

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Annexation Request for Property on Big Island (formerly RiverStone Group Inc.)

Date: May 13, 2013

The City has initiated a request for annexation of undeveloped property located adjacent to the Rock Island Parkway and 56th Avenue West (also called Big Island Road) in Blackhawk Township (see attached annexation plat and map). The property is also located within close proximity to the interchange of Interstate 280 and the Rock Island Parkway, north of the also undeveloped approximate 77 acre former RiverStone Group site (both sites have been purchased by the City).

Property annexed into the City comes in as R-1 (one family residence) district as a matter of policy. There is no specific development proposed at this time for the approximate 17.45 acre subject parcel proposed for annexation. The location is identified as an area for “Interstate-oriented development” in the 2000 Southwest Rock Island Plan. Any future development proposals that would require rezoning would be considered by the City Planning Commission who would hold a public hearing and then make a recommendation to the City Council.

All standards specified in State Statutes regarding public notices and notification of Blackhawk Township officials, Blackhawk Fire Protection District and Road Commissioner and the Milan-Blackhawk Library District were met.

Staff has requested that the City Attorney prepare an ordinance annexing the property to also be considered at the May 20th City Council meeting.

Recommendation:

That the City Council approve the annexation and subsequent ordinance because the site is located adjacent to property within the City’s jurisdiction and will provide a Interstate-oriented development site as identified in the 2000 Southwest Rock Island Plan.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Community and Economic Development Director**

Approved: Thomas Thomas, City Manager

ANNEXATION LOCATION MAP



ANNEXATION LOCATION AERIAL MAP

**Former RiverStone
Group, Inc.**

Legend

 Municipal Boundary

 Subject Property

* Note: Aerial Flown April 2012

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

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



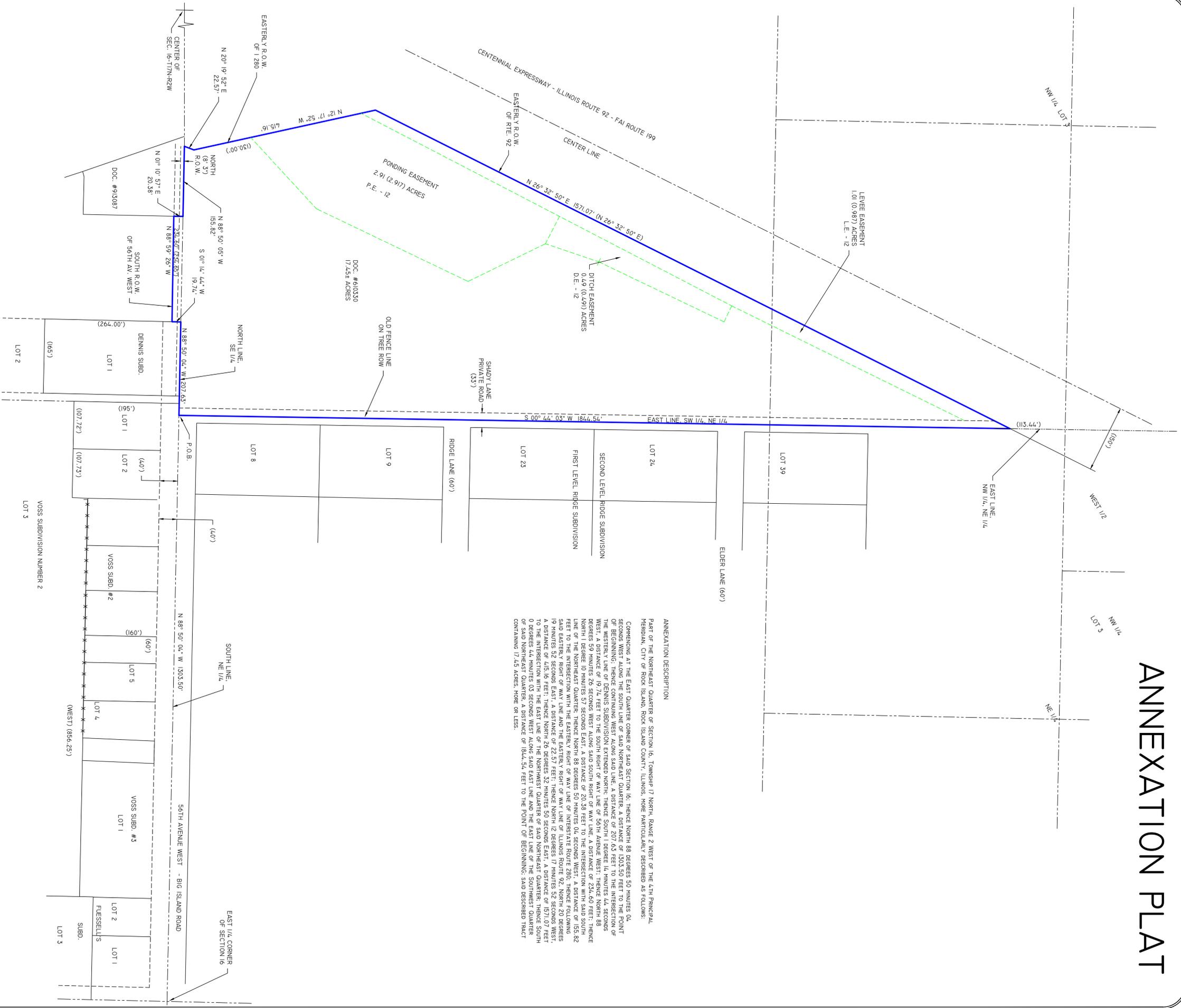
0 200 400 800 1,200
 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ANNEXATION PLAT



ANNEXATION DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 207.63 FEET TO THE INTERSECTION OF THE WESTERN LINE OF DENNIS SUBDIVISION EXTENDED NORTH; THENCE SOUTH 14 DEGREES 44 SECONDS WEST, A DISTANCE OF 19.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF 56TH AVENUE WEST; THENCE NORTH 88 DEGREES 59 MINUTES 26 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 234.60 FEET; THENCE NORTH 1 DEGREE 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 20.38 FEET TO THE INTERSECTION WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 153.82 FEET TO THE INTERSECTION WITH THE EASTERN RIGHT OF WAY LINE OF INTERSTATE ROUTE 230; THENCE FOLLOWING THE EAST LINE OF SAID QUARTER, A DISTANCE OF 22.57 FEET; THENCE NORTH 12 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 415.16 FEET; THENCE NORTH 25 DEGREES 32 MINUTES 50 SECONDS EAST, A DISTANCE OF 1571.07 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 44 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1844.54 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 17.15 ACRES, MORE OR LESS.

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

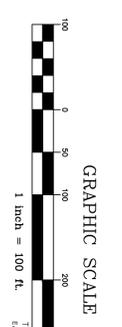
MICHAEL D. CRARNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2016



CRARNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256
PROFESSIONAL LAND SURVEYING FIRM #BL-002763

DATE: _____
LOCATION: ROCK ISLAND, ILLINOIS
DRAWN BY: KLC
CHECKED BY: MDC
DATE: 01-01-98
SCALE: 1" = 100'

PREPARED FOR:
CITY OF ROCK ISLAND, ILLINOIS



LEGEND:
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MOUND DIMENSION = 0.0'
MONUMENTS SET #4, REBAR
CAPPED CRARNELL NO. 35-2390" = •

