

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 1202 21st Street

Date: August 3, 2011

Clayton Peterson, owner of 1202 21st Street is requesting permission to apply for a Special Use Permit to operate a tailor, quilting and alteration business out of the downstairs dwelling unit on the subject property, zoned R-3 (one and two family residence) district. The business owner (Adele Forest) currently operates her alteration business and also teaching some quilting classes out of the Quilt Basket in East Moline. She will be moving only her alteration business to Rock Island and will operate from 9:00 a.m. to 5:00 p.m. on Tuesday, Thursday and Fridays. She also at times does occasional “emergency” and/or catch up alterations on Saturdays or Sundays.

Ms. Forest will be the only employee of the business. There is a rear yard two-car detached garage located on the property. The applicant is not requesting a sign.

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 more appropriate than rezoning for the property

Recommendation:

That Mr. Peterson be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Gregory S. Champagne, Community and Economic Development Director

Approved: John C. Phillips, City Manager

Thursday, July 28, 2011

Clayton C. Peterson
Steven W. Johnson
1202 21st Street
Rock Island, IL 61201-2757

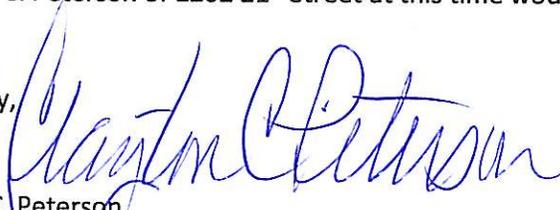
Honorable Mayor
Dennis Pauley
1528 3rd Avenue
Rock Island IL 61201

RE: Special Use Permit

Dear Honorable Mayor Dennis Pauley,

I Clayton C. Peterson of 1202 21st Street at this time would request permission to apply for a special use permit.

Gratefully,



Clayton C. Peterson
309-793-4988
Cell 309-235-2496
e-mail petersoncc@sbcglobal.net

Attachment

Attached is the information regarding the enclosed request:

lot 14
block 2
21st Street addition
1202 21st Street
Rock Island, IL 61201-2757

I have the opportunity to rent my apartment to a low impact business. This established business is currently located in Moline. Adele Forest is an accomplished Taylor, Quilter, and alterations person. Currently she both designs and constructs costumes for the Quad Cities Ballet.

She currently works alone, occasionally when impacted with a large quantity of business she will employ an assistant.

Adele holds classes at the Quilt Basket in East Moline, where additionally she accepts items for alteration etc. She operates in East Moline on Monday and Wednesday of each week and an occasional Saturday class.

Hours of business at her current location are Tuesday, Thursday, and Friday, with an occasional Saturday and Sunday experience. When measuring for Quad Cities Ballet Co. she does measuring on their site and as need arises will do fittings at her studio.

I have read the ordinance and do not know how to provide the required 5 parking spaces, however I live on a corner lot and have two spaces in a garage. There is room for 5 cars on the Avenue and 2-3 on the street in front of my property.

Additionally I am sending copies of this request to all of my adjacent property owners and the entire Broadway Board as to avoid any conflict and answer any questions they may have. If conflict arises from this correspondence I most likely will not make further application.

No signage will be placed in the lawn as she has an established clientele and two or three months to notify those persons of her new location.

No exterior or interior alterations will be made to the residence to accommodate this business (except a working doorbell).

I live in the other apartment at this address and believe that Adele will be good neighbor/friend and will fit well at this location.

Thank you for your time.
Clayton C. Peterson