

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Special Use Permit for 2100 18th Avenue
Date: April 8, 2014**



John and Gloria Streiter are requesting permission to apply for Special Use Permit to operate a two-chair beauty salon in a basement space of their existing office building located on 18th Avenue between 21st and 22nd Streets, zoned O-1 (office) district. The office zoning district does not allow retail and service type commercial uses. All the other uses in the structure are office uses.

The beauty shop business will be moving from Moline and will have two employees. One of the employees has been leasing a small space in the building for computer work and desires to lease an additional space. The attached building floor plan identifies the basement space will have two rooms for work stations and adjacent storage room, restroom and reception areas. Hours of operation are from 8:30 a.m. to 5:00 p.m., Monday through Wednesday, 8:00 a.m. to 6:00 p.m., on Thursdays and 8:00 a.m. to 7:00 p.m. on Fridays and Saturdays. There is an adjacent parking lot for the building that has 32 parking spaces. The beauty shop would also have a 2' x 4' attached sign on the north façade of the structure.

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 commercial/service use in an office zoned area.

Recommendation:

That Mr. and Mrs. Streiter 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 by: Thomas Thomas, City Manager

John and Gloria Strieter
3918 14th Street
Rock Island IL 61201

April 8, 2014

Dear Mayor Pauley and the Rock Island City Council:

We request a Public Hearing to apply for a **Special Use Permit** to allow a small Beauty Parlor as a tenant in our Strieter Office building, 2100 18th Avenue, Rock Island. Our building is located between 21st and 22nd Streets. We would never allow Nail service in our building.

The Owner would like to move her Beauty Salon, which is currently in Moline, to Suite 7 in the East Wing of our building. Since November 2013, she has been renting a small one room suite in the West Wing of our building for her computer work. She has been impressed with our fine maintenance of the building and good association with her and wants to operate in a smaller space and therefore would like to rent Suite 7.

Suite 7 is located in the basement of our building with 2 upper windows located in area wells on the front of the building. The Beauty Salon would not be visible from 18th Avenue nor from its sidewalk, nor from our parking lot. The owner feels she does not need visual exposure for her Salon, because her few clients are regulars and by "word of mouth". She would have a sign on the front of the building and on the East Entrance door.

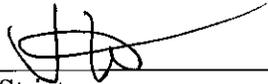
There would be only two operators, the owner and an assistant. Enclosed is a **floor plan** and **size details** for Suite 7, showing 3 rooms plus a reception area and a rest room. In room **A** there would be one wash basin, one work station and two hair dryers. In room **B**, there would be one wash basin, one work station and one hair dryer. Room **C** and the reception area **D** would house their supplies and displays.

There is ample off street parking adjacent to our building. Our parking lot accommodates 32 parking spaces, 2 of them being handicap spaces. Access to Suite 7 would be from the Exterior door under the canopy at the East Wing of the building and would lead directly down the stairs to the basement and to Suite 7.

Monday through Wednesday her Beauty Salon is open 8:30 to 5. Thursday (8-6), Friday (8-7) and Saturday (8-7), her busiest day.

We will be out of town visiting relatives from April 10 through about April 28. Please let us know the earliest day we might have a Public Hearing.

Respectfully submitted,

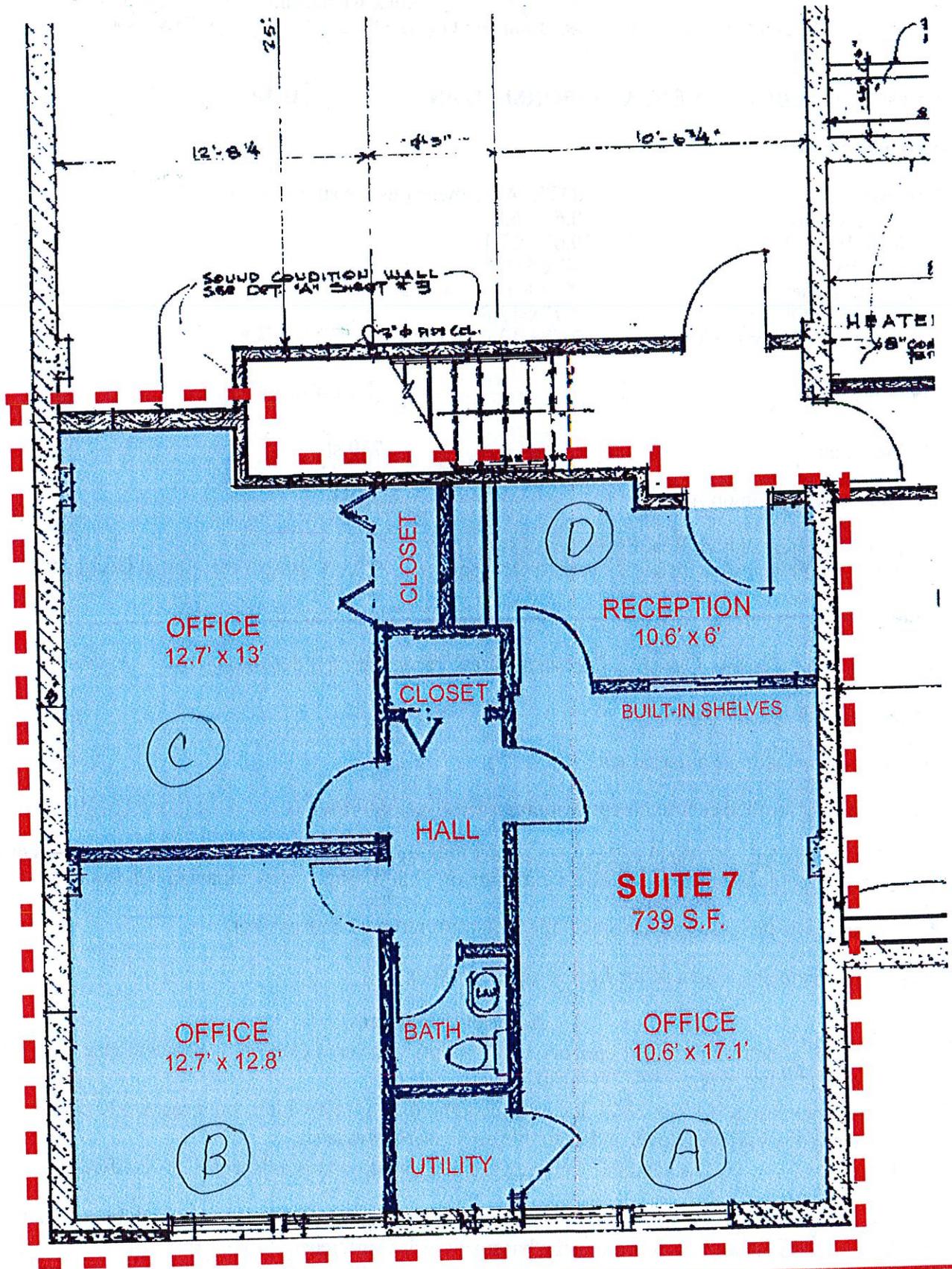


John Strieter



Gloria Strieter

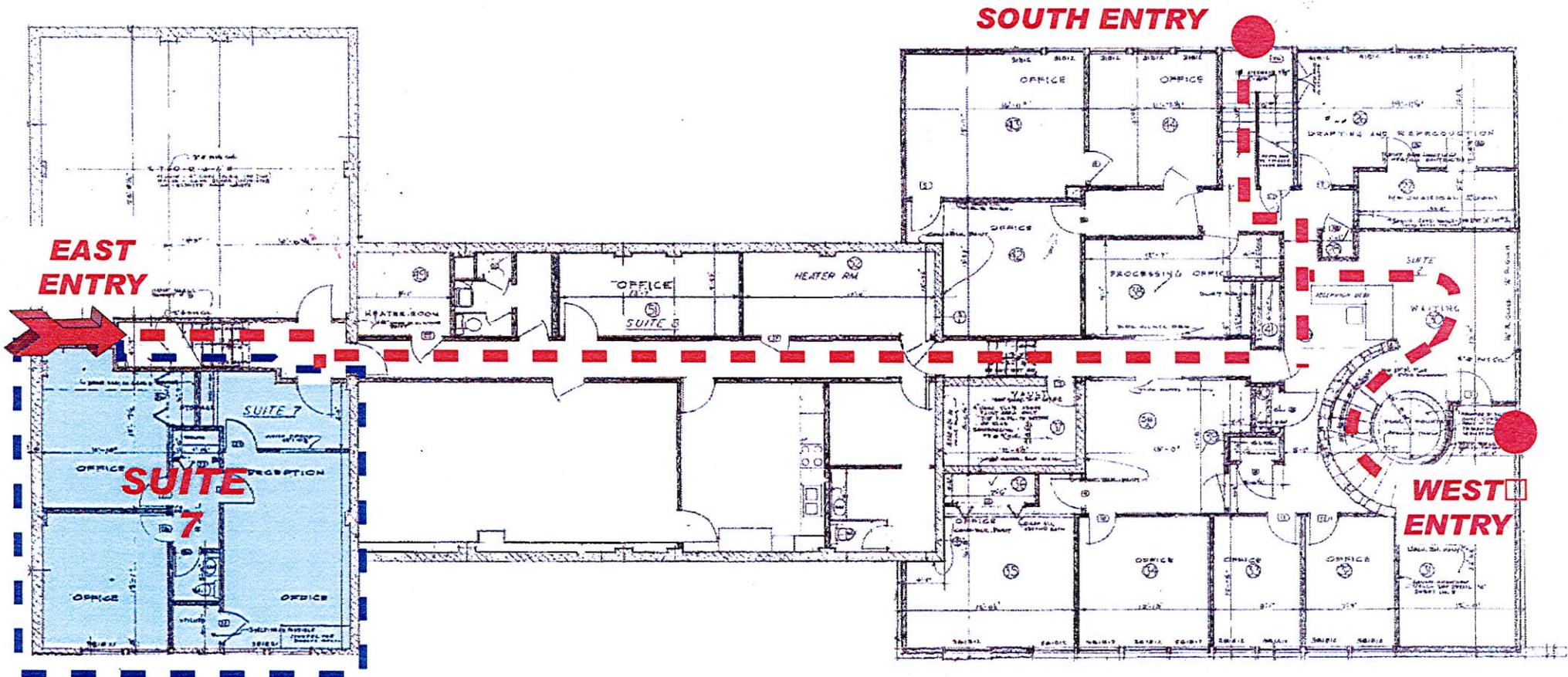
Owners of the Strieter Office Building



SUITE 7

STRIETER OFFICE BUILDING

East Wing
Basement Level



SUITE 7
KEY AND CIRCULATION

STRIETER CORPORATION BUILDING
 2100 18TH AVENUE, ROCK ISLAND, IL