

Memorandum

Community and Economic Development Department

To: Rock Island City Council
Subject: Special Use Permit for 1340 31st Street
Date: March 2, 2023



Mr. Richard Nunez of Radicle Venture, LLC has filed an application for a Special Use Permit to continue operating a micro-brewery at 1340 31st Street, zoned B-1 (neighborhood business) district. The Comprehensive Plan identifies “neighborhood business” land use for the site. The Zoning Ordinance does not allow a micro-brewery without a restaurant element as a permitted use in a B-1 district. There is no B-3 (community business) zoning nearby as existing bars or taverns (with the same zoning requirement as a micro-brewery) located in the Hilltop area were established prior to current zoning regulations or have also received a Special Use Permit.

History & Nature of the Use:

The applicant/business owner has been operating a micro-brewery at the location for over 10 years. Staff was originally approached by Mr. Nunez regarding other property improvements, and subsequently discovered that the business did not have a Special Use Permit on file. The same zoning requirements were in effect regarding micro-brewery uses in a B-1 district at the time the business was established. Since Mr. Nunez went through other processes for a liquor license, building permits, and economic development assistance, staff reason to believe that the lack of formal approval for the use was possibly an oversight. Staff and Mr. Nunez agreed to move forward with a Special Use Permit to ensure the business has proper zoning approval. Staff view this request as a formality to confirm an existing use, and an opportunity to have a clean record on file. The applicant is also requesting a variance for the 100-foot separation requirement between a micro-brewery and residentially zoned property that will go before the Board of Zoning Appeals at its March 8th meeting.

The applicant plans to continue operating the current business. Radicle Effect Brewwerks serves a variety of craft beer and other beverages. Beer is brewed on-site and served at the establishment. The menu has a rotating selection of craft beer with beers brewed on-site available on tap along with other selections. The main entrance to the building faces the alleyway between 30th Street and 31st Street. The building is approximately 3,200 square feet and contains a bar area with table seating, an adjoining room with additional seating, a sectioned off brewing area, two bathrooms, and storage space. An outdoor seating area is also available on the west side of the building.

Parking:

The Zoning Ordinance requires one parking space for every 75 square feet of floor area or for every two persons allowed by fire code. The building has a maximum occupancy of 99 people so 50 parking spaces would normally be required. There is an existing improved parking area on both the east and west side of the building for a total of 8 parking spaces. There is on-street parking along 14th Avenue. The applicant also maintains good relationships with neighboring commercial property owners for additional parking arrangements.

Signs:

Signage for the business includes an awning with the business name and logo that overhangs the main entrance and part of the sidewalk on 14th Avenue, and one (1) freestanding sign at the corner of 31st Street and 14th Avenue. These signs meet the requirements of the Sign

Ordinance. Staff will use regulations in the Sign Ordinance to determine any proposals for future signage on the property.

Analysis:

Staff believe that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5 (G) of the Zoning Ordinance. There are adequate utilities and other necessary public facilities, drainage and access for the site. The use will also not “impede the normal and orderly development and improvement of the surrounding property” as it has been its current use for over 10 years and a commercial space for many years prior to that.

Legal Description of Property:

Lot 10, Peter Hays Addition to the City of Rock Island, also known as 1340 31st Street, Rock Island, Illinois.

At their March 1st meeting, the Planning Commission voted unanimously to recommend the approval of the Special Use Permit.

Recommendation:

The Community & Economic Development Department and Planning Commission recommend that the City Council approve the proposed Special Use Permit with the identified stipulation and consider the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager
Miles Brainard, Community & Economic Development Director

Approved by: Todd Thompson, City Manager

**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: This ordinance grants and serves as a special use permit to Richard Nunez of Radicle Venture, LLC to allow the operation of an existing micro-brewery use at the property known as 1340 31st Street, PIN 1601201020. The property is located in a B-1 (neighborhood business) zoning district. The property is legally described as:

Lot Number Ten (10) in that part of the City of Rock Island known as and called "Peter Hay's Addition" to said City

Section Two: The one-story building contains a bar area with table seating, an adjoining room with additional seating, a sectioned off brewing area, two bathrooms, and storage space. The use granted by this special use permit shall correspond with the occupancy classification "Assembly Group A-2" as identified in the building code.

Section Three: This permit is subject to the following additional stipulation:

1. The use shall meet all other applicable codes and ordinances.

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

Section Five: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

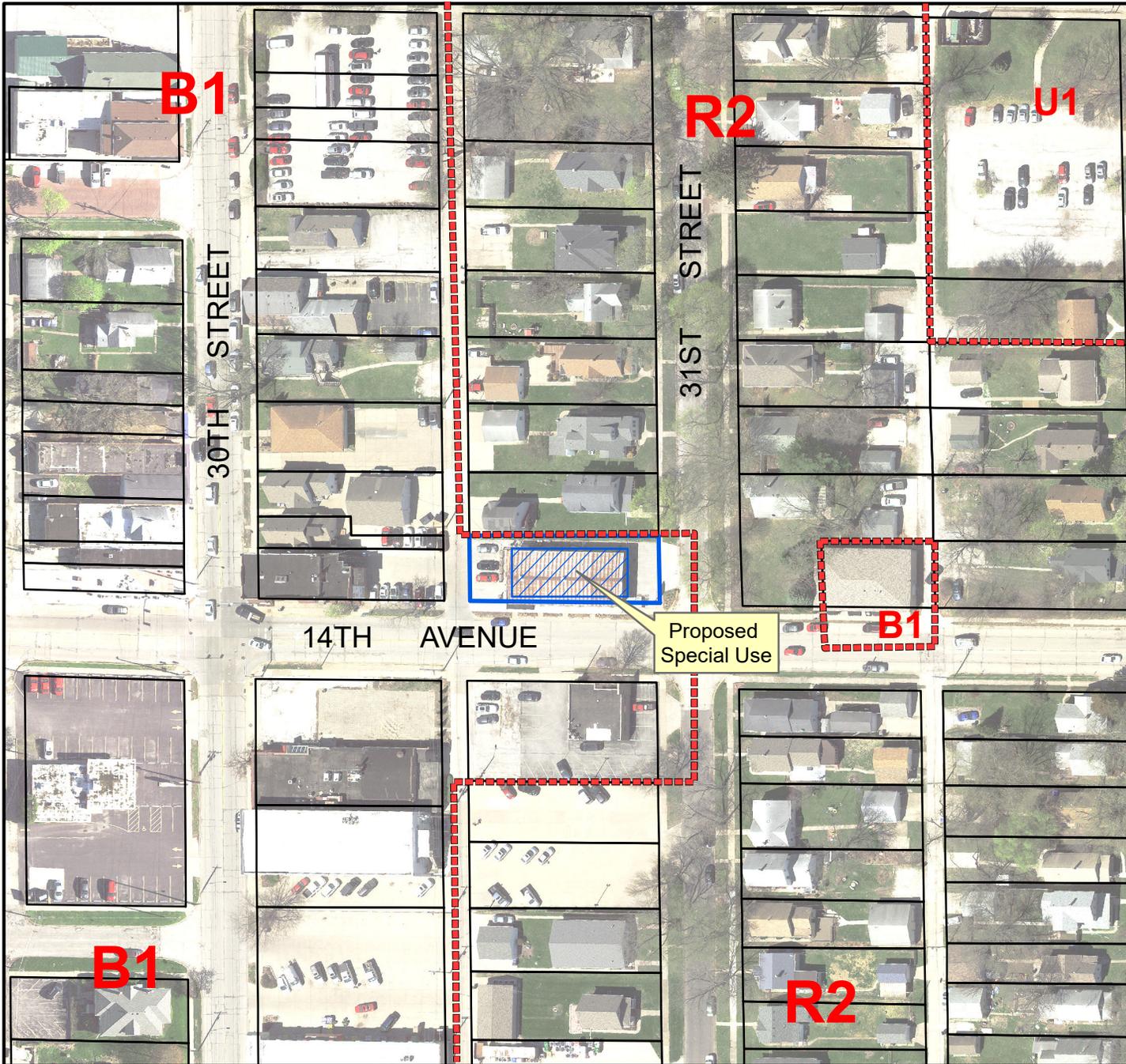
Passed: _____

Approved: _____

Attest: _____

City Clerk

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2023-1 Aerial

-  Subject Property
-  Parcels
-  Zoning District Line



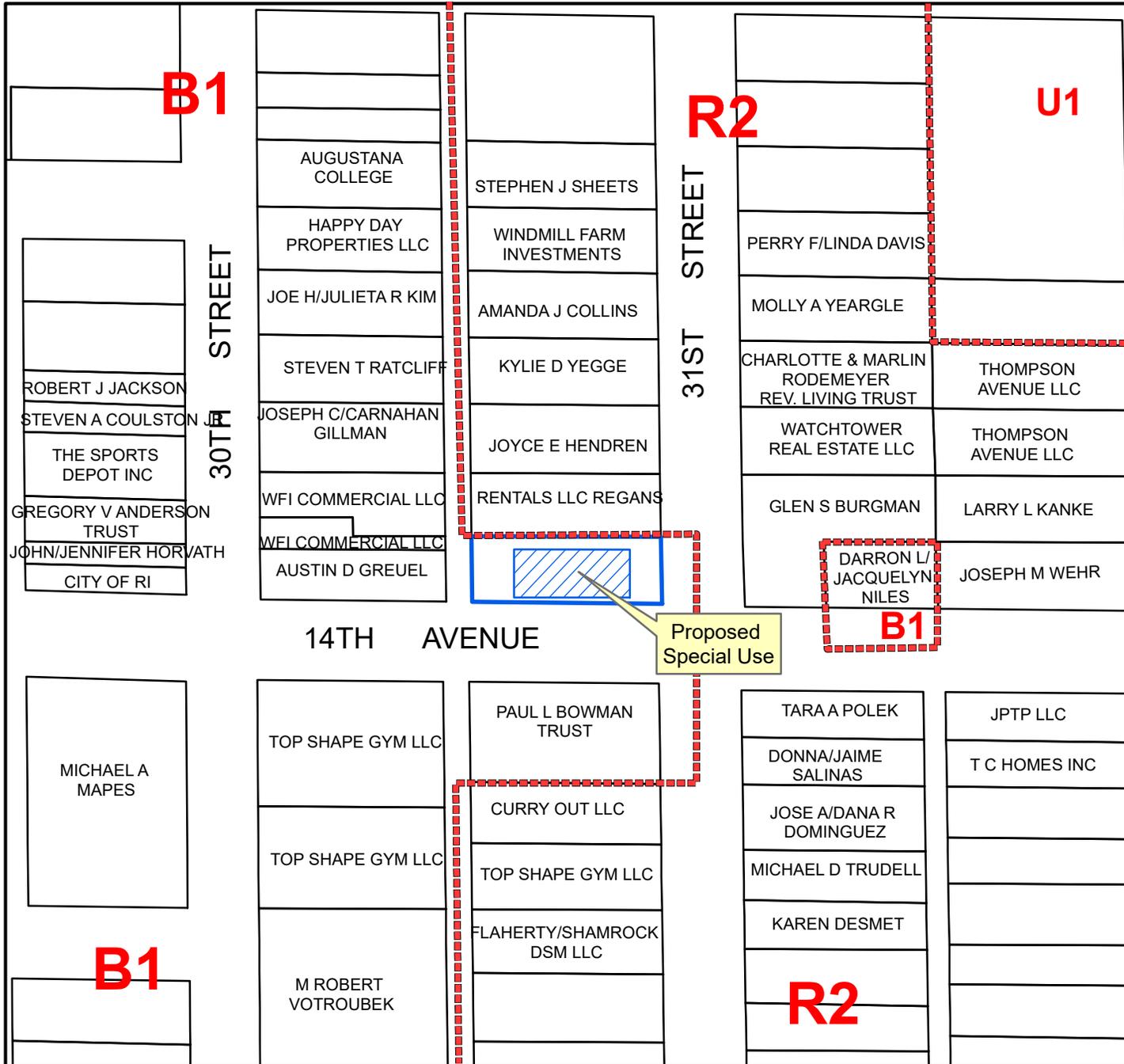
0 25 50 100 150
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL

2023-1

- Subject Property
- Parcels
- Zoning District Line





0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

