

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 1821 29 ½ Street

Date: July 20, 2015



Laurie Hemphill DBA Inkfathers has filed an application for an amendment to an approved Special Use Permit that has allowed a lamp sales and service business out of the first floor space of a two-story structure at 1821 29 1/2 Street located in an R-6 (multi-family residence) district (see attached previously approved Special Use Ordinance). The upstairs apartment does not require a Special Use Permit amendment. The proposed amendment is to allow a public dermagraphics (tattoo) office and art studio business in the first floor space.

Nature of the Use:

The business is relocating to the subject site from its current location at 1524 38th Street. The business will have one resident employee who will live in the upstairs apartment. Hours of operation will be by appointment only, during the hours of 1:00 p.m. to 9:00 p.m., Monday through Friday.

Parking:

The Zoning Ordinance requires a total of four off-street parking spaces for the site (two spaces for the upstairs dwelling unit and two spaces for the first floor business). There is a two-car detached garage located in the east rear yard with access from a driveway off of 29 ½ Street. There are approximately six to seven stack parking spaces on the driveway and two additional spaces in the west front yard adjacent to the entrance to the first floor business space.

Signs:

Currently, there is a 5' x 8' lighted attached sign on the north side of the building and a second 4' x 8' lighted attached sign located on the west side of the building. The applicant has indicated they may use the signs to identify that the business is by appointment only and list the telephone number.

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The site meets the off-street parking requirements and the use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

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

1. The business shall employ one resident employee.
2. Hours of operation shall be by appointment only during the hours of 1:00 p.m. to 9:00 p.m., Monday through Friday
3. A minimum of four off-street parking spaces shall be maintained.
4. The existing 5' x 8' and 4' x 8' lighted attached signs shall be allowed to be reused, but no new signs shall be allowed;

5. The use shall meet all other applicable codes and ordinances.

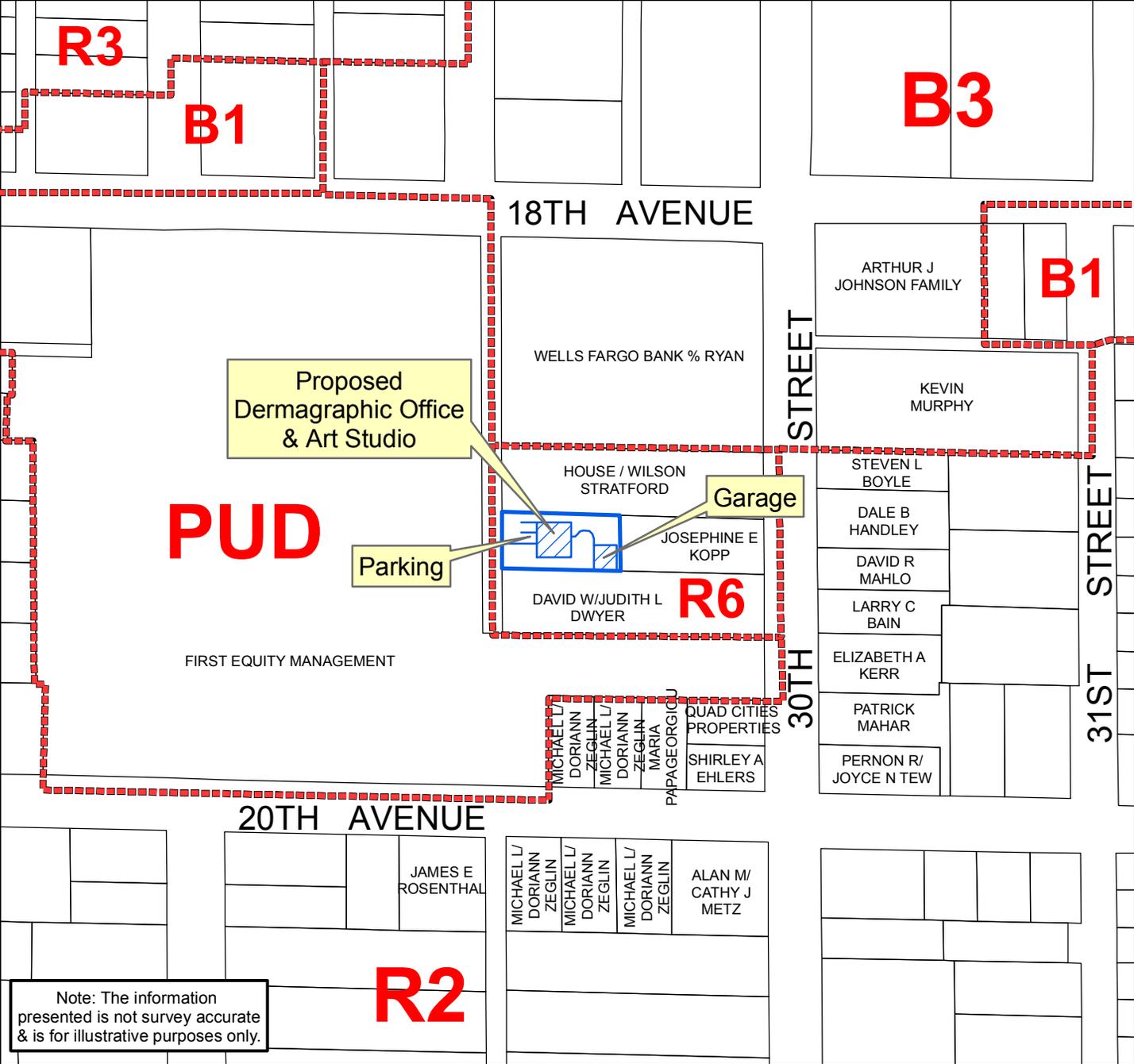
Legal Description of Property:

The south one-half of Lot 3 and the north one-half of Lot 4 of Resubdivision of Campbell's Addition to the City of Rock Island, also known as 1821 29 ½ 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
2015-5**

Legend

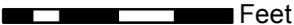
- Subject Property
- Parcels

DR. BY: K.G.D.

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



0 2550 100 150 200
Feet



City of Rock Island

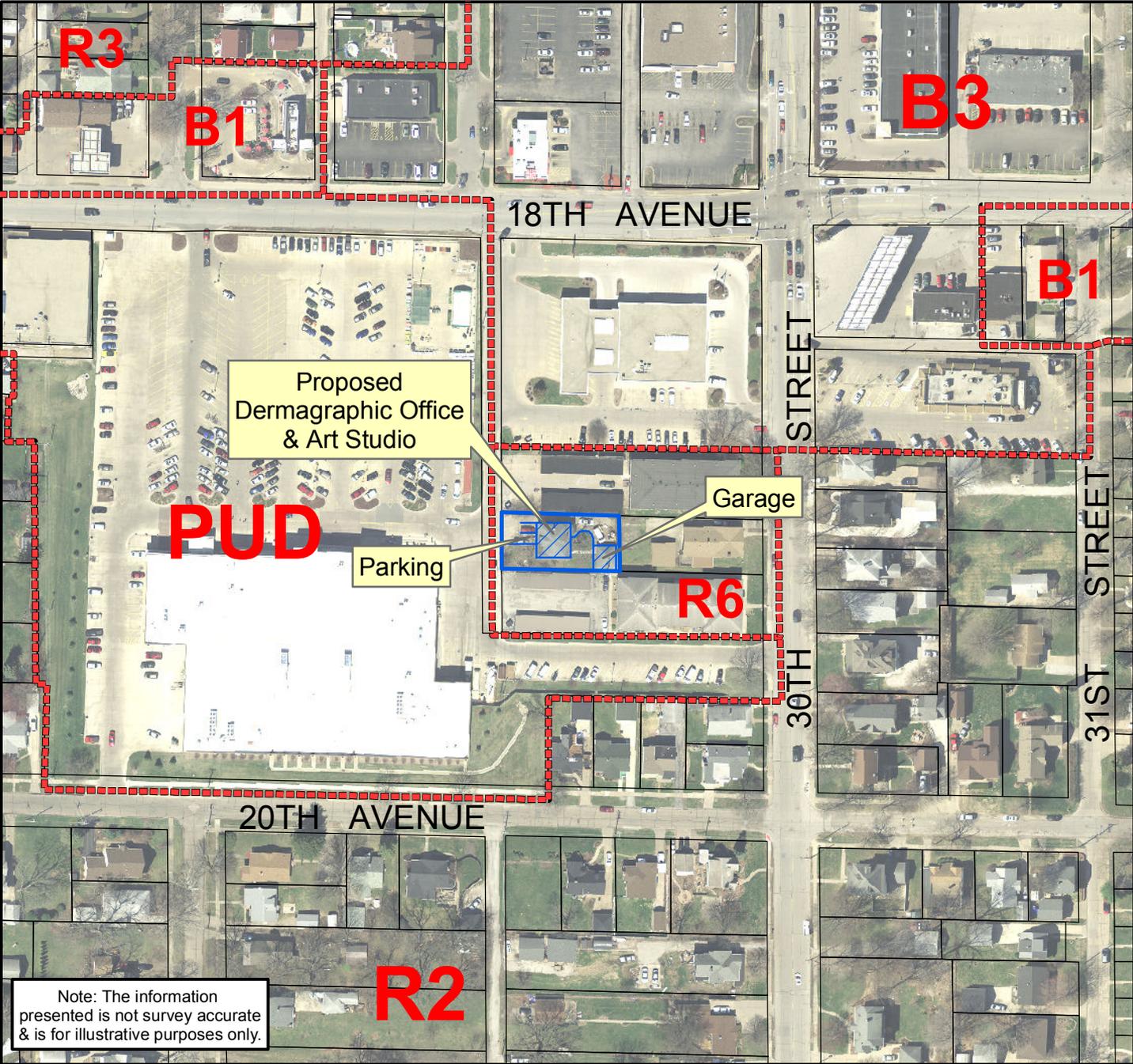
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



RI
ROCK ISLAND
ILLINOIS

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

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2015-5 Aerial

Legend

- Subject Property
- Parcels

DR. BY: K.G.D.

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

0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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ORDINANCE NO. 035-2010

**A SPECIAL ORDINANCE AMENDING A SPECIAL ORDINANCE
GRANTING A SPECIAL USE PERMIT FOR 1821 29 ½ STREET
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 ordinance amending a special ordinance granting a special use permit for 1821 29 ½ Street in the City of Rock Island, Illinois, shall and is hereby granted to Patrick Kennedy to operate a retail and wholesale lighting business, said property being legally known as:

The south one-half of Lot 3 and the north one-half of Lot 4 of
Resubdivision of Campbell's Addition to the City of Rock Island,

also known as: 1821 29 ½ Street.

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

1. The business is limited to two (2) resident employees and one (1) non-resident employee;
2. Hours of operation shall be 9:00 A.M. to 6:00 P.M., Monday through Saturday;
3. A minimum of six (6) off street parking spaces be provided;
4. Two (2) lighted signs be allowed a 5' x 8' attached sign on the north side of the structure and a 4' x 8' attached sign (with proposed approximate 33" x 26 " extension) on the west side of the structure;
5. The structure shall meet all applicable code requirements.

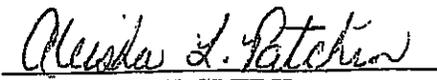
Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

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: June 7, 2010

APPROVED: June 8, 2010

ATTEST: 
CITY CLERK

AYES: Alderman Brooks
Conroy
Foley
Tollenaer
Jones
Murphy
Austin

NAYS: NONE