

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

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

DATE: December 22, 2015

Sheila Parker 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 in Fall 2015. A public hearing was scheduled before the City Council on November 9, 2015. Prior to the hearing Staff received a petition from neighbors objecting to the request signed by residents of six neighborhood properties (see attached petition map). Ms. Parker came to the November 9th Council meeting and requested the item be taken off the agenda and also indicated that she likely would ask it be brought back at a future undetermined date.

In mid November Ms Parker submitted the attached petition of support for the request signed by residents of 27 neighborhood properties and requested that the item be placed on an upcoming Council agenda (see attached petition map that also identifies that Mr. Ernie D. Donelson of 601 13th Avenue signed both petitions). Staff informed her that they would ask the City Attorney for direction on proper re-notification of adjacent property owners and would then determine when a new public hearing could be scheduled. The City Attorney recommended that a new public hearing notice should be published in a local newspaper and that written notices sent to property owners within 250 feet of the subject property. Due to these notification requirements and the Council budget schedule the soonest date that would work was January 4, 2016.

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 off-street 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 currently is too small to meet Ordinance parking space dimension requirements, but could be expanded into the rear yard to provide one parking space (see attached photo). It should also be noted that the entire site is small (45' x 50'), so it could not accommodate much more off-street parking.

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.

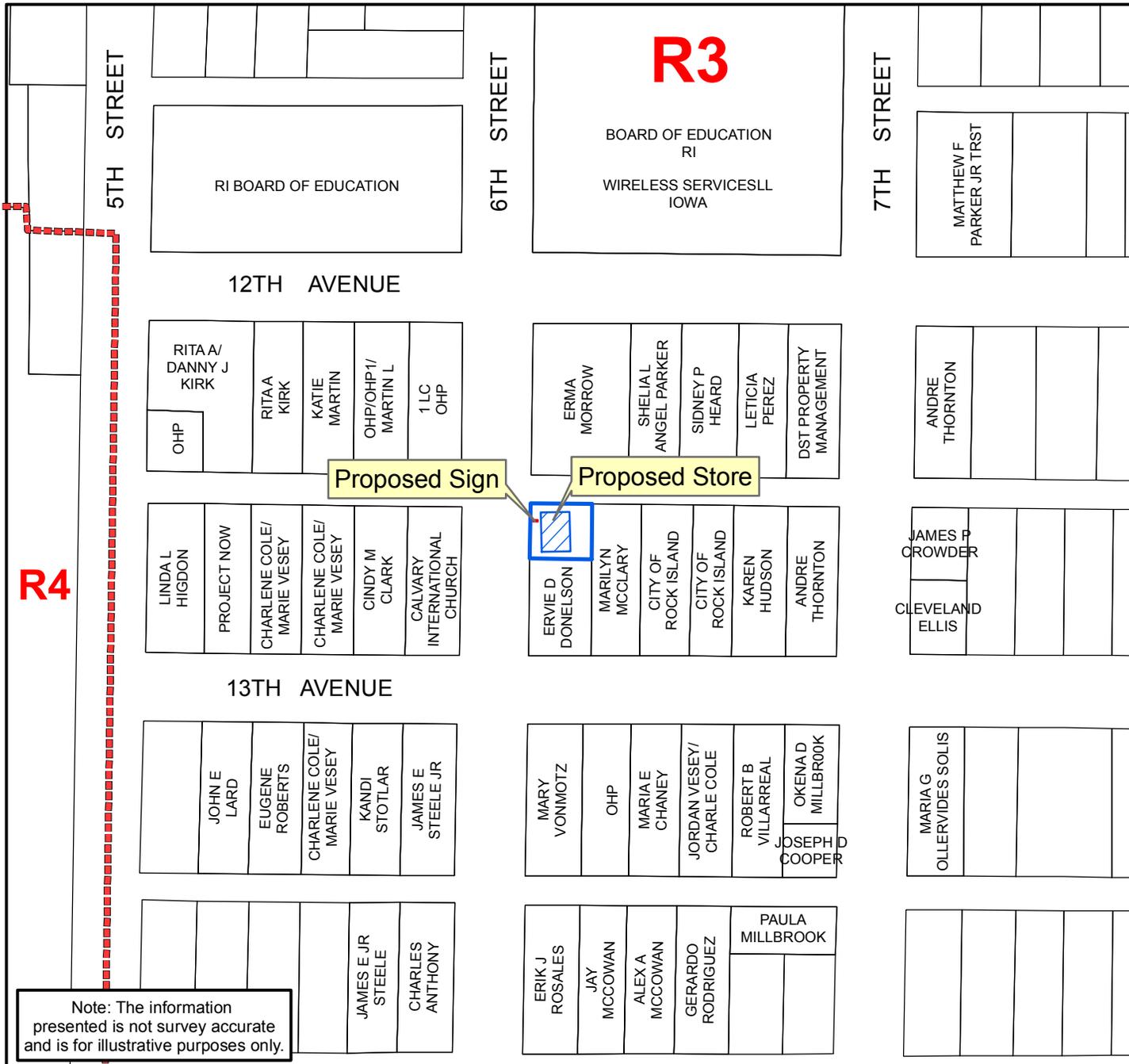
Recommendation:

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

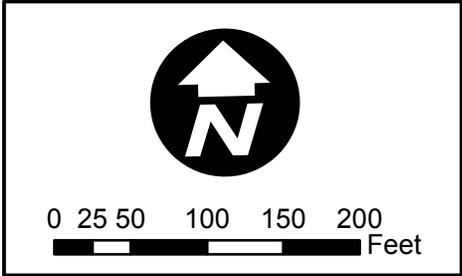
2015-10

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

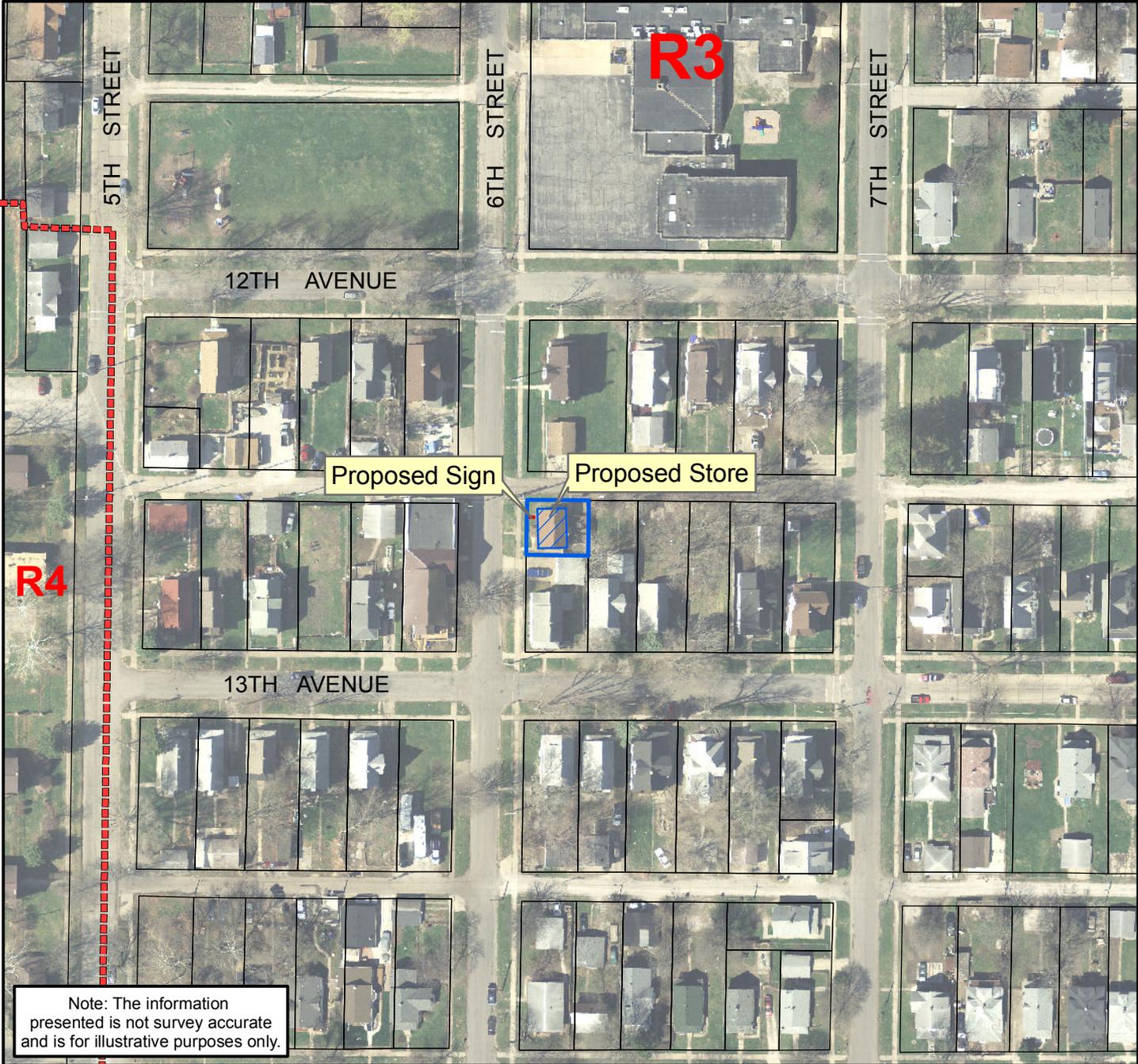


City of Rock Island

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.

0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PETITION SIGNEE LOCATIONS FOR SPECIAL USE PROPOSAL



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

Special Use Proposal 2015-10

Legend

- SUP Location
- Oppose
- In Favor
- Parcels

0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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.
Maureen Perrygo	504-13 th Ave R.I.
Ernie D. Donelson	601-13 th R.I.
Juanita Donelson	

November 11, 2015

Rock Island City Council
1528 3rd avenue
Rock Island Il.61201

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

I Sheila Parker, owner of property located at 1215 6th street Rock Island Il. 61201, am writing and submitting a petition for neighbors that live in area who are in favor of a need for a neighborhood store. I realize and have acknowledge concerns of some of the neighbors that have submitted a request to deny the use of a special permit to open a store in the area. I have lived in the are over 30yrs myself and there have always been a neighborhood store in our area; Therefore I would like to take the opportunity to address the concerns.

... I disagree with the change in character of the neighborhood, growing up in the neighborhood we always had a store within walking distance, in fact there was store across street at one time and one 2 blocks away, which never seem to impose a problem in the past. I'm simply trying to provide a convenience for those neighbors that don't have transportation to get to a regular grocery store due to change of demographic in the area. As far as homes being put up in the area, they are all 200 ft or further away so how does that affect the character of the neighbor hood.

...As far a creating a problem for parking as stated above most people don't have transportation. There is a school within 50ft of location of store being requested that has now become a alternative school whereas; parking has decreased tremendously which created most issues for parking in the area in the past, but the school still existed. Therefore parking is available where people use to park

for school use if needed. As far as being a problem for congestion the property is not very large to attract large amount of traffic this is a option of convenience for those neighbors that is in need of items, not necessary to grocery shop. I really cant see trash being any more of a problem than it already is. Besides I will have a trash receptacle for disposal, I too will like my property kept up as well. I really don't see people using 5th street for parking where the complaintive lives, because the people that do drive won't want to park close to century woods because of it known name and crime.

...I do feel there is a need because the store that located on 5th street is across from century woods and due to it crime rate and name most neighbors don't go to the store. unless they familiar with the area and people. The other store on 11th street attracts winos and people of other habits because of the content sold . Where most neighbors don't feel safe going to either establishment I feel I will be bringing a safe and friendly environment to neighborhood due to the contents I will be selling which will prevent loitering . As far as price it will be competitive this is a place of business.

NAME

ADDRESS

	NAME	ADDRESS
	Joseph Leonard	602 12th ave
1	Joseph Leonard	610 12th ave
2	Joseph Leonard	614 12th Ave
3	Leunta Howard	618 12th ave
4	Roxana Malone	702 12th Ave
5	Peggy Malone	702 12th Ave
6	Harry McCullough	716-12th Ave.
7	John Mull	724-12th AVE
8	Dorothy Hunt	" " "
9	Terry Harris	702 11 Ave
10	Emily Harris	704 11th ave
11	Melvin Baker	718 11th AVE
12	John Angel	1501 6th ST
13	Alphonse Dickerson	718 11th ave
14	Dorothy Dickerson	718 11th ave
15	Fannie Haynes	924-8th St RI
16	Robert Haynes	924-8-St RI
17	Pauline M. Han	719-11th Ave RI
18	Granniel Angel	713 11th Ave RI
19	Jean Angel	713 11th Ave RI
20	Fredde Haynes	1027 7th St RI Ill
21	Fannie Haynes	1027-7th St RI, Ill
22	S. Robinson	924 6th Street R.I
23	Moses Robinson	924 6th Street R.I
24	Earnice McCall	510-11th AVE RI
25	Melvin Patrick	510-11th AVE RI
26	Katie Martin	512-12th AVE RI
27	Paul Turner	505 13th ave RI
28	Marie Kesz	509 13 ave
29	Jerlonda Mathew	505 13th Ave
30	Ernie Doneson	601 13th ave
31	Tonya Henry	606 13th Ave
32	Daved McLemore	606 13th Ave
33		

33 Maria Chaney 6013th Ave R.I.R.

34 Barbara Eckhardt 618-13th Ave R.I.

35 Robert Millard 618-13th Ave R.I.

36 Olena Millard 622 13th Ave

39 Patricia Millard 1330 7th St R.I.

40 Paula Millard 1330 7th St R.I.

Cecilia Jackson 647 14th Ave R.I.

1) Arnold Turner 622 12th Ave Rock Island, IL





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ROCK ISLAND
ILLINOIS

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