

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 1202 21st Street

Date: May 26, 2015



Clayton Peterson has filed an application for an amendment to an approved Special Use Permit that has allowed a tailor, quilting and alteration business out of a downstairs dwelling unit of a duplex at 1202 21st Street located in an R-3 (one and two family residence) district (see attached previously approved Special Use Ordinance). The proposed amendment is to continue allow quilting classes to be conducted out of the same downstairs dwelling unit by the non-resident employee of the approved alteration business. Staff became aware about the classes being conducted on the site by a complaint from a neighbor about customers of the business parking on the street.

Nature of the Use:

The proposed addition of the quilting classes will take place from 10:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 8:00 p.m., Mondays and Wednesdays and from 10:00 a.m. to 4:00 p.m. on the first Saturday of each month. Previously the business operator conducted the classes out of a business in East Moline. That opportunity no longer exists for the business operator. The business operator's son still resides in the downstairs apartment.

Parking:

The Zoning Ordinance requires a total of five off-street parking spaces for the site (two spaces for each of the two dwelling units and one space for the business). There is a two-car detached garage located in the west rear yard with access off the alley. Mr. Peterson had the approval from the neighbor to the south at 1206 21st Street to park a vehicle on their property (see stipulations in attached approved Ordinance), but the adjacent property owner no longer desires to provide that parking for the subject business. The only other available parking is on either 21st Street or 12th Avenue.

Signs:

No additional signs are proposed.

Preservation Commission Comment:

The site is located in the Broadway National Register Historic District. The Preservation Ordinance allows the Preservation Commission to comment on how proposed land use changes may affect the historic district. At its May 20th meeting the Commission voted unanimously to approve a comment that the proposed amendment to the existing business would not have any negative impact on the historic district (see attached memorandum from the Preservation Commission).

Analysis:

Staff believes that the proposed use meets most of the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The site does not meet the off-street parking requirements, but since it is normally a low traffic use staff does not believe that it will create a significant parking problem in the neighborhood. The amended use is consistent

with other service related uses in some residential neighborhoods that will not have a negative effect on adjacent residential properties.

Attached is a letter of support from Bob and Barb Braun, 1038 21st Street, which is the property directly to the north of the subject site.

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

1. Hours of operation shall be 10:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 8:00 p.m., Mondays and Wednesdays and from 10:00 a.m. to 4:00 p.m. on the first Saturday of each month.
2. No new signs shall be allowed;
3. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

Lot 14, Block 2 off the 21st Street Addition to the City of Rock Island, also known as 1202 21st Street, Rock Island, Illinois.

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

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2015-4 Aerial

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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



0 25 50 100 150 200 Feet

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.

ORDINANCE NO. 068-2011

**A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special use permit to allow a tenant to operate a tailor, quilting and alteration business out of a downstairs duplex in an R-3 (one and two family residence) district, be and is hereby granted to Clayton Peterson, owner of said property being legally known as:

Lot 14, Block 2 of the 21st Street Addition to the City of Rock Island, also known as 1202 – 21st Street, Rock Island, Illinois.

Section Two. Said permit be and is hereby subject to the following stipulations:

1. One full-time non-residence employee and one occasional assistant be allowed;
2. A minimum of two off street parking spaces be provided on-site and one off-site parking space at 1206 – 21st Street be provided;
3. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Tuesdays, Thursdays and Fridays with occasional Saturday and Sunday work times;
4. A one square foot unlighted attached sign be allowed;
5. The use shall meet all other applicable codes and ordinances.

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

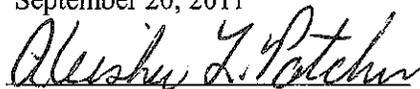

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: September 19, 2011

AYES: Alderman Brooks
Conroy
Foley
Tollenaer
Jones
Murphy
Austin

APPROVED: September 20, 2011

ATTEST:


CITY CLERK

NAYS: NONE
ABSENT: NONE

mailed 26 Sep

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Rock Island City Council
FROM: Ben Griffith, AICP, Planning & Redevelopment Administrator
SUBJECT: Comments by Preservation Commission for SUP at 1202 – 21st Street
DATE: May 21, 2015

The City of Rock Island's Preservation Commission considered the Special Use Permit (SUP) request for 1202 – 21st Street at their regular meeting of May 20, 2015. The property is not a locally designated landmark, but is located within the Broadway Historic District, a National Registry historic district, and next door to the Karpeles Manuscript Museum, a locally landmarked property. The applicant, Clayton Peterson, is requesting to amend an existing Special Use Permit which has allowed the operation of a tailor, quilting and alteration business out of the downstairs dwelling unit of a duplex in an R-3 (one and two family residence) district. The proposed amendment would allow sewing and quilting classes conducted by a non-resident employee of the approved sewing business to take place at the site. The concern raised by the area neighbors is that of cars parked on the adjacent public street.

Mr. Peterson was present and addressed the Preservation Commissioners. He explained that the classes were really more like "sit and sews" among friends at home rather than a formal class. He also stated that there was a recent incident where a wedding party of six showed up unannounced for alterations in separate vehicles while a class was in session, perhaps causing the appearance of excessive parking in the neighborhood. Due to the concerns of the neighbors, the instructor was seeking other locations to conduct classes, perhaps at a local Hobby Lobby store. He also stated that the adjacent neighbor at 1206 – 21st Street no longer wished to allow visitors parking in her driveway.

The Preservation Commissioners discussed the item and were reminded by Chairman Brent Bogen that the Commission should not get involved in parking issues but focus on how the proposed expansion would impact the historic neighborhood. Commissioner Anthony Heddlesten stated that he felt like holding classes at the residence was a positive idea and would bring visitors into the neighborhood that could enjoy and appreciate the historic homes there.

After further discussion, Commissioner Anthony Heddlesten made a motion that the Preservation Commission recommend approval of the proposed use, as it would not negatively impact the historic district and would bring visitors to the neighborhood in a positive manner. Commissioner Craig Kavensky seconded the motion and it was passed unanimously (6—0) by the Preservation Commission without any further discussion.

May 21, 2015

Mayor Dennis Pauley &
Rock Island Aldermen
1528 Third Ave.
Rock Island, IL 61201

Dear Mayor Pauley and Aldermen:

We are writing to show our support of request by Clayton Peterson regarding a special use permit amendment at 1202 21st Street.

We live at 1038 21st Street and have enjoyed being neighbors with Clayton for 15 years. When Clayton requested a special use permit in 2011, we were supportive as we knew him to be a responsible and conscientious resident.

Since the quilting and alteration business has opened, the owner has been courteous and pleasant. She and her visitors are respectful of the neighbors to ensure their presence is unobtrusive. We have never been inconvenienced by their parking on 21st Street or 12th Avenue.

We think allowing quilting classes to be conducted in the downstairs unit of the duplex is an acceptable use of the property and in no way affects us negatively as residents.

Sincerely,



Bob & Barb Braun
(309)788-11769
braun4@sbcglobal.net