



APPLICATION FOR AMENDMENT TO ZONING & LAND DEVELOPMENT CODE AND REZONING

(For staff only) PC Case No. 20-03

Filing Date 2/19/2020

\$650 Filing Fee (non-refundable) submitted: 3/4/2020

The undersigned Owner of Record or Agent requests that an amendment be made to the Zoning and Land Development Code of the City of Moline, Illinois.

APPLICATION TYPE (check one)

- REZONING. Complete Section 1 and Section 2 below and attach additional documentation if necessary.
TEXT AMENDMENT. Attach a detailed copy of the proposed amendment(s) and complete Section 2 below.

SECTION 1

Legal Description from Deed or Survey (attach additional sheets if necessary):

LOT 3, BLOCK 5, S W WHEELLOCKS ADD

Property Location (Street Address): 1152 13TH AVENUE, MOLINE IL 61265

Parcel Number: 8064 Total Area (Acres or Square Feet): 7563

Present Zoning Classification: R2 Proposed Zoning Classification: R4

Present Use: SINGLE FAMILY Proposed Use: DUPLEX

Owner Name: QUAD CITY INVESTMENT PROPERTY GROUP, LLC

Owner Mailing Address: 1211 14TH STREET, MOLINE

Owner Phone Number: 309-714-0556 Owner Email Address: JONATHAN@LOHMAN-COMPANIES.COM

SECTION 2

Applicant/Authorized Agent Name: JOHN PIERITZ

Applicant Mailing Address: 2721 18TH STREET C, MOLINE, IL 61265

Applicant Phone Number: 309-236-8322 Applicant Email Address: JPIERITZ@YAHOO.COM

Signature of Applicant (for text amendment) or Signature of Owner of Record or Authorized Agent (for rezoning)
Note: Authorized Agent must attach written authorization from Owner of Record.

Handwritten signature of John Pieritz and date 2/19/2020

REQUIRED ATTACHMENT: Interested Party Disclosure Form

Schultz, Fawn

From: John Pieritz <john@playjpsports.com>
Sent: Wednesday, February 12, 2020 7:10 PM
To: Berger, Ryan
Cc: Jonathan Lohman
Subject: Zoning - 1152 13th Avenue, Moline

Hi Ryan,

Thank you for taking my call yesterday. I wanted to take the time and make sure I had as much information as possible, so I apologize for the delay in sending this email.

My business partner, Jon Lohman, and I bought the property as a bank owned foreclosure, with the intent to turn it into a duplex. When we made the decision to purchase the property, we had no idea turning the property into a duplex would be an issue considering the number of multi family units in the area. Our current plans are to convert the property into two up/down duplexes, the property will have a 3 bedroom unit on the front half and 2 bedroom unit on the back half. We have cleaned out the property and have taken it down to the studs, we will be adding new HVAC, Plumbing, Electrical, roof, siding, drywall, this property will be pretty much brand new. The property is just shy of 2300 square feet.

While driving the neighborhood yesterday, we found multi family housing at the following addresses (Evidence of multi family is based on multiple meters/panels on the structure, multiple mailboxes, multiple entrances that are labeled for multi family, etc):

1227-1229 12th Street, Moline
1217-1219 12th Street, Moline
1157 and 1157 1/2 13th Avenue, Moline
1136 and 1136 1/2 13th Avenue, Moline
1118 13th Avenue, Moline
1102-1104 13th Avenue, Moline
1228-1230 11th Street, Moline
1218-1220 11th Street, Moline
1208 13th Avenue, Moline
1308 11th Street, Moline
1020 and 1020 1/2 12th Avenue, Moline
1014 and 1014 1/2 12th Avenue, Moline
1008 and 1008 1/2 12th Avenue, Moline
1218 and 1218 1/2 12th Avenue, Moline
1315-1317 12th Street, Moline
1323-1325 12th Street, Moline
1119 12th Avenue, Moline
1109 12th Avenue, Moline
1103 12th Avenue, Moline
904 13th Avenue, Moline
927-927 1/2 13th Avenue, Moline
1031 and 1031 1/2 13th Avenue, Moline

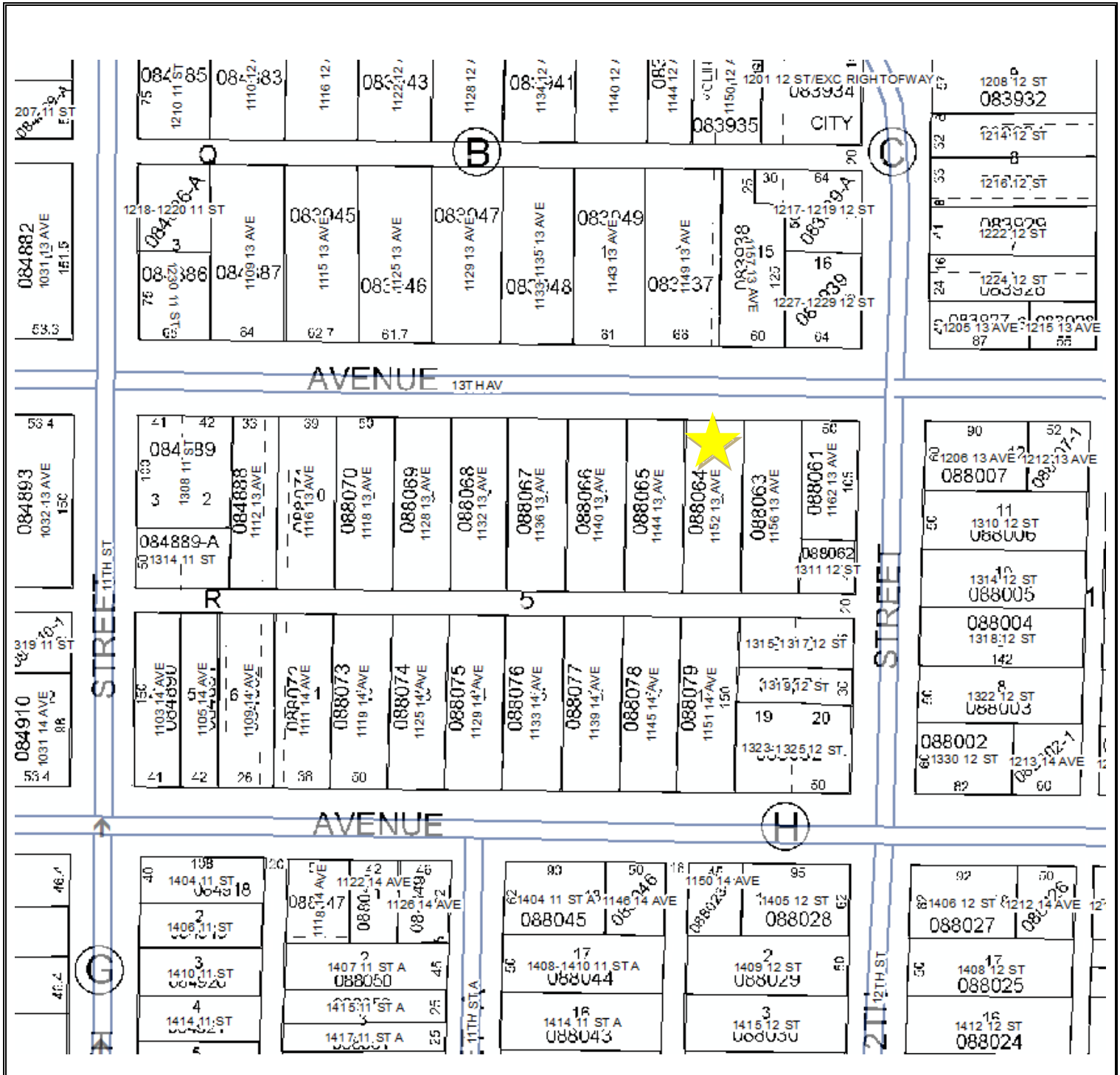
As you can see, we didn't venture far from the property and there are a significant number of multi family housing units in the neighborhood, we counted over 7 multi family units on our block of 13th Avenue.

Please let us know if you need any additional information. We look forward to working with you on getting this matter resolved.


Thanks,
John

John Pieritz | President
309-236-8322 (Call/Text)
John@playJPsports.com
<http://playjpsports.com/>

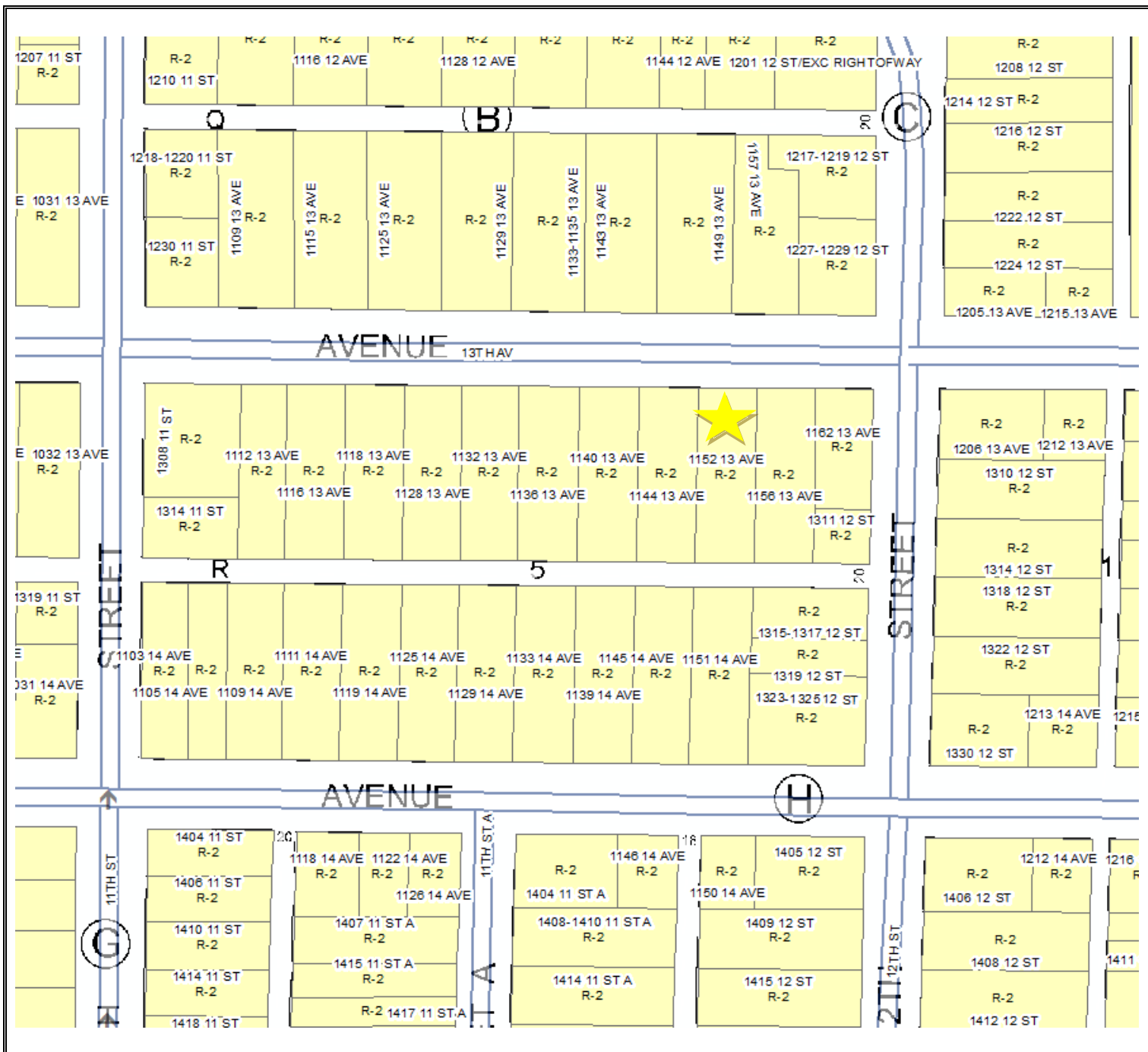




CITY OF MOLINE
 COMMUNITY & ECONOMIC DEVELOPMENT
 DEPARTMENT - LAND DEVELOPMENT DIVISION

 :Subject Property
 Tax Parcel Exhibit

PC 20-03
 3/16/20



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DEPARTMENT - LAND DEVELOPMENT DIVISION

 :Subject Property

Zoning Parcel Exhibit

PC 20-03

3/16/20