

**STAFF REPORT**  
**Department of Community & Economic Development**  
**PC 21-03**

**GENERAL INFORMATION**

Owner/Applicant: Keith E Curry, Trust

Requested Action: Rezoning from O-1; Office District to B-1; Neighborhood Business District

Location: 4400 – 4450 12<sup>th</sup> Ave., Moline, IL 61265

Size of Tract: Approximately 1.09 acres (47,520 sq ft)

Existing Land Use: Vacant.

Existing Zoning: O-1; Office District

Surrounding Land Use: North: R-6 East: R-2 South: R-2 West: O-1

**BACKGROUND**

The subject property is currently vacant and not being used. The applicant would like to build a new laundromat. The current O-1 zoning district does not allow for this use. Rezoning to a B-1 district would be required.

**ANALYSIS AND REVIEW CRITERIA (see Sec. 35-2203 and Approval Criteria)**

The subject property is located mid-block on the south side of 12th Avenue between 41st Street and 48th Street.

- (1) The existing O-1 zoning designation does not appear to be in error at the time of adoption.
- (2) There has not been a change of character in the area or throughout the City due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
- (3) Due to the surrounding zoning districts, the proposed B-1 rezoning is not compatible with the surrounding area. R-6 to the North, R-2 to the East and South, O-1 to the West.
- (4) The proposal is not in conformance with and in furtherance of the implementation of the goals and policies of the Comprehensive Plan. The proposed sites are classified as office. Low-Density Residential to the South, High Residential Density to the North, Public/Semipublic to the East and West.
- (5) The location is an infill site. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development in the proposed zone.
- (6) It appears there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

7) There does appear to be a need in the community for the proposal and benefit the community or area.

It could be considered spot zoning to move forward with the request as presented. Consideration may be given if the properties to the west were also part of this request.

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The site is located on 12<sup>th</sup> Ave between 41<sup>st</sup> Street and 48<sup>th</sup> Street. The Future Land Use map calls for these two properties to be office. The surrounding properties are classified as Public/Semipublic, Low Density Residential and High Density Residential.

As presented, this request does not comply with the Future Land Use in this area. For consideration, an amendment to the Future Land Use map of the Comprehensive Plan would be required.

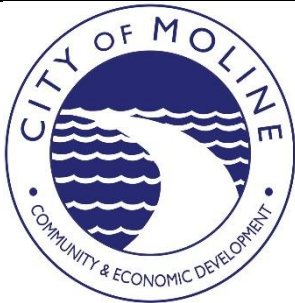
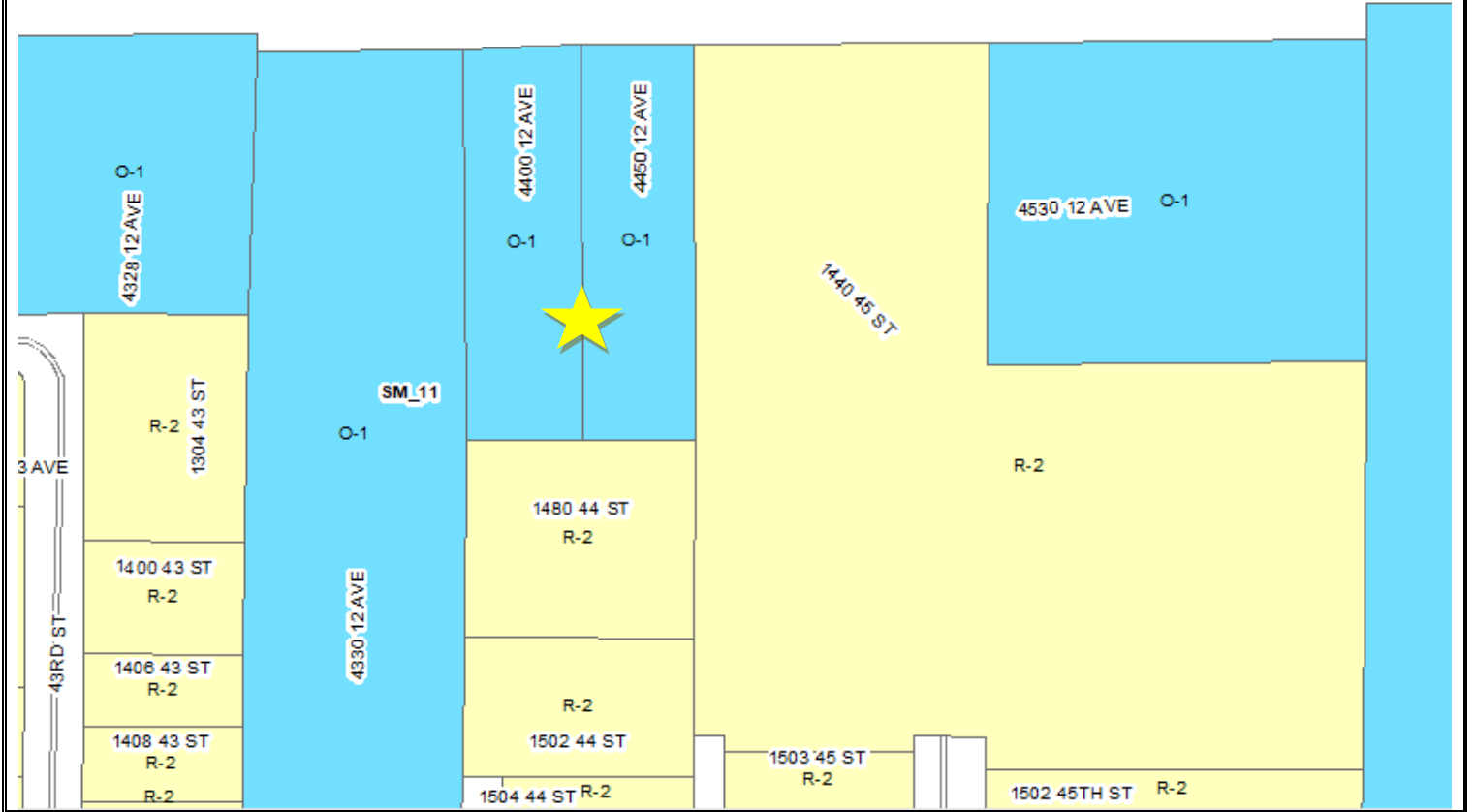
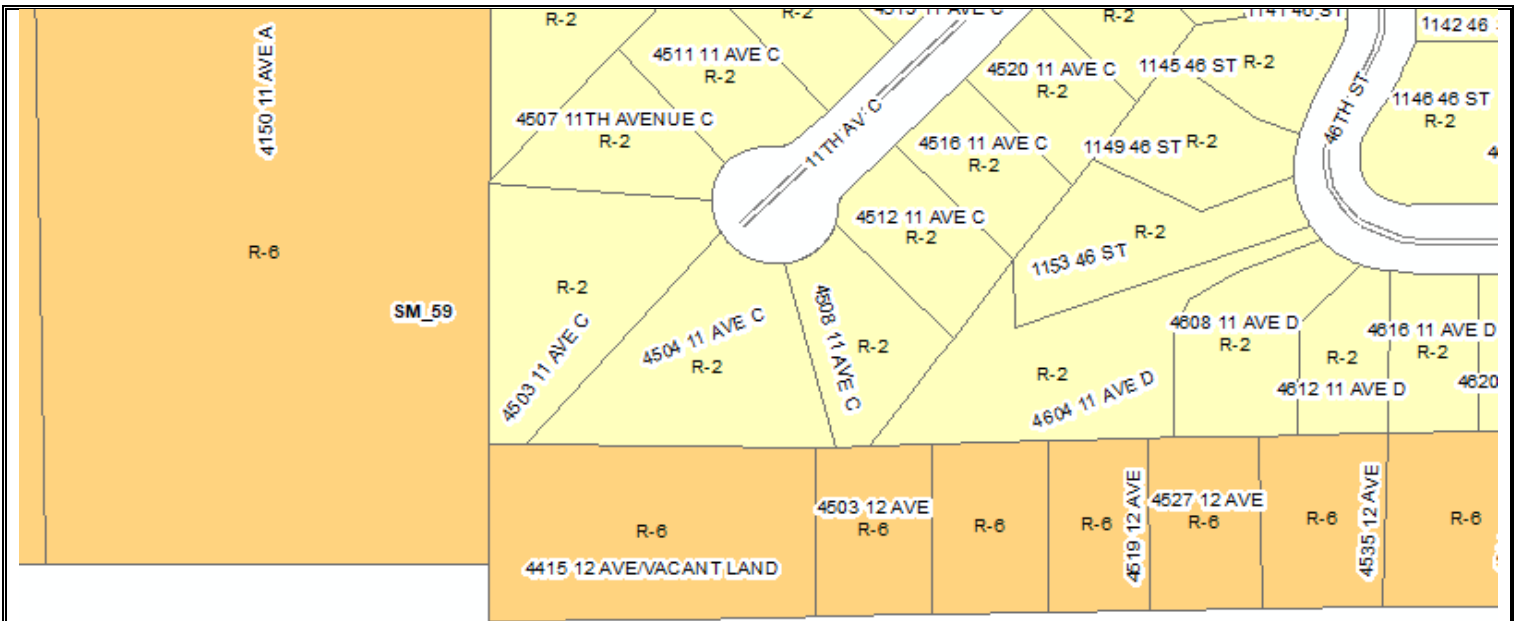
### **RECOMMENDATION**

Based on the above findings, a recommendation of denial to the Plan Commission for the request to rezone the subject property from O-1 to B-1.

### **ATTACHMENTS**

1. Tax Parcel map (location map)
2. Surrounding zoning map
3. Application form
4. Owner/applicant disclosure form





NORTH

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

**PLAN COMMISSION**



:Subject Property

PC 21-03

Zoning Parcel Exhibit

4/20/21



# APPLICATION FOR AMENDMENT TO ZONING & LAND DEVELOPMENT CODE AND REZONING

(For staff only) PC Case No. 21-03

Filing Date 4-8-21

\$650 Filing Fee (non-refundable) submitted: 4-8-21

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):

Parcel 1703205001, Lot 3 Vinzants 1st Add

Parcel 1703205002, Lot 4 Vinzants 1st Add

Property Location (Street Address): 4400-4450 12th Ave, Moline, IL 61265

Parcel Number: \_\_\_\_\_ Total Area (Acres or Square Feet): 47,520'

Present Zoning Classification: O-1 Proposed Zoning Classification: B-1

Present Use: Vacant Proposed Use: Laundromat

Owner Name: Kieth E Curry Trust

Owner Mailing Address: 2415 Whispering Oaks Ct, East Moline, IL 61244

Owner Phone Number: 309-752-0304 Owner Email Address: curryconstruction@sbcglobal.net

### SECTION 2

Applicant/Authorized Agent Name: Keith Curry

Applicant Mailing Address: 2415 Whispering Oaks Ct, East Moline, IL 61244

Applicant Phone Number: 563-529-1508 Applicant Email Address: curryconstruction@sbcglobal.net

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.

Keith E Curry  
Signature

4-2-21  
Date

**REQUIRED ATTACHMENT:** Interested Party Disclosure Form



**Property Information**

<b>Pin Number</b> 17-03-205-001	<b>Site Address</b> 4400 12 AVE MOLINE, IL 61265	<b>Owner Name &amp; Address</b> CURRY, KEITH E TRST 2415 WHISPERING OAKS CT EAST MOLINE, IL, 61244-9640
<b>Tax Year</b> 2019 (Payable 2020) ▼		
<b>Sale Status</b> None		
<b>Property Class</b> 0030 - Vac Lots-Lands/6 units	<b>Tax Code</b> 07005 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 10,175	<b>Tax Rate</b> 9.533800	<b>Total Tax</b> \$970.04
<b>Township</b> SOUTH MOLINE	<b>Acres</b> 0.0000	<b>Mailing Address</b>
<b>Legal Description</b> LOT 3 VINZANTS 1ST ADD		

**Township Information**

<b>Township Name</b>	SOUTH MOLINE	<b>Assessor Name</b>	Rick Mellinger
<b>Website</b>	www.southmolinetownshipassessor.com	<b>Address</b>	2515 53rd St Moline, IL, 61265
<b>Email</b>	smtassessor@mchsi.com	<b>Phone</b>	(309) 736-0814

**Billing**

**Tax payments should be mailed to:**  
**Rock Island County Treasurer**  
**PO Box 3277**  
**Rock Island IL 61204-3277**

<b>Treasurer Name</b>	Louisa Ewert
<b>Office Address</b>	1504 3rd Ave Rock Island IL 61201
<b>Phone</b>	(309) 558-3510

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Paid By	Total Unpaid
1	06/17/2020	\$242.51	\$0.00	\$0.00	\$0.00	\$242.51	\$242.51	6/17/2020	CURRY, KEITH E TRST	\$0.00
2	08/17/2020	\$242.51	\$0.00	\$0.00	\$0.00	\$242.51	\$242.51	8/13/2020	CURRY, KEITH E TRST	\$0.00
3	09/17/2020	\$242.51	\$0.00	\$0.00	\$0.00	\$242.51	\$242.51	9/14/2020	CURRY, KEITH E TRST	\$0.00
4	11/17/2020	\$242.51	\$0.00	\$0.00	\$0.00	\$242.51	\$242.51	11/10/2020	CURRY, KEITH E TRST	\$0.00
<b>Total</b>		<b>\$970.04</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$970.04</b>	<b>\$970.04</b>			<b>\$0.00</b>

**No Drainage / Special District Information**

**Payment History**

Tax Year	Total Billed	Total Paid	Amount Unpaid
2019	\$970.04	\$970.04	\$0.00
2018	\$944.80	\$944.80	\$0.00
2017	\$929.00	\$929.00	\$0.00

Show 3 More

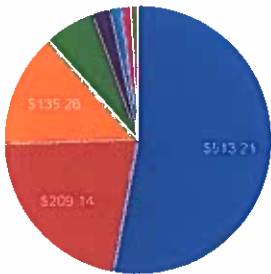
**Assessments**

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	10,175	0	0	0	0	10,175
Department of Revenue	10,175	0	0	0	0	10,175
Board of Review Equalized	10,175	0	0	0	0	10,175
Board of Review	10,175	0	0	0	0	10,175
S of A Equalized	10,175	0	0	0	0	10,175
Township Assessor	10,021	0	0	0	0	10,021
Prior Year Equalized	10,021	0	0	0	0	10,021

**No Exemptions**

**Taxing Bodies**

District	Tax Rate	Extension
MOLINE- COAL VALLEY SCHL 40	5.043800	\$513.21
MOLINE CITY	2.055400	\$209.14
ROCK ISLAND COUNTY	1.329600	\$135.26
BLACKHAWK CC 503	0.571400	\$58.14
METRO MASS TRANSIT DIST	0.195800	\$19.92
FOREST PRESERVE	0.130600	\$13.29
SOUTH MOLINE TWP	0.116400	\$11.84
METRO AIRPORT AUTHORITY	0.073300	\$7.46
SOUTH MOLINE ROAD & BRIDGE	0.017500	\$1.78
SOUTH MOLINE CEMETERY	0.000000	\$0.00
<b>TOTAL</b>	<b>9.533800</b>	<b>\$970.04</b>



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- MOLINE CITY
- ROCK ISLAND COUNTY
- BLACKHAWK CC 503
- METRO MASS TRANSIT DIST
- FOREST PRESERVE
- SOUTH MOLINE TWP
- METRO AIRPORT A...
- SOUTH MOLINE RO...

**No Redemptions**

**No Forfeiture Information**

**No Farmland Information**

**No Sales History Information**



**Property Information**

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<b>Sale Status</b> None		
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