



Rock Island Planning Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

October 7, 2015

5:30 PM

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of September 2, 2015
3. Introduction of new Planning Commissioner: Javier Perez
4. Procedural Explanation
5. Public Hearing #2015-06: Request from Rock Island Economic Growth Corporation for Amendment to Approved Final Site Plan Review in a Planned Unit Development Zoned District and Riverfront Corridor Overlay District at 2408 3rd Avenue.
6. Other Business
7. Adjournment



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 2, 2015
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 5:30 PM. Present were Commissioners Mike Creger, Andrew Dasso, Ted Johnson, David Levin, Jason Lopez, Norm Moline, Bruce Peterson, Lorian Swanson, and Berlinda Tyler-Jamison. Commissioners Bruce Harding and Javier Perez were absent. Also in attendance were Alan Fries and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE MAY 6, 2015 MEETING

The Commission considered the matter of approval of the minutes of the June 3, 2015 meeting. Commissioner Tyler-Jamison made a motion to approve the minutes as presented. Commissioner Lopez seconded the motion and the Commissioners unanimously approved said minutes.

PROCEDURAL EXPLANATION

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

PUBLIC HEARING #2015-04: REQUEST FROM ROBERT SENDGIKOSKI (HABITAT FOR HUMANITY) FOR REZONING FROM B-1 (NEIGHBORHOOD BUSINESS) DISTRICT TO R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT AT 905 11TH AVENUE

Next there came before the Planning Commission Public Hearing #2015-04, a request to rezone 905 11th Avenue from B-1 to R-3 to enable the construction of a single-family residence on the site. Chairman Levin asked Planning staff to present the request.

Mr. Fries presented the staff report, providing a review of the applicant's request. Commissioner Peterson asked for clarification on the size of the lot in question in relation to the adjacent lot to the west along 9th Street and if Mr. Fries knew the history behind that subdivision and whether or not it would be developable given its narrow width. Mr. Fries responded that the lot to the west is actually a city-owned lot, as is the lot to the north of the subject site. He added that the city was not contacted regarding either lot in relation this rezoning request.

Commissioner Tyler-Jamison asked if any objections had been filed with the planning office. Mr. Fries stated that one interested party in opposition to the rezoning was file with the City.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin opened the public hearing and asked the applicant to step forward to address the Commission. Mr. Sendigikoski of 3625 Mississippi Avenue in Davenport and representing Habitat for Humanity stepped up to the podium. He indicated he is present to answer any questions on the project.

Chairman Levin asked if Mr. Sendigikoski would address one of the concerns identified in the staff report with regard to alley access. Mr. Sendigikoski responded that the existing alley has been there for many years, as long as he can remember, and that as far as he knows it has never been an issue; people use it all the time.

Commissioner Tyler-Jamison asked if Habitat for Humanity has had any communication with the neighbors on the project. Mr. Sendigikoski indicated that he had not.

Commissioner Creger asked if conflicts between the neighborhood and any of the other five Habitat for Humanity homes have come up since those houses were built. Mr. Sendigikoski responded there have been no issues.

Hearing no other questions, Chairman Levin invited the interested party to come up to the podium to speak. Brenda Taylor-McGeorge of 916 11 Avenue stepped up to the podium. She commented that she has lived in the neighborhood for more than 50 years. She indicated that her concern with the project is that Habitat for Humanity is proposing to build one house on a lot that is large enough to construct two houses. She asked how property taxes would be handled, if they would have to pay double the property taxes since the lot is essentially a double lot. Chairman Levin responded that property taxes are determined by the Assessor and not by this Commission. Ms. Taylor-McGeorge asked why the City has bothered to hold a public hearing when construction has already been permitted to begin. Mr. Fries responded that a permit was issued for Habitat for Humanity to complete, at their own risk, footing and foundation work before winter. Ms. Taylor-McGeorge asked why the subject lot was selected for this project over other properties in the neighborhood. Mr. Sendigikoski responded that site was specifically selected by Habitat for Humanity, but rather it was gifted to them to complete such a project. Ms. Taylor-McGeorge asked why only one structure would be built when there is room on the lot for two structures. Mr. Sendigikoski responded that Habitat for Humanity tries to construct homes on lots that are at least 6,000 square feet in area to allow ample space for children to play. Ms. Taylor-McGeorge stated her concern that if this house is built, the City will make paving the alley adjacent to the Habitat for Humanity house, leaving the alley behind her house a gravel alley.

Hearing no further questions from the Commissioners and since there were no other members of the public in the audience, Chairman Levin closed the public hearing and asked if one of the Commissioners cared to make a motion.

Commissioner Johnson made a motion to recommend approval of the request to the City Council as presented, which was duly seconded by Commissioner Creger. Hearing no discussion, Chairman Levin called for a vote and the Planning Commissioners unanimously (8—0) recommended approval of the rezoning request to the City Council. Chairman Levin stated that the item would be placed onto the September 14th City Council agenda for final review and possible approval.

PUBLIC HEARING #2015-05: REQUEST FROM JERRY BERGHEGER FOR REZONING FROM R-2 (ONE FAMILY RESIDENCE) DISTRICT TO R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT AT 4530 24TH AVENUE

Next there came before the Planning Commission Public Hearing #2015-05, a request to rezone 4530 24th Avenue from R-2 to R-3 to enable the construction of a two-family residence on the site. Chairman Levin asked Planning staff to present the request.

Mr. Fries handed out an update to the request that became available earlier in the day. Mr. Fries then presented the staff report, providing a review of the applicant's amended request. The applicant is proposing to carve out a 145'x128' lot that is proposed to be developed in the northwest corner of the subject property. Under the new proposal, a flag lot would be created and the existing house would remain on that flag lot. The proposal would have to go to City Council for a subdivision and would have access via 24th Avenue. The applicant still requests that the entire property be rezoned to R-3. Four objections were received from neighboring property owners; two are interested parties.

Commissioner Tyler-Jamison asked if staff's recommendation changes given the revised proposal. Mr. Fries indicated that staff's recommendation to deny the rezone is unchanged. Commissioner Peterson asked about the side yard requirements for the proposed new lot. Mr. Fries responded that for a one story structure the required side yard setback is a total of 15 feet for both sides with the least side being 6 feet.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin opened the public hearing and asked the applicant to step forward to address the Commission. Mr. Andrew Love, Mr. Bergheger's representative, approached the podium. Mr. Love, residing at 2815 44th Street, reported that he is interested in developing a product similar to that seen in Bettendorf and other communities that provides housing options for baby boomers. The two-family unit would be zero-entry and wheelchair accessible. He noted that there are few available lots in Rock Island that would enable this type of condo layout. Chairman Levin asked for clarification on whether the garage would also be zero-entrance. Mr. Love confirmed that to be true but added that the unit would include a basement, so stairs would be on the premises.

Commissioner Tyler-Jamison asked if Mr. Love has a sense of the difference in expense would be if the lot was subdivided to allow construction of two stand alone units versus the proposed two-family structure. Mr. Love estimated the difference would be between \$25,000-\$30,000; the increase in cost is in part due to additional labor and materials, such as walls and siding. Commissioner Tyler-Jamison asked how the units would be marketed. Mr. Love responded that

they would be marketed to baby boomers and empty-nesters—individuals who have reached the point where stairs are difficult.

Commissioner Peterson asked if the units would be available for sale upon completion. Mr. Love indicated he is considering leasing them at this point. He would handle the maintenance (e.g. lawn and snow removal). Commission Swanson pointed out that the sale of these units at \$200,000 would improve property values in the neighborhood. Commissioner Moline asked if Mr. Love was considering the lease to be more like a rental or a long-term lease. Mr. Love responded that the leases would be long-term. He added that he would not be opposed to selling the units. Commissioner Creger asked Mr. Love what he thought rents might be for the units. Mr. Love estimated between \$1,500-\$2,000 per month. Commissioner Dasso asked if the project could happen without subdividing the parcel. Mr. Fries responded that two principal structures on one site would require a variance which would have to go through the Board of Zoning Appeals.

Hearing no other questions, Chairman Levin invited the interested parties to come up to the podium to speak. Mr. Michael Hannah of 4512 24th Avenue addressed the Commission. Mr. Hannah indicated that he lives next door to the subject property and does not want to see a big building next door to his lot. He also noted some concern with the impacts of the water table on the basement. He also expressed concern that the site could be further subdivided to allow additional units at the rear of the property. Mr. Hannah added he would like to see the neighborhood remain as is.

Mr. Roger McKee of 4607 25th Avenue addressed the Commission. He identified his concern that while R-2 is the currently the predominant zoning district in the vicinity, approving this rezoning request would open the door for additional rezonings to R-3. Mr. McKee also asked if the Dorsch property has been subdivided. Mr. Fries responded that it has been subdivided and has been that way for many years.

Mr. Perry Mason of 4543 25th Avenue addressed the Commission. Mr. Mason indicated that he has lived in his house for 53 years. He also identified a concern that rezoning the subject property to R-3 in the middle or an area that is predominantly R-2 zoning would be spot zoning and would prompt similar occurrences of spot zoning to follow.

Chairman Levin asked if there was anyone else present that would like to speak in favor or against the proposal. Mr. Harold Walker of 4610 24th Avenue asked if Mr. Love had checked with the gas company regarding the utility placement on the property. It was his recollection that the gas line runs down the middle of the property. Mr. Love responded that he had checked on the water and sewer lines, but had not yet identified the location of other utilities.

Mr. Heinz Veigle of 4520 24th Avenue approached the podium. Mr. Veigle expressed his frustration with the fact that Mr. Bergherger is not present. He also expressed his concern that the proposal would result in increased property taxes for the neighborhood.

Hearing no further questions from the Commissioners and since there were no other members of the public in the audience, Chairman Levin closed the public hearing. Mr. Fries noted that, per the zoning ordinance, in cases where a 20 percent or more of the immediately adjoining property owners are against a proposed change in district boundaries, approval of the proposal would require a favorable vote $\frac{2}{3}$ (super majority) of all members of the City Council. Mr. Fries noted that this case meets that 20 percent threshold.

Commissioner Moline made a motion to recommend denial of the request to the City Council as presented, which was duly seconded by Commissioner Creger. Commissioner Moline added that he agrees with staff. The Commission recently went through a process to create a comprehensive plan—denial of the request is consistent with the comprehensive plan, would not create a situation of spot zoning, and would not set precedent for similar future rezoning requests. Hearing no further discussion, Chairman called for a vote and the Planning Commissioners unanimously (8—0) recommended denial of the rezoning request to the City Council. Chairman Levin stated that the item would be placed onto the September 14th City Council agenda for final review and possible approval.

OTHER BUSINESS

Ms. Howe reported that Augustana urban planning students started a planning effort in the Spring 2015 to prepare a neighborhood plan for Greenbush. The project has since been picked up as a joint effort between the City and the College and will be worked on throughout the fall. A Planning Commission meeting on the plan will likely be held in early winter. Mr. Fries reported that the City will also be undertaking a zoning and sign ordinance update. That project will commence in the coming weeks.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Creiger made a motion to adjourn the meeting at approximately 6:20 PM, which was duly seconded by Commissioner Moline. The next regularly scheduled meeting of the Planning Commission is Wednesday, October 7, 2015 at 5:30 PM in the City Council Chambers.

Respectfully submitted,



Brandy Howe, AICP

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: September 21, 2015

Subject: Case #2015-6- Request for amendment to approved final site plan in a PUD (Planned Unit Development) district and Riverfront Corridor Overlay District at 2408 3rd 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 2408 3rd Avenue. The development site consists of an undeveloped segment of the property north of the Jackson Square Loft Apartments. The developer proposes a revised variance request for the north front yard building setback to now allow a 16-foot variance of the 25-foot front yard setback requirement for previously approved seven-unit, two-story townhouse residential development with attached garages on the development site. The variance would result in a 9-foot front yard setback from the north property line.

Size of Property:

The subject PUD zoned site 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 2015-2- Final PUD and Riverfront Corridor Overlay District site plan approved for seven-unit condominium development with a 15-foot north front yard setback for the structure.

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 urban mixed use for the site.

Access:

The total PUD zoned block has access to all four surrounding streets. The subject condominium development site has access to 3rd Avenue and 25th Street, while the Jackson Square Loft Apartments has its main access to 4th Avenue.

Physical Characteristics:

The site is flat and slightly above street level.

Analysis:

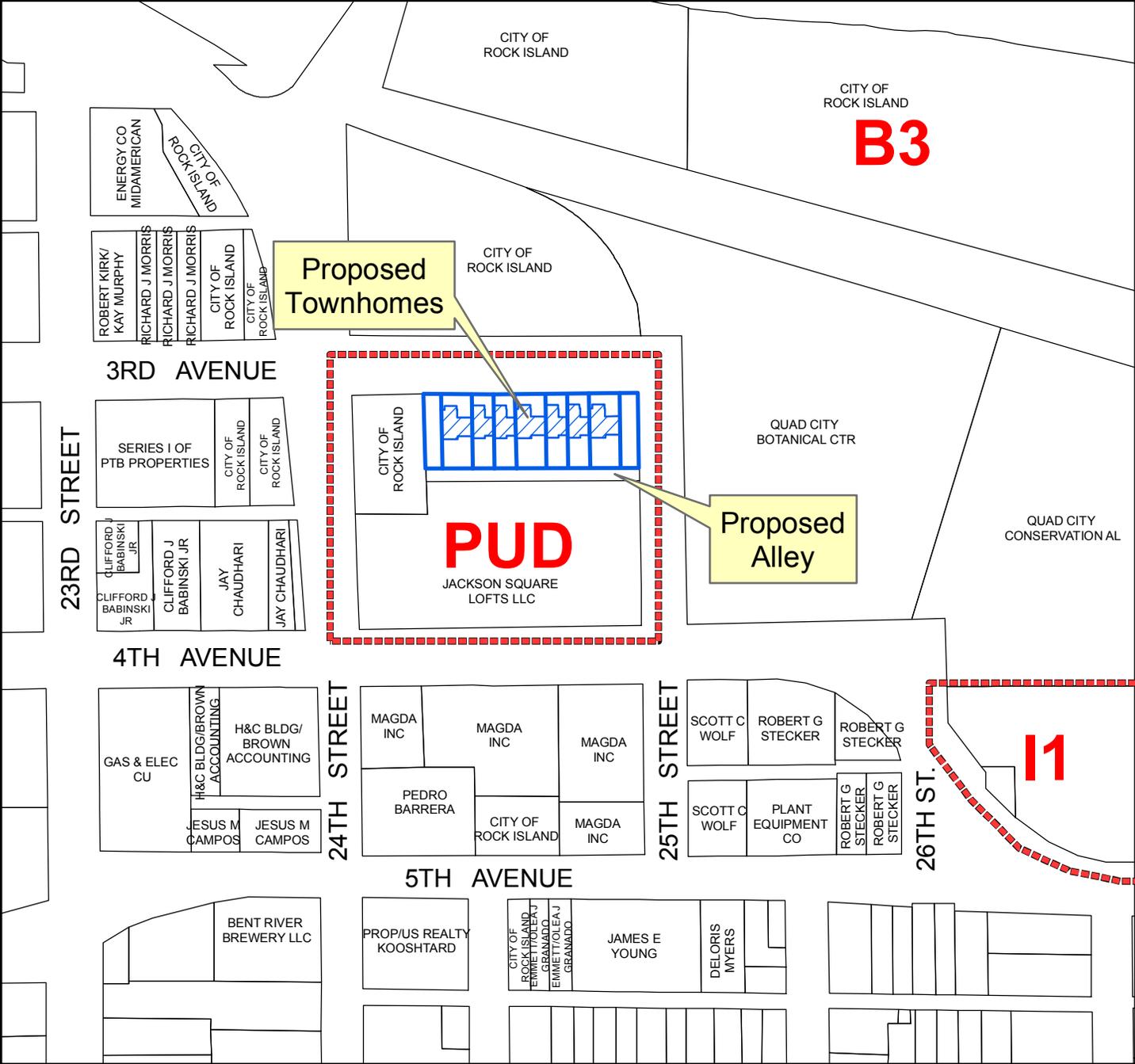
The proposed residential condominium development is intended to have an “urban” design pattern, so the applicant desires to relocate the structure closer to 3rd Avenue. The right-of-way of 3rd Avenue is 80 feet. The developer will now construct the public sidewalk on public right-of-way compared to the previous development plan that located it on the subject site. The building frontage will now propose to be located approximately 35 feet from curb of 3rd Avenue.

The proposed variance and revised development plan 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.

Recommendation:

Staff recommends approval of the approved final 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
2015-6

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300 400



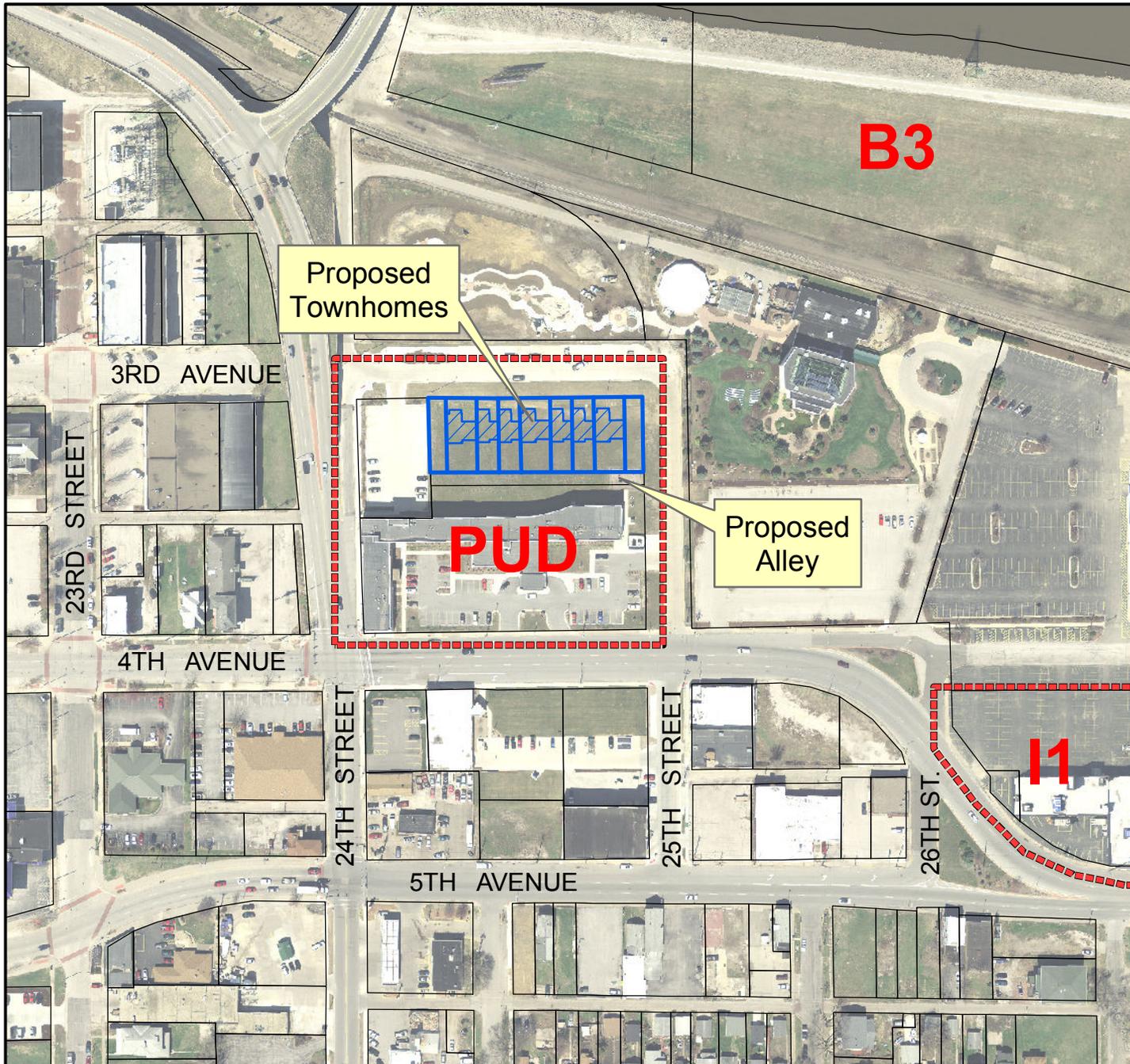
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION 2015-6 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300 400
Feet

City of Rock Island

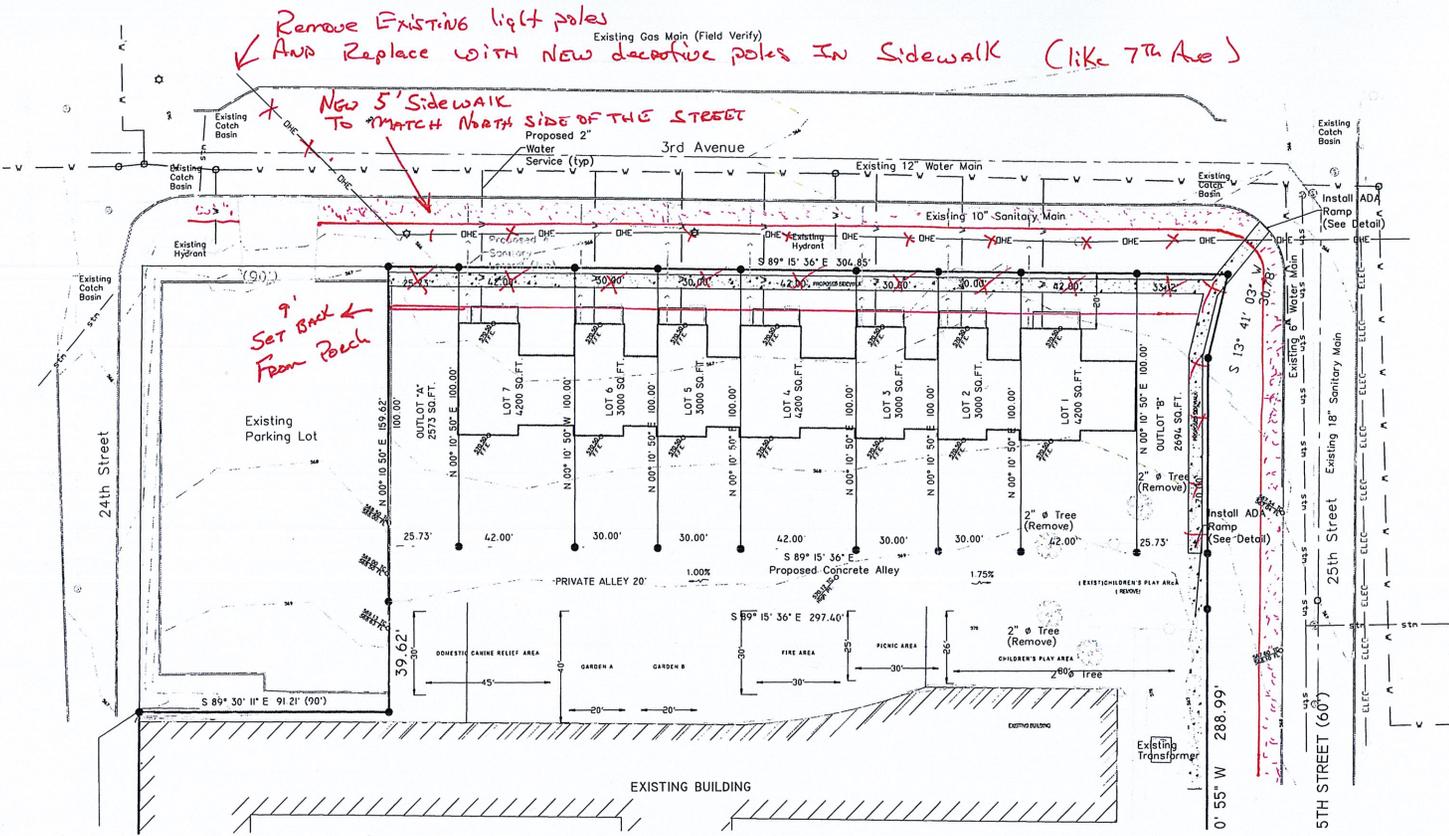
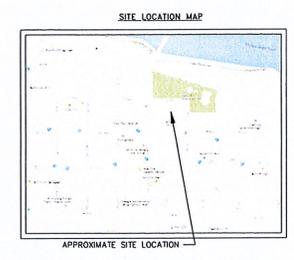
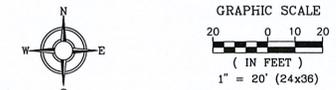
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



SITE, GRADING & UTILITY 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.



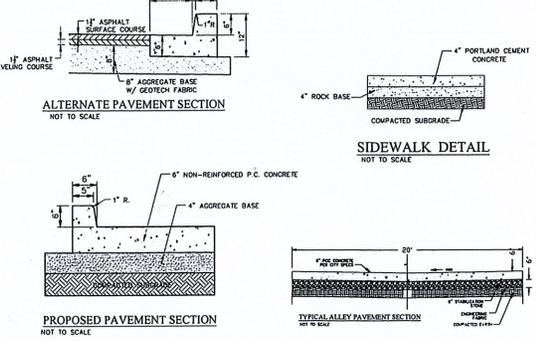
GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF ROCK ISLAND AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ROCK ISLAND AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO DRAIN ON TO POND ON ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION. PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROCK ISLAND STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE ILLINOIS CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

LEGEND:

--- EXISTENT	--- PROPOSED	○ EXISTING GAS VALVE	○ EXISTING WATER VALVE	○ EXISTING UTILITY POLE	○ EXISTING LIGHT POLE	○ EXISTING TREE	○ EXISTING BUSH	○ EXISTING MANHOLE	○ EXISTING FIRE HYDRANT	○ FOUND PROPERTY PIN	○ CONTROL POINT
--- SETBACK LINE	--- CENTERLINE	--- PROPERTY BOUNDARY	--- EXISTING FENCE	--- EXISTING SANITARY	--- PROPOSED SANITARY	--- EXISTING STORM SENER	--- PROPOSED STORM SENER	--- EXISTING WATER	--- PROPOSED WATER	--- EXISTING GAS LINE	--- EXISTING ELECTRIC
--- EXISTING CONTOUR LINE	--- PROPOSED CONTOUR LINE	○ SPOT ELEVATION TOP OF CURB	○ SPOT ELEVATION PL. IN CURB	○ SPOT ELEVATION SOCMARK	○ FINISHED FLOOR ELEVATION						

- UTILITY NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF ROCK ISLAND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURIED DEPTH, WRAPPED IN TRACER WIRE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 - ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
 - CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM SHALL BE MADE WITH CLASS 52 DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, OR 175 PSI PRESSURE CLASS BY ROCKWELL, OR APPROVED EQUAL. CONNECTIONS BETWEEN TEE OR CROSS AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOCKS OR DUCTILE IRON PIPE USING TWO 3/4" IRON DIAMETER RODS (ASPHALT COATED).
 - EXISTING DRAINAGE TILES AND SANITARY SEWER SERVICE LINES ARE NOT SHOWN. CONTRACTOR SHALL REPAIR BROKEN OR OBTURED SERVICES AT NO ADDITIONAL CHARGE TO OWNER. THE EXACT LOCATION OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION.
 - COMPACTED BACKFILL IS REQUIRED IN ALL AREAS UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
 - SERVICE VALVES SHALL BE PLACED BETWEEN CURB AND SIDEWALK WHERE POSSIBLE.



CHRYSTOPHER R. TOWNSEND
 062-00370 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

I hereby certify that this Engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Illinois.

Signature: C. Townsend, P.E.
 License number: 062-00370
 My license renewal date is November 30, 2016
 Page or Sheet count by this sheet

TOWNSEND ENGINEERING <small>CIVIL - STRUCTURAL - LAND SURVEYING</small>	DATE: 3-23-15 TE PROJECT NO: Garden District 563 386.4236 386.4231 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: CV & MR CHECKED BY: CT DRAWING LOCATION: S:\Rock Island\TE Site Plan Garden District.dwg	REVISIONS: DESCRIPTION DATE	SITE, GRADING & UTILITY 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. C1
	NO. DESCRIPTION DATE					



BLUESTONE
DEVELOPMENT

LITTLE ITALY

P / H