

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 918 45th Street

Date: October 13, 2014



Mr. Chad Jones has filed an application for a Special Use Permit to continue to operate a lawn care and snow removal business out of his residence and detached garage at 918 45th Street, zoned R-3 (one and two family residence) district. Staff became aware of this business through a resident complaint about the parking of a work-related pickup truck and trailer parked on 45th Street.

Nature of the Use:

The business is operated by two resident employees. Two non-resident employees also come to the property to pick up equipment and vehicles for their work generally off site (lawn care in warmer months and snow removal during winter). Hours of operation are from 6:00 a.m. to 6:00 p.m., mainly Monday through Friday, but possibly seven days a week depending on weather conditions.

Parking:

The Zoning Ordinance requires a total of four off-street parking spaces for the property. Two off-street parking spaces are required for the residence and two spaces for the two non-resident employees (customers do not come to the property). There is a 2½-bay detached garage in the west rear yard and space to park two to three vehicles on an adjacent concrete driveway/parking area.

As previously mentioned, staff received a complaint about the applicant's business truck and trailer parked on the west side of 45th Street, south of 9th Avenue. The complainant stated it was difficult to see traffic on 45th Street while approaching the intersection heading east on 9th Avenue. Police Department officials investigated the parking situation and determined that no traffic code violations existed (the trailer is currently parked on the subject site).

Signs:

The applicant has not proposed any signs for 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 generate low traffic volume and is consistent with other service related uses located in residential zoning districts. The use will not have negative effects on adjacent residential properties.

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

1. Two resident and two non-resident employees shall be allowed;

2. Hours of operation shall be from 6:00 a.m. to 6:00 p.m., primarily Monday through Friday, but allowing operation during the same hours on the weekend during inclement weather conditions;
3. Maintain a minimum of four parking spaces on the site;
4. No signs shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

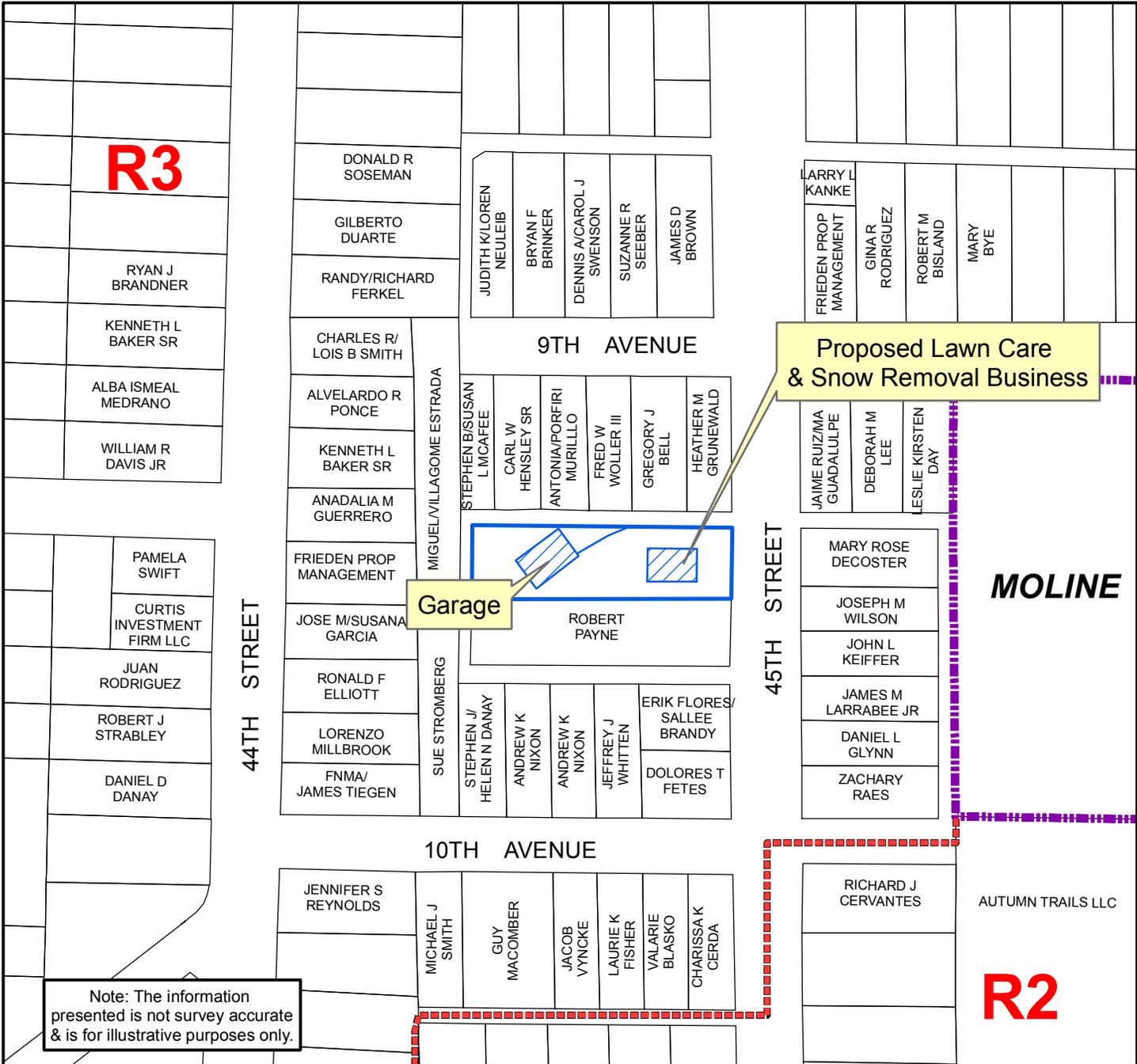
Legal Description of Property:

Lot 8 of Brooks Grove 3rd Addition to the City of Rock Island, also known as 918 45th Street, Rock Island, Illinois.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Assistant City Manager/CED Director**

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



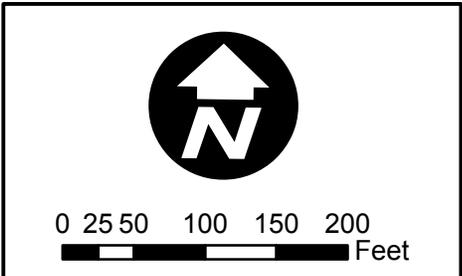
SPECIAL USE PROPOSAL 2014-3

Legend

- Municipal Boundary
- Parcels
- Subject Property

DR. BY: K.G.D.

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

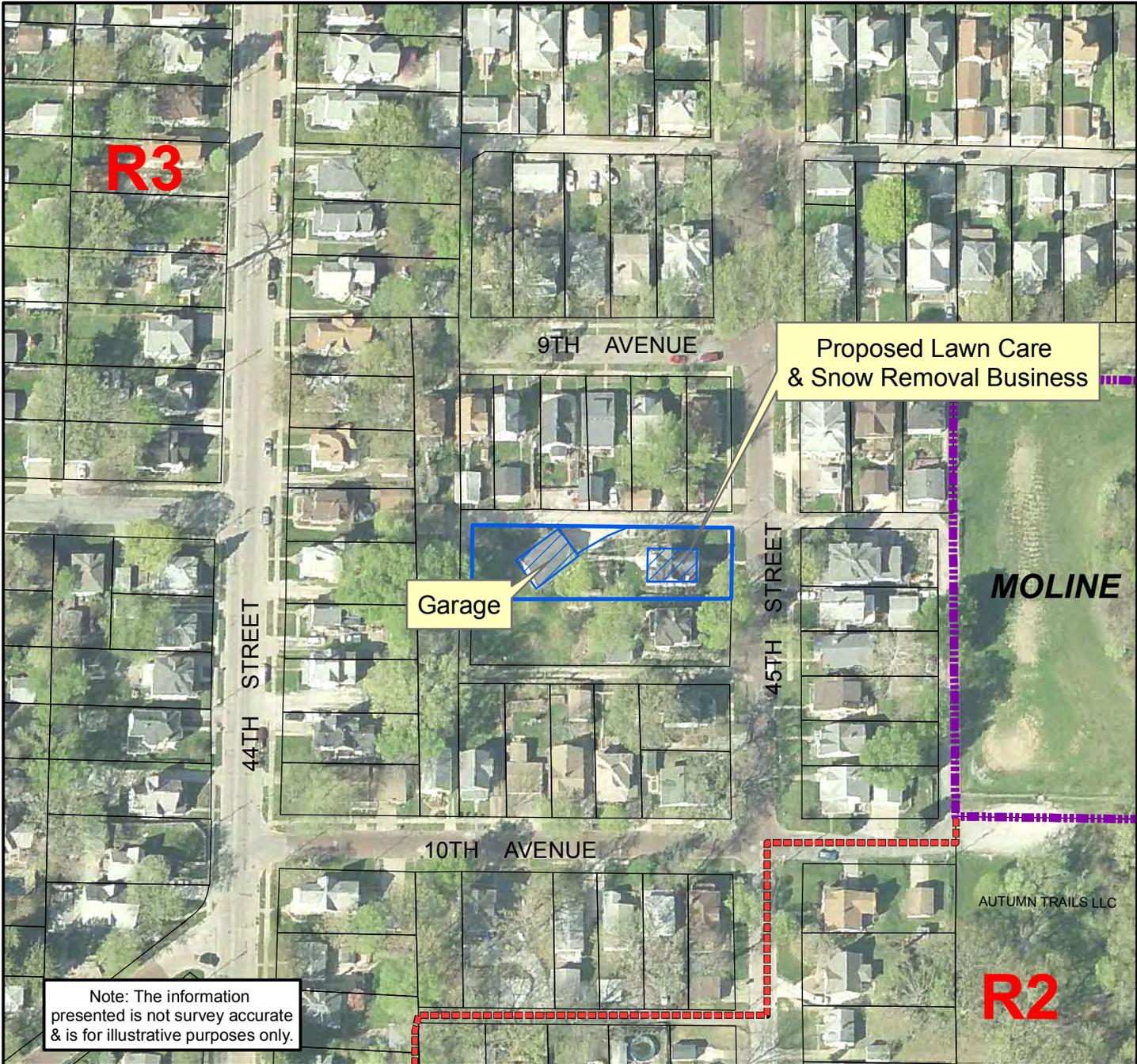


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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

SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL
2014-3 Aerial**

Legend

- Municipal Boundary
- 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

ROCK ISLAND
ILLINOIS

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October 14, 2014

Dear Mr. Griffith:

This letter is in response to the notice that Chad Jones of 918 45th Street has asked for a special use permit for his property. Since the hearing is being held on a Monday and I teach Monday nights, this letter is my way of expressing my concerns and to make some suggestions.

Mr. Jones has operated his business from his home for most, if not all, of the 12 years I have lived in this area. I did not mind this as the business was almost invisible for most of that time. In the past year or so, however, the business has grown and it does now impact the neighborhood.

Mr. Jones's truck and trailer are usually parked along 45th Street and his employees also park along that street when they are at work. This has limited the parking available to neighbors and/or visitors of neighbors. With the business growing I have fears that this will not only continue but also spread and have more of an impact.

If you are considering issuing a special use permit to Mr. Jones I would ask that you do so with certain stipulations.

1. No signs be posted on the property. His application says that no signs are being proposed, not that there will never be a sign.
2. Places for the business vehicles and equipment and employee vehicles be on the owner's property and behind the house so as not to distract from the residential look of the area. If parking was on the owner's property, then limiting parking spaces for neighbors would no longer be a problem.

I understand and support small businesses being developed in Rock Island. However, this particular area was hit hard when the nearby farm implement industry closed. An active KeyStone Neighborhood Association has worked diligently to improve the area and any mixing of residential and commercial needs to be done carefully if this is to remain a residential neighborhood.

I hope that you will consider all aspects of this request and how each will impact a residential neighborhood such as ours.

Sincerely,

A handwritten signature in black ink, appearing to read 'DL', followed by a long horizontal flourish.

Dr. Debbie Lee
4506 9th Ave.
Rock Island, IL