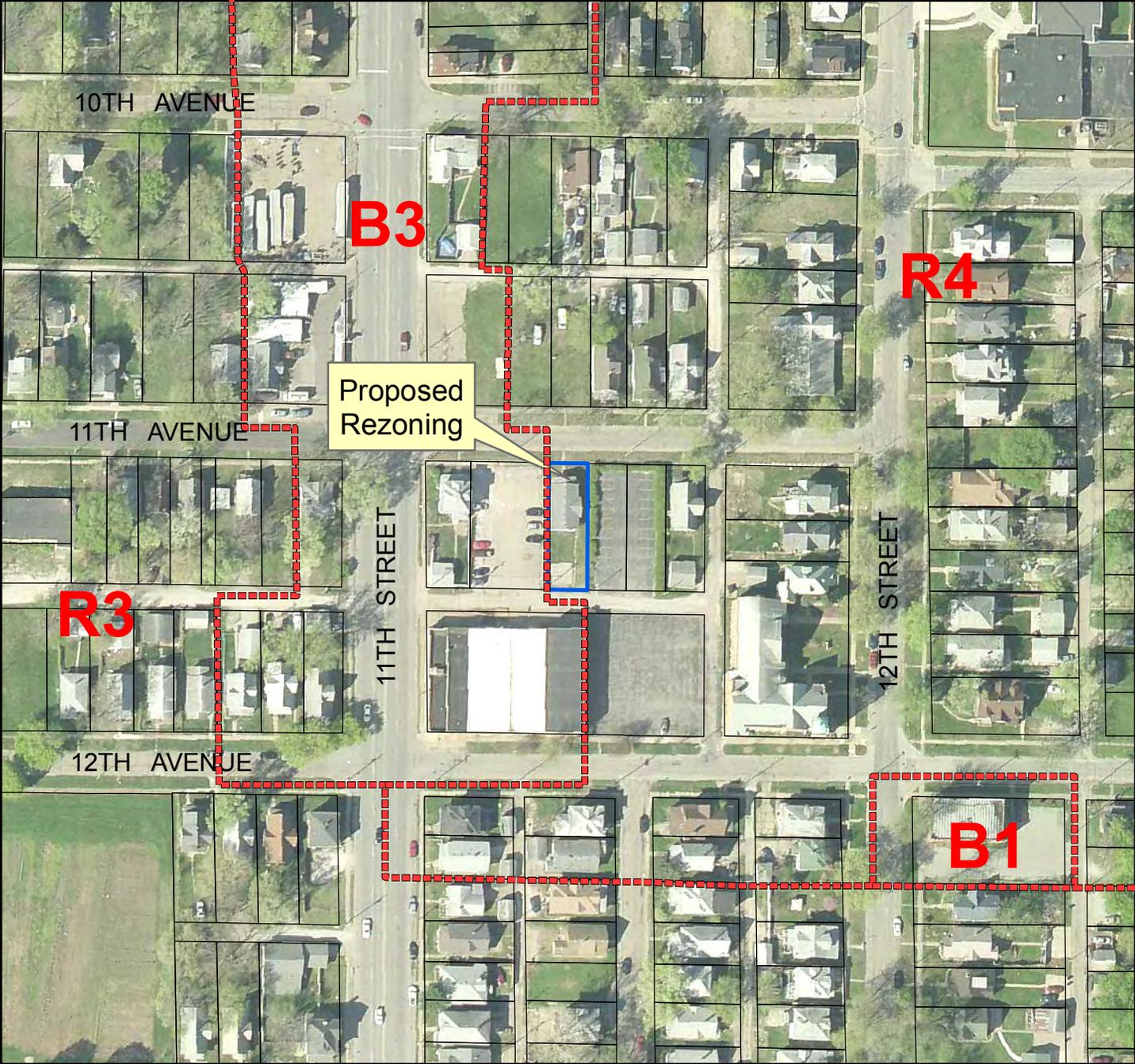


City of Rock Island

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Planning and Redevelopment



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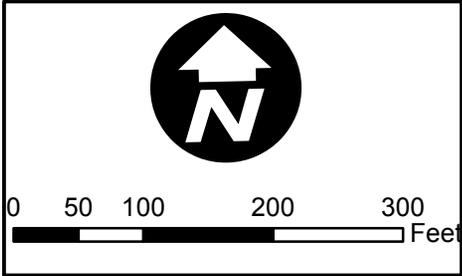


PLANNING COMMISSION
2015-1 Aerial

Legend

- Parcels
- Subject Property

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City of Rock Island

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The logo for the City of Rock Island, Illinois, featuring the letters 'RI' in a stylized font above the words 'ROCK ISLAND ILLINOIS'.