

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager**

**Subject: Special Use Permit Public Hearing for 4419 7<sup>th</sup> Avenue**

**Date: March 14, 2016**



Ms. Nicole Appelquist has filed an application for a Special Use Permit to operate a hair salon out of her residence at 4419 7<sup>th</sup> Avenue, zoned R-3 (one and two family residence) district.

Nature of the Use:

The business will have one resident employee and the applicant will take appointments along with walk-in customers. Hours of operation will be 11:00 a.m. to 7:00 p.m., Tuesday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. The business will not be open Sundays or Mondays.

Parking:

The Zoning Ordinance requires two off-street parking spaces for the residence and one additional space for the business. There is a two car detached garage on the site along with two parking spaces in a rear yard parking area off the alley.

Signs:

The applicant desires to locate an unlit 3' x 3' freestanding sign (approximately four feet in height from grade to top of sign) to be located in south front yard. The proposed sign will be located approximately ten (10) feet from the south property line.

Analysis:

Staff believes that the proposed use meets all 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.

**Recommendation:**

That the request be approved because there is adequate parking on the site and 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 one resident employee.
2. Hours of operation shall be 11:00 a.m. to 7:00 p.m., Tuesday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays.
3. A minimum of three off-street parking spaces shall be maintained.
4. A unlit 3' x 3' freestanding sign located in the south front yard shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

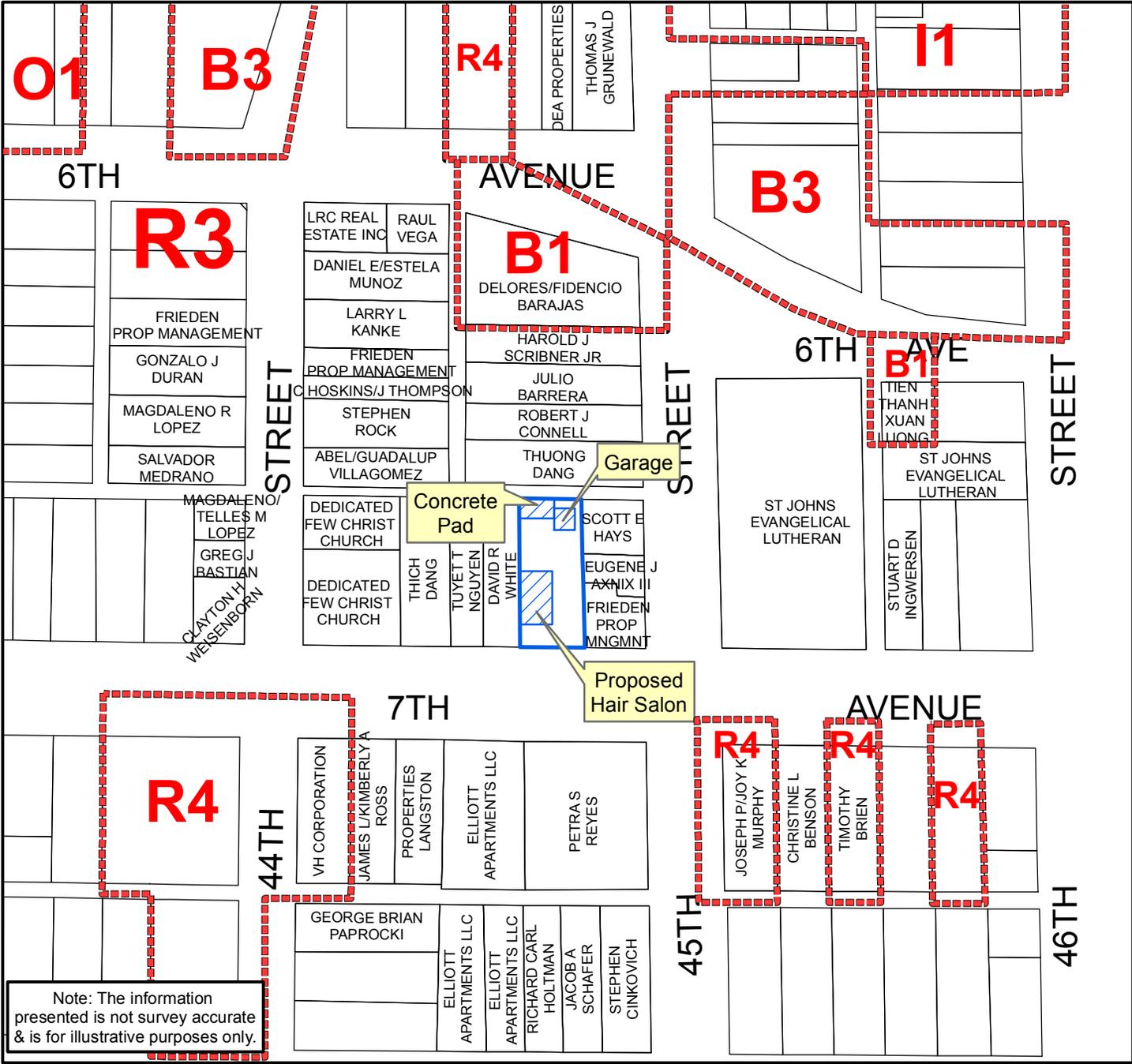
Lot 7, Block 2 of Wm. E. Brooks Second Addition to the City of Rock Island, also known as 4419 7<sup>th</sup> Avenue, Rock Island, Illinois.

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

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**Approved by: Thomas Thomas, City Manager**

# SPECIAL USE PROPOSAL



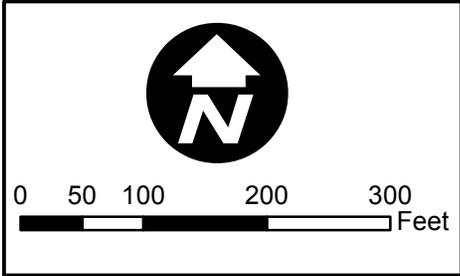
**SPECIAL USE PROPOSAL  
2016-3**

**Legend**

- R3 zoning district
- subject property
- zoning line

DR. BY:           K.G.D.          

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

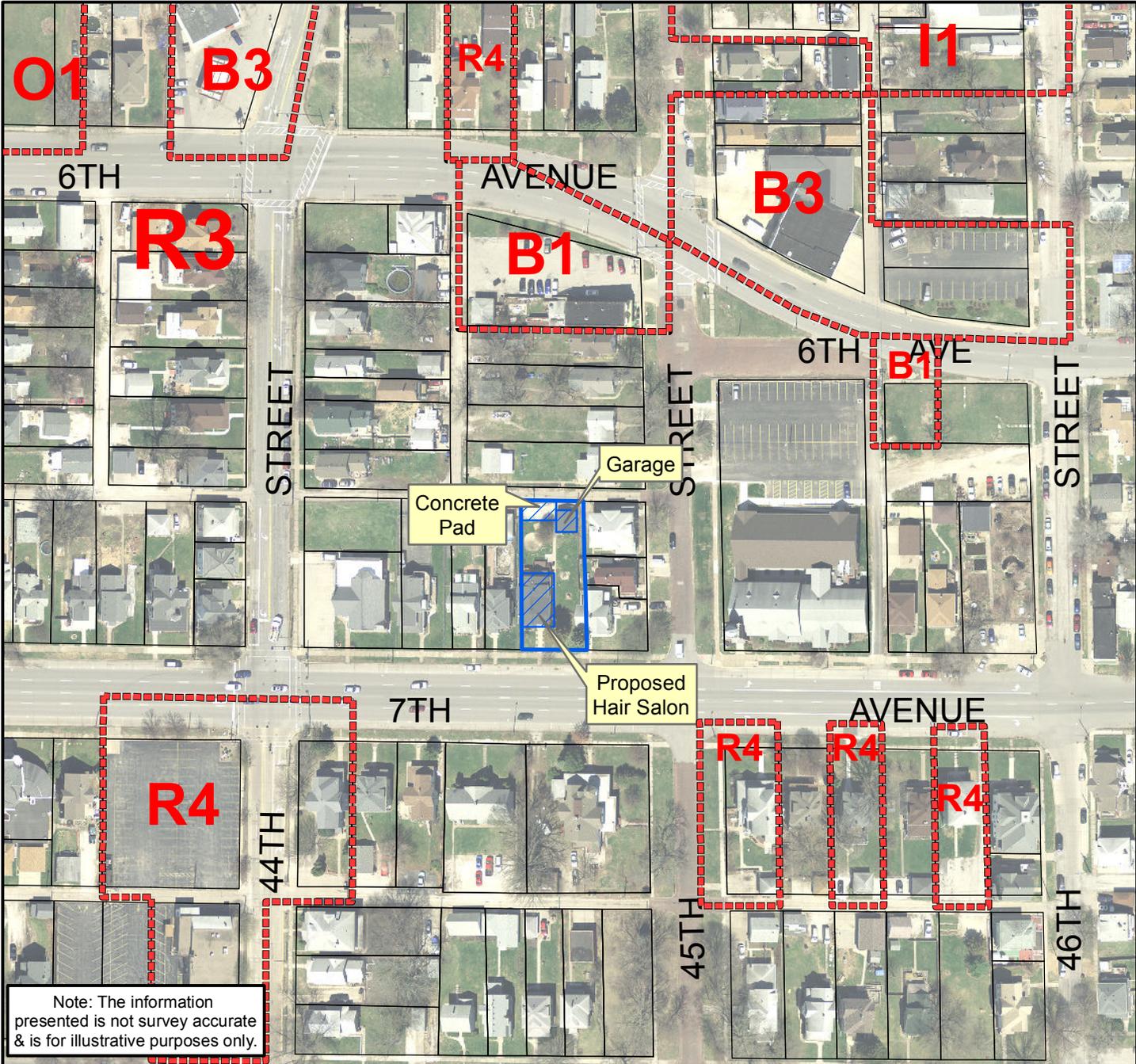


**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

  
**ROCK ISLAND**  
 ILLINOIS

# SPECIAL USE PROPOSAL



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

**SPECIAL USE PROPOSAL**  
**2016-3 Aerial**

**Legend**

- R3 zoning district
- subject property
- zoning line

DR. BY:           K.G.D.          

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





0    50    100    200    300  
Feet

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 DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS