

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager**

**Subject: Request for Special Use Permit for 918 45<sup>th</sup> Street**

**Date: August 19, 2014**

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Mr. Chad Jones is requesting permission to apply for Special Use Permit to continue to operate a lawn care business out of his residence located at 918 45<sup>th</sup> Street, zoned R-3 (one and two family residence) district.

The attached letter identifies that Mr. Jones has been operating this business for 13 years. Staff had not received a complaint about this business until recently through an anonymous complaint about the business and parking of a business related truck and trailer on 45<sup>th</sup> Street. Staff contacted Mr. Jones and he indicated that he has at least one non-resident employee coming to the property (Zoning Ordinance regulations require a Special Use Permit if non-resident employees and/or clients come to the subject property).

Mr. Jones is expected to be at the August 25<sup>th</sup> 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 business use in a low density residential neighborhood.

**Recommendation:**

That Mr. Jones be allowed to apply for a Special Use Permit.

**Submitted by: Alan Fries, Urban Planner II**

**Ben Griffith, Planning and Redevelopment Administrator**

**Jeff Eder, Assistant City Manager/CED Director**

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**Approved by: Thomas Thomas, City Manager**

## **Quad City Lawn Care, Inc.**

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918 – 45<sup>th</sup> Street

Rock Island, IL 61201

309.786.6279

August 1, 2014

Dear Mayor Pauley and the Rock Island City Council,

I have a small lawn care business that I have been running out of my house for the past 13 years. It has recently been brought to my attention that I need a special permit to operate such a company from my home. I am writing this letter to request permission to apply for a special use permit to operate a weekly lawn maintenance business from my residence.

I look forward to hearing back from you on this matter.

Sincerely,



Chad Jones

Quad City Lawn Care, Inc.

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