

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Neighborhood Rezoning From B-1 (Neighborhood Business) District to R-3 (One and Two Family Residence) District at 9th Street and Approximately 10th Avenue

Date: November 2, 2011

The City of Rock Island has filed a rezoning request from B-1 (neighborhood business) district to R-3 (one and two family residence) district for seven parcels located in the neighborhood adjacent to 9th Street and 10th Avenue (see attached map). The properties are identified as 900, 1004, 1010, 1018, 1022/1026 and 1030 9th Street and 824 9th Avenue. The area has been zoned business for at least 50 years, but has primarily remained in residential land use. Recent residential development by Habitat for Humanity (including house under construction at 1004 9th Street) is the reason for the rezoning request. Habitat for Humanity has also developed many newer single family residences just to the west of the subject area (area commonly known as “Habitat Park”).

Size of Property:

Total area of the seven parcels to be rezoned is 42,185 square feet.

Existing Land Use:

The site includes the previously mentioned Habitat for Humanity house currently under construction and three other occupied single-family lots. There are two undeveloped lots (900 and 1018 9th Street) and one lot with a vacant two-story structure (1010 9th Street).

To the west and south of the site are single-family residences, zoned R-3. To the north and east are single family residences and the former Hickman Center, zoned B-1.

Comprehensive Plan Designation:

The Comprehensive Plan identifies the subject properties as a Low Density Residential Land Use Pattern. The 1994 Douglas Park Plan also does not deviate from this land use designation for the parcels.

Access:

The parcels have access to either 9th Street or 9th Avenue.

The City is also requesting an alley vacation and dedication of the east/west alley to the north of the new Habitat for Humanity site. There is a separate report in the packet for this request.

Physical Characteristics:

The parcels are all generally flat and slightly above street level.

Analysis:

The site is primarily a single family residential area with two additional lots that could also be developed into single-family uses (Habitat for Humanity owns the undeveloped parcel at 900 9th Street). The only non-residential land use that has been in the subject area in recent history was a former church on the first floor on the 1010 9th Street property. This property is currently vacant. The proposed rezoning conforms to the existing land use, the designation in the Comprehensive Plan, the Douglas Park Plan and the New Old Chicago Redevelopment Plan.

Public Hearing Comments:

Three residents spoke in objection to rezoning 1010 9th Street to R-3 since it has formerly been used as a commercial structure and the area needs additional commercial uses. The two co-owners (Janet Vesey and Lori West, 948 20th Avenue) indicated they would like to open up some type of business in the vacant structure. The attached letter of objection from attorney Katherine A. Drummond, representing Lori West, was received prior to the meeting. Ms. Maddie Vesey, 1300 9th Street, also spoke in opposition to the rezoning request.

Recommendation:

The Planning Commission voted eight to zero to recommend approval of the request because it conforms to the Future Land Use Map designation in the Comprehensive Plan, the Douglas Park Plan, existing land use and the New Old Chicago Redevelopment Plan.

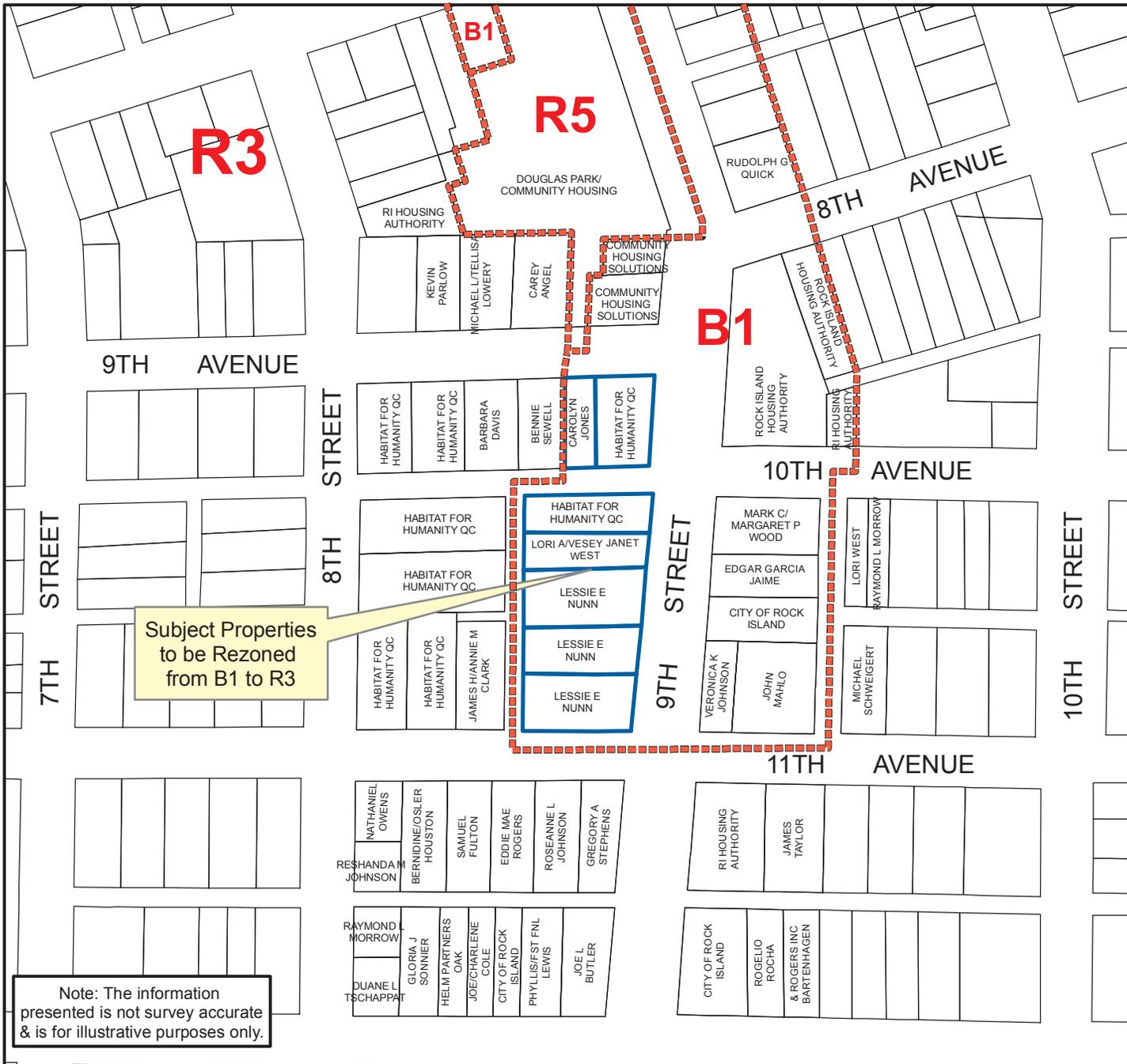
Legal Description of Property:

Lots 1, 2, 12, 13, 14, 15 and 16, Block 3 of Bailey's Davenport's Addition to the City of Rock island, also known as 900, 1004, 1010, 1018, 1022/1026 and 1030 9th Street and 824 9th Avenue, Rock Island, Illinois.

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

Approved: **Thomas Thomas, City Manager**

PLANNING COMMISSION



Subject Properties to be Rezoned from B1 to R3

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

PLANNING COMMISSION
2011-6

Legend

- Parcels
- Subject Properties to be Rezoned from B1 to R3
- Zoning District Line

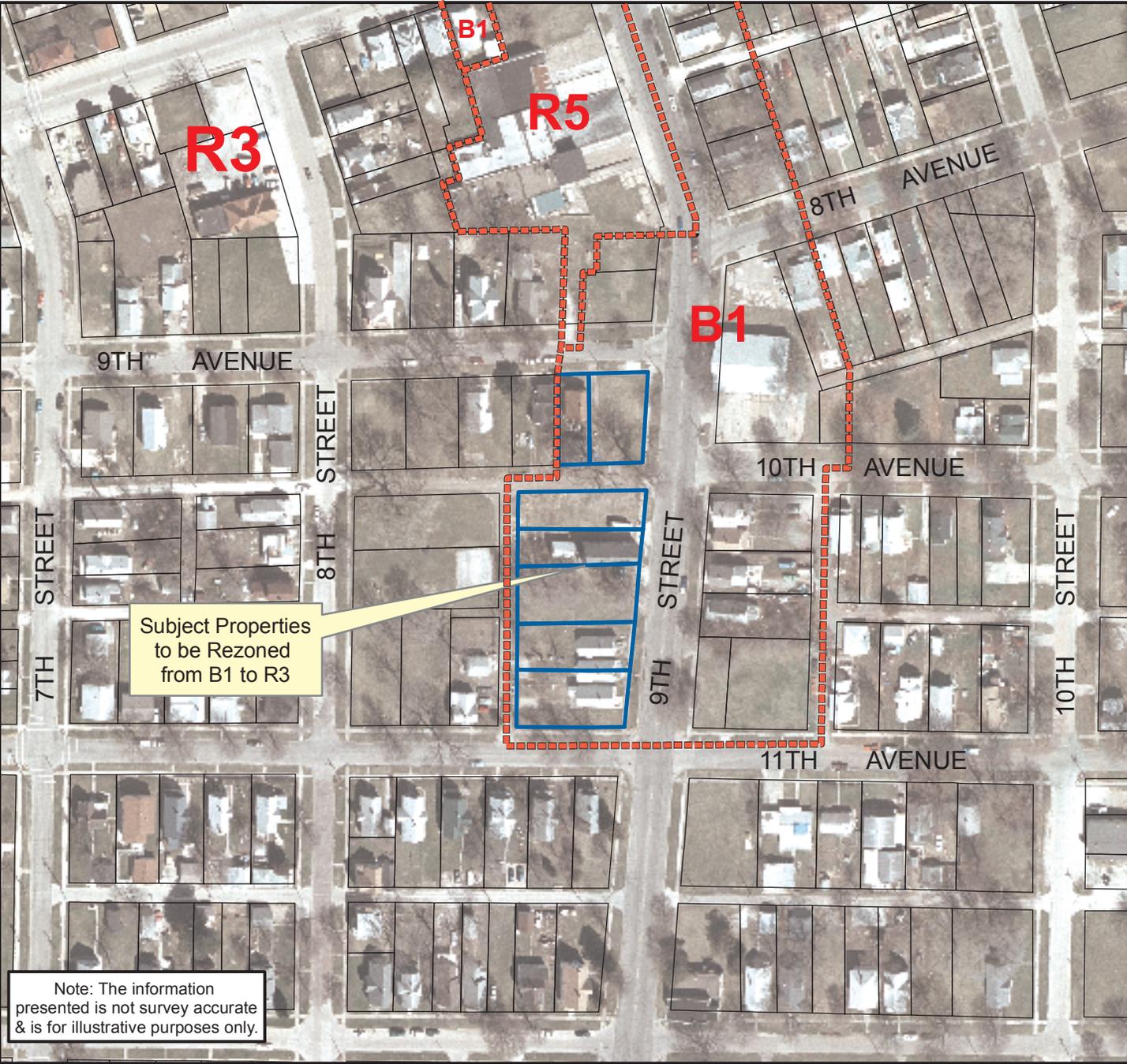
DR. BY: K.G.D.
 APPR. BY: A.M.C./A.F.

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning and Redevelopment

ROCK ISLAND ILLINOIS

PLANNING COMMISSION



**PLANNING COMMISSION
2011-6 Aerial
Legend**

- Parcels
- Subject Properties to be Rezoned from B1 to R3
- Zoning District Line

DR. BY: K.G.D.
APPR. BY: A.M.C./A. F.

0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
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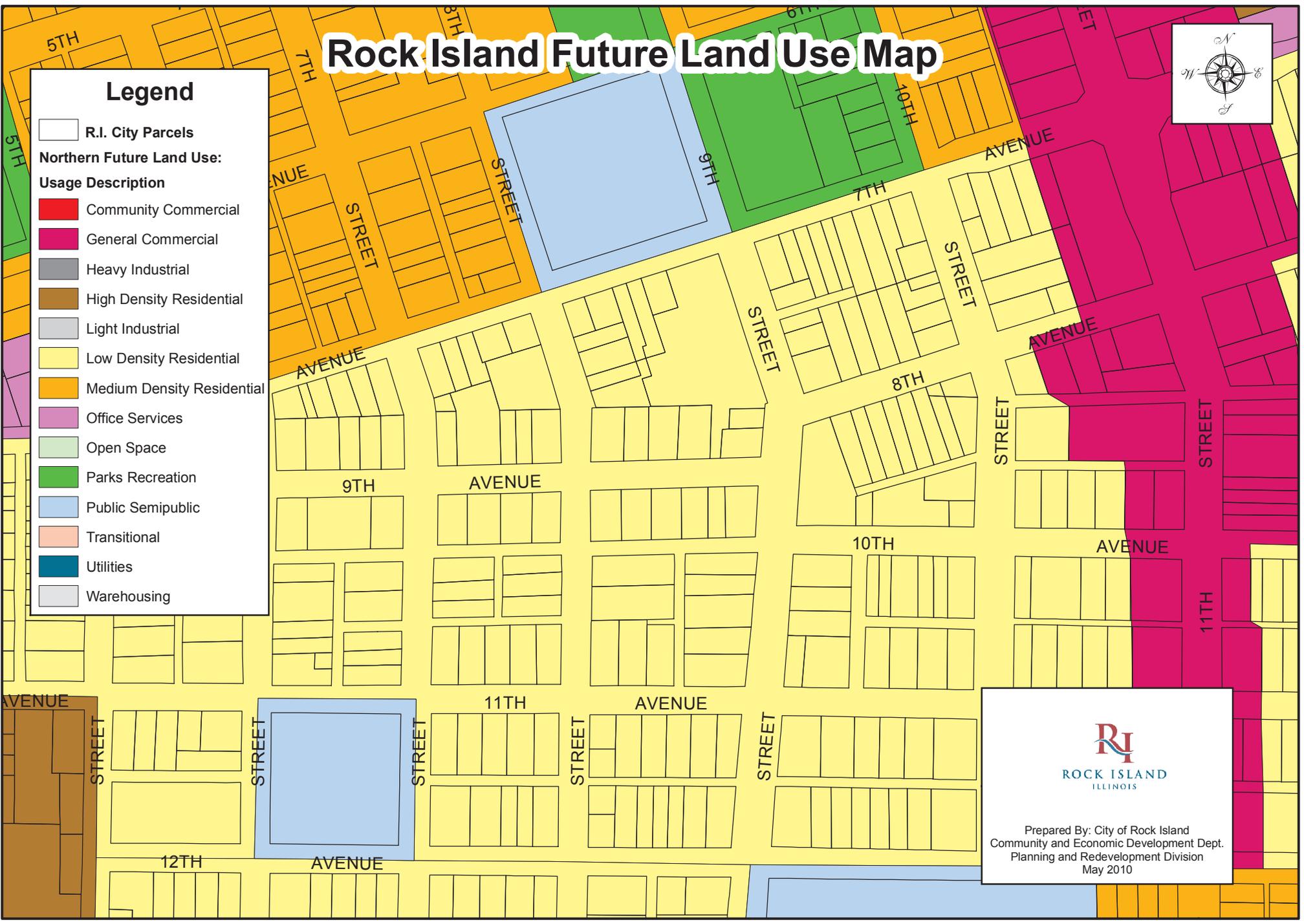
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Rock Island Future Land Use Map



Legend

- R.I. City Parcels
- Northern Future Land Use:**
- Usage Description**
- Community Commercial
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Office Services
- Open Space
- Parks Recreation
- Public Semipublic
- Transitional
- Utilities
- Warehousing



ROCK ISLAND
ILLINOIS

Prepared By: City of Rock Island
Community and Economic Development Dept.
Planning and Redevelopment Division
May 2010

10/31/11

WINSTEIN, KAVENSKY & CUNNINGHAM, L.L.C. LAWYERS

224 18TH STREET, 4TH FLOOR
P.O. BOX 4298
ROCK ISLAND, IL 61204-4298
TELEPHONE
309-794-1515
FAX
309-794-9929

CRAIG L. KAVENSKY
DAVID L. CUNNINGHAM*
JOHN MALVIK
ROBERT T. ROSENSTIEL*
KATHERINE A. DRUMMOND
JOHN A. SINGER*

HARRISON H. KAVENSKY
RETIRED

STEWART R. WINSTEIN
1914-2010

* ALSO LICENSED IN IOWA

October 14, 2011

City of Rock Island
Planning and Redevelopment
1528 3rd Avenue
Rock Island, IL. 61201

To Whom It May Concern:

Please be advised that our firm represents Ms. Lori West, owner of property parcel located at 1010 9th Street, Rock Island, IL. 61201.

Please allow this letter to serve as our notice of objection to the rezoning of 1010 9th Street, Rock Island, IL. 61201, which is owned by our client.

Should you have any further questions or concerns please feel free to contact our offices. Thank you.

Very truly yours,

WINSTEIN, KAVENSKY & CUNNINGHAM



Katherine A. Drummond

Enclosure
KAD/aw