

**Memorandum
Community and Economic Development
Department**

**To: Randall Tweet, City Manager
Subject: Request for Right-of-Way Vacation Adjacent to
Gas and Electric Credit Union (2300 4th Avenue)
Date: February 6, 2017**



Timothy Niemiec of the LaMacchia Group (for the Gas and Electric Credit Union located at 2300 4th Avenue) is requesting the City vacate a segment of 5th Avenue right-of-way located at the northeast corner of 23rd Street and 5th Avenue (see attached map). The approximate 3,340 square foot area of right-of-way will extend the credit union's property further south and will provide additional area for a new lighted monument style freestanding sign with low level landscaping (see attached drawing).

The proposed aesthetic improvements are a part of the credit union's planned building expansion project, which will include a 2,136 square foot one-story addition to the south of its existing office building (see attached drawing of building expansion). The vacated area will provide additional private land to meet the south front yard building setback requirement for the proposed building addition and add space for the identified landscaping and a new freestanding monument sign. Credit union officials indicate that up to two new employees are expected to be added to the business following expansion. The Board of Zoning Appeals approved a parking variance for the site expansion at its January 11th regular meeting.

Analysis of Impact:

The City Engineer has no objections to the vacation request for this area of right-of-way. The remaining right-of-way for 5th Avenue would be uniform at 66' in width if the vacation is approved. There is an overhead electrical line within the area proposed to be vacated, which would require a utility easement to be incorporated into a vacation ordinance.

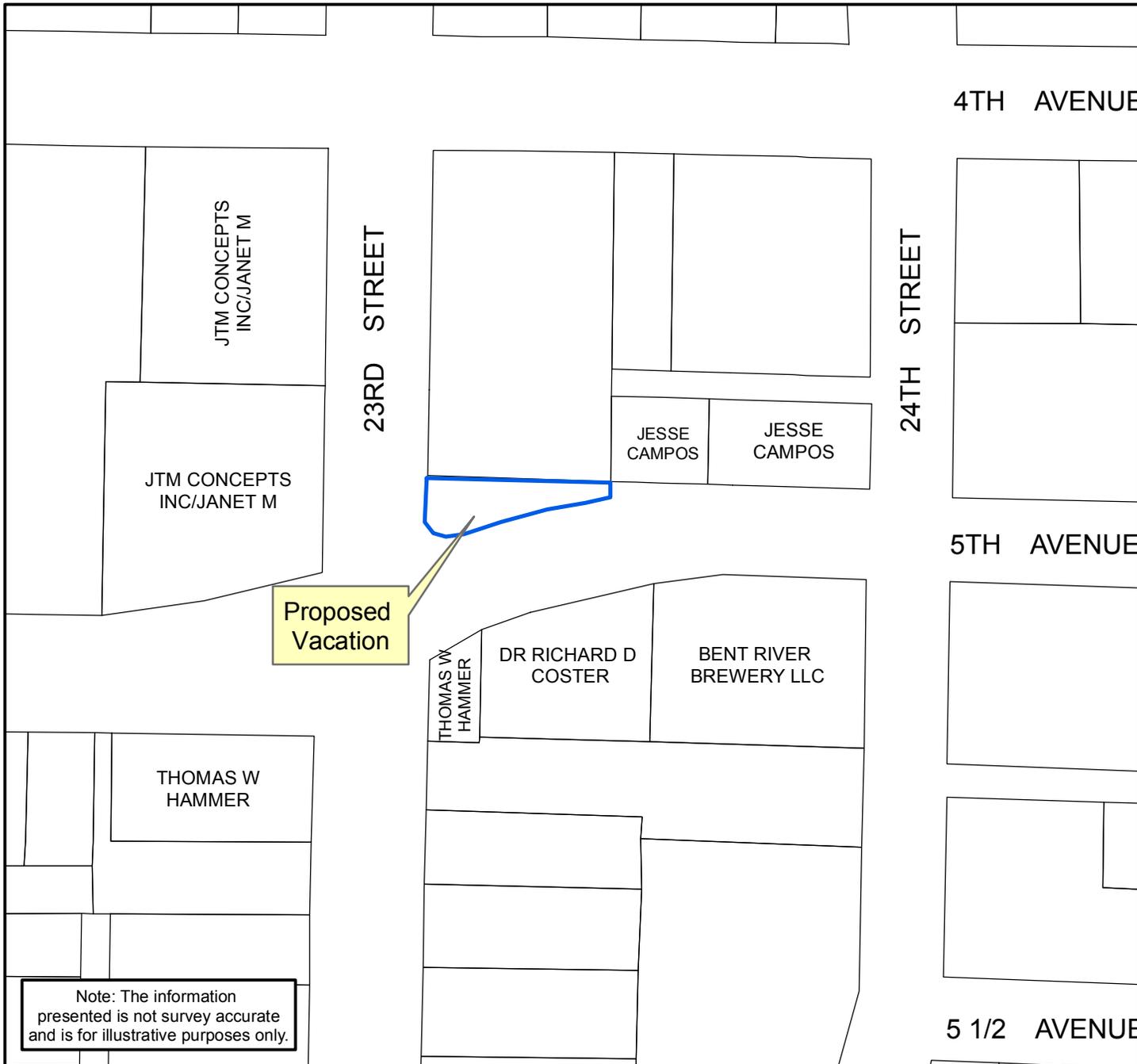
Recommendation:

That the City Attorney be directed to draft an ordinance vacating the identified segment of 5th Avenue right-of-way located at the northeast corner of 23rd Street and 5th Avenue and to be added to the Gas and Electric Credit Union property because it would make a uniform right-of-way width for 5th Avenue and would allow for additional area for development for the proposed credit union expansion. Staff also recommends approval be subject to the stipulation that the attached landscaping and freestanding monument sign plan be located and completed at the area to be vacated.

**Submitted by: Alan Fries, Urban Planner II
Ryan Berger, Interim Planning and Redevelopment Administrator
Chandler Poole, CED Director**

Approved by: Randall Tweet, Interim City Manager

VACATION LOCATION



VACATION LOCATION

23rd Street & 5th Avenue

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

VACATION LOCATION



VACATION LOCATION AERIAL

23rd Street & 5th Avenue

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

0 25 50 100 150 Feet

City of Rock Island

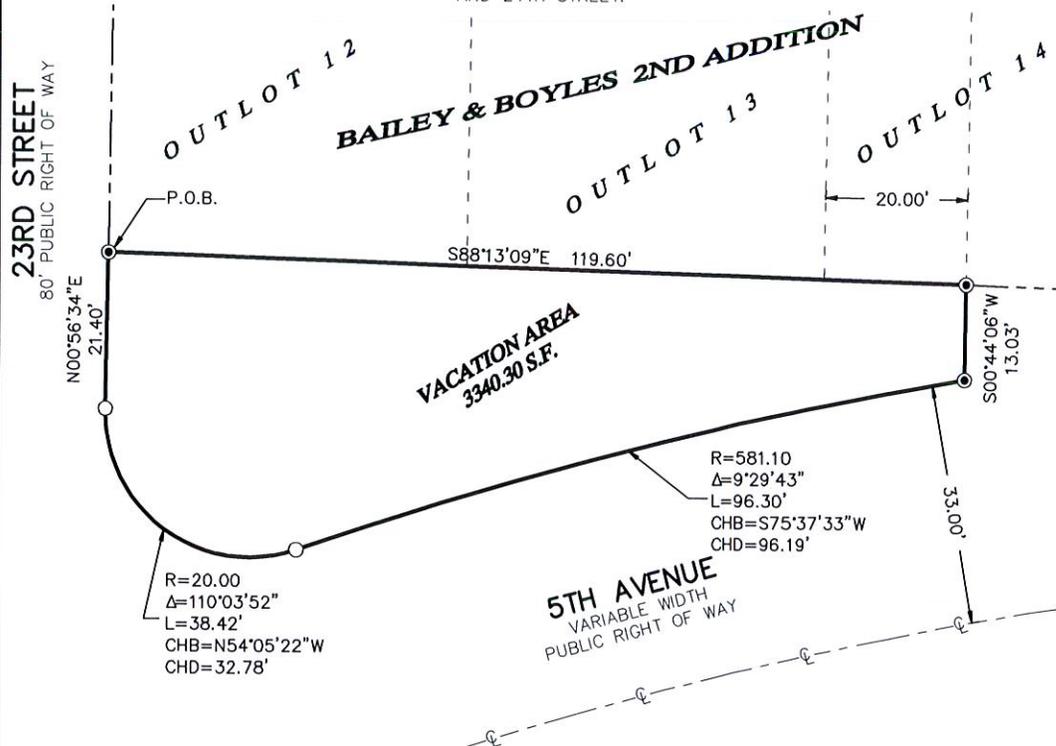
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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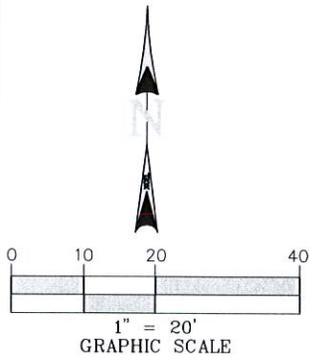
RIGHT OF WAY VACATION PLAT

PART OF THE RIGHT OF WAY OF 5TH AVENUE LYING SOUTH OF OUTLOT 12, 13, AND THE WEST 20 FEET OF OUTLOT 14 OF BAILEY & BOYLE'S SECOND ADDITION TO THE CITY OF ROCK ISLAND BETWEEN 23RD STREET AND 24TH STREET.



PART OF THE RIGHT-OF-WAY OF FIFTH AVENUE (FORMERLY MOLINE AVENUE) LYING SOUTH OF AND ADJACENT TO OUTLOTS 12 AND 13, AND THE WEST 20 FEET OF OUTLOT 14 OF BAILEY AND BOYLE'S SECOND ADDITION TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID OUTLOT 12 ON THE NORTH RIGHT-OF-WAY LINE OF FIFTH AVENUE; THENCE UPON SAID RIGHT-OF-WAY LINE, S 88°13'09" E, A DISTANCE OF 119.60 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE WEST 20 FEET OF OUTLOT 14; THENCE UPON THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST 20 FEET OF OUTLOT 14, S 00°44'06" W, A DISTANCE OF 13.03 FEET TO AN IRON PIPE FOUND; THENCE SOUTHWESTERLY 96.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 581.10 FEET AND A CENTRAL ANGLE OF 09°29'43" (SAID CURVE HAVING A LONG CHORD DISTANCE OF 96.19 FEET BEARING S 75°37'33" W) TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 38.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 110°03'52" (SAID CURVE HAVING A LONG CHORD OF 32.78 FEET BEARING N 54°05'22" W) TO AN IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF TWENTY THIRD STREET (FORMERLY BROADWAY STREET); THENCE UPON SAID RIGHT-OF-WAY LINE, N 00°56'34" E, A DISTANCE OF 21.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,340.03 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.



PREPARED FOR:
GAS & ELECTRIC CREDIT UNION
2300 4TH AVENUE
ROCK ISLAND, IL 61201

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

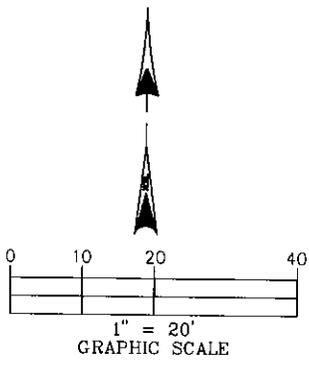
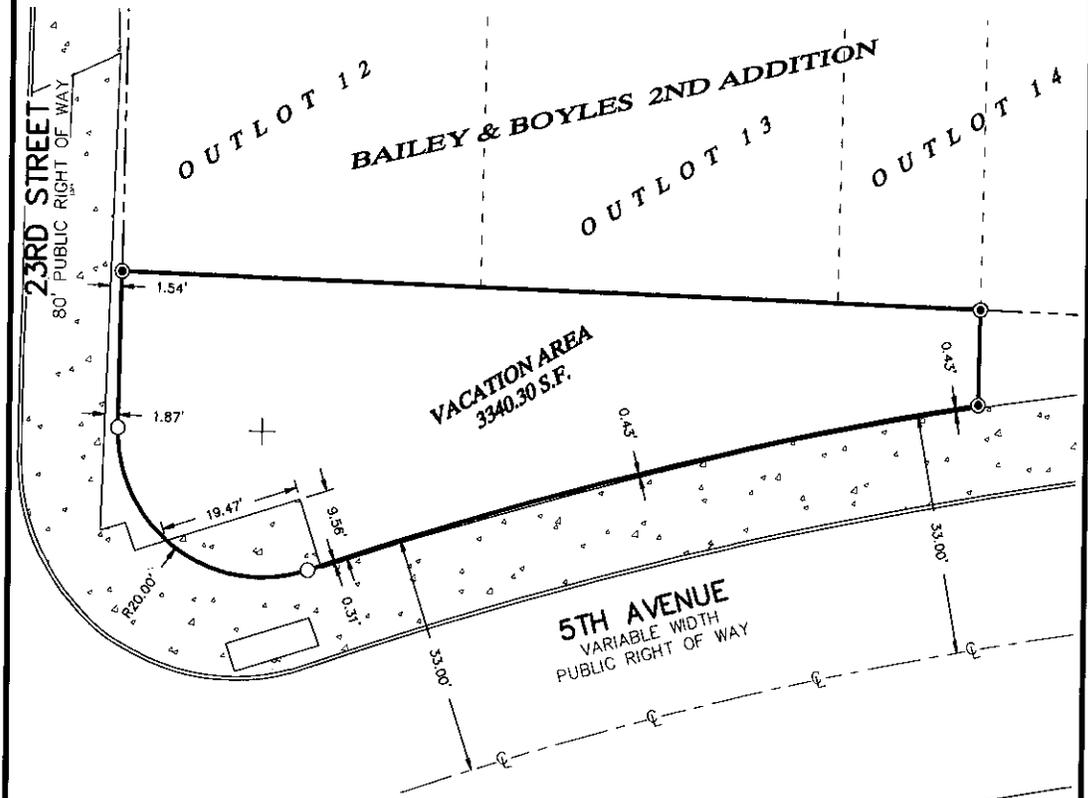
PRELIMINARY

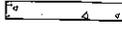
JAMES A. FAETANINI _____ DATE _____
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2018
SHEETS COVERED BY THIS SEAL 1 OF 1



- RIGHT OF WAY
- BOUNDARY
- - - LOT LINE
- - - C CENTERLINE
- FOUND PIN
- SET PIN

EXHIBIT



-  CONCRETE
-  RIGHT OF WAY
-  BOUNDARY
-  LOT LINE
-  CENTERLINE
-  FOUND PIN
-  SET PIN



Existing Credit Union Property. Plantings Shown are existing

R.O.W.

Landscape Demolition:

Remove (1) large deciduous tree & (2) Conifer Shrubs for new drive and curb cut.

Blue Oat Grass

Size: 2'-6" H. / 2'-6" W.
QTY. 10

Walker's Low Catmint

Size: 2'-6" H. / 3'-0" W.
QTY. 10

Cypress Shredded Bark Mulch

Assorted Annual flowers Infill

Signage Scope Specifications

- I. Base: Brick to match existing building. Provide concrete cap. 14"W.x10'-0"L. 3'-0"H.
- II. Sign: Internally LED lit box sign



Preliminary Landscape Plan
Gas & Electric Credit Union
2318 5th Avenue, Rock Island, IL 61201

