

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Special Use Permit Amendment Public Hearing for
1826 31st Street
Date: September 3, 2015**



Dennis and Trina Gendron have filed an application for an amendment to an approved Special Use Permit that has allowed a office and employee parking lot for Kevin Murphy (previous owner of the subject site and adjacent McDonald's Restaurant) at 1826 31st Street located in an R-2 (one family residence) district (see attached previously approved Special Use Ordinance). The proposed amendment will identify Mr. and Mrs. Gendron as the new owners of the subject site.

There will be no other changes to the approved Special Use Permit Ordinance.

RECOMMENDATION: That the request be approved because the change of ownership will not have a negative effect on the character of the adjacent neighborhood.

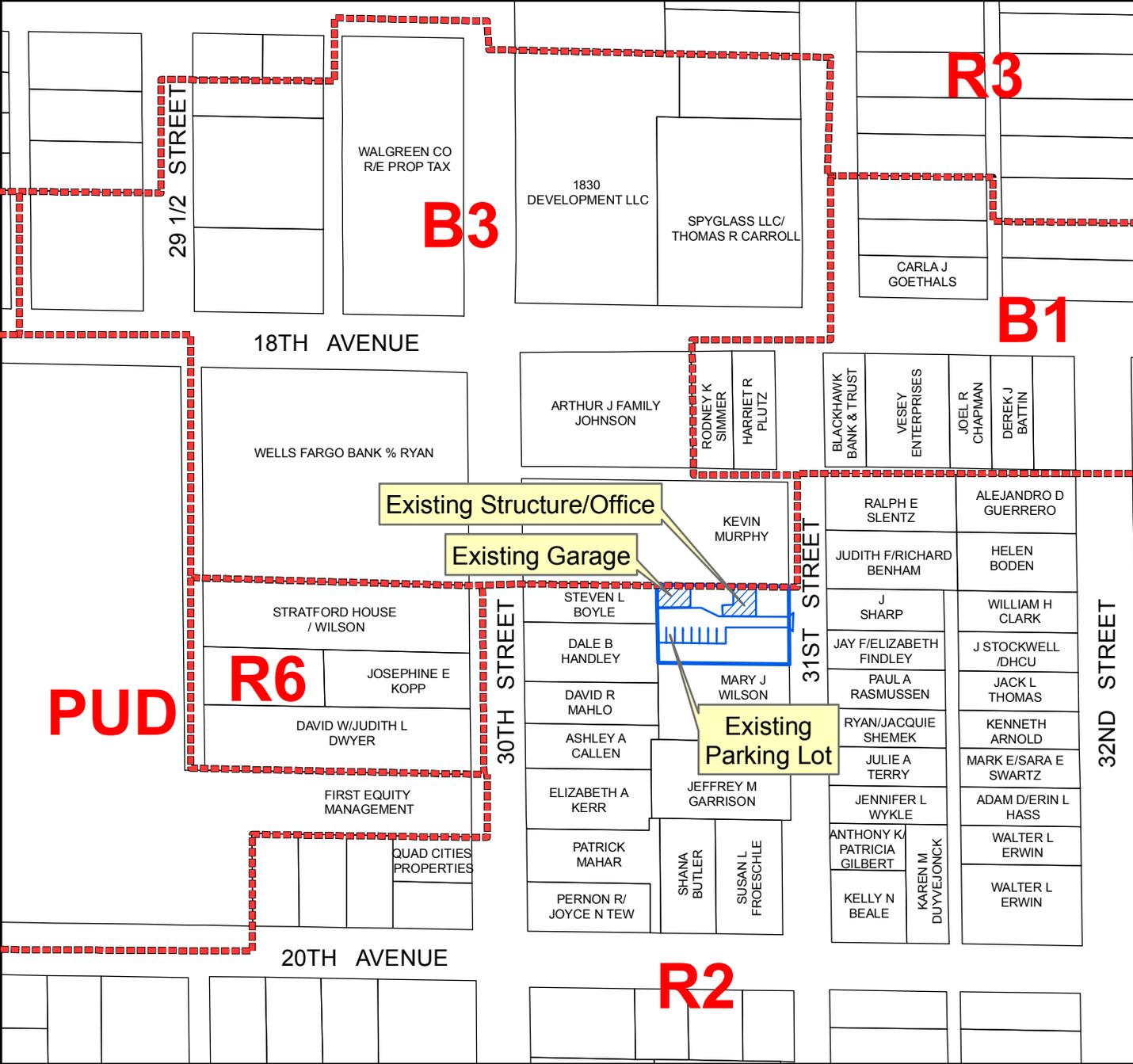
Legal Description of Property:

The North 84 feet of the West 134.1 feet of the East One-half (E ½) of Lot Number Three (3) in that part of the City of Rock Island known as and called Campbell's Second Addition, 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



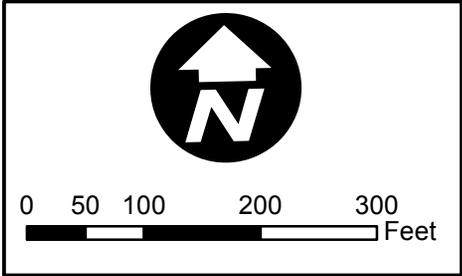
SPECIAL USE PROPOSAL
2015-8

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

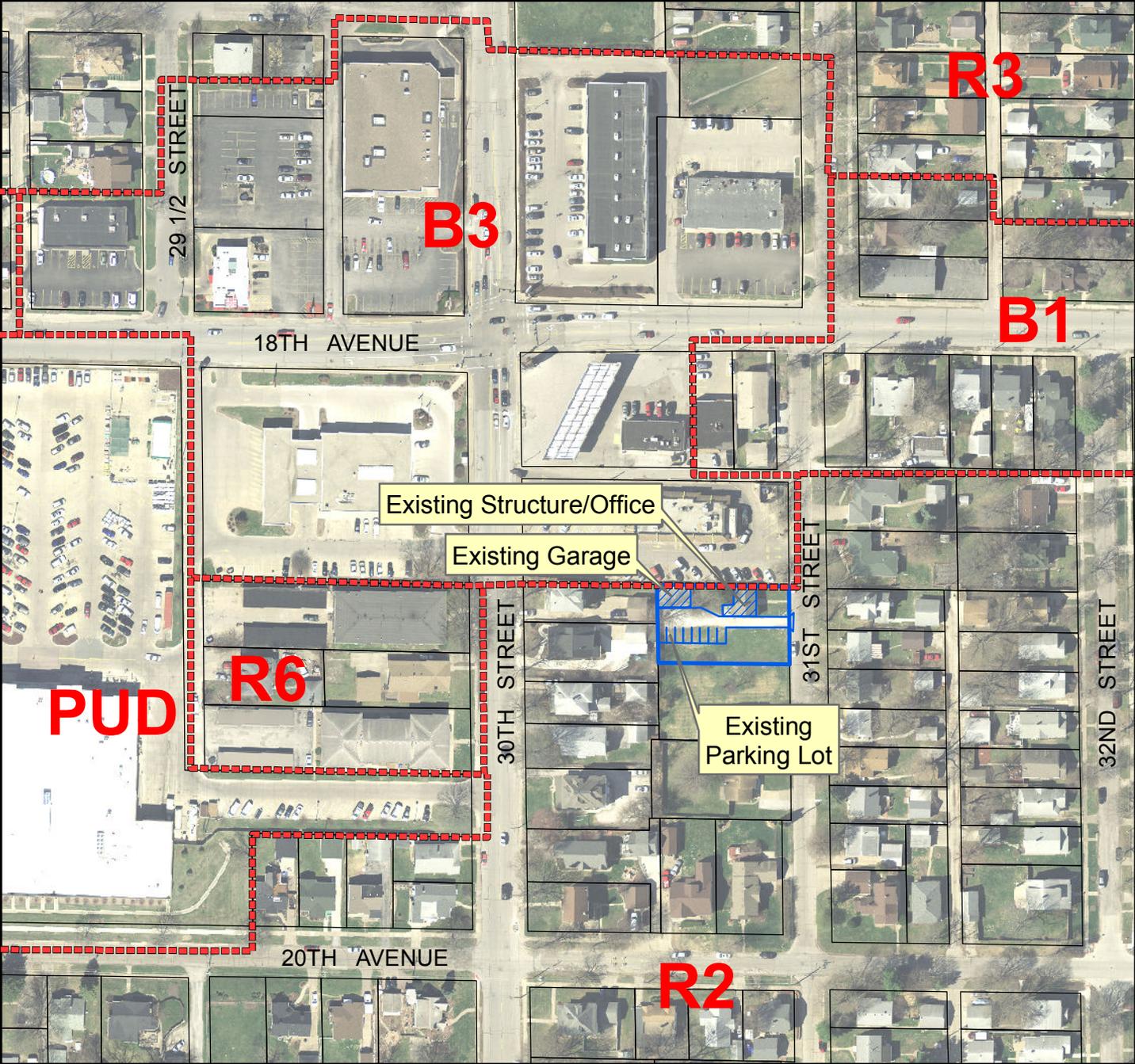


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL
2015-8 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ORDINANCE NO. 074-2014

**A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A special use permit to continue to utilize a former residential structure as an office and construct an eight-space employee parking lot, be and is hereby granted to Kevin Murphy, owner of property being legally described as:

The North 84 feet of the West 134.1 feet of the East One-half (E ½) of Lot Number Three (3) in that part of the City of Rock Island known as and called Campbell's Second Addition, situated in the City of Rock Island and State of Illinois.

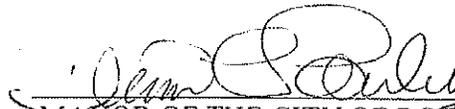
Commonly known as 1826 – 31st Street, Rock Island, Illinois.

Section Two. Said permit be and is hereby 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 maximum of eight improved parking spaces on the site;
3. Construct and maintain the attached revised landscape plan that includes locating a privacy fence all across the western property line from the corner of the garage south and arborvitae trees along the five foot wide west edge of the parking lot and the southern edge of the parking lot;
4. No signs shall be allowed;
5. The use shall meet all other applicable codes and ordinances.

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: December 1, 2014

AYES: Aldermen Murphy

APPROVED: December 2, 2014

Austin
Clark
Conroy
Foley
Tollenaer
Hotle

ATTEST:


CITY CLERK

NAYS: None
ABSENT: None