

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Special Use Permit for 3866 28th Avenue
Date: February 9, 2015**



Ms. Barbara Radigan is requesting permission to apply for Special Use Permit to continue to operate a sewing/alterations business out of her residence located at 3866 28th Avenue, zoned R-2 (one family residence) district. Staff received an inquiry about the business activity.

The attached letter identifies that Ms. Radigan is the only employee, sees customers by appointment only on a less than daily basis and does not have a sign. She also has parking on a driveway on her property.

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 Ms. Radigan 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

February 6, 2015

Mayor of Rock Island City
Rock Island City Council
1528 - 3rd Avenue
Rock Island, Illinois 61201-8678

Dear Mayor and Rock Island City Council:

I am submitting a request for consideration of application for a Special Use Permit to continue operating my home-based small business of sewing alterations in my home located at 3866-28 Avenue, Rock Island.

Some specifics regarding my business are:

No business sign on property, nor am I requesting one
No employees

I see customers by appointment only for fittings

I see customers during normal business hours

I have ample parking in my driveway for them to park

I do not have customers on a daily basis

Thank you for your attention in this matter.

Barbara Ludwig

3866-28 Avenue, R.I.

309-786-2106