

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Request Public Hearing for 1215 6th Street

DATE: October 28, 2015

Sheila Parker has filed an application for a Special Use Permit to operate a non-perishable food store (candy, beverages, chips and packaged frozen items) out of the former residence at 1215 6th Street, zoned R-3 (one and two family residence) district.

Nature of the Use:

The applicant owns the vacant residence and intends to be one of the three non-resident employees working out of the site (two adult children will be the other employees). There could be more than one employee working at the business at a time. Hours of operation during winter months will be 9:00 a.m. to 7:00 p.m., seven days a week. During warmer weather months the hours will extend to 9:00 a.m. to 8:00 p.m., also seven days a week.

Parking:

The Zoning Ordinance requires one space for every two employees working at the business and two additional spaces based on the square footage of the business space. There is a gravel area off the alley that could be expanded to provide one parking space (see attached photo), but the subject lot is small (45' x 50').

Signs:

The applicant proposes a 2' x 2' unlighted freestanding sign (approximately three feet in height from grade to top of sign) to be located in the west front yard. The sign will be located approximately five feet from the west sidewalk.

Analysis:

Staff believes that the use does not meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as there is not adequate parking for the business and its nonresident employees and it will have a negative effect on the character of the residential neighborhood.

Legal Description of Property:

Supervisor of Assessment Lot 205, Sheet 7 of Rock Island Township to the City of Rock Island, also known as 1215 6th Street, Rock Island, Illinois.

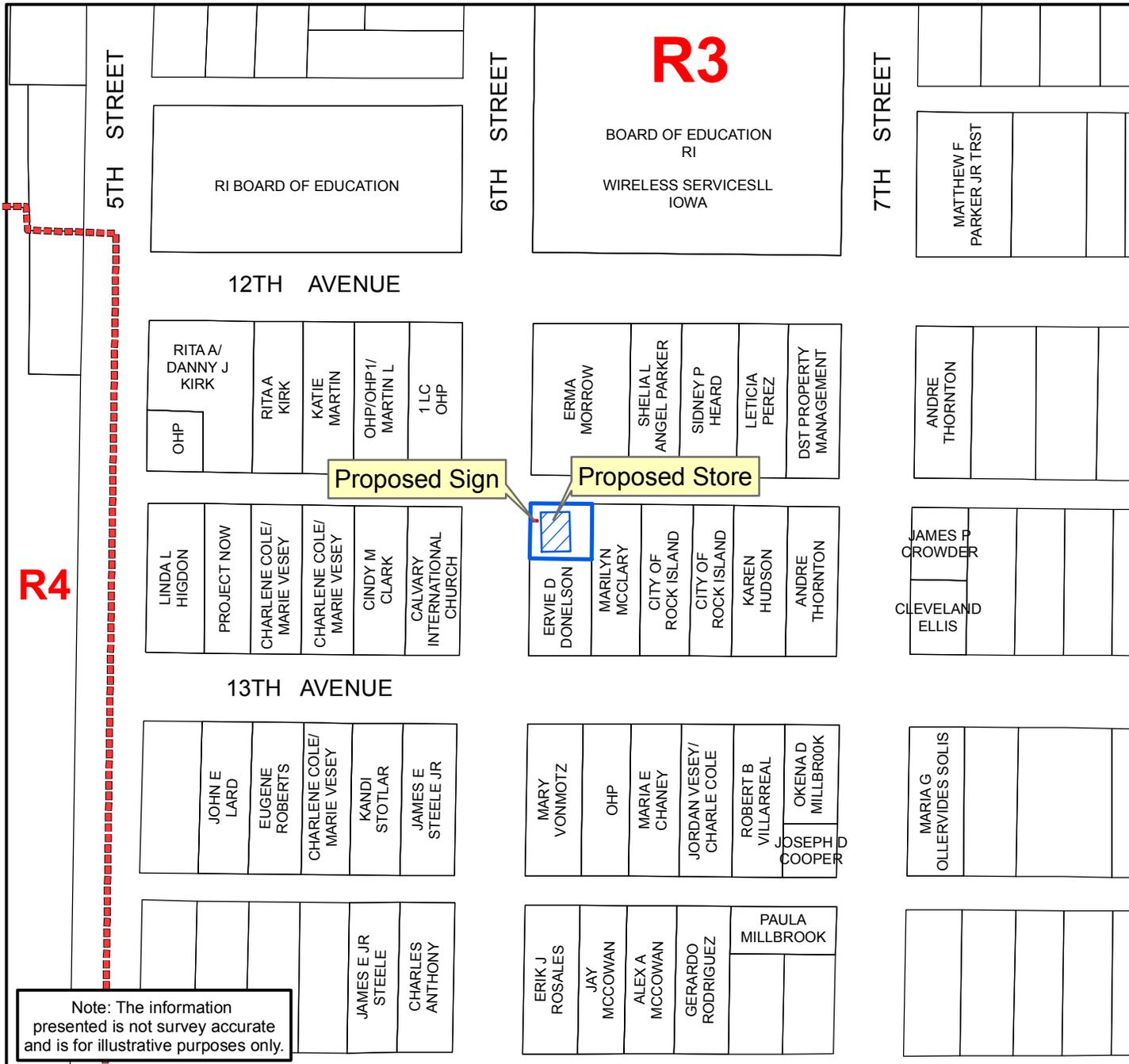
Recommendation:

That the request be denied because there is not adequate parking and the use will alter the character of the residential neighborhood.

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

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



Note: The information presented is not survey accurate and is for illustrative purposes only.

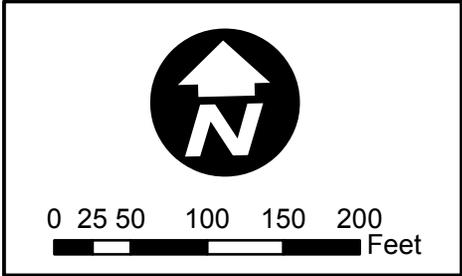
SPECIAL USE PROPOSAL
2015-10

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

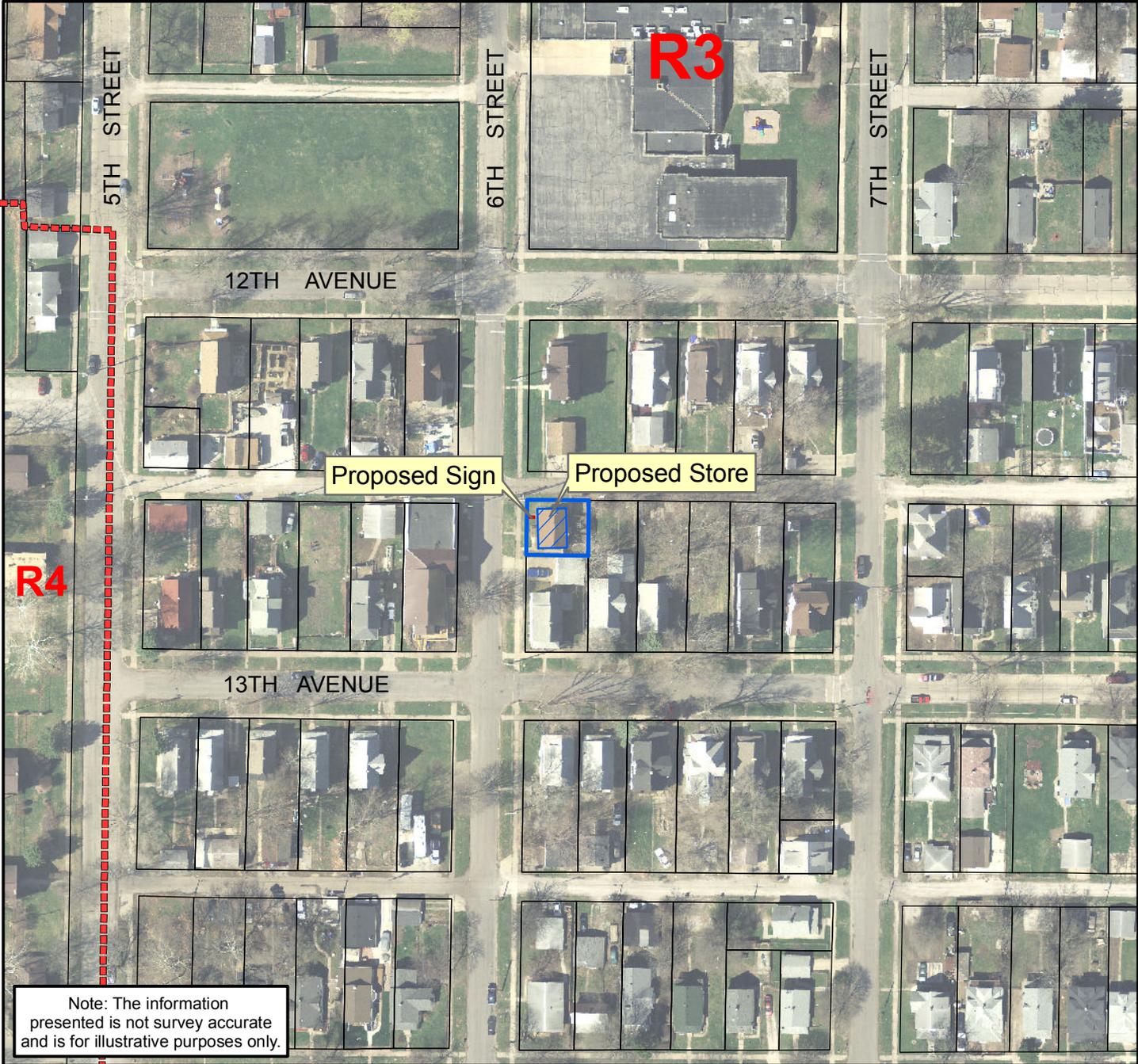


City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2015-10 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment





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110785

November 4, 2015

Rock Island City Council
1528 – 3rd Avenue
Rock Island, IL 61201

November 2, 2015

Dear Mayor Pauley and Members of the Rock Island City Council:

I received notification of a request from Sheila Parker to grant a Special Use Permit on a property she owns located at 1215 6th Street. I will be out of town on the hearing date and unable to attend the hearing. Upon receipt of the request, I talked with my neighbors (signatures below) about the affect such a Permit would have on our neighborhood. Jointly, we have lived here for more than 80 years and our sentiments are the same - we unanimously **oppose** the granting of the request and ask respectfully that you deny it for the following reasons:

- **If granted: the Special Use Permit will change the residential character of the neighborhood.**
Our neighborhood is designated R-3. I live at 504 12th Avenue. Those signing this letter live close by in single family dwellings. We are all homeowners. Many of the homes in our area are rental properties. Century Woods is directly west of us. After many years, we are finally beginning to see new single family housing developing. The homes are starter homes and the neighborhood is beginning to look like it was designed. A residential home changed into a grocery store does not support this residential design and will encourage loitering and unnecessary foot traffic.
- **If granted: the Special Use Permit will create more parking problems, heavier traffic, and increased garbage. It will also pose a threat to area children who will frequent the store.**
The property at 1215 6th Street is a single family dwelling located at the end of a narrow alley. Directly across the alley is a small church. With the exception of 5th and 11th Streets, all the roadways and alleys are very narrow. Parking and traffic in the neighborhood is already a problem and people running in and out of the store will create more congestion. We have seen this on the weekends with foot and motor traffic who attend the church. Children from Century Woods and the residential neighborhood will use the alley to get to the store creating a problem when people are trying to park in their garages. Garages are located to the rear of all the properties and a child in the narrow alley could easily be missed when pulling in or out of the garage. It is very likely that small items like candy bars, ice cream cones and other treats will be purchased at the store and eaten on the way home. Wrappers from those items will quickly accumulate in the alleyway.
- **If granted: the Special Use Permit would not meet a need that exists in our neighborhood.**
Within 6 blocks of the proposed Special Use Permit, there are 2 Convenient Stores. One is located on the corner of 11th Street and 7th Avenue and one on the Corner of 5th Street and 15th Avenue. Both sell candy, bread and milk for double the price the same item would cost at a grocery store. The cost is high because the small businesses have to generate enough to stay in

business. Many, many neighborhood small businesses have closed because they cannot compete with the larger grocery stores.

We realize change takes time. We have been patient. We are beginning to slowly see our neighborhood transition back to the residential area it was meant to be. We urge you to deny the request based on reasons above.

Thank you for your consideration of our response.

Rita Kirk
504 12th Avenue
Rock Island, IL 61201

The following signatures are of neighbors who agree with this letter and urge you to deny this Special Use Permit at 1215 6th Street.

Name	Address
Rita Kirk	504 12 th Avenue R.I.
Danny J. Kirk	504 12 th Ave. R.I.
Matthew Perrygo	701-12 th Ave R.I.
Jan Kirk	1209 5 th St R.I.
Justin Kirk	1209 5 th St R.I.
Linda Hegdon	501-13 th St R.I.
Carol Ochs	501-13 th Ave R.I.
Maec Kopp	504-13 th Ave R.I.
Ernie D. Donelson	601-13 th R.I.
Juanito Donelson	