

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Request Public Hearing for 3866 28th Avenue

Date: March 26, 2015

Barbara Radigan has filed an application for a Special Use Permit to continue to operate a sewing/alteration business out of her residence at 3866 28th Avenue, zoned R-2 (one family residence) district. Staff became aware about the use received from an inquiry about the business activity.

Nature of the Use:

The applicant is the only employee of the business that is mainly operated out of the basement of the home. Customers come to her residence to be fitted for clothing alterations. For customers with disabilities and the elderly the applicant goes to their homes to provide fittings for alterations. Hours of operation are by appointment only, Monday through Friday from 10:30 a.m. to 5:30 p.m. and Saturdays from 11:00 a.m. to 3:30 p.m.

Parking:

The Zoning Ordinance requires two parking spaces for the residence and one additional space for the business. There is a total of five off-street parking spaces on the site (one car detached garage and an improved driveway that can provide space to park four vehicles).

Signs:

The applicant does not propose any signs for the property as most of her customers find out about her business through word-of-mouth referrals.

Analysis:

Staff believes that the use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (there is adequate parking on the site for customers and the applicant). 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 39 of East Lawn Addition to the City of Rock Island, also known as 3866 28th Avenue, Rock Island, Illinois.

Recommendation:

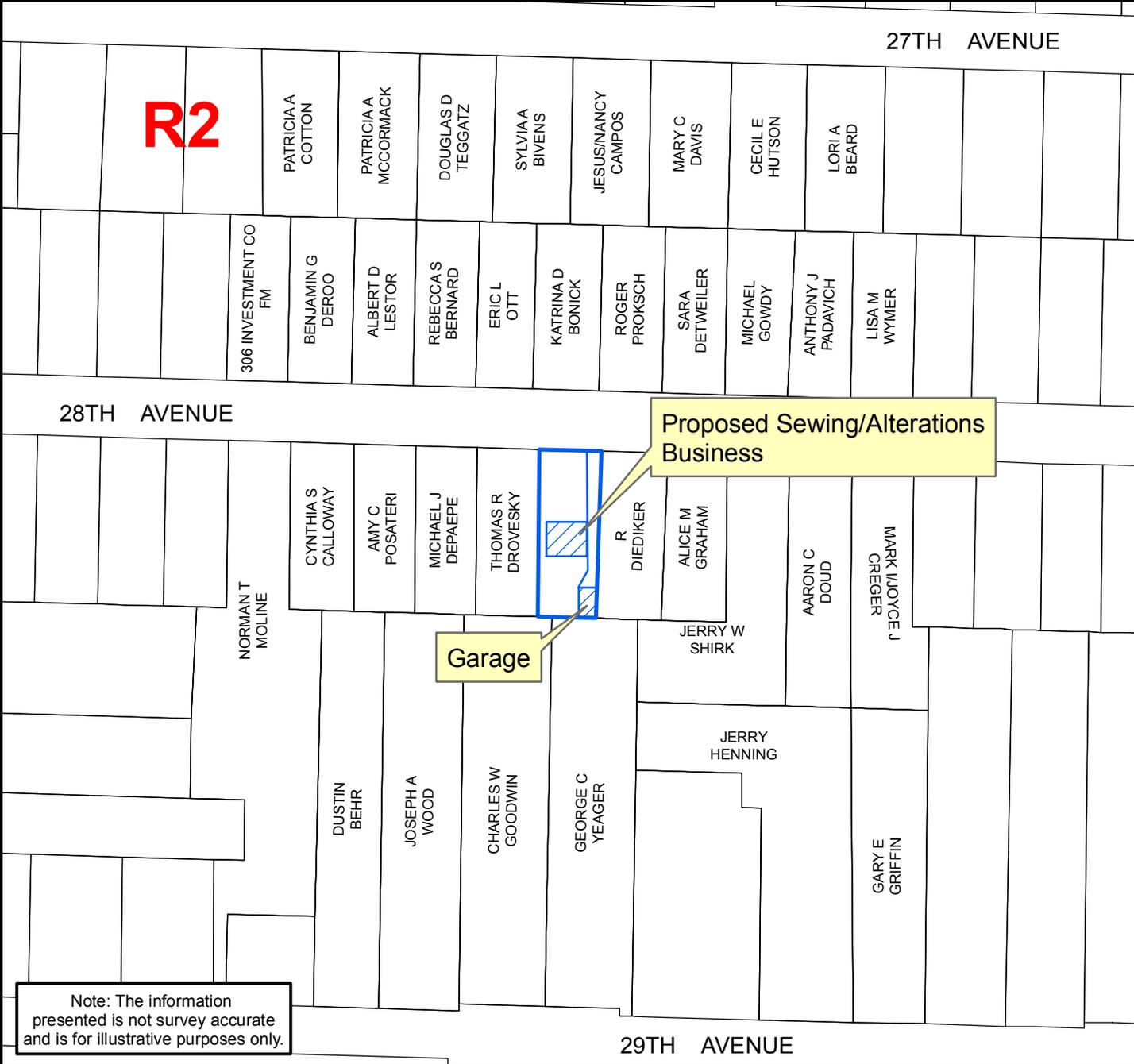
That the request be approved because there is adequate parking and the proposed uses will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. One resident employee shall be allowed;
2. Hours of operation shall be by appointment from 10:30 a.m. to 5:30 p.m., Monday through Friday and Saturdays from 11:00 a.m. to 3:30 p.m.
3. A minimum of three off-street parking spaces shall be maintained on the site;
4. No signs shall be allowed;
5. The use 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

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



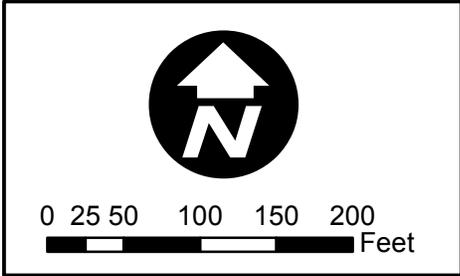
SPECIAL USE PROPOSAL
2015-3

Legend

- 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 and is for illustrative purposes only.

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2015-3 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.



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Feet

City of Rock Island

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