

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 2100 18th Avenue

Date: May 5, 2014



John and Gloria Streiter have filed an application for a Special Use Permit to operate a two-chair beauty shop in their existing office building at 2100 18th Avenue, zoned O-1 (office) district. The office zoning district does not allow retail and service related businesses.

Nature of the Use:

The proposed beauty shop business will be moving from Moline and will have three employees (two beauty shop workers and one assistant). The building space will be located in an east wing basement area and will include two rooms for work stations and an adjacent storage room, restroom and reception areas (see attached floor plan). Hours of operation will be 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.

Parking:

The Zoning Ordinance requires a total of five off-street parking spaces for the beauty shop (two for each work station and one for every two employees). There is an adjacent parking lot for the building that has 32 parking spaces.

Signs:

The applicant proposes an attached non-illuminated sign (2' x 4') located on the north façade.

Preservation Commission Comment:

The site is located to the south of the Highland Park Historic District. The Preservation Ordinance allows the Preservation Commission to comment on how proposed land use changes may affect adjacent historic landmarks and districts. At its April 14th meeting the Commission voted unanimously to approve a comment that the proposed beauty shop would not have any negative impact on the adjacent historic district and that the signage would be in conformance with the rest of the signage on the property.

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The site has adequate ingress, egress and off-street parking. The use will be low traffic and is consistent with other service related uses in the area that will not have a negative effect on adjacent residential properties.

RECOMMENDATION: That the request be approved because it will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. Three employees shall be allowed;
2. Hours of operation shall be 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.

3. A minimum of five parking spaces be provided for the beauty shop from the total of 32 existing spaces in the parking lot.
4. A 2' x 4' non-illuminated attached sign shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

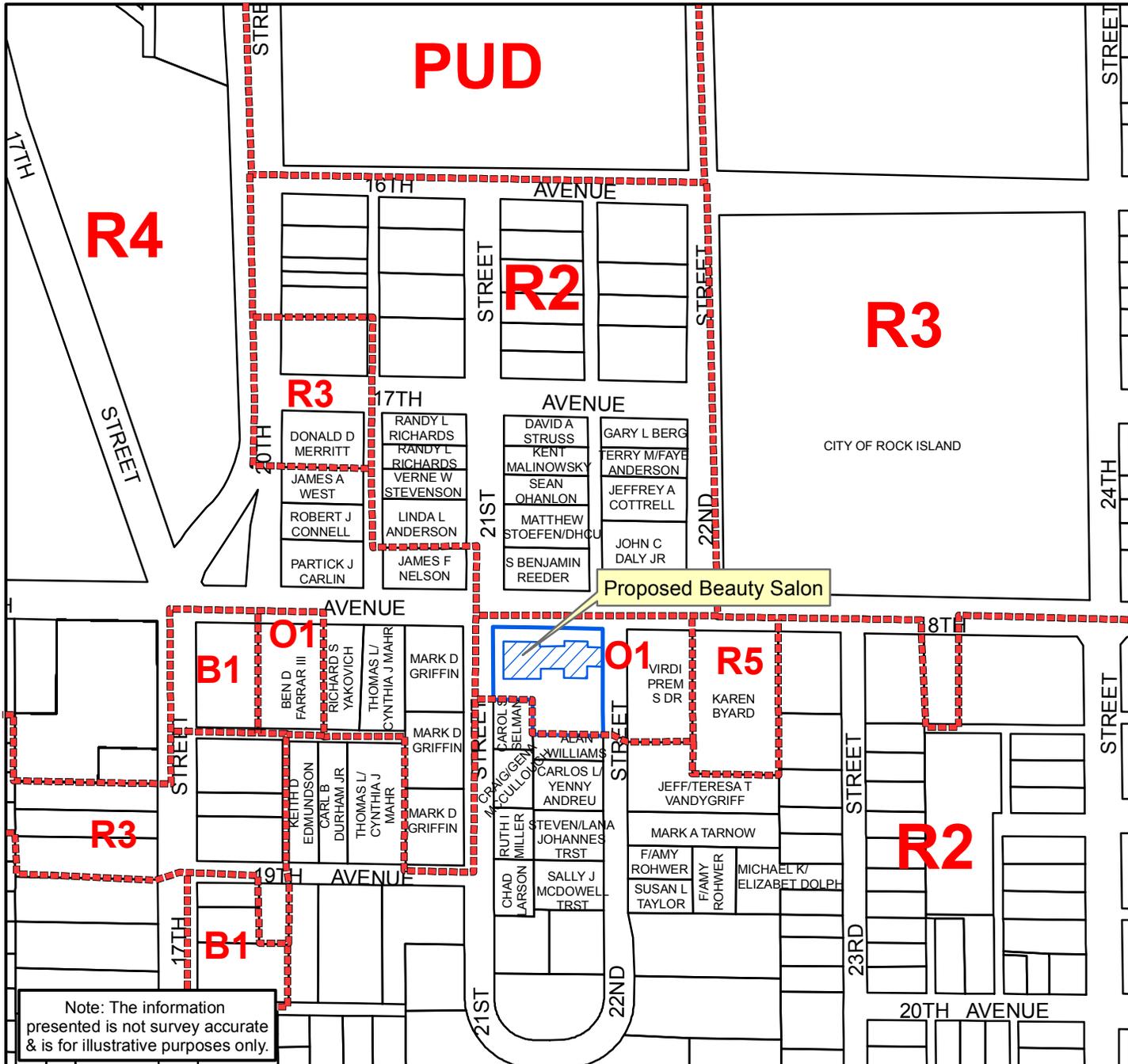
Legal Description of Property:

Supervisor of Assessment Lot 401 of Sheet 10 of South Rock Island Township, also known as 2100 18th 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 by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



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

SPECIAL USE PROPOSAL SUP2014-2

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



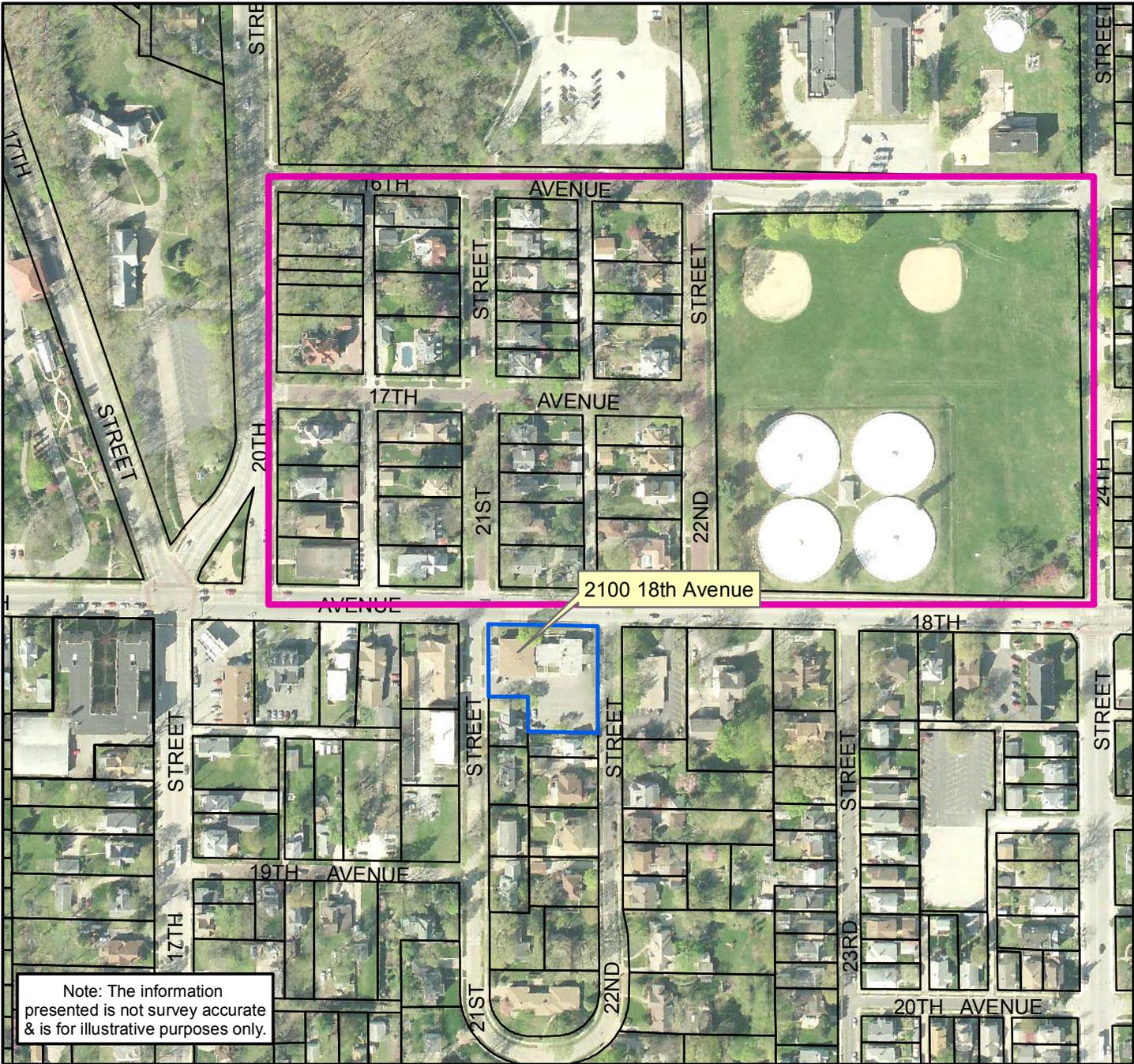
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



LOCATION MAP



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LOCATION MAP

2100 18th Avenue

Legend

-  Highland Park Landmark Properties
-  Subject Property

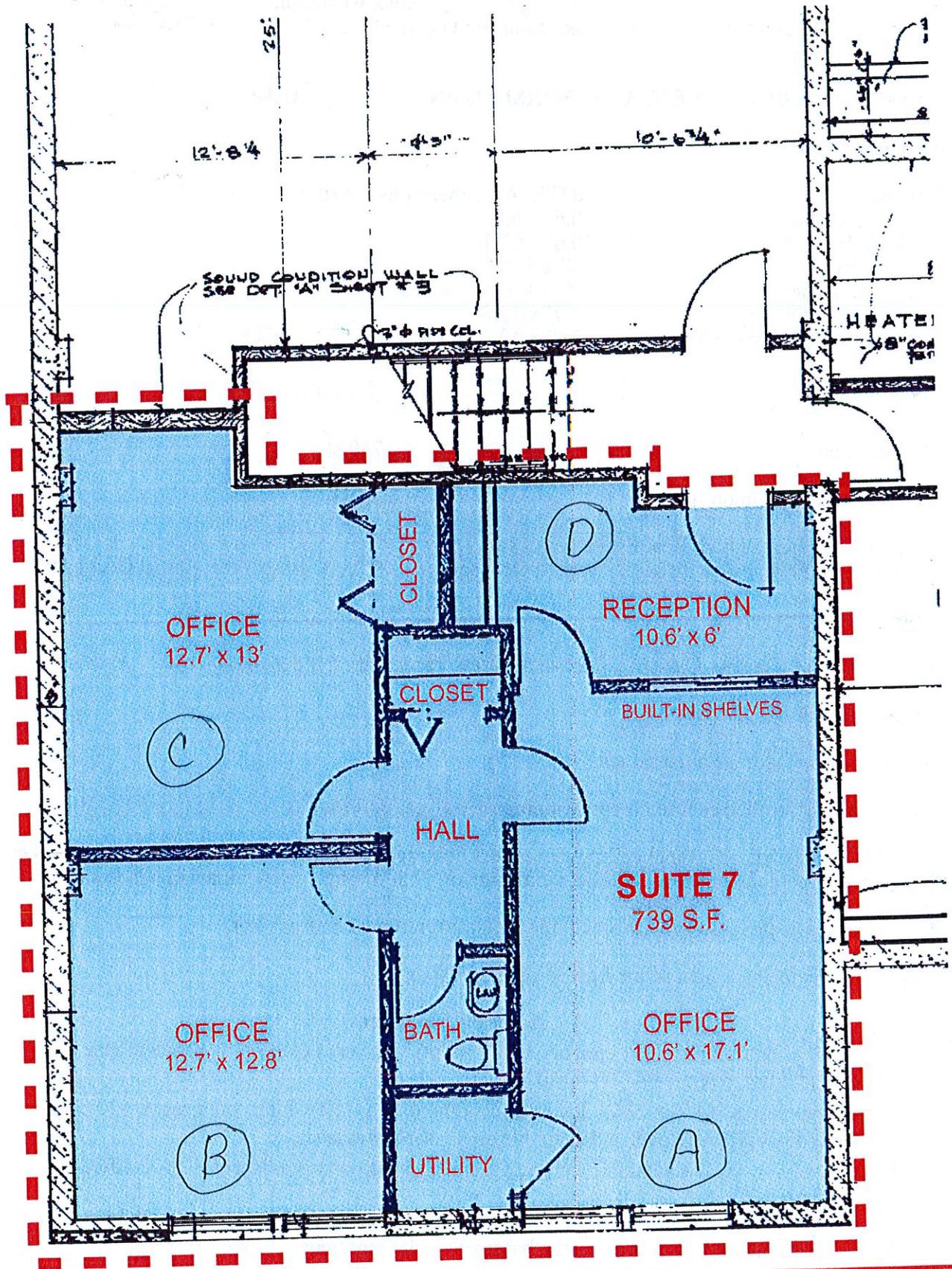


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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

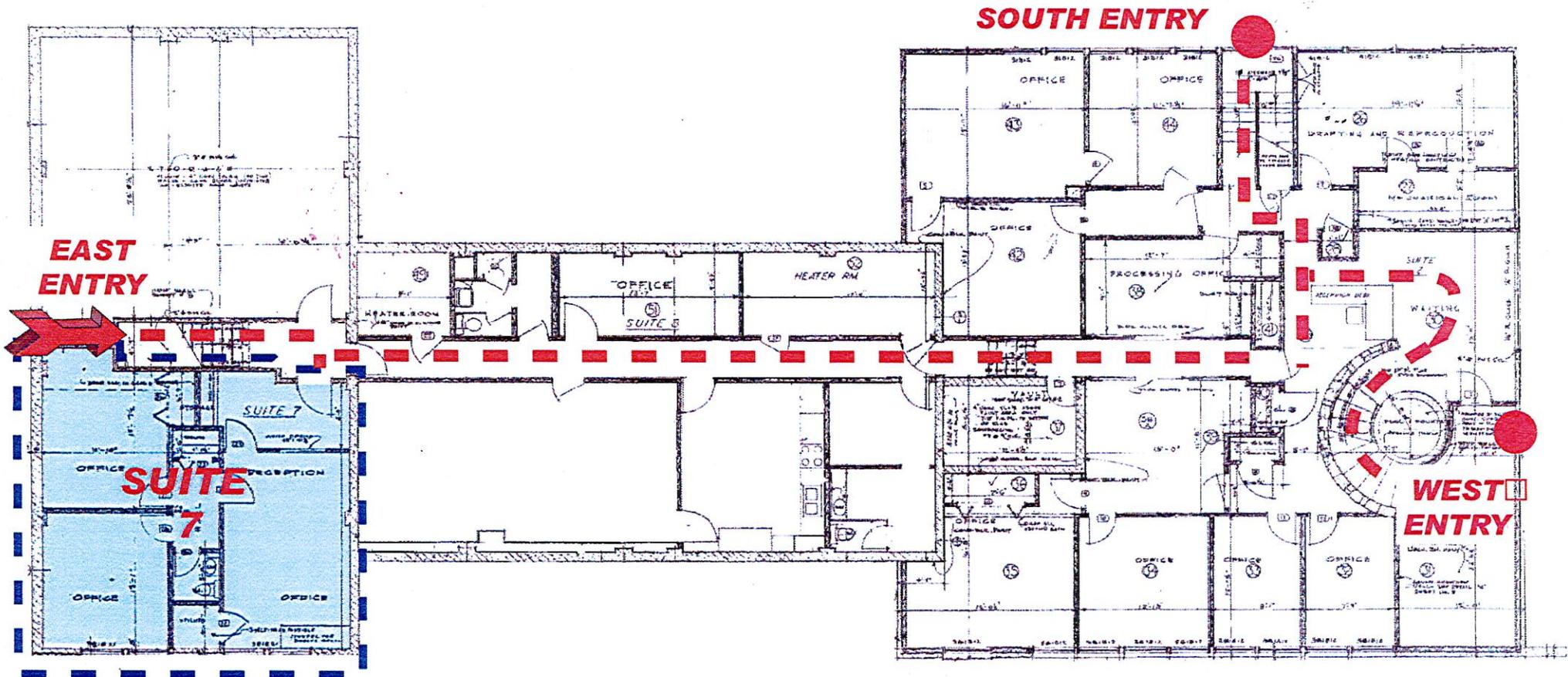




SUITE 7

STRIETER OFFICE BUILDING

East Wing
Basement Level



SUITE 7
KEY AND CIRCULATION

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