

City of Rock Island
I280/ IL92 Site Assessment



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INTRODUCTION

The City of Rock Island engaged Shive-Hattery to assess development opportunities for an existing 10-acre parcel owned by the City. Along with this, the City would like a summary of the infrastructure improvements required to prepare the lot for development and the potential cost of the improved infrastructure.

The property is located on the southwest side of Rock Island. It sits along Jumer Drive which runs parallel to IL Highway 92 and connects to the Highway at an existing traffic signal. On the other side of the Highway sits Bally's Quad Cities Casino and Hotel. IL Hwy 92 intersects with I-280 and the property is on the southwest side. A nature conservation area exists adjacent to this property. It is a mixture of marshes, lakes, and vegetation. The Mississippi River is to the northwest.

The purpose of this project is to develop an optional layout for future development. In our concept we are depicting a fuel station convenience store, and 2 restaurant options. The plan shows dividing the property into 3 separate lots. The existing utilities lines are shown extended to the potential lot lines.

PROPERTY AVAILABILITY

The approximately 10-acre property is currently owned by the City of Rock Island. With this size and location of the property, it should be very attractive to developers. The City of Rock Island wants to promote development in this area as an addition to the casino development and to provide amenities to visitors and other highway travelers. The exact type of development is not determined, but some complimentary businesses that would fit at this location could be a gas station, eat-in restaurant, or drive-thru restaurant. These all would work well with the interstate intersection and the casino right across the street. Other types of business could be a good fit, and a discussion with Bally's Casino may be helpful to find out if they have any partners that would be interested in expanding services near the casino.

PROPERTY DEVELOPABILITY

The Rock Island Soil Survey was done on websoilsurvey.com and is shown in **Appendix A**. This showed the different types of soil in and around the parcel, typically sandy loam or loamy sand.

A wetland delineation report was prepared by Shive-Hattery, under separate cover. The only area identified that may be under the jurisdiction of the USACE is shown in **Appendix B**, in the south corner, DWH-1, a deep-water habitat. Our suggestion would be to avoid any land disturbing activities in that area. There were a few areas on the site that appeared to have wetland hydrology, but under further investigation there are no hydric soils present, so they are not actual wetlands (WOTUS).

See **Appendix C** for a list of threatened and endangered species within Rock Island County. An EcoCAT review request was submitted to the IL Department of Natural Resources, see **Appendix D**. There is potential of two threatened species living in the vicinity of the project, but at this point adverse effects to any protected resources are unlikely. See IL DNR response letter, **Appendix E**. Construction should not commence or proceed without submitting finalized construction plans to the IL DNR for a consultation.

The majority of the site area is not within the 100-year flood zone. **Appendix F** and below shows the annual chance if flooding by region, the blue in the 100-year flood zone and the orange would be considered the area of flooding during a 500-year storm event.





ZONING

The property is located in the B-4 Highway Business Zone. See **Appendix G** for Zoning Map. The zones are designed for development of service along highways or arterials roads. Uses of a B-4 zone include automotive repair, automotive sales, restaurants, car washes, gas stations among other uses. A full list of acceptable uses and standards can be found in **Appendix H**, an excerpt from the Rock Island zoning code.

The future land use plans for Rock Island are shown **Appendix I**.

TRANSPORTATION

The property is located 7 miles from the Quad Cities International Airport. Interstate systems are very close to the site.

- IL Hwy 92 is 0.1 miles from the site
- I-280 is one mile from the site

Bus Route 40, which is a part of the QC metro bus route, provides service to Bally’s Casino across the street. See **Appendix J** to view the bus route.



UTILITIES

Water - The City of Rock Island provides water and currently has existing pipe at Bally's Casino, which is across IL 92. To get water to this site, a main line will need to be bored under IL 92.

See **Appendix K** for City of Rock Island Utilities Map.

Sanitary – The City of Rock Island runs the public wastewater facility. The closest sewer main is at Bally's Casino. A main shall be bored below IL 92 to serve the proposed property. See **Appendix K** for City of Rock Island Utilities Map.

Storm – Storm water runoff will be collected within the property and released into the bodies of water on the north side and south side of the property. We will discuss with Engineering to determine if storm water detention is required on this site. See **Appendix K** for City of Rock Island Utilities Map.

Electric – There is a MidAmerican Electric line currently running on the north side of Jumer Drive. It is a 13kV underground line. See **Appendix L** for maps provided by MidAmerican.

Gas – The closest MidAmerican gas line is located across the street by Bally's Casino. A gas main will need to be bored under IL 92 to provide gas service to the property. The current line is a 6-inch 60 psi line. See **Appendix L** for maps provided by MidAmerican.

Phone/Fiber/Cable- No maps were received from utility companies providing phone, fiber or cable service, and it is not anticipated that services were extended below the highway to this property.

CONCEPT EXHIBIT

The following exhibit divides the property into 3 separate lots. Proposed uses could be gas stations, restaurants, or other businesses that are allowed under the B-4 zoning code.

The topography is fairly flat and is located multiple feet above the 100-year floodplain, so it is not anticipated that much fill material will be needed to raise the site grades.

If no intersection improvements are requested by IDOT, the infrastructure costs would include grading, paving, and drainage for construction of the Jumer Drive road within the ROW, and the costs to bring utilities across IL 92 to serve the future businesses.

PROPOSED IMPROVEMENT COSTS

Currently, there are no sanitary, water, or gas service connections on the property's side of the highway. There appears to be an electric service to tie into, but no apparent fiber, cable or phone line extensions.

We estimate that an 8" water and a 6" gas extensions would be required to service these lots. The gas and water could be installed by directional drill will steel casing at an approximate cost of \$300/LF. We estimate that an 8" sewer extension will be required, to allow us to run at the minimum slope. The sanitary sewer will have to be installed by



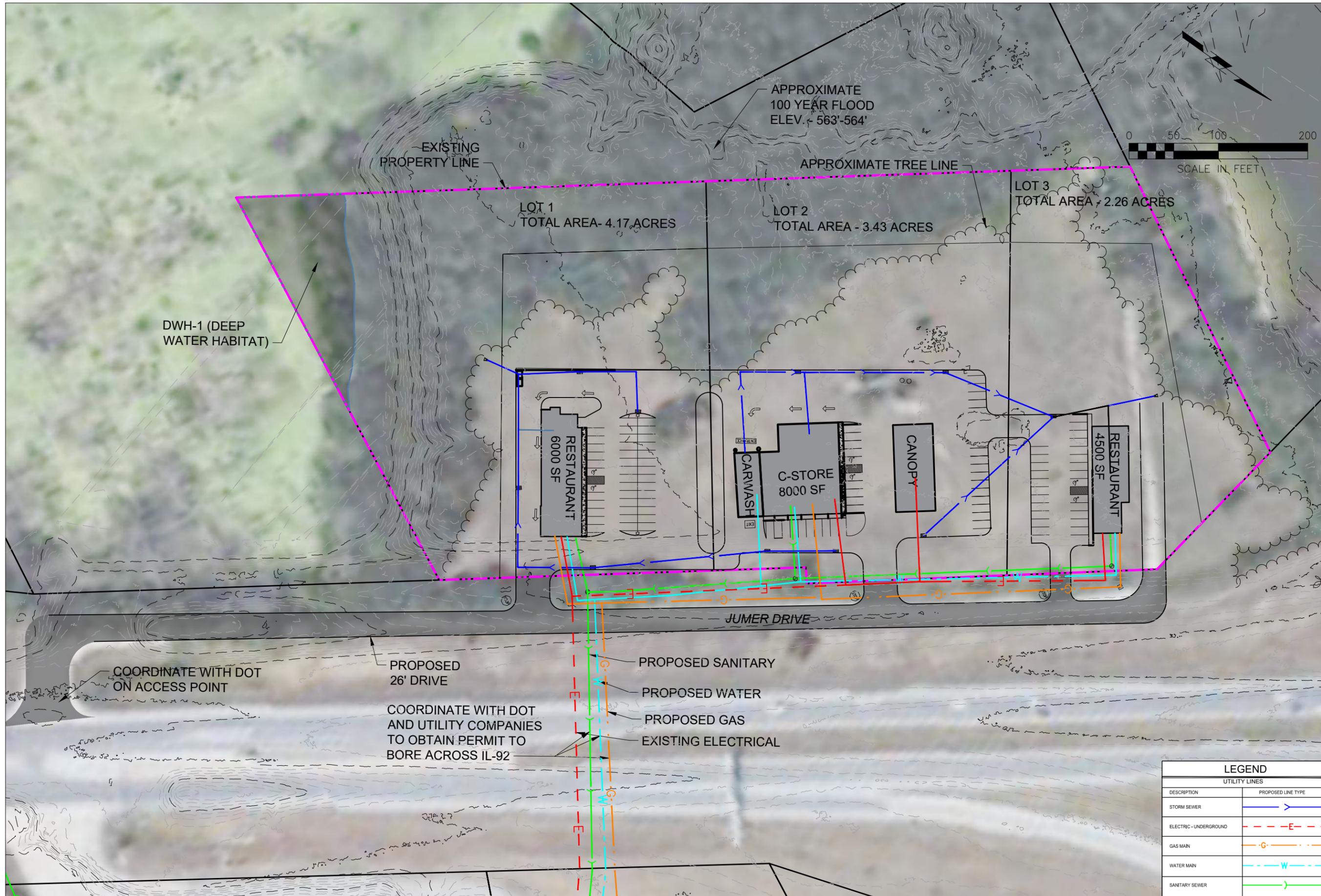
directional bore, which would cost approximately \$800/LF for a 24" casing, to provide access if an obstruction is encountered. The highway crossing length is approximately 325 feet, so the utility extension costs would be **\$100,000 for water, \$100,00 for gas and \$260,000 for sanitary.**

There currently is an existing gravel access path to the site. The approximate cost for grading, paving and ditch grading for the Jumer Drive ROW, would cost approximately **\$500,000.**

The site topography is fairly flat, so we don't think any mass grading would be necessary required prior to the property sale.

We have not confirmed traffic signal requirements with ILDOT, but we believe the current traffic signals would be adequate to serve the traffic produced with this development.





LEGEND	
UTILITY LINES	
DESCRIPTION	PROPOSED LINE TYPE
STORM SEWER	
ELECTRIC - UNDERGROUND	
GAS MAIN	
WATER MAIN	
SANITARY SEWER	

1280/IL92 SITE DEVELOPMENT CONCEPT

CITY OF ROCK ISLAND
ROCK ISLAND, IL

2132305350

EXHIBIT 1

EX-1

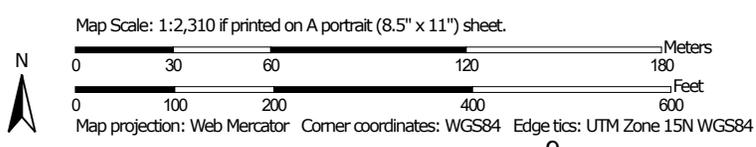
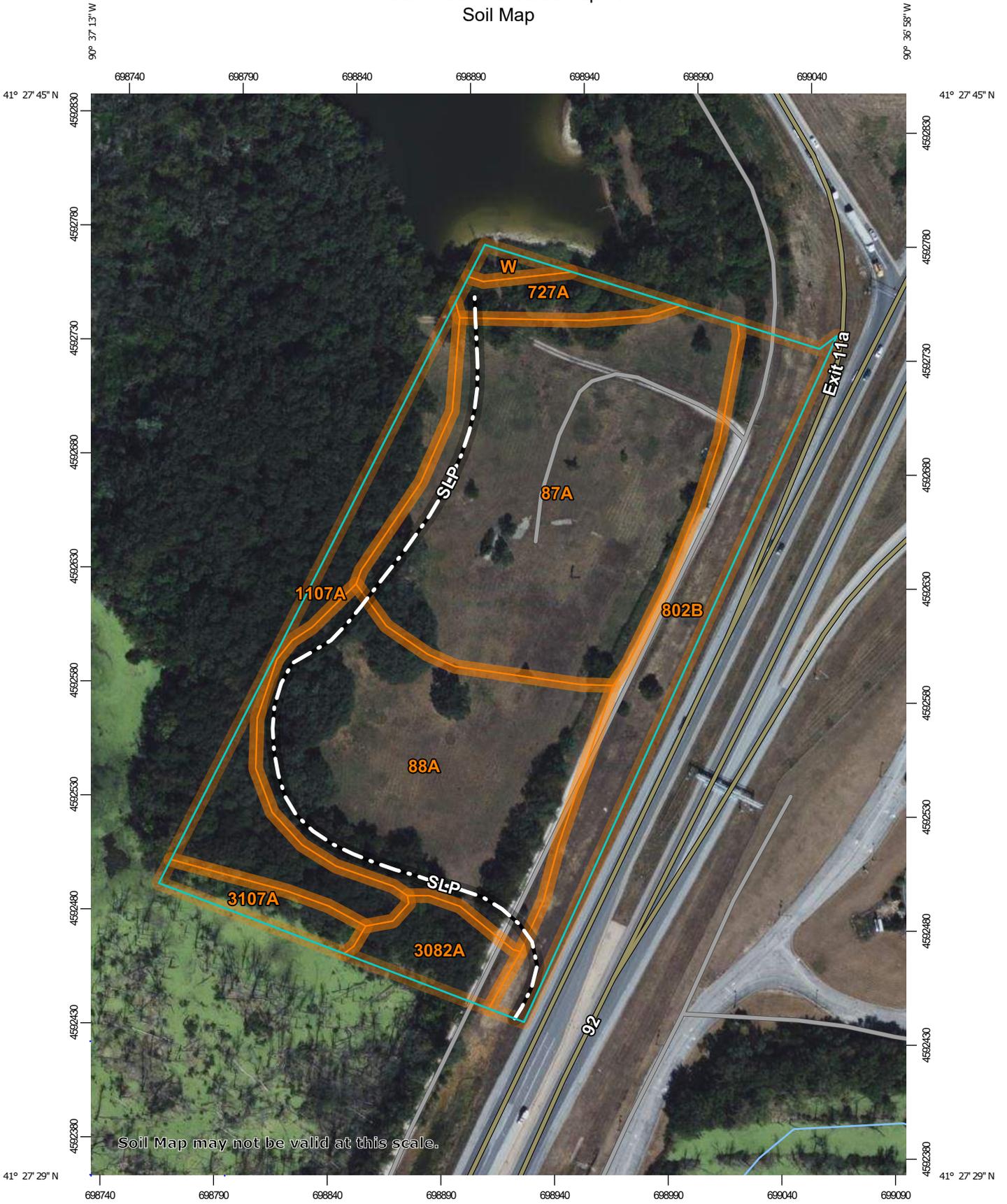
SHIVEHATTERY
ARCHITECTURE+ENGINEERING

2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

DATE	SCALE	FIELD BOOK	###
07/26/2024	DMD	KEC	REVISION

Custom Soil Resource Report
Soil Map

APPENDIX A - Web Soil Survey



Map Unit Legend

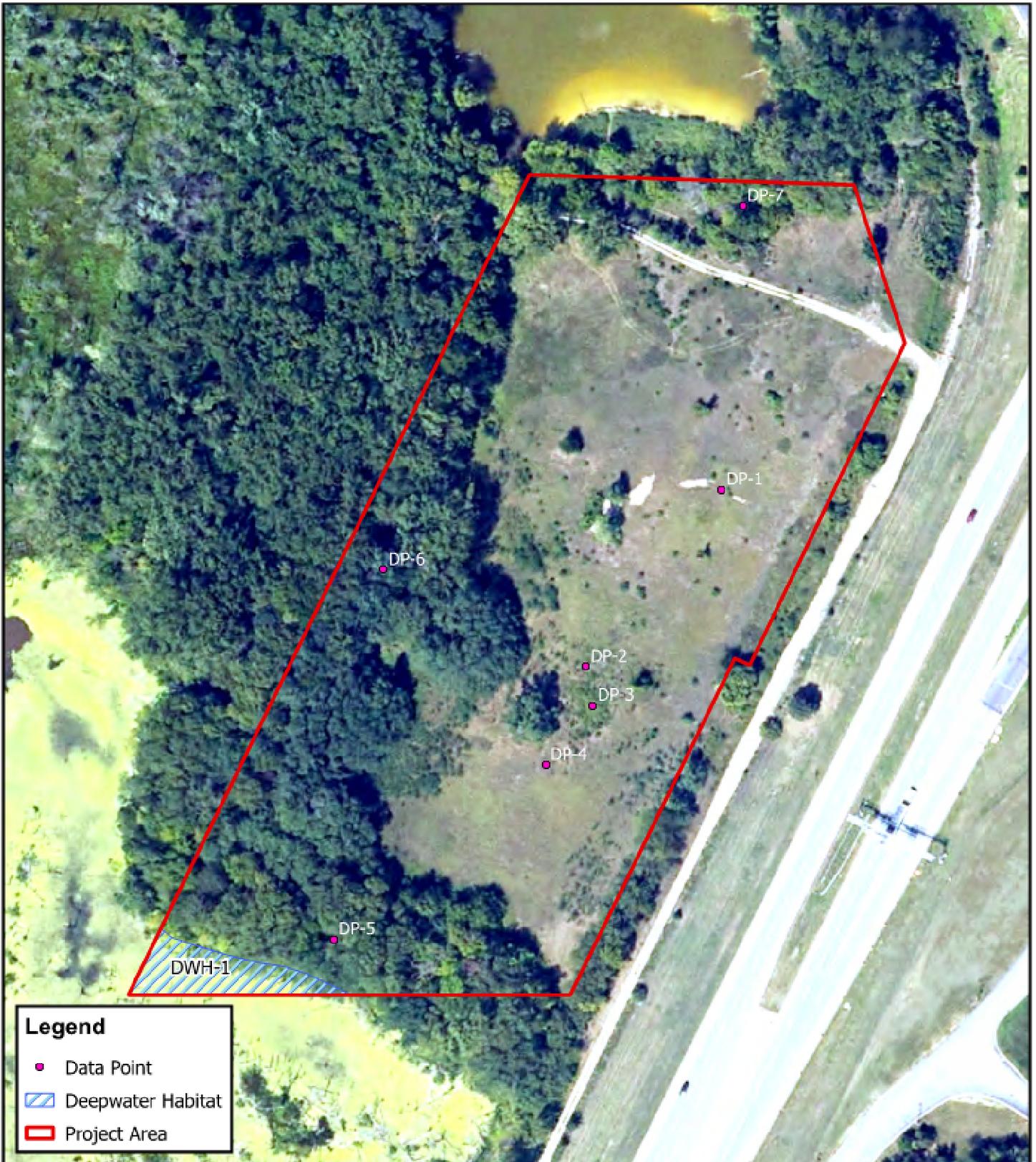
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87A	Dickinson sandy loam, 0 to 2 percent slopes	4.8	36.6%
88A	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	3.6	27.9%
727A	Waukee loam, 0 to 2 percent slopes	0.4	2.8%
802B	Orthents, loamy, undulating	1.9	14.3%
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.4	11.1%
3082A	Millington silt loam, 0 to 2 percent slopes, frequently flooded	0.5	4.0%
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.3	2.6%
W	Water	0.1	0.7%
Totals for Area of Interest		13.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas



Legend

- Data Point
- ▨ Deepwater Habitat
- ▭ Project Area

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

Figure 7: Wetland Delineation

Rock Island I-280 / IL-92 Site Assessment
Rock Island, IL | Project #2132305350

0 75 150
US Feet



Data Sources: IU Illinois Geographic Map Server



<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>	<u># of Occurrences</u>	<u>Last Observed</u>
<u>Rock Island</u>				
<i>Acipenser fulvescens</i>	Lake Sturgeon	LE	4	2021-07-28
<i>Ammocrypta clara</i>	Western Sand Darter	LE	4	2022-08-02
<i>Apalone mutica</i>	Smooth Softshell	LT	1	2021-08-15
<i>Bombus affinis</i>	Rusty Patched Bumble Bee	LE	3	2021-SU
<i>Castilleja sessiliflora</i>	Downy Yellow Painted Cup	LE	1	2020-06-25
<i>Corallorhiza maculata</i>	Spotted Coral-root Orchid	LE	1	2002-08-29
<i>Crystallaria asprella</i>	Crystal Darter	LE	3	2016-08-11
<i>Cyclonaias tuberculata</i>	Purple Wartyback	LT	3	2021-10-22
<i>Ellipsaria lineolata</i>	Butterfly	LT	13	2022-10-24
<i>Emydoidea blandingii</i>	Blanding's Turtle	LE	3	2018-SU
<i>Erimystax x-punctatus</i>	Gravel Chub	LT	3	2021-09-15
<i>Eurynia dilatata</i>	Spike	LE	1	2016-09
<i>Fundulus diaphanus menona</i>	Western Banded Killifish	LT	1	2017-2020
<i>Hemidactylium scutatum</i>	Four-toed Salamander	LT	3	2022-04-30
<i>Hybopsis amnis</i>	Pallid Shiner	LE	2	1986-10-07
<i>Lampsilis higginsii</i>	Higgins Eye	LE	7	2022-10-24
<i>Lycopodium clavatum</i>	Running Pine	LE	1	1988
<i>Margaritifera monodonta</i>	Spectaclecase	LE	3	2021-10-19
<i>Moxostoma carinatum</i>	River Redhorse	LT	1	2017-04-18
<i>Myotis septentrionalis</i>	Northern Long-eared Myotis	LT	1	2020-08-03
<i>Myotis sodalis</i>	Indiana Bat	LE	1	2020-08-05
<i>Necturus maculosus</i>	Mudpuppy	LT	1	1927-09-08
<i>Notropis anogenus</i>	Pugnose Shiner	LE	1	1946
<i>Nyctanassa violacea</i>	Yellow-crowned Night-Heron	LE	1	1999-06
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	LE	1	1993-10-18
<i>Plethobasus cyphus</i>	Sheepnose	LE	3	2021-09-27
<i>Quadrula metanevra</i>	Monkeyface	LT	9	2022-10-24
<i>Reginaia eburnus</i>	Ebonysnell	LE	2	2020-10
<i>Setophaga cerulea</i>	Cerulean Warbler	LT	1	2004-06-19
<i>Toxolasma lividum</i>	Purple Lilliput	LE	1	2018-08-30
<i>Xanthocephalus xanthocephalus</i>	Yellow-headed Blackbird	LE	1	1995-05-11
<u>Total # of Species</u>		<u>31</u>		



Applicant: Shive Hattery
Contact: Kristin Crawford
Address: 2144 56th Ave W
Bettendorf, IA 52722

IDNR Project Number: 2500506
Date: 07/09/2024

Project: Rock Island Site Development Assessment
Address: 3809 60th Ave W, Rock Island

Description: Site Assessment

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Mississippi River - Andalusia Slough INAI Site
- Butterfly (*Ellipsaria lineolata*)
- Higgins Eye (*Lampsilis higginsii*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.



County: Rock Island

Township, Range, Section:

- 17N, 2W, 16
- 17N, 2W, 21

IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Storm Water Permit Reviewer
1021 North Grand Ave. East
SpringField, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

July 15, 2024

Kristin Crawford
Shive Hattery
2144 56th Ave W
Bettendorf, IA 52722

RE: Rock Island Site Development Assessment
Project Number(s): 2500506
County: Rock Island

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, despite the development proposed for upland areas, impacts to Mississippi River - Andalusia Slough IL natural area inventory site would occur. If this area is developed, finalized plans must be submitted to IDNR via the EcoCAT consultation process.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



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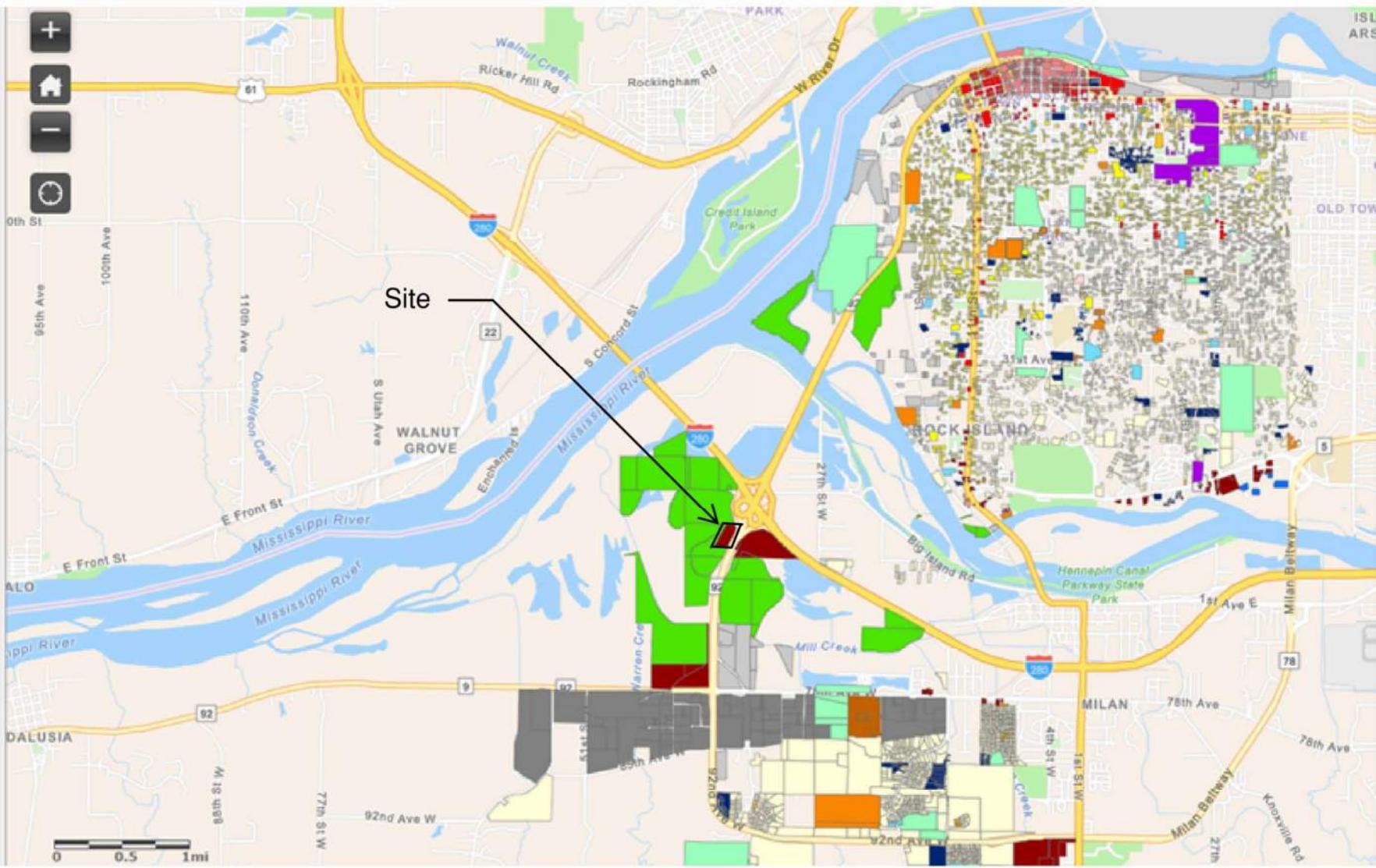
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Zoning District

-  B1-Neighborhood Business
-  B2-Downtown Business
-  B3-Community Business
-  B4-Highway Business
-  C1-Park Conservation
-  C2-Nature Conservation
-  I1-Light Industrial
-  I2-Heavy Industrial
-  O1-Small Office
-  O2-Large Office
-  PUD-Planned Unit Development
-  R1-One Unit Residential
-  R2-Two Unit Residential
-  R3-One to Six Unit Residential
-  R4-Multi-Unit Residential
-  R5-Mobile Home
-  U1-University



APPENDIX G -
ZONING MAP

Chapter 18: B-1 Neighborhood Business District

1. General Description. The Neighborhood Business District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of a fully developed neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents. The convenience nature of the various business uses located in this District requires them to be in close proximity to residences and is intended to include a narrow range of retail services and convenience goods.
2. Permitted Principal Uses
 - A. All uses within this zone must be confined to 2,500 internal square feet of the principal structure
 - B. Antique or custom furniture shop with incidental upholstery
 - C. Bakery limited to goods for retail on the premises
 - D. Banks or similar financial enterprise
 - E. Barber or beauty shop
 - F. Bicycle sales and service
 - G. Business or professional office such as attorney, architect, engineer, dentist, physician etc.
 - H. Camera or photographic supply store
 - I. Clinics, private, for human care
 - J. Costume rental
 - K. Day care center meeting state and local permits with fenced play area
 - L. Delicatessen
 - M. Dry cleaning pick-up station
 - N. Dwelling, above ground floor
 - O. Health/recreational and physical training club
 - P. Hobby shop
 - Q. Interior decorating shop including upholstery and drape making
 - R. Laundromat
 - S. Locksmith
 - T. Music studio
 - U. Restaurant, not drive-in or drive-thru
 - V. Retail uses such as drugstore, florist, grocery, ice cream shop, meat market, appliance, shoe, variety, stationary, book, clothing, packaged liquor sales and candy stores with all activities, except for automobile off-street parking, outdoor café seating and loading facilities as permitted or required in this district, shall be conducted wholly within an enclosed building
 - W. Religious institutions
 - X. Short-term rentals which must make available a minimum of one off-street parking spot for use by the occupant of each short-term rental unit at the property, which the operator shall reside within the City of Rock Island or within ten (10) miles of its periphery and shall not have signage exceeding one (1) square foot in area.

- Y. Cannabis packaged dispensing businesses, but must be located 100 feet from any residential zoned property.
- Z. Any other similar uses deemed to be consistent
- 3. Permitted Accessory Uses: Other uses incidental to a permitted use, but no accessory building shall be located in a front yard.
- 4. When Authorized by the Board of Zoning Appeals
 - A. Auto accessory store
 - B. Club or lodge
 - C. Bus transfer station
 - D. Convenience store
 - E. Nursing home
 - F. Any other similar uses deemed to be consistent
- 5. Uses Prohibited. Any commercial or manufacturing use except that which is clearly necessary for the conduct of a permitted retail business or service on the premise.
- 6. Lot Area and Yard Requirements. The following minimum requirements shall be observed for both primary and accessory building along with all bufferyard requirements. No accessory building shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
35 ft. or same as adjacent R District	0 ft.	0 ft.	10 ft. or same as adjacent R District

Chapter 19: B-2 Central Business District

1. General Description. The Central Business District is intended to be a high density, compact, pedestrian oriented shopping, office, service and entertainment area. This District is one of high traffic generation and is thus located where there can be a concentration of a variety of commercial activities.
2. Permitted Principal Uses
 - A. Any use permitted in a B-1 District and allowing for retail establishments with greater than 2,500 square feet
 - B. Art galleries and studios
 - C. Auction house
 - D. Bar, dance hall, cocktail lounge or nightclub, private clubs, lodges, union halls, tavern, on-site cannabis product dispensing and product consumption dispensing business, micro-brewery when enclosed and with building(s) and outside storage at least one hundred feet (100') from any residentially zoned private property
 - E. Bicycle sales and repair
 - F. Blue printing, photostating, print shop and duplicating establishments
 - G. Bus terminal, railroad station, freight terminal or other public transportation terminal
 - H. Business or trade school
 - I. Catering within a building
 - J. Ceramic products manufacture for sale on premises
 - K. Religious institution
 - L. Conservatory for retail sale on premises only
 - M. Commercial parking lot
 - N. Custom rental
 - O. Custom dressmaking, millinery, tailoring or shoe repair for retail sales on premises only
 - P. Drapery and mattress manufacture for sale on premises
 - Q. Department stores
 - R. Employment agency
 - S. Engraving of lithographing
 - T. Funeral home
 - U. Garage, public
 - V. Hardware or paint supply store without outdoor sales or storage
 - W. Hotel/motel
 - X. Laboratories, medical and dental
 - Y. Laundry or dry-cleaning shop when enclosed and with building(s) and outside storage at least one hundred feet (100') from any residentially zoned private property
 - Z. Meeting halls, clubs, fraternal organizations and lodges
 - AA. Mirror and glazing shop, glass cutting
 - BB. Pawn shop
 - CC. Pet shops, but not animal hospitals

- DD. Picture framing
 - EE. Plumbing, electrical, heating, and air conditioning supply stores or show rooms without outdoor sales or storage and without repairs or fabrication
 - FF. Public utility collection office
 - GG. Public, customer or accessory parking lot
 - HH. Radio, television and CATV stations, not transmitting towers
 - II. Second-hand stores and rummage shops
 - JJ. Taxidermist
 - KK. Theater, indoor
 - LL. Travel bureau and ticket office
 - MM. Upholstering shop for furniture
 - NN. Any other similar type use not specifically permitted herein which would have economic compatibility with the established uses on adjoining properties
 - OO. Any other similar uses deemed to be consistent
 - PP. Light industrial and warehouse uses consistent with other identified uses
3. Permitted Accessory Uses
- A. Permitted accessory uses in a B-1 District
 - B. Assembly of small electrical appliances, instruments, small computers and other electronic devices.
 - C. Other uses incidental to a permitted use.
4. When Authorized by the Board of Zoning Appeals
- A. Any use permitted on review in a B-1 District
 - B. Auto accessory store
 - C. Auto repair, minor
 - D. Transmission and receiving equipment for radio, television, cable, and telephone.
 - E. Any other similar uses deemed to be consistent by the Board of Zoning Appeals
5. Lot Area and Yard Requirements. The following minimum requirements shall be observed with both principal and primary buildings with all bufferyard requirements. No accessory buildings shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
None	None	None except same as adjacent R District	None except same as adjacent R District

Chapter 20: B-3 Community Business District

1. General Description. The Community Business District is intended to provide for major businesses which serve a significant segment of the population. The District may provide for a variety of retail goods and services, along with large traffic generators requiring access from major thoroughfares and a reliance on motor vehicle-oriented trade. The district is dominated by uses with indoor operations, although some may have limited outdoor activities. Development in the District is encouraged in a manner which minimizes traffic hazards and interference with other uses in the vicinity.
2. Permitted Uses
 - A. Any uses permitted in a B-2 District
 - B. Amusement centers, indoor, including bowling alleys, pool halls, billiard parlors, skating rinks arcades and other similar uses
 - C. Auto/pickup sales of a two-ton capacity or less and service enclosed and with building(s) and outside storage at least one hundred feet (100') from residentially zoned private property
 - D. Car wash, single bay, enclosed and with building(s) and outside storage at least one hundred feet (100') from residentially zoned private property
 - E. Drive-in or drive-through restaurant
 - F. Exterminating shop
 - G. Fabric or floor covering sales
 - H. Hospital or clinic for small animals with no long-term kennel use and at least one hundred feet (100') from residentially zoned private property
 - I. Any other similar type use not specifically listed herein, and which has economic compatibility with the established uses on adjoining properties
 - J. Any other similar uses deemed to be consistent
3. Permitted Accessory Uses
 - A. Permitted accessory uses in a B-2 District
 - B. Other uses incidental to a permitted use
4. When Authorized by the Board of Zoning Appeals
 - A. Any use permitted on review in a B-2 District
 - B. Car wash, multiple bays
 - C. Recreational uses, open air such as swimming pools, tennis courts, baseball fields and golf ranges, with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - D. Any other similar uses deemed to be consistent by the Board of Zoning Appeals
5. Lot Area and Yard Requirements. The following minimum requirements shall be observed for both primary and accessory building with all bufferyard requirements. No accessory building shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
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45 ft.	20 ft. or same as adjacent R District	None except same as adjacent R District	10 ft. or same as adjacent R District
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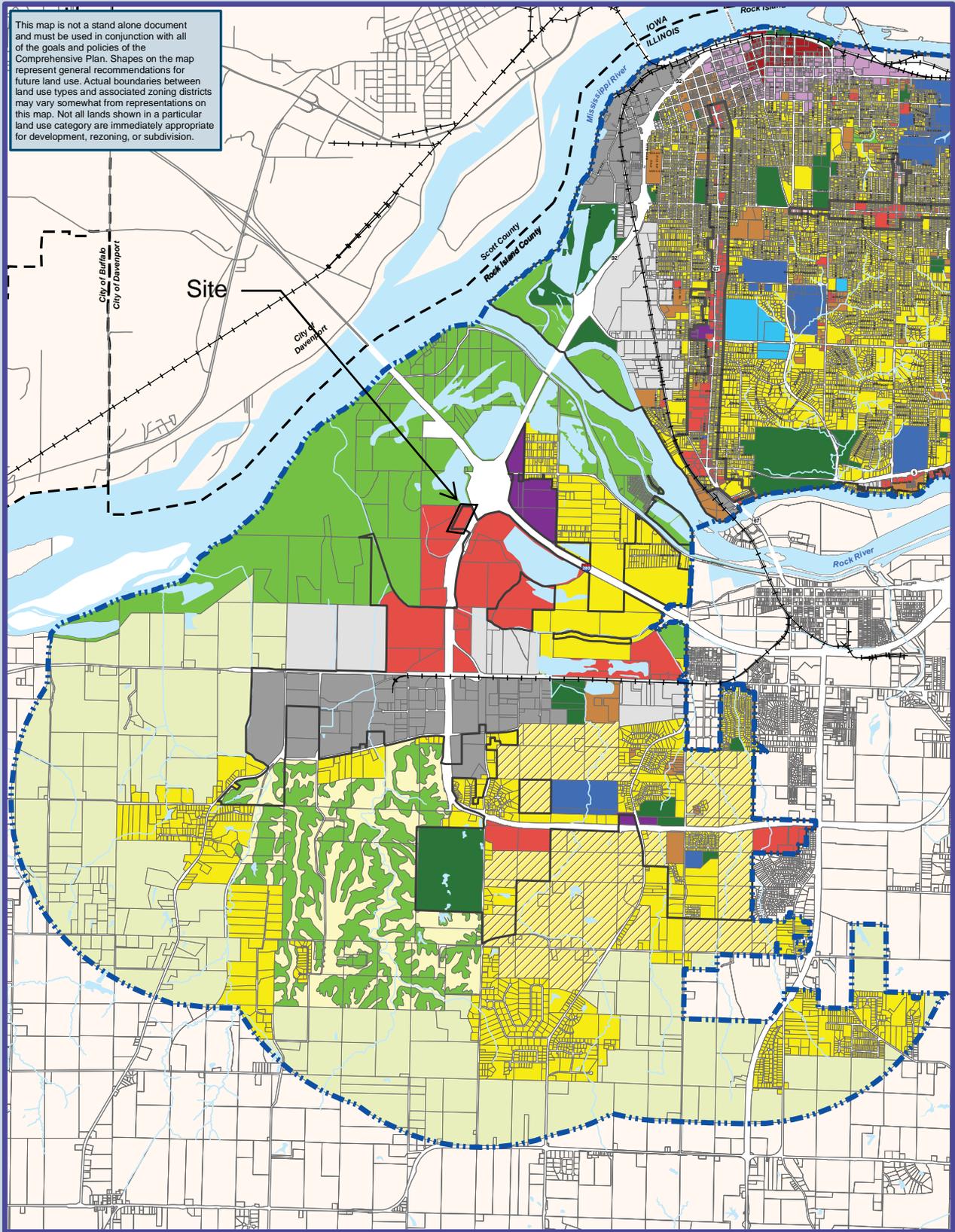
Chapter 21: B-4 Highway Business District

1. General Description. The Highway/Intensive Business District is intended to permit development of service uses relating to expressways or along other major arterial thoroughfares. This district permits uses that, by their nature, tend to generate heavy traffic usage. This district also provides for functions and businesses which may be characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, and by outdoor commercial amusement and recreational activities not completely enclosed.
2. Permitted Principal Uses
 - A. Any use permitted in a B-3 District
 - B. Auto repair, major, with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - C. Agricultural implement sales and services with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - D. Air conditioning and heating sales and service with outdoor fabrication and repairs
 - E. Bath house or boat house with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - F. Boat sales with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - G. Building material sales yard, wholesale business with warehouses as specified in this ordinance, at least 100' from residentially zoned private property
 - H. Carpenter and cabinet shop with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - I. Car wash
 - J. Contractors offices and shops within building
 - K. Feed and seed store, wholesale
 - L. Greenhouse with outside storage permitted
 - M. Kennels with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - N. Motor vehicle dealerships with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - O. Recreational uses, public open air, such as swimming pools, tennis courts, baseball fields, and golf ranges with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - P. Sign painting shop and similar establishment with building(s) and outdoor storage at least one hundred feet (100') residentially zoned private property
 - Q. Travel trailer sales and service with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
 - R. Any other similar uses deemed to be consistent.
3. Permitted Accessory Uses
 - A. Permitted accessory uses in a B-3 District
 - B. Other uses incidental to a permitted principal use

4. When Authorized by the Board of Zoning Appeals
 - A. Any uses permitted on review in a B-3 District
 - B. Auditorium
5. Lot Area and Yard Requirements. The following minimum requirements shall be observed for both primary and accessory building with all bufferyard requirements. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard
45 ft.	20 ft. or same as adjacent R District	None except same as adjacent R District	10 ft. or same as adjacent R District

This map is not a stand alone document and must be used in conjunction with all of the goals and policies of the Comprehensive Plan. Shapes on the map represent general recommendations for future land use. Actual boundaries between land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a particular land use category are immediately appropriate for development, rezoning, or subdivision.



Map 8b: Future Land Use - Southwest

- | | | |
|----------------------------|---------------------------|-----------------------------|
| Planning Area | Neighborhood Business | Institutional Campus |
| City of Rock Island | Community Business | Cemetery |
| Land Use Categories | Downtown | Parks and Recreation |
| Conservation Neighborhood | Urban Mixed Use | Conservation and Open Space |
| Single Family Residential | Planned Mixed Use | Agriculture/Rural |
| Mixed Residential | Employment | |
| Planned Neighborhood | Industrial | |
| | Transitional Area Overlay | |



0 0.25 0.5 1 1.5 2 Miles

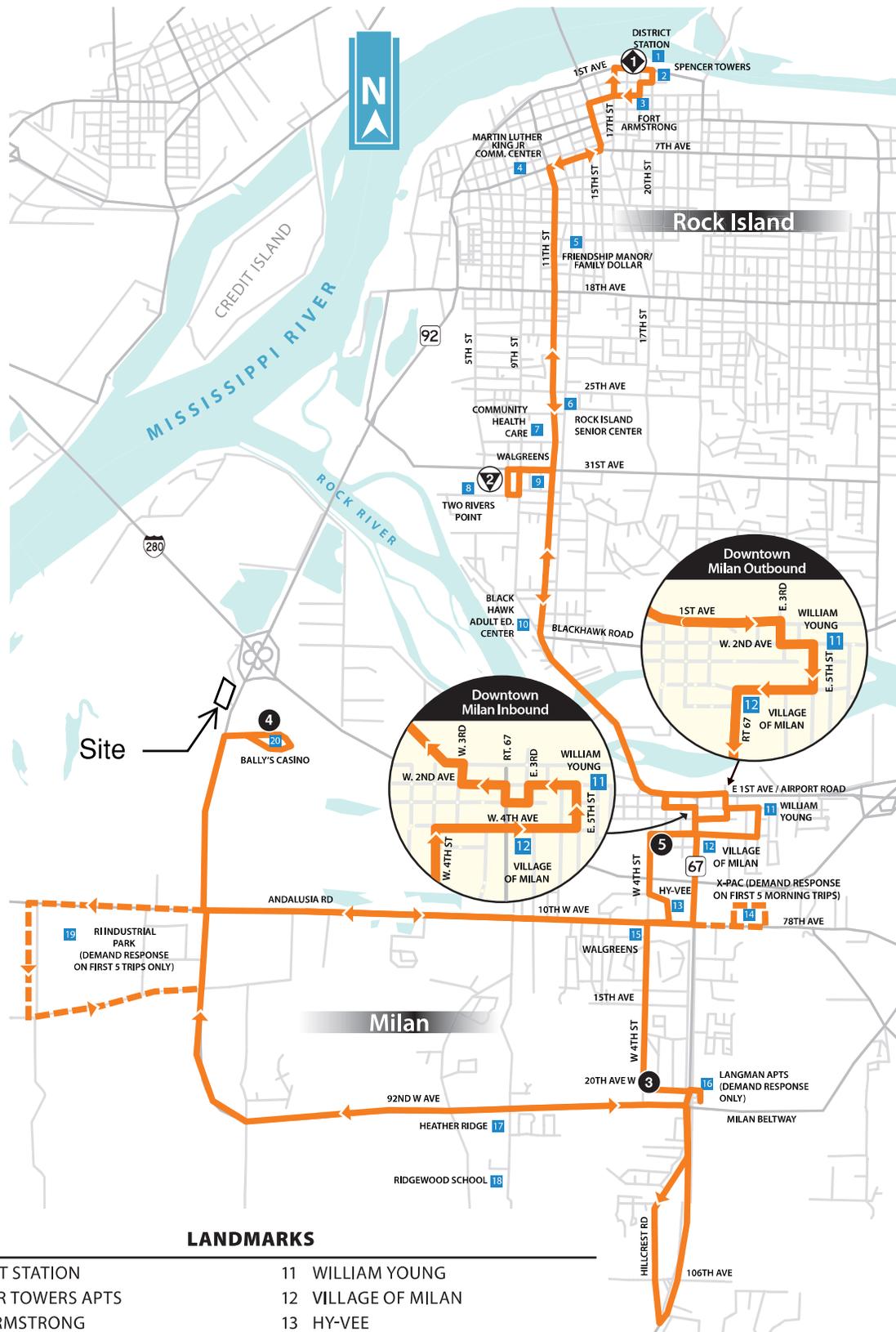
Sources: City of Rock Island, Rock Island County GIS, Iowa DOT, and Vandewalle & Associates
Adopted: April 21, 2014

ROUTE

40

METRO ORANGE ROUTE / RUTA ANARANAJADA

Monday through Saturday / Lunes a Sabado



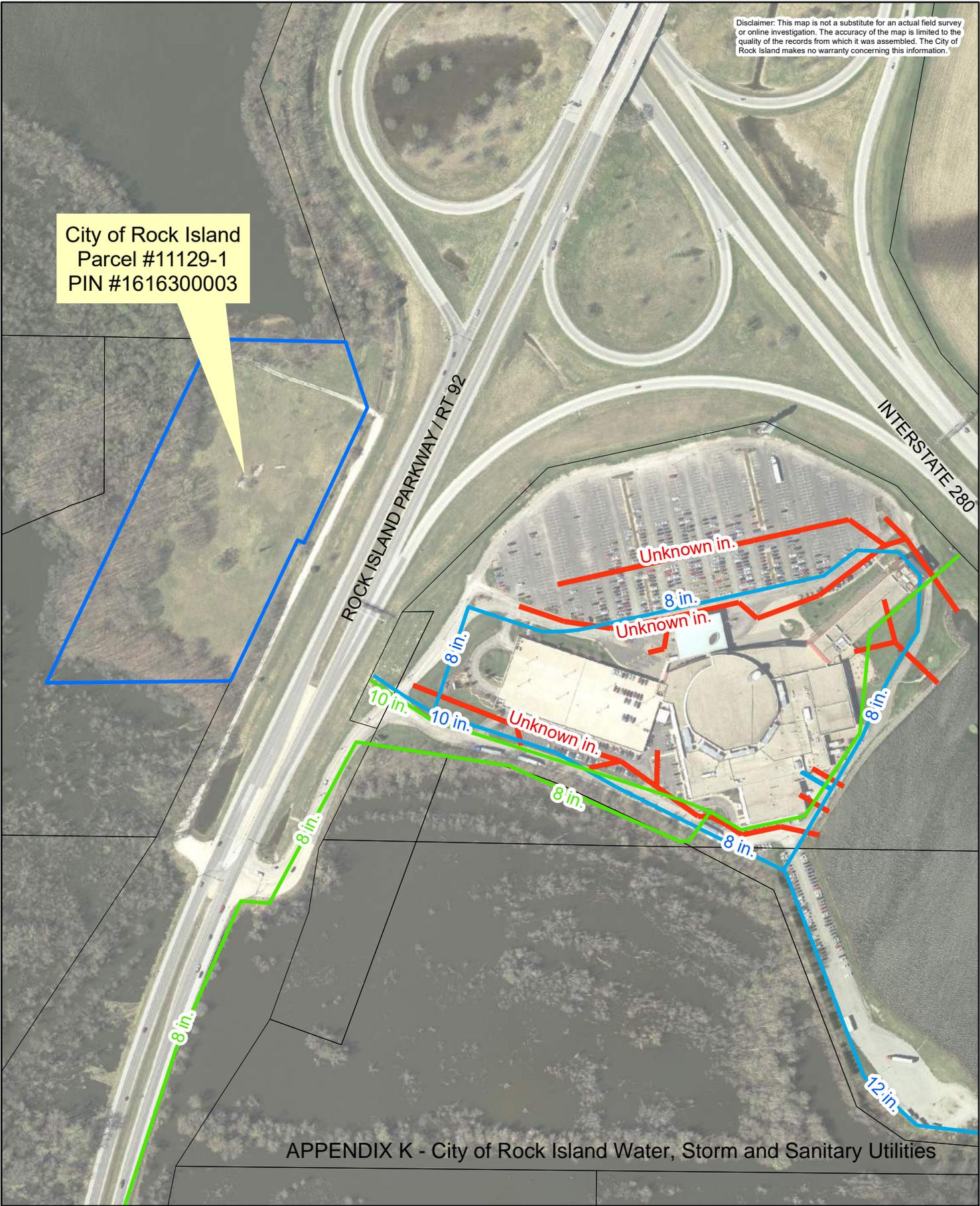
LANDMARKS

- | | |
|----------------------------------|-----------------------|
| 1 DISTRICT STATION | 11 WILLIAM YOUNG |
| 2 SPENCER TOWERS APTS | 12 VILLAGE OF MILAN |
| 3 FORT ARMSTRONG | 13 HY-VEE |
| 4 MARTIN LUTHER KING CENTER | 14 X-PAC |
| 5 FRIENDSHIP MANOR/FAMILY DOLLAR | 15 WALGREENS |
| 6 ROCK ISLAND SENIOR CENTER | 16 LANGMAN APARTMENTS |
| 7 COMMUNITY HEALTH CENTER | 17 HEATHER RIDGE |
| 8 TWO RIVERS POINT | 18 RIDGEWOOD SCHOOL |
| 9 WALGREENS | 19 RI INDUSTRIAL PARK |
| 10 BLACK HAWK ADULT ED. CENTER | 20 BALLY'S CASINO |

APPENDIX J - BUS ROUTE

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

City of Rock Island
Parcel #11129-1
PIN #1616300003



APPENDIX K - City of Rock Island Water, Storm and Sanitary Utilities

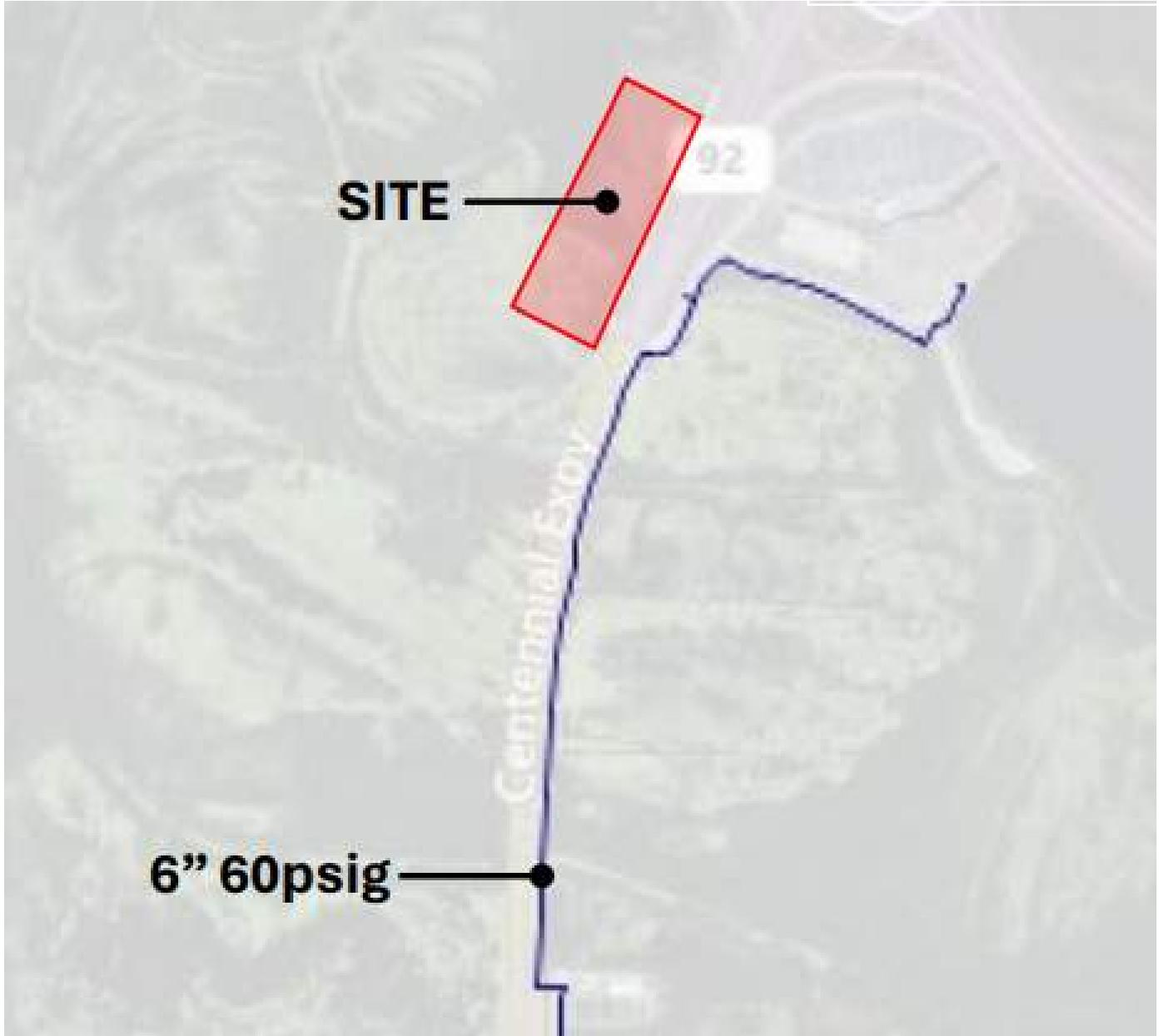
Utilities Map
Parcel # 11129-1
PIN #1616300003

- ▭ Casino West Property
- Parcels within RI Municipal Boundary

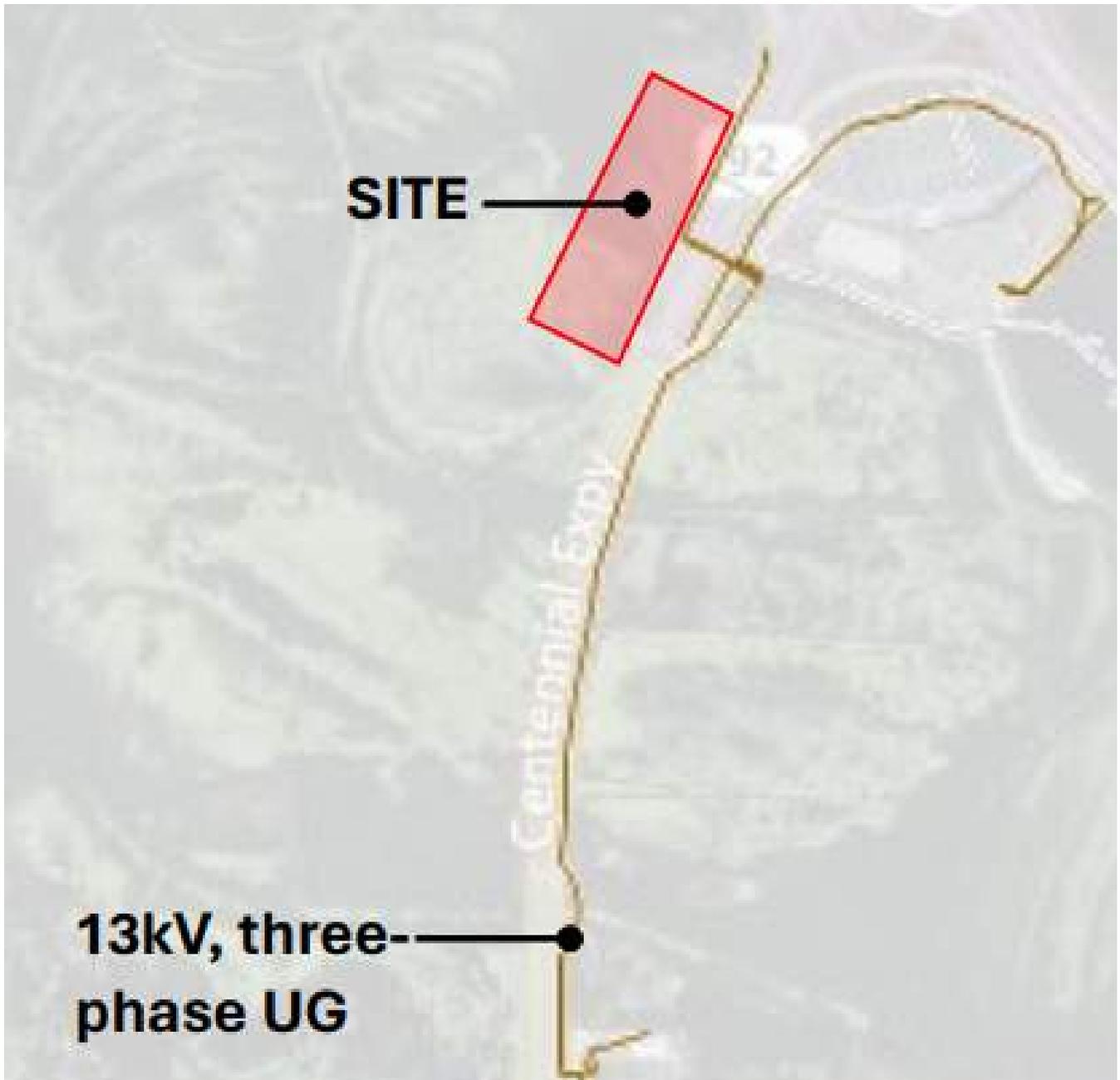
- Sewer Main
- Water Main
- Storm Main



City of Rock Island,
Community and Economic Development Department
Drawn By: K. Douglass
Date Created: May 2024
Aerial Flown: April 2019
0 50 100 200 300
Feet



MidAmerican Gas



MidAmerican Electric