

**MEMORANDUM**

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: City Manager**

**SUBJECT: Special Use Permit Amendment Request Public Hearing for 2300 18<sup>th</sup> Avenue**  
**Date: November 5, 2013**

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Dr. Julie Hahn has filed an application for an amendment to an existing Special Use Permit approved for a small animal veterinary clinic to allow for three additional non-resident employees to the three approved non-resident employees (total will increase to six employees, including the applicant, if approved).

Nature of the Use:

The attached Special Use Permit ordinance for the veterinary clinic use was approved in 2010. The only change the applicant is requesting is to add three more employees for the business. Business hours and signage will not change for the property.

Parking:

The approved Special Use Permit ordinance requires not less than seven off-street parking spaces on the site (these include spaces that were to be available for employees and customers). There is a two-bay detached garage and space to park five vehicles on the site. Dr. Hahn now proposes to have all her employees park off-site and have the on-site parking to be used by customers. She has received permission for all her employees to park at an adjacent parking lot owned by Good Shepherd Presbyterian Church (parking lot located to west and south of church located to the east at 2312 18<sup>th</sup> Avenue).

Analysis:

Staff believes that the request will help the parking situation in the neighborhood as the on-site parking will now only be used by customers. The proposed amendments will not have any detrimental effect on public health, safety, welfare or property values in the area and will not have a negative impact on the character of the surrounding residential neighborhood.

Recommendation:

That the request be approved and referred to the City Attorney for preparation of an ordinance because it meets the seven standards identified in the Zoning Ordinance for approving a Special Use Permit and will not alter the character of the neighborhood. Approval should be subject to the following stipulations:

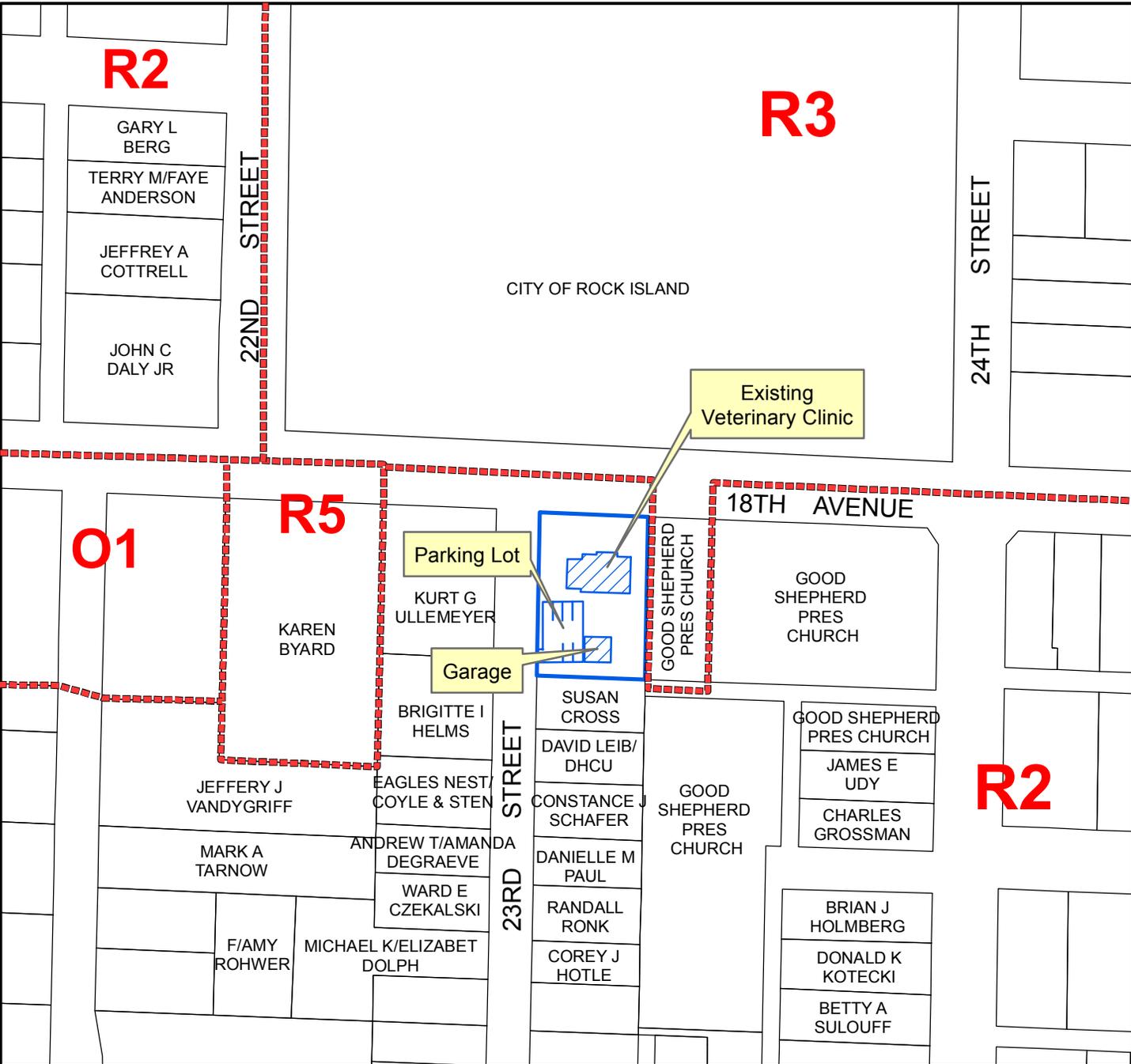
1. A total of seven on-site parking spaces shall be made available for customers.
2. All employees shall park at an off-site at parking lot made available through an agreement with Good Shepherd Presbyterian Church.
3. The property shall meet all applicable code requirements.

**Submitted by: Alan Fries, Urban Planner II**  
**Ben Griffith, Planning and Redevelopment Administrator**  
**Jeff Eder, Community and Economic Development Director**

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**APPROVED: Thomas Thomas, City Manager**

# SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL**  
**2013-4**

**Legend**

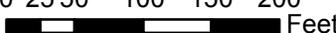
- R2 zoning district
- subject property
- zoning line

DR. BY:           K.G.D.          

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



0 25 50 100 150 200 Feet



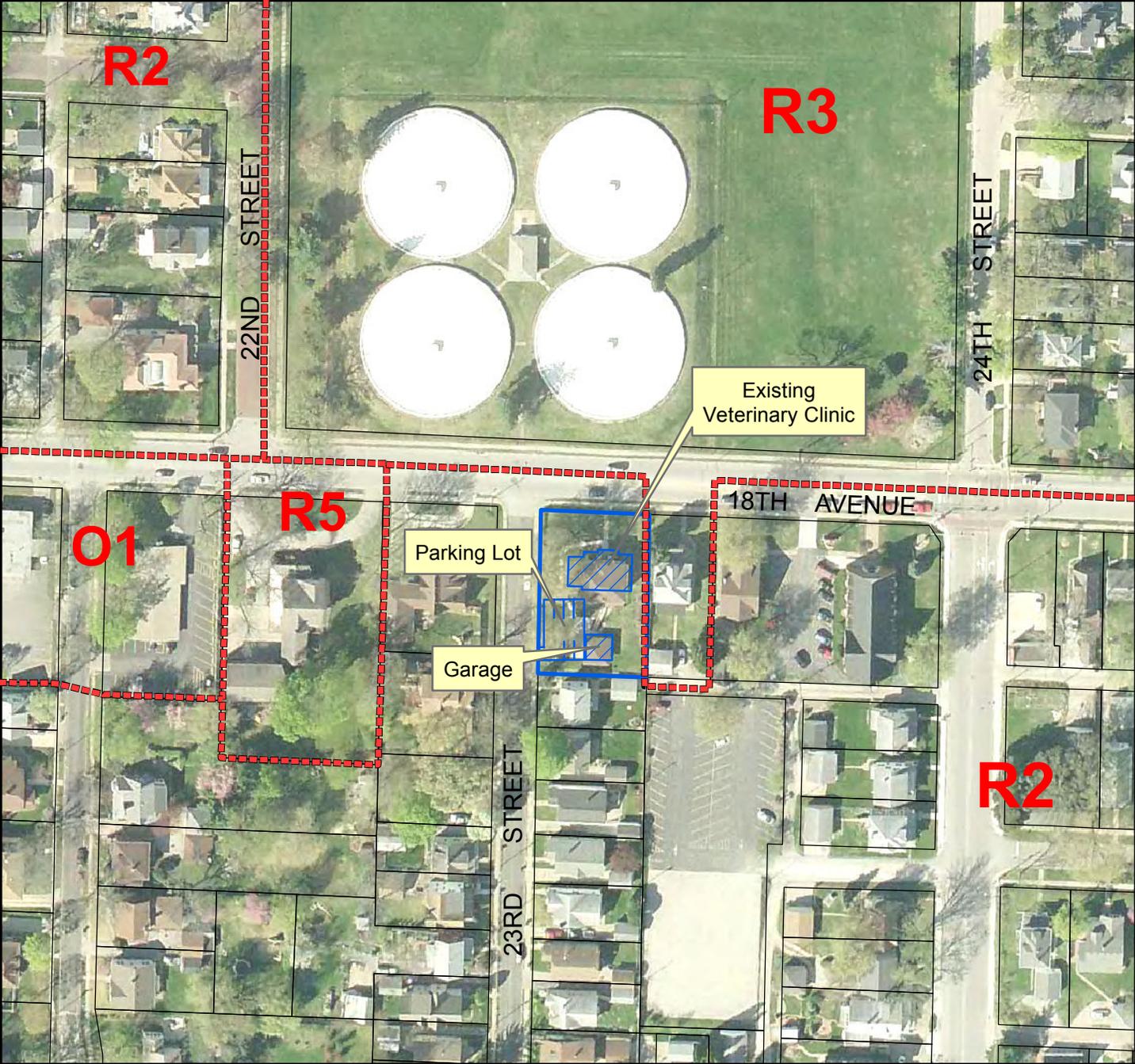
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

# SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL  
2013-4 Aerial  
**Legend**

- R2** zoning district
-  subject property
-  zoning line

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

  
0 25 50 100 150 200 Feet

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



10/14/2013

To: The City of Rock Island Zoning Department and the City Council

From: Good Shepherd Presbyterian Church

We are writing this letter in regards to Dr. Julie Hahn, owner of Compassionate Care Veterinary Clinic at 2300 18<sup>th</sup> Ave, Rock Island, Illinois. She has our legal permission to use our parking lot for her employees parking needs during business hours. Our parking lot is adjacent to her property. She has agreed to be of legal responsibility of there are any injuries that occur to her employees in our parking lot.

Please let us know if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Sanders". The signature is written in a cursive style with a large, prominent initial "K".

The Session Members of Good Shepherd Presbyterian Church

c/o Kristin Sanders

**ORDINANCE NO. 053-2010**

**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 small animal veterinary clinic located at 2300 18<sup>th</sup> Avenue, Rock Island, Illinois, be and is hereby granted to Dr. Julie Hahn, said property being legally known as:

**Lots Number One (1) and Two (2) in that part of the City of Rock Island known as and called "Reservoir Park Addition" an Addition to the City of Rock Island, Situated in the County of Rock Island and State of Illinois.**

**also known as 2300 18th Avenue, Rock Island, Illinois.**

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

- 1. That the business be limited to no more than three non-resident employees on the property at any one time;**
- 2. Hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday and 8:00 a.m. to 12:00 noon on Saturdays, except for emergencies at any time;**
- 3. Not less than seven off-street parking spaces;**
- 4. A 15 square foot freestanding sign (lighted by garden lights) located either at the northwest corner or directly in front of the 18<sup>th</sup> Avenue entrance to the structure;**
- 5. The sign shall be on a timer set to turn the lights on at 7:30 a.m. and off at 8:00 p.m.;**
- 6. That 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

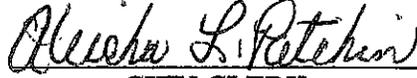
PASSED: September 20, 2010

AYES: Alderman Brooks

APPROVED: September 21, 2010

Conroy

ATTEST:



CITY CLERK

Foley

Tollenaer

Jones

Murphy

Austin

NAYS: NONE