

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 4111 79th Avenue West

Date: September 8, 2015



Leverage Holdings LLC (Hodge Construction is managing the construction aspect of the LLC) has filed an application for a Special Use Permit to allow a commercial office building and three mini-warehouse buildings in an I-2 (general industrial) district (see attached site plan). These two commercial uses are not allowed as permitted uses in an I-2 zoning district.

Nature of the Use:

The applicant will construct the proposed 12,500 square foot one-story office building on the eastern segment of the site. Hodge Construction will relocate from Moline to take up the southern 2,000 square feet of the office area, while the other space will be available for lease. The three mini warehouse structures will have space for 122 units for lease.

The site will have a fence and gate with a Knox box along the south property line for security. Landscape berms will be located along other property lines. There will be approximately two security lights per structure and the travel lanes between the structures will be improved to City standards.

Parking:

The Zoning Ordinance requires four parking spaces per 1,000 square feet of office area. The Ordinance would require a total of 50 parking spaces for the proposed office use. The Ordinance does not identify any parking space requirements for a mini warehouse use. The site plan identifies 72 parking spaces on the site plan. Access to the site will be from 79th Avenue West.

Signs:

The applicant has not yet proposed any signs for the property. The regulation of any proposed signs shall be administered through City Sign Ordinance regulations for the I-2 zoning district.

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The site meets the off-street parking requirements and 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 Approval should be subject to the following stipulations:

1. That the commercial office building shall be located perpendicular to 79th Avenue West and limited to 12,500 square feet in area (50' x 250') as identified in the submitted site plan.

2. That the mini-warehouse use shall be limited to three structures located perpendicular to 79th Avenue West and have a total of 122 units as identified in the submitted site plan.
3. Landscaping shall be provided adjacent to the parking areas along the south and west property lines meeting Zoning Ordinance requirements (10- foot wide landscaped area along south and 5-foot landscaped area along the west to include one canopy tree for every five parking spaces) along with landscaped berms adjacent to other property lines.
4. The use shall meet all other applicable codes and ordinances.

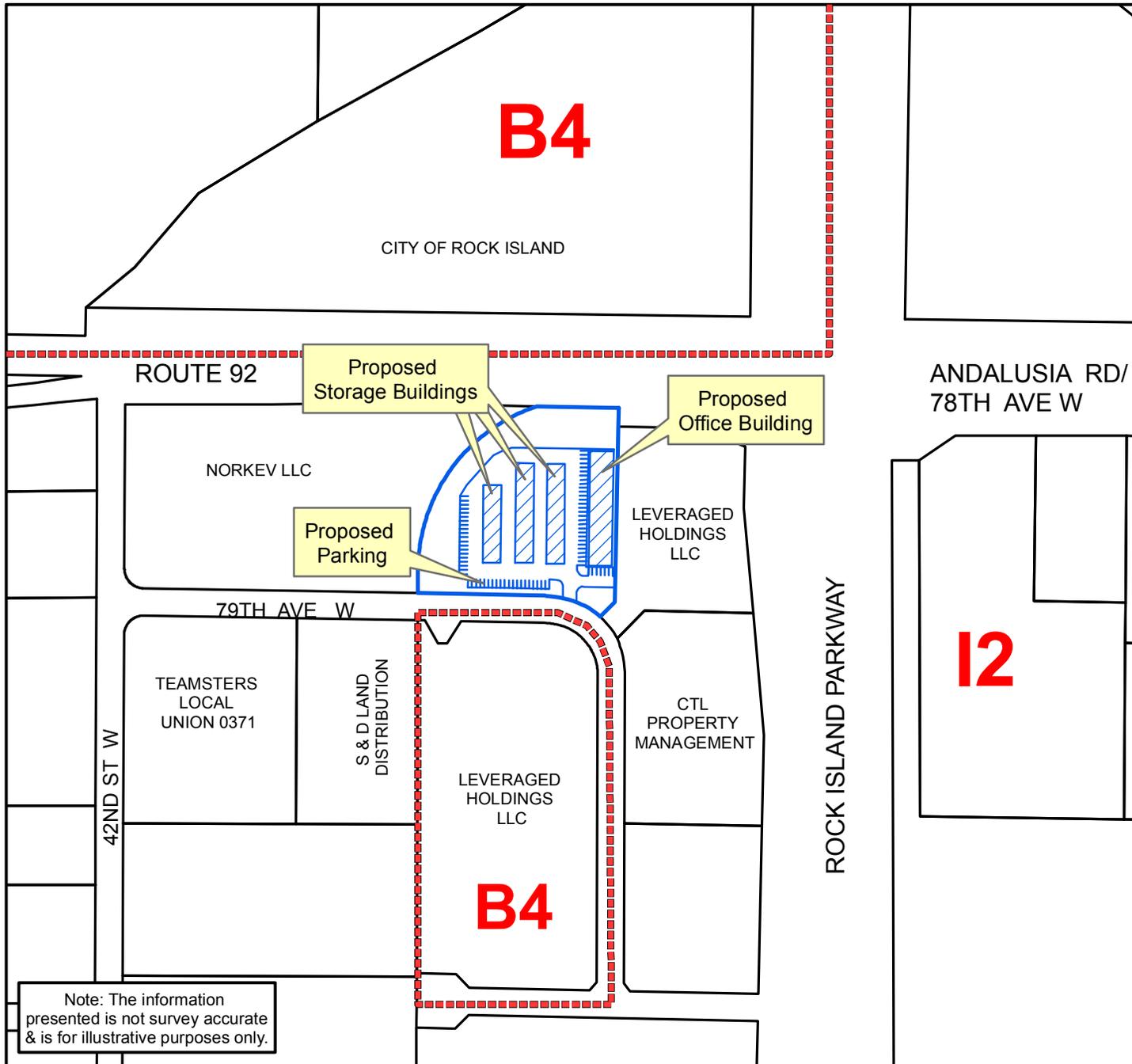
Legal Description of Property:

Lot One (1) of Centennial Industrial Park Addition to the City of Rock Island, situated in the City of Rock Island and State of Illinois.

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

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL

2015-6

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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



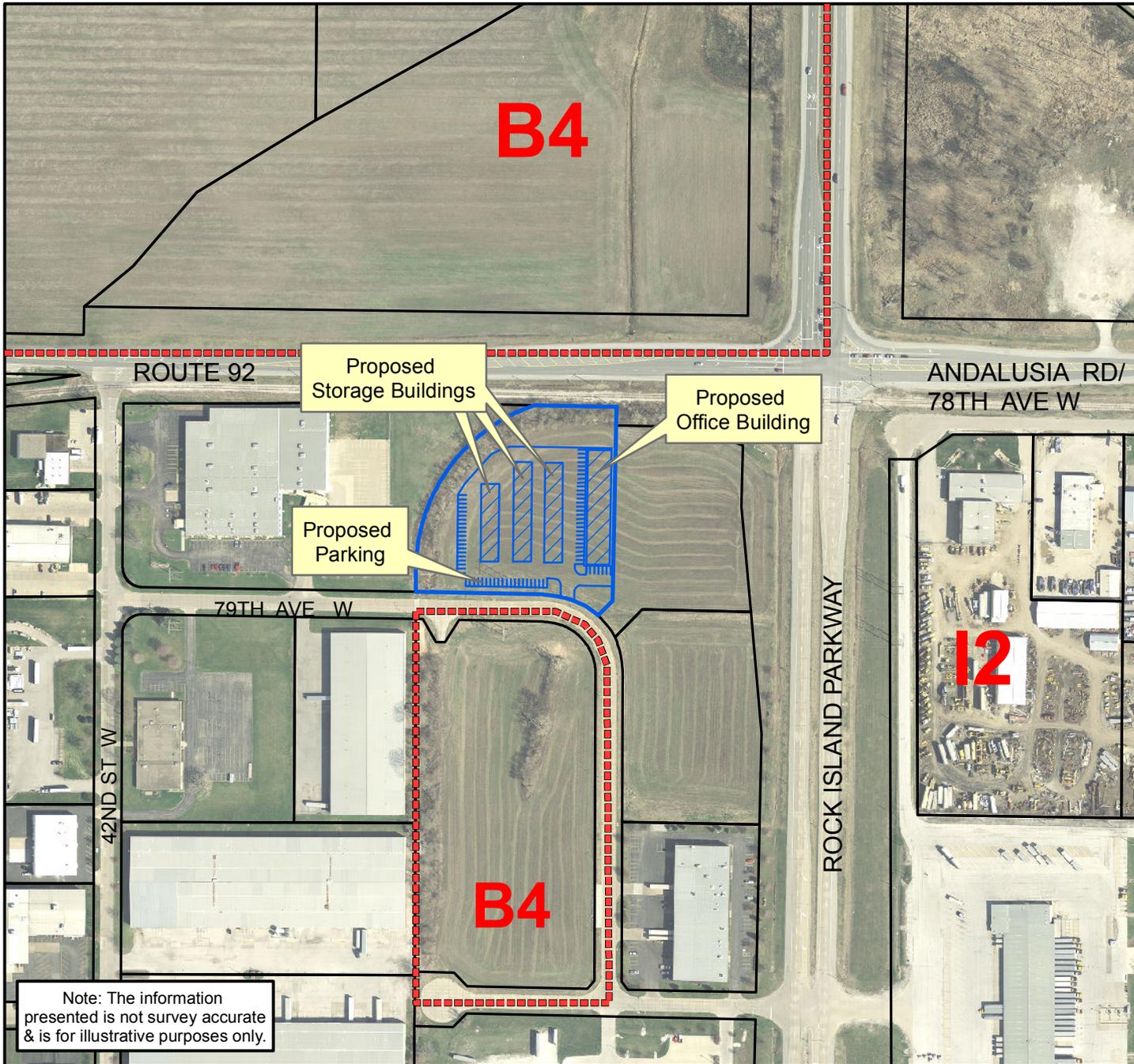
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

SPECIAL USE PROPOSAL



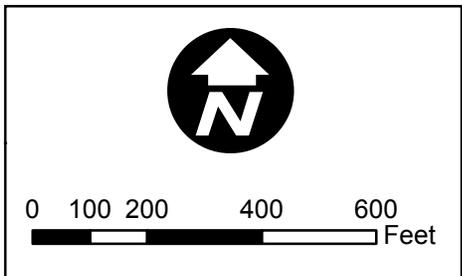
SPECIAL USE PROPOSAL
2015-6 Aerial

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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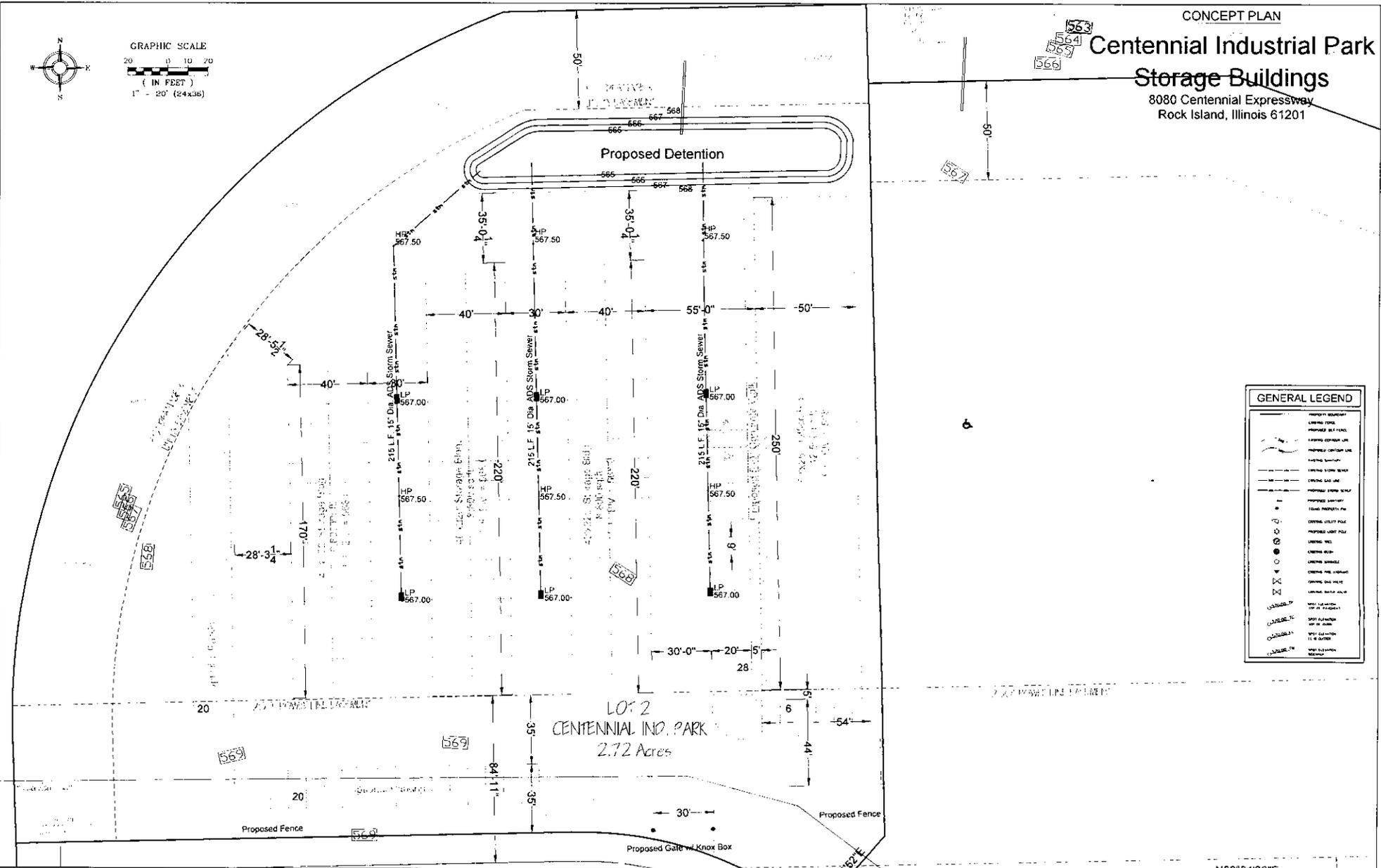
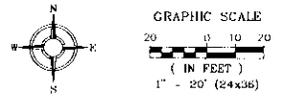
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CONCEPT PLAN

Centennial Industrial Park

Storage Buildings

8080 Centennial Expressway
Rock Island, Illinois 61201



GENERAL LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPOSED CENTER LINE
	EXISTING CENTER LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED GAS MAIN
	EXISTING GAS MAIN
	PROPOSED ELECTRIC CONDUIT
	EXISTING ELECTRIC CONDUIT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED MANHOLE
	EXISTING MANHOLE
	PROPOSED VALVE
	EXISTING VALVE
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED STORM WATER INLET
	EXISTING STORM WATER INLET
	PROPOSED STORM WATER OUTLET
	EXISTING STORM WATER OUTLET
	PROPOSED STORM WATER STRUCTURE
	EXISTING STORM WATER STRUCTURE
	PROPOSED STORM WATER POND
	EXISTING STORM WATER POND
	PROPOSED STORM WATER BASIN
	EXISTING STORM WATER BASIN
	PROPOSED STORM WATER CHANNEL
	EXISTING STORM WATER CHANNEL
	PROPOSED STORM WATER STRUCTURE
	EXISTING STORM WATER STRUCTURE

LOT 2
CENTENNIAL IND. PARK
2.72 Acres

TOWNSEND
ENGINEERING

DATE: 7-1-15 TE PROJECT NO: 00000.00
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: CV
CHECKED BY: ct
DRAWING LOCATION

NO.	REVISIONS: DESCRIPTION	DATE

CONCEPT PLAN
CENTENNIAL INDUSTRIAL PARK
STORAGE BUILDINGS
8080 Centennial Expressway
Rock Island, Illinois 61201

DEVELOPER
Hodge Construction Co.
767 52nd Ave #206
Moline, Illinois 61265
Phone: (309) 752-7977

SHEET NO.
1 OF 1

N88°34'36"E