

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Request Public Hearing for 1202 19½ Avenue

Date: October 2, 2012

Friendship Manor (on behalf of Friendship In-Home Services) has filed an application for a Special Use Permit to operate a Community Integrated Living Arrangement group home for adults with intellectual/developmental disabilities at 1202 19 ½ Avenue, zoned R-3 (one and family residence) district. The two-story house is currently occupied by a family. Friendship Manor would renovate the home to meet code requirements for a group home.

Nature of the Use:

The proposed group home will house six to eight adults and have 24 hour staff support (one or two staff members will be present at a time). The group home will have a congregate eating and living areas and private bedroom spaces for the residents.

Parking:

The Zoning Ordinance requires one parking space for every two residents, plus one for each employee during a maximum shift. This would require six off-street parking spaces for the use. There is a two car detached garage on the site along with a two parking space driveway with access off of 12th Street. Friendship Manor residential/nursing home facility is located directly to the south, so there are off-street parking spaces available on that site for employees of the group home.

Signs:

No signs are proposed for the site.

Analysis:

Staff believes that the proposed use meets six of the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (parking standards will not be met, but additional off-street parking can be made available for employees). The use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Recommendation:

That the request be approved because the proposed use will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. Up to eight residents and two staff employees be allowed;
2. A minimum of four parking spaces on the site be provided;
3. Additional employee parking be provided on the adjacent Friendship Manor site;
4. No signs be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

Lot 26 and the west one-half of Lot 27 of Case Homestead Addition to the City of Rock Island, also known as 1202 19 ½ Street, Rock Island, Illinois.

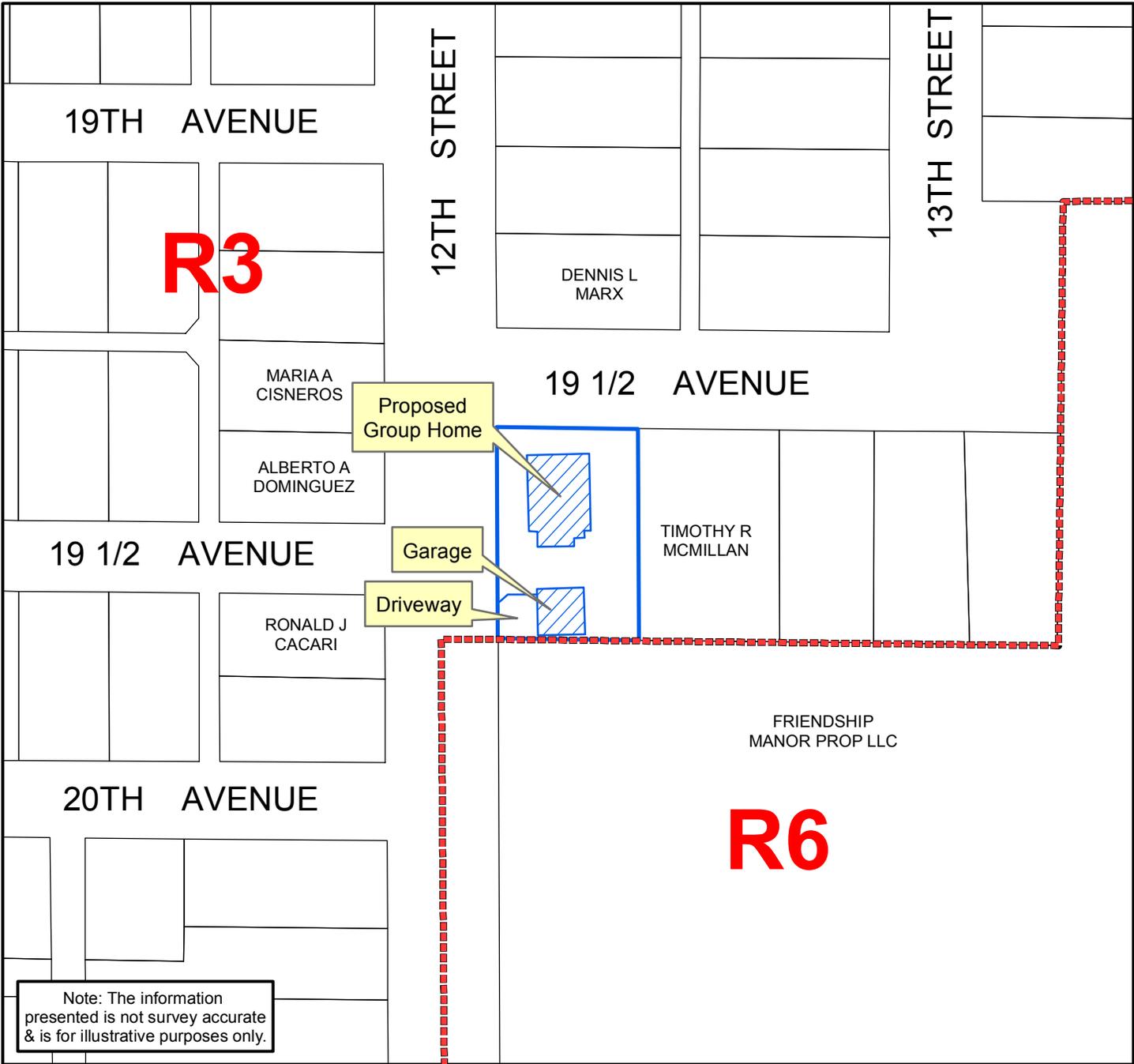
Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



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

**SPECIAL USE PROPOSAL
2012-5**

Legend

- R3 zoning district
- subject property
- zoning line

DR. BY: *K.G.D.*

APPR. BY: *A.M.C./A.F.*

City of Rock Island

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SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2012-5 Aerial Legend

- R3** zoning district
-  subject property
-  zoning line

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



0 25 50 100 150 Feet

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