

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Amendment Public Hearing for 1808 7th Avenue

Date: October 28, 2013

Dawn Crawford and Marie Glines have filed an application to amend a Special Use Permit to maintain a fourth one-bedroom apartment to the previously approved three one-bedroom apartments and an existing resident custom framing business in an R-3 (one and two family residence) district. Staff became aware of the fourth apartment use from an inquiry from a financial institution regarding the property. The applicants (who live in one of the four existing apartments) were not aware of the need for the amendment to the approved Special Use Permit. The applicants also propose to remove the previously approved meeting room for public gatherings and a first floor office space from the list of approved uses for the structure (see previously approved Special Use Permit ordinances).

Nature of the Use:

The fourth apartment is currently occupied and is located on the third floor of the western segment of the structure. The applicant's apartment is located in the basement level and part of the first floor. There is one other first floor apartment and a third apartment on the second floor. The custom framing business is operated by Ms. Crawford and is open by appointment only during the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday.

Parking:

The Zoning Ordinance requires two parking spaces for the additional apartment use. One space for the framing business is adequate (total of nine spaces are required for the proposed uses) There is an existing three car detached garage and space to park nine additional vehicles in the rear parking lot.

Signs:

There is an existing unlighted freestanding sign (1.5' x 3.5' and 3.5 feet in height) located at the northeast corner of the property. No additional signs are proposed for the property.

Analysis:

The proposed fourth apartment will not alter the character of the neighborhood. There is adequate parking on the site for all four apartments and the framing business.

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 of the special use request since the subject property is located adjacent to the local landmark. At its October 23rd 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.

Findings:

Staff believes that the proposed use will meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance. The fourth apartment is located in the existing structure with no exterior modifications proposed or required. The use will not detract from the low-density character of the neighborhood and there is adequate parking provided.

Recommendation:

That the request be approved and referred to the City Attorney for preparation of an ordinance because it will not detract and/or alter the character of the low-density residential neighborhood and there is adequate parking provided on the property. Approval should be subject to the following stipulations:

1. A total of four one-bedroom apartments be allowed.
2. Public events area (for meetings and gatherings) no longer shall be allowed.
3. Office use shall no longer be allowed.
4. A minimum of nine off street parking spaces shall be provided
5. The property shall meet all applicable code requirements.

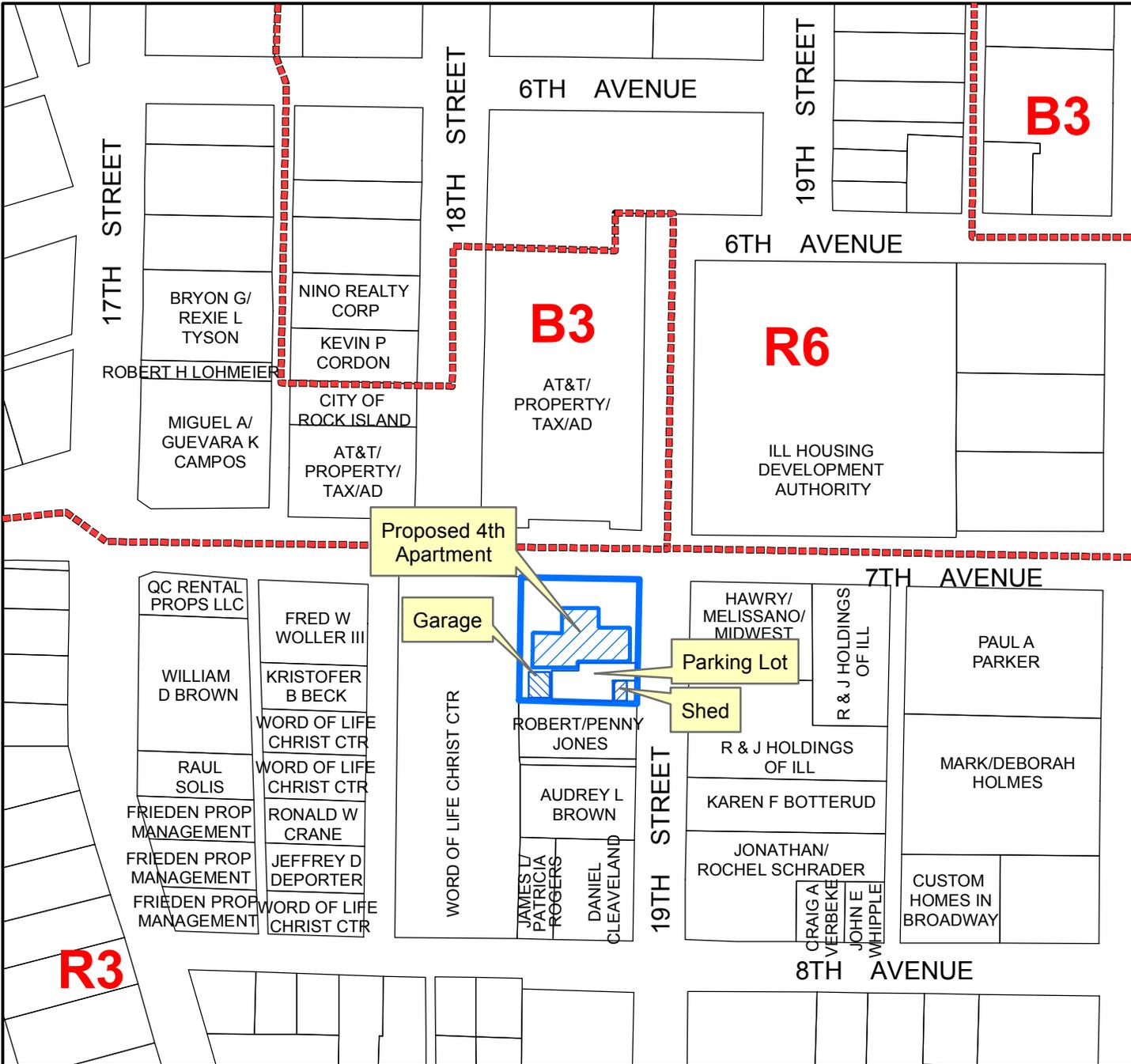
Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2013-3

Legend

- R3 zoning district
- subject property
- zoning line

DR. BY: K.G.D.

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





0 50 100 200 300 Feet

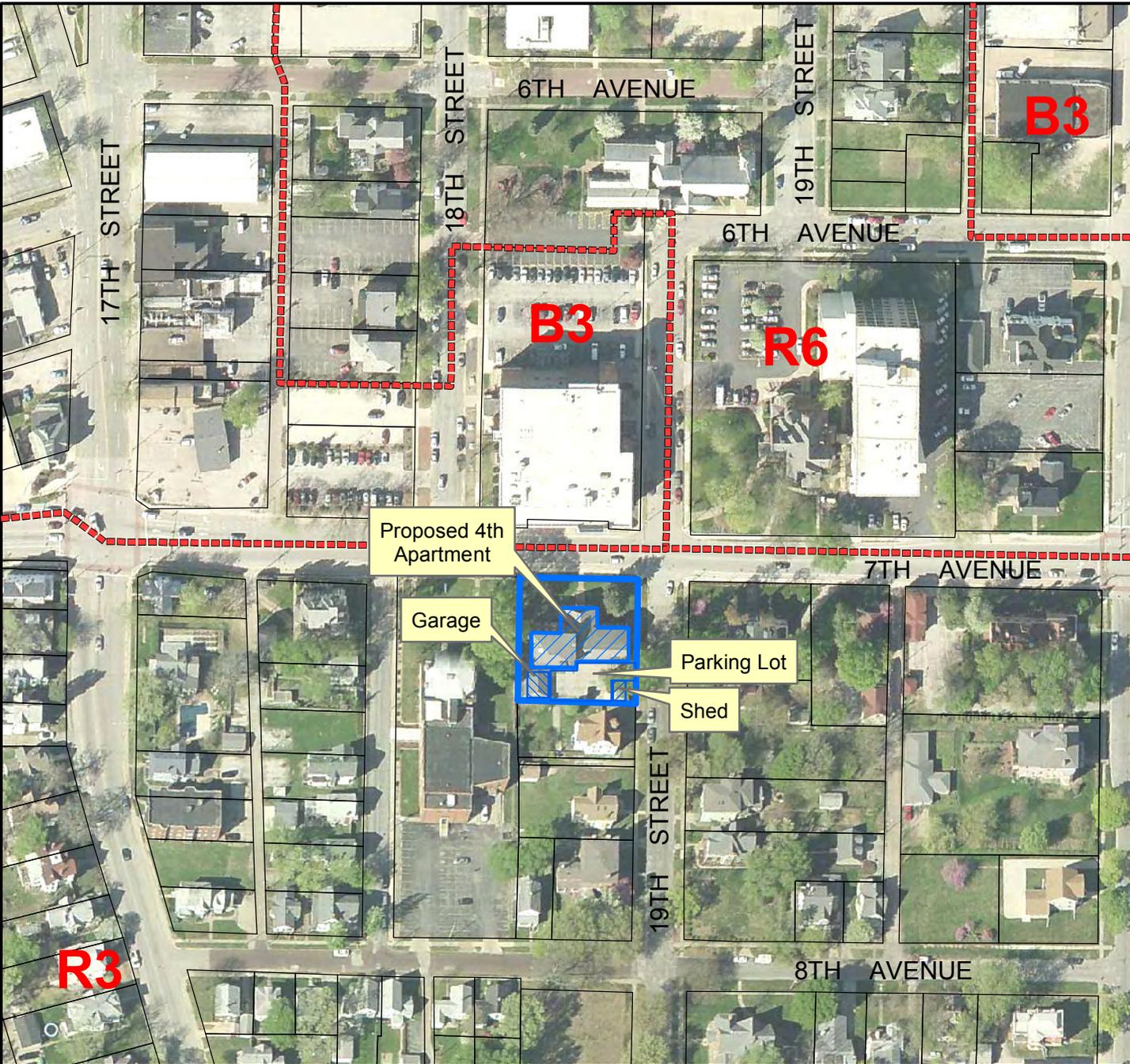
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2013-3
Legend
R3 zoning district
[Blue Outline] subject property
[Red Dashed Line] zoning line

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

North arrow pointing up with 'N' below it.
Scale bar: 0 50 100 200 300 Feet

City of Rock Island
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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

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. Padden
CITY CLERK

AYES: ALDERMEN BROOKS
WESTERFIELD
BAUERSFELD
WINTER
WILLIAMS
SPURGETT
FORLINI

NAYS: NONE

Comm. Draw
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: Jeanne F. Pagen
CITY CLERK

AYES:	ALDERMEN	BROOKS
		CONROY
		WINTER
		WHITE
		MAHLO
		FORLINI

NAYS: NONE
ABSENT: BAUERSFELD