

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 allow a commercial office building and three (3) mini-warehouse buildings to be constructed at 4041 – 79th Avenue West, Rock Island, Illinois, in an I-2 (general industrial) district, be and is hereby granted to Leveraged Holdings LLC, said property being legally described as:

Lot 1 in Centennial Industrial Park; situated in the City of Rock Island, Rock Island County, Illinois.

Section Two. Said permit be and is hereby 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 (3) 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 the south and 5-foot landscaped area along the west to include one canopy tree to every five (5) parking spaces) along with landscaped berms adjacent to other property lines;
4. 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 All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.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: _____

APPROVED: _____

ATTEST: _____

CITY CLERK