

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Special Use Permit Public Hearing for Amendment
Request for 1202 19 ½ Avenue
Date: February 24, 2016**



Friendship Manor has filed an application for an amendment to a Special Use Permit to operate an office for Friendship In-home Services. The previous Special Use Permit was approved in 2012 for a Community Integrated Living Arrangement group home for up to eight residents with up to two staff members present at the site (see attached 2012 Special Use permit ordinance). The group home is closed and the applicant desires to relocate the proposed office from another location in Rock Island to the site.

Nature of the Use:

The office will not be open to the public, but will provide office space for up to five employees. Hours of operation will from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of office area. This would require five off-street parking spaces for the proposed use. There is a two car detached garage on the site along with a two parking space driveway with access off of 12th Street. Friendship Manor residential/nursing home facility is located directly to the south, so there are off-street parking spaces available on that site for employees of the office use.

Signs:

The applicant desires to locate a 3' x 3' attached individual letter window sign to be located in a north facing window and a west facing window. The signs would not be lighted.

Analysis:

Staff believes that the proposed use meets six of the seven conditions for approving a Special Use permit identified in the Zoning Ordinance (parking standards will not be met, but additional off-street parking can be made available for employees). The daytime use with no clients coming to the site 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 proposed use 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 up to five employees.
2. Hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday.
3. A minimum of four off-street parking spaces shall be maintained.
4. Additional employee parking shall be provided on the adjacent Friendship Manor site;
5. A total of two unlighted individual letter attached window signs shall be allowed in north and west windows of the structure;
6. The use shall meet all other applicable codes and ordinances.

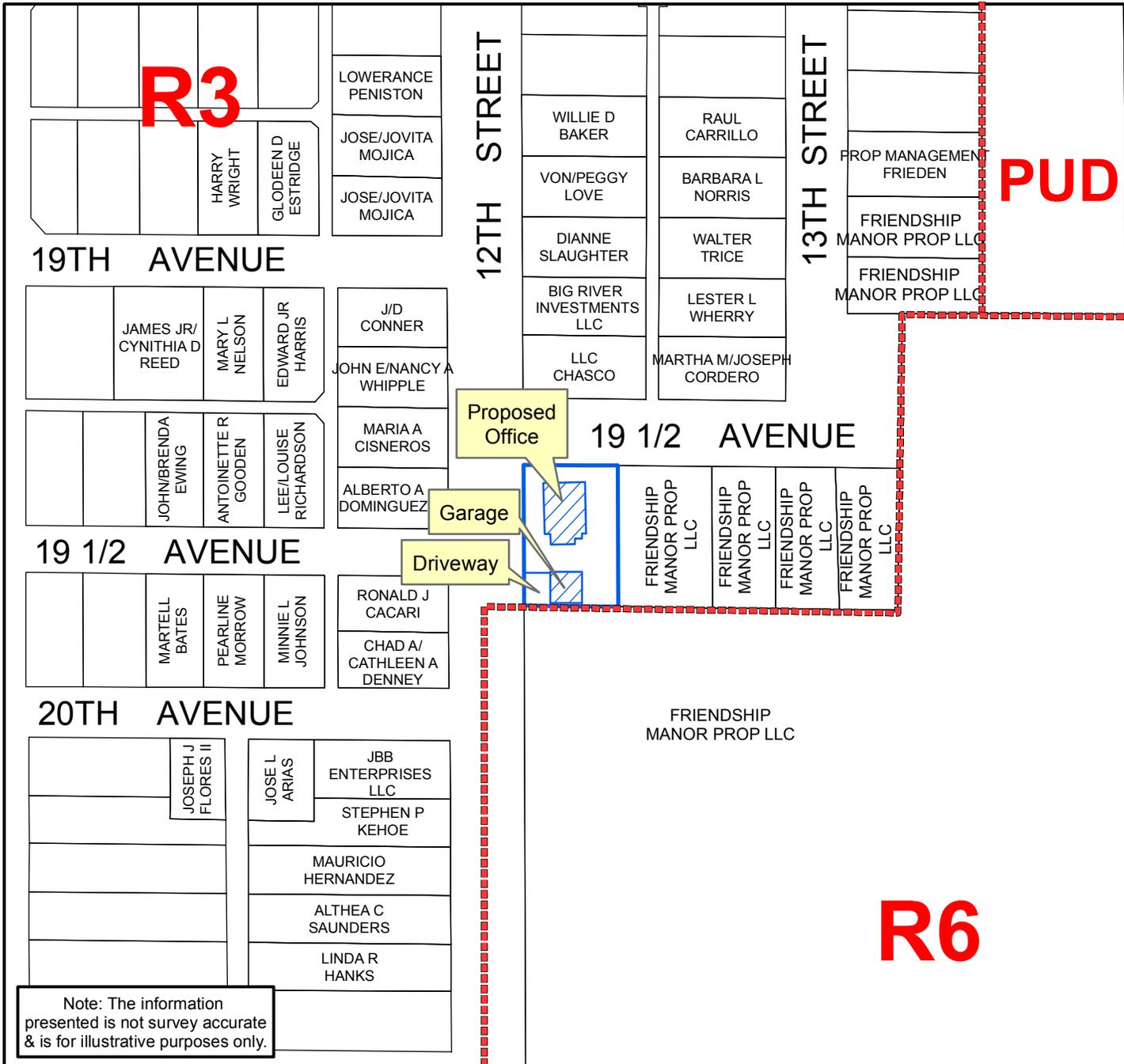
Legal Description of Property:

The west one-half of Lot Number Twenty-Seven (27) and all of Lot Number Twenty-Six (26) in Case Homestead Addition to the City of Rock Island, also known as 1202 19 ½ Avenue, 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 2016-2

Legend

- R3 zoning district
- subject property
- zoning line

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



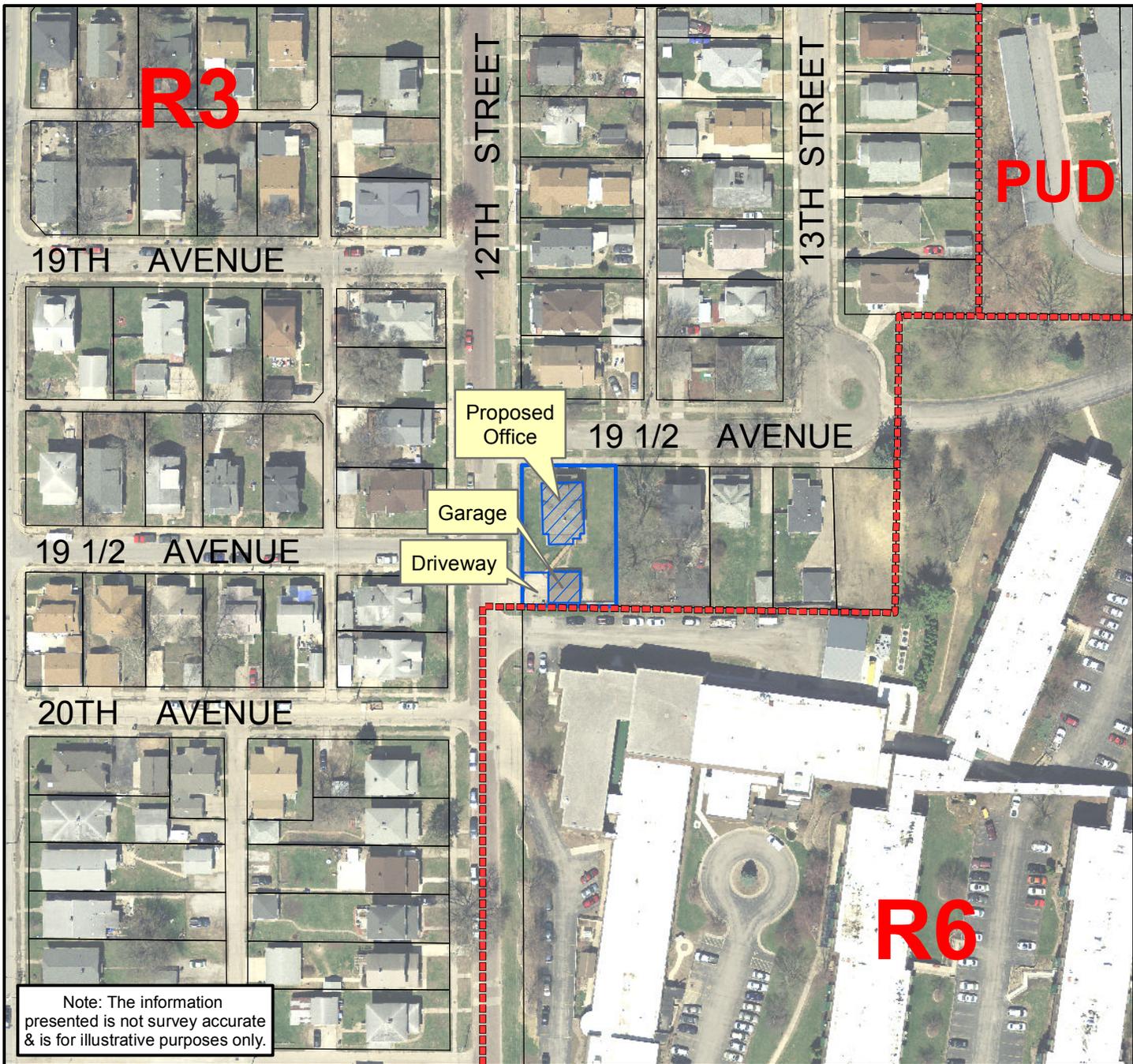
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 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



SPECIAL USE PROPOSAL



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

SPECIAL USE PROPOSAL
2016-2 Aerial

Legend

- R3 zoning district
- subject property
- zoning line

DR. BY: *K.G.D.*

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



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Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

ORDINANCE NO. 064-2012

**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 operate a Community Integrated Living Arrangement group home in an R-3 (one family residence) district, located at 1202 – 19-1/2 Avenue, Rock Island, Illinois, be and is hereby granted to Friendship Manor Properties, L.L.C., said property being legally known as:

The West One-Half (W-1/2) of Lot Number Twenty-seven (27) and all of Lot Number Twenty-six (26) in "CASE HOMESTEAD", an Addition to the City of Rock Island, situated in the County of Rock Island, and State of Illinois.

Also known as 1202 – 19-1/2 Avenue, Rock Island, Illinois.

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

1. Up to eight residents and two staff employees be allowed;
2. A minimum of four parking spaces on the site be provided;
3. Additional employee parking be provided on the adjacent Friendship Manor site;
4. No signs 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: October 15, 2012

AYES: Aldermen

Brooks
Foley
Tollenaer
Jones
Murphy
Austin

APPROVED: October 16, 2012

ATTEST:


CITY CLERK

NAYS: None

ABSENT: Conroy