

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Special Use Permit for 1512 25th Street
Date: February 29, 2016**



Svetlana Larson is requesting permission to apply for Special Use Permit to maintain a clothes design and alterations business in her residence at 1512 25th Street, zoned R-3 (one and two family residence) district. Staff became aware of the business and determined that it had never received approval for a Special Use Permit.

The attached letter identifies that Ms. Larson is the only employee of the business and it operates mainly by appointments. Hours of operation currently are 9:00 a.m. to 8:00 p.m., Monday through Friday. There is also an approximate 19" x 36" freestanding sign located in the east front yard. There is a two car detached garage in the west rear yard along with four additional improved parking spaces adjacent to the garage with access off an alley.

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. Larson 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

Dear mayor and city council of Rock Island :

I am the owner of home based business " Clothes design & alterations" located at my house address 1512 25 St Rock Island IL 61201 . I am the owner and the only employee in this business . I operate mostly by appointments from 9am to 8 pm on week days . I am asking for permission to apply for Special Use permit for my business sign on my front yard , size of the sign is 19" x 36" . My business benefits members of our community and Quad Cities area and doesn't cost any harm or disturbance for neighborhood . Thank you for your time and consideration .

Svetlana Larson . 2/22/2016
309-736-0389

A handwritten signature in cursive script that reads "Larson".