

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Request for Special Use Permit for 801 44th Street

Date: June 10, 2014



Ms. Dolores Tapia is requesting permission to apply for Special Use Permit to continue to operate her attorney's office out of her residence located at 801 44th Street, zoned R-3 (one and two family residence) district.

The attached letter identifies that Ms. Tapia is the only attorney working at the office, but she also has a non-resident receptionist working for her. She also indicates that her business (primarily in immigration law) has been increasing "substantially". There is a two-car detached garage in the east rear yard of the corner property with driveway space to park two additional vehicles (four total spaces on the site).

Ms. Tapia is expected to be at the June 16th City Council meeting to answer Council members questions (this will not be a public hearing).

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 office use in a low density residential neighborhood.

Recommendation:

That Ms. Tapia 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



Law Office of Dolores Tapia

801 44th ST., Rock Island IL 61201 *Phone: (708) 654-2230 *Email: attorneydtapia@outlook.com

May 16, 2014

City of Rock Island
Attn: Mayor Dennis E. Pauley
And City Council
1528 3rd Ave.
Rock Island, IL 61201

Re: Request for Permission to Apply for a Special Use Permit

Dear Mayor and City Council Members:

Please accept this correspondence as my formal request for permission to apply for a Special Use Permit to operate a Law Office at 801 44th St., Rock Island IL 61201. Please note that when I moved to my home in October of 2013 I started seeing clients out of my home and did not expect to have the community response I have had. My main practice is in Immigration Law and as the time passed the clientele has increased substantially. As a solo practitioner my resources are limited and hope you can grant my request so that I can continue to operate my legal practice out of my home.

Thanks for your cooperation and attention to this matter. Should you have any questions, please feel free to call me at my cell number (708) 654-2230.

Very Truly Yours,

Dolores Tapia,
Attorney at Law