

**MEMORANDUM**

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: City Manager**

**SUBJECT: Special Use Permit Request Public Hearing for 3000 14<sup>th</sup> Avenue**

**Date: September 19, 2012**

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Lynda C. Requet, CEO of Platinum Hospitality Group LLC has filed an application for Special Use Permit to erect a 40' x 100' tent for outside dining in the north front yard of the site (see attached map). The 40' x 100' 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. The proposed tent is a temporary improvement until financing can be obtained for proposed 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.

In order to support this request and to allow the business to move forward with its plans, given the short timeframe and temporary nature of the proposed use, staff has allowed the request to move forward with ordering the tent, installing the brick pavers and setting up the tent, subject to it complying with building and fire code requirements.

Nature of the Use:

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 applicant expects to add two new employees to their employment level and will utilize up to ten of its employees to serve customers seated in the tent area (depending on number of customers).

The tent will have center poles of approximately 25 feet in height and will be located from the improved employee parking area on the northwest corner of the site and extend 100 feet to the east. The tent will be located five feet from the restaurant and also five feet from the east property line (public alley). The tent will be setback eight feet from the public sidewalk along the north property line. The applicant has already located the patio paving bricks underneath the area where the tent is proposed. The outdoor area will be enclosed with a six foot tall fence with fabric screened panels for privacy.

Parking:

The Zoning Ordinance requires one space for every 75 square feet of public floor area for a restaurant. The existing restaurant space is approximately 1,200 square feet in area. The proposed tent will add 4,000 gross square feet of floor area (division of public space in tent has not yet been determined). If the gross space is used (along with the net space of the existing restaurant) a total of 5,200 square feet is used to determine parking requirements. Based on Zoning Ordinance standards a total of 69 spaces should be provided. There is an accessory parking lot to the east of the alley that has 44 spaces and the applicant

will open up six to seven parking spaces at the northwest corner of the subject site (total 51 spaces will be provided).

Signs:

No additional signs are proposed for the site.

Analysis:

Staff believes that the proposed use meets six of the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (parking standards will not be met). 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 the proposed tent will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. The tent size shall not exceed 40' x 100';
2. Hours of operation shall be 11:00 a.m. to 11:00 p.m., Sundays through Thursdays and 11:00 a.m. to 12:00 a.m. (midnight) on Fridays and Saturdays;
3. The tent and use shall meet already approved Council stipulations on outdoor entertainment and outdoor alcohol consumption;
4. The tent and use shall also meet all other applicable City codes (Building, Electrical and Fire) and ordinances.

Legal Description of Property:

Lots 1, 3, 5 and 7, Block One of South Park Addition to the City of Rock Island, also known as 3000 14<sup>th</sup> Avenue, Rock Island, Illinois

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

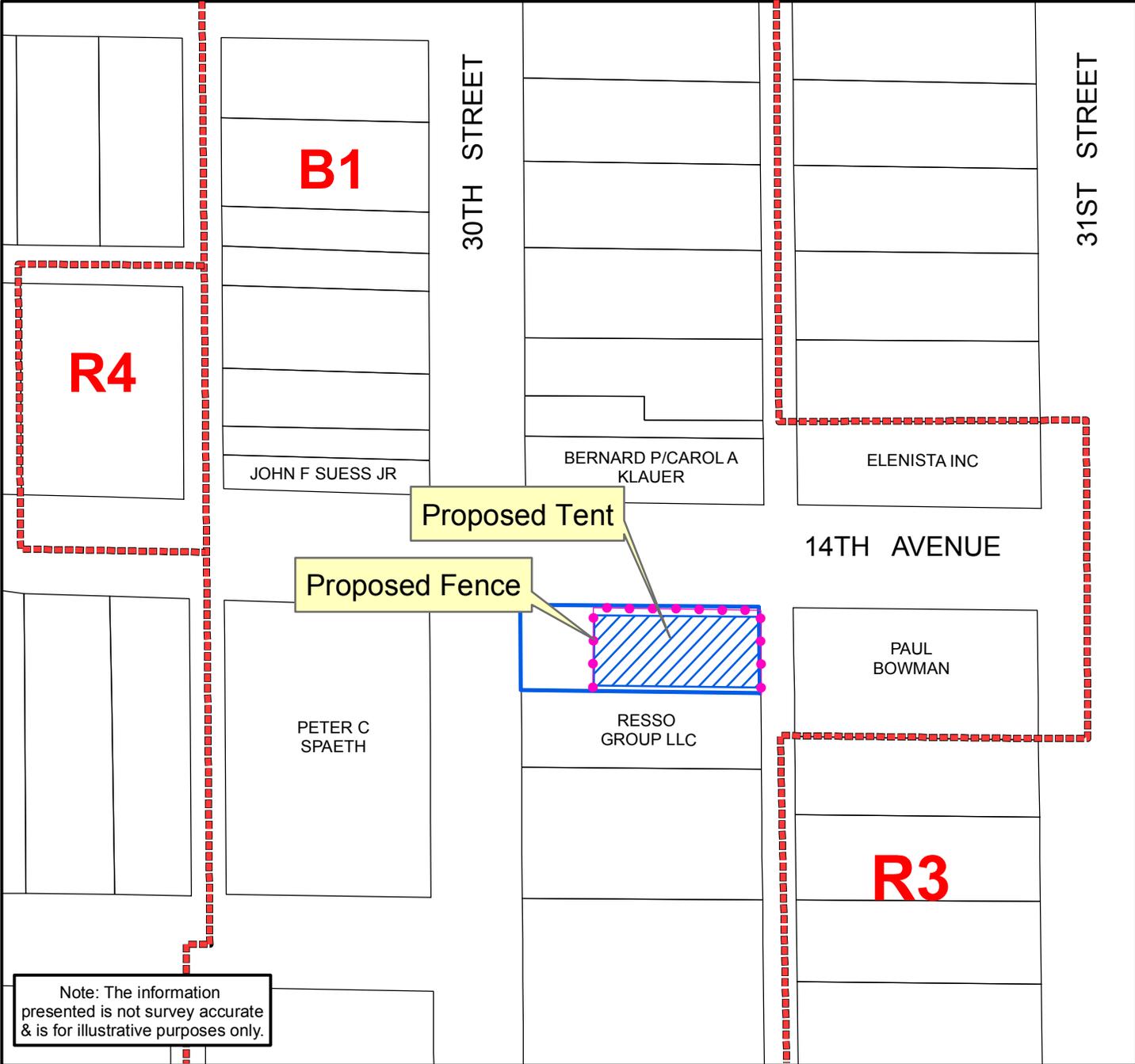
**Alan M. Carmen, Planning and Redevelopment Administrator**

**Jeff Eder, Community and Economic Development Director**

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**APPROVED: Thomas Thomas, City Manager**

# SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL  
**2012-4**

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.

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

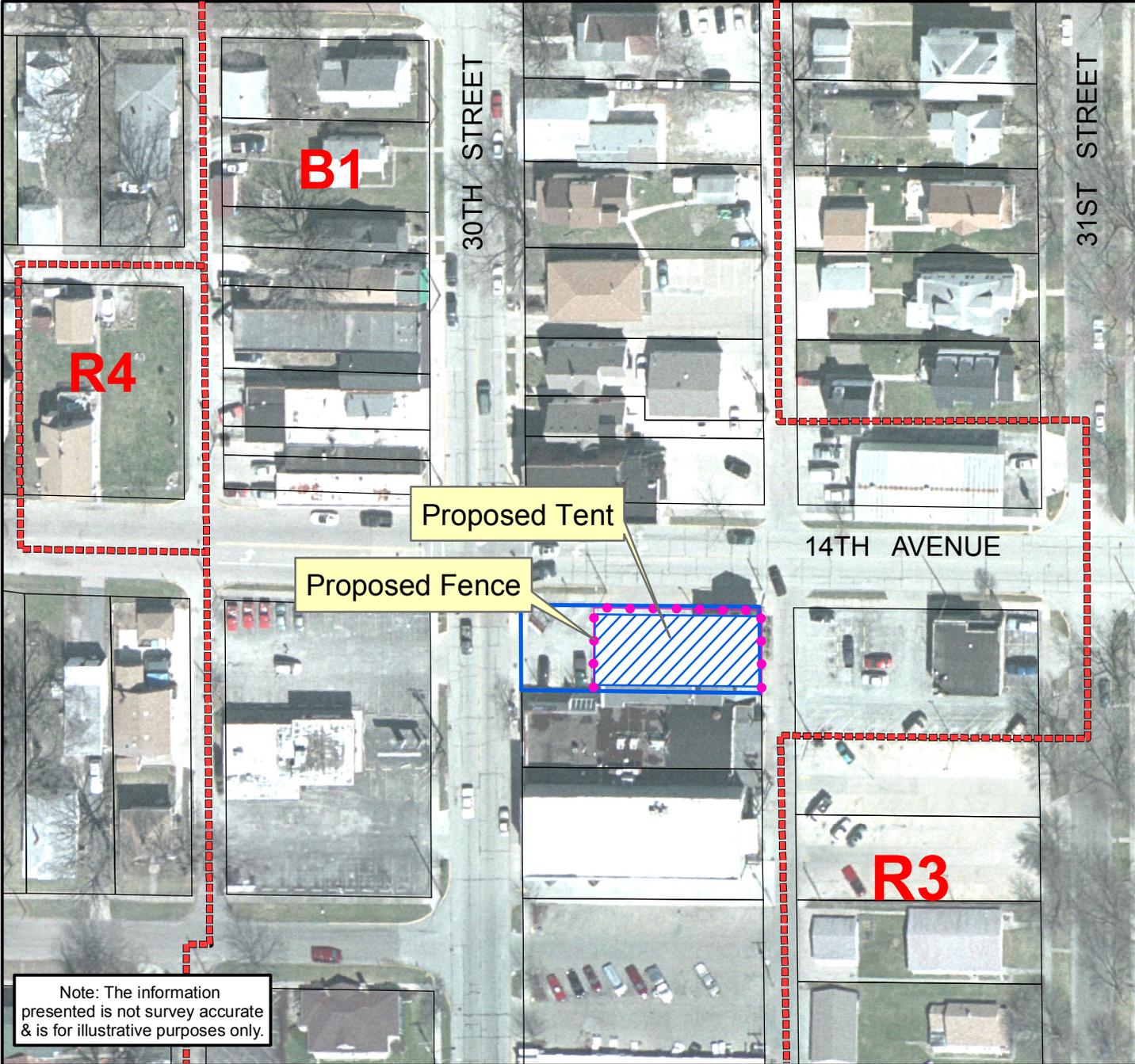
0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS

# SPECIAL USE PROPOSAL



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

SPECIAL USE PROPOSAL  
2012-4 Aerial

**Legend**

- Parcels
- Subject Property

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

A north arrow pointing upwards, enclosed in a black circle with the letter 'N' below it. Below the arrow is a scale bar with markings at 0, 20, 40, 80, 120, and 160 feet.

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

The logo for Rock Island, Illinois, featuring the letters 'RI' in a stylized font with a blue and red color scheme, and the words 'ROCK ISLAND ILLINOIS' below it.

