

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

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

Date: November 26, 2013

Joseph and Kathy Gusse have filed an application for a Special Use Permit to operate an architect's office out of their proposed new residence at 4510 42nd Avenue, zoned R-1 (one family residence) district. The applicants intend to purchase the home and operate the accessory office use out of a second floor space.

Nature of the Use:

The business will have a total of five employees. The applicants will be two full-time resident employees and there will be one full-time non-resident employee and two part-time non-resident employees. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday. The applicants will provide an elevator-lift to provide access for people with disabilities to the second floor office.

Parking:

The Zoning Ordinance requires two off-street parking spaces for the residence and three additional spaces for employees and clients of the business. There is an existing two car attached garage with three spaces on a driveway that has access to 42nd Avenue. The applicants will construct an addition to the garage to add a third bay and will also expand the concrete driveway to accommodate one other space for parking. A total of seven parking spaces will be made available for the home and business.

Signs:

A 20" x 12" business identification logo will be located on the main door entrance and a 12" x 3" plaque will be located on the mailbox.

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (there will be adequate parking on the site for the home and office). 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. Two resident employees, one full-time non-resident employee and two part-time non-resident employees shall be allowed;
2. Hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday.
3. A minimum of five off-street parking spaces shall be provided on the site;
4. A 20" x 12" business logo on the door and a 12" x 3" plaque on the mailbox sign shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

Supervisor of Assessment Lot 117 of South Rock Island Township part of Lot 19 of P.S. French's First Subdivision to the City of Rock Island, also known as 4510 42nd Avenue, Rock Island, Illinois.

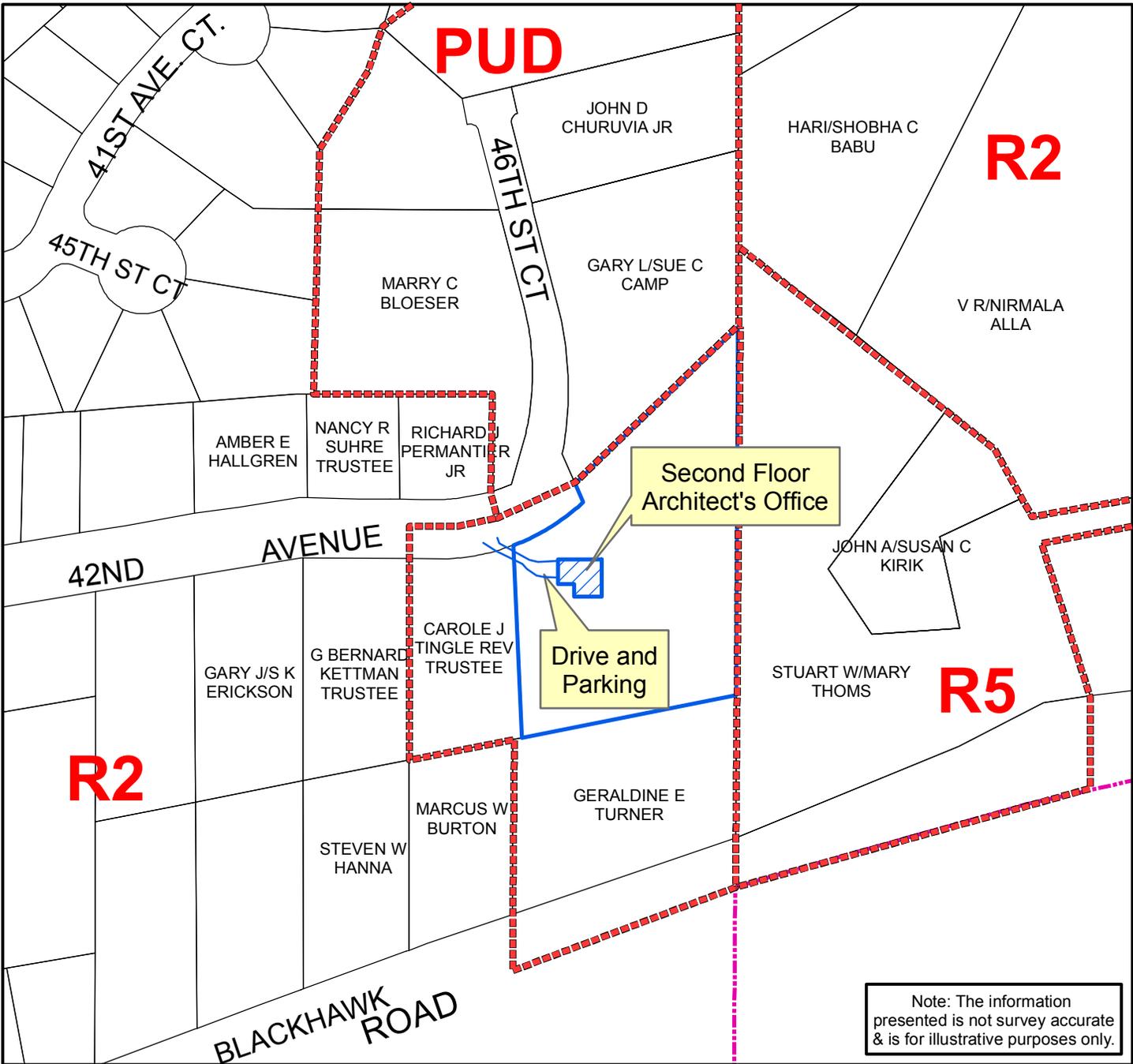
Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2013-5

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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Feet

City of Rock Island

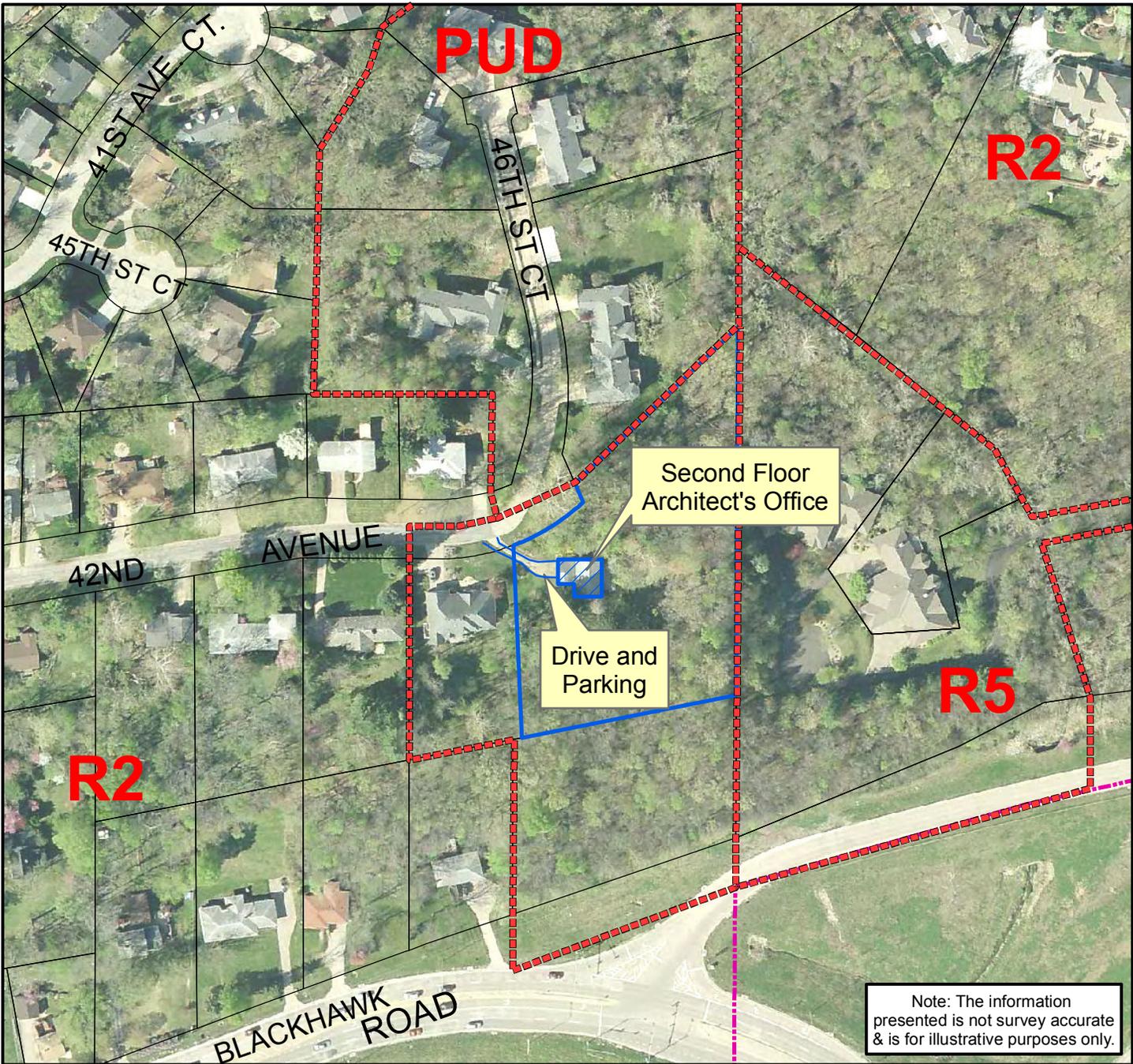
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2013-5 Aerial

Legend

- Parcels
- Subject Property

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

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Scale bar: 0 50 100 200 300 Feet

City of Rock Island

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Planning and Redevelopment

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2310



46 Street

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