

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

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

Date: September 7, 2011

Clayton Peterson has filed an application for a Special Use Permit to have his tenant operate a tailor, quilting and alteration business out of the downstairs dwelling of his duplex in an R-3 (one and two family residence) district (Mr. Peterson lives in the upstairs dwelling unit). Commercial service businesses are not allowed as permitted uses in residential zoning districts.

Nature of the Use:

The business will have one non-resident employee (Adele Forest who currently operates her alteration business and also teaching some quilting classes out of the Quilt Basket in East Moline). Only the alteration business will be relocated to the site. From time to time when there is a large quantity of business Ms. Forest may employ an assistant. The business operator's son will also live in the downstairs dwelling unit, sharing space with the business. The business will operate from 9:00 a.m. to 5:00 p.m., Tuesdays, Thursdays, and Fridays (with occasional Saturday and Sunday work times). Access to the business will be from either the front or rear door to the residence.

Parking:

The Zoning Ordinance requires a total of five parking spaces for the site (two spaces for each of the two dwelling units and one space for the business). Currently, there is a two car detached garage located in the west rear yard with access off the alley. Mr. Peterson indicates in the attached letter that his neighbor at 1206 21st Street has agreed to let the business use their one available parking space next to a detached garage during the daytime hours.

Signs:

The applicant will only have an unlighted one square foot or less attached sign on the front door identifying the business. Signs of this size are exempt from regulations according to the Sign Ordinance.

Analysis:

Staff believes that the proposed use (with the provided adjacent off street parking and attached stipulations) meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance. The proposed use will also not have any detrimental effect on public health, safety, welfare or property values in the area and will not have a negative impact on the character of the surrounding neighborhood.

Recommendation:

That the request be approved because it will not have a negative effect on the character of the adjacent residential neighborhood. Approval should be subject to the following stipulations:

1. One full-time non-resident employee and one occasional assistant be allowed;
2. A minimum of two off street parking spaces be provided on site and one off-site parking space at 1206 21st Street be provided;

3. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Tuesdays, Thursdays and Fridays with occasional Saturday and Sunday work times;
4. A one square foot unlighted attached sign be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

Lot 14, Block 2 of the 21st Street Addition to the City of Rock Island, also known as 1202 21st Street, Rock Island, Illinois.

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

Attached is the information regarding the enclosed request:

Clayton C. Peterson
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 at 1802 15th Street Place, Moline, IL 61265 with a phone number of 309-764-7904. 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. This facility offers customers additional hours and handicap accessibility. She operates in East Moline on Monday and Wednesday 10:30-3:00 and 6:00-9:00 of each week and an occasional educational class on Saturday.

Hours of business at her current location are Tuesday, Thursday, and Friday from 9:00 AM – 17:00 P.M., 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 my neighbors at 1206 have agreed that during the day she may use their off street parking space next to their garage adjoining my property.

When this discussion began I sent notifications to the following:

Mayor Dennis Pauley ~ Planning and Redevelopment Alan Fries ~ Alderman 1st Ward Terry M. A. Brooks ~ Alderman 2nd Ward David A. Conroy ~ Alderman 3rd Ward Paul P.J. Foley ~ Alderman 4th Ward Stephen L Tollenaar ~ Alderman 5th Ward Jason Jones ~ Alderwoman 6th Ward Joy Murphy ~ Alderman 7th Ward Charles O. Chuck Austin III ~ Broadway Board Members: Annamari Bernadino, Barb Braun, Anthony Heddelsten, Amy Jones, Deb Kuntzi, Wendy Rowand, Jenny Salisbury, Lori Shafer, and neighbors:

Mike Lawrence
Sherry Maurer
1037 21st Street
Rock Island, IL 61201

Bill Klaurer
Rhonda Klauer
1206 21st Street
Rock Island, IL 61201

Tim Kerr
1210 21st Street
Rock Island, IL 61201

Jeff Bauer
Robin Bauer
1203 21st Street
Rock Island, IL 61201

Barbara Braun
Bob Braun
1038 21st Street
Rock Island, IL 61201

The only ones that I have not spoken with at this time is Jeff and Robin Bauer who live directly across the street. Other neighbors have no objections.

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.

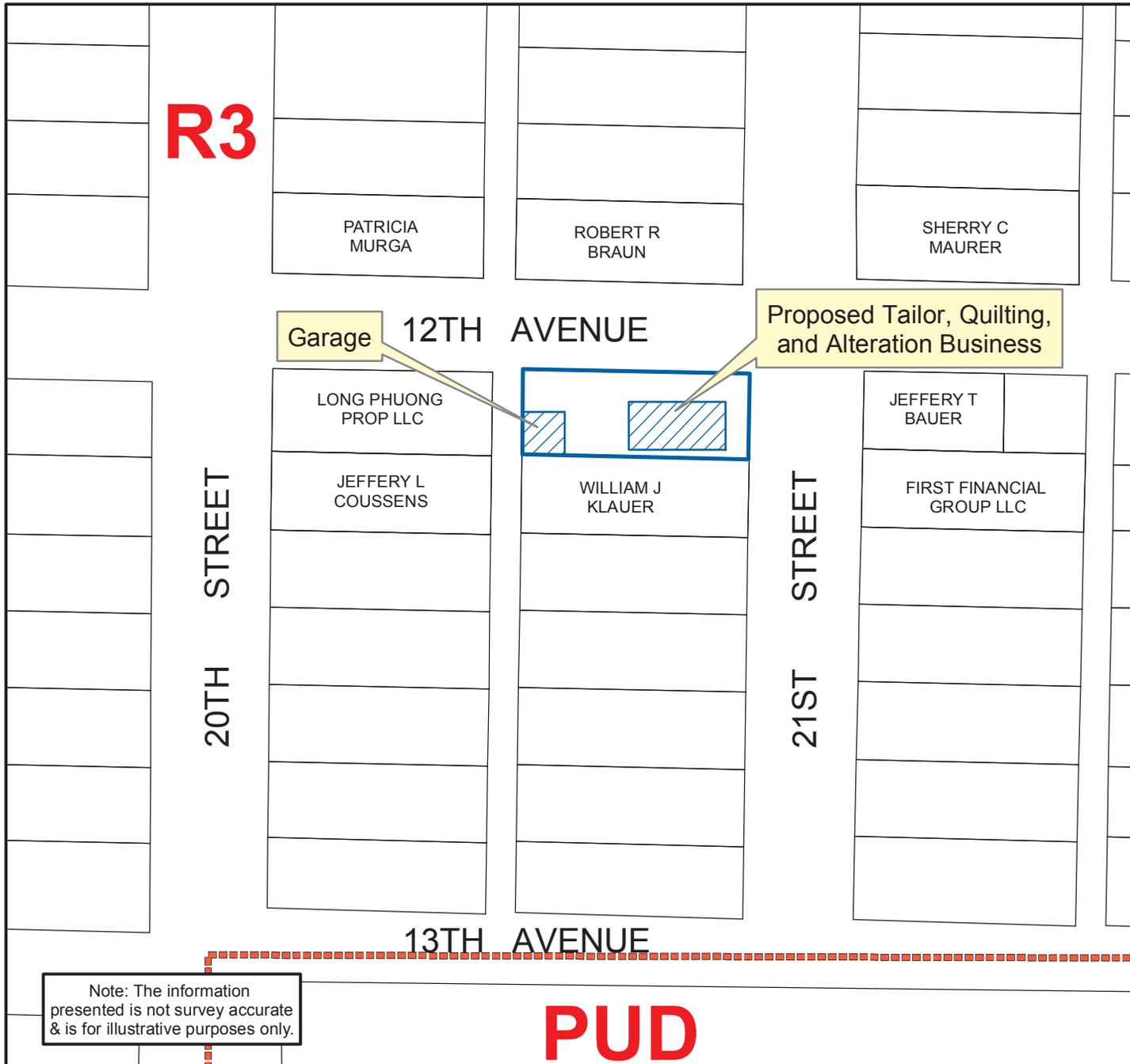
No signage will be placed in the lawn as she has an established clientele and two or three months to notify those persons of her new location. A small sign might appear in the front door indicating this is the correct address for alterations. Such as ALTERATIONS PLEASE COME IN.

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

SPECIAL USE PROPOSAL

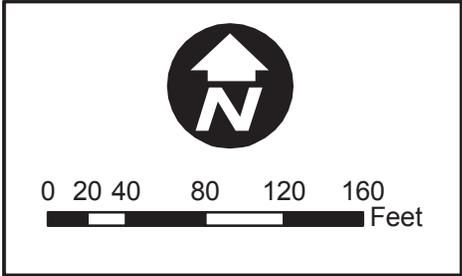


SPECIAL USE PROPOSAL 2011-7

Legend

- R2 Zoning District
- Subject Property
- Zoning District Line

DR. BY: K. G. D.
 APPR. BY: A.M.C./A.F.



City of Rock Island

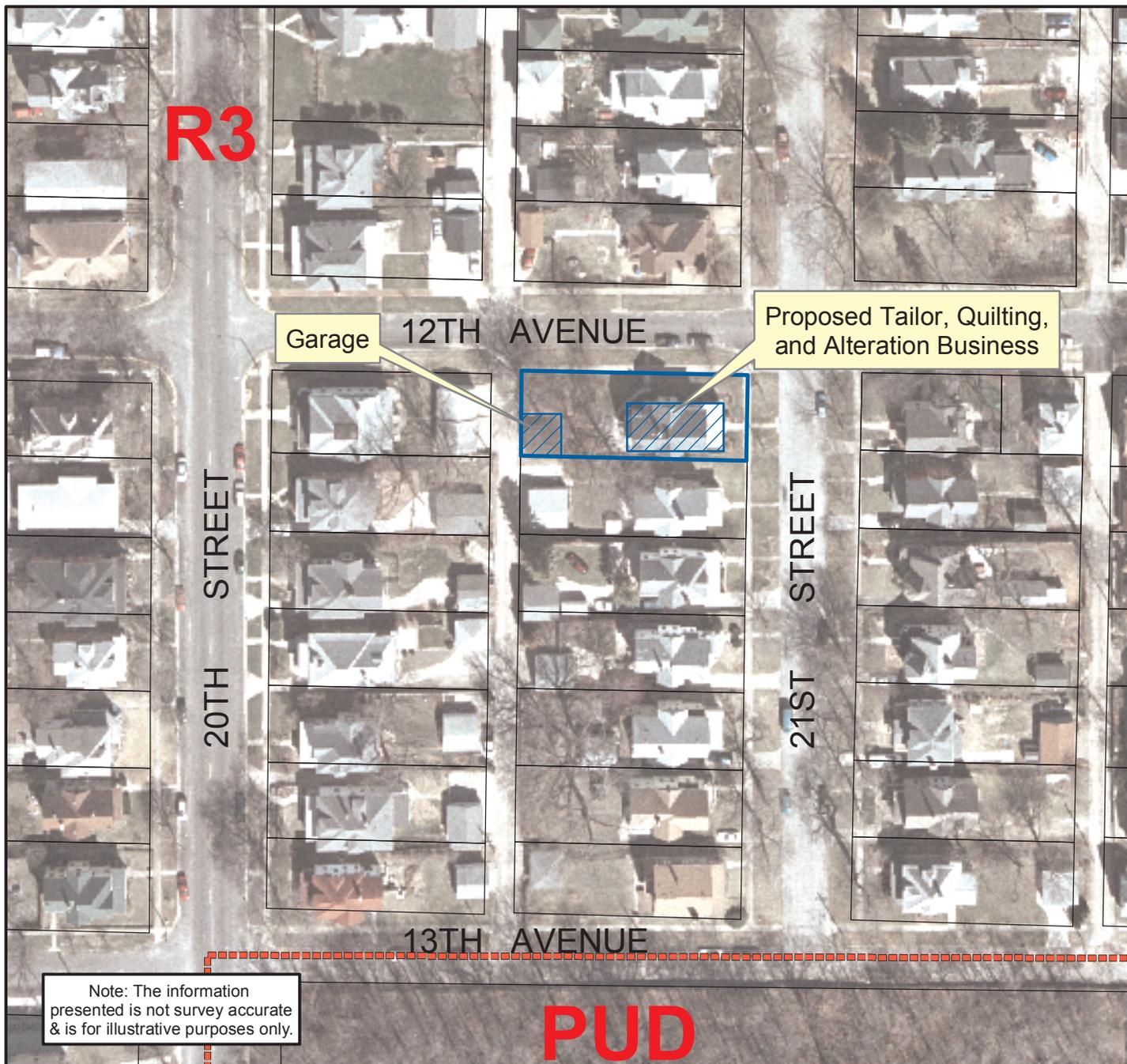
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

PUD

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2011-7 Aerial

Legend

- R2** Zoning District
-  Subject Property
-  Zoning District Line

DR. BY: K. G. D.

APPR. BY: A.M.C./A.F.



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