

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager**

**Subject: Special Use Permit Public Hearing for 1826 31<sup>st</sup> Street**

**Date: November 7, 2014**



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Mr. Kevin Murphy has filed an application for a Special Use Permit to continue to utilize a former residential structure on the site as an office and construct an eight-space employee parking lot on the site. Mr. Murphy had first requested a rezoning through a public hearing through the Planning Commission to B-1. The City Council agreed with the Commission recommendation and denied the rezoning and recommended that he apply for a Special Use Permit.

Nature of the Use:

The existing residential structure on the site will be used as a private office for up to two McDonald's employees. The adjacent restaurant employee parking lot will be accessory to the McDonald's Restaurant to the north and will be improved and landscaped to provide a buffer to adjacent residential uses. The existing access point will be utilized and improved to provide the only access to the site.

The applicant submitted the attached revised landscape plan identifying a row of 17 arborvitae trees along the southern edge of the parking spaces along with 34 perennial plantings in the ten foot wide landscaped area to the south and east of the parking lot. An Autumn Blaze Maple canopy tree will also be located in the east yard area to further buffer the parking lot from residential uses to the east. Along the west edge there is already a fence along the neighbor's property line, but the applicant will also construct a privacy fence along his side of the property line and add at least five arborvitae trees and perennial plants in a five foot wide landscaped area.

The only lighting that will be provided will be motion detector lights on the rear side of the office structure and south side of the existing detached garage. These lights will be directed downward, so to not shine in neighbor's windows.

Signs:

The applicant has not proposed any signs for the property.

Analysis:

Staff believes that the proposed use meets the seven conditions for a Special Use permit identified in Section 6.5G of the Zoning Ordinance. The site has adequate ingress and egress. The use will generate low traffic volume and is consistent with other office related uses located in residential zoning districts. The use (with the adequate landscape buffer) will not have negative effects on adjacent residential properties.

At of the writing of this report staff has received a Statement of Interested Party from Dale and Angela Handley, 1825 30<sup>th</sup> Street.

**RECOMMENDATION:** That the request be approved because the site has adequate parking and will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. The office shall be for private use only by up to two McDonald's restaurant employees;
2. Maintain a minimum of eight improved parking spaces on the site;
3. Construct and maintain the attached revised landscape plan that includes locating a privacy fence along the western property line of the subject site and arborvitae trees along the five foot wide west edge of the site and southern edge of the parking lot;
4. No signs shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

Legal Description of Property:

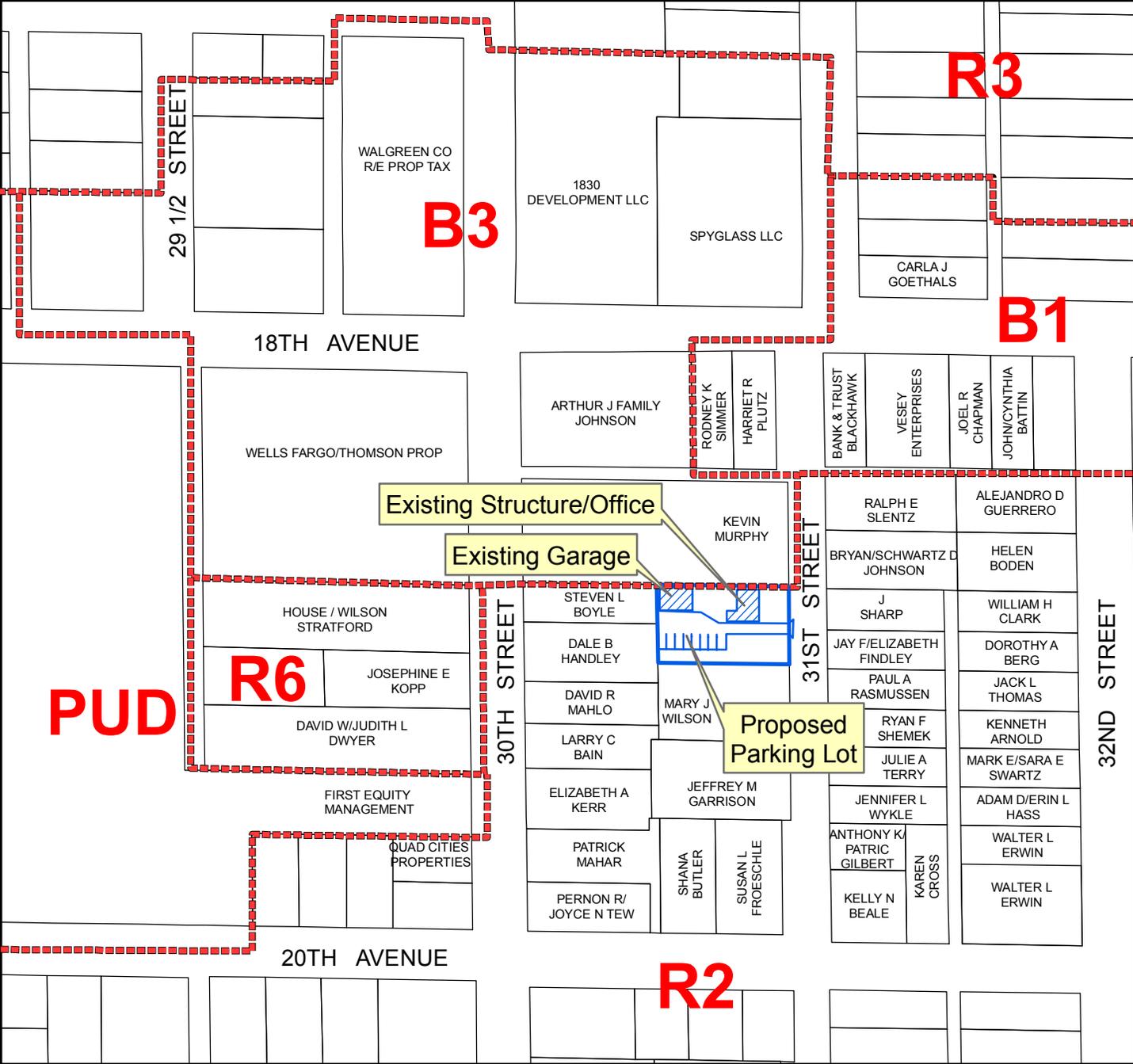
The North 84 feet of the east half of Lot 3 of Campbell's Second Addition to the City of Rock Island, also known as 1826 31<sup>st</sup> Street, Rock Island, Illinois.

**Submitted by: Alan Fries, Urban Planner II  
Ben Griffith, Planning and Redevelopment Administrator  
Jeff Eder, Assistant City Manager/CED Director**

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**Approved by: Thomas Thomas, City Manager**

# SPECIAL USE PROPOSAL



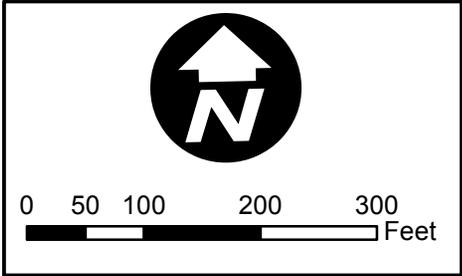
**SPECIAL USE PROPOSAL**  
**2014-5**

**Legend**

- R.I. City Parcels
- Subject Property

DR. BY:     K.G.D.    

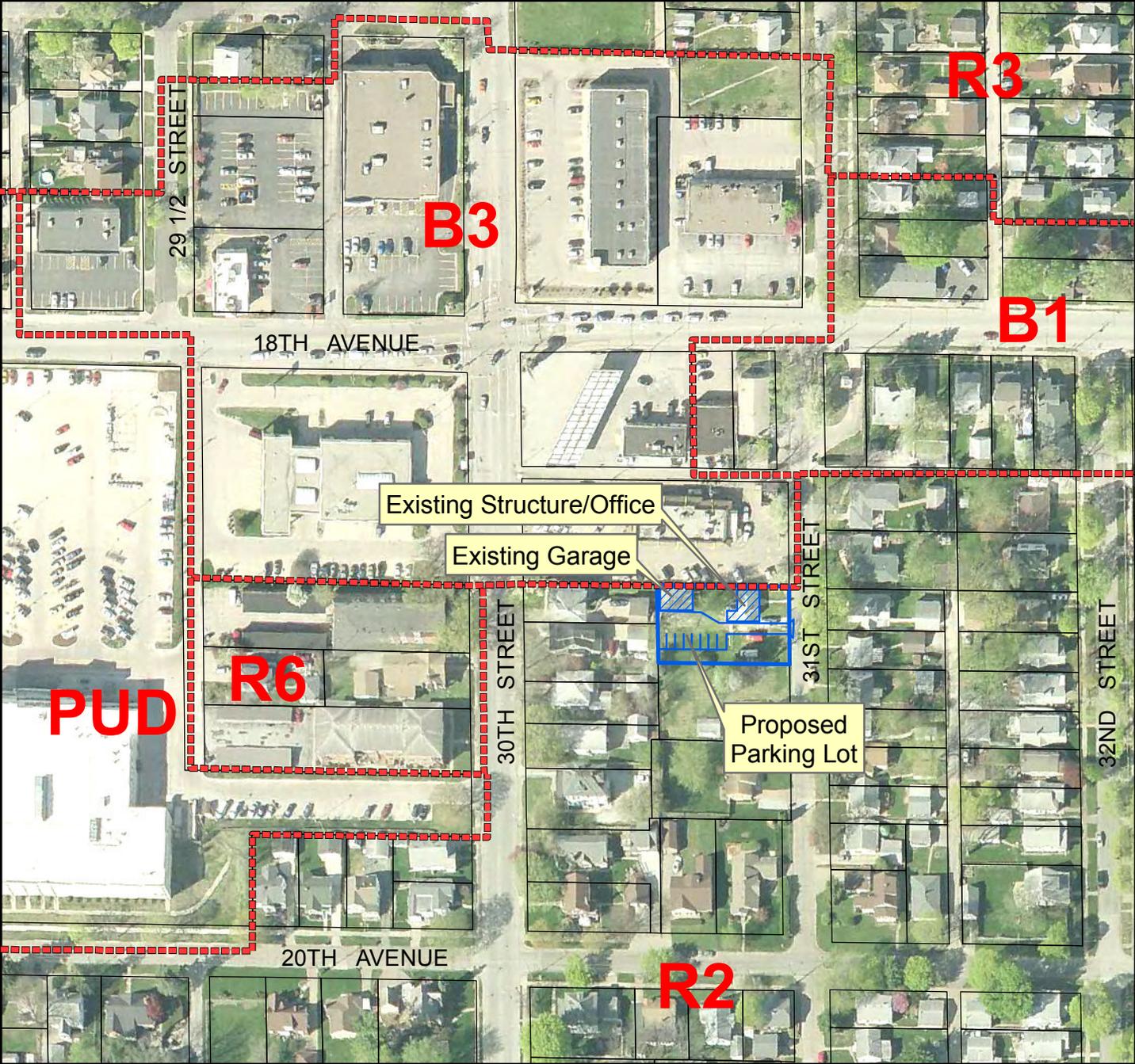
APPR. BY:     B.G./A.F.    



**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL**  
**2014-5 Aerial**

**Legend**

-  R.I. City Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



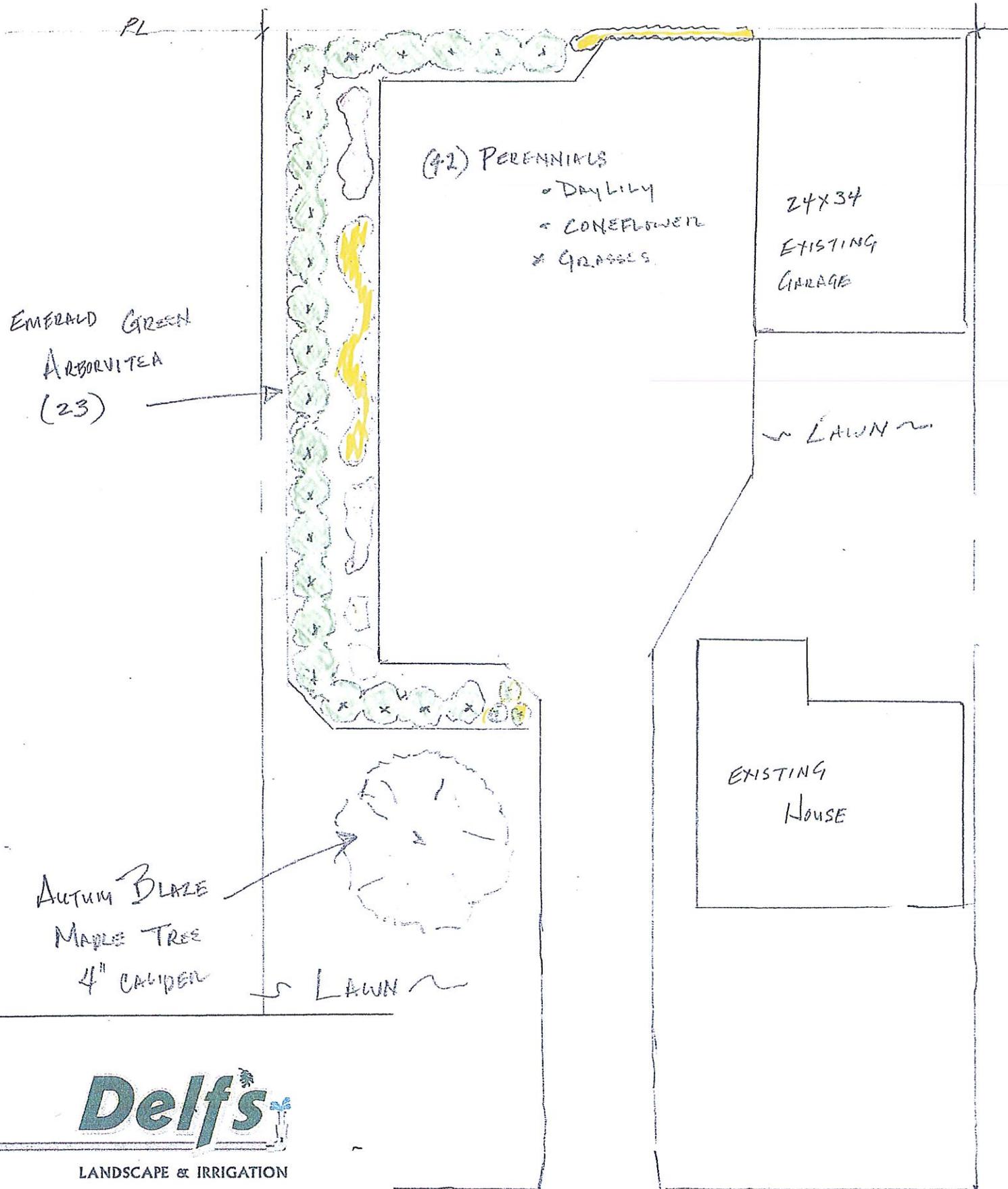
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**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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ILLINOIS



**Delf's**

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By J Delf  
11-2014