

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager  
Subject: Request for Special Use Permit for Southwest Area  
79<sup>th</sup> Avenue West Locations  
Date: July 22, 2015**

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Tony Hodge, Hodge Construction Co., Inc. is requesting permission to apply for separate Special Use Permits for two undeveloped, but adjacent, sites in Southwest Rock Island (see location map and site plan). The northerly site is 3.66 acres in area and is proposed to have five buildings with 184 commercial mini warehouse units for lease and five office spaces also for lease (Hodge Construction would relocate its Moline office into one of the proposed office spaces). This site is zoned I-2 (general industrial) district, which does not allow commercial mini warehouse units as permitted uses.

The southerly site is 7.17 acres in area and is proposed to have 12 buildings with 480 commercial mini warehouse units 36 outside storage units. This site is zoned B-4 (highway intensive business) district, which does not allow commercial mini warehouse units by right, but requires some type of zoning/development review action by the City (Board of Zoning Appeals or City Council).

The impact of the use on neighboring and adjoining property owners can best be determined by separate public hearings for each development site through the City Council. Staff believes that a Special Use Permit request is the appropriate process to consider each of the two projects (rather than rezoning the northerly site and have both sites file for variances with the Board of Zoning Appeals) because the proposals are similar in scope and are being developed by the same business partner arrangement. Staff also has some concerns about the site plan regarding the amount and location of mini warehouse units and outside storage units proposed. Finally, in June 2014 the City Council recently denied a rezoning from I-2 to B-4 for a proposed church on the adjacent corner parcel located at the southwest corner of 78<sup>th</sup> Avenue West and the Rock Island Parkway.

Recommendation:

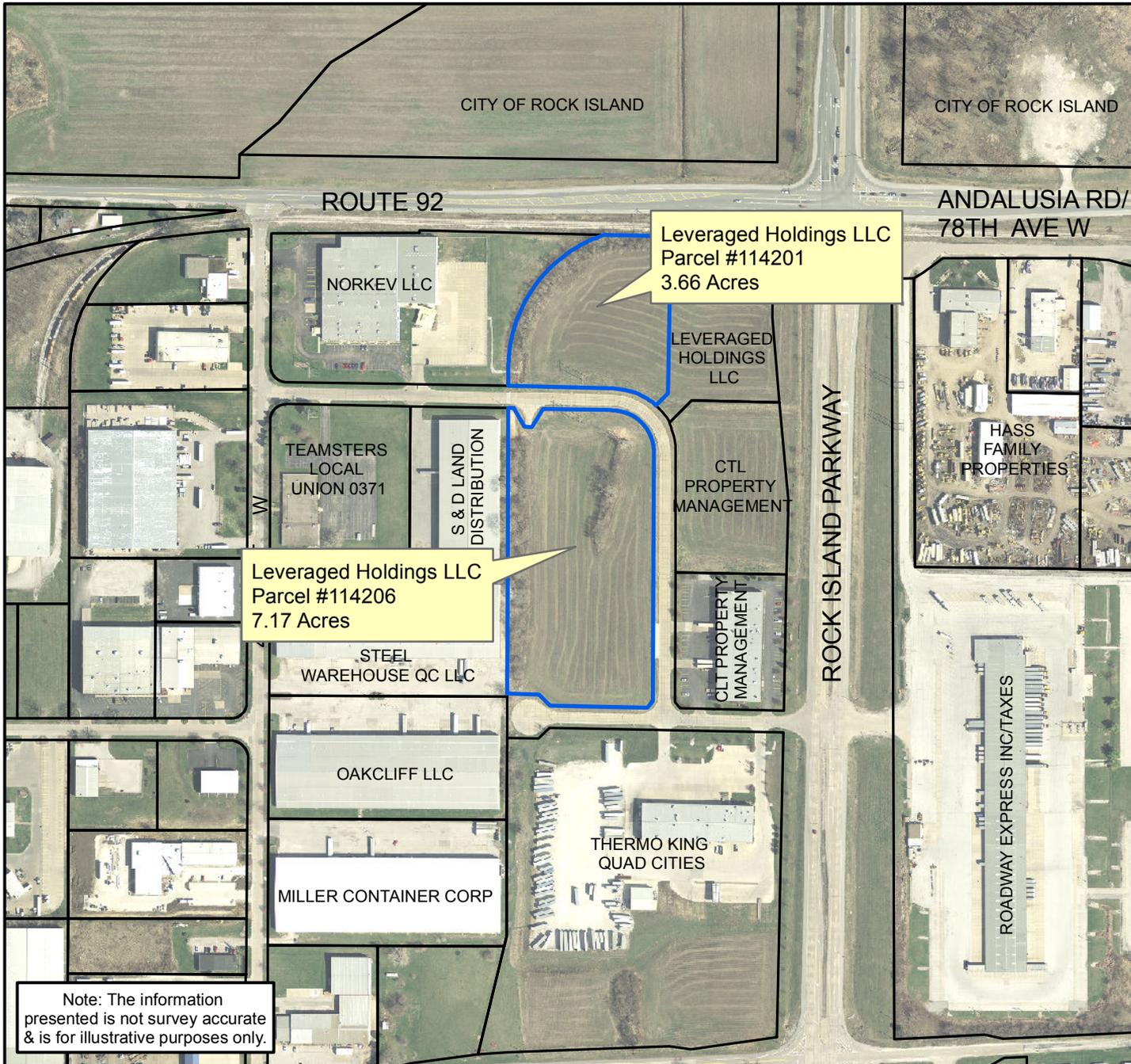
That Mr. Hodge be allowed to apply for two separate Special Use Permits.

**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**

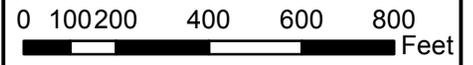
# LOCATION MAP



## LOCATION MAP Centennial Industrial Park Storage Buildings

### Legend

-  Subject Properties
-  Parcels



## 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.

# Hodge Construction Co., Inc.

Suite 201  
767 52nd Avenue  
Moline, Illinois 61265

Phone (309) 762-7977  
Fax (309) 762-7904

July 21, 2015

City of Rock Island  
Alan Fries  
1528 – 3<sup>rd</sup> Avenue  
Rock Island, IL 61201

***Subject: Request for Special Use Permit***

Dear Alan,

Hodge Construction in conjunction with Larry Anderson and Thad Denhartog would like to request the consideration of a special use permit on Lots 2 and 6 of the Centennial Industrial Park. Our intent is to construct, own and manage / lease approximately 5 buildings housing 184 mini warehouses and 5 offices on Lot 2, and a future development of 12 buildings housing approximately 480 mini warehouses on Lot 6. On site management is planned to maintain security, cleanliness and professionalism of the property. The surface of the lots are planned to be asphalt or concrete. Currently Lot 6 is zoned B-4, and Lot 2 is zoned I-1.

We appreciate your consideration and welcome any questions, and we are excited for the opportunity to work with you and the City of Rock Island.

Respectfully submitted,



Tony Hodge  
Hodge Construction Co., Inc.

cc: Larry Anderson, Thad Denhartog



# Centennial Industrial Park

## Storage Buildings

8080 Centennial Expressway  
Rock Island, Illinois 61201

GRAPHIC SCALE



LOT 2  
CENTENNIAL IND. PARK  
2.7 Acres

LOT 6  
CENTENNIAL IND. PARK  
7.16 Acres

OUTDOOR STORAGE  
20'x50' (36 UNITS)

EXISTING BUILDING  
F.F.E. = 576.62

