



## **Rock Island Planning Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

May 6, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of March 4, 2015
3. Procedural Explanation
4. Public Hearing #2015-02: Request from the Rock Island Economic Growth Corporation for Amendment to Approved Final Site Plan Review in a Planned Unit Development Zoning District and Riverfront Corridor Overlay District at 2411 4<sup>th</sup> Avenue
5. Review of Final Plat of The Garden District Subdivision.
6. Other Business
7. Adjournment



**UNAPPROVED**

**MINUTES OF THE PLANNING COMMISSION  
WEDNESDAY, APRIL 1, 2015  
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 5:31 PM. Present were Commissioners Mike Creger, Andrew Dasso, Bruce Harding, David Levin, Jason Lopez, Norm Moline Bruce Peterson and Lorian Swanson. Commissioners Ted Johnson, Kevin Nolan, and Berlinda Tyler-Jamison were absent. Also in attendance were Ward 5 Alderman Kate Hotle, CED Director Jeff Eder, and CED Planning staff members Alan Fires, Ben Griffith and Brandy Howe.

**AN ORDER APPROVING THE MINUTES OF THE MARCH 4, 2015 MEETING**

The Commission considered the matter of approval of the minutes of the March 4, 2015 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Dasso 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 was one public hearing on the agenda and that they would begin with a PowerPoint presentation, followed by a question and answer session with the Planning Commissioners. After that, Chairman Levin stated he would open the public hearing and members of the public could come forward to ask questions and provide comments regarding the Downtown Revitalization Plan.

**PRESENTATION OF DOWNTOWN REVITALIZATION PLAN BY HOUSEAL LAVIGNE ASSOCIATES**

Chairman Levin invited the consultants to step forward. Consultants Matt Filter and Doug Hammel of Houseal Lavigne Associates presented a PowerPoint presentation which is included and made part of these minutes. Mr. Filter explained the background and process of the plan's development, emphasizing the public involvement and feedback provided by the steering committee, City staff, elected officials and the general public through the various workshops, visioning sessions, stakeholder interviews and on-line surveys and comments. He stated that the Plan was not drafted in a vacuum but was the result of input and comments by the public and that it was a very bottom-up process. Mr. Filter and Mr. Hammel also provided a detailed chapter-by-chapter review of the Plan. At the conclusion of the presentation, Chairman Levin asked if there were any questions or comments from the Commissioners.

Commissioner Moline questioned the planning process and commented that it was not the way plans had been presented in the past. Mr. Hammel answered that the planning process had been an open and inclusive one from the very beginning, that the Planning Commissioners had been invited to participate in all of the workshops and visioning sessions and that the consultants were ready to address concerns and answer questions from the Commissioners, adding that if consensus was reached, they would welcome a recommendation to City Council. After a brief discussion, the Commissioners agreed to hear public comments and feedback and then consider whether or not to make a recommendation to City Council.

Commissioner Moline asked the consultants if the Downtown 2000 plan and others had been considered and also asked why they had suggested changing the name of "The District" to "Downtown." Mr. Filter explained how the discussion of the name of the Downtown District had been brought up again and again in workshops and in focus groups and the consensus was that "Downtown" identified a larger, broader area and activities than merely the bars in the "District" and that many previous plans had been reviewed and considered as part of the planning process. A lengthy discussion ensued amongst the Commissioners and consultants regarding the name of the downtown area and what constituted the downtown area, including determining the boundary of the downtown core.

Some of the many items discussed by the Commissioners included: differences in downtown retailing over the decades; the public library and other traditional, institutional downtown anchors; visual and performing arts and entertainment venues; increasing downtown residential uses; attracting a downtown grocery store; professional and governmental office uses; historic preservation; automotive-related service uses; parking; the Great River Plaza stage and *woonerf* concepts; traffic patterns; railroad quiet zone; realignment of IL-92; signage; commercial real estate listings; business recruitment and retention; and the prioritization of implementation strategies.

At the conclusion of this lengthy discussion, Commissioner Peterson summarized what had been discussed and reminded the Commissioners of their role as a recommending body to the City Council. Commissioner Dasso echoed the sentiment and stated that many of the implementation strategies were "low-hanging fruit" that were cost-effective and could begin once the Plan was adopted by Council.

**PUBLIC HEARING: CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF  
THE CITY OF ROCK ISLAND DOWNTOWN REVITALIZATION PLAN**

Hearing no further questions or discussion from the Planning Commissioners, Chairman Levin then opened the Public Hearing and asked members of the public to step forward to ask questions and provide comments.

Zach Edwards of 3311 – 14<sup>th</sup> Street Court in Rock Island, stepped up to the podium. He identified himself as Chairman of the Quad Cities Young Professionals Network who was very interested in the continued growth of the City. He stated that the more he reads the Plan, the more he likes it. He compared and contrasted Rock Island to the rest of the Quad Cities and why he chooses to make his home in Rock Island. He discussed existing and previous business in the downtown area and how they had changed over the years. Mr. Edwards stated that the Young Professionals have a negative image of the downtown and that there were persistent rumors of negative activities there. He pointed out that Rock Island needed to work on changing that perception. He also compared the number of market-rate residential units becoming available in Rock Island, Moline and Davenport. Mr. Edwards discussed

ongoing economic development in the downtown area and how the RiverVision Plan of 2004 had seemed to start it all. He discussed whether residential would bring commercial development or vice-versa, likening it to “the chicken and the egg.” He stated that he repeatedly heard how downtown looked “tired and dirty” and that the City should really work on beautifying the downtown area, capitalizing on the magnificent Schwiebert Park. He felt that if Rock Island did not act quickly, it would continue to fall even further behind Moline and Davenport in downtown development and encouraged the Planning Commission to recommend approval of the Plan.

Jeff Adamson of 220 – 19<sup>th</sup> Street in Rock Island, stepped up to the podium. He identified himself as the owner of The Establishment Theatre and previous owner of Mama Compton’s. He stated how passionate he was about downtown Rock Island and how new City staff’s open-door policy continues to impress him. He pointed out that the City’s best-kept secret was the number of financial assistance programs available and that the City should really promote and advertise them. Chairman Levin echoed this, adding that as a commercial broker, he had brought countless clients to the second floor at City Hall and City staff had always been very good to him and his clients. Mr. Adamson continued that Rock Island is one of only a few cities in North America that has 5 theaters within a 3 block radius and that he really liked the idea of creating a “theatre district” as a destination, along with the other theatre owners. He explained that this could spill over into drinks and dinner before or after the shows and everyone benefitted. Mr. Adamson stated that the District was a very active bar scene in the 1990’s; however, that time has passed and it is time to change. He concluded by stating that the Plan was not as aggressive as he would have preferred, but would like to see it move forward.

Hearing no further comments from those in the audience, Chairman Levin closed the public hearing and asked the Commissioners for additional comments.

Commissioner Peterson made a motion to recommend approval of the Plan with revisions as discussed during the meeting. Commissioner Lopez seconded. Commissioner Peterson asked the consultant to list the revisions.

Mr. Hammel read from his notes: highlight Downtown Rock Island’s five theatres; acknowledging role of previous plans; allow automobile service uses in the Downtown Periphery character area; recommending City staff work cooperatively with commercial realtors in accessing, showing and marketing Downtown properties; need for the City to regularly engage with existing Downtown businesses; highlight the Comprehensive Plan’s recommendation for the establishment of an International Business Development Center; and detailing the availability of Federal Historic Preservation Tax Credits for Downtown revitalization.

Commissioner Moline repeated his comments and concerns from earlier in the meeting, focusing on past downtown plans and location of a gateway. Commissioner Peterson stated he was pretty comfortable with the Plan and the proposed revisions.

The Commissioners asked the consultants how they would prioritize the implementation schedule. Mr. Filter answered that it would be difficult because some proposals, such as removing the stage in Great River Plaza and constructing a *woonerf*, could be done in phases over a period of time as funding became available because it was doubtful if it would all be done at once. Commissioner Dasso stated that flexibility was the key to implementation. Commissioner Peterson stated that no plan has ever been implemented as originally approved.

Commissioner Lopez stated that he was looking forward to having 2<sup>nd</sup> Avenue being open, adding that he visited Peoria and really enjoyed the walkable downtown along the river. He stated that if the City could reroute or slow down traffic on IL-92 it would be a big improvement.

Commissioner Dasso stated that he received e-mail blasts from Davenport and Moline highlighting what was going on in their downtowns and stated that he would like to see something similar for Rock Island. Alderman Hotle responded that Renaissance Rock Island has a weekly e-mail for the downtown area and would make sure that the Planning Commissioners were added to the e-mail distribution list.

Hearing no further discussion among the Commissioners, Chairman Levin called for a vote. The Planning Commission voted unanimously (8—0) to recommend approval of the Downtown Revitalization Plan, with revisions, to the City Council. Chairman Levin asked when the item would be placed onto the City Council agenda and Planning staff answered that the date was not yet determined. Commissioner Peterson asked Planning staff to notify the Planning Commissioners when the Plan would be presented to City Council.

#### **OTHER BUSINESS**

Mr. Griffith stated there was one item submitted for a public hearing for the May 6<sup>th</sup> Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He asked if any of the Commissioners knew whether or not they would be absent on May 6<sup>th</sup>. Mr. Griffith 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 7:24 PM, which was duly seconded by Commissioner Creger. The next regularly scheduled meeting of the Planning Commission is Wednesday, May 6, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Ben Griffith, AICP, Secretary

# Downtown Revitalization Plan

## Planning Commission Presentation



April 1, 2015

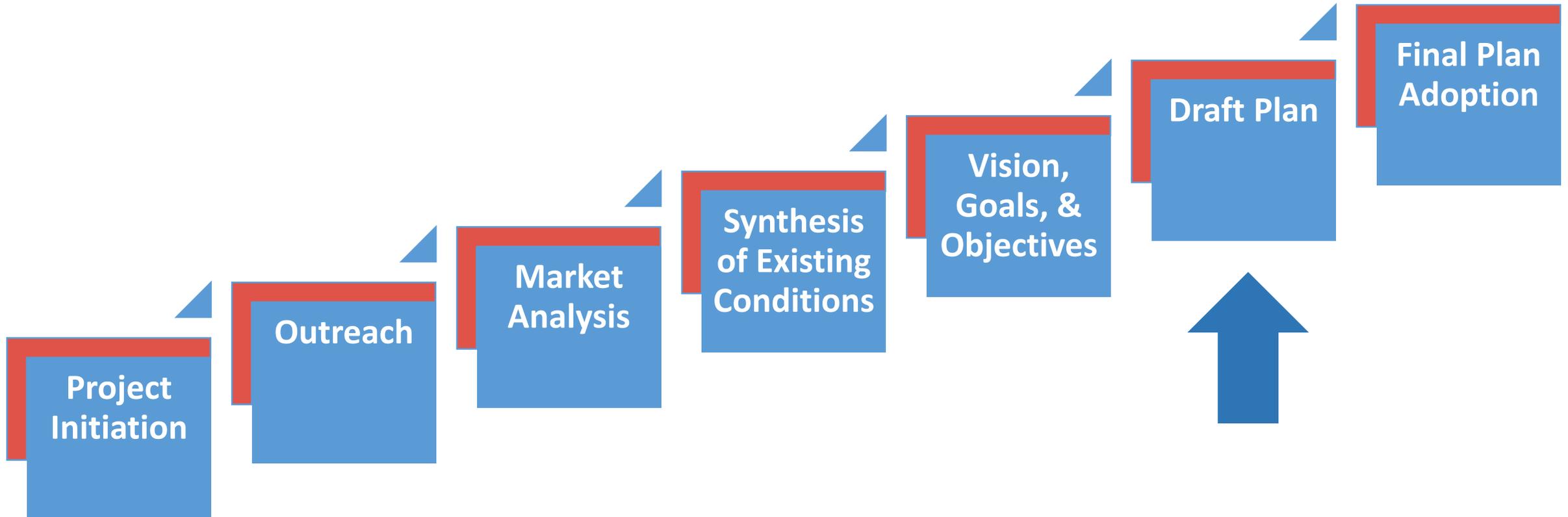
# Project Team



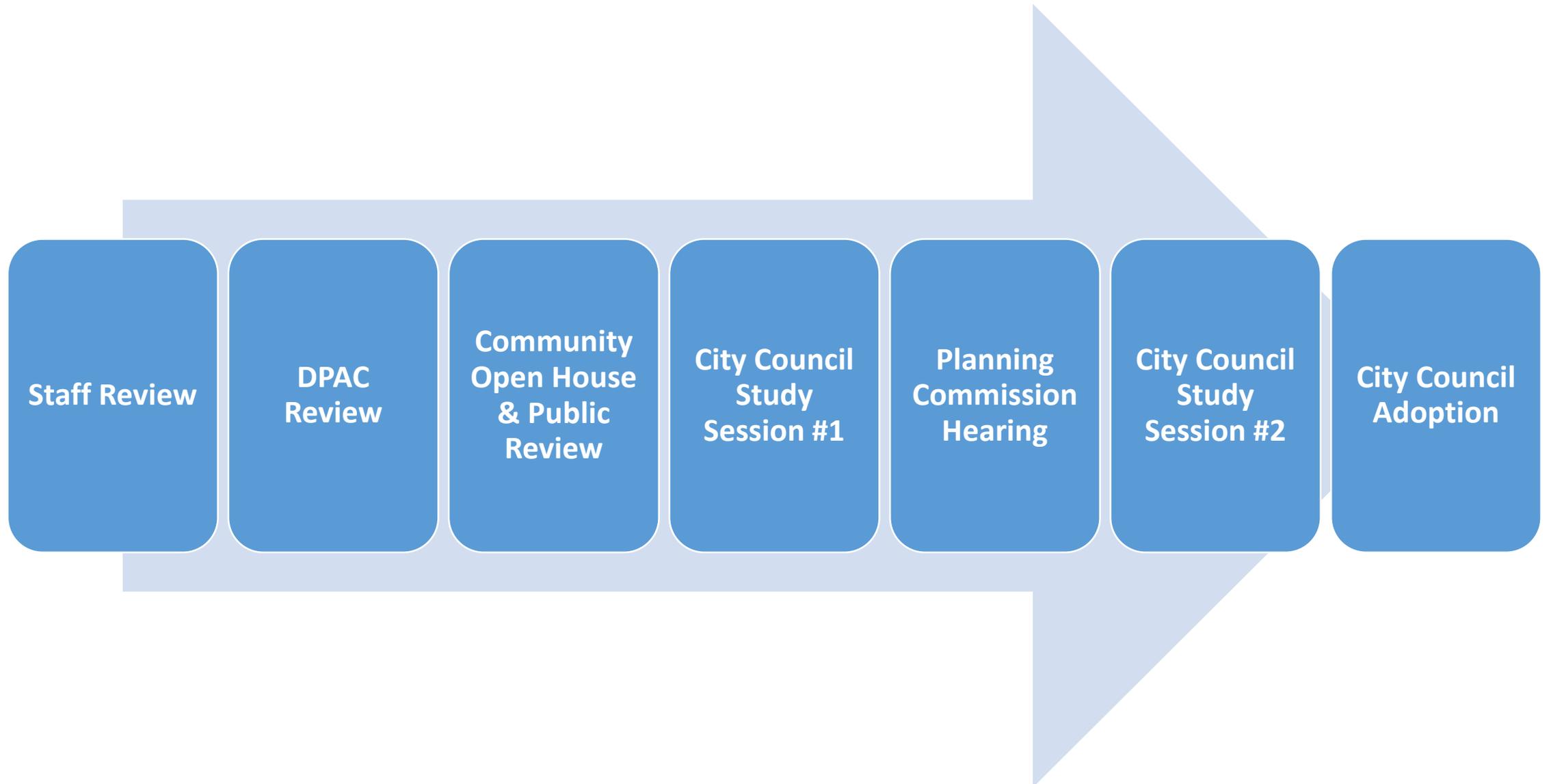
# DPAC Members

- Jeff Adamson, *Establishment Theatre*
- Brett Hitchcock, *Circa '12*
- Kelly and Evan Harris, *Tapas Yoga Shala*
- Adam Guzzo, *American Bank and Trust*
- Billy Puckett, *State Farm Insurance*
- Avalon Thomas-Roebal, *Renaissance Rock Island*
- Benjamin Fawks, *Rozz-Tox*

# Overall Project Timeline



# Draft Plan: Review Process



# Plan Organization

1. Introduction

2. Community Outreach

3. Downtown Profile

4. Vision, Goals, & Objectives

5. Land Use & Development

6. Transportation

7. Urban Design Plan

8. Implementation



## CITY OF ROCK ISLAND DOWNTOWN REVITALIZATION PLAN

DRAFT FOR REVIEW • FEBRUARY 2015 • PREPARED BY HOUSEAL LAVIGNE ASSOCIATES

# Chapter 1: Introduction

- Purpose

- Urban Character
- Definition & Boundary
- Reputation
- Community Ownership
- Innovation

- Setting

- Process

## REGIONAL SETTING



# Chapter 2: Community Outreach



DPAC WORKSHOP & REGULAR MEETINGS



COMMUNITY WORKSHOP



BUSINESS WORKSHOP



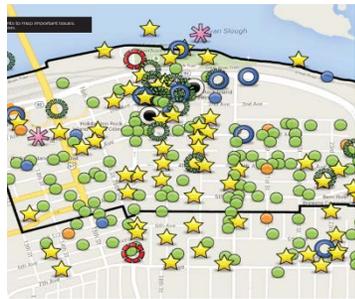
VISIONING WORKSHOP



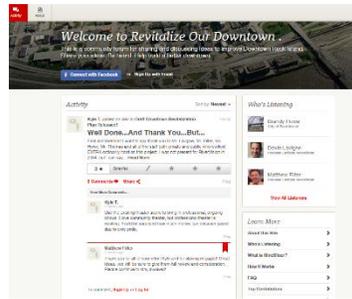
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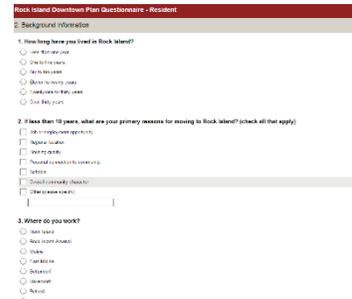
COMMUNITY OPEN HOUSE



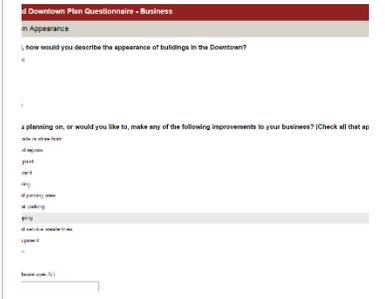
sMAP



MINDMIXER



RESIDENT QUESTIONNAIRE



BUSINESS QUESTIONNAIRE

# Chapter 2: Community Outreach

## ROCK ISLAND DOWNTOWN REVITALIZATION PLAN

The City of Rock Island is in the process of developing a Downtown Revitalization Plan. This is your opportunity to help shape the future of our Downtown!

## BUSINESS WORKSHOP

**WHEN**  
October 14, 2014 at 8:30am

**WHERE**  
Girl Scouts Program Center

## COMMUNITY WORKSHOP

**WHEN**  
October 14, 2014 at 7:00pm

**WHERE**  
The Establishment Theatre  
220 19th Street  
Rock Island, IL 61201

**MORE INFORMATION**  
Web: visit [www.rigov.org](http://www.rigov.org) and click on the Downtown Revitalization Plan link under "City Clicks"

Contact: Brandy Howe, City of Rock Island, (309)-732-2903 or [howe.brandy@rigov.org](mailto:howe.brandy@rigov.org)



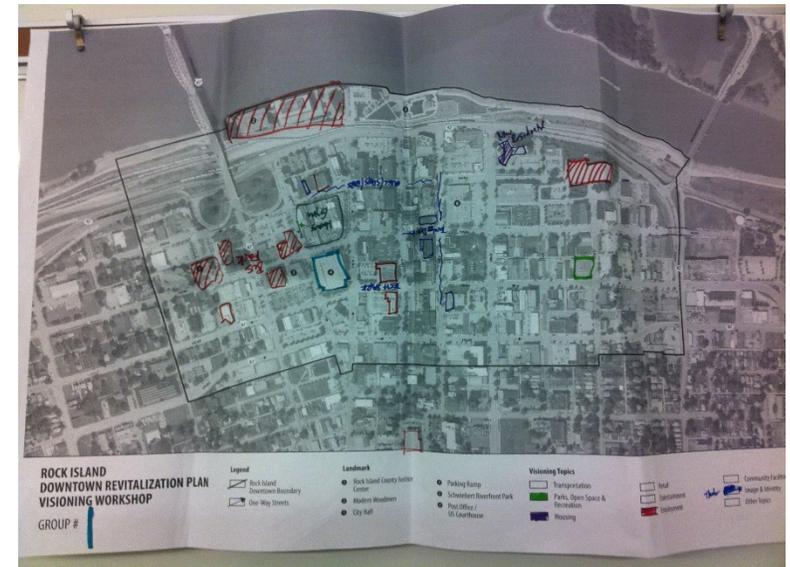
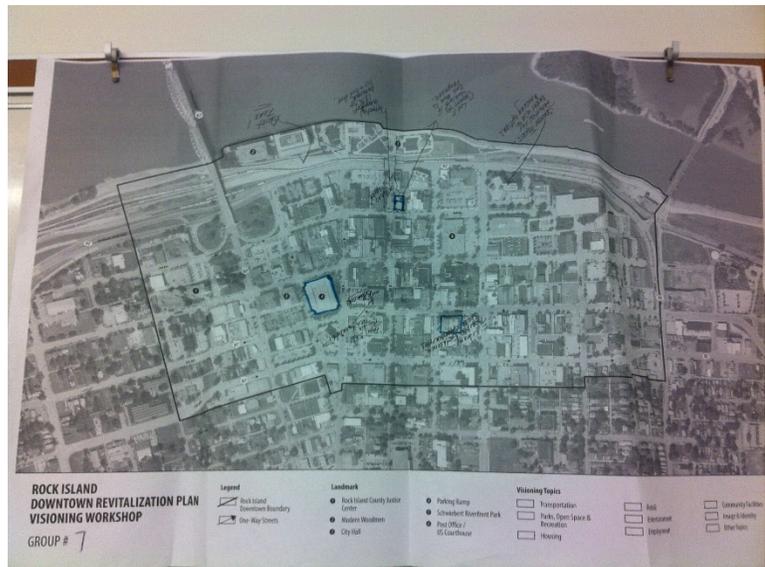
The City of Rock Island is in the process of developing a Downtown Revitalization Plan. Business owners are invited to attend a Business Workshop to discuss their concerns and ideas about improving business in Downtown Rock Island.



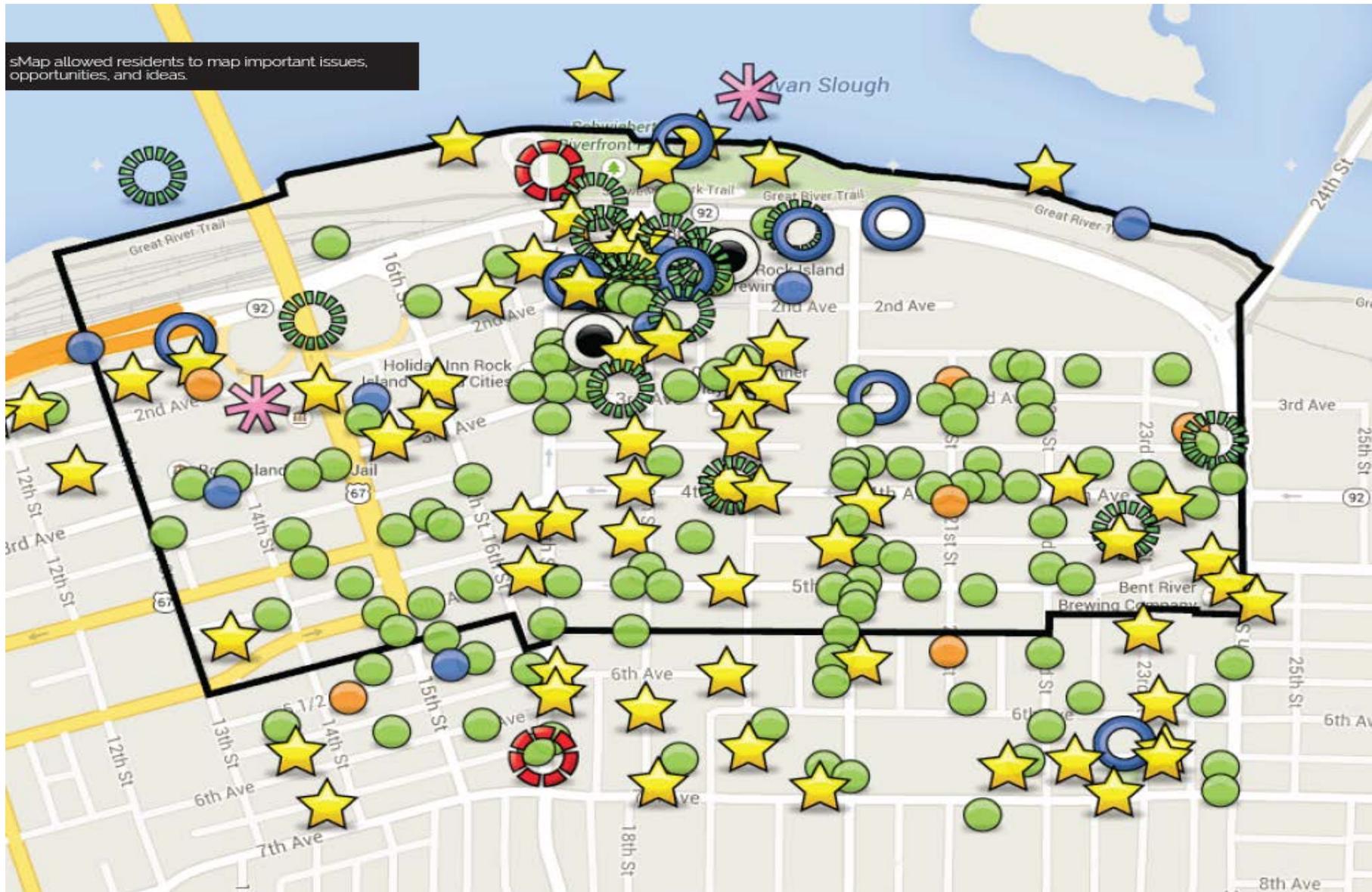
The City of Rock Island is in the process of developing a Downtown Revitalization Plan. Residents are invited to attend a Community Workshop to share their concerns and ideas about improving our Downtown!



# Chapter 2: Community Outreach



# Chapter 2: Community Outreach



# Chapter 2: Community Outreach

## Key Themes:

- Improve the streetscape and appearance of buildings
- Reduce vacancy
- Retain/recruit small businesses
- Diversify the type of businesses
- Create a “neighborhood” feel
- Increase connectivity (e.g. sidewalks, trails, etc.)
- Increase ease, volume, and enforcement of parking
- Improve reputation
- Remove plaza





# Chapter 4: Vision, Goals, & Objectives



- Establish a self-sustaining, mixed-use environment with a critical mass of activity.
- Improve Downtown’s appearance, unique physical character, and overall “sense of place.”
- Capitalize on existing assets and nearby activity generators.
- Achieve a balance between preservation and new development.
- Improve the overall friendliness, efficiency, and safety of all modes of downtown transportation.











# Chapter 6: Transportation

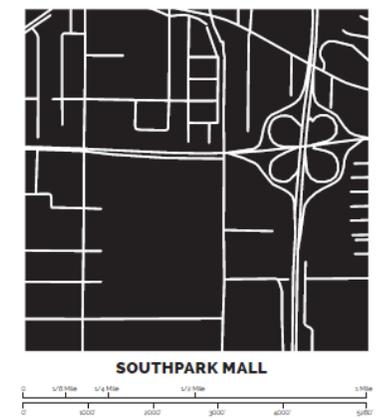
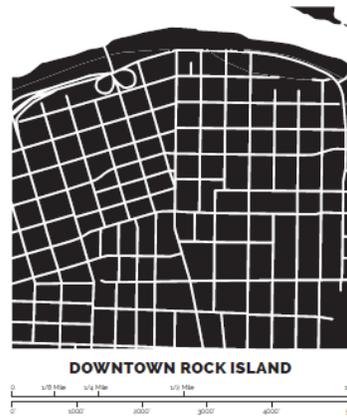
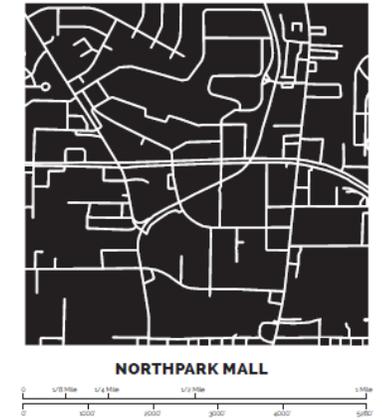
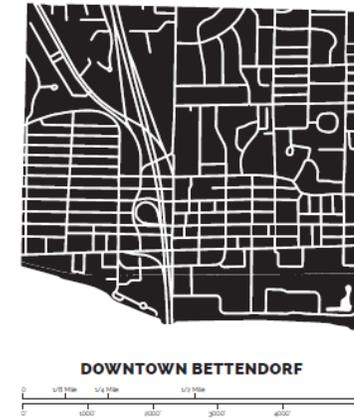
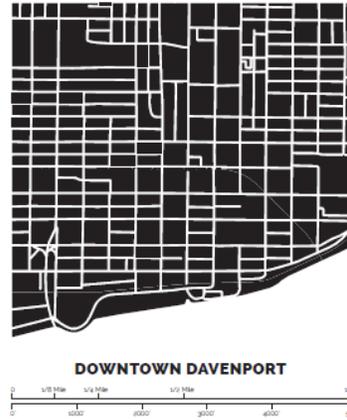
- Preserve compact street grid
- Improve traffic circulation
- Increase efficiency of parking
- Leverage public transportation
- Improve walkability and bikeability



# Chapter 6: Transportation

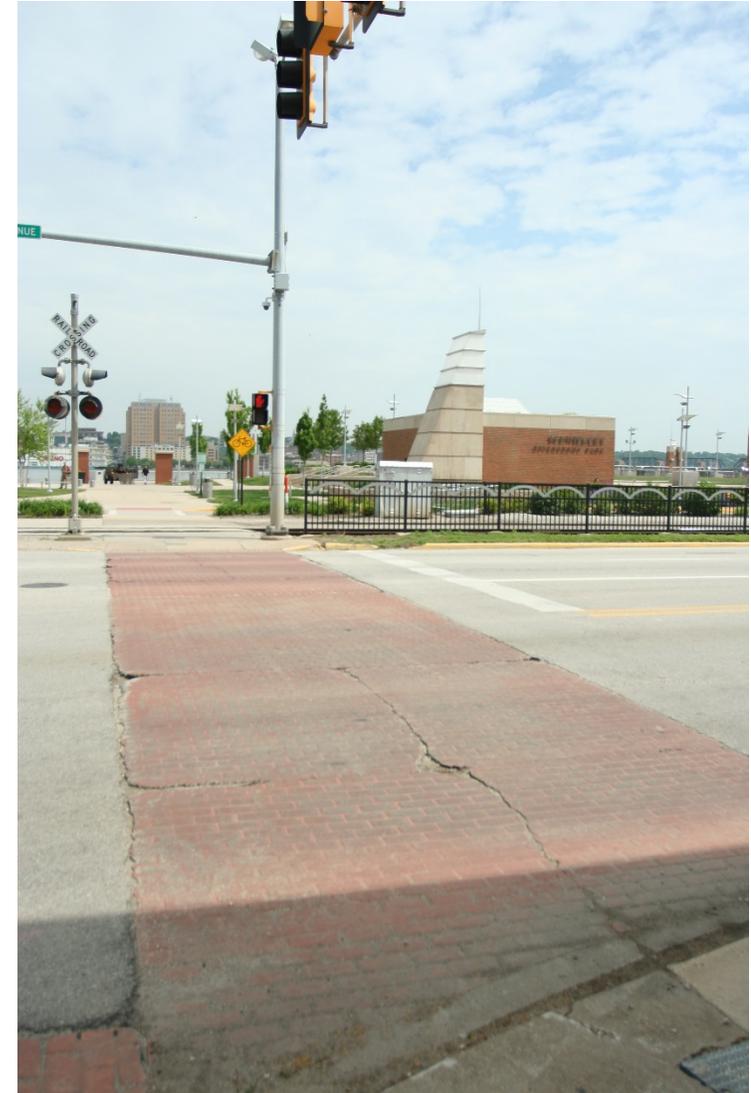
- Downtown Rock Island more walkable than peers
- Smaller blocks:
  - More accessible
  - Park once environment
  - Social capital
  - Increase shopping
  - Ease of walking
- Preserve existing street grid; avoid creation of superblocks

## REGIONAL GRID COMPARISON



# Chapter 6: Transportation

- IL 92 Relocation
  - Currently 8,000 vehicles a day
  - Visual and physical barrier
  - Re-route to 4<sup>th</sup> & 5<sup>th</sup> Avenue couplet
  - Gives City control over street
  - “Road Diet” + two lane/two way + parking + bump-outs
  - Would accommodate new development along 1<sup>st</sup> Avenue (new activity + tax revenue)
  - Plan is in keeping with previous City studies



# Chapter 6: Transportation

- Wayfinding
  - Gateways at key approaches
  - Pedestrian kiosks and information signage
  - Directional signage for drivers



Wayfinding signage in Traverse City, Michigan

# Chapter 6: Transportation

- Current plaza situation:
  - Plaza hampers overall circulation & stage is in disrepair
  - Emptiness
  - Other streets in entertainment districts are open to traffic, such as Bourbon Street (New Orleans) and 6<sup>th</sup> Street (Austin)
  - Community advocated for its opening
- Woonerf (“living street”):
  - Shared space; special environment along 2<sup>nd</sup> Avenue from 17<sup>th</sup> to 19<sup>th</sup> Streets
  - Lacks continuous curbing
  - Traffic calming, lowers vehicle speeds
  - Can provide space for parking
  - Would be closed off for events and festivals
  - Temporary staging in future or new stage on Lot F, among other options



# Chapter 6: Transportation

- 2,000 public parking spaces + hundreds of private spaces
- Parking challenges:
  - On-street parking
    - M-F daytime: ample parking but low hourly limit (1-2 hours)
    - Evening: general supply is okay, but lack of “point parking”
    - Different hours and limits block-by-block
  - Off-street parking
    - Scattered public lots with different regulations and requirements
    - Unused private lots in evening
    - Limited wayfinding
    - Ramp poorly lit, unadvertised, and confusing

# Chapter 6: Transportation

- Parking recommendations:

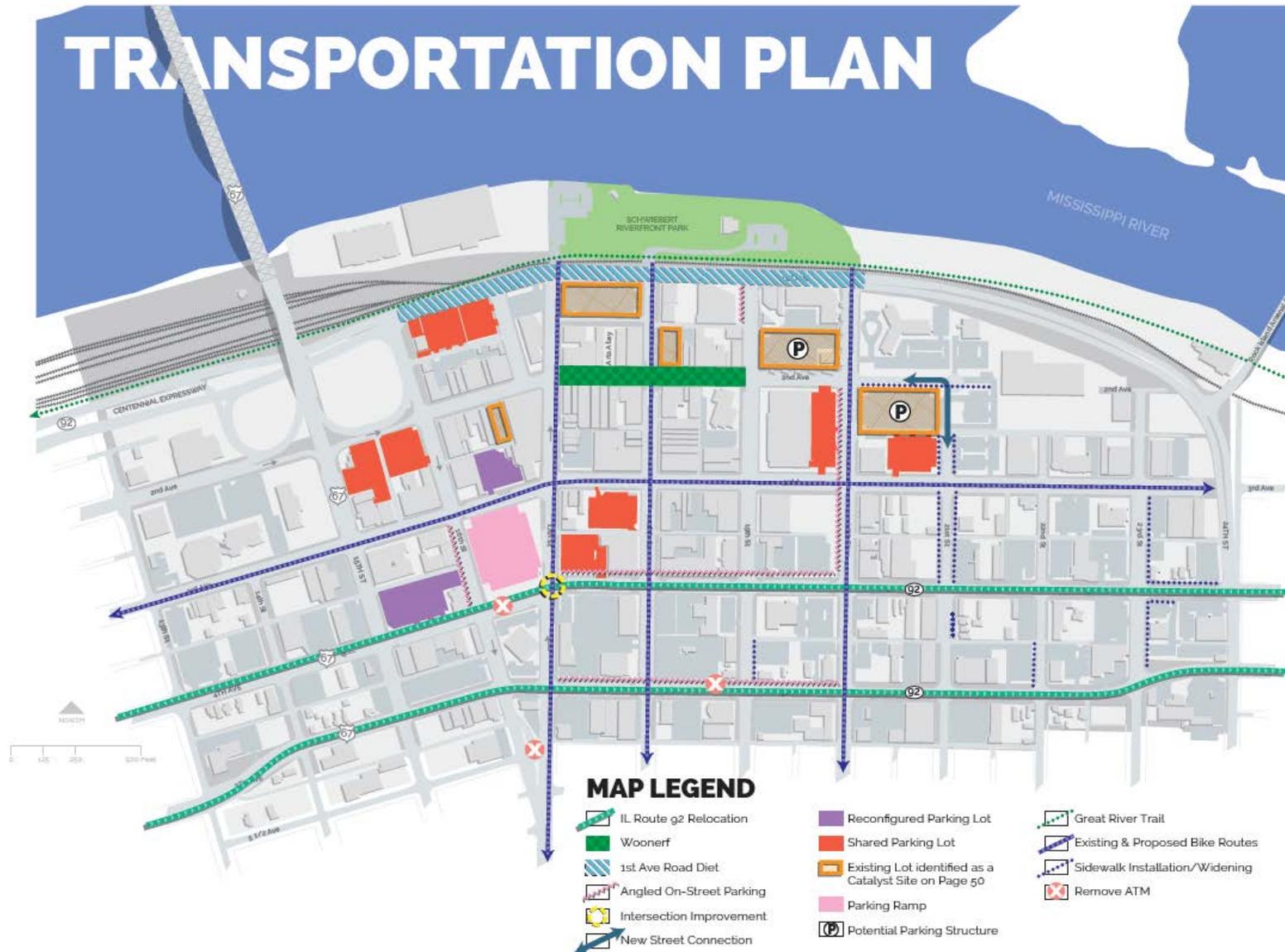
- Wayfinding signage
- Angle street parking in areas of high demand (+50% capacity, in some cases)
- Shared parking agreements
- Re-stripe private lots to maximize use
- Visible signage
- Improve existing parking ramp + link with streetscaping to destination areas
- New parking deck(s) at Lot C and/or Lot D (w/appropriate demand & financing study)
- Simplify public parking times
  - Consolidate all short-term parking to 30 minutes
  - Extend all medium-term parking to 4 hours
  - Install color coded signage
- Remove parking meters
- Relaxation of enforcement (when, where appropriate)

# Chapter 6: Transportation

- Public transportation
  - Continue to monitor need for new routes & shelters
  - Connections with activity generators (e.g. Arsenal, Augustana)
- Walking
  - Fill gaps, widen, make repairs
  - Bump-outs
  - Pedestrian crosswalks
  - Benches, pedestrian amenities
- Biking
  - Reinforce primary bikeways with signage and sharrows
  - Better integrate Great River Trail with Downtown landscape



# Chapter 6: Transportation



# Chapter 7: Urban Design

- Architecture & facades
- Identity & sense of place
  - Gateways
  - Wayfinding
  - Tower Lighting
  - Public Art
- Pedestrian orientation
  - Sidewalks
  - Crossings
  - Small pocket parks and pocket plazas
  - Scaled streetlights
- Streetscape
  - Vary slightly by character area
  - Communicate pride, investment



# Chapter 8: Implementation

- Administrative Actions
- Regulatory Actions
- Daily Use
- Regular Review & Update
- Partnerships
- Resource Prioritization
- Funding

KEY ACTION RECOMMENDATIONS: IMPLEMENTATION MATRIX				
TOPIC	ACTION	TIME FRAME	COST TO CITY	POTENTIAL PARTNERS
Align the City's development regulations with the recommendations and vision of the Downtown Revitalization Plan.	Re-evaluate, updating where necessary, the Downtown Design Guidelines, and expand their use for sites and buildings Downtown.	Short	\$	-
	Re-evaluate, updating where necessary, the City's zoning code to reflect the land use and development recommendations of the Downtown Revitalization Plan.	Short	\$	-
	Re-evaluate, updating where necessary, ordinances and policies pertaining to historic preservation to align with the recommendations and policies of the Downtown Revitalization Plan.	Short	\$	-
	Re-evaluate, updating where necessary, the ordinances, policies, and procedures regulating outdoor patios to align with the Downtown Revitalization Plan.	Short	\$	-
	Align investment and incentive policies to reflect the respective priorities and Functional Subareas presented in the Downtown Revitalization Plan.	Short	\$	-
	Develop and adopt a policy that encourages and prioritizes the adaptive re-use of historic structures over demolition.	Short	\$	-
	Preserve and repair Downtown's streetscape by strictly enforcing zero-foot setbacks for front and side yards.	Short	\$	-
	Continue to implement both the River/Vision Plan and Arsenal Gateway Revitalization Plan.	Long	\$/\$/\$-\$/\$/\$	Those specified previously in those plans
	Re-evaluate existing development regulations to promote the inclusion of plazas and public spaces as a component of new development.	Short	\$	-
	Promote the awareness of the Downtown Revitalization Plan and ensure it is accessible.	Make a digital version of the Plan accessible to the public on the City's website.	Short	\$
	Provide assistance to the public in explaining the Plan and its relationship to development.	Short	\$	-
Promote development, redevelopment and increased private investment within Downtown.	Develop a marketing campaign that encourages people, including Downtown employees, to live Downtown.	Short	\$/\$	Renaissance Rock Island, The District
	Develop a "target list" of specific types of businesses and industries that should be solicited/retained/retained Downtown.	Short	\$	Renaissance Rock Island, Local businesses, Quad Cities Regional Chamber, The District
	Update the Land Use and Development Framework to guide the location, type, and amount of condominium, multi-family, and townhouse development.	Ongoing	\$	-
	Work with willing property owners to publicize and market sites identified as "catalyst" sites within the Future Land Use Plan.	Short/Medium	\$	Renaissance Rock Island, Local businesses, The District, private property owners
	Market Downtown Rock Island's location within the federally designated HUBZONE to attract businesses within the defense and technology industries.	Short	\$	Renaissance Rock Island, Rock Island Arsenal/First U.S. Army
	Establish an SIA or business improvement district to ensure regular maintenance of infrastructure, such as snow removal and cleanliness of public spaces.	Medium	\$	Local businesses
	Work with local business organizations to develop a comprehensive and up-to-date inventory of available properties within Downtown.	Short	\$	Renaissance Rock Island, Local businesses, private property owners, realtors, developers
	Partner with Augustana College to identify opportunities to better link Downtown and campus, including shuttle bus service, student housing, internship opportunities, and pedestrian connectors.	Short/Medium	\$/\$/\$-\$/\$/\$	Augustana College, The District
	Create a "Future Development Framework" for the catalyst sites identified in the Land Use & Development Framework Plan.	Short	\$	Renaissance Rock Island, Local businesses, private property owners, realtors, developers
	Regularly meet with the Downtown business community to ensure constant two-way communication and identify opportunities for partnerships.	Short	\$	Local businesses
	Publicize the City's Payade Improvement Program, Commercial Revolving Loan Fund, and Enterprise Zone designation.	Short	\$	-

KEY ACTION RECOMMENDATIONS: IMPLEMENTATION MATRIX				
TOPIC	ACTION	TIME FRAME	COST TO CITY	POTENTIAL PARTNERS
Improve Downtown's appearance and "sense of place."	Work with local businesses, artists, and non-profits to identify and "activate" underutilized spaces.	Short/Medium	\$	Local businesses, local artists
	Work with local artists to identify opportunities to increase the amount of public art within the Downtown area.	Short	\$	Local businesses, local artists
	Develop pedestrian-scaled signage and wayfinding that highlights Downtown Rock Island's history and provides context for important sites and structures.	Medium	\$/\$	-
	Implement attractive gateway features at key entrances to the Downtown, such as at the foot of Centennial Bridge and along 4th and 5th Avenues.	Medium	\$/\$	-
	Design and implement an attractive, cohesive, and unique streetscaping scheme that incorporates landscaping, lighting, street furniture, and materials.	Medium	\$/\$/\$	Renaissance Rock Island, The District
	Partner with WHBF to evaluate options for lighting the antennae tower at night to provide a beacon for Downtown and a signature element in the Rock Island skyline.	Medium	\$/\$	-
	Facilitate the creation of a "Theatre District," including branding and wayfinding signage, that would comprise Downtown's theatres and existing performing arts venues.	Medium	\$/\$	Theatre owners, local businesses, Quad Cities Regional Chamber
	Evaluate establishing a "set aside" for public art or a "percent for art" requirement for new development.	Medium	\$	-
	Evaluate each unprotected structure identified in the Land Use and Development Framework for coverage under the City's historic preservation ordinance.	Short	\$	-
	Identify one point person to be the Downtown Aesthetics Manager, overseeing all beautification and maintenance efforts.	Short	\$	Renaissance Rock Island, The District
Improve the overall friendliness, efficiency, and safety of all modes of transportation.	Closely monitor building maintenance conditions in all areas of Downtown and strictly enforce all zoning, building, fire safety, and occupancy codes.	Short	\$	-
	Enhance all pedestrian crossings so that they are clearly visible to both vehicles and pedestrians.	Short/Medium	\$/\$-\$/\$/\$	-
	Identify and fill sidewalk gaps.	Short/Medium	\$/\$-\$/\$/\$	-
	Contingent on relocation of IL 90, implement bump-outs along 1st Avenue at 17th and 18th Streets that can better connect Downtown to Schaefer Park.	Medium/Long	\$/\$	-
	Develop clearly marked, safe, and efficient bike connections between Downtown and the Great River Trail.	Medium	\$/\$	-
	Use regulations and incentives to promote the implementation of pedestrian and bike amenities within existing and new development.	Short	\$	-
	Reinforce 17th Street, 18th Street, 20th Street, and 3rd Avenue as Downtown's primary bikeways.	Short	\$/\$	-
	Develop wayfinding signage at key entrance locations that can direct visitors to important destinations.	Medium	\$/\$	-
	Work with IDOT to fund and implement the relocation of IL 90 away from 1st Avenue and onto another route deemed appropriate.	Medium/Long	\$/\$/\$	IDOT
	Re-open 2nd Avenue to traffic and repurpose 2nd Avenue between 17th and 19th Streets as a woonerf that veers the road as a shared social space.	Short/Medium	\$/\$/\$	Quad Cities Convention & Visitors Bureau, The District, Renaissance Rock Island
Improve the overall friendliness, efficiency, and safety of all modes of transportation.	Partner with MetroLINK to evaluate whether additional signed/sheltered bus stops within the Downtown area are needed.	Short/Medium	\$	MetroLINK
	Partner with MetroLINK to evaluate the creation of an additional bus route that would directly link the Rock Island Arsenal with Downtown.	Short/Medium	\$	MetroLINK
	Provide passenger information at the new MetroLINK transfer station that promotes Downtown businesses and provides visitor maps of Downtown.	Short	\$/\$	MetroLINK
	Work with the Rock Island Police Departments DPU to promote a sense of safety and well-being around the station.	Short	\$	-

# Chapter 8: Implementation

KEY ACTION RECOMMENDATIONS: IMPLEMENTATION MATRIX				
TOPIC	ACTION	TIME FRAME	COST TO CITY	POTENTIAL PARTNERS
Align the City's development regulations with the recommendations and vision of the Downtown Revitalization Plan.	Re-evaluate, updating where necessary, the Downtown Design Guidelines, and expand their use for sites and buildings Downtown.	Short	\$	-
	Re-evaluate, updating, where necessary, the City's zoning code to reflect the land use and development recommendations of the Downtown Revitalization Plan.	Short	\$	-
	Re-evaluate, updating where necessary, ordinances and policies pertaining to historic preservation to align with the recommendations and policies of the Downtown Revitalization Plan.	Short	\$	-
	Re-evaluate, updating, where necessary, the ordinances, policies, and procedures regulating outdoor patios to align with the Downtown Revitalization Plan.	Short	\$	-
	Align investment and incentive policies to reflect the respective priorities and Functional Subareas presented in the Downtown Revitalization Plan.	Short	\$	-
	Develop and adopt a policy that encourages and prioritizes the adaptive re-use of historic structures over demolition.	Short	\$	-
	Preserve and repair Downtown's streetwall by strictly enforcing zero foot setbacks for front and side yards.	Short	\$	-
	Continue to implement both the RiverVision Plan and Arsenal Gateway Revitalization Plan.	Long	\$/\$\$/\$\$\$	Those specified previously in those plans
Promote the awareness of the Downtown Revitalization Plan and ensure it is accessible.	Re-evaluate existing development regulations to promote the inclusion of plazas and public spaces as a component of new development.	Short	\$	-
	Make a digital version of the Plan accessible to the public on the City's website.	Short	\$	-
Promote development, redevelopment and increased private investment within Downtown.	Provide assistance to the public in explaining the Plan and its relationship to development.	Short	\$	-
	Develop a marketing campaign that encourages people, including Downtown employees, to live Downtown.	Short	\$/\$\$	Renaissance Rock Island; The District
	Develop a 'target list' of specific types of businesses and industries that should be solicited/attracted/retained Downtown.	Short	\$	Renaissance Rock Island; Local businesses; Quad Cities Regional Chamber; The District
	Utilize the Land Use and Development Framework to guide the location, type, and amount of condominium, multi-family, and townhouse development.	Ongoing	\$	-
	Work with willing property owners to publicize and market sites identified as 'catalyst' sites within the Future Land Use Plan.	Short/Medium	\$	Renaissance Rock Island; Local businesses; The District; private property owners
	Market Downtown Rock Island's location within the federally designated HUBZONE to attract businesses within the defense and technology industries.	Short	\$	Renaissance Rock Island; Rock Island Arsenal/ First U.S. Army
	Establish an SSA or business improvement district to ensure regular maintenance of infrastructure, such as snow removal and cleanliness of public spaces.	Medium	\$	Local businesses
	Work with local business organizations to develop a comprehensive and up-to-date inventory of available properties within Downtown.	Short	\$	Renaissance Rock Island; Local businesses; private property owners; realtors; developers
	Partner with Augustana College to identify opportunities to better link Downtown and campus, including shuttle bus service, student housing, internship opportunities, and pedestrian connections.	Short/Medium	\$/\$\$/\$\$\$	Augustana College; The District
	Create a 'Future Development Framework' for the catalyst sites identified in the Land Use & Development Framework Plan.	Short	\$	Renaissance Rock Island; Local businesses; private property owners; realtors; developers
	Regularly meet with the Downtown business community to ensure constant two-way communication and identify opportunities for partnerships.	Short	\$	Local businesses
	Publicize the City's Façade Improvement Program, Commercial Revolving Loan Fund, and Enterprise Zone designation.	Short	\$	-



## REPORT

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: April 20, 2015

Subject: Case #2015-2- Request for amendment to approved final site plan in a PUD (Planned Unit Development) district and Riverfront Corridor Overlay District at 2411 4<sup>th</sup> Avenue.

The Rock Island Economic Growth Corporation has filed an application as the developer to amend the final PUD and Riverfront Corridor Overlay District site plan at 2411 4<sup>th</sup> Avenue. The development site consists of an undeveloped segment of the property north of the Jackson Square Loft Apartments. The subject site has access to 3<sup>rd</sup> Avenue. The developer also proposed a subdivision plat with seven (7) condominium lots and a private east/west alley separating these lots from the proposed lot where the loft apartments are located (see report on final plat). Finally, an existing parking lot (not part of this review or subdivision) is located adjacent to the development site at the northwest corner of the block (also zoned PUD and recently conveyed to the Growth Corporation by the City).

The applicant proposes to construct a seven-unit, two-story townhouse residential development with attached garages to be located on the north segment of the site facing 3<sup>rd</sup> Avenue. The only variance that is being requested is the five foot variance of the 20 foot front yard setback requirement (to maintain a 15 foot north front yard). The proposed zero lot line side yard setback for the condominium lots is allowed since the PUD zoned property is not located adjacent to residential zoning.

### Size of Property:

The subject PUD zoned site proposed to be subdivided is 304' x 159' x 160' x 386' x 288' x 30' (approximately 111,376 square feet, or 2.56 acres).

### Existing Land Use:

The seven unit condominium development site is currently undeveloped.

North: Quad City Botanical Center Children's Garden, zoned B-3.

East: Quad City Botanical Center, zoned B-3.

South: Jackson Square Loft Apartments and office space, zoned PUD.

West: Commercial, office and service uses, zoned B-3.

### Zoning History

Planning Commission Case 2010-5 Final PUD and Riverfront Corridor Overlay District site plan approved for 30 apartments and 3706 square foot office/commercial space located at the southwest corner of the site.

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies the urban mixed use for the site.

Access:

The total PUD zoned block has access to all four surrounding streets. The condominium development site on the north segment of the property has access to 3<sup>rd</sup> Avenue and 25<sup>th</sup> Street, while the Jackson Square Loft Apartments has its main access to 4<sup>th</sup> Avenue. There will be a private east/west alley located to the south of the seven condominium lots that will have access on 25<sup>th</sup> Street.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

Staff is using the setbacks in the B-3 (community commercial) zoning district for the proposed development. The B-3 district requires a 20-foot north front yard, 10-foot south rear yard and zero side yard setbacks (zero side yard for proposed townhouses is allowed since the site is not located adjacent to residential zoning). The applicant proposes a 15-foot north front yard from attached covered porches to the north property line and approximate 28-foot south rear yard for the proposed townhouse condominiums.

Parking:

The Zoning Ordinance requires two off-street parking spaces per dwelling (14 spaces required for the 7 proposed dwelling units). The three, three-bedroom condominium unit will have a two-car attached garage and space to park at least two additional vehicles on an improved driveway adjacent to the private alley. The four, two-bedroom units will have a one-car detached garage and space to park at least one vehicle on an adjacent driveway. Total parking on the site will be 20 spaces.

Utilities and Proposed Improvements:

The site is served by water lines from 3<sup>rd</sup> and 4<sup>th</sup> Avenues (there is also a force main along 24<sup>th</sup> Street from the water intake facility to the north of the site. Sanitary sewer service is located along combination lines along 24<sup>th</sup> Street and 3<sup>rd</sup> and 4<sup>th</sup> Avenues. The only public improvement will be sidewalks along the north and east property lines adjacent to the condominium development.

Landscaping/Signs/Lighting:

Landscaping details for the condominium development have not been provided and will likely be decided by the purchasers of each dwelling unit. South of the private alley there will be garden spaces for Jackson Square tenants (see site plan). A picnic and fire pit area will also be developed for the tenants. There will be some lighting of this area and the applicant has been informed of Zoning Ordinance lighting requirements of directing light away from the proposed condominium units. A “domestic canine relief area” is also proposed to the west of the garden area adjacent to the Growth Corporation parking lot on the northwest corner of the block. No signs are proposed at this time.

Analysis:

The proposed residential condominium development on the eastern edge of downtown is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Comprehensive Plan, and the Illinois Comprehensive Housing Plan. The development will also be compatible with the Botanical Center Children’s Garden, Live/Work policies from Renaissance Rock Island and Greenbush Neighborhood Priorities.

The proposed townhouse structures will have two-story dwelling space that will have a double wall connection between each of the dwelling units (connecting the one-story attached garages to the adjacent two-story dwelling). The structures will have a Hardy Board siding (see photo of proposed building elevation). Four of the units will be two-bedroom with a total living area of 1,600 square feet on a 30-foot wide lot and a one-car attached garage. The three, three-bedroom units will have 2,100 square feet of total living area and a 42-foot wide lot with a two-car attached garage. The units will range in sale price from \$160,000 to \$189,000.

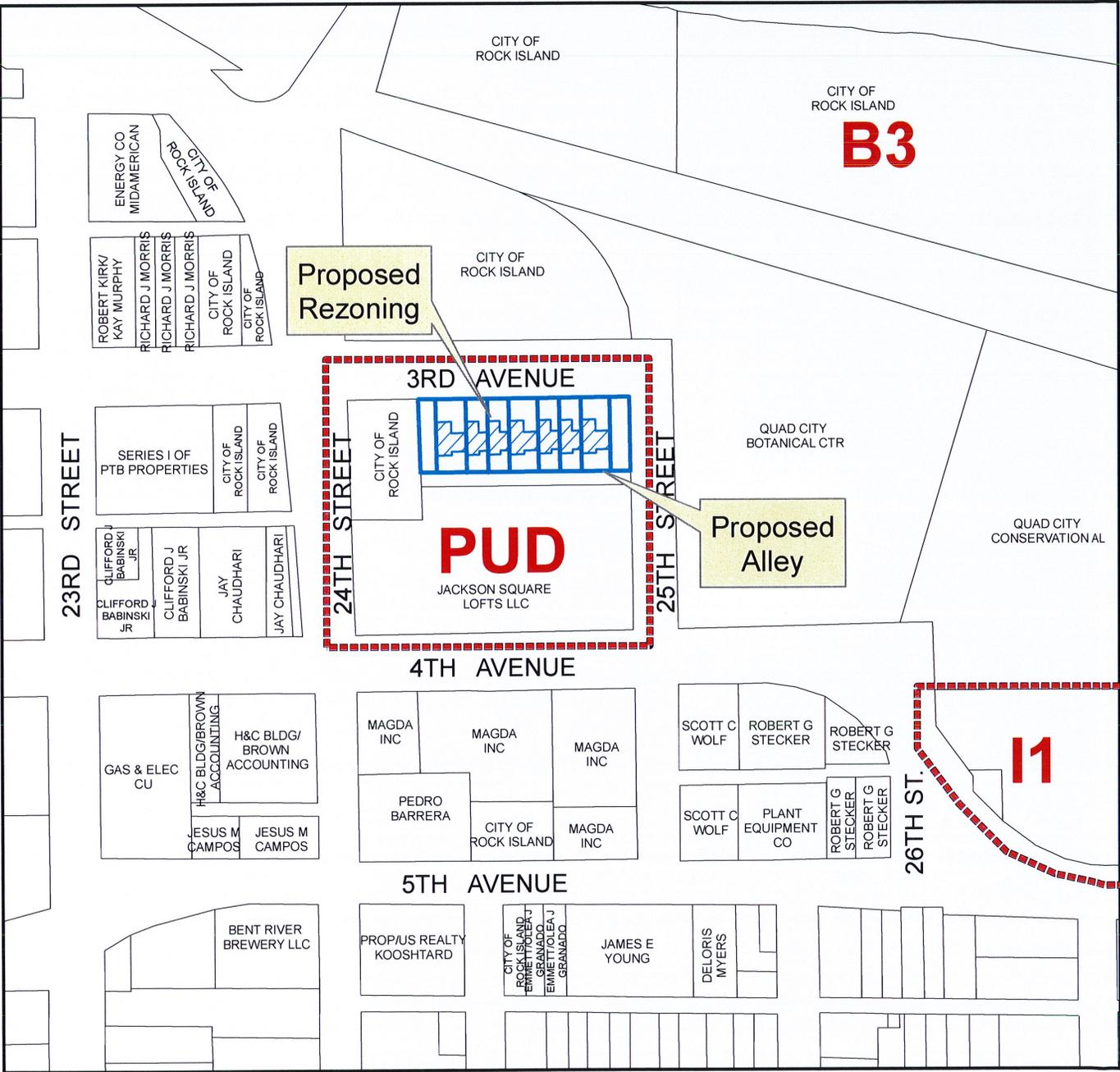
The proposed residential development will complement the adjacent adaptive re-use residential and commercial Jackson Square development (30 residential units with office space) and will serve as an important “gateway” into the City from Iowa and the Rock Island Arsenal (which has many year round visitors).

The site will have adequate access and parking for the development. The site plan meets the standards of the Planned Unit Development district in terms of property size, compatibility, site planning, open space, and traffic.

Recommendation:

Staff recommends approval of the amended preliminary PUD and Riverfront Corridor Overlay Site Plan with the requested north front yard building setback variance because the new condominium townhouse residential use is an attractive, unique and well-planned residential development that will have adequate access and parking that meets the standards for the Planned Unit Development district.

# PLANNING COMMISSION



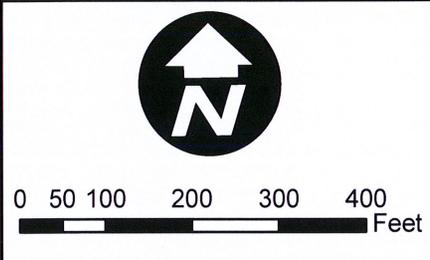
**PLANNING COMMISSION**  
**2015-2**

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: QA BD

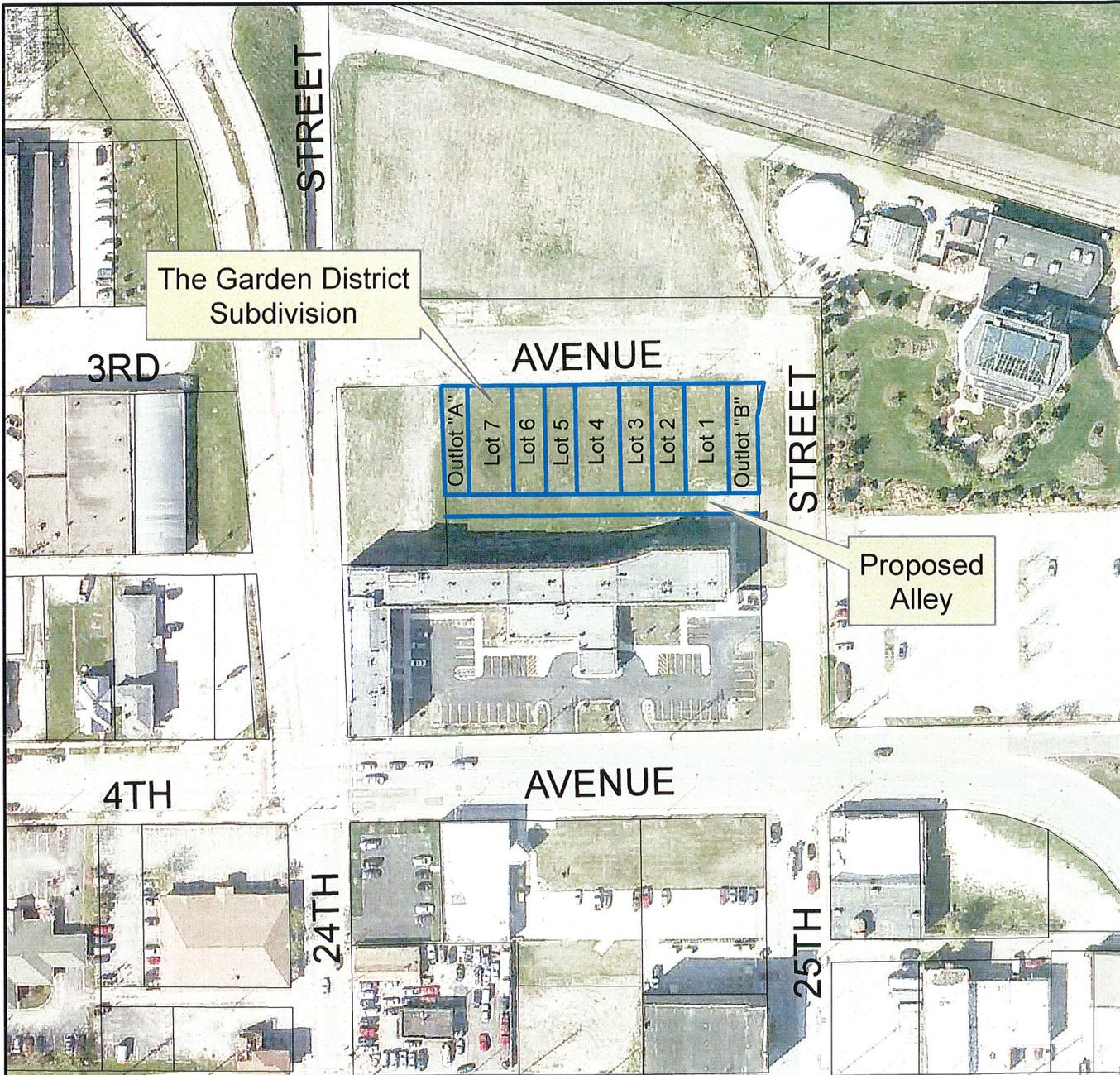


**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

**ROCK ISLAND**  
ILLINOIS

# SUBDIVISION LOCATION MAP



## SUBDIVISION LOCATION MAP The Garden District

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: \_\_\_\_\_



0 30 60 120 180 240  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

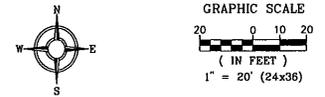


# EROSION CONTROL PLAN

## "The Garden District" Townhomes

3rd Avenue  
Rock Island, Illinois

A SUBDIVISION IN THE CITY OF ROCK ISLAND, ILLINOIS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.



**EROSION CONTROL NOTES:**

1. THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF ROCK ISLAND AND THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITIONS.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE ILLINOIS CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
3. THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
4. PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
5. ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
7. STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWERS OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 14 DAYS IF NOT SCHEDULED TO BE USED WITHIN 21 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCKPILED.
8. TOTAL AREA DISTURBED DURING GRADING OPERATIONS = 0.89 ACRES. AN IMPROPER PERCENTAGE SHALL NOT BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
9. TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 7 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	80	80	EARLY SPRING - JULY 1
CERIAL RYE	80	80	EARLY SPRING - SEPT. 30
WHEAT	80	80	EARLY SPRING - SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING - SEPT. 30

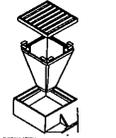
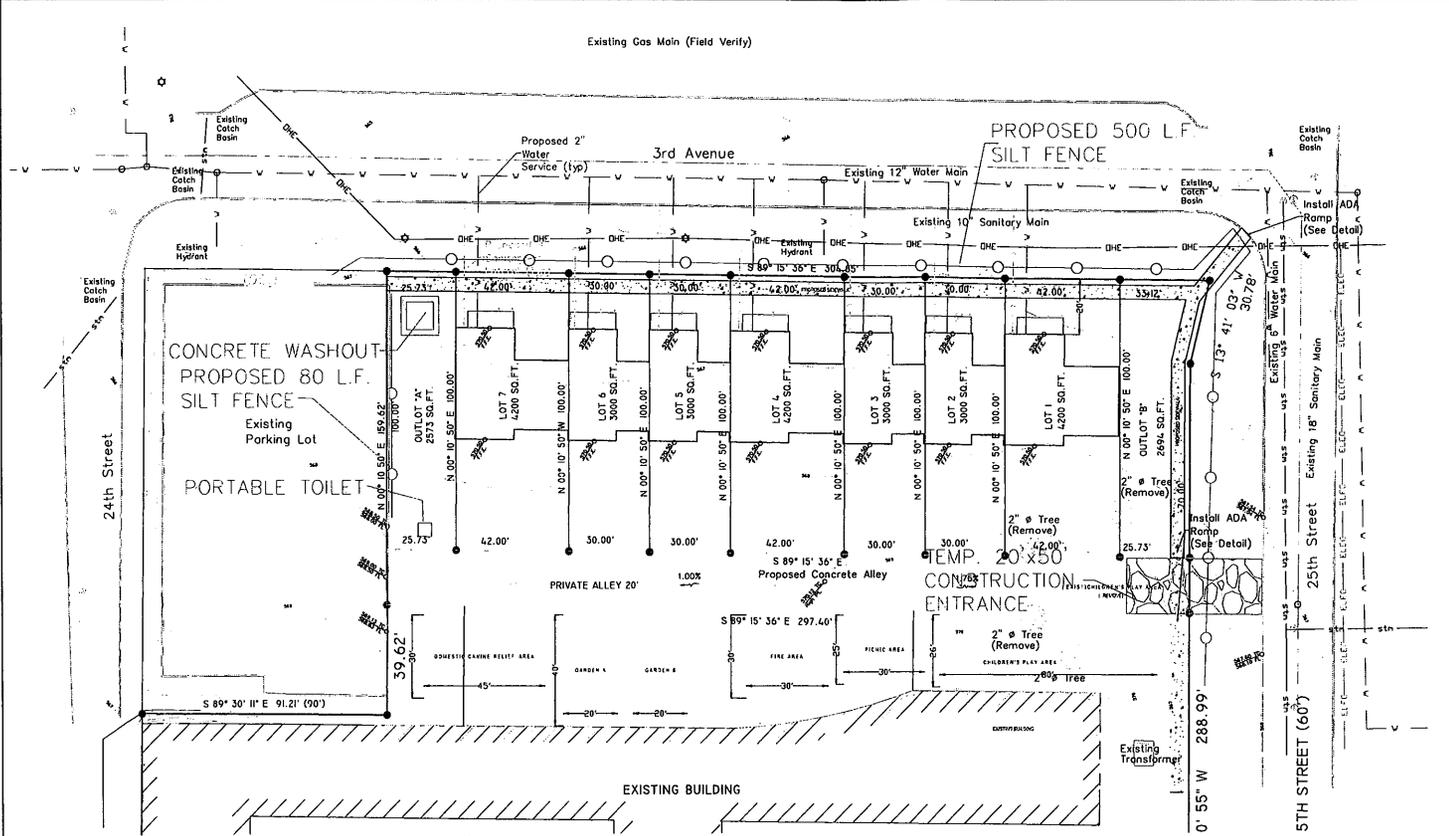
10. PERMANENT SEEDING MIXTURE:
  - ALTA FESCUE 30 LBS/ACRE
  - PERENNIAL RYE GRASS 30 LBS/ACRE
  - CRACKING FESCUE 30 LBS/ACRE
  - OATS, SPRING 45 LBS/ACRE

11. WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

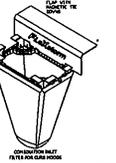
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THE VOLUME LOST EXCEEDS THEIR CAPACITY.
14. SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES SHALL BE REQUIRED TO PREVENT THE ENTRY OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESSES SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.

15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT OF 1/2" OR MORE, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.

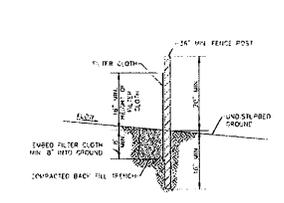
16. THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24-HOUR PER DAY BASIS.



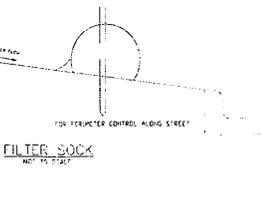
**INLET PROTECTION**  
NOT TO SCALE



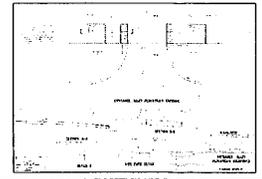
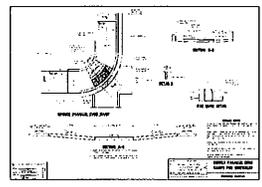
**SILT FENCE DETAIL**  
NOT TO SCALE



**FILTER SOCK**  
NOT TO SCALE



**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE



**TOWNSEND ENGINEERING**  
CONSULTING ENGINEERS & ARCHITECTS

DATE: 3-23-16  
PROJECT NO: Garden District  
DRAWN BY: CV & MR  
CHECKED BY: CT

DRAWING LOCATION: S:\Rock Island\TE Site Plan Garden District.dwg

NO.	REVISIONS DESCRIPTION	DATE

**EROSION CONTROL PLAN**  
"The Garden District" Townhomes  
3rd Avenue  
Rock Island, Illinois

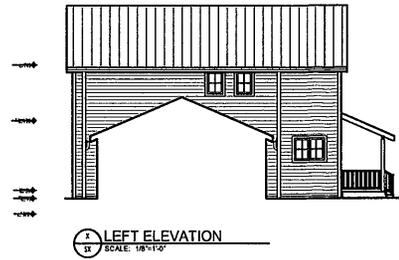
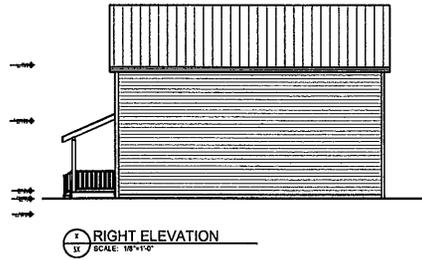
City of Rock Island  
Rock Island Economic Growth Corp.  
100 19th Street (Suite 109)  
Rock Island, Illinois 61201

SHEET NO.  
**C2**









14-086

WALKER | COEN | LORENTZEN  
architects, inc.  
3706 Fitzgerald Avenue  
Derwood, IL 60015  
Tel: (815) 277-2818

Consultant:  
Address:  
Phone:  
e-mail:

Consultant:  
Address:  
Phone:  
e-mail:

Consultant:  
Address:  
Phone:  
e-mail:

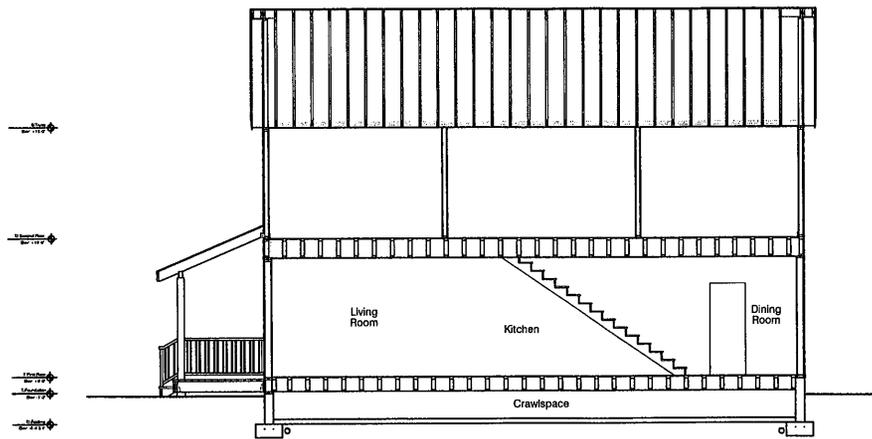
The Garden District Townhomes  
Rock Island, IL

Date: ISSUE DATE

Drawn by: APL, KRH

No.	Description	Date

SHEET  
3.1  
ELEVATIONS  
BIG T



SECTION (ALL ELEVATIONS SIMILAR)  
SCALE: 1/8"=1'-0"

14-086

WALKER | COEN | LORENTZEN  
architects, inc.

3706 Ingwood Avenue  
Des Moines, IA 50318  
P: 515.278.9818

Consultant:  
Address:  
Phone:  
e-mail:

Consultant:  
Address:  
Phone:  
e-mail:

Consultant:  
Address:  
Phone:  
e-mail:

The Garden District Townhomes  
Rock Island, IL

Date: ISSUE DATE

Drawn by: APL, KRH

No.	Description	Date

SHEET  
4.1

SECTION  
ALL  
ELEVATIONS



**BLUESTONE**  
DEVELOPMENT

**LITTLE ITALY**

**P / H**

## **REPORT**

To: Planning Commission

From: Planning and Redevelopment Division  
Community and Economic Development Department

Date: April 22, 2015

Subject: Review of Final Plat of The Garden District Subdivision

The attached Garden District Final Plat is an eight lot plat located at 3<sup>rd</sup> Avenue and 25<sup>th</sup> Street (see attached plat and report regarding PUD site plan amendment for construction of seven condominium townhouse dwellings at the development site). Each of the seven dwellings will be located on its own condominium lot having a zero side yard lot line (common wall) townhouse arrangement.

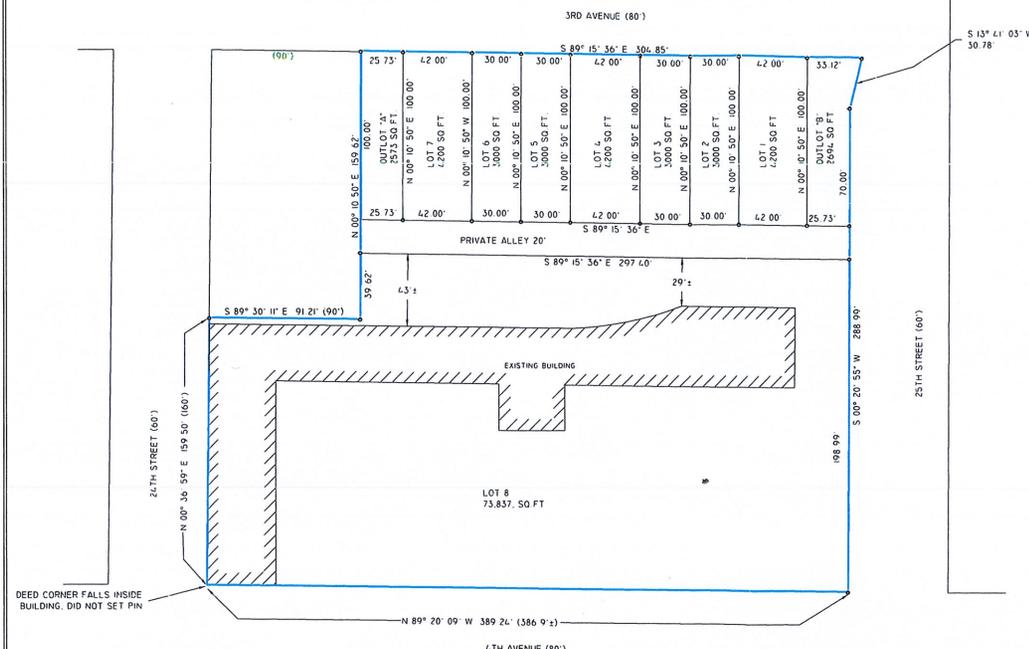
As identified in the PUD/Riverfront Corridor Overlay report each dwelling will be two-story and either have a one or two car attached garage that will have access to a private alley to the south of the townhouses. Additional off-street parking will be available to each dwelling on an adjacent improved driveway. Three of the condominium lots will be 4,200 total square feet (three bedroom dwellings) while the smaller lots will be 3,000 total square feet (two bedroom dwellings). Staff utilized the B-3 zoning district for the site plan to identify the building setbacks and front yard variance off of 3<sup>rd</sup> Avenue. B-3 does not have a minimum lot area requirement. If the site was zoned for multi-family residential uses the minimum total lot area for traditional single family residential development would be 5,000 square feet for R-3 zoning (2,000 square feet per family dwelling unit for R-4 thru R-6 zoning). Staff believes the proposed lot area for each condominium lot is adequate for this type of development.

Lot eight is platted for the Jackson Square Loft Apartments to the south. A 20-foot wide private alley bisects the plat providing access for each condominium garage and public emergency vehicles (City garbage vehicles will not serve residential customers via a private alley). Two out lots are also platted for possible signage and/or landscaping features. The City Engineer has approved the plat.

Recommendation:

That the final plat be approved because it meets standards in the Subdivision Ordinance and will promote home ownership residential dwellings adjacent to downtown and the Rock Island Arsenal.

FINAL PLAT OF  
**THE GARDEN DISTRICT**  
 A SUBDIVISION IN THE CITY OF ROCK ISLAND, ILLINOIS. LOCATED IN THE  
 NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 WEST OF  
 THE FOURTH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, 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

LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. \_\_\_\_\_  
 MY LICENSE EXPIRATION DATE IS \_\_\_\_\_  
 OWNER OR ATTORNEY \_\_\_\_\_

DEED CORNER FALLS INSIDE  
 BUILDING. DID NOT SET PIN

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

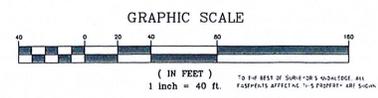


MICHAEL D. CRAPNELL DATE \_\_\_\_\_  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2390  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2016



**CRAPNELL LAND SURVEYING COMPANY**  
 814 EAST RIVER DRIVE  
 DAVENPORT, IOWA 52803  
 (563) 336-3256

SURVEY DATE 12-8-2014 LOCATION ROCK ISLAND, ILLINOIS  
 SCALE 1" = 40' DRAWN BY KLC CHECKED BY MDC DWG NO. 3062



LEGEND:  
 DEED DIMENSION ± (0 0')  
 FIELD DIMENSION ± 0.0'  
 MONUMENTS FOUND ± 0  
 MONUMENTS SET #4 REBAR  
 CAPPED 'CRAPNELL NO. 35-2390' ± 0  
 FENCE LINE ± X-X-X-X-X-X-X-X

PREPARED FOR:  
 ROCK ISLAND ECONOMIC  
 GROWTH CORPORATION  
 DEVELOPMENT GROWTH  
 ASSOCIATION OF ROCK ISLAND  
 C/O JOE HINTZE  
 100 - 10TH STREET  
 ROCK ISLAND, ILLINOIS