

# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**TO: City Manager**

**SUBJECT: Special Use Permit Request Public Hearing for 1918 7th Avenue**

**Date: January 23, 2015**

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Jody and Gene Zwiefel have filed an application for a Special Use Permit to operate an antique shop out of the caretaker's cottage and antique furniture restoration business out of the carriage house at 1918 7<sup>th</sup> Avenue, zoned R-3 (one and two residence) district. The subject site is located to the east of the applicant's residence (the Potter House at 1906 7<sup>th</sup> Avenue).

Nature of the Use:

The proposed two businesses will start off with only the two applicants' as employees, but could grow to have two additional non-resident employees. Hours of operation will be from 10:00 a.m. to 6:00 p.m., Monday through Saturday, but they will also take appointments.

Parking:

The Zoning Ordinance requires one parking space for every 200 square feet of business floor area. The two structures have a combined area of approximately, 1,500 square feet. Based on this area there should be eight spaces provided. There is an improved parking area with eight parking spaces. Access will be from an existing driveway from 7<sup>th</sup> Avenue.

Signs:

The applicant proposes an unlighted attached sign (six square feet in area) hanging from the porch area of the cottage house identifying the antique shop. A flat unlighted attached sign (also six square feet in area) is proposed to be located on the north face of the carriage house for the furniture restoration business.

Preservation Commission Comments:

The subject property and the adjacent Potter House are both designated local landmarks and are also located in the Broadway National Register District. The Preservation Ordinance allows for the Preservation Commission the opportunity to comment on Special Use requests for landmarks and within districts. At its January 21, 2015 meeting the Commission voted unanimously to pass a favorable comment on both uses because they will not have any negative impacts on the two properties or district.

Analysis:

Staff believes that both proposed uses meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (there is adequate parking on the site for customers and employees). The use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Legal Description of Property:

Lot 2, Block 1 of John W. Spencer's 3rd Addition to the City of Rock Island, also known as 1918 7<sup>th</sup> Avenue, Rock Island, Illinois.

Recommendation:

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

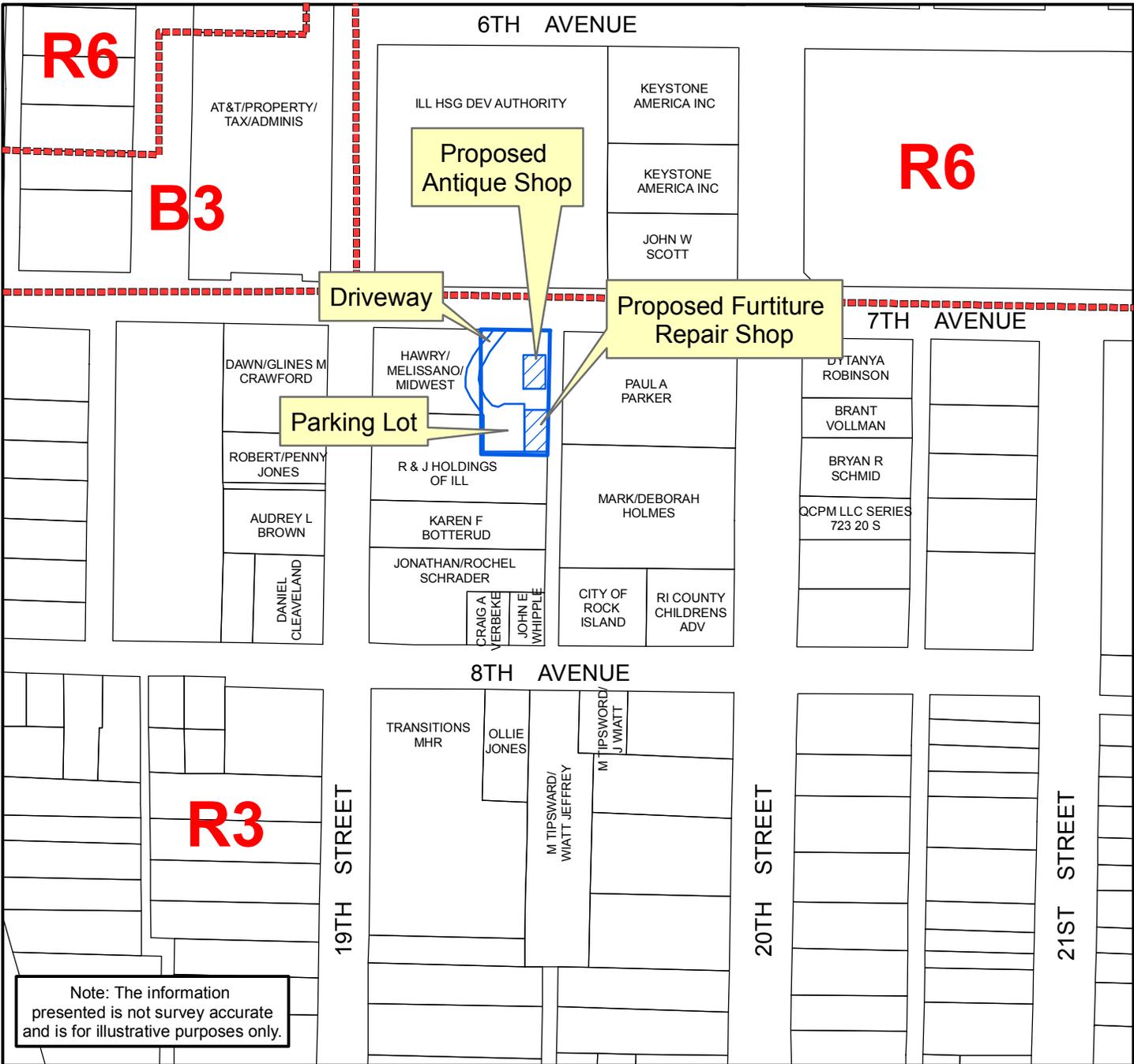
1. Two resident and two future non-resident employees shall be allowed;
2. Hours of operation shall be 10:00 a.m. to 6:00 p.m., Monday through Saturday, but appointments shall also be allowed.
3. A minimum of eight off-street parking spaces shall be maintained on the site;
4. A six square foot unlighted attached sign shall be allowed for each the cottage house and carriage house businesses;
5. The uses shall meet all other applicable codes and ordinances.

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

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**APPROVED: Thomas Thomas, City Manager**

# SPECIAL USE PROPOSAL



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

**SPECIAL USE PROPOSAL**  
**2015-1**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 50 100 200 300 Feet



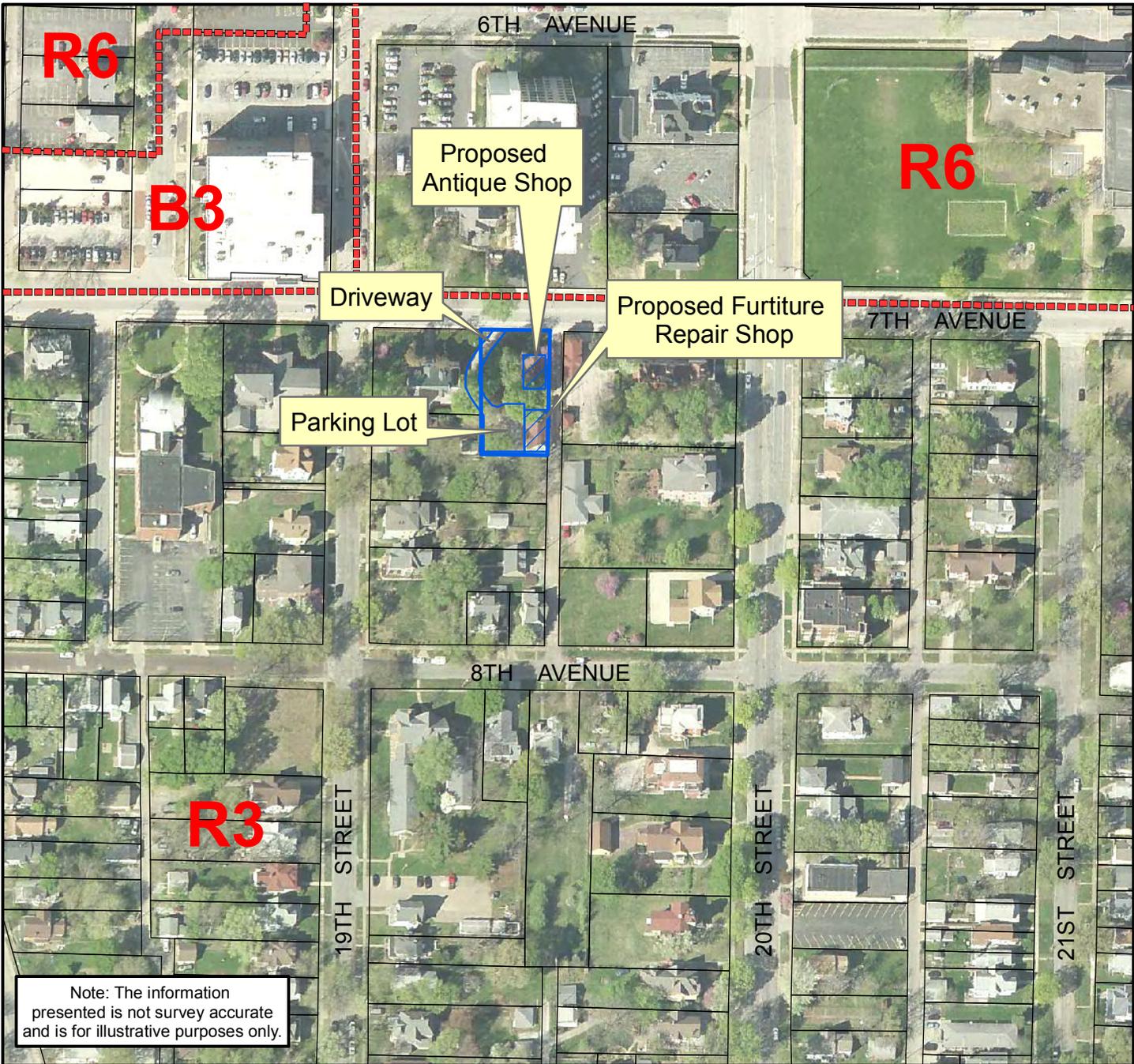
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
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**ROCK ISLAND**  
ILLINOIS

# SPECIAL USE PROPOSAL



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## SPECIAL USE PROPOSAL

### 2015-1 Aerial

#### Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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