

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Request for Special Use Permit for 512 24th Street

Date: September 2, 2015



Nick Bowes, General Manager for Bent River Brewing Company, is requesting permission to apply for Special Use Permit to continue to utilize a 22' x 30' area off of 24th Street for outside storage and enclose the area with an eight-foot tall chain link fence with privacy slats. The property is zoned B-3 (community business) district. The B-3 zoning district does not allow outside commercial storage a permitted use. Also, the maximum fence height allowed in business zoning districts is six feet.

Bent River has recently constructed an accessory storage building off of 5th Avenue. Staff understood this structure would primarily be used to store pallets that had been stored outside adjacent to 5th Avenue. However, the new structure has had coolers installed for product and the pallets have been relocated to the 24th Street side of the site.

The impact of the use on neighboring and adjoining property owners can best be determined by a public hearing. Staff believes that a Special Use Permit request is the appropriate process to consider this business use in a low density residential neighborhood.

Recommendation:

That Bent River Brewing Company be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Assistant City Manager/CED Director

Approved by: Thomas Thomas, City Manager



Moline

1413 5th Avenue
Moline, Illinois 61265
Phone: (309) 797-2722

Rock Island

512 24th Street
Rock Island, Illinois 61201
Phone: (309) 283-4811

August 20, 2015

Mayor Dennis Pauley
1528 3rd Avenue
Rock Island, IL 61201

Dear, Mr. Pauley:

I am writing today to request permission from the city council to apply for a special use permit for Bent River Brewing Company. We would like to build a 22' long x 30' wide x 8' tall chain link fence on the east side of our property. The purpose for the fence is so that we may store pallets out of public view while we are waiting to return them to the manufacturer. I look forward to hearing the response from the council.

Thank you,

Nick Bowes
General Manager
Bent River Brewing Co.