

**Memorandum
Community and Economic Development
Department**

**To: Randall Tweet, Interim City Manager
Subject: Special Use Permit Amendment Request for
1808 7th Avenue
Date: January 30, 2017**



Marie H. Glines has filed an application for an amendment to a Special Use Permit that has allowed Dawn Crawford to operate a custom framing business, an office and four apartments in an R-3 (one and two family residence) district. Attached are three previous Special Use Permit ordinances with amendments that have been approved for Ms. Crawford for the subject property. Ms. Crawford has passed away and Ms. Glines is the legal owner of the property and resides in one of the four apartment units. The instructor for the proposed music lessons also resides in one of the apartments at the property.

The proposed amendment is to change the name on the Special Use Permit to Marie H. Glines to maintain the four apartments and existing 4 square foot unlighted freestanding sign and allow use of the former first floor auditorium space to be used as a studio for conducting music lessons and small concerts.

Nature of the Proposed Use:

The proposed first floor auditorium space is approximately 1,500 square feet in total area and has access off of 19th Street. A residential tenant will operate the music lessons from 10:00 a.m. to 6:00 p.m., Monday through Friday. Small concerts primarily from students will occur approximately once every three months (four per year) on Friday and Saturday evenings and Sunday matinees. Evening concert times would be from 7:00 until 10:00 p.m.

Parking:

The Zoning Ordinance requires two parking spaces per dwelling unit, so a total of eight spaces are required for the residential use of the property. As previously stated Ms. Glines and the teacher for the music lesson business reside in two of the four apartments at the site. The ordinance requires one space per four seats for concerts in the auditorium. There is no fixed seating remaining in the former auditorium space, but the applicant indicates that since the concerts are expected to primarily be for student recitals the audience size is expected to be small in number.

There is an existing three car detached garage and space to park nine additional vehicles in the rear parking lot. There is a City parking lot at 634 18th Street, which is northwest of the site that has unlimited parking for 14 vehicles. This space could be used for concert attendees.

Analysis:

Staff believes that the use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as there is adequate parking for the music lessons and additional public parking for concerts is available and the proposed new use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

The property is located adjacent to the Potter House (1906 7th Avenue), which is a designated local landmark. The Preservation Ordinance allows the Preservation Commission the

opportunity to comment on the Special Use Permit request since the property is located adjacent to a local landmark. At its January 18, 2017 meeting the Commission voted unanimously to pass a favorable comment on the proposed use because it will not have a negative effect on the Potter House.

Legal Description of Property:

Outlot Forty-two (42), except the south sixty (60) feet, Sheet fifteen (15) of Rock Island Township in the City of Rock Island, also known as 1808 7th Avenue, Rock Island, Illinois.

Recommendation:

That the request be approved because the use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as there is adequate parking for the music lessons and additional public parking is nearby for concerts and the proposed new use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

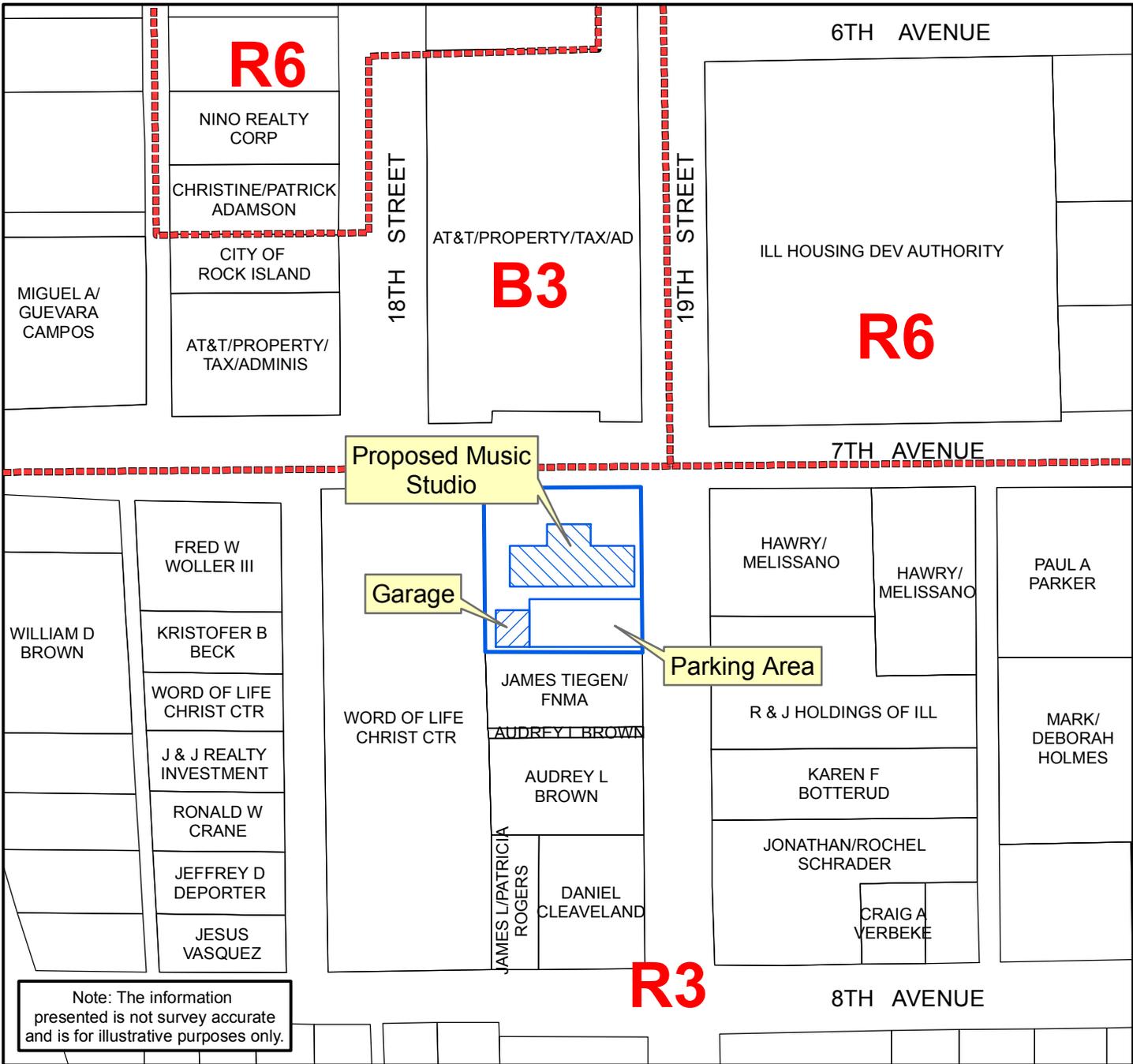
Approval should be subject to the following stipulations:

1. Four apartments and a four square foot freestanding sign shall be maintained.
2. The music lessons/concert use shall be limited to one resident employee.
3. Hours of operation for the music lessons use shall be limited to 10:00 a.m. to 6:00 p.m., Monday through Friday.
4. Student concerts shall be allowed (four per calendar year) Friday and Saturday evenings and Sunday matinees. Evening concert times would be from 7:00 until 10:00 p.m., Friday and Saturday.
5. Twelve (12) on-site parking spaces shall be maintained.
6. The property shall meet all applicable code requirements.

**Submitted by: Alan Fries, Urban Planner II
Ryan Berger, Interim Planning and Redevelopment Administrator
Chandler Poole, CED Director**

Approved by: Randall Tweet, Interim City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2017-1

Legend

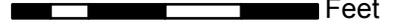
- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: R.B./A.F.



0 25 50 100 150 200 Feet



City of Rock Island

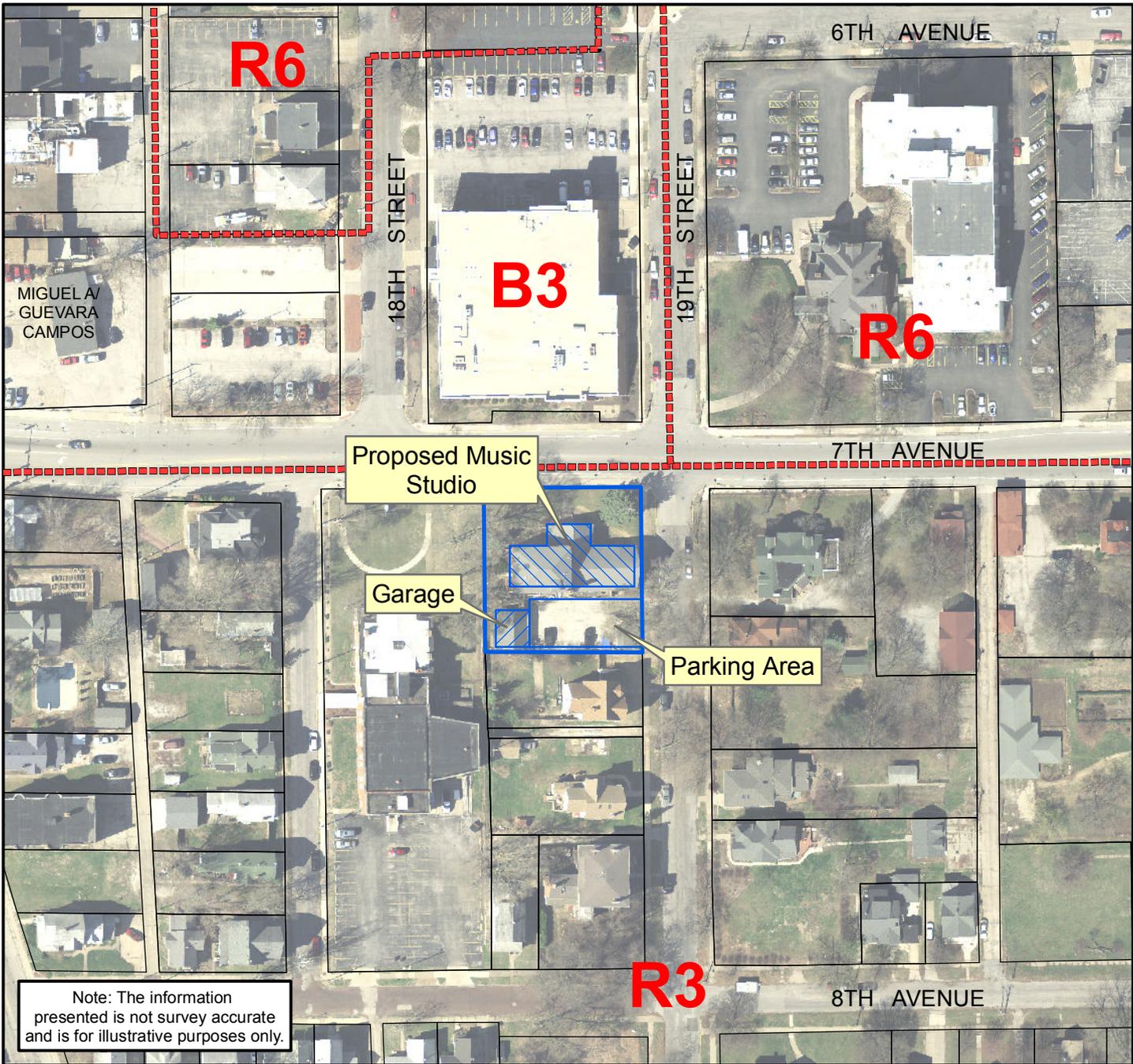
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



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SPECIAL USE PROPOSAL
2017-1 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: R.B./A.F.

0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

ORDINANCE NO. 97-39
A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT
IN THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special use permit to operate a theater/meeting auditorium at 1808 - 7th Avenue, Rock Island, Illinois, be and is hereby granted to Dawn Crawford and Trish Hepner, said property being legally known as:

Outlot Forty-two (42), except the South Sixty (60) Feet, Sheet Fifteen (15) of Rock Island Township,

also known as 1808 - 7th Avenue, Rock Island, Illinois.

Section Two. Said permit be and is hereby subject to the following stipulations:

1. No more than 24 public events be conducted annually with activities consisting of 80 people or less;
2. An assessment be made one year following the issuing of an occupancy permit in order to determine the impact of the use on the neighborhood;
3. The business be limited to two resident employees;
4. Hours of operation shall be from 5:00 p.m. to 11 p.m., seven days a week;
5. A minimum of ten off street parking spaces be provided;
6. That two attached signs not to exceed 15 square feet in area each be allowed;
7. No alcoholic beverage be served or consumed in connection with the public meetings taking place on the property; and
8. The property shall meet all applicable code requirements.

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: MAY 12, 1997

APPROVED: MAY 13, 1997

ATTEST: Jeanne F. Pagen
CITY CLERK

AYES: ALDERMEN BROOKS
WESTERFIELD
BAUERSFELD
WINTER
WILLIAMS
SPURGETIS
FORLINI

NAYS: NONE

Comm. Clerk
copy

A SPECIAL ORDINANCE AMENDING A SPECIAL ORDINANCE
GRANTING A SPECIAL USE PERMIT FOR 1808 - 7TH AVENUE
IN THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special ordinance amending a special ordinance granting a special use permit for 1808 - 7th Avenue in the City of Rock Island, Illinois, be and is hereby amended to include a custom framing business and three apartments.

Section Two. The stipulations of said special use permit be and are hereby amended by deleting numbers 6 and 7 of said stipulations and inserting in lieu thereof the following:

- "6. That two attached signs be allowed for the frame business (one square foot or less and a 3' x 3' at the 19th Street entrance);
- 7. No alcoholic beverage be served or consumed in connection with the public meetings taking place on the property;"

and is further amended by adding the following stipulations:

- "9. The frame business be limited to one resident employee;
- 10. Hours of the frame business be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday."

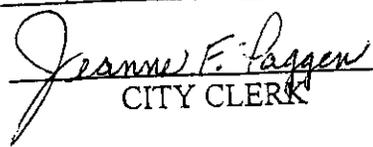
Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: May 15, 2000

APPROVED: May 16, 2000

ATTEST: 
CITY CLERK

- AYES: ALDERMEN BROOKS
- CONROY
- WINTER
- WHITE
- MAHLO
- FORLINI

NAYS: NONE
ABSENT: BAUERSFELD

ORDINANCE NO 67-2004

A SPECIAL ORDINANCE AMENDING A SPECIAL ORDINANCE
GRANTING A SPECIAL USE PERMIT FOR 1808 7th AVENUE
IN THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special ordinance amending a special ordinance granting a special use permit for 1808 - 7th Avenue in the City of Rock Island, Illinois, be and is hereby amended to allow an intermittent office use on the first floor of the three story "residential segment" of the structure.

Section Two. Said permit be and is hereby subject to the following stipulations:

1. The operation is limited to two part-time employees;
2. The two parking spaces be designated for the use out of nine required spaces for the uses on the property;
3. Hours of operation be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday;
4. No additional signs be allowed; and
5. The property shall meet all applicable code requirements.

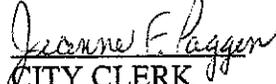
Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: June 14, 2004

APPROVED: June 15, 2004

ATTEST: 
CITY CLERK

Ayes: Alderman Brooks
Conroy
Bauersfeld
Rockwell
Keefe

Nays: None

Absent: White

**GARRET
FRAMING**

