

**MEMORANDUM**

---

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: City Manager**

**SUBJECT: Special Use Permit Amendment Public Hearing for 3055 38<sup>th</sup> Street (Ganson's)**

**Date: July 19, 2011**

---

Christine Thompson (Ganson's Neighborhood Bakery and Café) has filed an application for an amendment to a Special Use Permit previously approved for the bakery and cafe to remove an existing six-foot long cooler extension and construct a new 7' x 14' cooler with an attached 6'8" x 8'7" freezer in the north side yard.

Nature of the Request:

The applicant seeks to construct the larger cooler and freezer in order to accommodate a new line of casserole items that will be sold off-site at special events and festivals. The current facilities are not large enough to accommodate the casseroles with the food items used for the café. The new cooler/freezer will extend to within approximately four feet from the drive thru lane on the north side of the site.

Analysis and Findings:

Staff believes that the request for the increased cold storage space and new product line meet the findings identified in the zoning ordinance used to approve a special use permit as it does not alter the neighborhood's character, will not create unacceptable noise or other adverse environmental impacts nor be detrimental to the public health or general welfare.

Recommendation:

That the request for the larger cooler and freezer space be approved because it will not alter the character of the neighborhood.

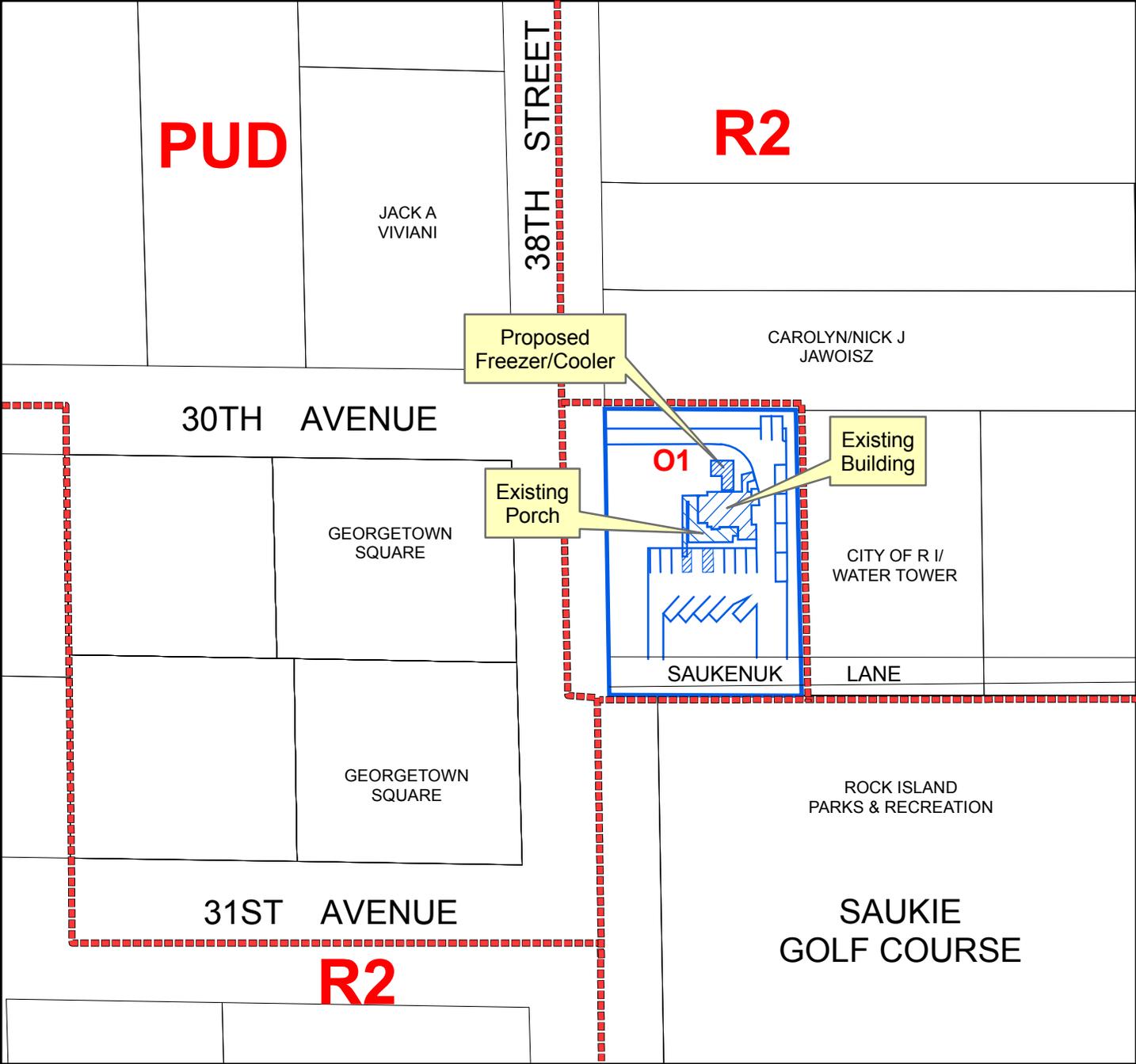
**Submitted by: Alan Fries, Urban Planner II  
Alan M. Carmen, Planning and Redevelopment Administrator  
Gregory S. Champagne, Community and Economic Development Director**

---

**APPROVED: John C. Phillips, City Manager**

Legal description: The west 120 feet of Lot A of Saukenuk Lane Addition to the City of Rock Island, also known as 3055 28<sup>th</sup> Street, Rock Island, Illinois.

# SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL**  
**2011-6**

**Legend**

- R2** zoning district
- subject property
- zoning line

DR. BY: K. G. D.

APPR. BY: A.M.C./A.F.

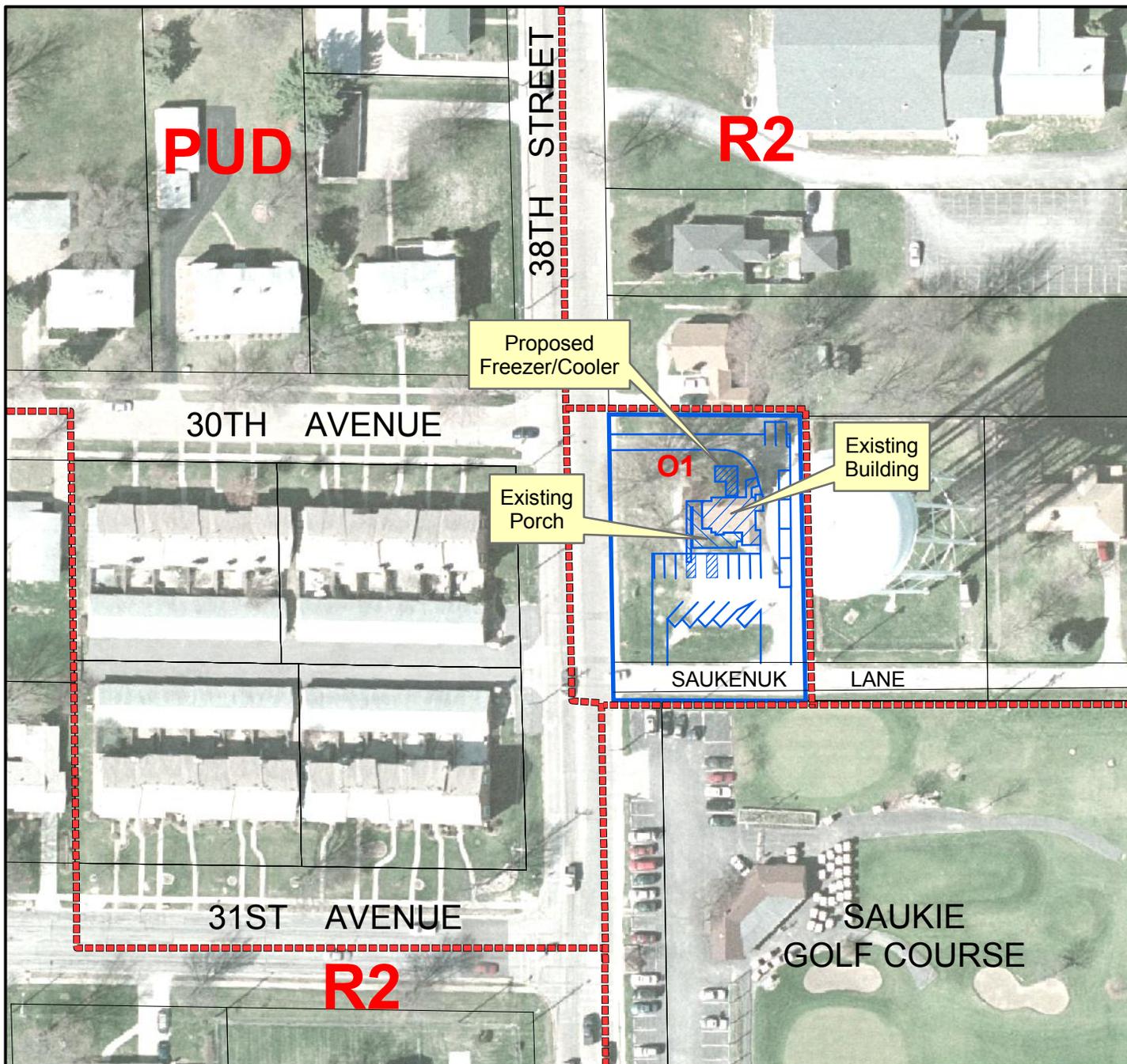
0 25 50 100 150 Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

**RI**  
**ROCK ISLAND**  
ILLINOIS

# SPECIAL USE PROPOSAL



## SPECIAL USE PROPOSAL 2011-6 Aerial

### Legend

- R2** zoning district
-  subject property
-  zoning line

DR. BY: K. G. D.

APPR. BY: A.M.C./A.F.



0 25 50 100 150 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

