

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 3000/3012 14th Avenue

Date: August 28, 2012

Lynda C. Requet, CEO of Platinum Hospitality Group LLC is requesting permission to apply for Special Use Permit to erect a 40' x 100' tent in the north front yard of the site (see attached letter). The tent is proposed to provide a temporary outside dinner experience for customers of the Gendler's/BlackRam restaurant located on the site, zoned B-1 (neighborhood business) district. The temporary use will operate from Council approval date until November 15, 2012 and then again from April 1, 2013 until November 15, 2013.

No cooking will be done outside. Customers will order their meal inside and then be able to take their meal outside into the tent area. The tent will have center poles of approximately 25 feet in height and will be located from the west fence line and extend 100 feet to the east. The applicant will put down patio paving bricks underneath the tent. The outdoor area will be enclosed with a six foot tall fabric screened panels for privacy.

Ms. Requet's letter also identifies future planned expansion for the restaurant and the new Grotto bar and grill along with a 1,600 square foot outside patio (see attached drawings). Ms. Requet received approval for a building expansion/patio into the north front yard building setback area from the Board of Zoning Appeals in October 2008. The proposed tent is a temporary improvement until financing can be obtained for the building expansion.

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 the appropriate process to consider this temporary use in a business zoned area.

Recommendation:

That Ms. Requet be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

8/24/12
AMC

August 23, 2012

City of Rock Island
Mr. Jeff Edder
Economic Development Director
1528 3rd Avenue
Rock Island, IL 61201

Mr. Edder,

Now that phase 1 of the redevelopment plan for the SEC of 14th Avenue and 30th Street in Rock Island is complete with the opening of the Gendler's/ Black Ram restaurant, we at Platinum Hospitality Group L.L.C. are requesting a special use permit to erect a 40 X 100 tent on the parcel know as 3000 and 3012 14th Avenue.

This structure would be in place until November 15th and erect again on April 1 2013 and remain until Nov 15th 2013. The proposal is to provide an outside dinner experience until the financing is secured and construction has commenced on phase two of the redevelopment plan. This phase would be the construction of the new 10,000 sf GROTTTO bar and Grill and the new wine cellar with a permanent 1600 sf patio. The city has copies of the plan and the development of the three (3) phases to this project.

Should you have any additional questions please contact myself or Dave at Gendler's / Black Ram 309 283 7600 or directly 309-781-4951 Lynda or 309-781-4950 Dave.

Thank you for your assistance in this request and process.

Regards,



Lynda C Requet
Platinum Hospitality Group LLC, CEO

