

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 2405 34th Avenue

Date: December 30, 2013

Ms. Wanda Shelton is requesting permission to apply for Special Use Permit to operate a resale shop out of the attached two-car garage at her residence located at 2405 34th Avenue (see information in attached Special Use Permit application). The property is occupied by a single family residence, zoned R-2 (one family residence) district.

The business will have up to four employees (all four would not be working at the same time). Ms. Shelton would be a resident employee. Two to three parking spaces will be provided on an adjacent driveway. Hours of operation are from 9:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 2:00 p.m. on Saturdays. The only sign will be attached to a tree located in the front yard.

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 resale shop use in a residential zoned area.

Recommendation:

That Ms. Shelton 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



ROCK ISLAND
ILLINOIS

APPLICATION FOR A SPECIAL USE PERMIT
Planning & Redevelopment Division 732-2900
City of Rock Island, Illinois

Date Recommended by Planning Commission or City Council _____

Case No: _____

Date Filed: _____

I (We) Wanda J. Shelton of 2405 34th Avenue
(name) (address)

respectfully submit to the City of Rock Island a request for issuance of a Special Use Permit under the terms of the Zoning Ordinance.

The property affected is situated at 2405 34th Avenue in a
Residential zoning district.

Legal description of the property involved in this request is: _____

Ranch style corner lot.

Describe the proposed use:

The two^{car} garage is to be turned into a
resale shop to raise funds for COOL INC.

Hours of operation:

Monday through Friday 9:00 AM till 5:00 PM
Saturday 10:00 AM till 2:00 PM

Number of employees:

1 to 4 employees depending on the
volume of business

(over)

Are you requesting a sign for this use? _____ Yes No

If yes, what type of sign? _____ Freestanding _____ Attached

Proposed size of sign (cannot exceed 15 square feet):
a sign will be posted on the tree in the yard

Number of stories: _____ Present use: _____

Number of people to live at site: 2; work at site: 1 to 4

Number of off-street parking spaces on site: Existing 3 Proposed 3 to 6 more

*depending on
business volume*

I hereby state that the preceding statements and all statements made in supplementary material submitted are true and correct.

Applicant: Wanda Shelton

Address: 2405 34th Avenue

Phone: 309-292-4435 Days _____ Evenings _____

Owner: Wanda Shelton

Address: 2405 34th Avenue

Phone: 309-292-4435 Days _____ Evenings _____

Wanda@sheltonlive.com

Attorney: _____

Address: _____

Phone: _____

*Items to be sold are clothes, shoes, knick nacks
small furniture, small appliances books Any donated
items that are in good enough condition to benefit
Christ Over Our Lives (COOL Inc)*