

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager**

**Subject: Special Use Permit Public Hearing for 1512 25<sup>th</sup> Street**

**Date: March 24, 2016**



Ms. Svetlana Larson has filed an application for a Special Use Permit to maintain operation of a clothes design and alterations business out of her residence at 1512 25<sup>th</sup> Street, zoned R-3 (one and two family residence) district.

Nature of the Use:

The business will continue to have one resident employee and it mainly operates by appointments. Hours of operation are 9:00 a.m. to 8:00 p.m., Monday through Friday.

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 four additional improved parking spaces adjacent to the garage with access to the alley.

Signs:

The applicant desires to maintain an unlit 18" x 36" freestanding sign located in the east front yard.

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 9:00 a.m. to 8:00 p.m., Monday through Friday.
3. A minimum of three off-street parking spaces shall be maintained.
4. A unlit 18" x 36" freestanding sign located in the east front yard shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

Lot 3, Block 2 of Long View Heights Addition to the City of Rock Island, also known as 1512 25<sup>th</sup> Street, Rock Island, Illinois.

**Submitted by: Alan Fries, Urban Planner II**

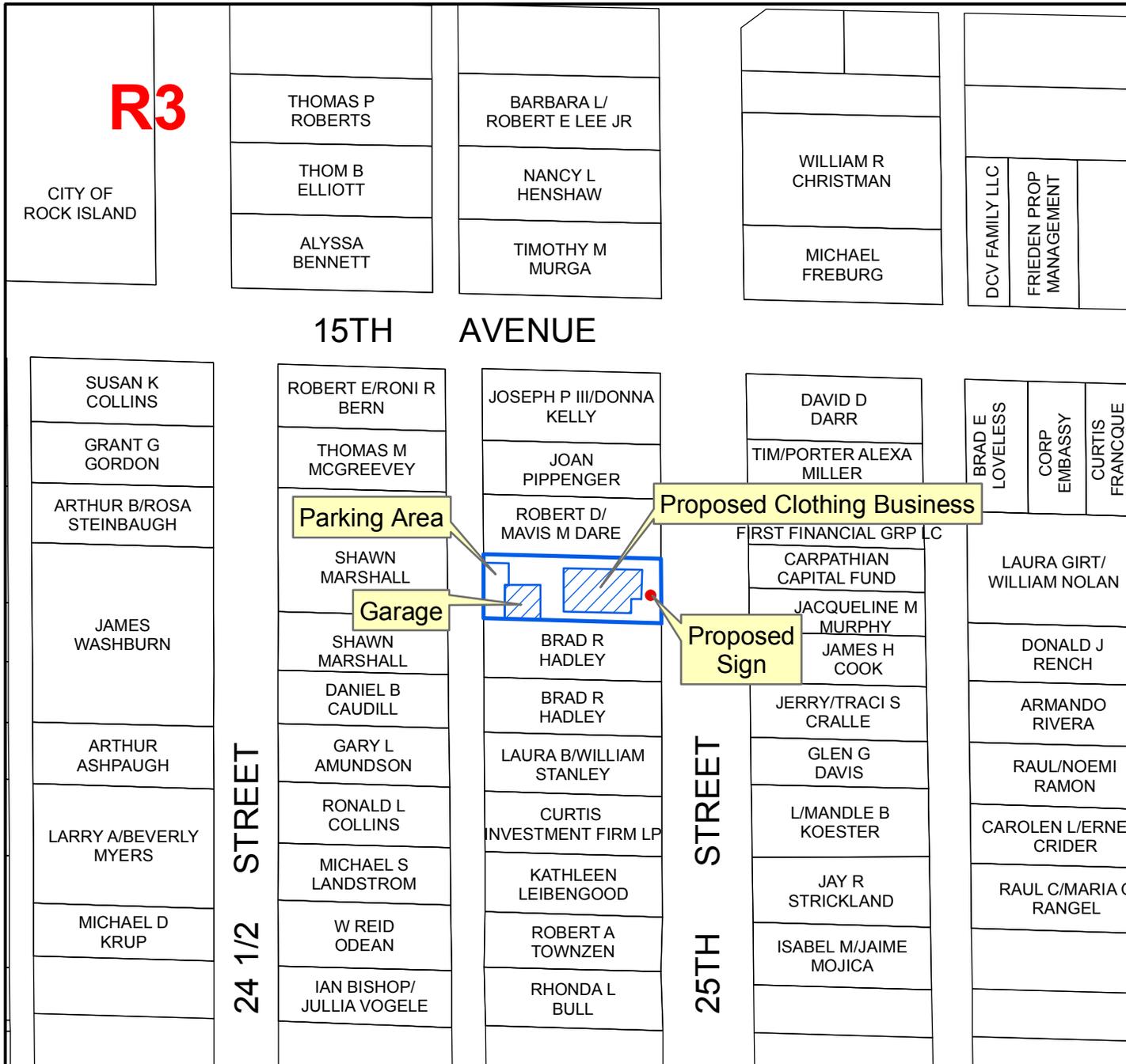
**Ben Griffith, Planning and Redevelopment Administrator**

**Jeff Eder, Assistant City Manager and CED Director**

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

# SPECIAL USE PROPOSAL



## SPECIAL USE PROPOSAL 2016-4

### Legend

- R3 Zoning District
- Subject Property
- Zoning District Line

DR. BY:           K. G. D.          

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



0 20 40 80 120 160  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# SPECIAL USE PROPOSAL



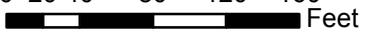
**SPECIAL USE PROPOSAL**  
**2016-4 Aerial**  
**Legend**

- R3** Zoning District
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