
MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Street Vacation Request for Segment of 34th Avenue West of 8th Street

Date: August 7, 2012

Langman Construction (220 34th Avenue) and Dan Carothers (225 34th Avenue) are requesting that the City vacate a 65 foot long segment of 34th Avenue west of 8th Street (see attached vacation map). The City vacated the westerly 322 feet of 34th Avenue (located adjacent to the Rock River) in 2000. The current request is due to a proposed building addition to Langman Construction that will extend into the south eight to ten feet of the existing 45 foot wide right-of-way area (see site plan). Even with the vacation request the addition also requires a zoning setback variance (three feet of the 15 foot side yard setback requirements for an I-1 zoning district). The Board of Zoning Appeals will consider this request at its August 8th meeting. Board consideration will be subject to City Council approval of the vacation request.

Analysis of Impact:

Staff contacted the Public Works, Fire and Police Departments for an analysis of the request. Police Department officials have not expressed any concerns. Public Works officials have identified both a water and storm sewer line that extends into the area proposed to be vacated. The storm sewer line extends westward to the Rock River and the water line ends at a fire hydrant adjacent to a fence put up by the applicants. An easement will be required in order to maintain these lines. Fire Department officials recommend that the applicants provide a curb and gutter in the proposed vacated area adjacent to the Langman building expansion to protect the hydrant from vehicle impact. Representatives from Langman Construction have agreed to provide the curb and gutter as part of their parking lot area.

Officials from Mid-American Energy, AT&T and Mediacom Cable Company also were contacted. No comments have been received yet. In the staff report from 2000 no overhead or underground gas, electric, cable or telephone lines were identified within the westerly area that was vacated in 2000.

Recommendation:

That the City Attorney be directed to draft an ordinance vacating this segment of 34th Avenue (with easements and requirement for curb and gutter to protect the fire hydrant) because it is already a dead-end street and it will facilitate building expansion for Langman Construction.

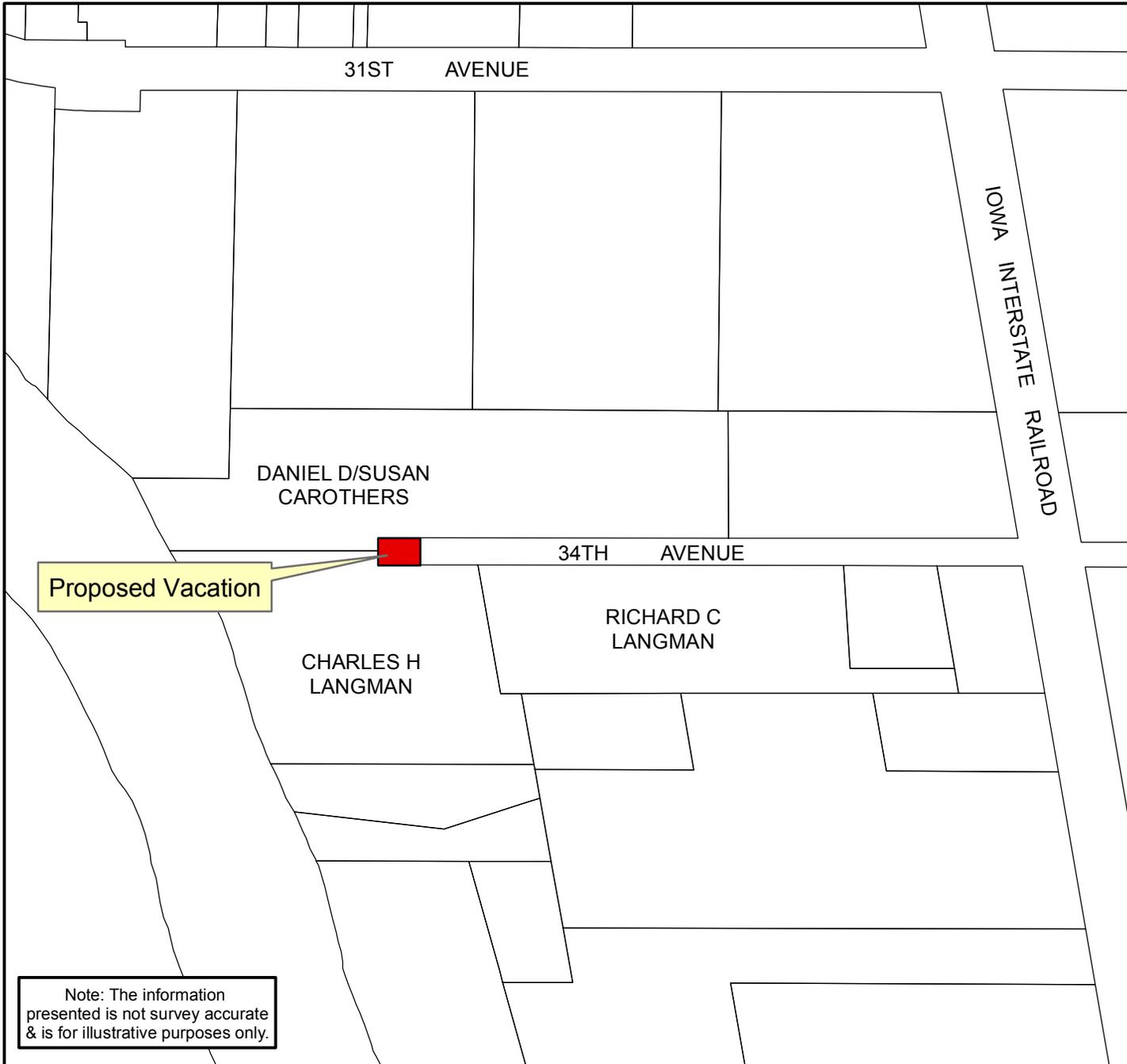
Submitted by: Alan Fries, Urban Planner II

Alan M. Carmen, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

VACATION LOCATION MAP



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

VACATION LOCATION MAP 34th Ave./3th St.

Legend

 Subject Property

DR. BY: K. G. D.

APPR. BY: A.M.C./A.F.



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



VACATION LOCATION MAP



VACATION
LOCATION MAP
34th Ave./3th St.

Legend

 Subject Property

DR. BY: *K. G. D.*

APPR. BY: *A.M.C./A.F.*



0 50 100 200 300 400
Feet

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VARIANCE REQUEST:

PETITIONERS REQUEST THE BUILDING SET BACK DISTANCE BE REDUCED FROM 15' SIDE YARD TO 12' SIDE YARD ALONG THE NORTH PROPERTY LINE OF THIS PARCEL.

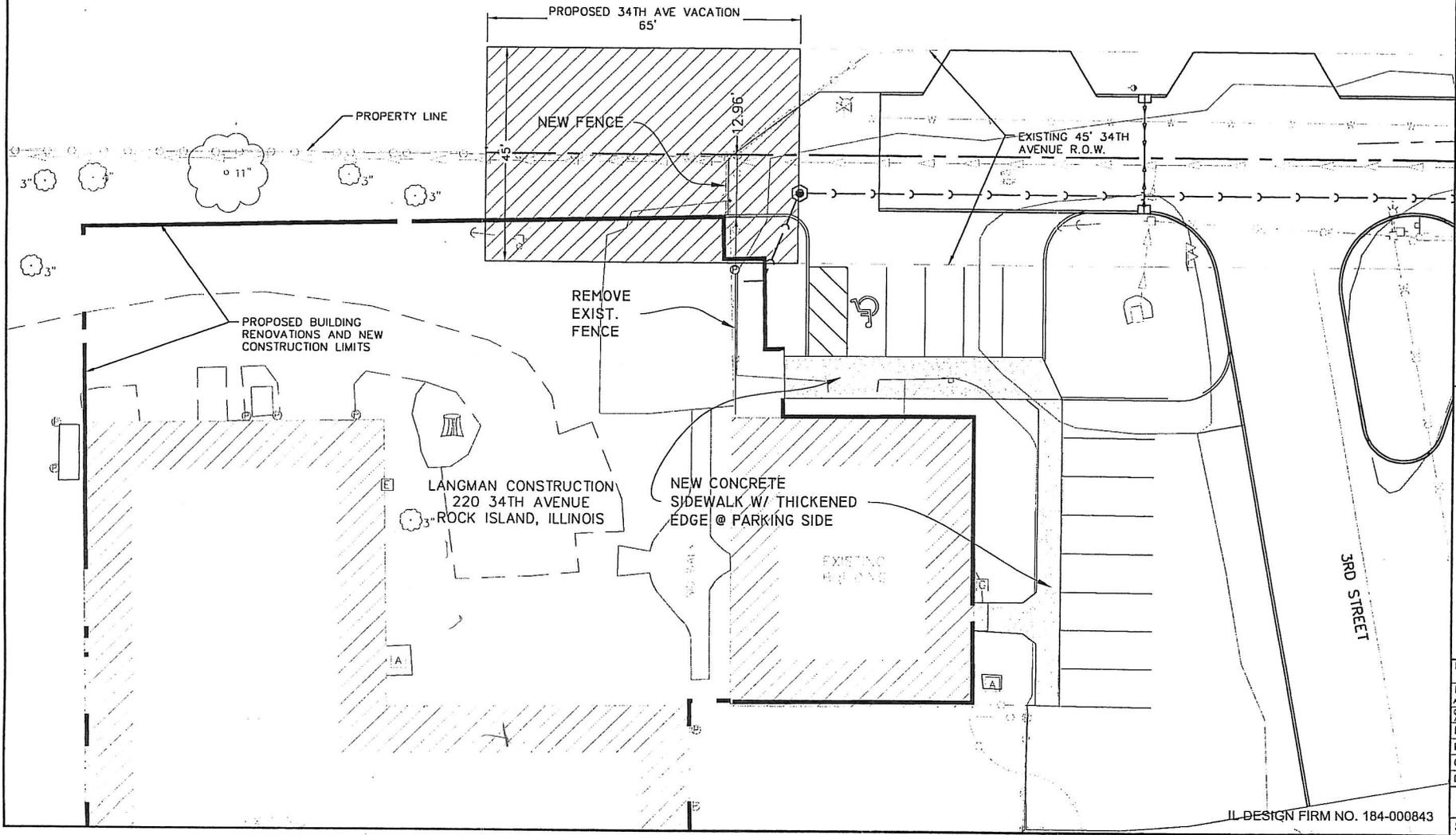
VACATION REQUEST:

PETITIONERS REQUEST THE FOLLOWING R.O.W. BE VACATED BY THE CITY OF ROCK ISLAND

DAN CAROTHERS
225 34TH AVENUE
ROCK ISLAND, ILLINOIS



0 20
SCALE: 1" = 20'



REVISIONS	DATE
No.	
DESCRIPTION	

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Beardsville, IL • Rock Island, IL • Sycamore, IL
(309) 781-9144 • (309) 842-2220 • (309) 897-2323
www.missman.com

**LANGMAN OFFICE ADDITION
ROCK ISLAND, ILLINOIS
SITE PLAN EXHIBIT**

Missman Project No: C11L024
File Name: A11L024 BASE.dwg
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Field Book No:#####
Drawn By: JDL
Checked By: MKM
Date: 7/10/12