

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

**SUBJECT: Request for Final Plat Approval of New Old Chicago Redevelopment Second Addition
Subdivision and Alley Dedication.**

Date: June 5, 2013

At its June 4th regular meeting the Planning Commission considered the New Old Chicago Redevelopment final plat and alley dedication. The final plat is a three lot major plat located at 10th Street and 7th Avenue, zoned R-3 (one and two family residence) district (see attached final plat). The proposed plat is a second phase to a new single family residential area developed by Renaissance Rock Island (specifically GROWTH as part of its Neighborhood Stabilization Program grants) in conjunction with the City of Rock Island. The City approved the first plat with six residential lots to the east and south of the site in 2011.

Two of the three proposed lots are vacant (there is an existing single family residence located at 608 10th Street that will be cleared prior to construction of the new development). The subdivision has been given the name of “New Old Chicago Redevelopment” because it is located within the Chicago or Lower Addition area of the city and is part of the Council approved New Old Chicago Redevelopment Plan. The Plan identifies residential land use for the site in its conceptual “Community Heart” plan. The addition is part of continued City and Renaissance Rock Island commitment to redevelop older residential areas of the city with new and architecturally appropriate single family homes.

All of the proposed three lots meet the minimum lot width and area for parcels in an R-3 zoning district. The existing parcels are being reconfigured to meet the needs of the proposed infill homes. Proposed Lot One (7,696 square feet in area) will have a new one-story single family home with a detached two car garage in the west rear yard. Proposed Lot Two (7,704 square feet in area) will also have a new one-story single family home and detached garage. This lot will require a north side yard setback to allow the residential structure to be built to within three feet of the north side lot line (house plans identifies a small “bump-out” addition on the north side of the house). Proposed Lot Three (7,594 square feet) will be the third single family lot, but this house will have an attached garage off the west end of the proposed structure. This proposed residence will require a variance of 12 feet of the 30 foot rear yard setback requirement (18 foot rear yard will remain).

The area is already served by city water and sewer. The proposed alley dedication to the west of the proposed lots is the only public improvement. The new dedicated alley segment will be improved and connect to a previously dedicated alley segment that was part of the First Addition of the New Old Chicago Redevelopment Subdivision. This new “straight line” will be located to the west of the site). A subsequent alley vacation request of existing adjacent alley right-of-way will also be on the City Council agenda. The City Engineer has approved the final plat.

Recommendation:

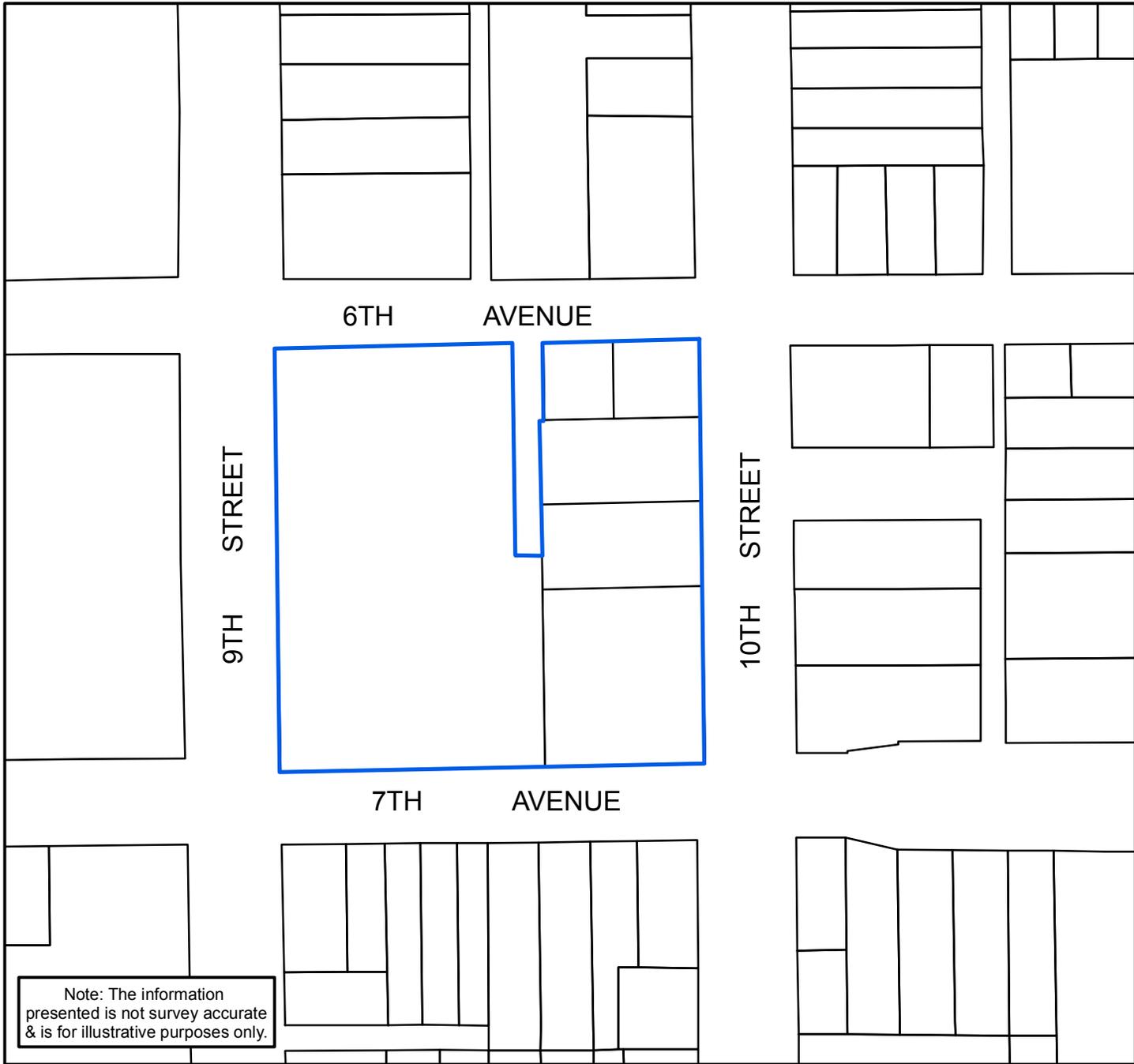
The Planning Commission voted nine to zero, with one Commissioner abstaining, to recommend

approval of the final plat with alley dedication, with the requested variances in order to construct the three new single family homes, because it meets standards in the Subdivision Ordinance, will promote future new single family residential development in the neighborhood and implementation of the New Old Chicago Redevelopment 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

SUBDIVISION LOCATION MAP



SUBDIVISION LOCATION MAP

New Old Chicago
Redevelopment
2nd Addition

Legend

 Parcels

 Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./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 & is for illustrative purposes only.

SUBDIVISION LOCATION MAP



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SUBDIVISION AERIAL LOCATION MAP

New Old Chicago
Redevelopment
2nd Addition

Legend

 Parcels

 Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



LEGEND

PROPOSED	EXISTING	
●	●	5/8" DIA. REBAR, FOUND
⊗	⊗	CHISELED "X" IN CONCRETE, FOUND
⊗	⊗	CHISELED "X" IN CONCRETE, SET
▲	▲	1/2" REBAR WITH CAP #____, FOUND
△	△	1/2" REBAR WITH CAP #35-____, SET
□	□	1/2" SQ. PIN, FOUND
⊙	⊙	P.K. NAIL, FOUND
○	○	PIPE, FOUND
▣	▣	CONCRETE MONUMENT, FOUND
100.00'		MEASURED DIMENSION
(100.00')		RECORDED DIMENSION
—	—	LINE CONTINUATION
—	—	SURVEY BOUNDARY
—	—	LOT LINE
—	—	UNDERLYING LOT LINE
—	—	EASEMENT LINE
—	—	R.O.W. LINE
—	—	SET BACK LINE

ABBREVIATIONS

AC	ACRES
SF	SQUARE FEET
L	LENGTH
R	RADIUS
CB	CHORD BEARING
CH	CHORD DISTANCE
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
UE	UTILITY & DRAINAGE EASEMENT

AREA TABLE

LOT	AREA S.F.±	AREA AC.±
LOT 1	7,696 SF±	0.177 AC±
LOT 2	7,704 SF±	0.177 AC±
LOT 3	7,594 SF±	0.174 AC±
ALLEY	3,370 SF±	0.077 AC±
TOTAL AREA =	26,364 SF±	0.605 AC±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°36'18" W	20.00'
L2	N 73°23'17" E	22.73'
L3	N 16°17'48" W	1.95'

NORTH IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1997 ADJUSTMENT)



SCALE: 1" = 30'

FINAL PLAT
NEW OLD CHICAGO REDEVELOPMENT
SECOND ADDITION

A SUBDIVISION OF PART OF LOTS 1, 2, 7 AND 8 IN BLOCK 63 OF CHICAGO OR LOWER ADDITION, AND ALL OF LOT 2 IN NEW OLD CHICAGO REDEVELOPMENT, LOCATED IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

THIS PLAT PRESENTED BY:
OWNER
CITY OF ROCK ISLAND
1528 3RD AVENUE
ROCK ISLAND, IL 61201
THOMAS THOMAS - CITY MANAGER

NOTES

CURRENT ZONING : R-3 ONE AND TWO FAMILY RESIDENCE DISTRICT

THIS PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NUMBER 17161C0115F, MAP REVISED: APRIL 5, 2010.

ENGINEER'S CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS EITHER WITHIN OR AROUND THIS SUBDIVISION WILL BE CHANGED BY THE CONSTRUCTION OF SAME OR PARTS THEREOF BUT ADEQUATE PROVISION HAS BEEN MADE TO COLLECT AND DIVERT SAID SURFACE WATERS TO PUBLIC DRAINS OR PRIVATE DRAINS TO WHICH THE OWNER HAS LEGAL ACCESS AND SAID PROVISIONS ARE SUCH THAT THE CAPACITY OF NO NATURAL OR MAN-MADE DRAIN WILL BE EXCEEDED AND NO DAMAGE TO ADJOINING PROPERTIES WILL INCUR BECAUSE OF SAID PROVISIONS.

Jason L. McKenzie _____ Date
License No. 062-058089
My license renewal date is November 30, 2013
Pages or sheets covered by this seal: 1

Thomas Thomas _____ Date
Rock Island City Manager

OWNER'S CERTIFICATE REGARDING SCHOOL DISTRICT

STATE OF ILLINOIS)
COUNTY OF ROCK ISLAND)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL OF PROPOSED SUBDIVISION NAME IN THE CITY OF ROCK ISLAND, ILLINOIS LIES WITHIN THE ROCK ISLAND / MILAN SCHOOL DISTRICT NO. 41, ROCK ISLAND COUNTY, ILLINOIS.

DATED: THIS ____ DAY OF _____, 2013

OWNER: CITY OF ROCK ISLAND, IL

BY: THOMAS THOMAS
ROCK ISLAND CITY MANAGER

NOTARY PUBLIC



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 it conforms to the current Illinois Minimum Standards for a boundary survey.

Daryl A. Brickner, PLS No. 35-3125 _____ Date
My license expires on November 30, 2014
No. of sheets covered by this seal: _____
IL DESIGN FIRM NO. 184-000843

NO.	REVISIONS	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
(309) 782-7644 • (663) 344-0260 • (815) 965-6400 • (815) 985-3825
www.missman.com

New Old Chicago Redevelopment 2nd Addition
Rock Island, Illinois
SUBDIVISION PLAT

Missman Project No: C13S003

File Name: C13S003-2ND ADD PLAT.dwg

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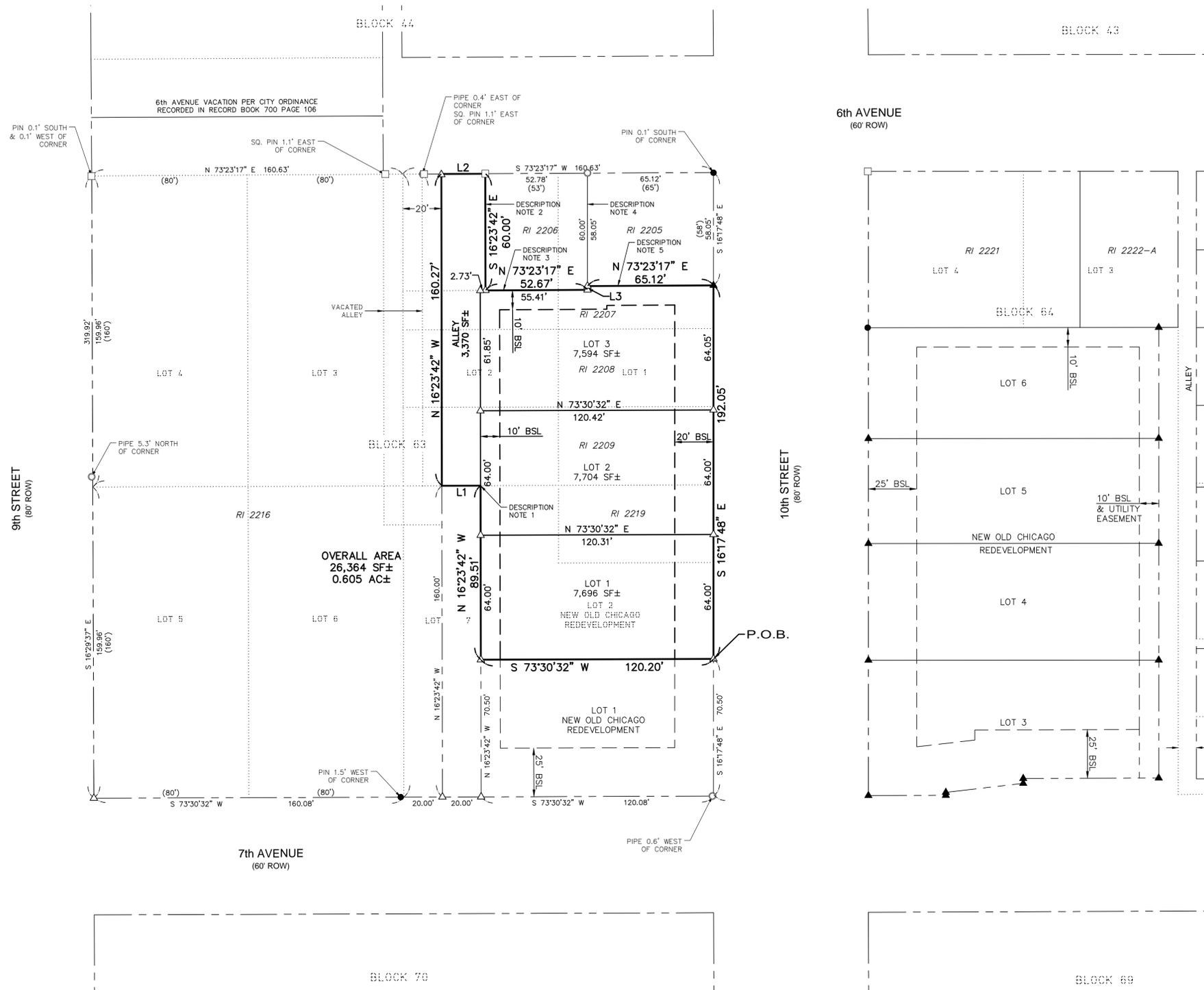
Field Book No:

Drawn By: DAB

Checked By: DAB

Date: 3/19/2013

Sheet 1 of 1



Rock Island Economic Growth

620 10th Street

ROCK ISLAND, ILLINOIS

CODE DATA

APPLICABLE CODES:	2009 Residential Code, 2009 Energy Code,
PROJECT DESCRIPTION:	New Single Family Residential
BUILDING SIZE:	First Floor = 1054 S.F., Second Floor = 884 S.F., Total 1938 Square Feet
CONSTRUCTION TYPE:	Conventional Light Frame Construction
SPRINKLER:	Per Section R313
OCCUPANCY GROUP:	Single Family Residential
DESIGN CRITERIA:	Exposure B, 90 MPH Wind
FIRE-RESISTENT CONSTRUCTION:	Greater than 5'-0" from Property line = None Required
DWELLING/GARAGE SEPARATION:	Detached Garage

LIGHT, VENTILATION & HEATING:	See Plan - Minimum of 8% glazing in Habitable Spaces or Artificial Light & Ventilation Provided Per Section R303
MINIMUM ROOM AREAS:	See Plan - Minimum of 1 Room of 120 S.F. & all Other Rooms of 70 S.F. Per Section R304
CEILING HEIGHT:	8' 8-3/4" Basement, 7' 11-3/8" 1st Floor, 8'-0" 2nd Floor - Minimum of 6'-8" Basement & 7'-6" in Habitable Spaces Per Section R305
SANITATION:	2 Bathrooms & 1 Kitchen Provided - Minimum of 1 Bathroom & 1 Kitchen Per Section R306
ESCAPE & RESCUE OPENINGS:	1 Window in Basement & in each Sleeping Room - 5.7 S.F. min 24" tall & 20" wide Per Section R 310
MEANS OF EGRESS:	2 Provided - Minimum 1 Exterior Door of 32" clearance & 78" tall Per Section R311
SMOKE MONOXIDE ALARMS:	Per NFPA 72 per Section R314
CARBON MONOXIDE ALARMS:	Outside of each Sleeping Area Per Section R315
FIRE EXTINGUISHERS:	1 Provided

COMMON ABBREVIATIONS

AC.	ACRE
A.F.F.	ABOVE FINISHED FLOOR
ASPH.	ASPHALT
B.O.	BOTTOM OF
C.F.	CUBIC FOOT
C.L.	CENTERLINE
C.T.	CERAMIC TILE
CONC.	CONCRETE
CPT.	CARPET
C.Y.	CUBIC YARD
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.F.E.	FINISHED FLOOR ELEVATION
F.R.P.	FIBERGLASS REINFORCED PLASTIC
FTG.	FOOTING
GYP. BD.	GYPSONUM BOARD
L.F.	LINEAL FOOT
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
PLAM.	PLASTIC LAMINATE
PT.	PAINT
Q.T.	QUARRY TILE
S.F.	SQUARE FOOT
T.O.	TOP OF
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
V.W.C.	VINYL WALL COVERING

GENERAL NOTES

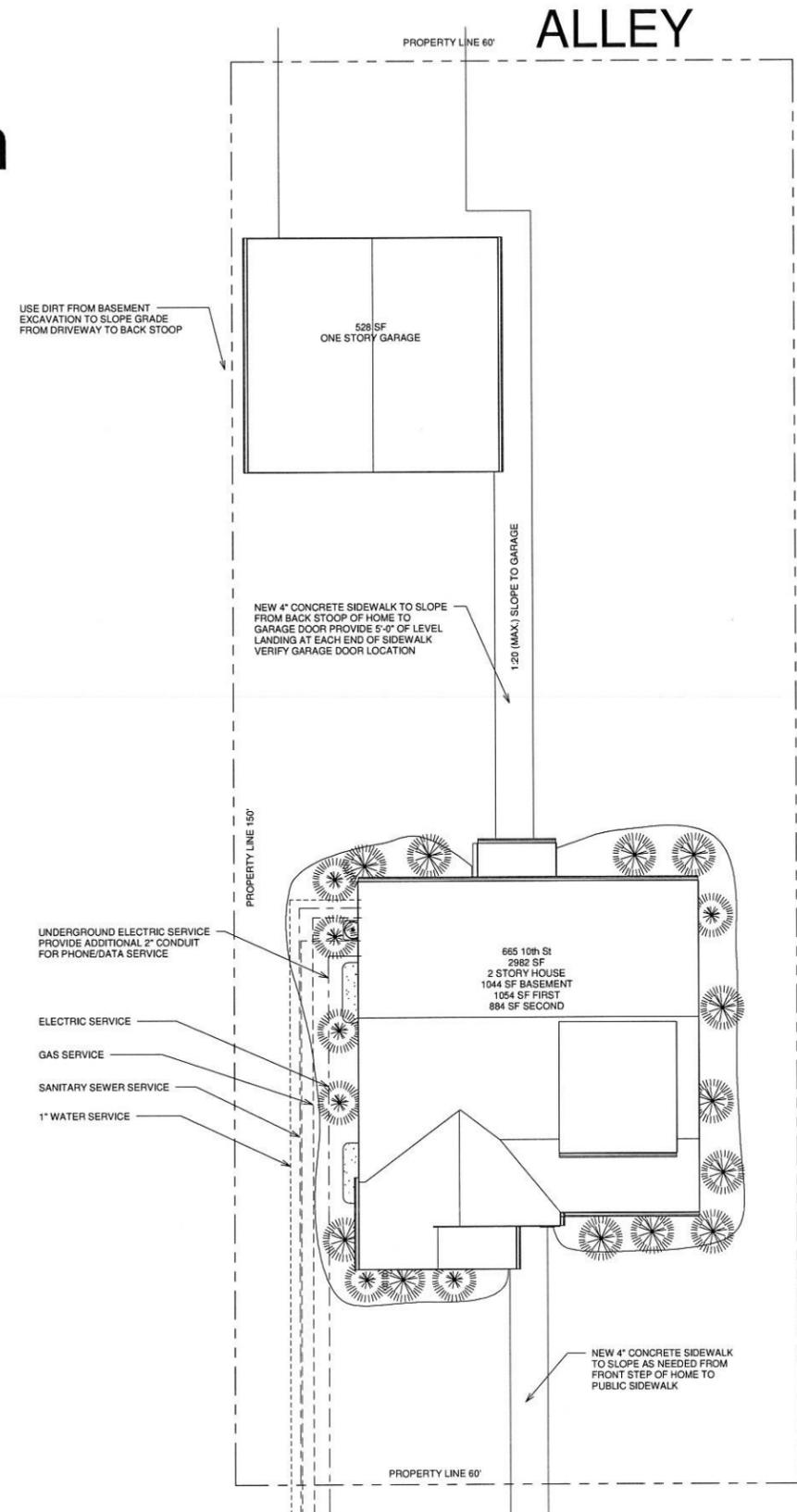
1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
3. ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
5. PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN.
6. ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD. LF-2.
7. ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.

MECHANICAL, ELECTRICAL, PLUMBING

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
2. EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
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INDEX OF DRAWINGS

A0	Cover Sheet
A1	Floor Plans
A2	Roof Plans & Schedules
A3	Reflected Ceiling Plans
A4	Elevations
A5	Stair & Pier Section
A6	Building Section
A7	Building Section
A8	Building Section & Garage Elevations
A9	Specifications
E1	Electrical Plans
M1	HVAC Plans
P1	Plumbing Plans
S0	Foundation Plan & Details
S1	Framing Plans



1 Site
A0 1/8" = 1'-0"

Joseph Architectural Group, P.C.
Rock Island, Illinois 61201
120 16 1/2 Street
Phone: 309-786-9920

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REVISIONS
A A A A

DRAFT Preliminary Documents for:
RI Economic Growth
620 10th Street

Cover Sheet

DATE
3/11/2013

A0
PROJECT NO.
#00713

Rock Island Economic Growth

614 10th Street

ROCK ISLAND, ILLINOIS

CODE DATA

APPLICABLE CODES: 2009 Residential Code, 2009 Energy Code,

PROJECT DESCRIPTION: New Single Family Residential

BUILDING SIZE: First Floor = 1461 S.F.

CONSTRUCTION TYPE: Conventional Light Frame Construction

SPRINKLER: Per Section R313

OCCUPANCY GROUP: Single Family Residential

DESIGN CRITERIA: Exposure B, 90 MPH Wind

FIRE-RESISTENT CONSTRUCTION: Greater than 5'-0" from Property line = None Required

DWELLING/GARAGE SEPARATION: Detached Garage

LIGHT, VENTILATION & HEATING: See Plan - Minimum of 8% glazing in Habitable Spaces or Artificial Light & Ventilation Provided Per Section R303

MINIMUM ROOM AREAS: See Plan - Minimum of 1 Room of 120 S.F. & all Other Rooms of 70 S.F. Per Section R304

CEILING HEIGHT: 8' 8-3/4" Basement, 8' 11-3/8" 1st Floor - Minimum of 6'-8" Basement & 7'-0" in Habitable Spaces Per Section R305

SANITATION: 2 Bathrooms & 1 Kitchen Provided - Minimum of 1 Bathroom & 1 Kitchen Per Section R306

ESCAPE & RESCUE OPENINGS: 2 Windows in Basement & 1 in each Sleeping Room - 5.7 S.F. min 24" tall & 20" wide Per Section R 310

MEANS OF EGRESS: 2 Provided - Minimum 1 Exterior Door of 32" clearance & 78" tall Per Section R311

SMOKE MONOXIDE ALARMS: Per NFPA 72 per Section R314

CARBON MONOXIDE ALARMS: Outside of each Sleeping Area Per Section R315

FIRE EXTINGUISHERS: 1 Provided

COMMON ABBREVIATIONS

AC.	ACRE
A.F.F.	ABOVE FINISHED FLOOR
ASPH.	ASPHALT
B.O.	BOTTOM OF
C.F.	CUBIC FOOT
C.L.	CENTERLINE
C.T.	CERAMIC TILE
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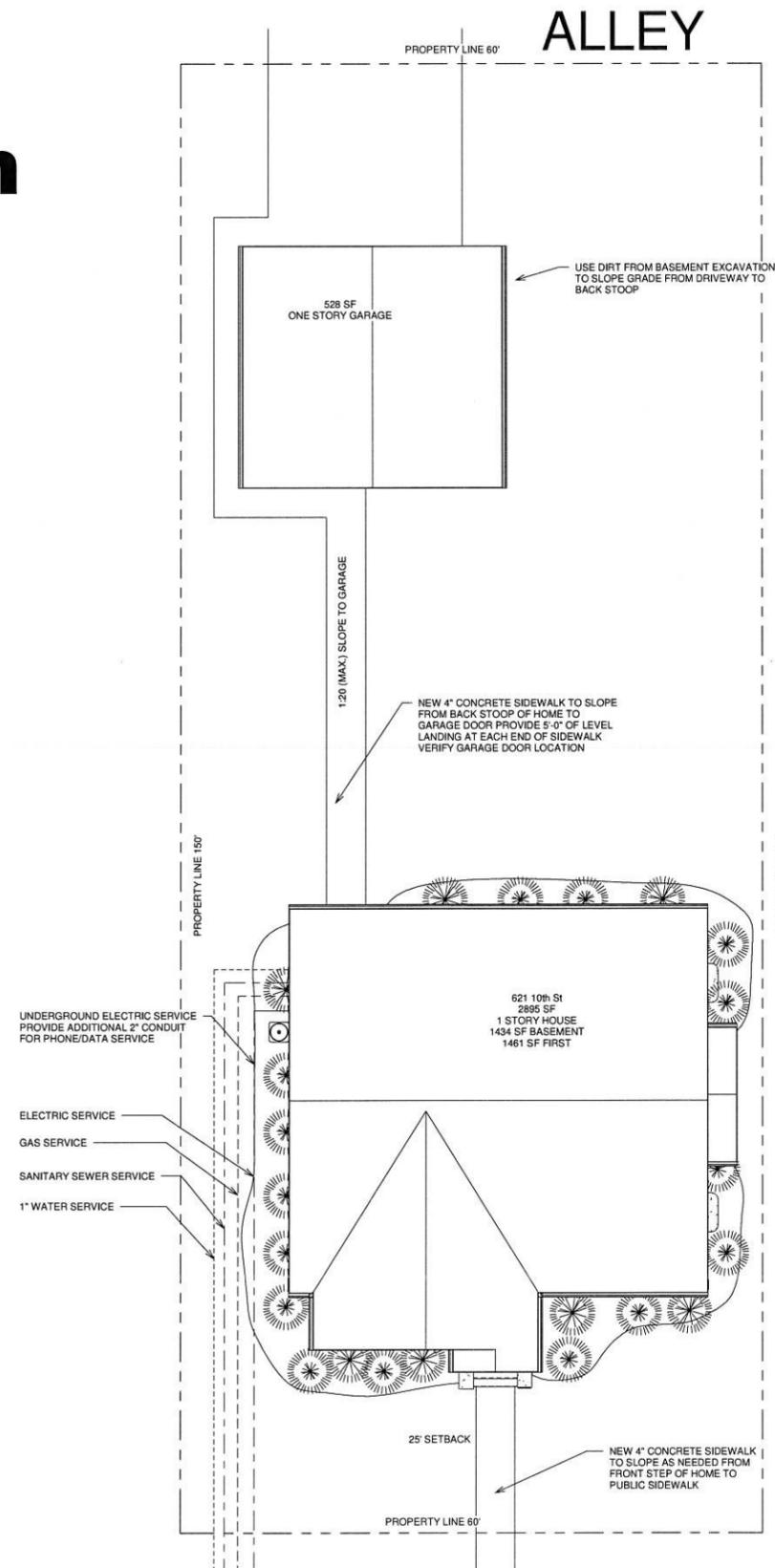
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MECHANICAL, ELECTRICAL, PLUMBING

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1 Site
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JosephArchitecturalGroup, P.C.
12016 112 Street
Rock Island, Illinois 61201
Phone 309-786-9920
Fax 309-786-9924

REVISIONS

△ △ △ △

DRAFT: Preliminary Documents for:
RI Economic Growth
Old Chicago District #4

Cover Sheet

DATE
3/11/2013

A0
PROJECT NO.
#00613

Rock Island Economic Growth

608 10th Street

ROCK ISLAND, ILLINOIS

CODE DATA

APPLICABLE CODES: 2009 Residential Code, 2009 Energy Code,

PROJECT DESCRIPTION: New Single Family Residential

BUILDING SIZE: First Floor = 1340 S.F.

CONSTRUCTION TYPE: Conventional Light Frame Construction

SPRINKLER: Per Section R313

OCCUPANCY GROUP: Single Family Residential

DESIGN CRITERIA: Exposure B, 90 MPH Wind

FIRE-RESISTENT CONSTRUCTION: Greater than 5'-0" from Property line = None Required

DWELLING/GARAGE SEPARATION: Garage to home requires 1/2" gypsum board applied to the garage side of the wall.

LIGHT, VENTILATION & HEATING: See Plan - Minimum of 8% glazing in Habitable Spaces or Artificial Light & Ventilation Provided Per Section R303

MINIMUM ROOM AREAS: See Plan - Minimum of 1 Room of 120 S.F. & all Other Rooms of 70 S.F. Per Section R304

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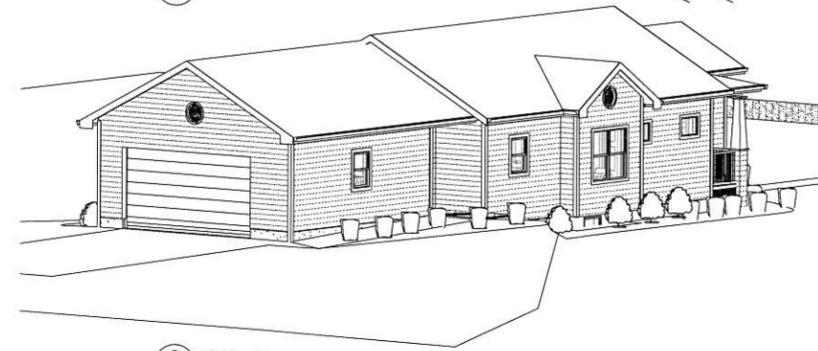
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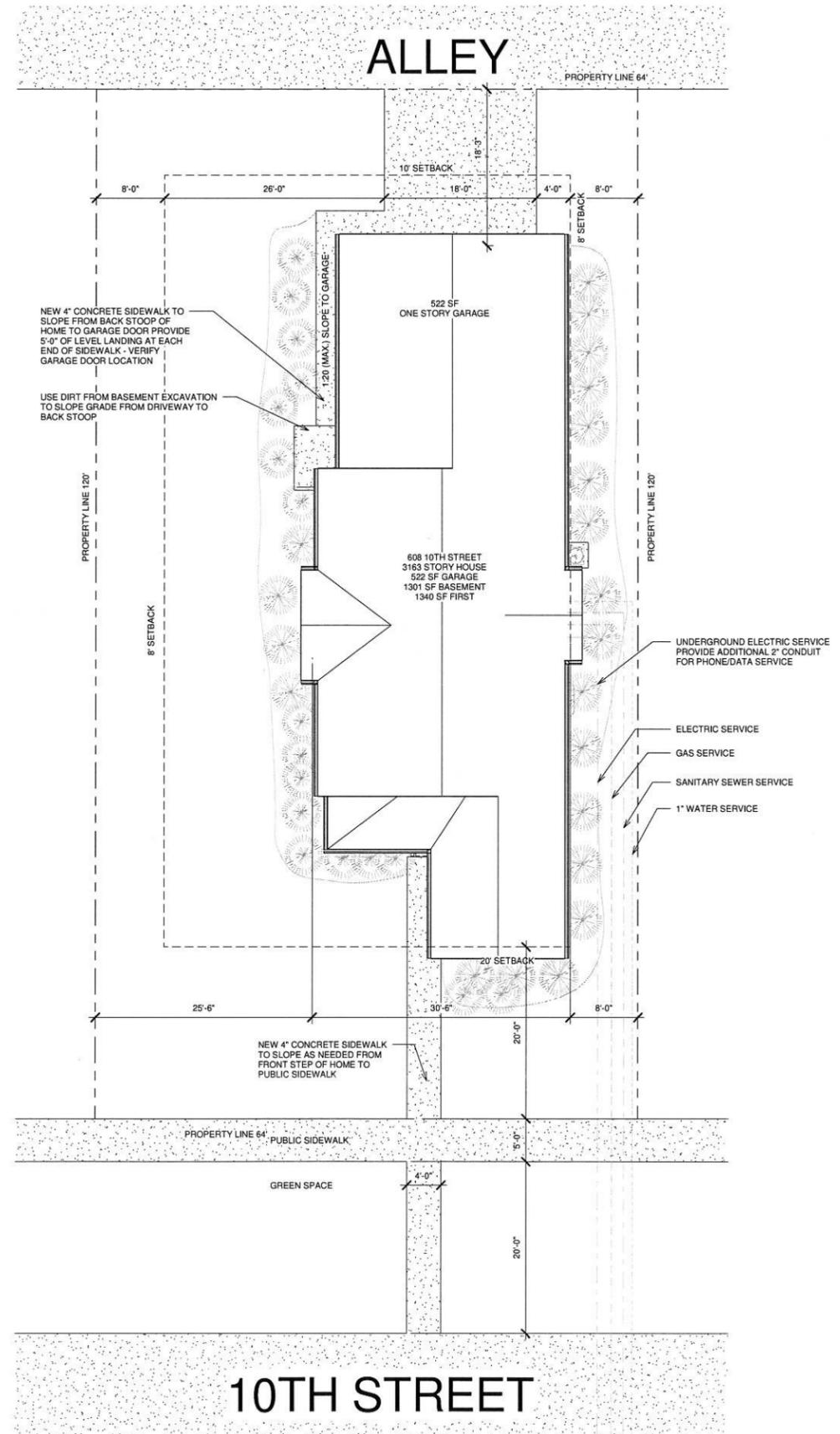
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S0	Foundation Plan & Details
S1	Framing Plans



3 3D View 1
A0



2 3D View 2
A0



JosephArchitecturalGroup, P.C.
Rock Island, Illinois 61201
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Old Chicago District #6

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