

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Special Use Permit for 1918 7th Avenue
Date: December 9, 2014**



Jody and Gene Zwiefel are requesting permission to apply for Special Use Permit to operate an antique furniture business out of the care takers cottage and carriage house located next to the Potter House at 1918 7th Avenue, zoned R-3 (one and two family residence) district. In the attached letter they explain that the care takers cottage will be used for a retail space and the carriage house will be used for an antique furniture restoration business.

Mr. and Mrs. Zwiefel will live in the adjacent Potter House and will be the two employees for the businesses (other employees may be added in the future). Hours of operation will be 10:00 a.m. to 6:00 p.m., Monday through Saturday, and also by appointment. There are approximately eight parking spaces on the site. An attached sign is proposed to be located on the front porch of the care takers cottage.

The impact of the businesses 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. and Mrs. Zwiefel 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**

Approved by: Thomas Thomas, City Manager

Jody and Gene Zwiefel
1906 7th Ave
Rock Island, IL 61201
309.236.4287
jandgantiques@gmail.com

December 8, 2014

The Honorable Mayor and City Council
1528 3rd Ave
Rock Island, IL 61201

Dear Mr. Mayor and Council Members,

We would like to request permission to apply for a special use permit. We recently purchased the Potter House, carriage house, and caretakers cottage on 7th avenue.

We need to have a special use permit for the carriage house and care takers cottage for our antique furniture business. The Potter House will be our private residence.

We would like to use the carriage house for antique furniture restoration and repair while the cottage will serve as our retail space for period arts and crafts furniture and accessories.

We have had a national presense through our website (www.jandgantiques.com) and travel extensively to arts and crafts antique shows. We would like to have a physical storefront in Rock Island.

We anticipate our hours would typically be 10 am – 6 pm Monday through Saturday, and also by appointment. At this point, it will simply be the two of us running the business with the potential for 1-2 more employees once our business is established.

There is ample parking between the carriage house and cottage. We have measured and it looks like at least 8 parking spots. The area is already paved from when the site was used as a bed and breakfast.

We will be placing an age and site appropriate sign that will be in keeping with the architecture of the building. It could be placed on the front porch of the cottage or in the cottage's yard.

We will welcome any comments and will meet with the Preservation Commission if they have any concerns. We also welcome the opportunity to meet with you during a council meeting or other convenient time.

Thank you for your help with this process.

Sincerely,



Jody & Gene Zwiefel