

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

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

Date: December 31, 2012

Wendy Frieden has filed an application for a Special Use Permit to maintain operation of a property management office out of her residence at 3320 14th Street Court, zoned R-2 (one family residence) district. Staff received a complaint about the business (employees and clients coming and going to the property) and contacted the owner who indicated that they were operating the business and that they had two non-resident employees. Ms. Frieden then chose to apply for the Special Use Permit and has since indicated that she now only has one non-resident employee. She also has indicated that she intends to renovate and move to new office space downtown sometime this spring (former Jolly Roger Club at 2100 4th Avenue).

Nature of the Use:

The office employs one resident employee (Ms. Friden) and one non-resident employee. The non-resident employee works as an office assistant by answering phones and doing other office duties. The applicant indicates that no clients come to the property. Hours of operation are 9:00 a.m. to 5:00 p.m., Monday through Friday.

Parking:

The Zoning Ordinance requires two off-street parking spaces for the residence and one additional space for the non-resident employee (three total spaces required). The site has a two-car attached garage and space to park five vehicles on the driveway.

Signs:

No signs are proposed for the site.

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (there is adequate parking on the site for the employee). 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. One non-resident employee shall be allowed;
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Monday through Friday.
3. A minimum of three off-street parking spaces shall be provided on the site;
4. No clients, tenants or customers of the business shall be allowed at the property;
5. No signs shall be allowed;
6. The use shall meet all other applicable codes and ordinances.

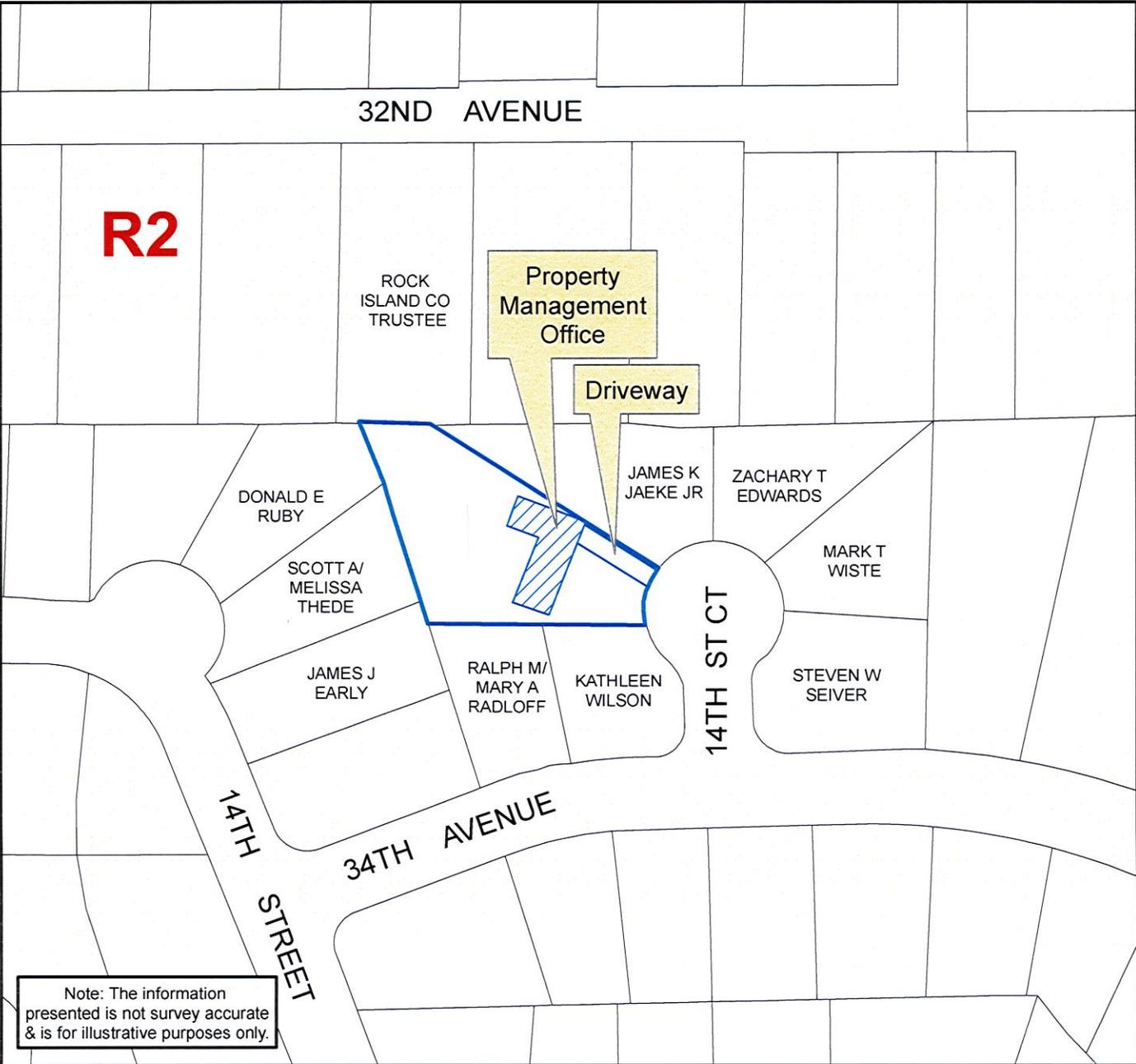
Legal Description of Property:

Lot 3 of Wooded Hills Second Addition to the City of Rock Island, also known as 3320 14th Street Court, Rock Island, Illinois.

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

SPECIAL USE PROPOSAL

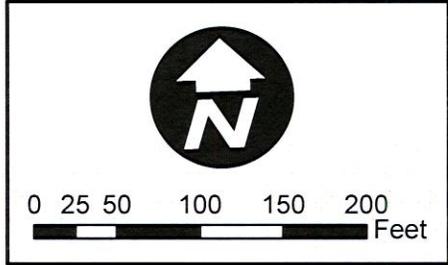


SPECIAL USE PROPOSAL
2013-1

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: AJ BJ



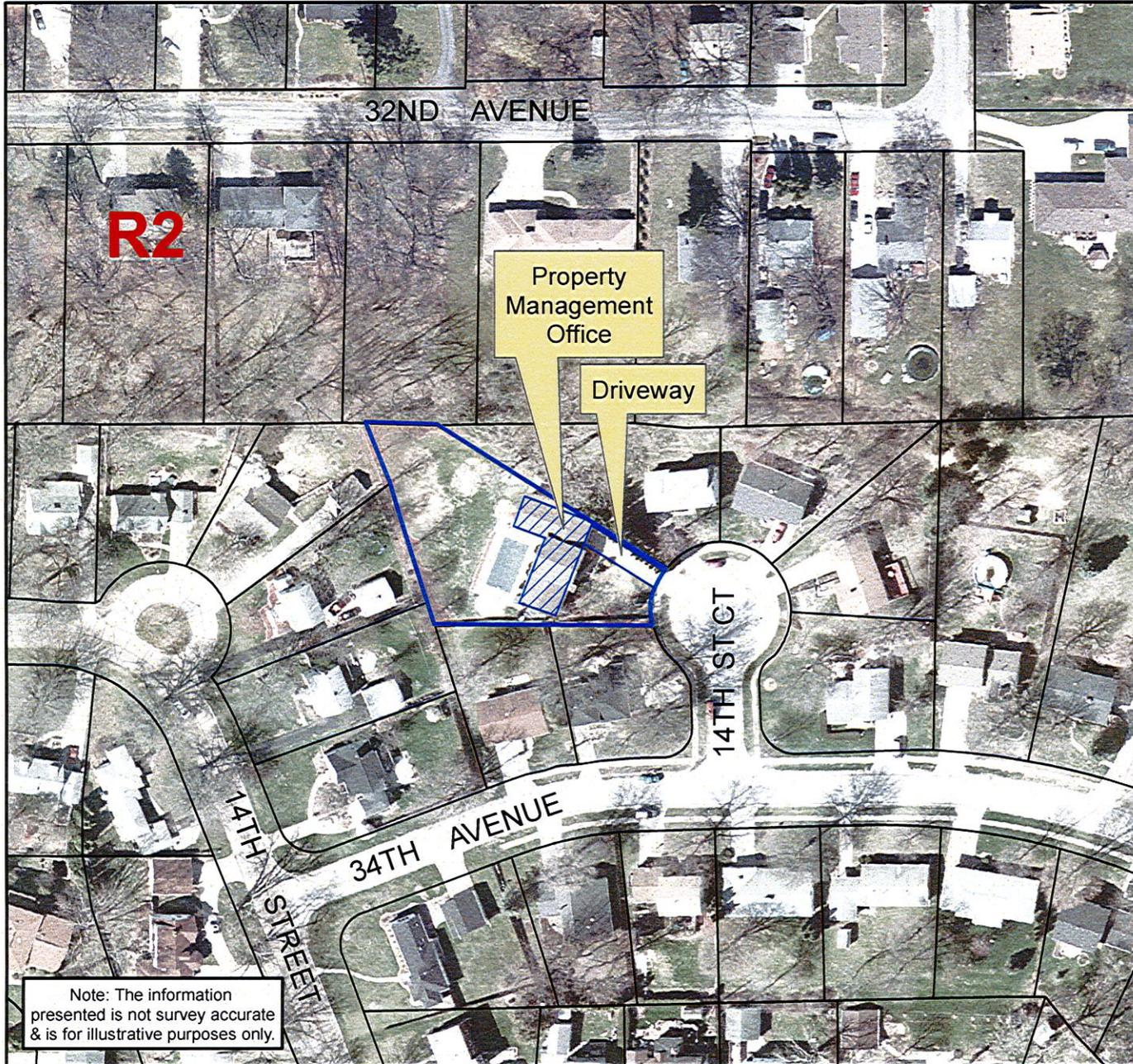
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2013-1 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 200 Feet

City of Rock Island

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