

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Special Use Permit Public Hearing for 4110 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 12 commercial mini-warehouse buildings with a total of 480 units and 35 outdoor storage spaces in an I-2 (general industrial) district (see attached site plan). Commercial mini warehouse uses are not allowed as permitted uses in an I-2 zoning district.

Nature of the Use:

The applicant will construct the 12 one-story mini warehouse structures on the site perpendicular to 79th Avenue West. The site will have a fence and gate with a knock box along the north 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 does not identify any parking space requirements for a mini warehouse use. The site plan does not identify any customer parking spaces. It is assumed that users will park on the improved aisles adjacent to their leased unit. 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 12 commercial mini warehouse structures shall be located perpendicular to 79th Avenue West and limited to a total of 480 units as identified in the submitted site plan.
2. That the 35 outdoor storage spaces shall be located perpendicular to 79th Avenue West as identified in the submitted site plan.
3. Landscaping shall be provided adjacent to the outdoor storage parking spaces along the west property line to include one canopy tree for every five parking spaces) along

with landscape berms adjacent to other property lines. The use shall meet all other applicable codes and ordinances.

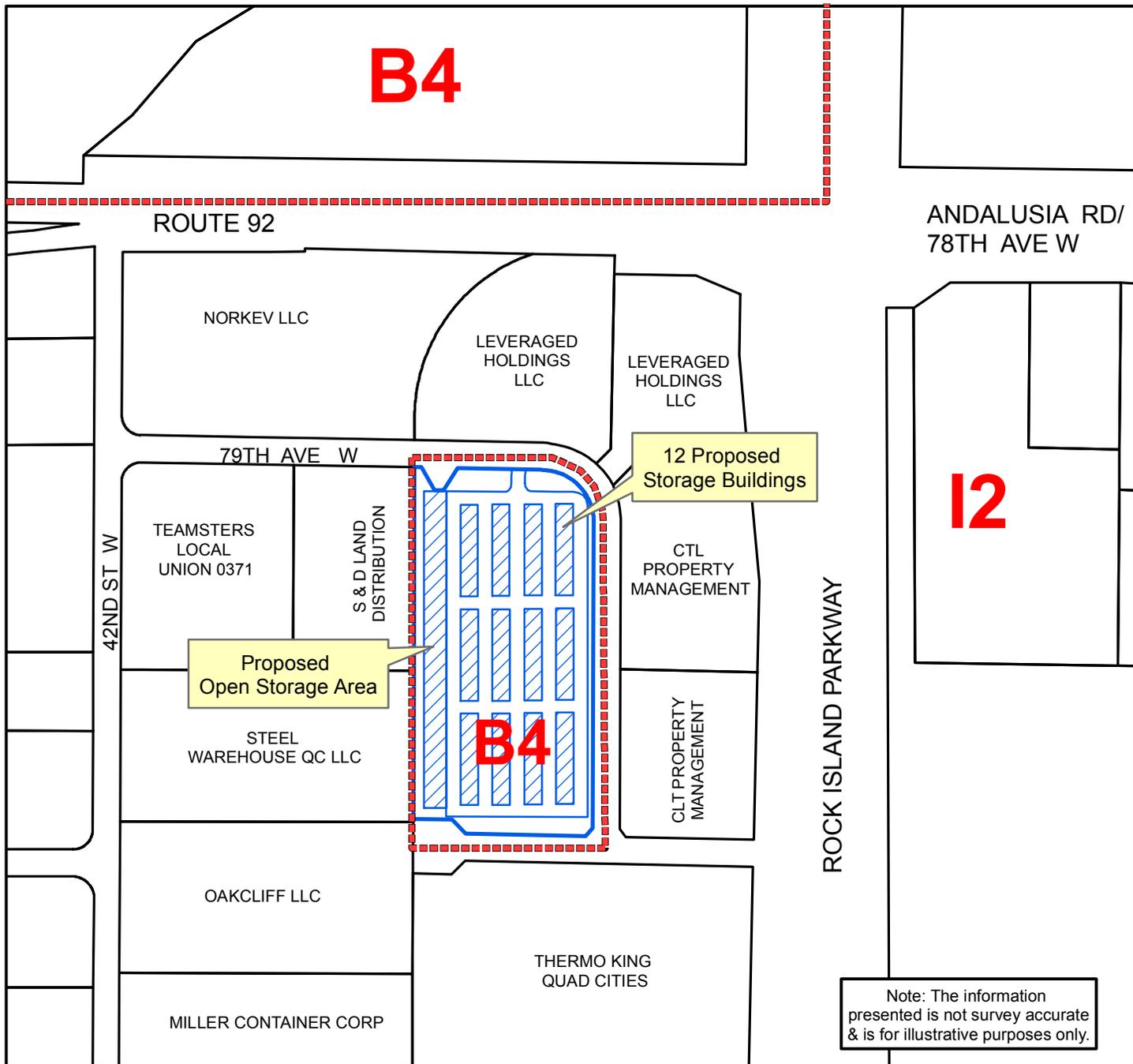
Legal Description of Property:

Lot Six (6) 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

2015-7

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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



0 100 200 400 600 Feet

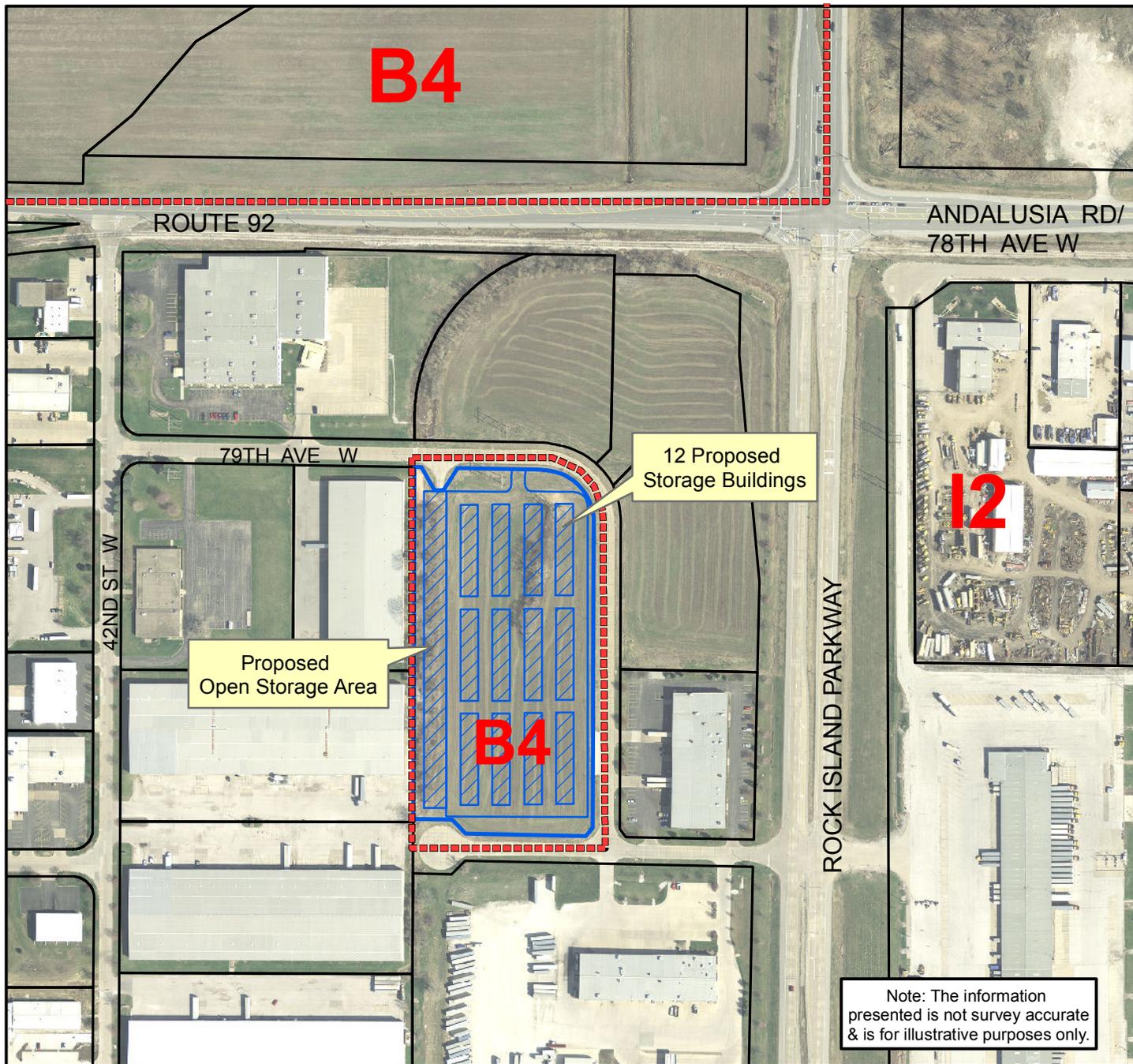
City of Rock Island

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
2015-7 Aerial

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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0 100 200 400 600
Feet

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CONCEPT PLAN

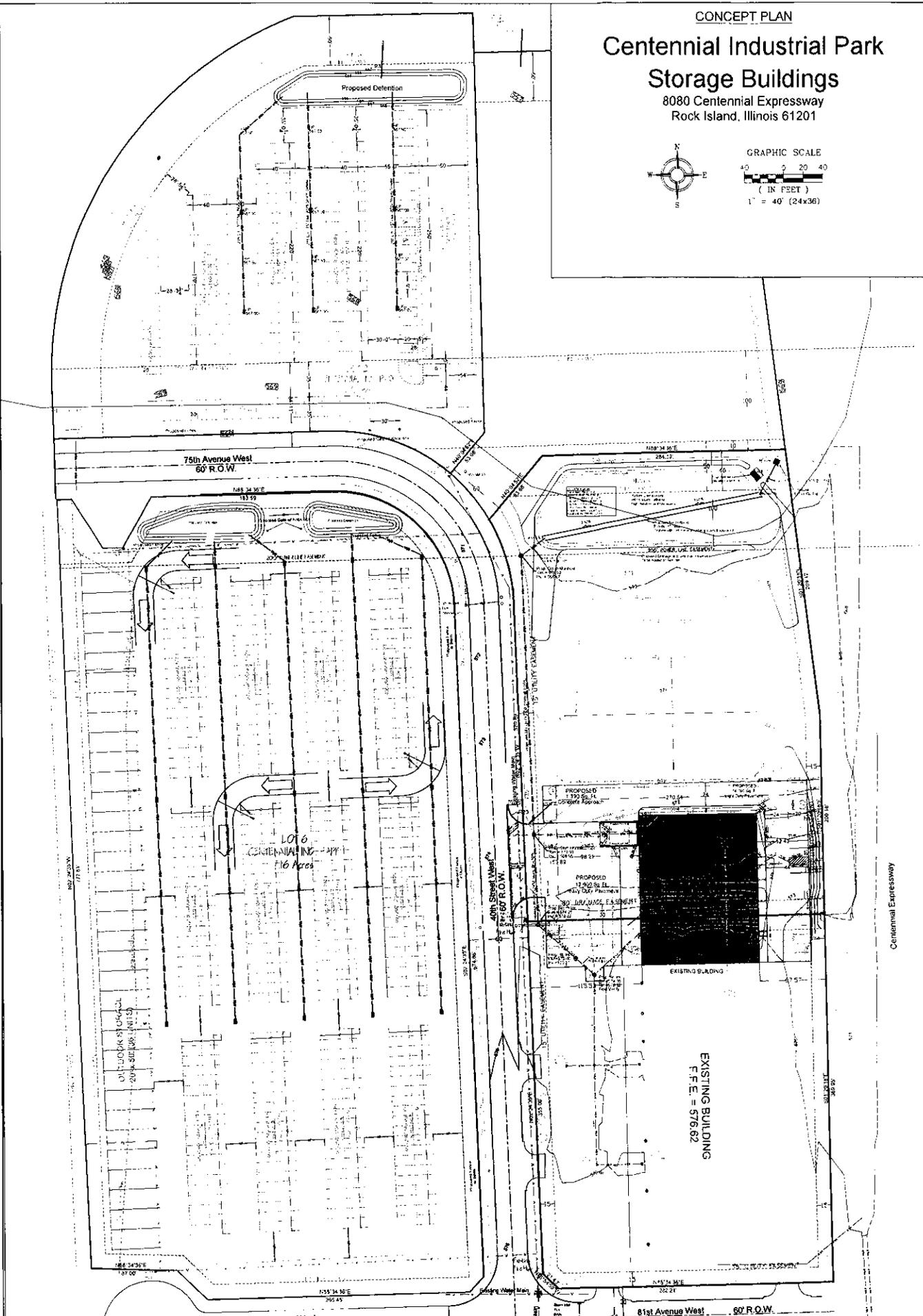
Centennial Industrial Park

Storage Buildings

8080 Centennial Expressway
Rock Island, Illinois 61201



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)



DATE: 7-01-2015
PROJECT NO: Hodge - Cent Storage
DRAWN BY: MJK/KRZ
CHECKED BY: CRT
DRAWING LOCATION: 2 Major Cent Storage Site Plan Hodge Text Storage 6.1.15.DWG

NO.	REVISIONS DESCRIPTION	DATE
1.	Revised Storage Location	7-01-2015
2.	Modified west side	7-15-2015
3.	Change entrances	8-5-2015

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

DEVELOPER
Hodge Construction Company
767 52nd Ave. #201
Moline, IL 61265
(309) 762-7977

SHEET NO.
C1