

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Special Use Permit Amendment Request for
4041 79th Avenue West
Date: June 27, 2016**



Leverage Holdings has filed an application for an amendment to an approved Special Use Permit for a commercial office building and three mini-warehouse buildings at 4041 79th Avenue West, zoned I-1 (general industrial) district. The amendment is to reduce the area of the approved commercial office building from 12,500 square feet to 4,032 square feet and to allow four mini-warehouse structures with approximately 177 units instead of approximately 122 units.

Nature of the Proposed Use:

The applicant has requested that the City Council stipulate only the number of proposed mini-warehouse structures (from three structures to four structures) rather than number of total units within the structures because they have yet to determine the best market size for each unit. Each of the four proposed mini-warehouse structures will be 40 feet wide and they are asking for flexibility to the total number, as some tenants may desire a unit of the full 40 feet while others may not. Spaces may be divided into smaller units, which would increase the total number, but not the total building size (3 buildings at 40' 3" x 220' 7" and one building at 40' 3" x 180' 7").

The applicant also indicates that the reason for the reduction of size and relocation of the office space to the western segment of the site due to the existing depth of the sanitary sewer that would provide service to the site. The depth is such that it would require a pump to meet construction standards. The applicant also indicates that a proposed large tenant has chosen to locate at another Rock Island site rather than the subject site.

Analysis:

Staff believes that the proposed amendment meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as the proposed revisions to the use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Legal Description of Property:

Lot 1 in Centennial Industrial Park Addition to the City of Rock Island, also known as 4041 79th Avenue West, Rock Island, Illinois.

Recommendation:

That the request be approved because it will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following revised stipulations #1 and #2 from the attached approved ordinance:

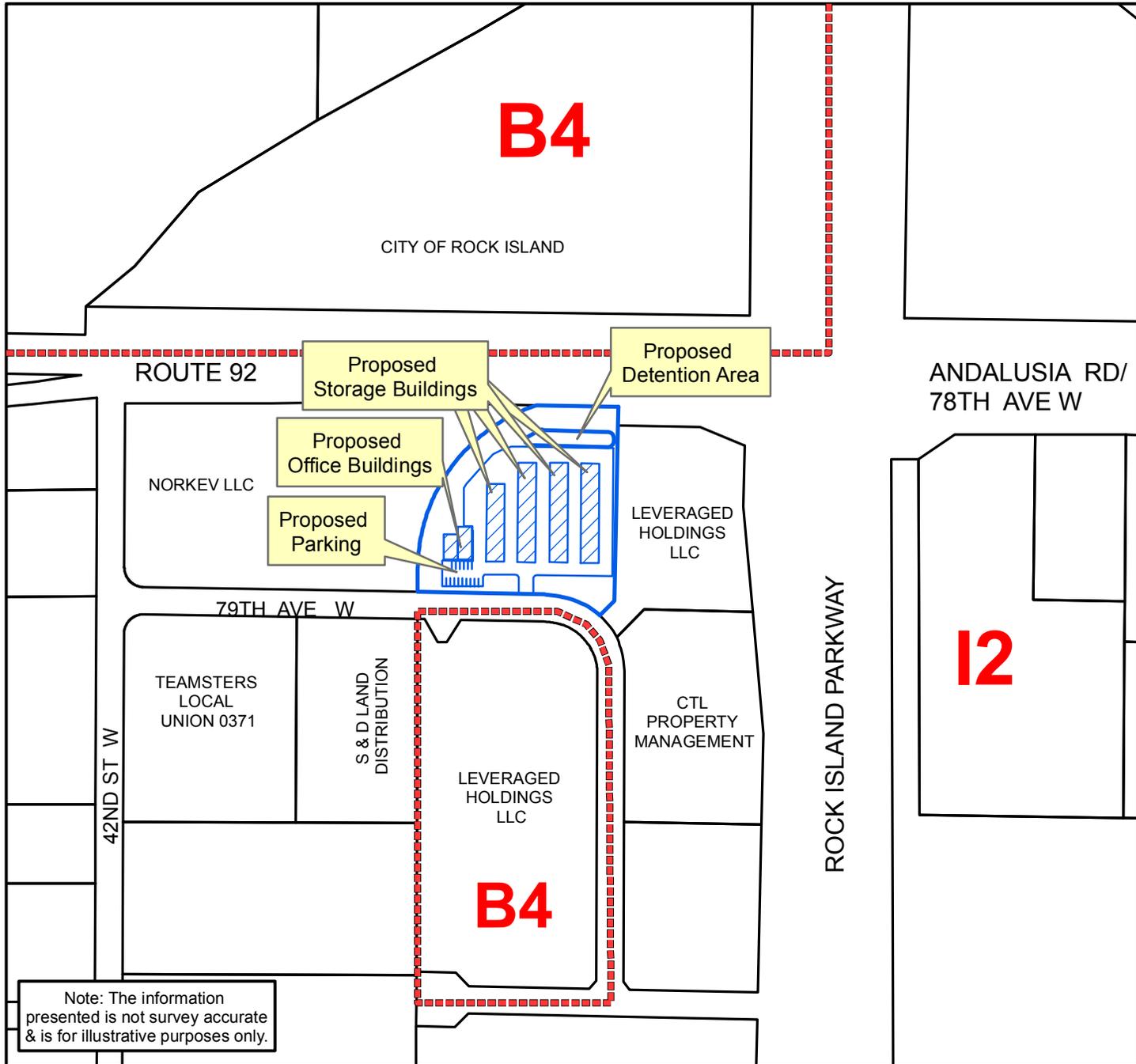
1. That the commercial office building shall be located in the southwest segment of the property and limited to a total of 4,032 square feet in area as identified in the submitted site plan;

2. That the mini-warehouse use shall be limited to four (4) structures located perpendicular to 79th Avenue West as identified in the submitted site plan.

Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Community and Economic Development Department Director

Approved by: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



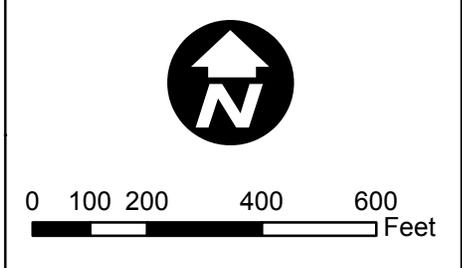
SPECIAL USE PROPOSAL
2016-7

Legend

- Subject Property
- Parcels

DR. BY: K.G.D.

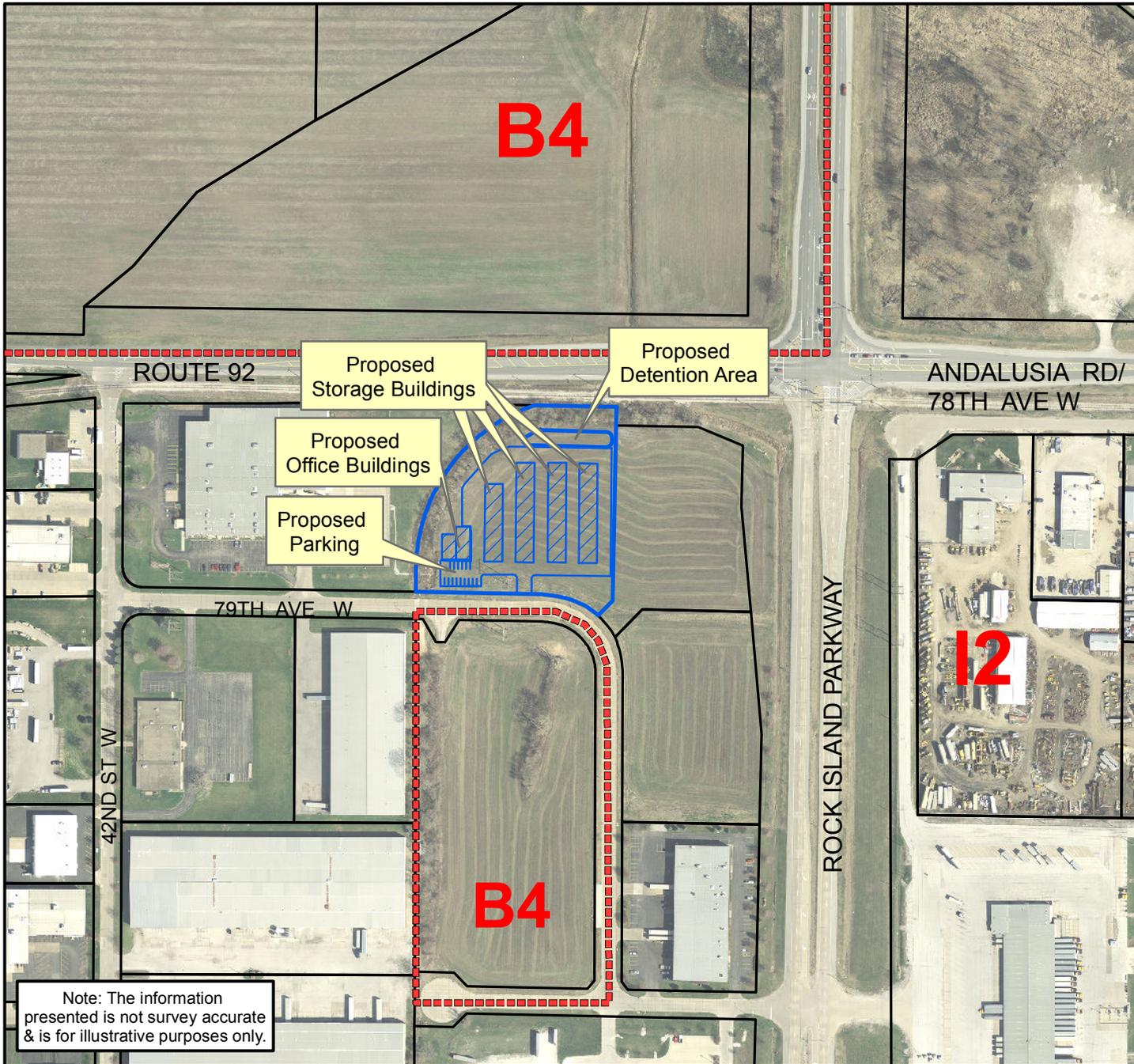
APPR. BY: B.G./A.F.



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



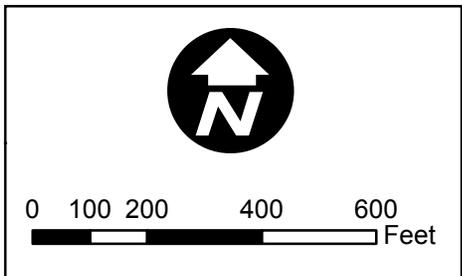
SPECIAL USE PROPOSAL
2016-7 Aerial

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



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ORDINANCE NO. 042-2015

**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:

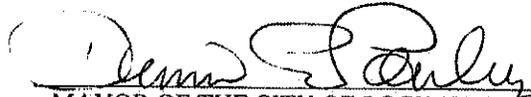
Lot 1 in Centennial Industrial Park; situated in the City of Rock Island, Rock Island County, Illinois.

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

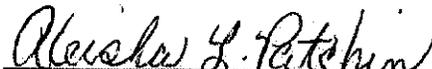
PASSED: September 21, 2015

AYES: Aldermen

Clark
Mayberry
Foley
Hotle
Schipp
Austin

APPROVED: September 22, 2015

ATTEST:


CITY CLERK

NAYS: None

ABSENT: Tollenaer