

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning Request for 2033/2035 9th Street
Date: March 7, 2016

At its March 2, 2016 meeting, the Planning Commission considered a request from William Clay for a rezoning from R-3 (one and two family residence) district to B-3 (community business) district at 2033/2035 9th Street. The applicant has already purchased the property and proposes to renovate the former restaurant structure into a new restaurant and possibly locate an outdoor advertising sign on the site.

The Comprehensive Plan identifies “single family residential land use” land use for the site. The site has a history of commercial uses regulated through the Special Use Permit process. The most recent use (Mexican restaurant) was approved in 2007, but appears to never have opened for business. There is parking available on the site on the north and east side of the property.

Public Hearing Comments:

Mr. Clay spoke and indicated that he has already begun making several physical improvements to the property. Ms. Judy Patsh, 921 21st Avenue, spoke and agreed that he has done a good job in cleaning up the property, but said she has concerns if the proposed use would include a bar, or selling of packaged liquors. She also expressed concerns over having a freestanding outdoor advertising sign on the property. Mr. Clay indicated he would not have a bar or sell packaged liquors, but would want to serve beer and wine with meals at the restaurant.

Planning Commission Comments & Recommendation:

The Planning Commission voted 7—0 to recommend denial of the rezoning, but approval of the Special Use Permit process.

Recommendation: Planning staff recommends denial of the rezoning because it does not conform to the Comprehensive Plan and the adjacent zoning and land use in the surrounding neighborhood. Staff also recommends the applicant apply for a Special Use Permit amendment.

Legal Description of Subject Property:

All except the east 50 feet of Lots Three and Four of Donovan and Heideman’s Aiken Street Addition to the City of Rock Island, also known as 2033/2035 9th Street, Rock Island, Illinois.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, 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 11, 2016

Subject: Case #2016-02- Request for Rezoning from R-3 (one and two family residence) district to B-3 (community business) district at 2033/2035 9th Street.

Mr. William Clay has filed an application for a rezoning from R-3 (one and two family residence) district to B-3 (community business) district at 2033/2015 9th Street. The applicant proposes to renovate the former restaurant structure into a new restaurant and possibly locate an outdoor advertising sign on the site.

Size of Property to be Rezoned:
105' x 80' (8,400 square feet).

Existing Land Use: The site is occupied by a vacant structure.

North: Single family residence, zoned R-3

East: Single family residence, zoned R-3.

South: Single family residence, zoned R-3.

West: Single family residence, zoned R-3

Zoning History

Special Use Permit Case #1995-12- Request to operate a storage garage for a plumbing contractor at 2033 9th Street and a beauty shop at 2035 9th Street was approved.

Special Use Permit Case #1999-8- Request to operate a sandwich shop and carry out restaurant at 2035 9th Street was approved (storage garage at 2033 9th Street was removed).

Special Use Permit Case # 2007-9- Request to mini-mart with liquor sales was denied.

Special Use Permit Case # 2007-11- Request to operate a Mexican food restaurant with carry out service was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies single family residential land use for the site and surrounding neighborhood.

Access:

The site has access to 9th Street and 21st Avenue. There is a parking lot located on the north and east side of the property.

Physical Characteristics:

The site is flat and slightly above street level.

Proposed Improvements:

The applicant has purchased the property and desires to renovate the inside of the structure in order to operate a restaurant. He has also expressed the interest of locating an outdoor advertising sign somewhere on the property. If the site is rezoned to B-3 locating an outdoor advertising sign would require authorization through another public hearing process through the Board of Zoning Appeals.

The case map identifies that there is no business zoning within 250 feet or more of the subject property. The closest business zoning is located adjacent to 21st Avenue and 11th Street. The closest former commercial use was a non-conforming use (grocery store) located at 1923 9th Street, but that store closed approximately five years ago.

The subject property has a history of commercial uses regulated through the Special Use Permit process. Staff believes that this process has worked well and recommends that it be used again for the proposed restaurant use.

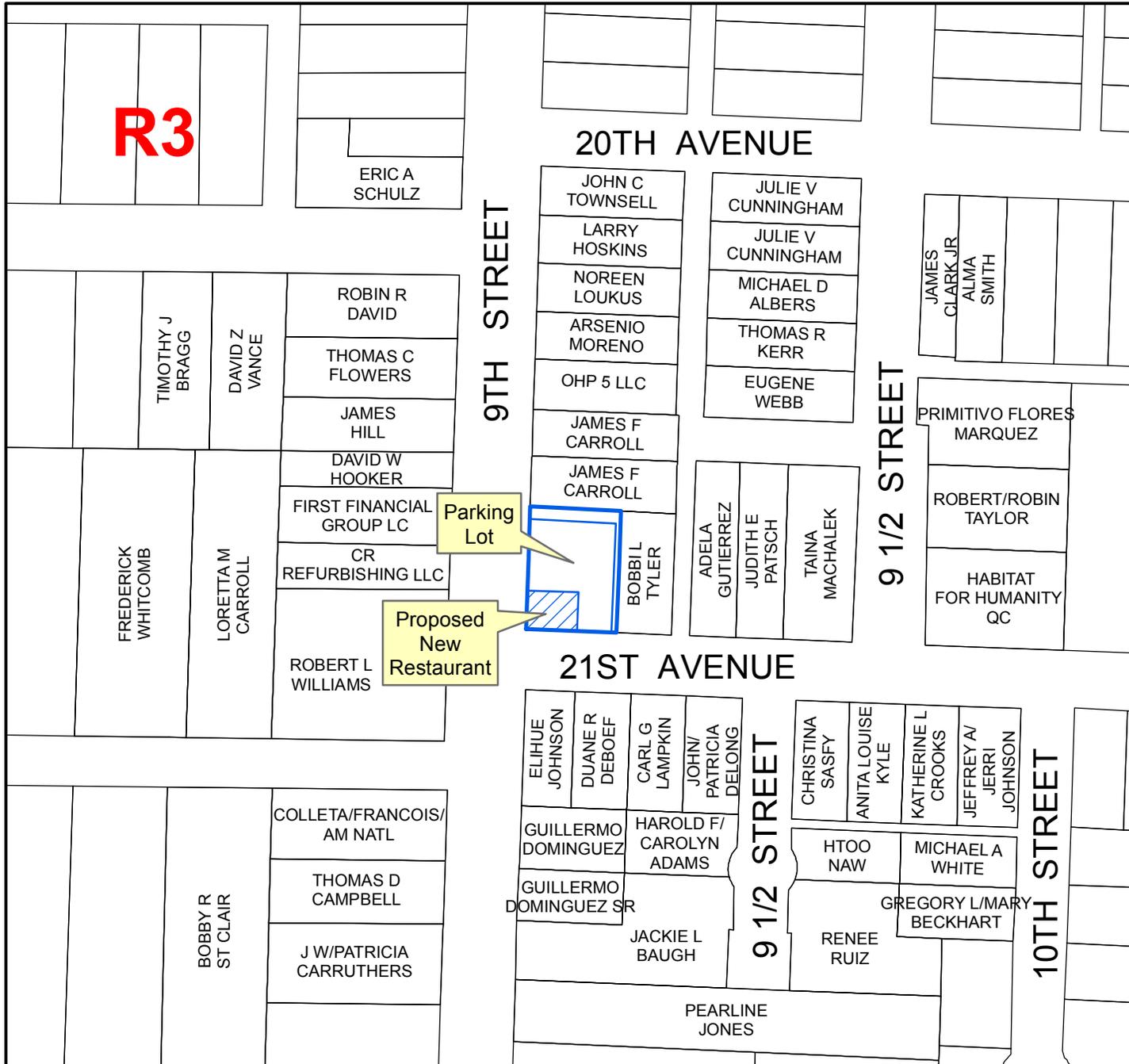
Recommendation:

Staff recommends denial of the rezoning because it does not conform to the Comprehensive Plan designation and the adjacent zoning and land use in the surrounding neighborhood.

Staff further recommends that the applicant apply for a Special Use Permit amendment, which has been the process used in the recent commercial history of the site.

PLANNING COMMISSION

R3



PLANNING COMMISSION 2016-2

Legend

-  Subject Property
-  Parcels

DR. BY: K. G. D.

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



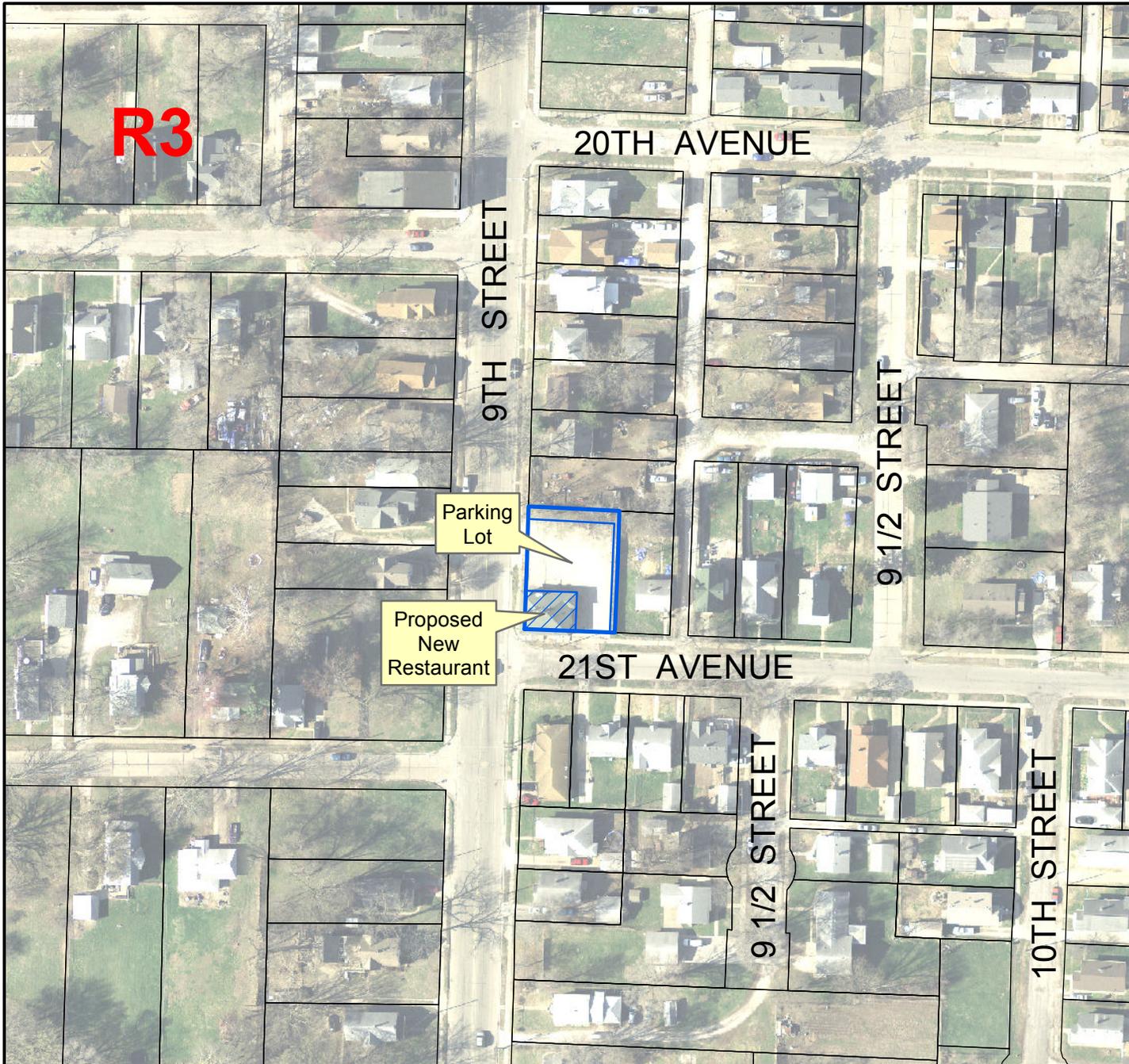
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION 2016-2 Aerial

Legend

-  Subject Property
-  Parcels

DR. BY: K. G. D.

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



0 25 50 100 150 200 Feet



A horizontal scale bar with markings at 0, 25, 50, 100, 150, and 200 feet.

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