



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

December 3, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of November 5, 2014
3. Approval of the written Agenda
4. Procedural Explanation
5. Public Hearing #2014-10: Request from Raju Penmatcha for a rezoning from R-1 (one family residence) district to B-4 (highway intensive business) district for a property to be considered for annexation at approximately 8900 Rock Island Parkway.
6. Review of a final plat with variance of the Donald Gay Subdivision located at 600/602 5th Street.
7. Other Business
8. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, NOVEMBER 5, 2014
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:29 PM. Present were Commissioners Michael Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin, Jason Lopez, Norm Moline, Kevin Nolan, Bruce Peterson and Berlinda Tyler-Jamison. Commissioner Lorian Swanson was absent. Also in attendance were Alan Fries, Ben Griffith, Brandy Howe and City Attorney Dave Morrison.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 1, 2014 MEETING

The Commission considered the matter of approval of the minutes of the October 1, 2014 meeting. After a brief discussion, Commissioner Tyler-Jamison made a motion to approve the minutes as presented. Commissioner Creger 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. He stated there were two public hearings and that four interested parties were registered with the City Clerk's Office for Public Hearing #2014-09.

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 – 6TH AVENUE

Next there came before the Planning Commission Public Hearing #2014-08: a request for a rezoning from R-3 and O-1 to B-3 at approximately 4017 – 6th Avenue. Chairman Levin asked Mr. Fries to present the request. Mr. Fries stated that he had received one inquiry from Mr. David O'Brien of 637 - 40th Street and no other calls regarding the rezoning request. He then provided a brief overview of the rezoning request, site plan and staff report. Chairman Levin then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Dan Frieden of LRC Real Estate at 500 – 42nd Street in Rock Island stepped up to the podium. He stated that Mr. Fries did a thorough job of explaining the project. He stated that LRC had purchased properties over the years and demolished several dilapidated homes in preparation for redevelopment, hoping to improve the area with the construction of an 8,000 square-foot commercial building. Mr.

Frieden stated that with Augustana College and MetroLink nearby and Hill & Valley coming to the area, it would be a good addition.

Commissioner Tyler-Jamison asked how long it would take to build and rent space, if approved. Mr. Frieden replied that drawings were complete and they were ready to sign with the general contractor, so hopefully they could begin soon and be finished in 4-6 months.

Commissioner Moline asked if some of the landscape materials could be changed since they appeared to be invasive species and Mr. Frieden stated it would not be a problem.

Commissioner Peterson asked what types of tenants they would be seeking. Mr. Frieden replied that he was not at liberty to disclose at the present time, but they were talking to a retail restaurant and a commercial business.

Hearing no further questions from the Commissioners, Chairman Levin invited others to the podium to speak.

Mr. David O'Brien of 637 – 40th Street in Rock Island stepped up to the podium. He expressed concerns with the drive-thru on the western side of the proposed building, fearing that drivers would use the alley at the rear of his home as a short-cut to get to the drive-thru. He also expressed concerns that an existing fire hydrant was not shown on the drawings and had possibly not been taken into consideration.

Seeing no others wishing to speak, Chairman Levin closed the public hearing and asked the Commissioners if there was any further discussion. Commissioner Johnson made a motion to approve the rezoning request and Commissioner Tyler-Jamison seconded. Commissioner Peterson asked if the motion included approval of the plat and alley vacate and Commissioner Moline asked if the invasive plant materials could be adjusted on the landscape plan. Commissioners Johnson and Tyler-Jamison agreed with the amendments. Hearing no further discussion, Chairman Levin called for a vote. The motion was approved unanimously 10—0. Chairman Levin stated that the item would be placed onto the November 10, 2014 City Council agenda for final review and approval.

**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 – 18TH AVENUE**

Next there came before the Planning Commission Public Hearing #2014-09: a request for a rezoning from R-3 to B-3 at 2617 – 18th Avenue. Commissioner Lopez stated that he would need to recuse himself from discussion and voting on this item due to his employment with the Rock Island School District. He then left his seat at the dais and moved to a seat in the audience. Chairman Levin asked Mr. Griffith to present the request. Mr. Griffith stated that he had received no calls regarding the rezoning request but there were four interested parties registered with the City Clerk's Office. He then provided a brief overview of the rezoning request, site plan and staff report. Chairman Levin then asked the applicant to step forward to speak and answer questions from the Planning Commissioners.

Mr. Tom Lowe of First Equity Acquisitions at 205 W. Wacker Drive in Chicago stepped up to the podium, along with his attorney, Mr. Frank Nowinski of Katz, Huntoon & Fieweger at 1000 – 36th Avenue in Moline. Mr. Nowinski stated that his client wanted to be a good neighbor and had met with the

neighbors to hear their concerns. Mr. Nowinski presented the Commissioners with colorized renderings and graphics of the proposed CVS pharmacy. Mr. Lowe stated that the proposed site plan meets the needs for a modern CVS store and addresses most of the concerns of the adjacent neighbors.

Commissioner Creger asked if the proposed store had been reduced in size compared to typical new CVS stores. Mr. Lowe answered that the existing store is much smaller than most CVS locations but that it had not always been a CVS. He stated that the proposed CVS would be the same footprint as new CVS stores in Moline and Bettendorf, but with a different exterior and a single drive-thru window.

Hearing no further questions for the applicants, Chairman Levin invited the interested parties to the podium to speak, requesting that they limit their questioning to 5 minutes and that they try not to repeat themselves.

Ms. Ellen Martin of 1626 – 27th Street in Rock Island stepped up to the podium. She referred to page 104 of the City's Comprehensive Plan and asked if a traffic study had been done. She stated that the Comprehensive Plan addresses ingress in transitional residential areas and that the driveway exiting onto 17th Avenue was pretty close to her property and her neighbor.

Mr. Lowe responded that a traffic study was being conducted by City Engineering staff and was focused on modification of the traffic signal on 18th Avenue. He stated that the curb cut onto 17th Avenue was existing, but had not been utilized and that the City Engineer had approved it and other modifications to existing curb cuts. He stated that the primary entrance would be the signalized entrance off 18th Avenue and that signage had been proposed on-site to deter truck traffic onto 17th Avenue and the residential areas to the north. Mr. Lowe stated that in meetings with the neighbors, there had been discussions about installing a speed hump on 17th Avenue and that the slight "jog" in 27th Street within the site should not give the appearance of a straight shot through the site to 17th Avenue from 18th Avenue.

Commissioner Harding asked how many trucks would service the store. Mr. Lowe responded that there would be one corporate semi per week and that anywhere from 10-15 smaller trucks would serve the store for such deliveries as chips, drinks and the like.

Ms. Andrea Gaeta of 2630 – 16th Avenue in Rock Island stepped up to the podium. She asked if Mr. Lowe could provide clarification of the 17th Avenue access which was an issue with the neighborhood and whether or not CVS was aware of it. She also asked if the water and sewer lines had been checked since the staff report stated that they were adequate in size. Ms. Gaeta discussed in great detail the sections in the City's Comprehensive Plan which applied to Transitional Area Overlays, specifically the diagrams found in that section and how they related to the 17th Avenue access. Ms. Gaeta also referenced the discussion the Planning Commission had at its April 2nd meeting when it recommended adoption of the Comprehensive Plan and stated that she and the neighbors did not feel that the Comprehensive Plan was being followed to the letter in this particular instance.

Commissioner Moline stated that he understood the concern about the house immediately across from the exit and that his hunch was that anyone in the area wanting to go to CVS would possibly prefer to use the 17th Avenue entrance.

Ms. Gaeta stated that she heard from other residents in the vicinity, particularly those on 24th Street, that they were against Fareway going in and are opposed to CVS because it would be similar to the situation with Walgreens and KFC which create conflicts with the neighborhood.

Mr. Lowe stated that Ms. Gaeta had previously asked if he could provide documentation from CVS about the 17th Avenue access and he referenced a letter that had been provided to staff. He stated the access was being provided for the convenience and safety of CVS customers. As far as water and sewer were concerned, Mr. Lowe stated that he was anxious to get to that point in the construction process and would be investigating to make sure that it would be adequate to serve the new store. He also stated that the site plan went far beyond what was required for bufferyards, comparing it to Hy-Vee and Walgreens.

Chairman Levin asked if there were other registered interested parties who wished to speak.

Mr. David Martin of 1626 – 27th Street in Rock Island stepped up to the podium. He asked if there was a list of businesses that CVS would not sell the eastern lot to and asked if he could add fast food joints to that list because of his concerns about traffic on 17th Avenue. He stated that he would like to have the rezoning for that portion of the site delayed until there is a development proposal for that site. Mr. Martin stated that he liked the buffer zone area but was concerned about glare from car lights; he suggested a short fence at the end of the three rows of parking to keep lights out of windows.

Mr. Lowe stated that no use had been identified for the eastern lot, that his focus is getting the zoning in place for the CVS and that the approved use is equally important to CVS. He stated that they did not want an obscene or unfavorable use next to their store, that there is a list of undesirable uses and that the focus is to get CVS moved and up and running. He stated that he had no objection to staff's condition to have a public hearing when a project is brought forward.

Commissioner Tyler-Jamison asked about the types of prohibited uses and Mr. Lowe responded that they were like those listed by Mr. Martin.

Chairman Levin asked if any other registered interested parties wished to speak and Ms. Gaeta responded that her husband would not be speaking. Seeing no other interested parties, Chairman Levin asked for proponents to step forward to speak.

Mr. Victor Panegos of 1627 – 27th Street in Rock Island stepped up to the podium. Mr. Panegos stated that he had visited CED on the second floor at City Hall and was unable to register as an interested party prior to the meeting. Chairman Levin replied that he had been provided with instructions as to how to register. Mr. Panegos stated that CVS would be a great neighbor, but his only concern was the access onto 17th Avenue since it was a major walkway for children walking and riding bicycles. He asked what would really be lost if the access was closed off. He stated that there was probably a piece of asphalt from the road lying around somewhere that he had brought in last year to show the poor condition of the pavement and that it could not support commercial traffic. Mr. Panegos was concerned with heavy traffic 7 days a week and referenced the Ace Hardware project a couple of years back when the Planning Commission refused to allow access onto 19th Street.

Ms. Debra Steffen of 1536 – 29th Street in Rock Island stepped up to the podium. She stated that her husband works for the City's Street Department and that the street is not up to snuff. She stated that

Walgreens semis go through all the time and that a stop sign was needed to deter truck traffic by the Walgreens and KFC.

Ms. Linda Anderson of 1718 – 21st Street in Rock Island stepped up to the podium. She stated that the Planning Commission worked long and hard on the transitional overlays and that this is the first time a business is proposing to locate within a transition area overlay. She continued that the residents want great businesses but asks that they please respect the neighborhood's desire to keep traffic out of the neighborhood. She noted that all developers will have their wish list, but the Planning Commission should adhere to the recommendations of the Comprehensive Plan with regard to ingress and egress.

Seeing there was no further public comments, Chairman Levin closed the public hearing and asked the Commissioners if they had questions for the applicant.

Commissioner Dasso asked Mr. Lowe if he could elaborate on the landscape plan and the species of trees. Mr. Lowe stated that evergreens were used to complement the existing mature trees on 17th Avenue in order to provide screening year-round.

Commissioner Johnson asked Mr. Lowe if he had built other stores like this for CVS and based on his experience, what percentage of traffic would use each access point. Mr. Lowe answered that he had completed dozens of CVS stores all around the Midwest region. He estimated that 80% would use the 18th Avenue access since it would be signalized and the second most-used access point would be the one on 26th Street nearest to 18th Avenue. He stated the building entrance was oriented towards the southeast and that loading operations would be at the southwest, so between those two points, they would carry the majority of the traffic volume.

Commissioner Johnson then asked where the next closest CVS store was located. Mr. Lowe answered that there were two in Moline and one in Davenport. Commissioner Johnson asked if he would be correct in assuming that the proposed CVS would serve approximately $\frac{1}{2}$ to $\frac{2}{3}$ of Rock Island. Mr. Lowe stated that he would probably be correct for the existing market, since this store would replace an existing CVS down the street; a lot of the guesswork has been taken out of market assessments. He added that CVS doesn't want to leave the neighborhood.

Commissioner Johnson then asked if it would be fair to assume that traffic using the 17th Avenue would be limited to the 4-6 blocks to the north. Mr. Lowe stated that would be a fair assumption.

Commissioner Johnson stated that the staff report was one of the most thorough he had seen in over 30 years on the Planning Commission. He stated the analysis on property values was insightful and answered questions that come up all the time. He congratulated staff and considered the CVS a tremendous project for the community.

Commissioner Johnson made a motion to approve the rezoning request with conditions as detailed in the staff report. Commissioner Tyler-Jamison seconded the motion. Commissioner Moline complemented the applicant on the stormwater detention and outstanding landscaping. Hearing no further discussion, Chairman Levin called for a vote. The motion was approved unanimously 9—0—1 with Commissioner Lopez recusing. Chairman Levin stated that the item would be placed onto the November 10, 2014 City Council agenda for final review and approval.

OTHER BUSINESS

Commissioner Moline thanked Mr. Griffith for attending River Action's Mississippi River Conference in Moline, adding that he appreciated seeing City staff attend such an important conference for the community. Mr. Griffith stated that it was a good conference and well worth attending.

Mr. Griffith stated that he had certificates for all that attended the Planning Commissioner training on August 27th and that he would hand them out after the meeting. He stated that the Planning Office had received one public hearing request for the December 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.

Chairman Levin wished everyone a safe and happy Thanksgiving holiday.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Creger made a motion to adjourn the meeting at approximately 6:36 PM. Commissioner Lopez seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, December 3, 2014 at 5:30 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive style and is positioned above the printed name.

Ben Griffith, AICP

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: November 18, 2014

Subject: Case #2014-10- Request for Rezoning from R-1 (one family residence) district to B-4 (highway intensive business) district at approximately 8900 Rock Island Parkway.

Raju Penmatcha has filed an application for a rezoning from R-1 (one family residence) district to B-4 (highway intensive business) district at approximately 8900 Rock Island Parkway. The applicant is also requesting the approximate 60 acre parcel be annexed into the city and proposes to develop the site with a mix of large and smaller retail and office uses (annexed properties automatically are zoned R-1 upon annexation).

Size of Property to be Rezoned:

523' x 248' x 854' x 390' x 399' x 216' x 10' x 147' x 1275' x 2625' x 940' (2,584,414 square feet, or 59.33 acres).

Existing Land Use: The site is undeveloped.

North: Single family residential uses located in unincorporated Rock Island County, zoned AG-2.

East: Martin Equipment Company, zoned B-3, Highland Place Villas, zoned PUD, single family residential use located in unincorporated Rock Island County, zoned R-1 and undeveloped property also located in the County, zoned AG-2.

South: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

West: Undeveloped property located in unincorporated Rock Island County, zoned AG-2.

Zoning History

None.

Comprehensive Plan Designation:

The recently approved Comprehensive Plan identifies Conservation Neighborhood land use for the site.

Access:

The site has access to the Rock Island Parkway.

Physical Characteristics:

The site slopes up 15 to 20 feet above the Parkway. There are several ravines located to the north, west and south segments of the site (see attached contour map).

Conceptual Site Plan:

The applicant has submitted the attached conceptual site plan that identifies the mix of large and smaller retail/service and office uses. The plan identifies a 200,000 square foot “big box” retail structure proposed to be located at the center of the development with six other “local and regional” retail structures proposed to the east and south of that structure. Also located to the southern segment are an auto service use, a bank and two “fast food” restaurants. To the east are two “dine-in” restaurants. The site plan also identifies six office use structures located on the north segment of the development site. A total of 2,812 parking spaces are also identified on the site plan. The total area of the 19 proposed structures would cover approximately 17 per cent of the site. The parking spaces would cover an additional 60 per cent of the site, making the total impervious coverage at 77 per cent of the total site.

Significant grading and filling of the site will be needed to provide for construction of the 19 proposed structures along with proposed parking spaces. The site plan also identifies six storm water retention areas located primarily on the western and northern edges of the site.

As previously indicated access to the site is identified from the Parkway. A center access point is located at approximately the same location as an existing driveway access to the site. A second access point is identified at the southeast area of the site adjacent to a “stub” right-of-way segment that extends directly south from the Parkway as it curves to the east. The applicant has also expressed interest in obtaining the “western toe” of this right-of-way stub (100’ x 147’) in order to accommodate a buildable area for one of the two fast food restaurants proposed. The City Council will consider this request separately from the rezoning request.

Analysis:

The Conservation Neighborhood land use is described as facilitating “new low density, clustered home sites...that allow for protection of natural features and open space in other portions of the land”. This land use category is identified as being “ideal” for sites that have “uneven terrain, utility constraints and scenic attributes”. Currently, the zoning districts identified as fitting this land use category are the Agricultural and Suburban Estates districts.

Staff believes that proposed B-4 zoning district does not conform to the Comprehensive Plan. The site does have access to a major highway and because of its location and size it could accommodate some mixed uses (residential and non-residential), but the B-4 district would not allow any residential uses on a ground floor of any proposed structures.

Staff also believes that the proposed conceptual site plan over develops the site and does not take into account the fairly steep slopes and other aspects of the natural terrain. The location of many structures on the western segment of the site without direct frontage and visibility from the Parkway could make them very difficult to develop as business uses. Also, by having just two access points it would make access to and from the site difficult once it is fully developed as proposed.

The Zoning Ordinance would require that each of the 19 principal structures be located on a separate lot. The proposed building locations identified on the site plan would make it

challenging to subdivide the site to provide the Zoning Ordinance's required 20 foot "frontage" to a public street for each lot platted.

In conclusion, staff believes that PUD zoning is a better approach to development of this site rather than B-4 zoning. The PUD district allows for more than one principal structure on one lot, mixed uses, and accommodating several variance requests (if needed). This approach would also allow for further public review for each "segment" of development through a final site plan review process as each segment is proposed for development.

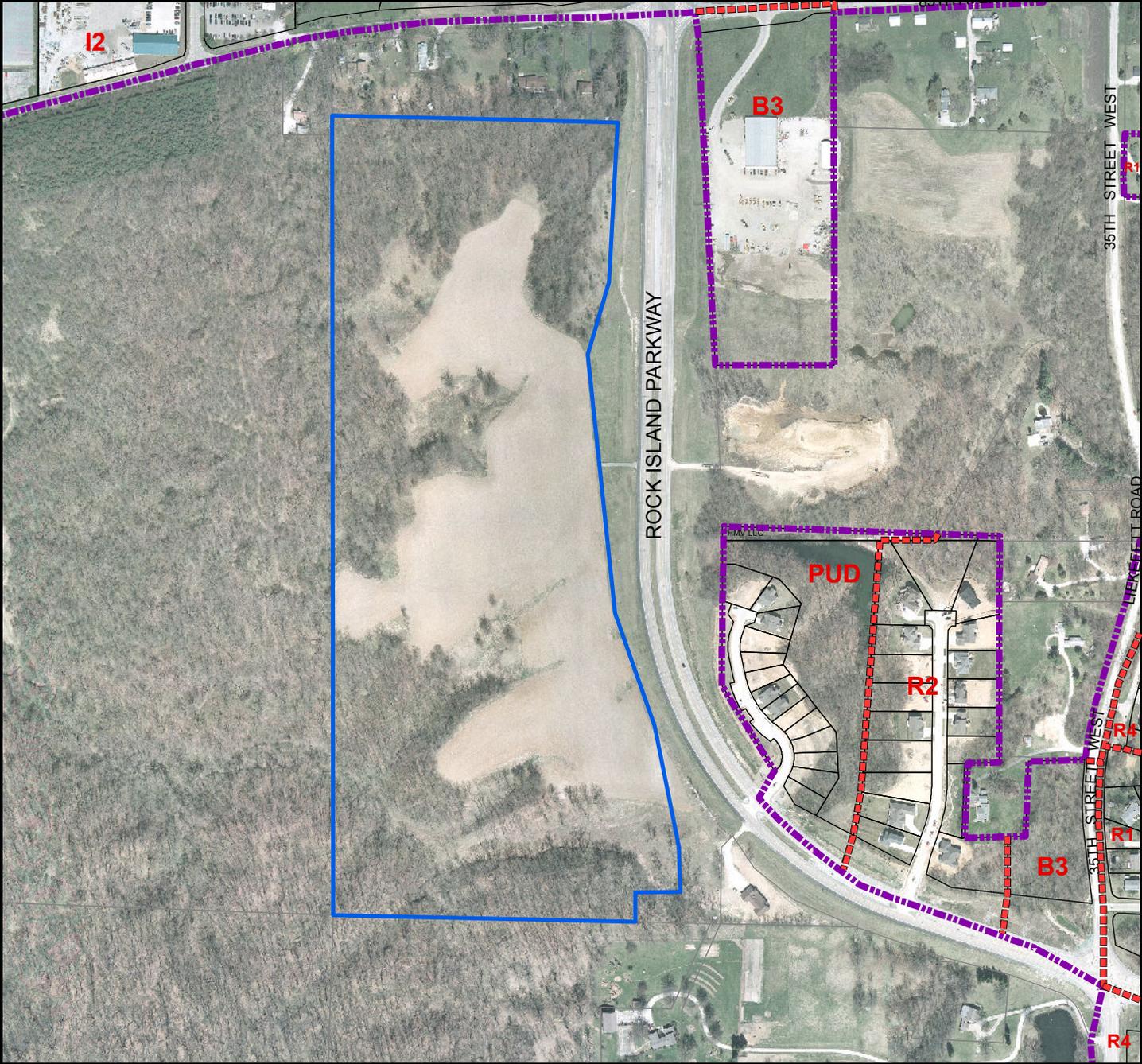
As previously alluded to staff does not recommend that the preliminary "conceptual" site plan be considered as being the best approach for the site as it over develops the property, does not take adequately into account the natural features of the site and will result in future traffic congestion and access problems.

Recommendation:

Staff recommends that the request be denied because it does not conform to the Comprehensive Plan.

Staff also recommends that the applicant submit a request for rezoning to PUD district and also submit a revised conceptual or "preliminary plan" as identified in the Planned Unit Development section of the Zoning Ordinance. This zoning approach better conforms to the Comprehensive Plan and will allow for public review of future development of this unique site with consideration for planning and preservation of its natural features.

PLANNING COMMISSION



PLANNING COMMISSION 2014-10 Aerial

Legend

- Municipal Boundary
- Subject Property
- City of Rock Island Parcels
- County Parcels

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

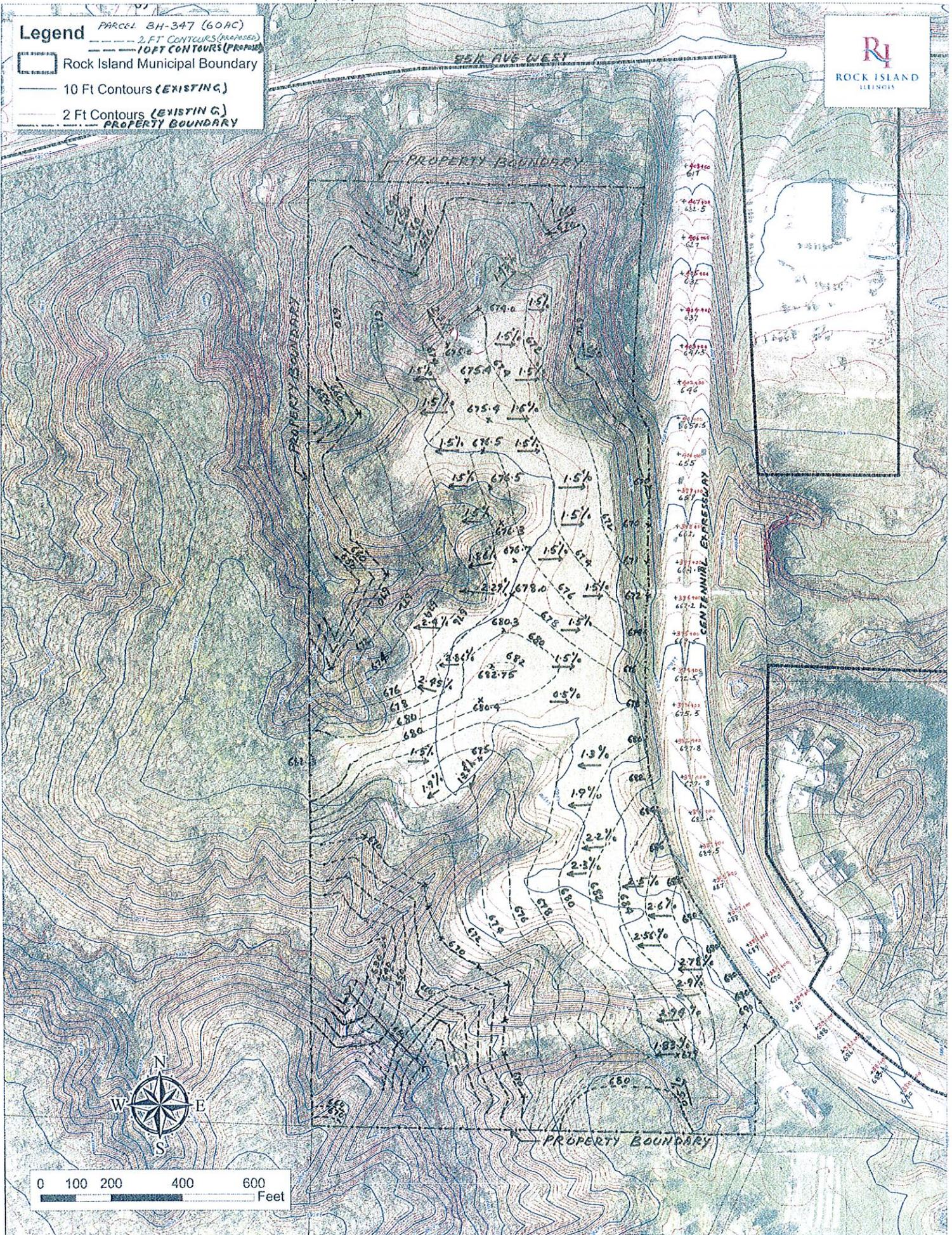
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

PROPOSED FARMLAND GRADING PLAN

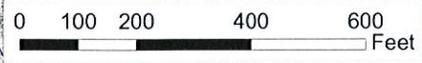
- Legend**
- PARCEL BH-347 (60AC)
 - 2 FT CONTOURS (PROPOSED)
 - 10 FT CONTOURS (EXISTING)
 - 2 Ft Contours (EXISTING)
 - PROPERTY BOUNDARY
 - Rock Island Municipal Boundary

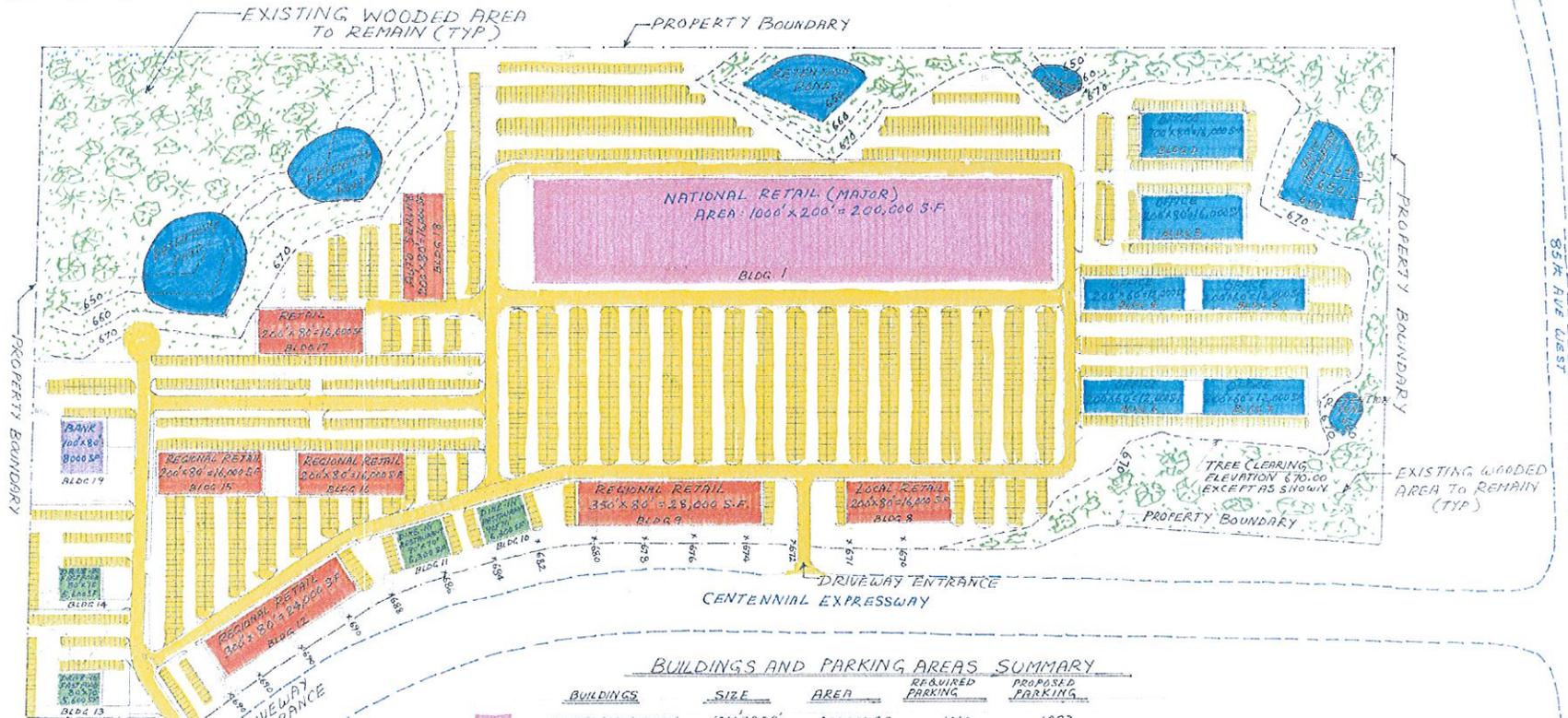


PROPOSED FARMLAND GRADING PLAN

Legend

-  Rock Island Municipal Boundary
-  10 Ft Contours
-  2 Ft Contours





BUILDINGS AND PARKING AREAS SUMMARY

BUILDINGS	SIZE	AREA	REQUIRED PARKING	PROPOSED PARKING
NATIONAL RETAIL BLDG 1	1000' x 200'	200,000 S.F.	1000	1423
OFFICE BUILDINGS (2) 2 & 3	200' x 80' x 2	32,000 S.F.	128	129
OFFICE BUILDINGS (8) 4, 5, 6, 7	200' x 60' x 4	48,000 S.F.	172	314
LOCAL RETAIL BLDG 8	200' x 80'	16,000 S.F.	80	361
REGIONAL RETAIL BLDG 9	350' x 80'	28,000 S.F.	140	
FAST-FIN RESTAURANTS BLDG 10 & 11	90' x 70' x 2	12,600 S.F.	63	
REGIONAL RETAIL BLDG 12	300' x 80'	24,000 S.F.	120	
DRIVE-IN FAST FOOD BLDG 13	80' x 70' x 2	11,200 S.F.	56	116
REGIONAL RETAIL RESERVE BLDG 14	200' x 80' x 4	64,000 S.F.	320	423
BANK BLDG 19	100' x 80'	8,000 S.F.	40	46
TOTAL		443,800 S.F.	2,137 SPACES	2,812 SPACES (INCLUDES EMPLOYEE PARKING)

PROPOSED DEVELOPMENT CONCEPT PLAN: PARCEL BH-347

BUILDINGS, ROADWAYS AND PARKING LAYOUT PLAN

PENMATCHA DEVELOPMENT
 SCALE: 1"=100FT
 DATE: NOV 2, 14
 PARCEL: BH-347
 CONCEPT DEVELOPED BY:
 RAJU PENMATCHA, P.E.

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: November 19, 2014

Subject: Review of Final Plat of Donald Gay Subdivision

The attached Donald Gay Subdivision Final Plat is a two lot minor plat located at 600/602 5th Street, zoned R-3 (one and two family residence) district. Currently, the property is a nonconforming use as there are two single family residences located on the one parcel. The owner intends to subdivide the parcel into two lots in order to sell the residences separately.

Proposed Lot One will have a total area of 4,097 square feet and a lot width of 31.88 feet. There is an accessory structure also located on this parcel. Proposed Lot Two will have an area of 3,682 square feet and a lot width of 31.09 feet. There is no accessory structure located on this lot. There will be a five foot setback for each existing structure from the newly created property line between them.

Both lots will require variances as they do not meet the minimum lot area, minimum lot width and minimum side yard setback requirements for an R-3 zoning district (minimum lot area is 5,000 square feet, minimum lot width is 50 feet and minimum side yard setback is six feet). Also, proposed Lot Two will not have any off-street parking (two off-street spaces are required).

The City Engineer has approved the final plat. Staff believes that eliminating the nonconformity of having two residences on one lot is creating a better situation for the property and neighborhood even if it results in the four other variances.

Recommendation:

That the final plat be approved, with the four requested variances, because it will eliminate the major nonconformity of having two principal structures on one lot, which will allow the owner to sell each residential structure separately.

SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION MAP Donald Gay Subdivision

Legend

-  Subject Property
-  Parcels



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



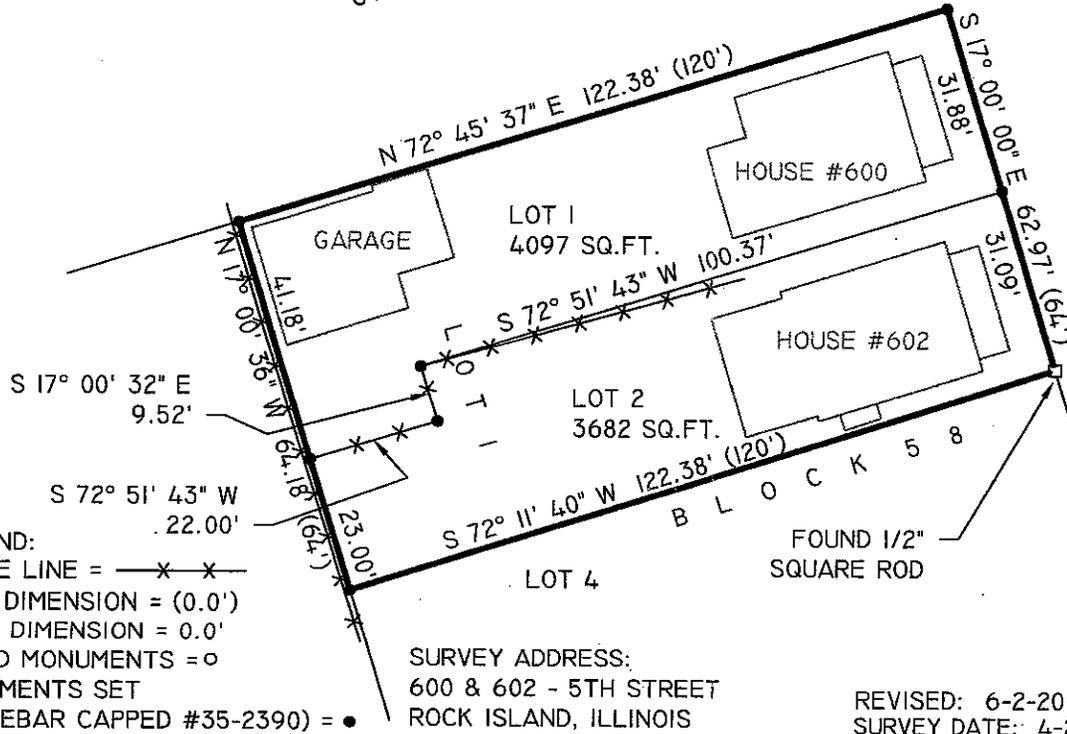


FINAL PLAT OF:
DONALD GAY SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 58, IN CHICAGO OR LOWER ADDITION TO THE CITY OF ROCK ISLAND, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS

6TH AVENUE (60')

5TH STREET (70')



LEGEND:
FENCE LINE = — x x —
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
FOUND MONUMENTS = ○
MONUMENTS SET (#4 REBAR CAPPED #35-2390) = ●

SURVEY ADDRESS:
600 & 602 - 5TH STREET
ROCK ISLAND, ILLINOIS

REVISED: 6-2-2014
SURVEY DATE: 4-23-2014

OWNER:
DONALD GAY

ATTORNEY:
VINCE LOPEZ
710 - IITH STREET
MOLINE, ILLINOIS.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

[Signature]
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 062-053970
MY LICENSE EXPIRATION DATE IS: NOVEMBER 30, 2015
[Signature]
OWNER OR ATTORNEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

[Signature]
MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2390
LICENSE EXPIRATION DATE NOVEMBER 30, 2014



GRAPHIC SCALE

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.



1 inch = 30 ft.



Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256
PROFESSIONAL LAND SURVEYING FIRM #184-002765



Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer and Rock Island Counties, Illinois.

MEMORANDUM

OFFICERS:
CHAIR
Larry Minard
VICE-CHAIR
John Thodos
SECRETARY
Phillip Banaszek
TREASURER
Marty O'Boyle

MUNICIPAL REPRESENTATIVES:

City of Davenport
Bill Gluba, Mayor
Gene Meeker, Alderperson
Jason Gordon, Alderman
Hap Volz, Citizen
City of Rock Island
Dennis Pauley, Mayor
Chuck Austin, Alderman
City of Moline
Scott Raes, Mayor
Sean Liddell, Alderman
City of Bettendorf
Bob Gallagher, Mayor
City of East Moline
John Thodos, Mayor
City of Muscatine
DeWayne Hopkins, Mayor
City of Kewanee
Bruce Tossell, Mayor
City of Silvis; Villages of
Andalusia, Carbon Cliff,
Coal Valley, Cordova, Hampton,
Hillsdale, Milan, Oak Grove,
Port Byron, and Rapids City
Ken Williams, Mayor, Carbon Cliff
Cities of Aledo, Colona, Galva,
Geneseo; Villages of Alpha,
Andover, Atkinson, Cambridge,
New Boston, Orion, Sherrard,
Viola, Windsor, and Woodhull
Jim Crouch, Mayor, Cambridge
Cities of Blue Grass, Buffalo,
Eldridge, Fruitland, LeClaire,
Long Grove, McCausland,
Princeton, Riverdale, Walcott,
West Liberty, and Wilton
Marty O'Boyle, Mayor, Eldridge

COUNTY REPRESENTATIVES:

Henry County
Tim Wells, Chair
Dennis Anderson, Member
JoAnne Hillman, Member
Mercer County
Vacant
Muscatine County
Robert Howard, Chair
Tom Furlong, Member
Rock Island County
Phillip Banaszek, Chair
Kim Callaway-Thompson, Member
Vacant, Member
Elizabeth Sherwin, Citizen
Scott County
Larry Minard, Chair
Carol Earnhardt, Member
Tom Sunderbruch, Member
Jazmin Newton-Butt, Citizen

PROGRAM REPRESENTATIVES:

Cheryl Goodwin
Ralph H. Heninger
Nathaniel Lawrence
Rick Schloemer
Bill Stoermer
Jim Tank
Rory Washburn
Executive Director
Denise Bulat

TO: Bi-State Regional Commission Member Government Mayors, Village Board Presidents, Board of Supervisor Chair, Clerks and Administrators, Planners and Zoning Officials
FROM: Patty Pearson, Senior Planner
DATE: September 9, 2014
RE: APA Training Series on Planning and Zoning Issues

For a 13th year, the Bi-State Regional Commission will be hosting a series of audio/visual-conferences sponsored by the American Planning Association (APA). The dates and topics are listed below. These audio conferences are one and a half hours in length.

All audio/visual-conferences will be held on the Third Floor of Rock Island County Office Building, 1504 Third Avenue, Rock Island at 3:00 p.m. The public entrance to the building is from Third Avenue. Please plan to arrive prior to 3:00 p.m. to sign in and review the materials.

Attendance of planning staff, planning and zoning commissions/boards, and boards of adjustment members is strongly encouraged. This is a terrific training opportunity for your planning and zoning commissions and is provided as part of your Bi-State Regional Commission membership. All Topical Audio/Web Conferences have been approved for 1.5 Continuing Maintenance Credits.

September 24, 2014 – 3:00 p.m. to 4:30 p.m.

Post Disaster Recovery in a Changing Climate (1.5 hours)

Demographic shifts and climate change are making disasters bigger and costlier. Gradually, the nation is moving toward a more effective long-term recovery, while communities are working to become more resilient. However, greater resilience calls for more sophisticated planning. Do you have the tools for a safer, stronger community? Learn about the next generation of post-disaster recovery planning from the people who wrote the book, and the new edition. This program is also suitable for planning commissioners. Cosponsored by FEMA.

November 5, 2014 – 3:00 p.m. to 4:30 p.m.

Health Equity and Planning Ethics (1.5 hours)

Equity and ethics are not identical, but they do intersect. Listen as AICP planners and allied health professionals probe this important topic. How is health equity being addressed, and how does it relate to planning? What ethical codes do public health professionals follow, and where is the intersection with planning ethics? Examine the role equity plays in various ethical frameworks and find out how communities and planners are taking on health equity. Cosponsored by the American Institute of Certified Planners.

February 18, 2015 – 3:00 p.m. to 4:30 p.m.

Sustaining Places through the Comprehensive Plan (1.5 hours)

Sustainability and comprehensive planning can run on two separate tracks within local government. To create sustaining places, the programs have to come together, but how? APA has worked with 13 communities to develop standards for integrating sustainability into comprehensive plans. Hear about the standards and the goals behind them. Find out what goes into the plan, and get tips for successful public participation and plan implementation. Officials and their staff will see what makes a good comprehensive plan and how it can guide the community's future. Cosponsored by the Lincoln Institute of Land Policy.

1504 Third Avenue, P.O. Box 3368, Rock Island, Illinois 61204-3368
Phone (309) 793-6300, Fax (309) 793-6305
E-mail: info@bistateonline.org • Website: www.bistateonline.org

March 12, 2015 – 3:00 p.m. to 4:30 p.m.

Using Subdivision Regulations in the 21st Century (1.5 hours)

Subdivision regulations are a critical tool for land development regulation. They can address the demands of growing communities or the redevelopment of infill sites. In this lecture, learn the legal basis and parameters for subdivision controls. Explore standards for subdivision control and typical subdivision processes. The presenter will discuss new subdivisions, re-subdivision, plat vacation, and lot-line adjustments. A major focus is on how subdivision controls can be used alone – e.g. in rural communities that lack zoning, how they fit into a comprehensive regulatory system, and how they relate to zoning or form-based codes. Cosponsored by the American Institute of Certified Planners.

June 3, 2015 – 3:00 p.m. to 4:30 p.m.

The Planning Office of the Future (1.5 hours)

New technologies and evolving expectations are a couple of the variety of forces that are changing the way planners work, the skills they need, even the issues they address. An APA task force recently spent a year looking into the planning office of the future. Learn about the findings and hear what practitioners have to say about recent changes, current conditions, and the shape of things to come. Whether your office is public, private, or nonprofit, change is coming. How will you respond, and how will you lead? Cosponsored by the American Institute of Certified Planners.

June 24, 2015 – 3:00 p.m. to 4:30 p.m.

2014 Planning Law Review (1.5 hours)

Planning feels the impact of decisions from the U.S. Supreme Court, federal district courts, and state courts. How will their rulings affect you? Get a briefing on the year's legal developments, from First Amendment issues to environmental actions, housing, and equal access. Presenters also will discuss major legislative initiatives and APA's amicus filings. Join in a lively, informative program you and your staff, colleagues, and officials will not want to miss. This program is also suitable for planning commissioners. Cosponsored by the American Institute of Certified Planners.

Participants can register by contacting Bi-State prior to the conference date. E-mail reminders will go out one week prior to each Audio Conference. Bi-State will provide copies of materials for those that pre-register, including agenda and presentation handouts. We ask that participants arrive by 2:45 p.m. Please forward this notice to appropriate staff and volunteers.

Contact me at (309) 793-6302, Ext. 138 or via e-mail at ppearson@bistateonline.org to register or for questions. For those calling long distance, you may contact me toll-free at 1-888-BISTATE. I hope you find this years' series a helpful training tool to enhance planning and development within your community/county. APA's motto is Making Great Communities Happen. I look forward to facilitating this vision in our region.



ROCK ISLAND
ILLINOIS

City of Rock Island PLANNING COMMISSION 2015 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
November 4, 2014	November 11, 2014	December 3, 2014
December 2	December 16	January 7
January 6	January 13	February 4
February 3	February 10	March 4
March 3	March 17	April 1
March 31	April 14	May 6
May 5	May 12	June 3
June 2	June 16	July 1
June 30	July 14	August 5
August 4	August 11	September 2
September 1	September 15	October 7
October 6	October 13	November 4
November 3	November 10	December 2
December 1, 2015	December 15, 2015	January 6, 2016

“Advertised” items include Rezoning, PUDs & Special Use Permits
and DO require advertisement, notification and posting

“Non-Advertised” items such as preliminary and final subdivision
plats do NOT require legal advertisement, notification or posting

Meetings are generally the first Wednesday of the month, beginning at 5:30 PM
and are held in the Council Chambers (Third Floor) of City Hall, 1528 – 3rd Avenue