



ROCK ISLAND  
ILLINOIS

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## **Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

November 5, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of October 1, 2014
3. Public Hearing #2014-08: Request from LRC Real Estate, Inc. requesting a rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue.
4. Public Hearing #2014-09: Request from First Equity Acquisitions, LLC requesting a rezoning from R-3 (one and two family residence) district to B-3 (community business) district at approximately 2617 18<sup>th</sup> Avenue.
5. Other Business
6. Adjournment



**UNAPPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, OCTOBER 1, 2014  
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3<sup>rd</sup> Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:32 PM. Present were Commissioners Michael Creger, David Levin, Jason Lopez, Kevin Nolan, Bruce Peterson and Berlinda Tyler-Jamison. Commissioner Bruce Harding arrived at 5:53 PM. Commissioners Andrew Dasso, Ted Johnson, Norm Moline and Lorian Swanson were absent. Also in attendance were Alan Fries and Ben Griffith.

**AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 3, 2014 MEETING**

The Commission considered the matter of approval of the minutes of the September 3, 2014 meeting. After a brief discussion, Commissioner Creger made a motion to approve the minutes as presented. Commissioner Peterson seconded the motion and the Commissioners unanimously approved said minutes.

**PROCEDURAL EXPLANATION**

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

**PUBLIC HEARING #2014-07: REQUEST FROM KEVIN MURPHY REQUESTING A REZONING  
FROM R-2 (ONE FAMILY RESIDENCE) DISTRICT TO B-1 (NEIGHBORHOOD BUSINESS)  
AT 1826 – 31<sup>ST</sup> STREET**

Next there came before the Planning Commission a public hearing: a request for a rezoning from R-2 to B-1 at 1826 – 31<sup>st</sup> Street. Chairman Levin asked Mr. Fries to present the request. Mr. Fries stated that he had received an interested party filing from Mr. Dale Handley from the City Clerk's Office, a letter from Beth Mahlo of 1825 – 30<sup>th</sup> Street, and several calls regarding the rezoning request. He then provided a brief overview of the request and staff report. Mr. Fries stated that the applicant intended to revise the landscape plan. Although he did not have it completed in time for the Planning Commission public hearing he would have it in time to be reviewed by the City Council. He also emphasized that there would be no signage at the site to indicate that it was an office or employee parking lot.

Chairman Levin then asked the applicant, Mr. Kevin Murphy, to step forward to speak and answer questions from the Planning Commissioners.

Commissioner Tyler-Jamison asked how many parking spaces were proposed for the private parking lot. Mr. Murphy answered that there would be 8 parking spaces and that many of his employees take public transportation.

Commissioner Peterson asked about the revised landscape plan and Mr. Murphy stated that it should be completed in time for the Council meeting.

Commissioner Creger asked where the employees park now and whether he encouraged them to park in the street. Mr. Murphy answered that they park in the McDonald's parking lot and that he did not encourage them to park in the street or on other private property.

Commissioner Lopez asked how the garage was to be used. Mr. Murphy answered that it would be chiefly used to store equipment and a snowplow and that the house would be used as an office by himself and the store manager.

Chairman Levin asked if the unit was to be remodeled. Mr. Murphy answered that it was scheduled for reconstruction by corporate in 2016 or 2017, adding that it would have a smaller footprint, be moved closer to 30<sup>th</sup> Street and have a true double drive-thru. Chairman Levin commented that he stopped at the McDonald's every morning at 5:30 AM and noticed that delivery trucks have trouble backing into the site from 31<sup>st</sup> Street. Mr. Murphy stated that the only option was to move the building forward.

Chairman Levin invited others to the podium to speak.

Mr. Pernon Tew of 1851 – 30<sup>th</sup> Street stepped forward to speak. He stated that he was a 23-year resident and was always picking up trash and did not want to see businesses grow into the neighborhood. He asked if this was the final time they would be at a public hearing or would there be more. Commissioner Peterson stated he understood their concern about business use encroaching into the neighborhood and stated that the proposed use was for an 8-space parking lot and to use the house as an office. Mr. Tew stated that the request was a good way to get the property rezoned and then do something else later, adding that he wanted to see businesses grow, but fast food businesses just meant more traffic and more trash.

Dale and Angela Handley of 1823 – 30<sup>th</sup> Street stepped forward to speak. Mrs. Handley stated that she had lived there for 44 years and could not enjoy her patio in her back yard because of the traffic and noise from the McDonald's. She began a long discussion of what she did not like about expansion of the business into the neighborhood and how the request was not consistent with the Comprehensive Plan and stated that she and the neighbors did not trust anything Mr. Murphy had to say and that he could make better improvements if he wanted to.

Mr. Handley reference an attempt several years ago to expand the McDonald's site southwards into the neighborhood and how it was stopped.

Seeing no others wishing to speak, Chairman Levin asked Mr. Murphy to address the previous speakers' comments. Mr. Murphy repeated his long-range plans to demolish the existing building, construct a new one on a smaller footprint and move it forward to accommodate a true double drive-thru, adding that he did not need any additional property in order to accomplish this.

Mr. Murphy fielded more questions from the Commissioners and repeated his intent to encourage employees to park on the small parking lot next door to free up parking spaces on the site for customers to park, keeping them out of the street and off of neighbors' property.

Mrs. Handley stated that some neighborhood residents park in the McDonald's parking lot and asked why Mr. Murphy needed an employee parking lot. Mr. Murphy acknowledged that parking by some neighbors was a problem, which is why he had posted signs in the parking lot, repeating that parking was for customers only and that moving employees to the small parking lot would free up on-site parking for customers.

Commissioner Peterson stated that he would like to see a stipulation to revise the landscape plan to add a landscape buffer along the northern property line and Mr. Murphy stated that it would be 6 feet in width.

Mr. Handley stated that if Mr. Murphy installed a fence 5 feet from back, it would be in the middle of the door of the garage. Mr. Murphy stated that it would not be a problem because they did not use that door anyway.

Commissioner Nolan stated that he used to live in the neighborhood for almost 10 years and that it appeared to him that there seemed to be an issue of trust between the neighbors and Mr. Murphy. He reminded everyone that Mr. Murphy was the current owner of the McDonald's franchise which was previously owned by Mr. Fryberg and there were many problems. He explained some of the specific problems and pointed out that since taking over, it seemed that Mr. Murphy had been taking much better care of the property and seemed willing to work with the neighbors to reach a reasonable solution. He then asked Mr. Fries what other options Mr. Murphy had in order to accomplish what he wanted on the site.

Mr. Fries proceeded to explain the differences between B-1 and O-1 zoning and also utilizing a Special Use Permit. Several "what if" scenarios were discussed at length, and after much discussion amongst the Commissioners, the residents and the applicant, it was suggested that a Special Use Permit would perhaps be the most appropriate way to go in order to accommodate all parties. After further questions, Mr. Fries suggested that it would probably be best for the Planning Commission to recommend denial of the B-1 rezoning request and to recommend that the City Council authorize Mr. Murphy to apply for a Special Use Permit.

Hearing no further discussion, Chairman Levin closed the public hearing and asked for a motion.

Commissioner Lopez made a motion to rezone the property to O-1 and Commissioner Tyler-Jamison seconded. Commissioner Peterson suggested that the motion be revised to include the proposed revised landscape plan. Commissioner Lopez restated that motion to include the provision of a revised landscape plan and Commissioner Tyler-Jamison seconded. Commissioner Nolan questioned whether the motion was acceptable for what was being proposed by the applicant and suggested that there be a motion to deny the original B-1 rezoning and allow submittal of a Special Use Permit. Commissioner Tyler-Jamison stated that there was a motion on the floor and that it should be voted on. Chairman Levin asked all those in favor to raise their hands and Commissioners Lopez and Tyler-Jamison voted in favor. Chairman Levin then asked all those opposed to raise their hands. Commissioners Creger, Harding, Levin, Nolan and Peterson voted against. The motion failed.

Chairman Levin asked for another motion and Commissioner Nolan made a motion to deny the B-1 zoning request and that the applicant be allowed to apply for a Special Use Permit, including the submittal of a revised landscape plan which included additional fencing and landscaping as proposed during earlier discussion. Commissioner Peterson seconded the motion. Chairman Levin asked all those in favor to raise their hands. Commissioners Creger, Harding, Levin, Nolan and Peterson voted in favor. Chairman Levin then asked all those opposed to raise their hands and Commissioners Lopez and Tyler-Jamison voted against. The motion carried.

#### **OTHER BUSINESS**

Mr. Griffith stated that the Planning Office had received two public hearing requests for the November meeting, adding that the deadline for non-advertised items was not until the following week. He concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

#### **ADJOURNMENT**

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Lopez made a motion to adjourn the meeting at approximately 6:21 PM. Commissioner Creger seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, November 5, 2014 at 5:30 PM.

Respectfully submitted,



Ben Griffith, AICP

## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: October 28, 2014

Subject: Case #2014-08- Request for Rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue.

LRC Real Estate, Inc. has filed an application for a rezoning from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district at approximately 4017 6<sup>th</sup> Avenue. The applicant is creating a development site to construct a proposed 8,065 square-foot commercial retail structure. A minor plat of subdivision and alley vacation request are also required and will be considered with the rezoning request by the City Council at an upcoming meeting.

Size of Property to be Rezoned:  
237' x 196' (46,452 square feet).

Existing Land Use: The western segment of the site is undeveloped. The eastern segment is occupied by a parking lot.

North: Undeveloped property, zoned O-1.

East: Office and parking lot uses, zoned O-1.

South: Single family residence, zoned R-3.

West: Undeveloped, zoned O-1 and R-3.

### Zoning History

None.

### Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies Urban Mixed Use land use for the site.

### Access:

The site has access to 6<sup>th</sup> Avenue and 40<sup>th</sup> Street (41<sup>st</sup> Street has previously been vacated by the City).

### Physical Characteristics:

The site is flat and slightly above street level.

### Landscaping and Signs:

The applicant has submitted the attached conceptual landscape plan that identifies proposed

landscaping for the commercial development. There are ten-foot wide landscaped area along the west and south adjacent to public streets. Along the west there are three American arborvitae trees along with a sugar maple canopy tree. A refuse area is also located on the western edge of the site.

Along the south there are four discovery canopy trees and a combination of dense yew and burning bushes. A five-foot wide landscape edge is located along the eastern segment that includes two sugar maple and one common crab canopy trees and a combination of juniper and burning bushes.

At this time no landscaping is identified to the north. The area to the north is zoned O-1 and also is owned by the applicant. There is the potential to incorporate future landscaping with an office development to the north.

No signs are identified at this time. It is plausible there will be a combination of attached individual business signs and a freestanding sign identifying the site. Signs will need to meet Sign Ordinance requirements.

Analysis:

The applicant has provided the attached building elevation identifying the one story structure with up to four retail spaces. The Urban Mixed Use land use is described as a facilitating a “range of uses in a transitional urban setting” including residential, office business, institutional and indoor industrial uses. The land use and zoning of the neighborhood north of 6<sup>th</sup> Avenue has evolved from residential to industrial to the present combination of office and undeveloped property with primarily office zoning. The closest business zoning is located at the northwest corner of 44<sup>th</sup> Street and 6<sup>th</sup> Avenue.

The approved 2005 Columbia Park Development Plan identifies a ten-year land use policy of promoting “mixed use, neighborhood services...between 6<sup>th</sup> and 7<sup>th</sup> Avenues from 38<sup>th</sup> Street to the east”. The Development Plan also identifies the existing credit union as a neighborhood “commercial use” and promotes additional neighborhood commercial and service uses to the west of the credit union.

Staff believes that commercial uses and zoning conforms to the Columbia Park Development Plan and the recently approved Comprehensive Plan. The Urban Mixed Use land use designation of this site and other areas north of 6<sup>th</sup> Avenue designates commercial uses as included in the identified land use designation. Staff also believes that the rezoning to B-3 is a reasonable expansion of business zoning in the area due the sites location along 6<sup>th</sup> Avenue.

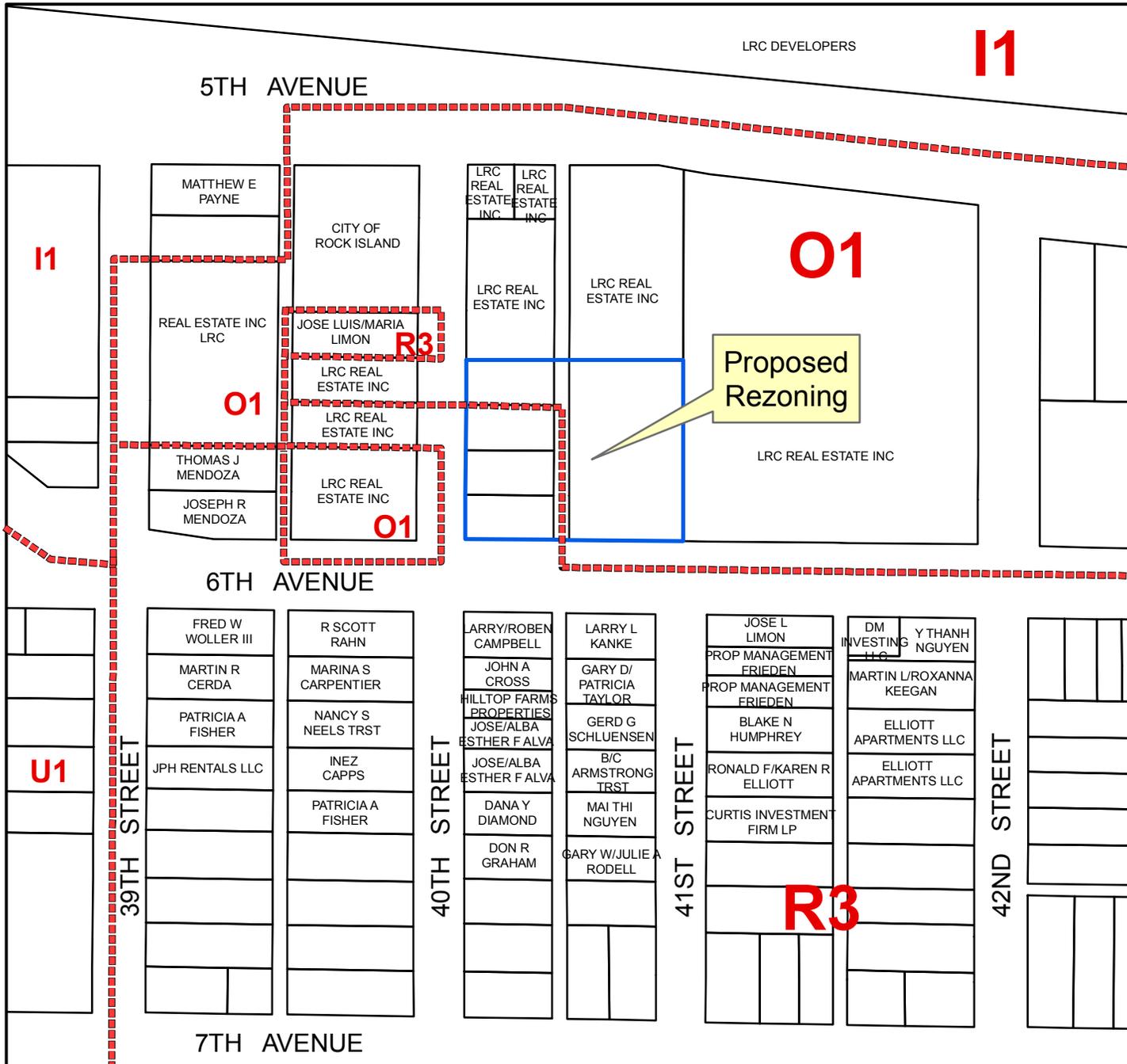
Approval of the rezoning should be subject to the City Council’s approval of the pending vacation request and minor plat of subdivision being submitted and approved by the City Engineer.

Recommendation:

Staff recommends approval of the rezoning because it conforms to the land use designation in the Columbia Park and Comprehensive plans and is a reasonable expansion of the business

zoning in the neighborhood and along the 6<sup>th</sup> Avenue corridor. Approval should be subject to the City Council approving the pending alley vacation request and expected submitted minor plat of subdivision for the site.

# PLANNING COMMISSION



## PLANNING COMMISSION 2014-8

### Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.  
 APPR. BY: B.G./A.F.



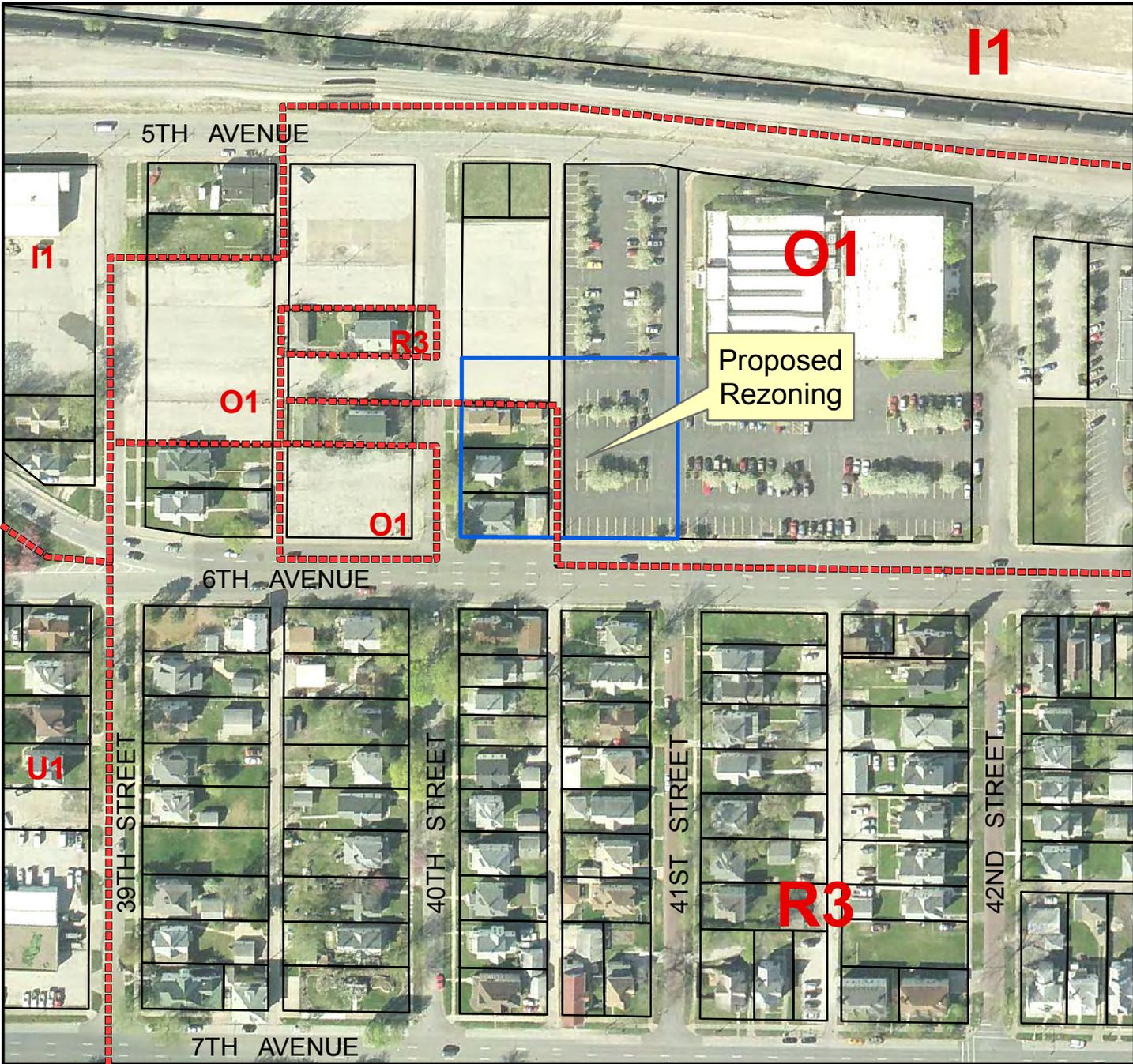
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## City of Rock Island

COMMUNITY AND ECONOMIC  
 DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment



# PLANNING COMMISSION



PLANNING COMMISSION  
2014-8 Aerial

**Legend**

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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

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Feet

City of Rock Island

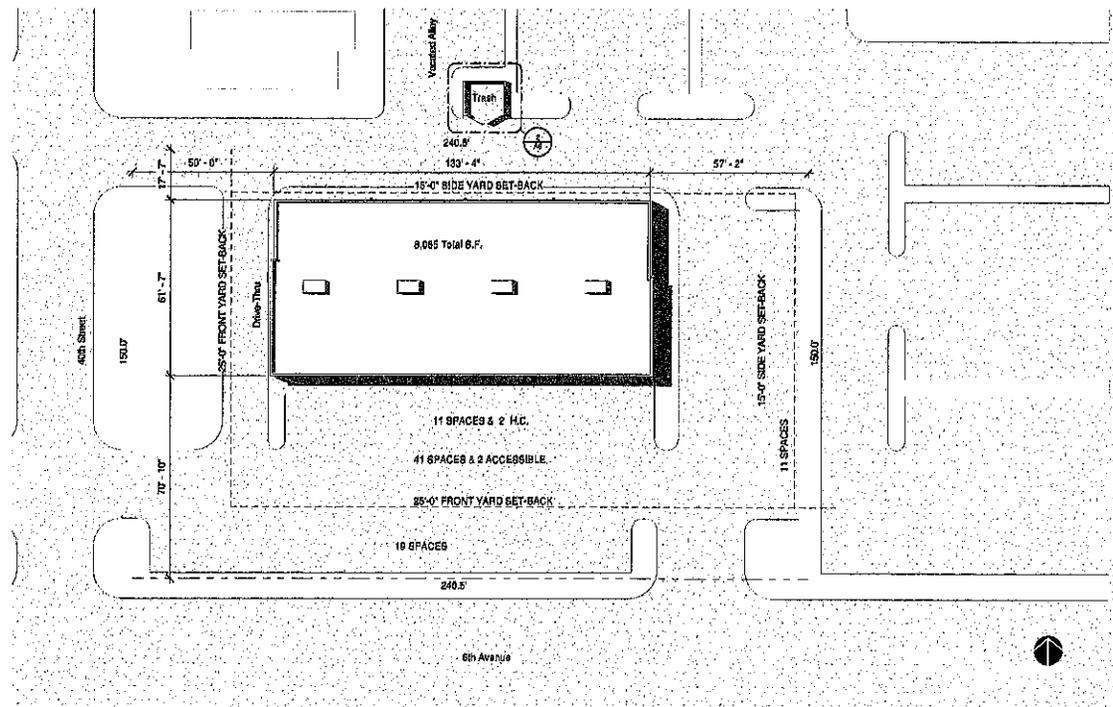
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# 6th Avenue Retail

## Rock Island, Illinois

Joseph Architectural Group, P.C.  
 100 N. 5th Street  
 Rock Island, Illinois 61201  
 Phone: 309.786.9700  
 Fax: 309.786.9704

REVISIONS  
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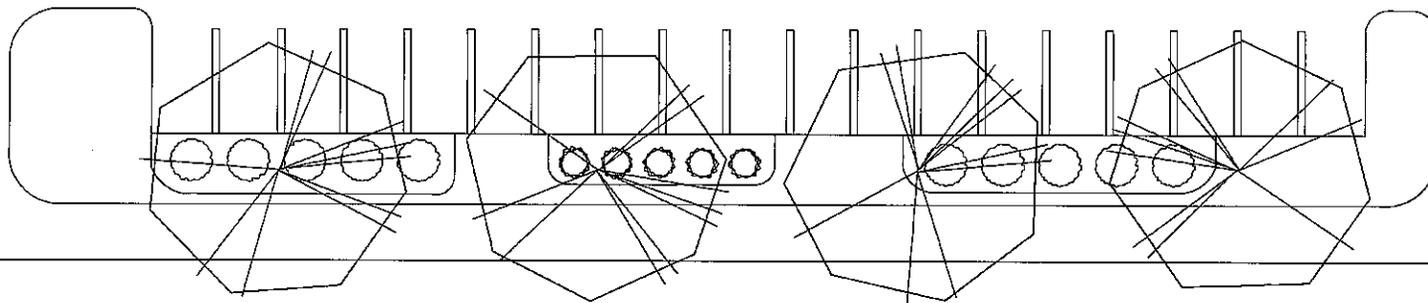
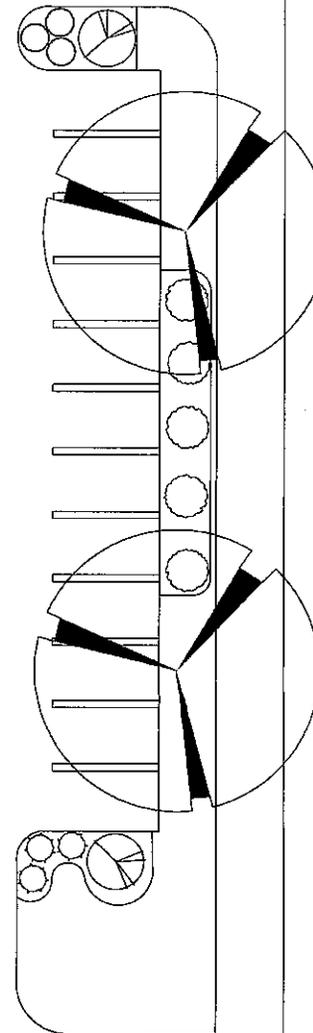
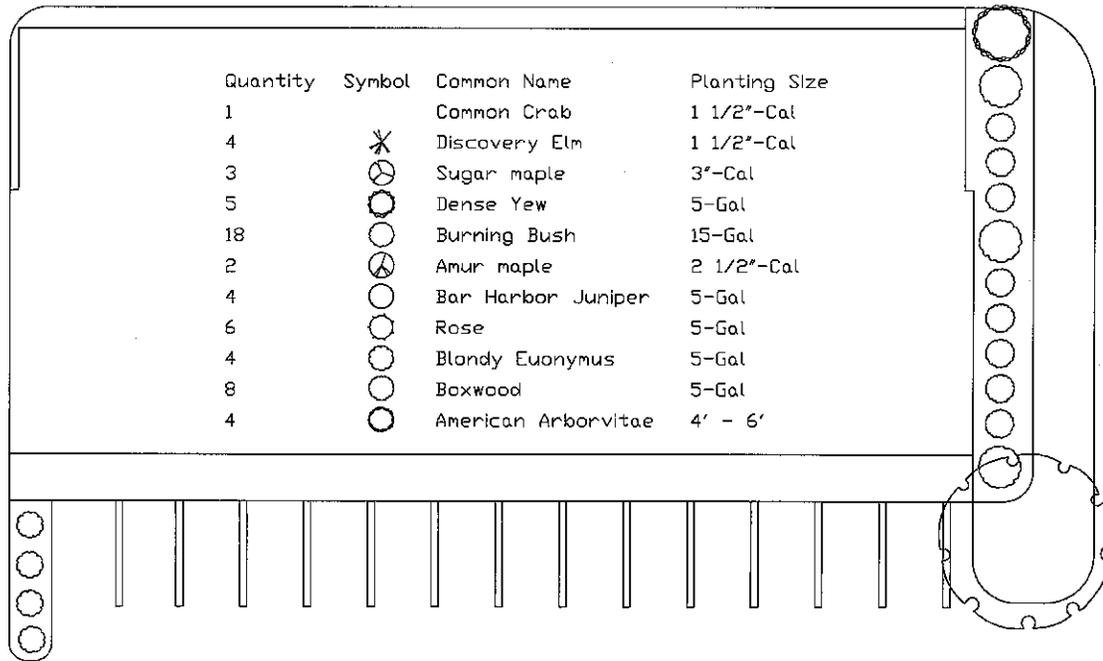
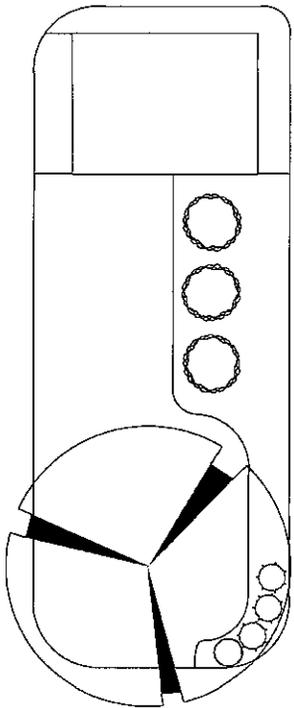
① SITE PLAN  
 1" = 20'-0"

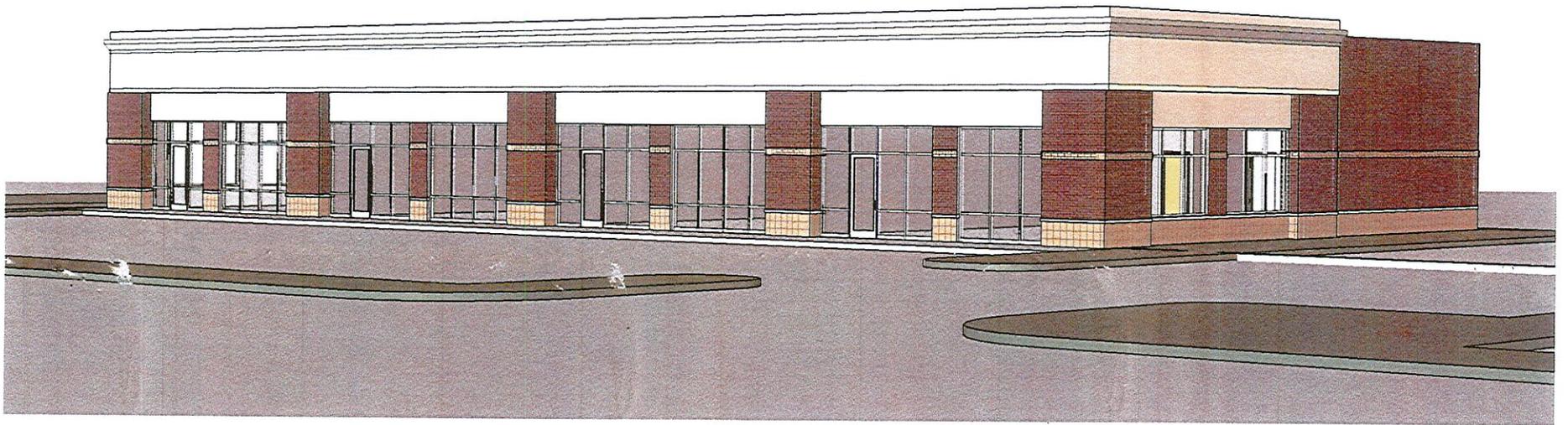
Construction Drawings for:  
**6th Avenue Retail**  
 Rock Island, Illinois

COVER SHEET

DATE  
 30 September 14

**A0**  
 PROJECT NO.  
**#03314**





**Staff Report  
Community & Economic Development Department**



**To:** Members of the Planning Commission  
**From:** Ben Griffith, Planning & Redevelopment Administrator  
**CC:** Tom Lowe/First Equity Acquisitions, LLC, Applicant  
**Subject:** Case #2014-09: Request for rezoning from R-3 (one and two-family residence district) to B-3 (community business district) for properties located at 2617 & 2711 – 18<sup>th</sup> Avenue PIN #160115501 and #160115502  
**Date:** October 29, 2014

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The purpose of this report is to provide information regarding the request of First Equity Acquisitions, LLC, to amend the zoning classification of the above-referenced property from R-3 (one and two family residence district) to B-3 (community business district) to allow construction of a CVS pharmacy. The rezoning request will require review and approval by the Mayor and City Council, possibly as early as their meeting of November 10, 2014.

**BACKGROUND**

On May 13, 2014, the Rock Island-Milan School District #41 Board of Education approved a purchase agreement with First Equity Acquisitions, LLC, for the former Audubon Elementary School property located at 2617 – 18<sup>th</sup> Avenue, and began their due diligence period. First Equity intends to subdivide the property and construct a 13,225 square-foot CVS pharmacy with a drive-thru window on the western two-thirds of the site. The CVS pharmacy currently located at 2810 – 18<sup>th</sup> Avenue would relocate to the subject property since that property is owned by Hy-Vee, which intends to construct a convenience store/gas station at that location. There are no current development plans for the eastern third of the site.

**Location.**

The subject property is located on the north side of 18<sup>th</sup> Avenue, approximately one-third of a mile west of the 30<sup>th</sup> Street commercial corridor. 26<sup>th</sup> Street is located to the west and 17<sup>th</sup> Avenue is located to the north. There is a public alley behind the houses facing 27<sup>th</sup> Street to the immediate east of the site.

**Physical Characteristics.**

The subject property had previously been utilized as an elementary school. The school was closed in June 2010 and was vacant until demolition was completed earlier this year. The small lot at the southeastern corner of the site at 2711 – 18<sup>th</sup> Avenue was previously occupied by a small, wood-frame house, which has also been demolished. The subject property is fairly level at the street, rising slightly in height near the center of the site. A fence surrounds a significant portion of the subject property, a remnant from the site's former use as an elementary school.

**Size of Property.**

The subject property contains a total of 134,239 square feet or approximately 3.08 acres in size. The two existing parcels are to be reconfigured and replatted as a minor subdivision plat into two new lots, one approximately 2.12 acres in size for the proposed CVS pharmacy on the western two-thirds of the site, with no development currently proposed for the remaining 0.96-acre lot to the east.

**Current Zoning.**

The subject property is currently zoned R-3 (one and two family district).

**Zoning History.**

Most of the subject property had been Audubon Elementary School since it was built in 1923, predating the adoption of the City’s zoning ordinances. A wood-frame house occupied the small lot at the southeastern corner of the site. The Planning Commission recommended denial of a rezoning request by Fareway grocery store on June 4, 2013. The request was withdrawn by Fareway before the item could be placed onto the City Council’s agenda after a lawsuit was filed by a group of adjacent property owners. The lawsuit was dropped when Fareway withdrew the rezoning request. The table below provides the zoning and current use of properties adjacent to the subject property.

Direction	Zoning	Current Use	Future Land Use
North	R-3	Single Family Residential	Single Family Residential
East	R-3/B-1	Single Family Residential Dry Cleaners & Retail	Single Family Residential & Community Business
South	R-2/B-1	Single Family Residential Restaurants & Offices	Single Family Residential & Community Business
West	R-3/B-1	Single Family Residential Restaurant	Single Family Residential & Community Business

**Comprehensive Plan Designation.**

In April 2014, the City Council unanimously adopted a new, city-wide Comprehensive Plan. The Comprehensive Plan’s Future Land Use Map designates the subject property as “Community Business.” The table above provides the future land use designations of properties adjacent to the subject property. Community Business is defined in the Comprehensive Plan as follows:

*This future land use category includes business and office land uses, including national and regional retailers, and large-scale private recreation (e.g., indoor water parks, sports arena, etc.) which serve the entire community and visitors from nearby communities. Community Business land uses are focused on the City’s main arterial streets such as 11<sup>th</sup> Street, 18<sup>th</sup> Avenue, and Blackhawk Road. The City’s B-3 and O-1 zoning districts are appropriate for areas within this future land use category. PUD and other business or industrial districts may also be appropriate.*

Prior to the adoption of the 2014 Comprehensive Plan, the City Council adopted Ordinance No. 98-28 in 1998, revising the 1986 Proposed Future Land Use Map and establishing a commercial development policy statement, which reads as follows:

*Reasonable expansion or additions of commercial future land use map designations may be considered by the City on a case by case basis when the proposed rezoning and/or site plan involves a development of significant size (such as those taking up to a full block) that is well designed with adequate buffers from remaining residential areas. The proposal should be located in proximity to major intersections and also be adjacent to existing commercial uses and/or zoning.*

With the adoption of the new Comprehensive Plan, a “Transitional Area Overlay” was created along the City’s primary business corridors, 18<sup>th</sup> Avenue among them, which abut residential areas. The subject property is located within one of these Overlay areas. The intent of the Overlay is to look more closely at redevelopment projects that abut or are adjacent to residential areas. General policies were identified in the Comprehensive Plan to provide guidance until more formal standards could be drafted and adopted, presumably in the overhaul of the City’s zoning ordinances proposed to begin next year. Among the items to be examined are: screening and buffering, landscaping, site lighting, signage, parking, internal traffic circulation and infrastructure. One of the suggested policies in the Comprehensive Plan requires a site plan with rezoning requests. This presents a dilemma for this particular rezoning request since the easternmost one-third of the site has no development proposal at this time. Since there are no specific procedures in place at this time, Planning staff would recommend requiring a site plan review be conducted in the future when a development plan is proposed for the eastern third of the site. This would place the responsibility of adhering to the policies onto the actual buyer/developer of that particular site.

### **Access Points.**

There are currently three curb cuts serving the subject property. This includes one near the northwestern corner of the site at 26<sup>th</sup> Street, which provided access to a now-demolished parking lot for the former school and a smaller one for the driveway at the small house at the southeastern corner of the site on 18<sup>th</sup> Avenue. A third curb cut is located along 17<sup>th</sup> Avenue to the north, but it does not appear to have ever been formally utilized. The site plan shows four curb cuts for the CVS pharmacy site.

The applicant is proposing to modify the existing curb cut on 26<sup>th</sup> Street to allow north- and south-bound exiting of the site and right-turn-only ingress towards the parking area at the front (south) of the building. A larger curb cut is proposed for the southwest corner of the subject property on 26<sup>th</sup> Street near 18<sup>th</sup> Avenue, to accommodate large delivery trucks exiting the site, as seen by the turning movements in the main parking area between the building and 18<sup>th</sup> Avenue. The primary curb cut for ingress and egress to the site is located in the approximate location of the existing traffic signal on 18<sup>th</sup> Avenue. The intent is to align the curb cut with 27<sup>th</sup> Street on the south side of 18<sup>th</sup> Avenue. This will require relocation of the traffic signal to accommodate the one ingress

and two egress lanes proposed there. This will be slightly offset from the vacated right-of-way on the site.

Lastly, the applicant is proposing to open the curb cut at the north of the site on 17<sup>th</sup> Avenue. No widening or enlarging of this curb cut is proposed. CVS believes that this access point would primarily be utilized by area residents to the north of the site, with the majority of customers utilizing the signalized intersection at 27<sup>th</sup> Street and 18<sup>th</sup> Avenue to enter and exit the site. By keeping the lanes narrow at the 17<sup>th</sup> Avenue curb cut and installing traffic signs restricting large truck traffic, the applicant believes the traffic will be kept to a minimum.

Both the City Engineer and School Superintendent have indicated that in previous years while the school was in operation, they regularly received numerous traffic complaints from area residents about parents dropping off or picking up children. Reported complaints included blocking of streets and driveways, parking in driveways and in yards, some as far as two blocks away from the former school site. The City Engineer also indicated that two-way traffic was converted to one-way only during the morning and afternoon peak hours around the former school to accommodate the volume of traffic. The applicant is proposing to install signage prohibiting truck traffic on 17<sup>th</sup> Avenue. Section 9-8 of the City's Code of Ordinances restricts large trucks on certain streets, stating:

*It shall be unlawful for any person to drive any truck, except for the purpose of making a delivery and then for one block only, on any street so designated by ordinance and properly signposted. For the purposes of this section the term "truck" refers to any truck required to have a class "D" license under the provisions of the Illinois vehicle code.*

The Police Department has indicated that enforcement of the ordinance in this area will probably be complaint-driven if it appears to become a nuisance. Installation of the traffic signs will require review and recommendation by the City's Traffic Engineering Committee and final approval by the City Council.

Where not already existing, the applicant has indicated that ADA-compliant sidewalks and sidewalk improvements are proposed by the applicant for the northern, western and southern sides of the site. A designated pedestrian walkway has been proposed from the sidewalk on 18<sup>th</sup> Avenue to the entrance of the pharmacy, presumably in the area where a bus shelter would be located. The site is located on MetroLink's #30 "Green" bus route which serves the 18<sup>th</sup> Avenue corridor, as well as the downtown area, Rock Island High School and the Trinity/Unity Point Medical Center. The applicant has indicated that he has had discussions with MetroLink about installing a transit shelter at the site, possibly in the area where the pedestrian walkway connects with the sidewalk on 18<sup>th</sup> Avenue.

### **Traffic Analysis.**

The traffic signal at 18<sup>th</sup> Avenue and 27<sup>th</sup> Street will need to be replaced and configured to accommodate traffic turning movements for the proposed four-way intersection. The most current IDOT traffic counts from 2012 for 18<sup>th</sup> Avenue, total 14,200 vehicular trips

per day. The City Engineer is currently conducting a traffic study of the area, the results of which are not yet available.

### **Coverage and Setbacks.**

The applicant is proposing a single-story building approximately 13,225 square feet in size. The proposed building is expected to be 22 feet, 4 inches above the finished grade at its highest point. Façade elevations of the proposed building are included with the site plan sheets provided with this report. The proposed building includes a single-lane drive-thru window at the northwestern corner of the structure, a pad-mounted electrical transformer just northwest of the building, southwest of the proposed detention basin, and a ground sign located at the southwestern corner of the site at 18<sup>th</sup> Avenue and 26<sup>th</sup> Street. The site will be heavily landscaped and the applicant intends to retain several trees along the northernmost property line.

The site has three front yards along public right-of-ways: 18<sup>th</sup> Avenue to the south, 26<sup>th</sup> Street to the west and 17<sup>th</sup> Avenue to the north. Due to its location adjacent to R-3 zoned residential uses, the proposed CVS pharmacy is required to meet a 25-foot minimum setback from all three public right-of-ways. The northern building setback is approximately 120 feet, the western setback is approximately 50 feet and the southern setback is approximately 85 feet. A loading area is located at the southwestern corner of the proposed building, approximately 27 feet from the western property line. An enclosed dumpster and compactor area is located along the western building elevation beyond the minimum 25-foot setback.

The applicant has provided a “site data” table on sheet SK-1 of the site plan package, listing 66% pervious surface area and 34% open space for the site. An internal private drive has been proposed for 27<sup>th</sup> Street, loosely following the vacated 60-foot right-of-way where water and sewer utilities are located. The applicant has indicated that CVS requires location of its pharmacies at roadway intersections. While the subject property currently includes a traffic signal, it is located at a three-way intersection, not a true four-way intersection as required by CVS’ corporate guidelines.

### **Parking.**

The number of parking spaces required by Section 8.14 of the City’s Off-Street Parking regulations is based on 5 spaces per 1,000 square feet of gross floor area, plus 1 space for every 2 employees on the largest shift. The 13,225 gross square footage requires 66 parking spaces and the applicant has indicated that there could be approximately 8-10 full- and part-time employees and pharmacists on the largest shift, requiring up to 5 additional parking spaces. Based on this, a minimum of 71 parking spaces would be required. The applicant is proposing 73 parking spaces, including 4 ADA-compliant parking spaces, 2 more than minimally required by code.

### **Site Lighting.**

The applicant has submitted a photometric lighting plan which generally complies with the City’s Lighting Ordinance. According to Section 35.3A2 of the City’s lighting ordinance, the maximum height of light fixtures for commercial properties located within

500 feet of residential areas is 25 feet above the finished grade. The proposed poles and lighting fixtures should not cause or create any light trespass onto adjacent properties and at some points along the property boundaries, the lighting photometrics are actually zero.

There is one “hot spot” located along 18<sup>th</sup> Avenue in the location of a proposed parking lot light pole that exceeds the maximum allowed 1.0 FC (foot-candle) measurement. This could be due to a misprint or glitch in the photometric calculations because it is not consistent with similar readings at the base of other light poles and will need to be confirmed and corrected prior to the commencement of construction activities.

The hours of operation for the CVS store would be from 7:00 AM to 10:00 PM, Monday through Friday, 8:00 AM to 10:00 PM on Saturday, and 9:00 AM to 9:00 PM on Sunday. The pharmacy and drive-thru hours would be as follows: 8:00 AM to 10:00 PM, Monday through Friday, 8:00 AM to 6:00 PM on Saturday and 9:00 AM to 6:00 PM on Sunday.

### **Signage.**

The City’s Sign Ordinance would allow a freestanding ground sign with a maximum height of 20 feet and a maximum copy area of 160 square feet in size in a B-3 zoning district. The applicant has provided a proposed signage schedule for the site which indicates that no dimensional variances will be required. Signage is permitted and reviewed separately from the building construction plans and the applicant has indicated that the proposed signage will comply with all of the City’s signage regulations or else a dimensional variance will be requested of the City’s Board of Zoning Appeals.

### **Landscaping.**

The preliminary landscape plan exceeds the minimum landscape requirements for the site. Several existing trees located along the northern property line will be retained and incorporated into the landscape plan. Proposed landscape widths along public right-of-ways meet or exceed minimum buffering requirements. The 10-foot, 9-inch landscape bufferyard along the western property line is allowed since it includes continuous screening hedge materials at least 26 inches in height at installation. This bufferyard could be as narrow as 5 feet provided materials are installed. A detailed landscape materials list will be required for the formal site plan review process by City staff.

### **Adequate Public Facilities.**

The site is served by City of Rock Island potable water and sanitary sewer utilities. Adequate water pressure is available to meet fire sprinklering requirements. A utility easement with water and sanitary sewer running north-south through the site is located approximately 120 feet from the eastern property line in a vacated 60-foot wide public right-of-way. No stormwater drainage improvements were located on the subject property since it was developed as a school site decades before the City’s adoption of any stormwater regulations. The applicant has provided a site plan with a large stormwater detention area located to the north of the proposed building and has stated that the site will fully comply with the City’s stormwater ordinance. By locating the

heavily landscaped detention basin in this area, the applicant provides a wide bufferyard and separates the building from adjacent single family residential uses.

### **Environmental Issues.**

The former school building and house were demolished earlier this year in accordance with all state and federal regulations. The foundations and underground structures were removed and the building footprints filled with clean soil to prepare the site for eventual redevelopment and construction.

### **Public Notification.**

A public hearing notice was published in "The Rock Island Argus" newspaper on Sunday, October 5, 2014. Ninety-four property owners of record within 250 feet of the subject property were notified directly by mail of the rezoning request on October 24, 2014. Article VI, Section 6.1 of the City's Zoning Ordinance states that if more than 20% of the property owners fronting, immediately adjoining or across an alley or street opposite the frontage provide written protest against the zoning change, a favorable vote of two-thirds of all the members of the City Council will be required to approve the rezoning request. As of this date, the Planning Office has received one request for information from the Rock Island Township Supervisor, requesting a copy of the proposed site plans.

### **ANALYSIS**

CVS has chosen the subject property out of necessity. Hy-Vee owns the site where the existing CVS pharmacy is located at 2810 – 18<sup>th</sup> Avenue in front of the Hy-Vee grocery store. In 2006, as part of the Hy-Vee expansion, a convenience store with gas pumps was approved for that location and CVS' lease is due to expire in less than two years. The current CVS pharmacy is much smaller than most standard pharmacies and does not have a drive-thru window for prescription pick-ups. The applicant has stated that CVS' market research indicates that the existing store should relocate within the area to retain its current customer base, as well as possibly attracting additional customers with the drive-thru window.

The applicant has met with area residents on two occasions to discuss the proposed redevelopment of the subject property as a CVS pharmacy, most recently on Friday, October 17<sup>th</sup>. This is not required by the City's zoning ordinances, and Planning staff often suggests meeting with residents to present proposed redevelopment plans in an informal, informational setting prior to the public hearing. No City staff members were present at either meeting.

One of the most oft-heard objections to any commercial development adjacent to residential areas is that property values will be negatively affected. These statements are often made during emotional public hearings and rarely based on facts. Planning staff reviewed the total assessed values of 26 individual properties located around the final build-out of Hy-Vee on 18<sup>th</sup> Avenue. The studied parcels are indicated by purple highlights in the aerial of the Hy-Vee site included with this staff report. These parcels remained intact before, during and after the initial construction and latest expansion in

2006. Collecting assessed values from 2005, prior to the latest expansion, and every year since, up to and including 2014, the assessed values were totaled and plotted on a chart, included with this staff report. The assessed values increased five of the last nine years. Three years saw declines and one year was nearly steady. The chart shows a general upward trend of assessed values with declines related to the collapse of the financial bubble and a general, city-wide decrease of assessed values over the past two years. The average assessed value in 2005, before the expansion of Hy-Vee was just under \$72,000 while the latest in 2014 is just over \$78,000, an overall average increase of 9%.

The applicant has proposed a compatible use for the former school site. It is well-landscaped, located well within minimally required building setbacks and addresses many of the concerns voiced by adjacent residents regarding this and previous redevelopment proposals. Most importantly, the applicant is not requesting any variances to any zoning ordinances.

## **RECOMMENDATION**

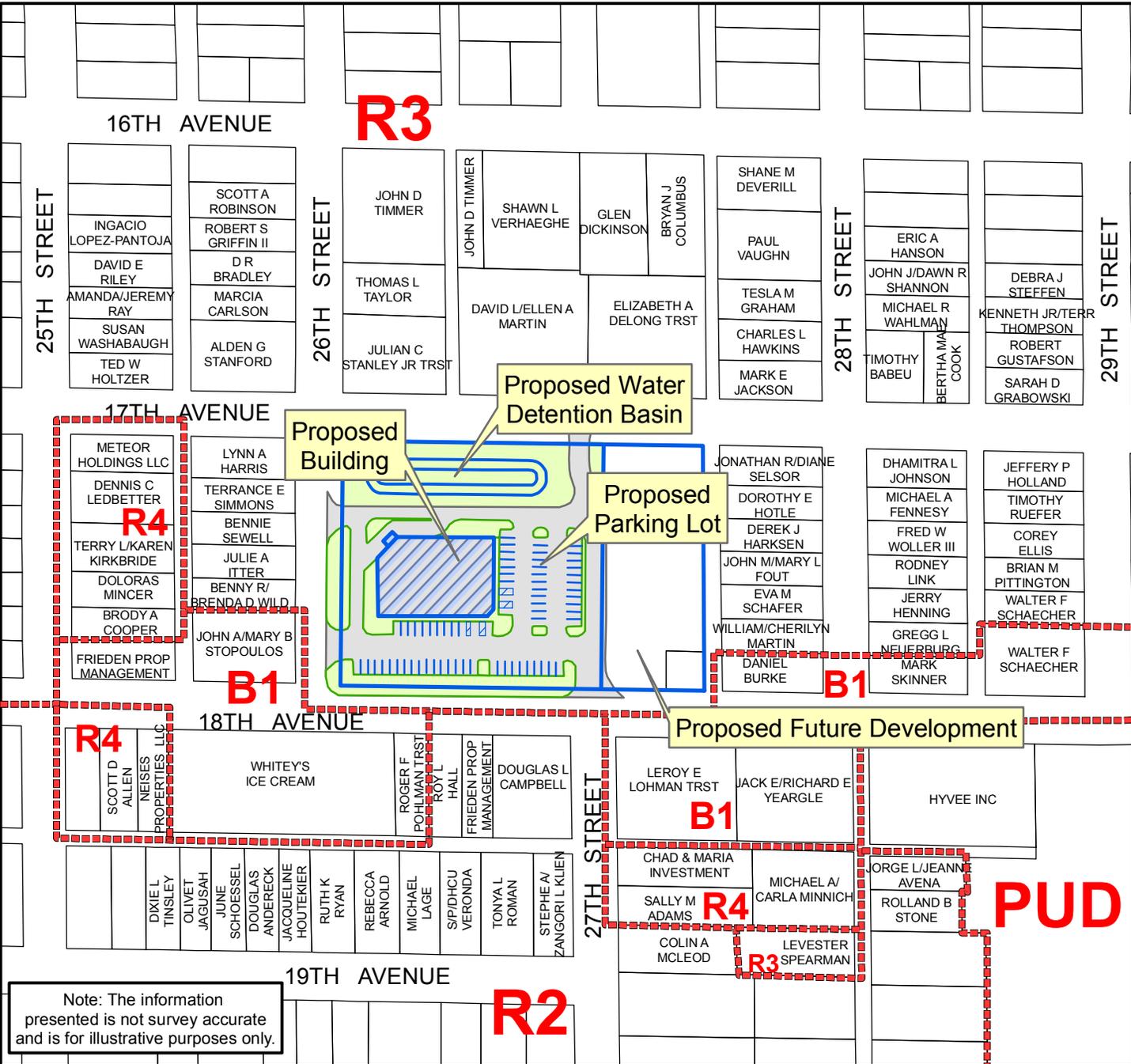
Planning staff recommends approval of the B-3 (community business district) rezoning request for the subject property located at 2617 & 2711 18<sup>th</sup> Avenue, and approval of the proposed site plan, using B-3 (community business district) requirements since B-3 zoning would be the corresponding commercial zoning district allowing the proposed pharmacy and store use, based on the following:

1. The rezoning complies with the newly adopted Comprehensive Plan.
2. The proposed development plan generally adheres to the policies of the Community Business future land use map designation and the Transitional Area Overlay.
3. The proposed development is generally consistent with Council Ordinance No. 98-28 regarding commercial development.
4. The development will increase the value of the property and increase the City's property tax base and sales tax revenues.
5. The redevelopment of the former Audubon School site is a top priority of the City Council's 2014-15 Strategic Goals.

Planning staff would also recommend the following stipulations regarding the rezoning:

1. A formal site plan review shall be conducted by the Planning Commission at an advertised public hearing for the easternmost lot when a development project is proposed.
2. A minor subdivision plat shall be prepared for review and approval by the City Council within sixty (60) days of approval of the rezoning request.

# PLANNING COMMISSION



**PLANNING COMMISSION**  
**2014-9**

**Legend**

- R.I. City Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 50 100 200 300



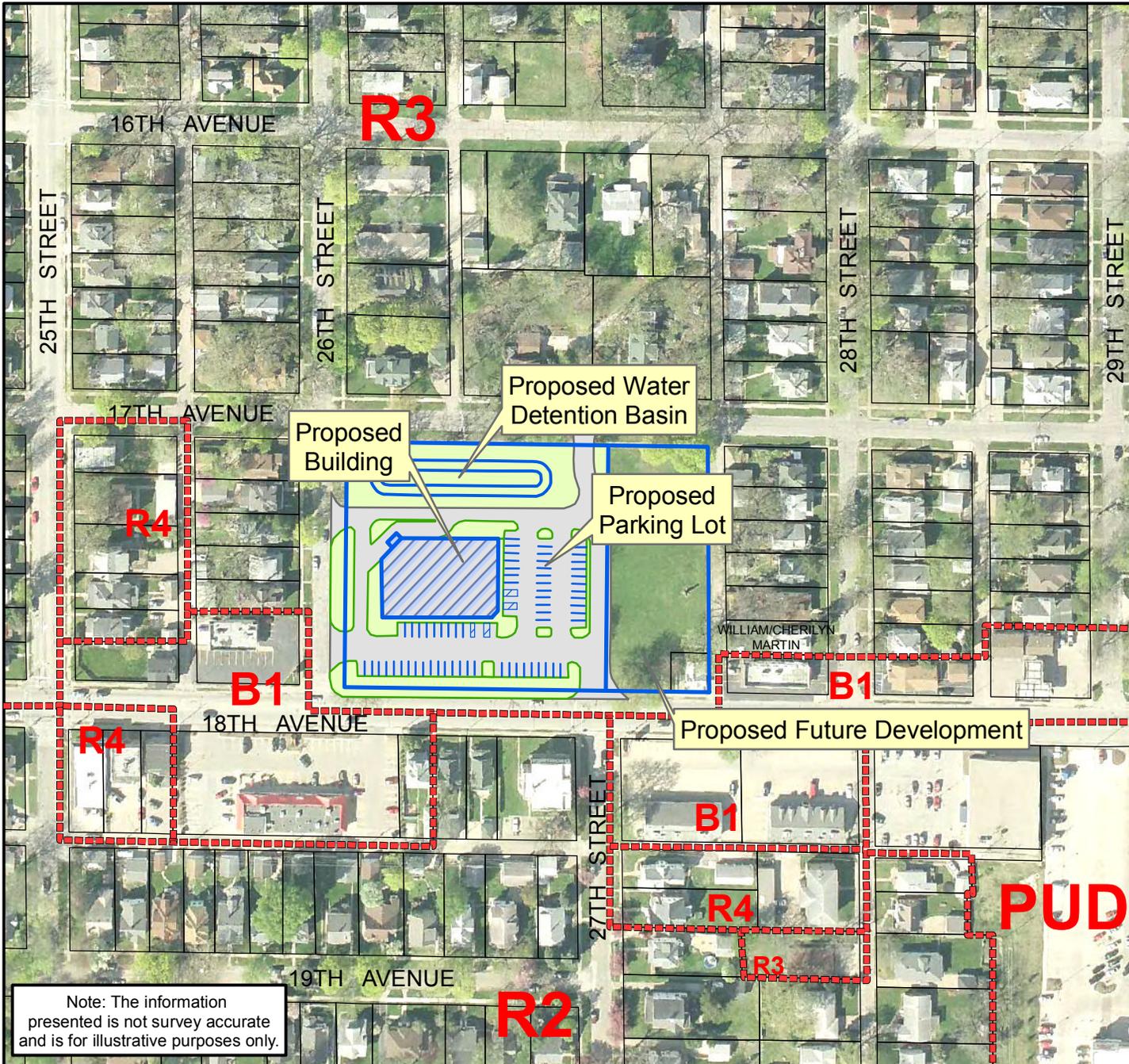
Feet

**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# PLANNING COMMISSION



## PLANNING COMMISSION 2014-9 Aerial

### Legend

-  R.I. City 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



Note: The information presented is not survey accurate and is for illustrative purposes only.



**GENERAL NOTES**

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST, ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST, ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANTS SHOWN, SUPERSEDE ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT PLACEMENT OR FENCING, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOD.
- TOPSOIL SHALL BE FERTILE, FRIABLE SANDY LOAM OR LOAM TOPSOIL COMPRISED OF 20%-50% SILT, 30%-60% SAND AND 5%-20% CLAY. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE TOPSOIL SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE LUMPS, ROOTS, STICKS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. PROVIDE SOIL TEST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO USE ON SITE.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF THIS TYPE AND SIZE.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:  

TREES AND SHRUBS:	10% TOPSOIL	PERENNIALS 4	50% TOPSOIL
	15% COARSE SAND	GROUNDCOVERS:	25% COARSE SAND
	15% FINE FINES		25% FINE FINES

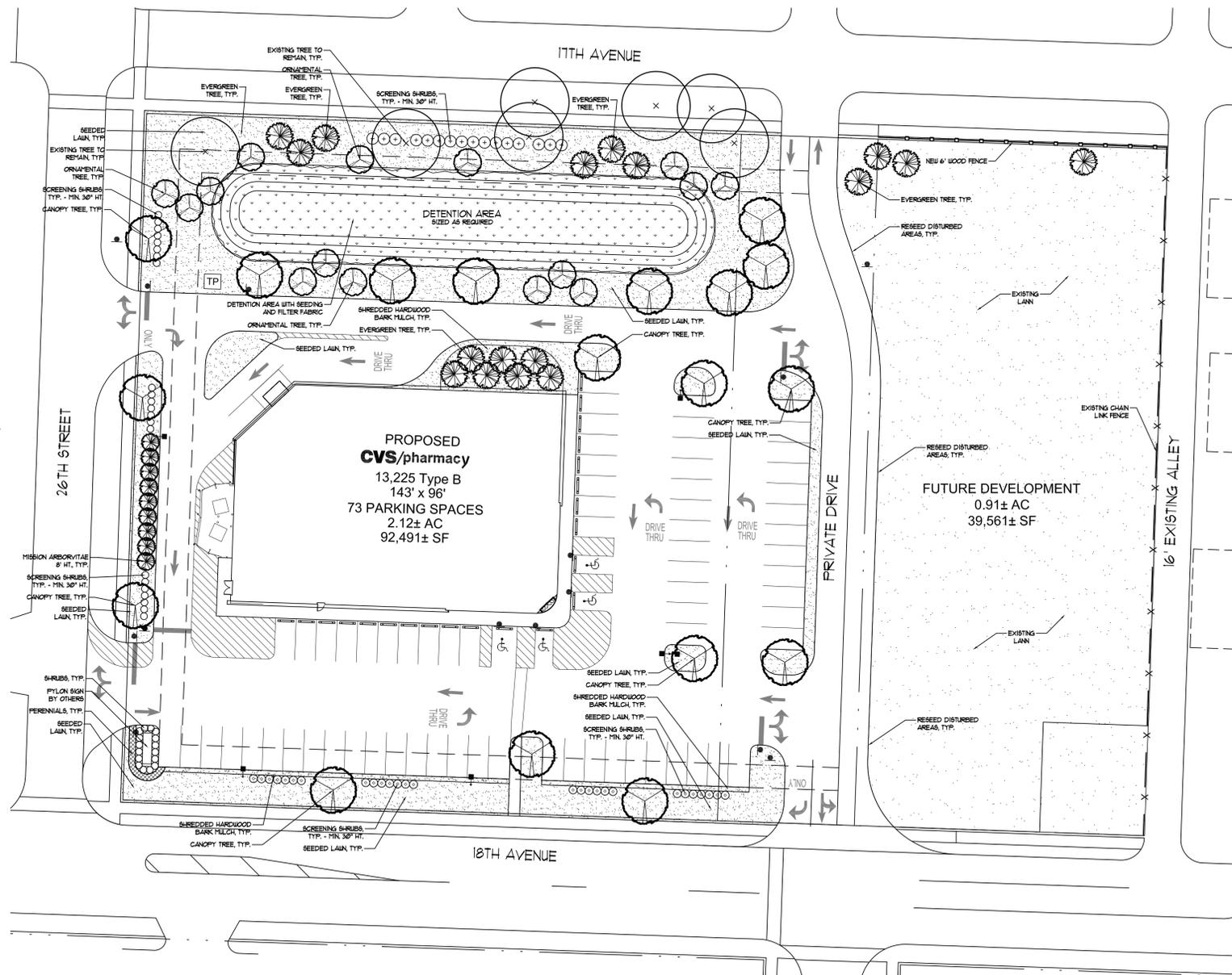
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PLANTING SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:  
 DECIDUOUS TREES AND SHRUBS:  
 EVERGREEN TREES AND SHRUBS:  
 PERENNIALS 4 GROUNDCOVERS:
- BARK MULCH FOR TREES AND SHRUBS SHALL BE FINELY SHREDDED, PREMIUM HARDWOOD BARK MULCH, FREE OF TWIGS, LEAVES OR OTHER DEBRIS. BARK MULCH SHALL NOT CONTAIN ANY WOOD AND SHALL NOT BE ARTIFICIALLY COLORED.
- PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- ALL BEDS EDGES TO BE WELL SHAPED 'SPADE-CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- PROVIDE POSITIVE DRAINAGE FLOW, DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS, NOTIFY LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVER OR ANNUALS.
- TEST TREE PITS AND PLANT BEDS FOR PROPER DRAINAGE. FILL PIT WITH 12" OF WATER. IF THE WATER LEVEL DROPS 4" IN 4 HOURS THE DRAINAGE IS SUFFICIENT. NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS IMMEDIATELY.
- ALL PLANT MATERIAL SHALL BE FRESHLY DUG, ILLINOIS NURSERY GROWN MATERIAL THAT IS HEALTHY 4 VIGOROUS, OF SPECIMEN QUALITY, AND TRUE TO SPECIES.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY, FOR CONFORMITY TO PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR INSPECTION OF PLANTS UPON SUBSTANTIAL COMPLETION. THE REQUEST SHALL BE SUBMITTED AT LEAST TEN DAYS OF THE ANTICIPATED REVIEW. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF OUTSTANDING OR UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED, THE LANDSCAPE ARCHITECT WILL RECOMMEND ACCEPTANCE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE-YEAR FROM THE DATE OF FINAL ACCEPTANCE. FINAL ACCEPTANCE SHALL BE GIVEN AT THE COMPLETION OF ALL PUNCH LIST ITEMS. THE CONTRACTOR WILL MAINTAIN ALL LANDSCAPE UNTIL FINAL ACCEPTANCE, INCLUDING MOWING, WEEDING, WATERING EDGING AND MULCHING.
- PARKING LOT ISLANDS ARE TO BE EXCAVATED TO A DEPTH OF NO LESS THAN 24 INCHES, AND BACKFILLED WITH TOPSOIL. BERM ALL PARKING LOT ISLANDS TO A 6 INCH HEIGHT ABOVE TOP OF CURB.
- LAWN SEEDING SHALL BE FRESH, CLEAN AND NEW CROP SEED MIXED IN PROPORTION BY WEIGHT THE BLUEGRASS LAWN SEED MIXTURE SHALL BE AS FOLLOWS:  

KENTUCKY BLUEGRASS	90 LBS. PER ACRE
PERENNIAL RYE GRASS	20 LBS. PER ACRE
RED TOP OR CREEPING RED FESCUE	30 LBS. PER ACRE

BY WEIGHT THE SALT TOLERANT SEED MIXTURE SHALL BE AS FOLLOWS:  

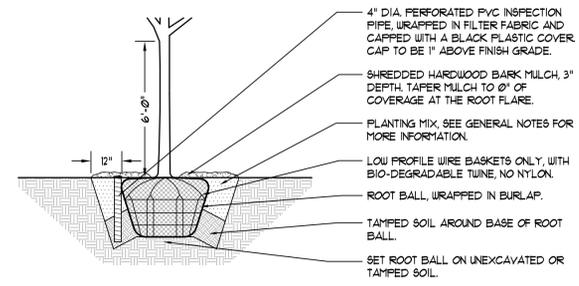
KENTUCKY BLUEGRASS	60 LBS. PER ACRE
FULTS PUCCELLINIIA DISTANS	60 LBS. PER ACRE
PERENNIAL RYE GRASS	20 LBS. PER ACRE
DAUNSON RED FESCUE	20 LBS. PER ACRE
SCALDIS RED FESCUE	20 LBS. PER ACRE

CONTRACTOR SHALL FURNISH GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- THE CONTRACTOR SHALL WARRANT ALL SEED FROM DATE OF INSTALLATION UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAWN MAINTENANCE (WATERING, MOWING, FERTILIZING 4 WEEDING) UNTIL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL SEEDING THAT HAS NOT FILLED IN OR HAS DIED OR BURNED OUT AT NO COST TO THE OWNER. FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE THE SEEDED AREAS ARE FULL, VIABLE AND FREE OF BARE SPOTS AND THE LAWN HAS BEEN MOWN TWICE.
- SOD SHALL BE CLASSIFIED AS 'CERTIFIED SOD' THE TYPICAL SOD SEED MIX SHALL BE COMPOSED OF A BLEND OF PREMIUM KENTUCKY BLUEGRASS. SALT TOLERANT SOD SHALL HAVE A SEED MIX OF PREMIUM KENTUCKY BLUEGRASS, FULTS PUCCELLINIIA DISTANS AND CREEPING RED FESCUE. SOD USED SHALL BE NATIVE TO LOCALITY OF WORK, NURSERY OR FIELD GROWN, AND WELL ROOTED. SOD GROWN ON SOIL HIGH IN ORGANIC MATTER SUCH AS PEAT WILL NOT BE ACCEPTABLE. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR LAWN AREAS, PLANT BEDS AND TREES. LAWN AREAS SHALL BE ON A SEPARATE ZONE THAN PLANT BEDS. FUTURE DEVELOPMENT TO THE EAST IS NOT TO BE IRRIGATED.
- FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE SOD HAS FIRMLY ROOTED IN THE GROUND AND HAS BEEN MOWN TWICE. LAWN MUST BE FULL, VIABLE AND FREE OF BARE SPOTS.



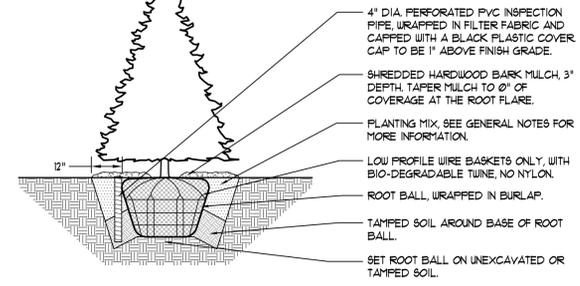
**1 LANDSCAPE PLAN**  
SCALE: 1"=30'-0"

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% - 10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 15% - 20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE FLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



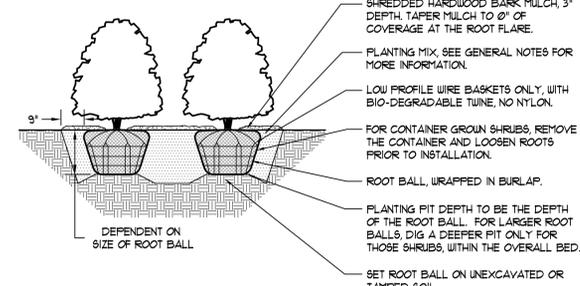
**1 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE FLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



**1 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB FLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS. SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.

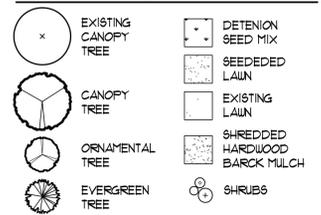


**1 SHRUB PLANTING DETAIL**  
NOT TO SCALE

**LANDSCAPE REQUIREMENTS**

NORTH BUFFER REQUIREMENTS - TYPE 'C'	WEST BUFFER REQUIREMENTS - TYPE 'C'	SOUTH BUFFER REQUIREMENTS - TYPE 'C'
LENGTH: 218'	LENGTH: 235'	LENGTH: 281'
CANOPY: 6 (BUFFER GREATER THAN 25' INCLUDES EVERGREEN)	CANOPY: 7	CANOPY: 9
UNDERSTORY: 4	UNDERSTORY: 5	UNDERSTORY: 6
EVERGREEN: 6 (60% OF PLANTINGS REQUIRED)	EVERGREEN: 1	EVERGREEN: 1
SHRUBS: 16	SHRUBS: 22	SHRUBS: 23
<b>TOTAL PLANTING REQUIRED</b>	<b>TOTAL PLANTING PROVIDED</b>	
CANOPY: 22	CANOPY: 22	
UNDERSTORY: 15	UNDERSTORY: 15	
EVERGREEN: 22	EVERGREEN: 22	
SHRUBS: 65	SHRUBS: 81	

**LANDSCAPE KEY**



**NEW NORTHERN - 12,900 A**

STORE NUMBER: 08656  
 NWC 18TH AVENUE & 27TH STREET  
 ROCK ISLAND COUNTY  
 ROCK ISLAND, ILLINOIS  
 DEAL TYPE: RELOCATE  
 CS PROJECT NUMBER: CS# 85827

**ENGINEER:**



**CONSULTANT:**

ARCHITECT  
 NORR, LLC  
 719 GRISWOLD STREET, SUITE 1000  
 DETROIT, MICHIGAN 48226  
 PHONE: (313) 324-3100  
 LANDSCAPE CONSULTANTS  
 DANIEL WEINBACH & PARTNERS  
 53 W. JACKSON BLVD., SUITE 250  
 CHICAGO, ILLINOIS 60604  
 PHONE: (312)427-2888

**DEVELOPER:**

**IE**  
**First Equity Group, LLC**  
 205 W. Wacker Dr. Suite 901  
 Chicago, Illinois 60606  
 (312) 857-7000 Phone  
 (312) 857-7015 Fax

**SEAL:**

**REVISIONS/ SUBMITTALS:**

1	ISSUED FOR REVIEW	09-26-14
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DRAWING BY: EB

DATE: SEPTEMBER 26, 2014

JOB NUMBER: 10173.020

TITLE: **PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER: 1 OF 1

COMMENTS  
 NOT RELEASED FOR CONSTRUCTION

\* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

LumNo	Label	X	Y	Z *	Orient	Tilt
1	A	380	136	28	90	0
2	A	480	142	28	90	0
3	D290	565	200	28	180	0
4	D90	572	314	28	270	0
5	F	337	287	28	0	0
6	OB	385	306	9.33	0	0
7	OB	387	304	9.33	0	0
8	OB	390	311	9.33	0	0
9	OB	392	309	9.33	0	0
10	OC	511.8	218.7	18	0	0
11	S2	399.221	311.712	16.66	0	0
12	S6	464.307	216.095	16.66	0	0
13	S6	511.229	311.664	16.66	0	0
14	S6	514.384	267.287	16.66	90	0
15	S6	373.865	288.683	16.66	45	0
16	S6	378.158	292.944	16.66	45	0
17	S6	382.376	297.177	16.66	45	0
18	S6	386.627	301.441	16.66	45	0
19	S6	390.882	305.689	16.66	45	0
20	S6	395.113	309.92	16.66	45	0
21	S6	505.229	311.664	16.66	0	0
22	S6	499.229	311.664	16.66	0	0
23	S6	493.229	311.664	16.66	0	0
24	S6	487.229	311.664	16.66	0	0
25	S6	481.229	311.664	16.66	0	0
26	S6	475.229	311.664	16.66	0	0
27	S6	469.229	311.664	16.66	0	0
28	S6	463.229	311.664	16.66	0	0
29	S6	457.229	311.664	16.66	0	0
30	S6	451.229	311.664	16.66	0	0
31	S6	445.229	311.664	16.66	0	0
32	S6	439.229	311.664	16.66	0	0
33	S6	433.229	311.664	16.66	0	0
34	S6	427.229	311.664	16.66	0	0
35	S6	421.229	311.664	16.66	0	0
36	S6	415.229	311.664	16.66	0	0
37	S6	409.229	311.664	16.66	0	0
38	S6	403.229	311.664	16.66	0	0
39	S6	514.384	273.287	16.66	90	0
40	S6	514.384	279.287	16.66	90	0
41	S6	514.384	285.287	16.66	90	0
42	S6	514.384	291.287	16.66	90	0
43	S6	514.384	297.287	16.66	90	0
44	S6	514.384	303.287	16.66	90	0
45	S6	514.384	309.287	16.66	90	0
46	S6	458.307	216.095	16.66	0	0
47	S6	452.307	216.095	16.66	0	0
48	S6	446.307	216.095	16.66	0	0
49	S6	440.307	216.095	16.66	0	0
50	S6	434.307	216.095	16.66	0	0
51	S6	428.307	216.095	16.66	0	0
52	S6	422.307	216.095	16.66	0	0
53	S6	416.307	216.095	16.66	0	0
54	S6	410.307	216.095	16.66	0	0
55	S6	404.307	216.095	16.66	0	0
56	S6	398.307	216.095	16.66	0	0
57	S6	392.307	216.095	16.66	0	0
58	S6	386.307	216.095	16.66	0	0
59	S6	380.307	216.095	16.66	0	0
60	S6	374.307	216.095	16.66	0	0
61	WP	371.7	229.7	12	180	0
62	WP	371.7	254.7	12	180	0
63	WP	371.7	279.7	12	180	0
64	WS	507.4	216	7	315	0
65	WS	514.5	223.1	7	315	0

\* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

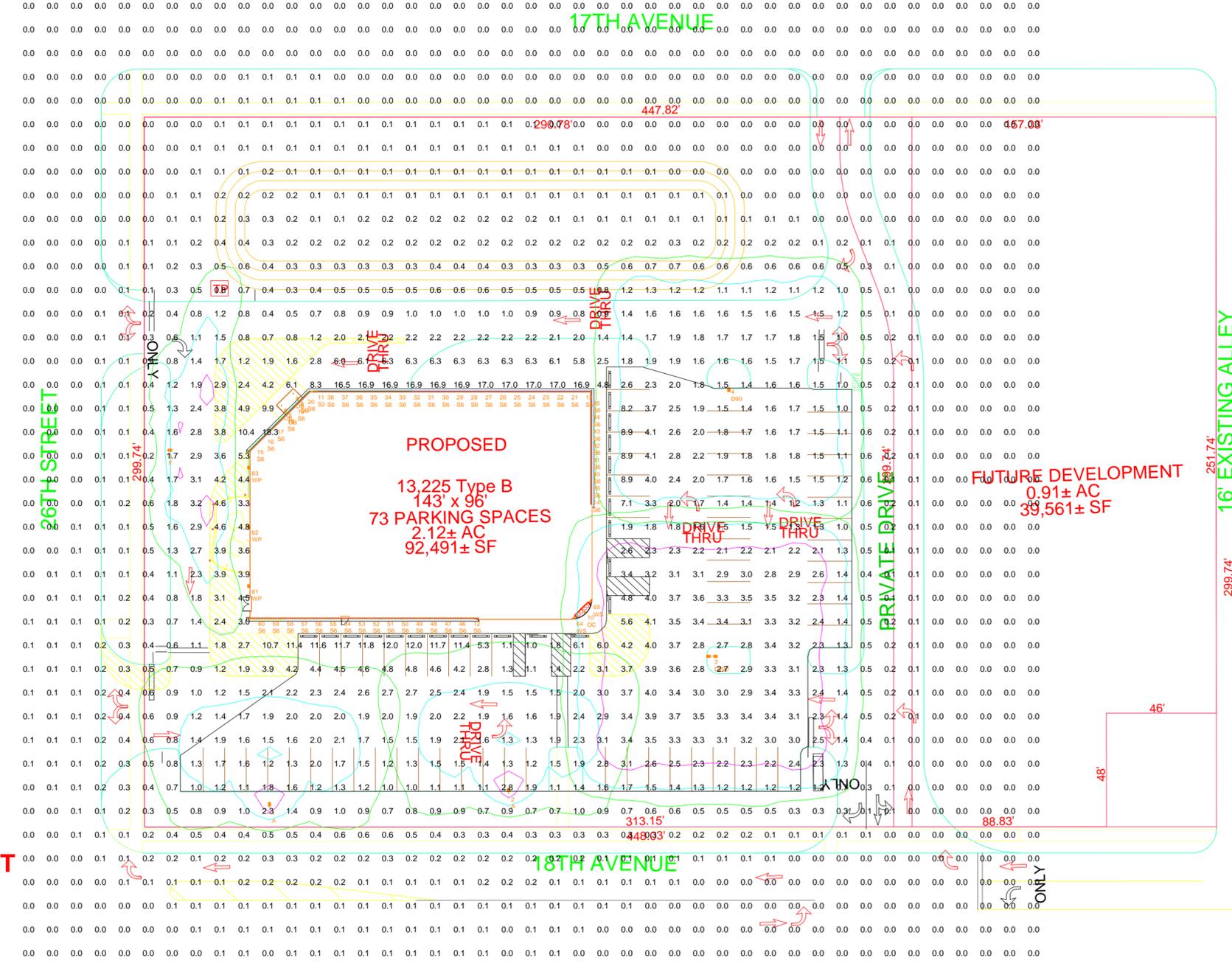
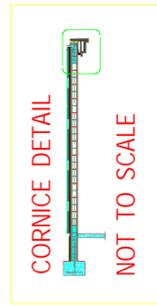
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
→	A	2	CL1-60L-4K-4 (Hubbell Ltg)	SINGLE	141	12036	0.950	0.950	1.000	0.903
← →	D290	1	QTY 2 - CL1-90L-4K-5M (Hubbell Ltg)	BACK-BACK	207.8	18522	0.950	0.950	1.000	0.903
→	D90	1	CL1-90L-4K-5M (Hubbell Ltg)	SINGLE	207.8	18522	0.950	0.950	1.000	0.903
→	F	1	CL1-60L-4K-2-BC (Hubbell Ltg)	SINGLE	141.9	7998	0.950	0.950	1.000	0.903
○	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
○	OC	1	EVO 41/29 8AR 120	SINGLE	48.9	3108	0.950	0.950	1.000	0.903
—	S2	1	ECVLXWET-2-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
—	S6	49	ECVLXWET-6-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
□	WP	3	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
☺	WS	2	AZ-5L-LED75-4K-(2)EUBU-BB-CTB-BZ	SINGLE	77.3	5187	0.950	0.950	1.000	0.903

Calculation Summary						
Label	Description	Units	Avg	Max	Min	Avg/Min
CVS PARKING	1.0 FC MINIMUM	Fc	2.70	12.0	1.0	2.70

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE  
SSS-XX-XX-X-A2-XX

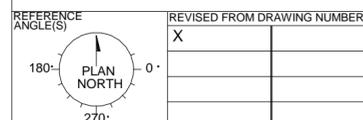
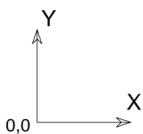
TWIN FIXTURE 180 DEGREE APART  
SSS-XX-XX-X-C2-XX



**FOR PRICING CONTACT**  
**NESCO**  
 40 Hudson Rd  
 Canton, MA 02021  
 Tel: 781-828-9494  
 Fax: 781-575-1398  
 E-Mail: CVSplans@nescoweb.com

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

- THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.



**CVS #08656**  
 ROCK ISLAND, IL



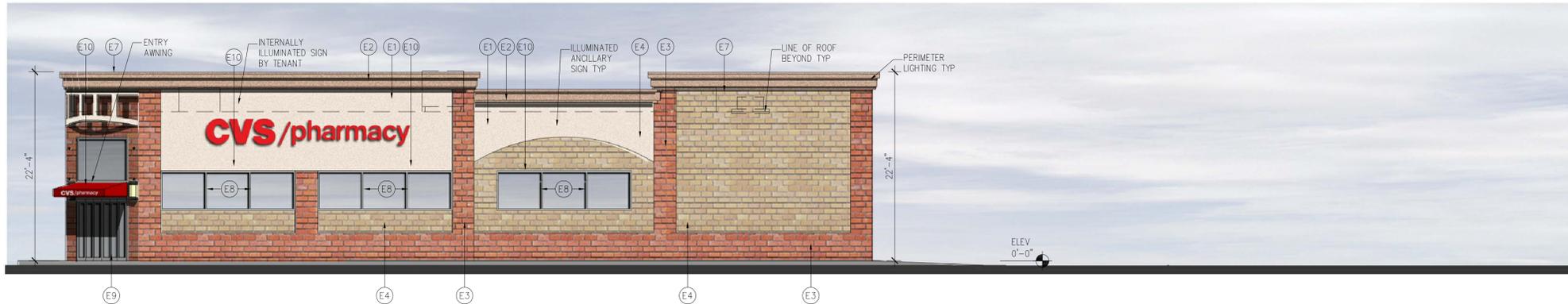
SCALE  
1" = 40'  
DWN  
ADC  
DRAWING NO.  
**1471690**

DATE  
9/24/2014  
APVD



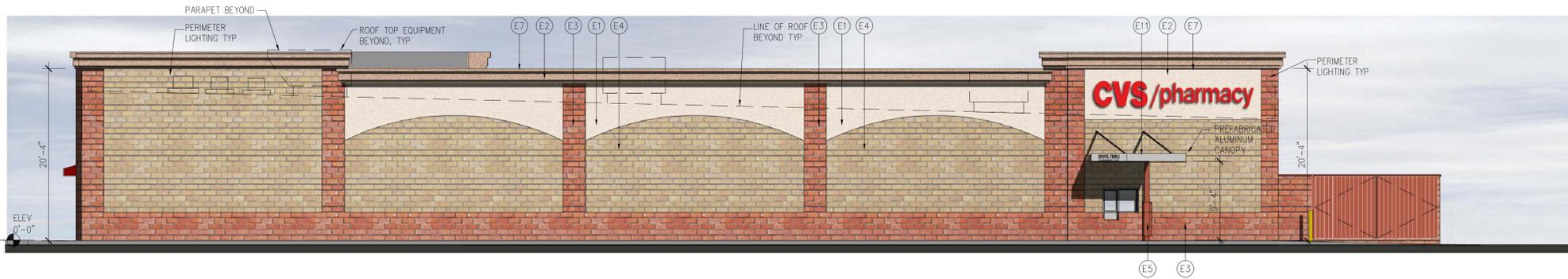
**SOUTH ELEVATION - 18TH AVE.**

SCALE: 1/8"



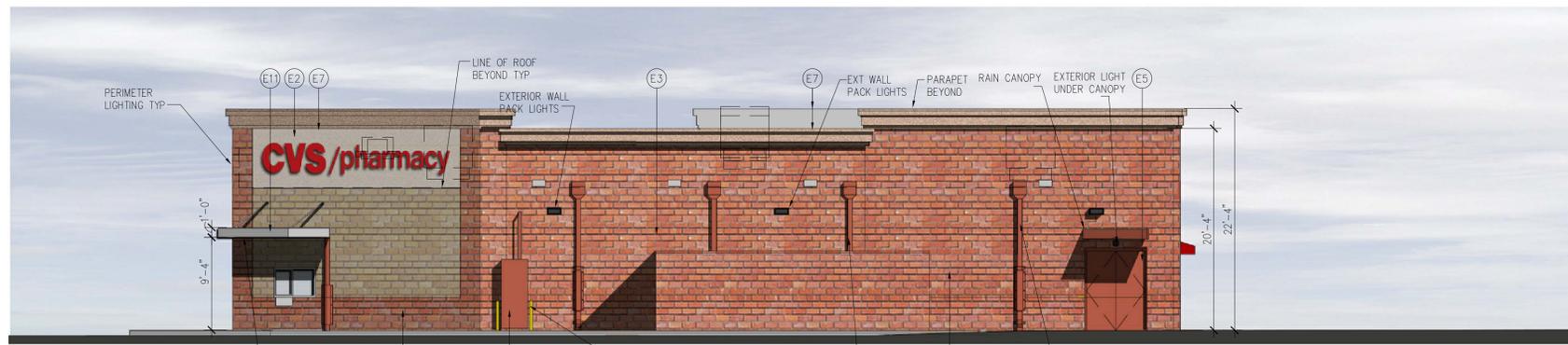
**EAST ELEVATION**

SCALE: 1/8"



**NORTH ELEVATION - 17TH AVE.**

SCALE: 1/8"



**WEST ELEVATION - 26TH ST.**

SCALE: 1/8"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS / DEFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	MA06-0029 PEACHY BEIGE	INSTALLED PER MANUF. SPECIFICATIONS
E2	EIFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NA05-0001 RAFTERTAIL	CORNICE
E3	SPLIT FACE CMU	OLDCASTLE ARCHITECTURAL	A-296-R GARNET	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	OLDCASTLE ARCHITECTURAL	S-2902 A CLASSIC	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E5	PAINT	BENJAMIN MOORE	2174-30 SEDONA CLAY	HOLLOW MTL DOORS/FRAMES, DOWNSPOUTS
E6	BOLLARD COVER	INNOPLAST BOLLARDGARD BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS
E7	PREFINISHED METAL COPING		COLOR TO MATCH "E2" EIFS	
E8	ALUM STOREFRONT		CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY DURAGLIDE 5300	CLEAR ANODIZED	
E10	VINYL AWNING	BURTON SIGNWORKS, INC.	WEBLON #2926 DEEP RED	SUPPLIED & INSTALLED BY GC
E11	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	CLASS II CLEAR ANODIZED	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.

LEGEND  
 (XX) - RE: EXTERIOR FINISH SCHEDULE

PLYON SIGNAGE EIFS COLOR TO MATCH THE BUILDING EIFS COLOR.

ALTERNATE SPLIT FACE CMU SUPPLIER			
TAG	MATERIAL / DESCRIPTION	COLOR TO MATCH	NOTES
E3	SPLIT FACE CMU	JOHNSON CONCRETE JC-535R GARNET	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	JOHNSON CONCRETE JC-623R SOFT COTTON	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E3	SPLIT FACE CMU	CEMEX 45 TERRA COTTA	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	CEMEX 861 SOFT IVORY	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW

**NORR**  
 ARCHITECTS ENGINEERS PLANNERS  
 719 Griswold Street  
 Suite 1000  
 Detroit, MI 48226  
 www.norr.com

**FE**  
**FIRST EQUITY GROUP, LLC**  
 150 N. Wacker Dr. Suite 1717  
 Chicago, Illinois 60606  
 (312) 857-7000 Phone  
 (312) 857-7015 Fax

CVS #08656/CS #085827, 18TH AVENUE & 26TH ST, ROCK ISLAND, IL

**CVS/pharmacy**



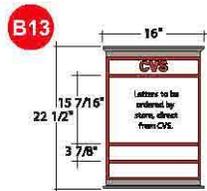
## Building Signs



## Drive Thru Pharmacy Signs



## Window/Door Signs



## Temporary Signs

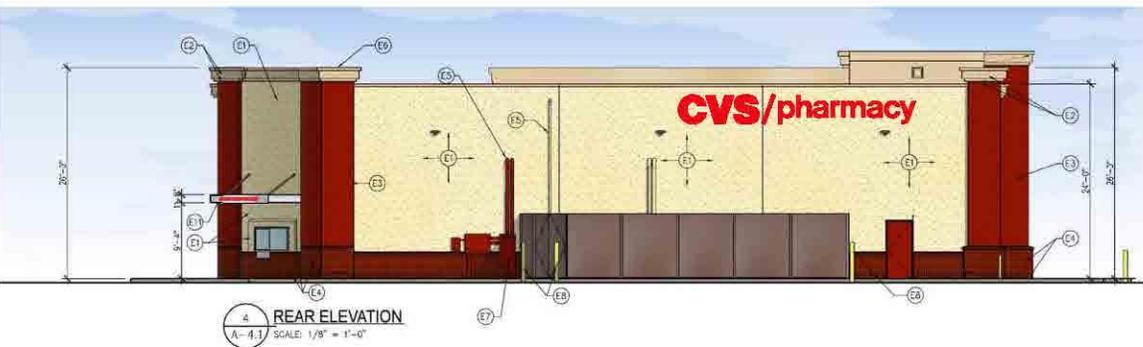
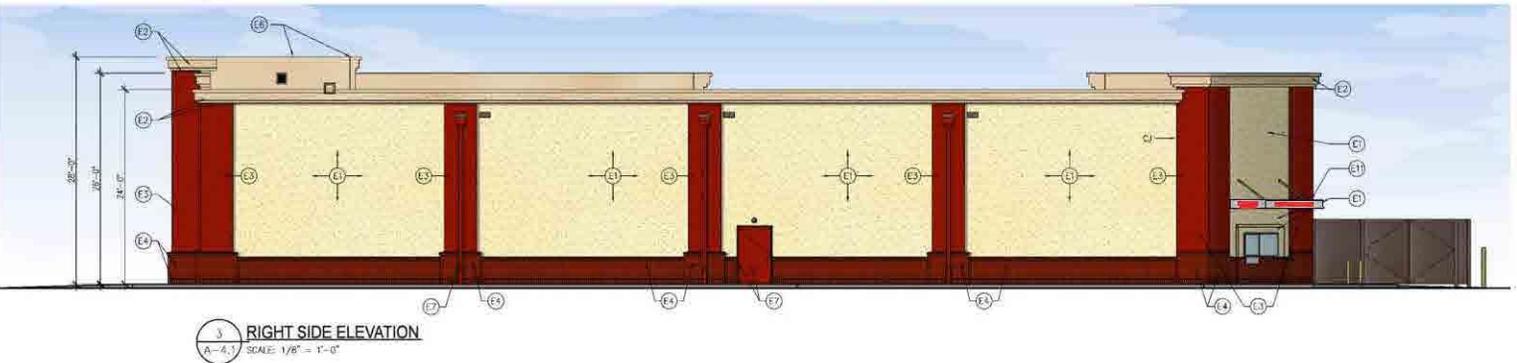
S1 - S2



## Freestanding Signs

## Directional Signs





\* Elevations are for general sign location only. Building materials and design details may not be reflected.



**CVS CS 85827**  
**NWC 18th & 27th**  
**Rock Island, IL**

Date: 8/6/2014

Revisions:


18TH AVENUE



30TH STREET

20TH AVENUE

28TH STREET

**HYVEE  
GROCERY STORE**

10844-1

10843-A

10845-A

10846-1

10848-A

10847-1

10849-A

10850

10849-B

10807

10806

10805

10803

10804

10851

10851-A

10851-C

10851-B

10832

10832-A

10831

10830

10810-A

10810

10810-B

10809

# HyVee Area

Parcel Number	Total Value 2005	Total Value 2006	Total Value 2007	Total Value 2008	Total Value 2009	Total Value 2010	Total Value 2011	Total Value 2012	Total Value 2013	Total Value 2014
10803	23760	24473	25452	26725	27532	27684	28515	27802	27802	27429
10804	28700	29561	30743	32280	33255	33438	34441	33580	33580	33130
10805	28271	29119	30283	31797	32758	32938	33926	33078	33078	32635
10806	22743	23426	24363	24667	25171	25171	25171	25171	25171	25171
10807	23018	23709	24657	25171	25171	25171	25171	25171	25171	25171
10809	33752	34764	36155	37962	39108	39323	40503	39491	39491	38962
10810	38346	39496	41076	43130	44433	44678	39000	38025	38025	37516
10810-A	5282	5440	5658	5941	6121	6155	5000	4875	4875	4810
10810-B	28064	28905	30062	31565	32518	32518	20000	19500	19500	19239
10830	38024	39165	40731	42768	44059	44301	45631	44490	44490	43894
10831	32943	33931	35288	37053	38172	38382	39534	38546	38546	38030
10832	22466	23140	24066	26542	27343	27493	28317	27609	27609	27239
10832-A	28386	29237	30406	31927	32890	33071	34063	33212	33212	32767
10843-A	25129	25883	26918	28264	29118	29278	30156	29402	29402	29008
10844-1	20961	21590	22453	23576	24287	24421	24421	23810	23810	23491
10845-A	28531	29387	30563	32091	33059	33241	34238	33382	33382	32934
10846-1	32778	33761	35112	36868	37981	38190	39336	38353	38353	37839
10847-1	26821	27626	28731	30167	31079	31249	32186	31381	31381	30960
10848-A	25888	26665	27732	29118	29997	30162	31066	30289	30289	29884
10849-A	31367	32308	33600	35280	36346	36546	37642	36701	36701	36209
10849-B	28619	29477	30656	32189	33162	33344	34344	33486	33486	33037
10850	27654	28484	29623	31104	32044	32220	33187	32357	32357	31923
10851	32095	33057	34380	36099	37190	37395	38517	37555	37555	37052
10851-A	29335	30215	31424	32996	33993	34180	35206	34326	34326	33866
10851-B	19613	20202	21010	22060	22726	22851	23536	22947	22947	22640
10851-C	31775	32728	34037	35739	36818	37020	38131	37178	37178	36679
Calculation	714321	735749	765179	786575	810331	796167	815426	795041	795041	784389
Total Assessed Values	714321	735749	765179	786575	810331	796167	815426	795041	795041	784389

