

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Special Use Permit for 1529 38th Street
Date: October 9, 2015**



David Parochetti, Taco Bell Franchisee, is requesting permission to apply for Special Use Permit to locate a commercial right turning lane (15' x 12') for the adjacent Taco Bell restaurant on the subject residential parcel. The turn lane will be for customers exiting the restaurant's drive-thru lane. The applicant indicates that he will remove the existing single family residence on the subject R-3 (one and two family residence) district zoned site and relocate the privacy fence and landscaping on the subject site.

Taco Bell has recently renovated its restaurant and desires to have a safer and less congested drive-thru lane situation for its customers. There is proposed to be a left and right turn lane for customers (left turn lane will be on Taco Bell property and right turn lane will be on subject residential property). No other development is proposed for the subject site at this time. Any future commercial development on the site would require a rezoning to business zoning.

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. Parochetti 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**

Approved by: Thomas Thomas, City Manager

Honorable Dennis Pauley
1528 3rd Avenue
Rock Island, IL 61201

RE: Special Use Permit, 1529 38th Street

Dear Mayor Pauley:

I have purchased the above parcel. I intend to remove the structure and would like to use a small part of the parcel to add approximately a 50'x 12' right turning lane to the existing drive-thru for Taco Bell. This right turn lane would greatly reduce the drive-thru congestion during peak periods caused by left turning vehicles.

I am making the Special Use Permit request at this time because I am not sure what I am going to do with the rest of the property. However, after demolition I intend to grow grass and put up a privacy fence.

I would appreciate the council's approval of this request.

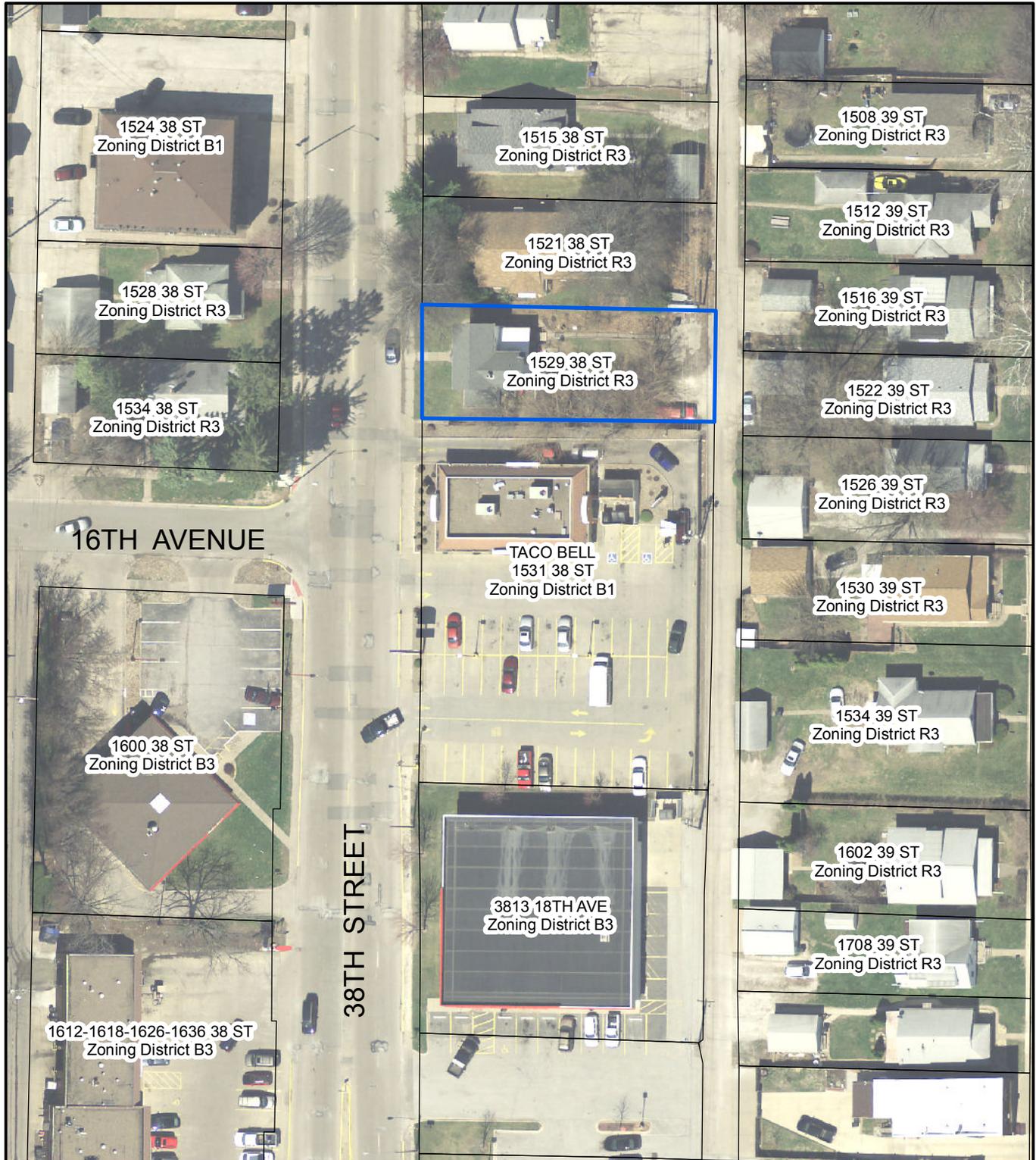
Sincerely,
David Parochetti
Franchisee, Taco Bell



ROCK ISLAND
ILLINOIS

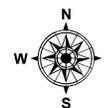
Location Map

Prepared By: City of Rock Island,
Community and Economic Development Department
Date: October 2015



Legend

-  1529 38th Street
-  Parcels



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.