



Planning & Development
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524-2030

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MEMORANDUM

TO: Plan Commission
FROM: Christopher Mathias, AICP
SUBJECT: Amendment to N-C District, Sec 35-3401.1 Permitted Land Uses
DATE: June 19, 2020

The Plan Commission will meet on June 24th to discuss multi-family residential in the "N-C" (Neighborhood Center District).

Residential on the first floor of N-C District:

The "N-C" (Neighborhood Center District) is a mixed use zoning district that is primarily located in the Old Town, Uptown areas and Avenue of the Cities (27th st - 34th st). Typically these are older commercial areas that have a more urban feel. While the primary use of these areas is small scale commercial, some residential is also allowed. Apartments are allowed above the ground floor of these buildings. Single family residential, twin homes, duplexes and two flats are all allowed by right.

The applicant owns 1806-1812 7th St, in Moline (See Exhibit "B" on last page). He would like to convert 1812 space (former Hammertime bar) to a laundromat. He would like to convert the remaining three first floor commercial spaces to residential. Currently, first floor apartments are not allowed in this district and it is Staff's opinion that to allow apartments on the first floor would require an amendment to the Sec 35.3401.1 of the Code to allow multi-family residential in the N-C district. (See Exhibit A on the next page for proposed red line Code change).

Staff would like to remind the Plan Commission that in considering this request please consider the effect this amendment would have, not just at this property or in Old Towne, but also along 16th St and Avenue of the Cities. In discussing the idea of opening up the first floor of these commercial areas up to residential, Staff believes the follow issues should be addressed:

1) Commercial character of Old Towne, Up Town and Western Ave of the Cities:

Will these corridors lose their commercial character? Should these areas remain as uniformly commercial as they are? If we begin to allow more residential to creep into the first floor of these areas, will it lead to a mass exodus of commercial?

Staff's opinion is that this request could lead to a loss of the commercial character of these neighborhoods. The Comprehensive Plan and the new Avenue of the Cities plan do not directly endorse a conversion of the first floor commercial areas to residential.

2) Difficulty w/ Finding Commercial Tenants:

Is the current down turn in the retail market permanent? The tenant has indicated a difficult time in finding commercial tenants? Is this difficult in filling the spaces permanent?

While Staff understands that finding a commercial

3) Parking for Apartments:

Where will the new residents of these areas park?

The City does not have parking requirements in the N-C district but if the City did it would be 1 parking space per 1 one bedroom, 2 parking spaces per 2 bedroom and 2.5 parking spaces for a 3 bedroom. Staff believes that parking needs should be considered before allowing full on multi family residential.

Staff Recommendation:

Staff are not in favor of an amendment to allow multi-family residential in N-C at this time. However, The N-C district allows duplexes, twin homes and two flats by right. Staff would

interpret a two-flat to be a structure that has two units attached either horizontally or vertically. This means that if the applicant wanted to take one of his buildings on this property and convert it to a building with side by side or up/down units, that he would be in compliance with the Code. That building however would be limited to only residential and only two dwelling units.

Exhibit "A"

Type of Land Use															
Conservation District (C-2)	General Agricultural (AG-2)	One-Family Residential (R-2)	One-Six Family Residential (R-4)	Multi-Family Residential (R-6)	Mobile Home Park (R-7)	Office District (O-1)	Office/Research Park (ORT)	Neighborhood Business (B-1)	Neighborhood Center (NC)	Central Business (B-2)	Community Business (B-3)	Highway/Intensive Business (B-4)	Light Industrial (I-1)	General Industrial (I-2)	
															Principal Residential Land Uses (Sec. 35-3405)
P	P	P	P	P	P	P			P	S					(a) One-Family Detached Dwelling
		P/I	P	P	P	P									(b) Zero Lot Line Development
		P/I	P	P	P	P			P	S					(c) Twin House
			P	P	P	P			P	S					(d) Duplex
			P	P	P	P			P	S					(e) Two Flat
		S/I	P	P	P	P				S	S				(f) Town House
		S/I	P	P	P	P				S	S				(g) Multiplex
			P	P	P	S			P	S	S				(h) Multiple-Family Dwelling
P	P	P	P	P	P	P									(i) Manufactured Home
	P				P										(j) Mobile Home
					P										(k) Mobile Home Park
		P	P	P	S					S					(l) Boarding House
															(m) Group/Institutional Residential
P	P	S	P	P	P	S				S					(1) Group/Institutional - Small
		S	S	S	S	S	S			S	S	S			(2) Group/Institutional - Large
P= Permitted Use S= Special Use I= Infill Residential Development (see Sec. 35-3211) For Group Developments, see Sec. 35.3419															



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Exhibit "B"

