

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 3320 14th Street Court

Date: November 26, 2012

Wendy Frieden is requesting permission to apply for Special Use Permit to continue to operate a property management office out of her residence located at 3320 14th Street Court (see attached letter). The property is occupied by a single family residence, zoned R-2 (one family residence) district. Staff received a zoning complaint regarding the accessory business use and informed Ms. Frieden of the need to comply with ordinance regulations, or apply for a Special Use Permit. She has opted to apply for a Special Use Permit to continue to operate the business until she has completed renovation of her new office space downtown (former Jolly Roger Club at 2100 4th Avenue).

The business has a total of three employees (Ms. Frieden and two non-resident employees). Parking is provided either on a driveway, or on the street. Hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday. There is no sign on the property.

The impact of the use on neighboring and adjoining property owners can best be determined by a public hearing. Staff believes that a Special Use Permit request is the appropriate process to consider this temporary use in a residential zoned area.

Recommendation:

That Ms. Frieden be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

Wendy Frieden

3320 14th St. Court
Rock Island, IL 61201
(309)786-3955
wendy@friedenpm.com

November 16, 2012

Mr. Mayor
City Council Members
Rock Island, IL 61201

Dear Mr. Mayor and City Council Members,

Please consider this letter my request for a temporary special use permit. I am a property manager who started what I thought was going to be a small business that I would be able to operate alone, thankfully we have grown extremely quickly. I currently have 2 people who work out of the house who are unrelated to me. We have acquired a commercial building in downtown Rock Island that we will be moving to as soon as it has been remodeled. This building is located at 2100 4th Ave (old Jolly Roger). It is our intention to have that building complete and our offices moved in the spring.

Thank you in advance for your consideration.

Sincerely yours,

Wendy Frieden