

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 4510 42nd Avenue

Date: November 12, 2013

Joseph and Kathy Gusse are requesting permission to apply for Special Use Permit to operate an architect's office out of their new residence located at 4510 42nd Avenue (see attached letter). The property is occupied by a single family residence, zoned R-1 (one family residence) district.

The business will have a total of five employees. Mr. and Mrs. Gusse will be two full-time resident employees. There will be one full-time non-resident employee and two part-time non-resident employees. Parking is provided either on a driveway or in an attached garage. Hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday. The only sign they desire is an attached small plaque on the mail box and a business logo on the front door.

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 accessory office use in a residential zoned area.

Recommendation:

That Mr. and Mrs. Gusse 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

November 8, 2013

City of Rock Island
1528 3rd Avenue
Rock Island, Illinois 61201

Re: Permission to apply for a Special Use Permit

Mayor Pauley and Members of the Council:

We are writing to request permission to apply for a Special Use Permit to allow our architectural firm, **Joseph Architectural Group, P.C. (JAG)** to be based out of the home we would like to purchase in Rock Island. **Joseph Architectural Group, P.C.** has been located in Rock Island since it was founded fourteen years ago. It is a small, highly professional, architectural firm headed by a highly qualified individual, Mr. Joseph A. Gussè. We have been members of this community long before the company was founded and would like to remain in Rock Island.

The property we are looking to purchase is located at 4510 42nd Avenue in Rock Island. It is currently zoned Residential and sits at the end of a quite block in a residential neighborhood. We feel this is a great location to raise our four children and operate our professional business. The business employs Joseph Gussè, Architect, Kathy Gussè, Administration, Connie Justice, part-time Receptionist (Kathy's mother), Ben Temperly, full-time Intern-Architect, and Nikkola James, part-time Intern-Architect. We feel the business is a perfect size for us and are not looking to grow. We operate from 8:00am to 5:00pm Monday through Friday, we are not looking to provide any evening or weekend hours.

Signage for us is minimal. We are looking for a small plaque on the mail box and a logo on the door to what will become the office area of the structure. The business typically has less than one visitor a day. All of our work is produced on computer and modern communications allow us to interact with clients and other professionals from our phone and computer. We do plan on extensive renovations and addition to the current residence to accommodate our needs and the needs of the business to provide a safe, accessible environment for our family and employees. Part of the renovations will be to expand the current drive to accommodate additional parking.

We look forward to the opportunity to obtain a Special Use Permit to locate our business in what could be our home while continuing a positive working relationship with the City of Rock Island. Please let us know if we can provide you with any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph and Kathy Gussè". The signature is written in a cursive style and is positioned above the printed name.

Joseph and Kathy Gussè