

**MEMORANDUM**

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: City Manager**

**SUBJECT: Request for Special Use Permit for 8001 10<sup>th</sup> Street West**

**Date: September 27, 2011**

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Troy Lueth (Just A Cut Lawn) is requesting permission to apply for a Special Use Permit to continue to operate a lawn care business during warm weather months (May thru October) and begin a snow plowing business during cold weather months (November thru April) at 8001 10<sup>th</sup> Street West, zoned R-2 (one family residence) district.

The business employs one resident employee and one non-resident employee. Lawn equipment is stored in the attached garage, but two trucks and trailers are parked on the street. During the cold weather months the trucks are fitted with snow plows and the trailers will be parked off site. The lawn business operates Monday thru Friday from 8:00 a.m. to 5:00 p.m. with some Saturday hours depending on weather. Hours for the snow plowing business are proposed to be 24/7 because they are dependant on the weather conditions. Commercial service businesses are required by the Zoning Ordinance to be located in business zoning districts.

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. Lueth 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**

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**Approved: John C. Phillips, City Manager**

Alan Fries  
1528 Third Avenue  
Rock Island, IL 61201

Dear Mr. Fries,

We are applying for a Special Use Permit to use the property at 8001 10<sup>th</sup> Street West, Rock Island, Illinois to operate Just A Cut Lawn for lawn maintenance and plowing. All lawn equipment is stored in the garage on the property along with two trucks and trailers (used for hauling equipment) that are parked on the corner of 10<sup>th</sup> St and 80<sup>th</sup> Avenue, 15 feet from the fire hydrant, during the months of May through October. Hours of operation are 8AM, in which equipment is loaded and one staff member arrives. The trucks and trailers are absent until 5PM when business is concluded for the day. This occurs Monday-Friday and some Saturdays depending on weather. The trailers are then stored for the winter at a separate site.

In the months of November through April, two trucks with plows connected, will be parked in the driveway of the property to allow for plowing properties throughout the winter. There are no set hours of operation for plowing as it is weather dependent, but the only noise associated is that of starting a truck and pulling out to conduct business at various locations throughout the Quad Cities.

We are diligent about keeping noise down and being conscientious to our neighbors, there is very little noise and disruption.

We look forward to hearing further from the city on this matter.

Sincerely,

Troy Lueth  
Just A Cut Lawn

A handwritten signature in black ink, appearing to read "Troy Lueth", with a long horizontal flourish extending to the right.