

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Mayor and City Council

SUBJECT: Request from Fareway Stores, Inc. for a rezoning from an R-3 (one and two family residence district) to a PUD (planned unit development district) and approval of a preliminary/final site plan for a proposed grocery store at 2617 and 2711 – 18th Avenue

DATE: June 20, 2013

On May 15, 2013, Fareway Stores, Inc. submitted a rezoning request for the properties located at 2617 and 2711 – 18th Avenue, better known as the former Audubon School. A legal advertisement was published on May 18, 2013 and notification letters were mailed to 71 property owners of record. The public hearing was held by the Planning Commission on June 4, 2013. All members of the Commission were present, although two recused themselves from the discussion and vote. A court reporter was also present for transcription of the public hearing.

Upon the recommendation of the City Attorney, the Commission heard not only public comments, but received testimony, allowed cross-examination of witnesses by “interested parties” and was presented with numerous exhibits, which were made part of the public record, as was the attached staff report and attachments. The public hearing lasted nearly 3½ hours and several news media outlets were present. Over a dozen speakers addressed the Commission, several of them more than once. After lengthy discussion and deliberation among its members, the Planning Commission recommended denial of the PUD rezoning request by a 6—3 vote, citing several reasons for their decision, including the location, building setbacks, bufferyards, landscaping and historic preservation.

The Planning Commission is a recommending body, and as such, all rezoning requests must be reviewed and considered by the Mayor and City Council. The attached staff report and additional materials were provided to the Planning Commission by City staff at or before the public hearing. Additional exhibits were presented at the public hearing by the applicant and other speakers. All of these materials have been attached to this memo for your consideration. As of this date, a transcript of the public hearing has not yet been completed by the court reporter.

Recommendation: NONE; this memo and attachments are provided for information only.

Submitted by: Ben Griffith, AICP, Planning & Redevelopment Administrator
Jeffery Eder, Community & Economic Development Director

Approved: Thomas Thomas, City Manager

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Members of the Rock Island Planning Commission
FROM: Ben Griffith, AICP, Planning & Redevelopment Administrator (309) 732-2901
CC: Jeff Johnson/Fareway Stores, Inc., Applicant
SUBJECT: Case #2013-05: Request for rezoning from R-3 (one and two family residence district) to PUD (planned unit development district), for the property located at 2617 – 18th Avenue; PIN #160115501 and #160115502
DATE: May 28, 2013

The purpose of this report is to provide information regarding the request of Fareway Stores, Inc. to amend the zoning classification of the above-referenced property from R-3 (one and two family residence district) to PUD (planned unit development district) to allow construction of a grocery store. After review and recommendation by the Planning Commission, the PUD will affect approximately 3.08 acres of land. The PUD application will require review and approval by the Mayor and City Council, possibly as early as their meeting of June 10, 2013.

BACKGROUND

On November 13, 2013, the Rock Island-Milan School District #41 approved a purchase agreement with Fareway Stores, Inc. for the former Audubon School property located at 2617 – 18th Avenue, entering into a due diligence period, which is scheduled to end on August 1, 2013. Fareway intends to demolish the former school building and the small house located at the southeastern corner of the site, and construct a 30,147 square-foot grocery store which will include their signature meat counter as well as a bakery.

Location.

The subject property is located on the north side of 18th Avenue, approximately one-third of a mile west of the 30th Street commercial corridor. 26th Street is located to the west and 17th Avenue is located to the north. There is an alley behind the houses facing 28th Street to the east of the site.

Physical Characteristics.

The subject property was developed primarily as an elementary school site with the original red brick school building completed in 1923 and several additions over the years. A small single-family residence of wood-frame construction is located at the southeastern corner of the site. The subject property is fairly level at the street, rising approximately 3 feet in height near the center of the site. A paved parking lot with approximately 36 spaces is located in the northwest area of the site. There are some sporting fields and paved athletic courts located on the site, as well as trees and grass, which the School District maintains. A fence surrounds a significant portion of the subject property.

Size of property to be rezoned.

The subject property contains a total of 134,239 square feet or is approximately 3.08 acres in size.

Current Zoning.

The subject property is currently zoned R-3 (one and two family district).

Zoning History.

Most of the property had been used as an elementary school since it was completed in 1923, which predated the adoption of the City's zoning ordinances. No zoning change has ever been sought by the School District. The table below provides the zoning, current use and future land use designation of properties adjacent to the subject property.

Direction	Zoning	Current Use	Future Land Use
North	R-3	Single-Family Residential	Low Density Residential
East	R-3/B-1	Single-Family Residential & Neighborhood Commercial	Low Density Residential & Community General
South	R-2/B-1	Single-Family Residential & General Commercial	Community General
West	R-3/B-1	Single-Family Residential & Neighborhood Commercial	Low Density Residential & Community General

Comprehensive Plan Designation.

The Comprehensive Plan Future Land Use Map designates the subject property as Public/Semi-Public, including the house located at the southeast corner of the site. The properties located on either side of the site and to the south along 18th Avenue are designated General Commercial. The single-family residences to the west, north and east of the site are designated as Low Density Residential. In 1998, the City Council adopted Ordinance No. 98-28 which revised the 1986 Proposed Future Land Use Map and established a commercial development policy statement, which reads as follows:

Reasonable expansion or additions of commercial future land use map designations may be considered by the City on a case by case basis when the proposed rezoning and/or site plan involves a development of significant size (such as those taking up to a full block) that is well designed with adequate buffers from remaining residential areas. The proposal should be located in proximity to major intersections and also be adjacent to existing commercial uses and/or zoning.

Access.

There are currently three curb cuts serving the entire subject property. This includes one on 26th Street for the existing parking lot at the western side of the site and a smaller one for the driveway of the small house at the southeastern corner of the site. A third curb cut is located along 17th Avenue to the north, but it does not appear to have ever been formally utilized. The applicant is proposing to relocate the access on 26th Street further south towards 18th Avenue and to develop the existing curb cut on 17th Avenue. A third curb cut is proposed along 18th Avenue at the southwestern corner of the site and a fourth in the approximate area of the traffic signal at the intersection of 18th Avenue and 27th Street. The applicant has stated that large trucks will enter and exit the site from the two driveways at the southwestern corner of the site at 18th Avenue and 26th Street to access the loading dock area at the southwestern portion of the proposed building. The curb cut along 18th Avenue at the southwestern corner of the site is intended for right turns in and out only. The curb cut proposed along the north along 17th

Avenue is the narrowest at 26 feet in width, and is intended to accommodate traffic from the surrounding neighborhood. No improvements to 17th Avenue are required or requested by the applicant, except for the curb and gutter improvements at the entrance.

Both the City Engineer and School Superintendent have indicated that in previous years while the school was in operation, they regularly received numerous traffic complaints from area residents about parents dropping off or picking up children. Reported complaints included blocking of streets and driveways, parking in driveways and in yards, some as far as two blocks away from the former school. The City Engineer also indicated that two-way traffic was converted to one-way only during the morning and afternoon peak hours around the former school to accommodate the volume of traffic. Fareway is not requesting any such traffic changes, other than resignalization of the existing traffic light at 18th Avenue and 27th Street.

Where not already existing, ADA-compliant sidewalks and sidewalk improvements are proposed for three sides of the site. An existing alley is located along the eastern property line, directly east of the proposed stormwater detention area. A retaining wall and switchback is proposed at the northern property line along 17th Avenue to provide an accessible route for area residents to the store entrance. The sidewalk and curb at the northwestern corner of the site will be replaced with ADA-accessible curb ramps and detectable warnings. A designated pedestrian walkway has been proposed from the sidewalk on 18th Avenue to the entrance of the grocery store, which effectively removes three parking spaces.

The site is located on MetroLink's Green (#30 West) Route which serves the 18th Avenue corridor, as well as the downtown area and Trinity Medical Center. The applicant has indicated that he has had discussions with MetroLink about the possibility of installing a transit shelter at the site, near the location of the pedestrian walkway connecting the sidewalk on 18th Avenue. This may require the applicant to request a further reduction in the number of parking spaces.

Coverage and Setbacks.

The applicant is proposing a single-story building approximately 30,147 square feet in size. The proposed building will not exceed 15 feet in height above the finished grade. Photos of a similar grocery store recently built by Fareway are included with this staff report which represent how the building facades will look. The only above-ground utility located on the side of the proposed building is an electrical transformer. Fareway places its compressors for air conditioning, coolers and freezers in an underground utility tunnel beneath the store where they will not be seen or heard by the adjacent neighbors. The heat generated by this equipment is used to heat the building and vented through the roof. The applicant has stated that this system has been very energy-efficient and that if it wasn't for the proposed bakery, this location would not require natural gas utility service.

The applicant has provided a "site data table" on sheet 5 of the site plan package, listing 84% pervious surface area and 16% open space for the site. The applicant is requesting several building setback variances, including the following:

1. A north front yard building setback of 25 feet is required since the subject property is adjacent to R-3 zoning to the north along 17th Avenue. The site plan identifies an 8.86-foot setback in lieu of the 25 feet required. A variance of 16.14 feet will be required.

2. A bufferyard setback of 15 feet would be required along the northern property line since it is adjacent to R-3 zoning to the north along 17th Avenue. The site plan identifies an 8.86-foot wide landscaped area adjacent to the building, in lieu of the 15 feet required. A variance of 6.14 feet will be required.
3. A west front yard building setback of 25 feet is required since the subject property is adjacent to R-3 zoning to the west along 26th Street. The site plan identifies a 16.45-foot setback in lieu of the 25 feet required. A variance of 8.55 feet will be required.
4. A parking lot landscaping area at least 10 feet in width is required along the southern property line along 18th Avenue. The site plan identifies a width of 5 feet with no landscaping other than sod provided, in lieu of the 10 feet required. A variance of 5 feet and to the landscaping materials for the required bufferyard will be required.
5. A bufferyard setback of 15 feet would be required along the eastern property line since it is adjacent to R-3 zoning abutting the existing alley serving the residences located on 28th Street. The site plan identifies a 48.36-foot wide stormwater detention area to be sodded, and no other landscaping provided. A variance to the landscaping materials for the required bufferyard will be required.

Parking.

There are approximately 36 paved parking spaces currently located on the site to the west of the former school building, along 26th Street. The applicant is proposing 144 parking spaces, including 6 ADA-compliant parking spaces. The number of required parking spaces is based on 5 spaces per 1,000 square feet of gross floor area, plus 1 space for every 2 employees on the largest shift. Fareway officials have indicated in telephone conversations that there would be approximately 20 employees on the largest shift. Based on this, a total of 161 parking spaces would be required. A variance of 17 parking spaces will be required for the site plan as presented.

The applicant is proposing over-sized parking spaces (10 feet in width instead of the 8½-foot minimum) and wider access drive aisles (22 and 26 feet wide instead of the 18½-foot minimum). The applicant states that Fareway recognizes that their elderly customers appreciate the ease of parking and maneuvering through the parking lot. Fareway is also providing an additional handicapped-accessible parking space over the minimum number required. This increase in the size of parking spaces and increased drive aisle widths is part of the reason for a parking variance.

The applicant is proposing a loading dock area on the western side of the building that includes a "pit" to accommodate larger tractor-trailer deliveries, as well as a lower height dock for deliveries by smaller trucks, such as those used for bread, snacks and drinks. The enclosed dumpster area is located in this loading dock area where a 6-foot high wooden fence is to be constructed to provide screening of this area from neighbors to the west across 26th Street. The proposed loading dock area would be located in the west front yard building setback. The City's Zoning Ordinance requires loading areas to be located in the rear yard. A variance allowing the loading dock area to be located in the west front yard area will be required.

Site Lighting / Signage / Landscaping.

The applicant has submitted a photometric lighting plan which complies with the City's Lighting Ordinance. The proposed poles and lighting fixtures will not cause or create any light trespass onto adjacent properties and at some points along the property boundaries, the lighting photometrics are actually zero. These areas will only be illuminated by the ambient lighting of existing public street lights. Fareway's hours of

operation are from 7:00 AM to 9:00 PM, Monday through Saturday, closing on Sunday. The applicant states that the parking lot lights remain on until 10:00 PM for employees who are closing the store and are then automatically turned off.

Fareway utilizes signage on their building facade and has identified the location of a freestanding sign at the southeastern corner of the site near the proposed detention area. The City's Sign Ordinance would allow a maximum height of 20 feet and a maximum copy area of 160 square feet in size in a B-3 zoning district, the corresponding commercial zoning district allowing grocery store use. Signage is permitted and reviewed separately from the building construction plans and the applicant has indicated that the proposed signage will comply with all of the City's signage regulations and no dimensional variances will be sought.

The proposed landscaping is minimal for the redeveloped site. A significant number of the existing trees located on the site will need to be removed in order to construct the building and parking lot. A letter from a local arborist states that the three existing trees along the northern property line can remain, but protection of those trees, and more importantly, of their critical root zones, must be completed. Although some of the existing trees are not located in the footprint of the building, their root systems would be severely damaged during construction and if allowed to remain, would begin a slow and steady decline, resulting in their death and eventual removal in two to five years.

The northern side of the proposed building presents challenges to install landscape materials which will grow to provide screening at the rear of the building. While often compared to the Hy-Vee to the east, the Fareway building is lower in height and has no mechanical equipment located in the setback yards. The detention area is proposed to be "dry" meaning that when water is not standing, the grass can be mowed. No landscaping other than grass sod has been proposed for the detention area.

Several variances to bufferyard width requirements are being requested, as well as variances to landscape materials requirements. These are listed below:

1. A parking lot landscaping area at least 10 feet in width is required along the southern property line along 18th Avenue. The site plan identifies a width of 5 feet with no landscaping other than sod provided, in lieu of the 10 feet required. A variance of 5 feet and to the landscaping materials for the required bufferyard will be required.
2. A bufferyard setback of 15 feet would be required along the eastern property line since it is adjacent to R-3 zoning abutting the existing alley serving the residences located on 28th Street. The site plan identifies a 48.36-foot wide stormwater detention area to be sodded, and no other landscaping provided. A variance to the landscaping materials for the required bufferyard will be required.
3. Parking lot landscaping requires 1 canopy tree for every 5 parking spaces. The site plan identifies 144 parking spaces which would require 29 canopy trees on the site, excluding trees located in the public boulevard. A total of 8 trees are identified on the site plan. A variance of 21 canopy trees will be required.

Adequate Public Facilities.

The site is served by City of Rock Island potable water and sanitary sewer utilities. Adequate water pressure is available to meet fire sprinklering requirements. A utility easement with water and sanitary sewer running north-south through the site, is located approximately 120 feet from the eastern property line, in a 60-foot wide vacated public right-of-way. No stormwater drainage improvements are currently located on the subject

property since it was developed as a school site decades before the City's adoption of any stormwater regulations. This would perhaps explain reports by area neighbors of water running off the site during storm events in its present condition. The applicant has indicated on the site plan that an open stormwater detention area is to be constructed along the eastern boundary of the site, along an adjacent alley, and has stated that the site will fully comply with the City's stormwater ordinance.

Environmental Issues.

It has been indicated that the former school building contains significant quantities of asbestos and lead paint which will require remediation per state and federal regulations when the building is demolished. At the present time, it is not known whether there are any other environmental issues at the site, but it is possible that heating oil and/or other petro-chemical contaminants may also be present. These too, would require clean-up and remediation per state and federal regulations when the building is demolished and the site prepared for construction. As of this time, no environmental reports have been provided to the City.

Public Notification.

71 property owners of record within 150 feet of the subject property were notified directly by mail of the PUD request on May 20, 2013. A public hearing notice was published in the newspaper on Saturday, May 18, 2013. As of this date, the Planning Office has received numerous petitions, letters and e-mails from the surrounding property owners in opposition to the rezoning request. Per the City's Zoning Ordinance, these petitions and letters of objection are required to be submitted via certified mail to both the City Clerk and to either the applicant or his attorney of record. This information was included in the notification letters which were mailed several days earlier than usual in order to communicate this information to the surrounding property owners. Since protestors were given until May 31, 2013 to submit certified petitions and letters of protest, copies of the petitions and letters of opposition not provided with this staff report, will be provided to the Planning Commissioners at the public hearing. Article VI, Section 6.1 of the City's Zoning Ordinance states that if more than 20% of the property owners within the notification area provide written protest against the zoning change, a favorable vote of two-thirds of all the members of the City Council will be required to approve the rezoning request.

ANALYSIS

Fareway has stated that their research indicates that the proposed store with a bakery would do very well in the selected location. Many statements have been made regarding the location so close to Hy-Vee and even Aldi, but Fareway is very conscious of their decision. The applicant has stated that an informational meeting has been scheduled for the adjacent property owners to present the proposed site plan and discuss the site. This is not required by the City's zoning ordinances and Planning staff often suggests meeting with the area property owners to present their proposal in an informal informational setting.

Many statements have been made comparing the proposed Fareway to the Hy-Vee located further to the east on 18th Avenue. Traffic concerns are one of the chief complaints of the area neighbors. Fareway believes that most of their customers will enter and exit the site from 18th Avenue, especially using the traffic signal which Hy-Vee does not have. It is believed that not having a signalized entrance at Hy-Vee causes traffic to enter and exit the parking lot at various locations, such as the rear of the site

onto 20th Avenue at the rear of the site into the adjacent neighborhood. The Hy-Vee site includes a portion of 29th Street which was vacated for their expansion. The vacated portion of 27th Street on the subject property has never been utilized as a roadway. The Hy-Vee building is also significantly taller than the proposed 15-foot Fareway building.

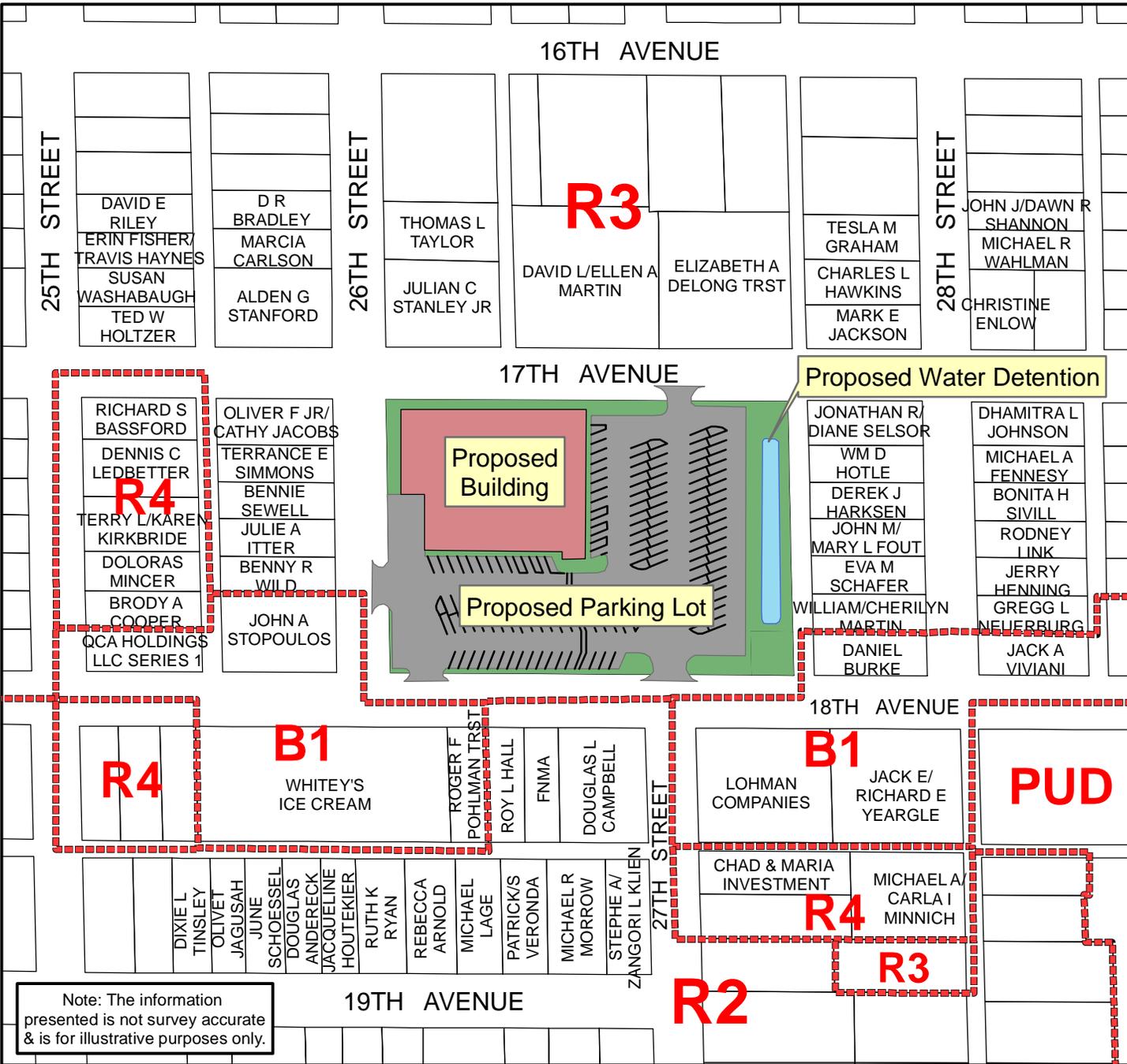
The conversion of the former school site into a neighborhood grocery store will provide convenient shopping alternatives to area neighbors, as well as provide approximately 80-100 employees, including teenagers as young as 14 years old for first-job experience. Fareway hires these younger teenagers to sack groceries and carry them out for their customers. There are two benefits to this: no shopping carts in the parking lot or adjacent roadways, and first-time job experience for young teenagers. The proposed redevelopment of the former Audubon School site makes for an efficient use of the property and will provide a much needed increase in the City's tax base. Public utilities are already in place and for the first time, stormwater runoff will be treated and managed on the site. Traffic impacts to the adjacent neighborhood are expected to be minimal, and much less than when the former school was in operation, chiefly due to the inclusion of a traffic signal at the primary customer entrance. The proposed development meets the intent of Ordinance No. 98-28 regarding commercial future land use map designation of properties in the 18th Avenue corridor. The proposed Fareway is a good example of an infill project on a redeveloped, single-purpose site.

RECOMMENDATION

Planning staff recommends approval of the PUD (planned unit development) rezoning request for the subject property located at 2617 & 2711 18th Avenue, and approval of the final site plan with the requested variances listed below, based on using B-3 (community business district) requirements since B-3 zoning would be the corresponding commercial zoning district allowing grocery store use.

1. A variance of 16.14 feet will be required for the north front yard building setback, creating an 8.86-foot setback in lieu of the 25 feet required.
2. A variance of 6.14 feet will be required for the bufferyard setback along the northern property line along 17th Avenue, creating an 8.86-foot bufferyard in lieu of the 15 feet required.
3. A variance of 8.55 feet will be required for the west front yard building setback, creating a 16.45-foot setback in lieu of the 25 feet required.
4. A variance of 5 feet will be required for the parking lot landscape area along the southern property line along 18th Avenue, creating a 5-foot wide landscape area in lieu of the 10-foot wide area required.
5. A variance allowing only sod in the southern and eastern bufferyards would be required in lieu of the landscape materials required.
6. A variance of 21 canopy trees will be required in lieu of the 29 required for the site.
7. A variance of 17 parking spaces will be required in order to allow the 144 spaces proposed in lieu of the 161 required.
8. A variance allowing the loading dock area to be located in the western front yard area will be required.

PLANNING COMMISSION



**PLANNING COMMISSION
2013-5**

Legend

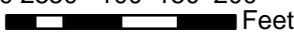
- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 250 100 150 200
Feet



City of Rock Island

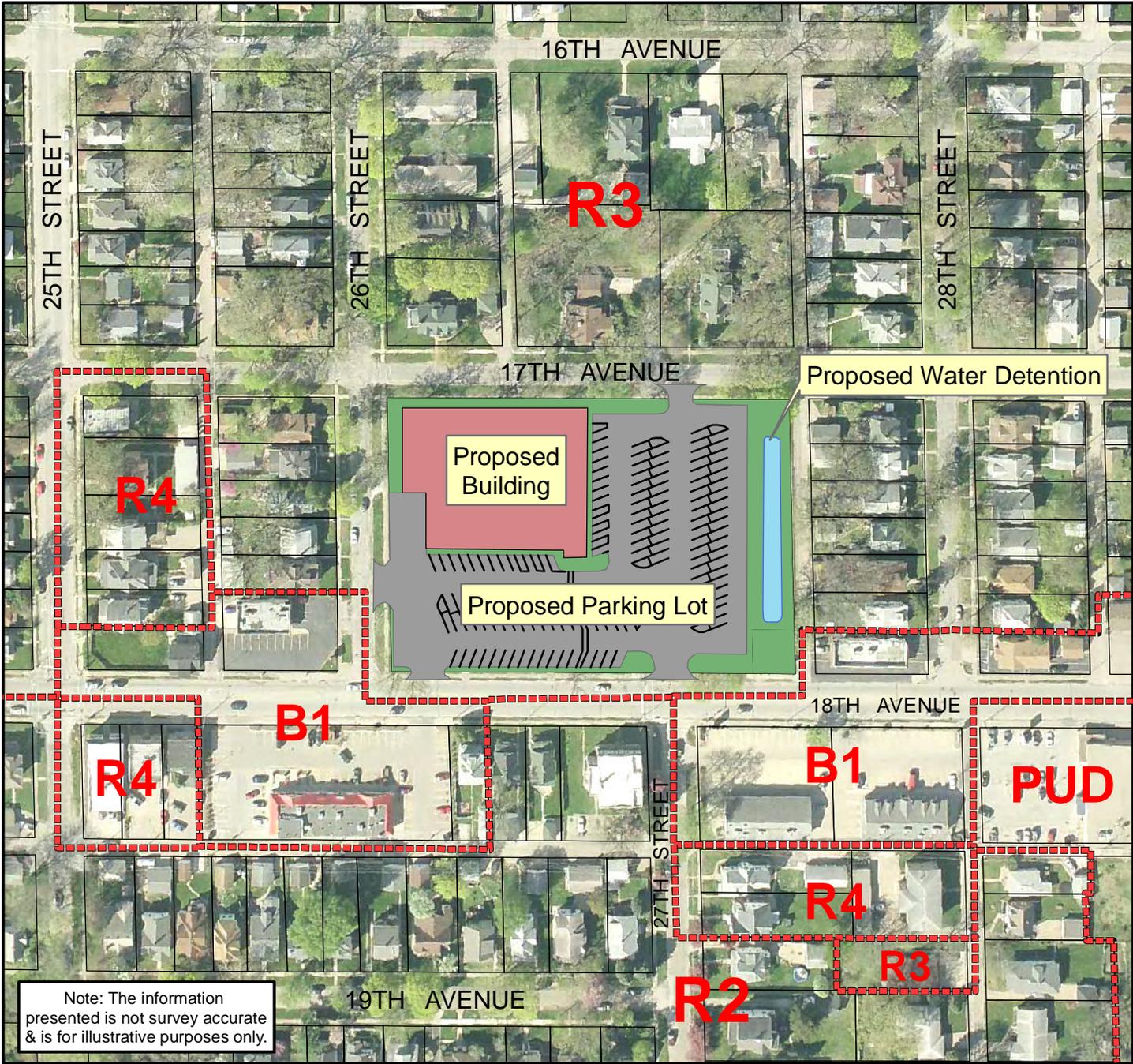
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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

PLANNING COMMISSION



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

PLANNING COMMISSION
2013-5 Aerial

Legend

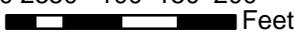
- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 2550 100 150 200 Feet



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS



Fareway Stores, Inc.
Corporate Offices
715 West Eighth Street
Boone, Iowa 50036-0070
515-432-2623
Fax: 515-433-4416

ZONING AUTHORIZATION

THE ROCK ISLAND MILAN SCHOOL DISTRICT #41, as owner of property located at 2617 18th Avenue, Rock Island, IL, does here by grant FAREWAY STORES, INC (APPLICANT) the right to submit an application to the Rock Island Planning Commission for the property located at 2617 18th Avenue.

This 21st day of May, 2013
ROCK ISLAND MILAN SCHOOL DISTRICT #41

Michael Oberhaus
Signature

Name: Michael Oberhaus

Title: Superintendent



Fareway Stores, Inc.
Corporate Offices
715 West Eighth Street
Boone, Iowa 50036-0070
515-432-2623
Fax: 515-433-4416

ZONING AUTHORIZATION

DARI, INC, as owner of property located at 2611 18th Avenue, Rock Island, IL, does here by grant FAREWAY STORES, INC (APPLICANT) the right to submit an application to the Rock Island Planning Commission for the property located at 2611 18th Avenue.

This 17 day of MAY, 2013
DARI, INC.

Brian Hollenback

Signature

Name: BRIAN HOLLENBACK

Title: President

Dispatch-Argus

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT
TO ENSURE PROPER CREDIT, PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.

ACCOUNT # 100889 CHECK # _____
AD # 851919
AMOUNT \$46.00

Please check option that applies:
 PAYMENT ENCLOSED Please make checks payable to Moline Dispatch Publishing Co. LLC. 1720 5th Avenue Moline, IL 61265-7997

100652

ROCK ISLAND/PLANNING/ZONING
1528 3RD AVENUE
ROCK ISLAND, IL 61201

BILL MY CREDIT CARD
 Mastercard Visa Discover Amex
Credit Card Number _____
Expiration Date _____
Authorized Signature _____

101-313811-53402-5273000

Dispatch-Argus

BILLING INFORMATION

ACCOUNT #	100889	AD START DATE	5/18/2013	AD STOP DATE	5/18/2013
AD #	851919	INSERTIONS	1	CLASSIFICATION	2233
AMOUNT	\$46.00			INCHES	46.000
DUE UPON RECEIPT		DESCRIPTION	Fareway Stores		

Thank you for giving us the opportunity to serve you! If you have any questions regarding this invoice, please contact us at 309-757-4901. We are open Monday - Friday 8:00 a.m. - 5:30 p.m.

Billing Address - 1720 5th Avenue, Moline, IL 61265-7997

RETAIN THIS PORTION

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN:
The Rock Island City Planning Commission has received a request from Fareway Stores, Inc. to construct a rezoning request from R-3 zoning to PLD (planned unit development) district. The following needs to be met for the following items:
1. 1601155001 and 1601155002 of Rock Island Township also known as 2617 18th Avenue, Rock Island, Illinois.
The applicant proposes to remove the existing school and the family residence from the site and construct a 30,147 square foot supermarket store on the site.
Prior to forming a decision and in accordance with statutes pertaining thereto, it is hereby announced that a public hearing will be held at 7:15 p.m. Tuesday, June 4, 2013 at Rock Island City Hall, City Council Chambers, 1528 3rd Avenue, Rock Island, Illinois.
Copies of this notice/agenda may be obtained by qualified individuals with a disability by Ben Griffin, Secretary, Rock Island City Planning Commission, 1528 3rd Avenue, Rock Island, Illinois 61201 (309) 732-2900

CERTIFICATE OF PUBLICATION

The undersigned, the MOLINE DISPATCH PUBLISHING COMPANY L.L.C., hereby certifies that it is a Limited Liability Company, existing and doing business under the laws of the State of Delaware, licensed to do business in the State of Illinois, and states that it is publisher of THE DISPATCH and THE ROCK ISLAND ARGUS daily, public, secular newspapers of general circulation printed and published daily in the City of Moline, County of Rock Island, State of Illinois, and further certifies that a notice whereof the annexed printed notice, a true copy, was printed and published in said newspapers, 1 time(s): that said notice was so printed and published in said newspaper 1 time(s) in each week for 1 successive week(s), the date of the first said newspaper containing said notice being the 18th day of MAY A.D. 2013 and the last said newspaper containing said notice being the 18th day of MAY A.D. 2013

Publication Fees \$46.00

STATE OF ILLINOIS }
ROCK ISLAND COUNTY }

SS.

MOLINE DISPATCH PUBLISHING COMPANY L.L.C.

By *John Woodward*
Moline, Illinois 05/22/2013

J. Scott Aswege being first duly sworn on his oath, says that he is the Business Manager of the MOLINE DISPATCH PUBLISHING COMPANY L.L.C. and the facts set forth in the foregoing certificate of publication are true and that the annexed notice was published as therein specified, and that said THE DISPATCH and THE ROCK ISLAND ARGUS have been regularly published in the City of Moline, County of Rock Island, and State of Illinois, for more than one year prior to the date of the first publication of said notice.

Subscribed and sworn to before me on this 22nd day of MAY 2013

Account/Ad# 100889
Account Name ROCK ISLAND/PLANNING/ZONING

ORIGINAL SEAL
LINDA BRIDGEMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-12-2014
ROCK ISLAND/PLANNING/ZONING

Linda Bridgeman
Notary Public

PROPOSED FAREWAY STORE ROCK ISLAND, IL

FOR

FAREWAY STORES INC. BOONE, IA



INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	STANDARD LEGEND
4	EXISTING SITE PLAN
5	PROPOSED SITE & UTILITY PLAN
6	GRADING PLAN & STORM SEWER
7	EROSION CONTROL PLAN
8	DETAILS
9	DETAILS
10	DETAILS
11	DETAILS

UTILITIES		
UTILITY TYPE	COMMON NAME	CONTACT INFO
WATER & SEWER	CITY OF ROCK ISLAND	PUBLIC WORKS DEPT (309-732-2200)
ELECTRIC	MIDAMERICAN ENERGY	JAMES LUAllen (309-793-3618)
TELEPHONE/INTERNET	AT&T	DAVE CREEM (309-757-4707)
GAS	MIDAMERICAN ENERGY	JESSICA ADAMSON (309-793-3747)

(CONTRACTOR TO BE RESPONSIBLE FOR ANY ADJUSTMENTS TO BE MADE.)



LOCATION MAP

DATUM INFORMATION	
VERTICAL CONTROL:	NAVD 88
HORIZONTAL CONTROL:	NAD 83(07) STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION	
BM#1 = FEHR GRAHAM CAPPED REBAR (CP450)	N = 1785829.32, E = 2188415.47, ELEV = 703.42
BM#2 = FEHR GRAHAM CAPPED REBAR (CP451)	N = 1758547.72, E = 2187968.03, ELEV = 706.18
BM#3 = FEHR GRAHAM CAPPED REBAR (CP452)	N = 1758248.08, E = 2187960.82, ELEV = 704.27



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER: 184003525

OWNER
FAREWAY STORES, INC.
2300 E. 8TH STREET
BOONE, IA 50036



SIGNATURE DATE

REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES

IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "ENGINEER", WHICH SHALL MEAN FEHR GRAHAM OR THEIR DULY AUTHORIZED AGENT. IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "OWNER", WHICH SHALL MEAN FAREWAY STORES INC, OR THEIR DULY AWARDED AGENT.

IN CASE OF CONFLICT BETWEEN THE ABOVE MENTIONED SPECIFICATIONS, THE OWNER SHALL DETERMINE WHICH OF THE SPECIFICATIONS SHALL GOVERN. THE OWNER'S DECISION SHALL BE FINAL AND NO ADDITIONAL COMPENSATION SHALL BE AWARDED UNLESS APPROVED BY THE OWNER.

THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE OWNER. IMPROVEMENT REPRESENTATIONS AS SHOWN ON THESE PLANS, ARE AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER, SOME FIELD REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES. THE OWNER SHALL BE ADVISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME ALLOWED TO PROPERLY CONSIDER AND ACT UPON SAID REQUESTS. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED IN CONSTRUCTING THOSE IMPROVEMENTS AS DETAILED IN THIS ENGINEERING PLAN.

THE OWNER SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE OR REJECT THE WORKMANSHIP AND/OR MATERIALS WHICH GO TO MAKE UP IMPROVEMENTS AS DETAILED IN THESE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION OF THE IMPROVEMENTS AND RELATED APPURTENANCES OR AS PART OF ANY OF THEIR ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE REGULATIONS REGARDING AIR, WATER, AND NOISE POLLUTION. THE CONTRACTOR WILL NOT BE ALLOWED TO BUILD FIRES ON THE SITE.

THE SCALE SHOWN ON THE DRAWINGS APPLIES ONLY TO THE FULL SIZE PLANS, 22"X36".

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DRAINAGE FLOWS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. METHODS USED BY THE CONTRACTOR SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. COST OF MAINTAINING DRAINAGE FLOWS SHALL BE INCIDENTAL TO THE CONTRACT.

WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED OR DISTURBED. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS, MONUMENTS AND RIGHT-OF-WAY PINS UNTIL THE OWNER, AND AUTHORIZED SURVEYOR, OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN AUTHORIZED SURVEYOR RE-ESTABLISH ANY SECTION OR SUBSECTION MONUMENTS DESTROYED BY HIS OPERATIONS. REPLACEMENT OF MONUMENTS WILL BE DETERMINED BY THE ENGINEER.

THE CONTRACTOR SHALL REMOVE, STORE, AND RELOCATE TO THE SATISFACTION OF THE OWNER AND CITY OF ROCK ISLAND ALL EXISTING SIGNAGE IN ACCORDANCE WITH STATE STANDARD SPECIFICATIONS, AND CONSIDER THIS AS INCIDENTAL TO THE CONTRACT.

INSIDE THE EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATION NEAR ANY AND ALL EXISTING SIGNS INSIDE THE RIGHT-OF-WAY. ANY SIGNS REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CAREFULLY REMOVED AND RE-ERECTED BY THE CONTRACTOR AT A LOCATION NEAREST TO THE ORIGINAL LOCATION, OR AT A LOCATION DETERMINED BY THE OWNER IN THE FIELD, IF NECESSARY. REMOVAL AND RE-ERECTED SIGNS AND ANY DAMAGE DONE TO EXISTING SIGNS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

AT THE END OF EACH DAY, THE CONTRACTOR SHALL SECURE THE CONSTRUCTION WORK ZONE FROM POTENTIAL INTRUDERS.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL CALL THE ATTENTION OF THE OWNER TO ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES, AND SHALL NOT PROCEED WITH THE WORK UNTIL ALL LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE OWNER OR HIS REPRESENTATIVE.

THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THEIR WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

THE CONTRACTOR MUST VERIFY AND LOCATE ALL EXISTING UTILITIES ON AND/OR ADJACENT TO THE SITE. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTACT 811 FOR EXACT FIELD LOCATION OF UTILITIES. DAMAGE, AND THE COST THEREOF, TO ANY AND ALL UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ENGINEER AND SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON. CONTRACTOR RESPONSIBLE FOR LOCATING UTILITIES AND COORDINATING RELOCATION WITH UTILITY COMPANIES, IF NEEDED.

IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE 811 SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND REQUESTING SAID UTILITIES TO FIELD VERIFY AND MARK PERTINENT UTILITY LOCATIONS.

THE UTILITY LOCATIONS, DEPTHS, ETC. SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS; THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

THE CONTRACTOR IS REQUIRED TO PROTECT THE VARIOUS BURIED UTILITIES THAT ARE CROSSED (I.E., SANITARY, STORM, GAS, TELEPHONE, ELECTRIC) DURING CONSTRUCTION. ANY DAMAGE THAT OCCURS TO THE VARIOUS BURIED UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS - THE CONTRACTOR IS RESPONSIBLE FOR THE ASSESSMENT AND PROPER DISPOSAL OF ALL EXCESS SOIL AND SUBSURFACE MATERIALS THAT ARE NOT ABLE TO BE RE-USED ON THE PROJECT SITE AS SUITABLE CLEAN FILL. CONTRACTOR RESPONSIBILITY'S SHALL INCLUDE ALL REQUIRED SOIL SAMPLING, LABORATORY ANALYSIS, DISPOSAL PROFILING FEES, TRANSPORTATION, AND DISPOSAL TIPPING FEES AND SURCHARGES.

THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES DURING THE CONSTRUCTION PERIOD.

CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL ALONG ADJACENT STREETS.

CONTRACTOR TO KEEP ALL CONSTRUCTION WORK ON THE PROPERTY OF FAREWAY STORES, INC.

CONTRACTOR SHALL FOLLOW OWNER CONSTRUCTION STAGING DURING CONSTRUCTION, IF STAGING IS A REQUIREMENT BY THE OWNER.

TOPOGRAPHY WAS TAKEN MARCH 2013.

PARKING LOT LIGHTING TO BE DIRECTED DOWNWARD. PARKING LOT LIGHTING SHALL BE DARK SKY COMPLIANT.

ELEVATIONS SHOWN ARE TO TOP OF SLAB, UNLESS NOTED OTHERWISE.

SPECIFICATIONS

SPECIFICATIONS FOR THIS PROJECT SHALL BE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND THE SPECIAL PROVISIONS INDICATED ON THE PLANS. WHERE CONFLICTS IN THE SPECIFICATIONS EXIST, THE STRICTEST SPECIFICATIONS SHALL APPLY.

CONSTRUCTION STAKING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PROPOSED IMPROVEMENTS AND SHALL INCLUDE THE COST OF STAKING IN THEIR QUOTE. CONTROL POINTS ARE INDICATED ON THE PLANS. THE OWNER'S ENGINEER WILL PROVIDE, UPON REQUEST, AN AUTOCAD FILE OF THE PLAN VIEW DRAWINGS TO THE SUCCESSFUL CONTRACTOR FOR USE IN CONSTRUCTION STAKING.

EROSION CONTROL

PRIOR TO DISTURBING EXISTING SURFACE, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES.

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, PAPER WORK AND ALL OTHER INCIDENTALS TO PROVIDE PROPER EROSION CONTROL AS INDICATED IN THIS PROVISION TO THIS CONTRACT. THIS WORK SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTION 280 OF THE STANDARD SPECIFICATIONS AND THE DETAILS INCLUDED IN THE PLAN AND ALL REQUIREMENTS SET FORTH IN THE GENERAL NPDES PERMIT NO. ILR10. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE TEMPORARILY SEEDED, MULCHED, SODDED OR PAVED WITHIN 14 CALENDAR DAYS; EXCEPT WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED. (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE. AT ALL TIMES SILT FENCING OR SEDIMENT CONTROL DEVICES WILL BE IN PLACE DOWNSLOPE OF THE DISTURBED AREAS DURING THE LIFE OF THE CONTRACT.

WHEN EXCESS TOPSOIL AND EXCAVATED MATERIAL IS REMOVED FROM THE SITE, THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO AVOID TRACKING OR SPILLING DIRT ONTO THE ADJACENT ROADWAYS. IF EXCAVATED MATERIAL IS SPILLED OUTSIDE OF THE JOB SITE, THE CONTRACTOR SHALL REMOVE THE DEBRIS AND CLEAN THE PAVEMENTS TO THE SATISFACTION OF THE JURISDICTION, AND PROPERLY DISPOSE OF THE MATERIAL.

CONTRACTOR RESPONSIBLE FOR THE REQUIRED NPDES STORM WATER PERMIT AND ALL ASSOCIATED PAPER WORK REQUIRED BY THE IEPA. CONTRACTOR IS ALSO REQUIRED TO PROVIDE AND MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES.

SAW CUTS

THE CONTRACTOR SHALL SAW EXISTING PAVEMENTS, SIDEWALKS, DRIVEWAYS, AND CURB AND GUTTER TO SUCH A DEPTH THAT WHEN THE SURFACE IS REMOVED, A CLEAN NEAT EDGE WILL RESULT WITH NO SPALLING OF THE REMAINING SURFACE. SAW CUTTING SHALL BE PERFORMED AT ALL LOCATIONS WHERE PERMANENT SURFACES ARE REMOVED AND ADJACENT PERMANENT SURFACES WILL REMAIN.

FARTH EXCAVATION

THIS WORK SHALL CONFORM TO SECTION 202 OF THE STANDARD SPECIFICATIONS.

TOPSOIL EXCAVATION AND PLACEMENT

THIS WORK SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE STANDARD SPECIFICATIONS. PLACEMENT OF TOPSOIL SHALL BE AT A MINIMUM OF 6 INCHES THICK, FREE OF ROCKS, BROKEN CONCRETE, ETC.

CLEARING

THIS WORK SHALL BE IN ACCORDANCE WITH SECTION 201 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL OBSTRUCTIONS, TREES, DEBRIS AND BRUSH AS DESIGNATED BY THE OWNER AND AS INDICATED ON THE PLANS. ALL MATERIALS SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DURING CONSTRUCTION, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE EXISTING TREES AND LANDSCAPING. ONLY THOSE ITEMS DESIGNATED BY THE OWNER SHALL BE REMOVED.

TRENCH BACKFILL

THIS WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 208 OF THE STANDARD SPECIFICATIONS. IT SHALL CONSIST OF BACKFILLING TRENCHES MADE FOR ALL WATER SERVICE, SEWER DITCHES, AND DRAINAGE STRUCTURES WITHIN THE LIMITS OF THE PROPOSED IMPROVEMENT. THIS WORK SHALL INCLUDE THE HAULING OF MATERIAL TO AND FROM THE SITE.

GRANULAR EMBANKMENT - COMPACTED

THIS ITEM SHALL BE CONSTRUCTED IN FILL AREAS UNDER PERMANENT SURFACES IN CONFORMANCE WITH SECTION 206 OF THE STANDARD SPECIFICATIONS.

RESTRICTIONS AS TO PLACEMENT IN ALTERNATING LANE WIDTHS ARE NOT APPLICABLE. MATERIAL MAY BE PLACED FULL WIDTH OF THE EMBANKMENT AREA. MATERIALS SHALL BE IMPORTED GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ARTICLE 206.02 FOR GRANULAR EMBANKMENT, SPECIAL. ARTICLES 206.05 AND 206.06 ARE NOT APPLICABLE. COMPACTION SHALL BE AS SPECIFIED IN ARTICLES 351.05(A) AND (B).

PIPE PROTECTION PERIMETER EROSION BARRIER

THESE ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS.

EROSION MAT

SHOREMAX BY NORTH AMERICAN GREEN OR APPROVED EQUAL, A SOFT REVETMENT SCOUR PROTECTION MAT SHALL BE PLACED OVER A ROLLED EROSION CONTROL PRODUCT (RCP), TYPE 2 LASTING 3 TO 12 MONTHS. INSTALLATION SHALL FOLLOW THE MINIMUM REQUIREMENTS OF THE MANUFACTURE FOR BOTH SHOREMAX AND RCP.

AGGREGATE BASE COURSE TYPE B

SUBBASE ROCK SHALL BE IOWA DOT SPECIAL BACKFILL PLACED & COMPACTED TO A MINIMUM OF 4" THICK. OWNER SHALL APPROVE PLACEMENT OF THICKER SUBBASE MATERIAL, IF NEEDED.

THIS WORK SHALL CONFORM TO SECTION 351 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

CONCRETE PAVEMENT

PAVEMENT THICKNESS SHALL BE 6 AND 8 INCHES. 8 INCH PAVEMENT SHOWN AS SHADED REGION ON SHEET 5.

MINIMUM COMPRESSIVE STRENGTH FOR PCC PAVEMENT SHALL BE 4,000 PSI AT 28 DAYS.

ALL PARKING LOT JOINTS SHALL BE 15' X 15' MAXIMUM SPACING. ALL JOINTS SHALL BE 1/4" SAWED AND SEALED FULL DEPTH WITH OWNER APPROVED SEALANT. NO BACKER ROD. UNLESS NOTED OTHERWISE, JOINTS SHALL BE 'C'. 'CY' JOINT AT ALL COLD JOINTS. ALL DOWELS SHALL BE EPOXY COATED NO. 5 BARS.

ELEVATIONS SHOWN ARE TO TOP OF SLAB, UNLESS NOTED OTHERWISE.

WATER MAIN

5.5' MINIMUM COVER RELATIVE TO FINISHED GROUND REQUIRED OVER WATER SERVICE LINE. SERVICE LINE SHALL BE PVC (DR-18).

PAVEMENT REMOVAL

THIS WORK SHALL BE PERFORMED IN CONFORMANCE WITH SECTION 440 OF THE STANDARD SPECIFICATIONS.

EXCAVATION

ALL EXCAVATION FOR STRUCTURES SHALL BE KEPT DEWATERED DURING CONSTRUCTION OPERATIONS UNTIL BACKFILL IS IN PLACE.

ALL PROPERTY SHALL BE RESTORED TO EQUAL OR BETTER THAN THE CONDITION EXISTING BEFORE ANY CONSTRUCTION BEGAN. THIS INCLUDES BUT IS NOT LIMITED TO DRIVEWAYS, CURB AND GUTTER, SIDEWALKS, LANDSCAPING NOT OTHERWISE INCLUDED IN SCOPE OF WORK BUT DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

SHEETING AND SHORING SHALL BE CONSIDERED INCIDENTAL TO CONTRACT IF REQUIRED.

THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION UNDERGOING UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

BEDDING & BACKFILL

PIPE BEDDING ENVELOPE FOR WATER, SANITARY SEWER, AND STORM SEWER SHALL BE PER PIPE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FURNISH ALL PIPE BEDDING. PIPE BEDDING MATERIAL SHALL BE AS SHOWN ON DETAIL AND AS PER SECTION 20-4.05, 4.06 OF THE "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.

TRENCH BACKFILL SHALL BE FILL MATERIAL TYPE A (GRAVEL OR CA6 CRUSHED STONE.) OR TYPE C (SAND FA-1 OR SAND FA-2) IN ACCORDANCE WITH ASHTO T27 GUIDELINES AND SECTION 20-4.06 OF THE "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE.

STRUCTURAL FILL AROUND MANHOLE STRUCTURES SHALL BE AGGREGATE TYPE CA6 AND SHALL BE MECHANICALLY COMPACTED IN 12 INCH LIFTS. COST SHALL BE INCIDENTAL TO THE MANHOLE.

STORM SEWER

STORM SEWER PIPE SHALL BE EITHER RCP, CLASS 2000D OR HDPE DUAL WALL, NON-PERFORATED. OWNER TO APPROVE MATERIAL TYPE EXCEPT WITHIN CITY ROW. ALL PIPE WITHIN CITY ROW SHALL BE RCP.

LAST THREE SECTIONS OF PIPE AT FLARED END SECTION SHALL BE INSTALLED WITH TIES.

FLARED END SECTION

THIS ITEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542 OF THE STANDARD SPECIFICATIONS. OWNER TO APPROVE MATERIAL TYPE PRIOR TO CONSTRUCTION. LAST THREE PIPE JOINTS FROM FLARED END SECTION SHALL BE TIED.

INLET AND STORM MANHOLES

ALL STORM SEWER STRUCTURES CAN BE EITHER PCC OR NYLOPLAST DRAIN BASINS BY ADS OR APPROVED EQUAL. OWNER TO APPROVE MATERIAL TYPE EXCEPT WHERE INDICATED IN THE PLANS. SEE STORM SEWER PIPE AND STRUCTURE INFORMATION FOR FRAME & GRATE REQUIREMENTS.

ALL NYLOPLAST STRUCTURES WITHIN THE PARKING LOT SHALL HAVE A H-25, 2' X 2' DUCTILE IRON GRATE ENCASED WITHIN 8" THICK PCC, 18" X 18" MINIMUM SQUARE CENTERED WITHIN A PANEL. TRANSITION TO 6" PCC OVER 18", IF APPLICABLE. ALL NYLOPLAST STRUCTURES SHALL BE SURROUNDED IN A 6" ENVELOPE OF 1" CLEAN ROCK BEDDING. ALL SUMPS SHALL BE FILLED WITH PCC.

THIS WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS AND THE DETAILS INCLUDED IN THE PLANS.

PAINT PAVEMENT MARKINGS

THIS ITEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 780 OF THE STANDARD SPECIFICATIONS.

SODDING AND LANDSCAPING

ALL GREEN SPACE AREAS (PERVIOUS SURFACES) SHALL BE SODDED INCLUDING CITY ROW. CONTRACTOR SHALL FOLLOW IOWA DOT URBAN SODDING SPECIFICATIONS.

FERTILIZER SHALL BE FURNISHED AND APPLIED TO THE FOLLOWING NUTRIENTS AND PERCENTAGES BY WEIGHT IN POUNDS, IF SOIL TESTS INDICATE OTHERWISE:

NITROGEN	33%	OR BY SOIL ANALYSIS
PHOSPHORUS	33%	
POTASSIUM	33%	

FERTILIZER SHALL BE APPLIED AT A RATE OF 60 LBS/ACRE.

WATERING REQUIREMENT: ALL PLANTINGS AND SOD SHALL BE WATERED UNTIL ESTABLISHED (MINIMUM OF 60 DAYS AFTER PLANTING OR APPROVED BY THE OWNER).

QUARANTEE: ALL SODDED AREAS AND PLANTINGS SHALL BE MAINTAINED/WATERED UNTIL ESTABLISHED.

INLET PROTECTION

IPP FLEXSTORM INLET FILTERS, OR APPROVED EQUAL, SHALL BE USED TO PROTECT THE INLETS FROM SILTATION. THE CONTRACTOR SHALL VERIFY THE SIZING REQUIRED, AND SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NEEDED FOR THE INSTALLATION, MAINTENANCE, DISPOSAL OF ALL DEBRIS AND SILT COLLECTED, AND REMOVAL OF THE TEMPORARY EROSION CONTROL SYSTEM. INLET PROTECTION MUST BE INSTALLED AND INSPECTED AS SOON AS INLETS ARE CONSTRUCTED, AND PROPER PROTECTION MUST BE MAINTAINED UNTIL THE SITE IS DEMEED STABILIZED AND A NOTICE OF TERMINATION IS FILED. THIS WORK SHALL CONFORM TO SECTION 280-TEMPORARY EROSION CONTROL OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, THE ILLINOIS URBAN MANUAL, PLANS, AND DETAILS, AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN. THIS WORK SHALL CONFORM TO ALL REQUIREMENTS OF PART IV IN THE GENERAL NPDES PERMIT NO. ILR10.

SUBGRADE PREPARATION

TOPSOIL OR OTHERWISE UNSUITABLE SOIL SHALL BE STRIPPED. STOCKPILE TOPSOIL IN AREA APPROVED BY OWNER AND REMOVE UNSUITABLE MATERIAL AND EXCESS SOIL FROM SITE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A FINAL GRADE THAT IS SUITABLE FOR SEEDING AND LANDSCAPING (MINIMUM OF 6" OF TOPSOIL).

THE UPPER 12 INCHES OF SUBGRADE BELOW PAVEMENTS, FLOORS, OR NEW FILLS SHALL BE BROUGHT TO WITHIN -2% TO +3% OF OPTIMUM MOISTURE AND COMPACTED TO NOT LESS THAT 95% OF MAXIMUM DENSITY. IT MAY BE NECESSARY TO DISK AND AERATE THE EXISTING SOIL TO ACHIEVE OPTIMUM MOISTURE CONTENT.

NO FILL OR BACKFILL SHALL CONSIST OF OR BE PLACED OVER FROZEN, MUDDY, OR OTHERWISE UNSTABLE MATERIAL. ALL FILL OR BACKFILL INSIDE THE BUILDING AND FOR AT LEAST 10 FEET BEYOND ITS PERIMETER SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.

ALL FILL OR BACKFILL PLACED BENEATH EXTERIOR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAT 95% OF MAXIMUM DENSITY.

ALL FILL AND BACKFILL SHALL BE PLACED IN APPROXIMATE 9 INCH LIFTS LOOSE MEASURE FOR COHESIVE SOILS AND UP TO 12 INCHES FOR GRANULAR MATERIAL, EACH LIFT TO BE COMPACTED TO THE SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL.

ANY OVER EXCAVATION OR UNDERCUTTING OF UNSUITABLE MATERIAL SHALL BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY.

ALL DENSITY MEASUREMENTS REFERENCED ABOVE SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION D1557 MODIFIED PROCTOR METHOD.



ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS

IOWA

WISCONSIN

OWNER/DEVELOPER:

FAREWAY STORES, INC
2300 E. 8TH STREET
BOONE, IA 50036

PROJECT AND LOCATION:

PROPOSED FAREWAY STORE
ROCK ISLAND, IL

DRAWN BY: MS
APPROVED BY: JD
DATE: 5/10/13
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE
----	----	----
----	----	----
----	----	----
----	----	----

DRAWING:

GENERAL NOTES

JOB NUMBER:

13-329

SHEET NUMBER:

2 of 11

ABBREVIATIONS

<	ANGLE
ABC	AGGREGATE BASE COURSE
AC	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BY	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL or C _c	CENTERLINE
C TO C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FFL	FINISH FLOOR LEVEL
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GATE VALVE
GYP	GYPSUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HNGR	HANGER
HORIZ	HORIZONTAL
HP	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
Δ =	CENTRAL ANGLE
I	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JST	JOIST
L	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LP	LINEAL FEET
LP	LOW POINT
LT	LEFT OF SURVEY BASE LINE

MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE
PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLG	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PNL	PANEL
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
RFR	RAFTER
RND	ROUND
RR	RAILROAD
RRSP	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SPA	SPACING OR SPACES
SPC	SPECIFICATION
SO	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
UPSTR	UPSTREAM
UR	URNAL
USGS	US GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

(TRAFFIC SIGNAL RELATED)

EXISTING	PROPOSED	
		CONTROLLER
		MAST ARM ASSEMBLY AND POLE
		SIGNAL HEAD AND POST
		SIGNAL HEAD
		PEDESTRIAN HEAD
		PEDESTRIAN PUSH-BUTTON
		HAND HOLE
		DOUBLE HAND HOLE
		HAND HOLE OR JUNCTION BOX
		HEAVY-DUTY HAND HOLE
		EXISTING CONDUIT (LENGTH AND SIZE) PROP GALVANIZED STEEL OR PVC CONDUIT UPPER MATERIAL INDICATES LENGTH "T" INDICATES CONDUIT IN TRENCH "P" INDICATES CONDUIT PUSHED LOWER NUMERAL INDICATES SIZE AND TYPE
		LUMINAIRE
		ARROW - THROUGH, TURN LEFT
		ARROW - THROUGH
		ARROW - TURN LEFT
		ARROW - TURN RIGHT
		ONE DIRECTION TURN ONLY
		HANDICAPPED PARKING STALL
		TRAFFIC DETECTOR LOOP
		TRAFFIC CONTROL BOX

HATCH PATTERNS

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		

SYMBOLS

EXISTING	PROPOSED	
		LIGHT (MAST MOUNTED)
		LIGHT POLE (SINGLE FIXTURE)
		YARD LIGHT
		UTILITY POLE
		UTILITY POLE WITH GUY WIRE AND ANCHOR
		SIGN (MULTIPLE POST, SINGLE POST)
		GUARD RAIL
		RAILROAD TRACKS
		BUILDING
		MAILBOX
		TELEPHONE RISER PEDESTAL
		SPOT ELEVATION (AT +)
		CONTOUR LINE
		SOIL BORING LOCATION AND NUMBER
		COORDINATE POINT ON GRID SYSTEM
		FOUND OR SET PROPERTY PIN
		RIGHT-OF-WAY MARKER
		BENCHMARK
		RIGHT-OF-WAY LINE
		PROPERTY LINE
		CENTERLINE
		SETBACK LINE
		EASEMENT LINE
		SECTION LINE
		SECTION CORNER
		ALARM WATER LEVEL
		HIGH WATER LEVEL
		MEAN WATER LEVEL
		LOW WATER LEVEL
		WATER LEVEL
		GATE VALVE
		CHECK VALVE
		PLUG VALVE
		GLOBE VALVE
		BUTTERFLY VALVE
		METER
		STRAINER
		WYE FITTING
		CONSTRUCTION LIMIT LINE
		PRIMARY EVACUATION ROUTE
		SECONDARY EVACUATION ROUTE
		OUTLINE OF DETAILED AREA
		SECTION NUMBER SHEET WHERE SHOWN
		KEY NOTE
		REVISION NUMBER

(ELECTRICAL RELATED)

FVNR	FULL VOLTAGE NONREVERSING STARTER		FIXTURE TYPE B, CIR. #4, SWITCH a
UH-1	UNIT HEATER No. 1		SWITCH a
	MOTOR ACTUATOR		3 WAY SWITCH b
	THERMOSTAT		600 A. FUSED SWITCH, 400A FUSE
	PHOTOCELL		FUSED SWITCH & MAGNETIC STARTER
F2,A	FAN TYPE F2, ITEM A		T = CONTROL POWER TRANSFORMER
	RELAY #1		FUSED SWITCH & MAGNETIC STARTER & O/L
	PILOT LIGHT, RED		T = CONTROL POWER TRANSFORMER
	MOTOR STARTER		A = AUXILIARY CONTACT
	TERMINAL TO REMOTE DEVICE		#6 MOTOR; MOTOR EQUIPMENT SCHEDULE, ITEM #6
PS-1	PRESSURE ELECTRIC SWITCH #1		TELEPHONE JUNCTION BOX

	CURRENT TRANSFORMER, UTILITY METER BASE
	SELECTOR SWITCH, H-O-A, RED PILOT LIGHT
	PUSH TO START, PUSH TO STOP, RED RUN PILOT LIGHT
	ELAPSED TIME METER XXXX.X HOURS
	TRANSFORMER T1
	LP1 LIGHTING PANEL #1
	60 A DISCONNECT
	EQUIPMENT GROUND TO EARTH PER N.E.C.

	UNDERGROUND ELECTRIC
	DUPLEX RECEPTACLE WIRE TO PANEL # 3, BREAKER # 5
	AUTOMATIC TRANSFER SWITCH
	SPECIAL RECEPTACLE
	CIRCUIT BREAKER
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

FAREWAY STORES, INC
2300 E. 8TH STREET
BOONE, IA 50036

PROJECT AND LOCATION:

PROPOSED FAREWAY STORE
ROCK ISLAND, IL

DRAWN BY: MS
APPROVED BY: JD
DATE: 5/10/13
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

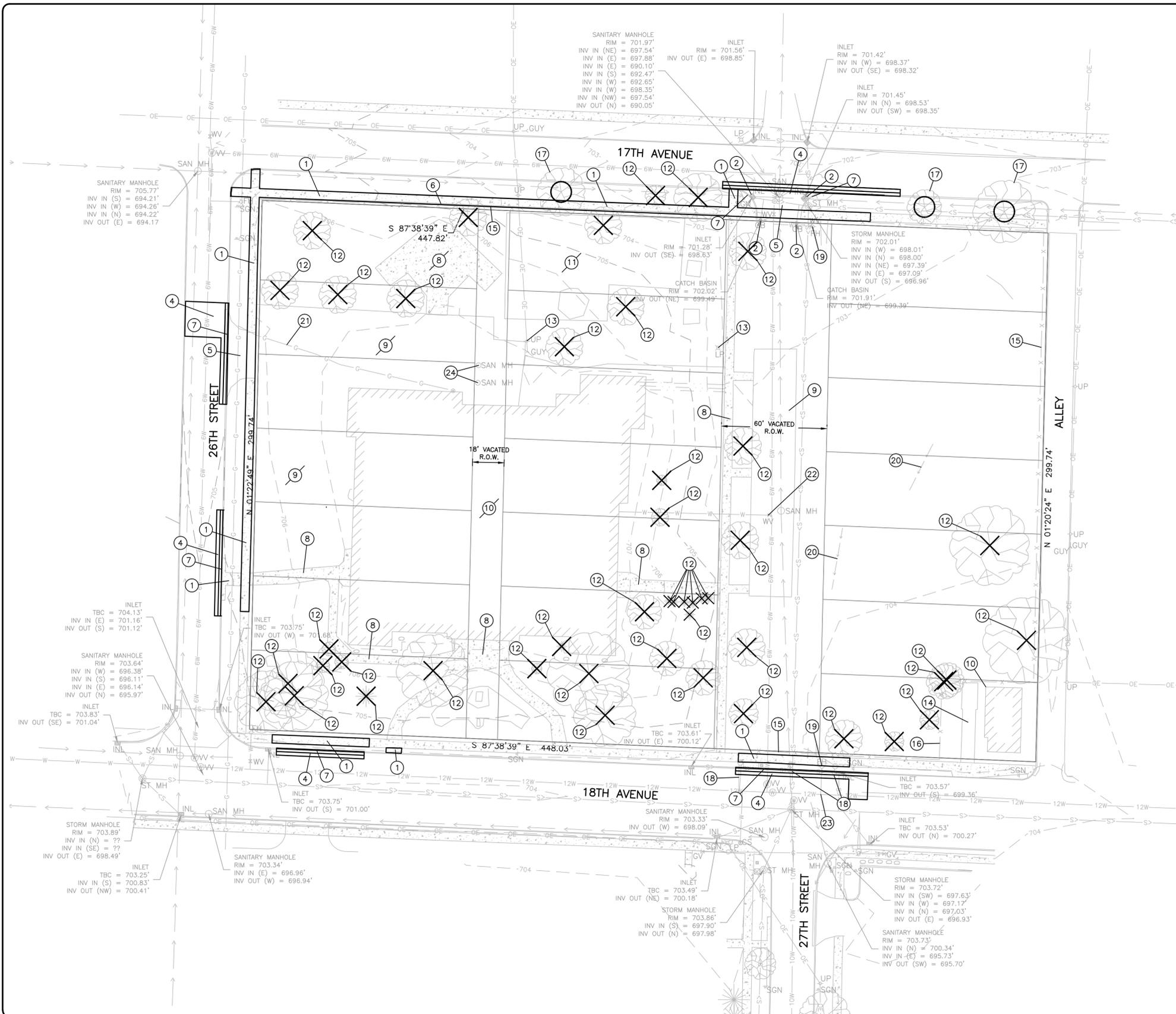
STANDARD LEGEND

JOB NUMBER:

13-329

SHEET NUMBER:

3 of 11



- KEY NOTES**
1. REMOVE EXISTING PCC SIDEWALK
 2. REMOVE EXISTING STORM STRUCTURE
 3. REMOVE EXISTING TREES
 4. REMOVE PAVEMENT FOR REPLACEMENT
 5. REMOVE EXISTING DRIVE
 6. REMOVE EXISTING RETAINING WALL
 7. REMOVE EXISTING CURB AND GUTTER
 8. EXISTING SIDEWALK TO BE REMOVED BY OTHERS
 9. EXISTING ASPHALT TO BE REMOVED BY OTHERS
 10. EXISTING BUILDING TO BE REMOVED BY OTHERS
 11. EXISTING PLAYGROUND TO BE REMOVED BY OTHERS
 12. EXISTING TREE TO BE REMOVED BY OTHERS
 13. EXISTING UTILITY POLE TO BE REMOVED BY OTHERS (COORDINATE WITH MID-AMERICAN FOR REMOVALS)
 14. EXISTING DRIVE TO BE REMOVED BY OTHERS
 15. REMOVE EXISTING FENCE
 16. EXISTING FENCE TO BE REMOVED BY OTHERS
 17. PROTECT EXISTING TREE
 18. EXISTING SIGNAL TO BE RELOCATED BY OTHERS (COORDINATE WITH CITY OF ROCK ISLAND FOR REMOVALS)
 19. RELOCATE EXISTING FIRE HYDRANT
 20. EXISTING SANITARY SEWER TO BE REMOVED OR ABANDONED BY OTHERS
 21. EXISTING UTILITY TO BE ABANDONED OR REMOVED BY UTILITY COMPANY
 22. REMOVE VALVE AND CAP WATER SERVICE AT MAIN
 23. CAP EXISTING WATER LINE AT MAIN
 24. SANITARY SEWER STRUCTURES TO BE ABANDONED PER OWNER REQUIREMENTS

NOTES:

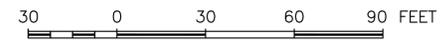
EXISTING STRUCTURES, PAVEMENT, AND TREES WITHIN SITE BOUNDARY TO BE REMOVED BY OTHERS PRIOR TO CONSTRUCTION.

ALL TREES, FENCING, PLAYGROUND EQUIPMENT, AND OTHER FEATURES NOT SHOWN ON THIS SITE PLAN SHALL BE REMOVED WITHIN FAREWAY PROPERTY AND IS CONSIDERED INCIDENTAL TO THE CONTRACT.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO REMOVE ALL SERVICES.



SCALE: 1" = 30'



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
FAREWAY STORES, INC
2300 E. 8TH STREET
BOONE, IA 50036

PROJECT AND LOCATION:
PROPOSED FAREWAY STORE
ROCK ISLAND, IL

DRAWN BY: MS
APPROVED BY: JD
DATE: 5/10/13
SCALE: AS NOTED

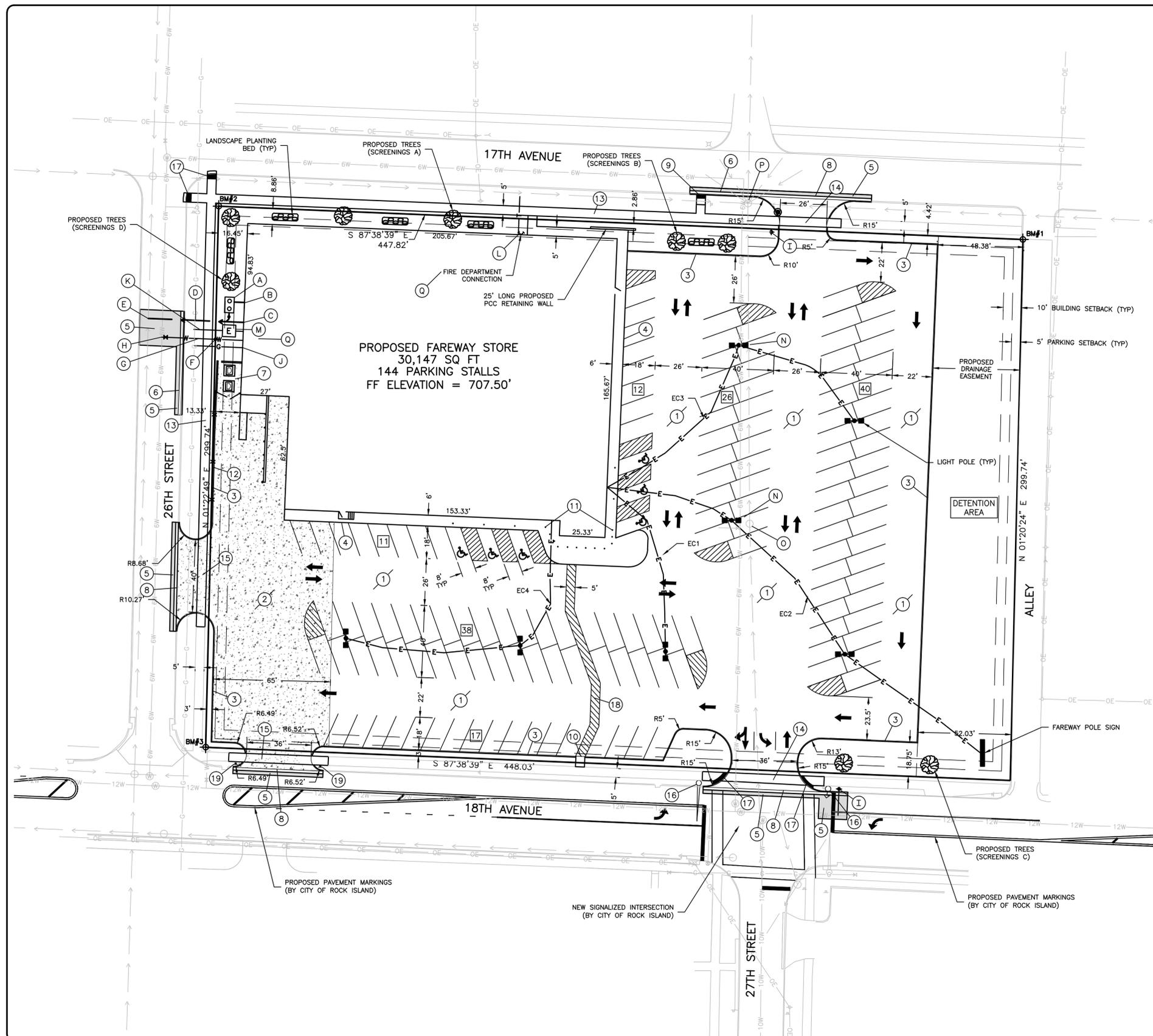
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
EXISTING SITE PLAN

G:\C3D\13\13-329\Plans\13-329 - Plans.dwg, Exist

JOB NUMBER:
13-329

SHEET NUMBER:
4 of 11



1 SITE PLAN KEY NOTES

1. 6" PCC PAVEMENT
2. 8" PCC PAVEMENT
3. 6" HIGH CURB AND GUTTER
4. 6" HIGH INTEGRAL CURB (SEE DETAIL ON SHEET 10)
5. REMOVE AND REPLACE HMA PAVEMENT
6. REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH B6.18 CURB AND GUTTER (SEE DETAIL ON SHEET 11)
7. DUMPSTER ENCLOSURE (SEE DETAIL ON SHEET 8)
8. REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH B6.18 DEPRESSED CURB AND GUTTER (SEE DETAIL ON SHEET 11)
9. DEPRESSED CURB AND PCC SIDEWALK RAMP WITH DETECTABLE WARNINGS SHALL FOLLOW ALL ADA-PROWAG REQUIREMENTS, IDOT STANDARD DETAIL 424016-01 AND CITY OF ROCK ISLAND STANDARDS. CROSS SLOPE OF RAMP AND ADJACENT CURB AND GUTTER SHALL NOT EXCEED 2.0%.
10. 5' WIDE CURB OPENING WITH DEPRESSED CURB (SEE DETAIL ON SHEET 11)
11. BOLLARDS (SEE DETAIL ON SHEET 8)
12. 72 L.F. OF 6' TALL, 6' LONG PANELS OF CEDAR FENCE
13. SIDEWALK TO BE REMOVED AND REPLACED. PCC SIDEWALK 4" THICK, 5' WIDE TYP (2.0% MAX SLOPE)
14. DELINEATED PCC SIDEWALK AT DRIVEWAY, 6" TYP (2.0% MAX CROSS SLOPE)
15. DELINEATED PCC SIDEWALK AT DRIVEWAY, 8" TYP (2.0% MAX CROSS SLOPE)
16. RELOCATED TRAFFIC SIGNAL (BY OTHERS)
17. DEPRESSED CURB AND PCC SIDEWALK RAMP WITH DETECTABLE WARNINGS SHALL FOLLOW ALL ADA-PROWAG REQUIREMENTS, IDOT STANDARD DETAIL 424001-07 AND CITY OF ROCK ISLAND STANDARDS. CROSS SLOPE OF RAMP AND ADJACENT CURB AND GUTTER SHALL NOT EXCEED 2.0%.
18. 5' WIDE PEDESTRIAN WALKWAY (PAINTED YELLOW)
19. "DO NOT ENTER" SIGN FACING SOUTH WITH "RIGHT TURN ONLY" SIGN FACING NORTH

SITE DATA TABLE

REQUIRED PARKING:	PLANNED UNIT DEVELOPMENT
PROVIDED PARKING:	144 SPACES
REQUIRED ADA PARKING:	5 SPACES
PROVIDED ADA PARKING:	6 SPACES
SITE AREA:	134,239 SF = 3.08 AC
EXISTING ZONING:	PLANNED UNIT DEVELOPMENT
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT
SETBACKS:	10' BUILDING SETBACK 5' PARKING SETBACK
OPENSACE CALCULATIONS:	
PROVIDED	= 16%
TOTAL SITE	= 134,239 SF
BUILDING	= 30,882 SF
PARKING LOT	= 78,949 SF
SIDEWALK	= 2,888 SF
OPENSACE	= 21,520 SF

A UTILITY PLAN KEY NOTES

- A. 1,000 GALLON GREASE INTERCEPTOR (SEE PLUMBING PLAN FOR DETAILS) ACCESS COVER ELEV = 707.00 TOP OF STRUCTURE = 703.90
- B. GREASE LINE OUT = 703.00
- C. SANITARY LINE OUT = 702.90
- D. 54 LF OF 6" PVC SANITARY SEWER @ 4.0% WITH RISER. (SEE DETAIL ON SHEET 9).
- E. SANITARY SERVICE CONNECTION (CONNECT TO LINE PER CITY REQUIREMENTS) APPROXIMATE INV = 694.77
- F. 2" DIAMETER DOMESTIC SERVICE TAP OFF 6" SERVICE AT R.O.W. WITH CURB STOP, RUN SERVICE TO BUILDING
- G. 46 LF OF 6" DIA. PVC WATER SERVICE
- H. CONNECT TO 8" DIA. WATER WITH 6" VALVE. FOLLOW CITY TAPPING REQUIREMENTS. ALL TAPPING FEES ARE INCIDENTAL TO CONTRACT.
- I. FIRE HYDRANT RELOCATION (USE SALVAGED HYDRANT ASSEMBLY AND EXISTING LEAD)
- J. GAS SERVICE (CONSTRUCTION BY OTHERS) COORDINATE WITH UTILITY COMPANY.
- K. ELECTRIC SERVICE (CONSTRUCTION BY OTHERS) COORDINATE WITH UTILITY COMPANY.
- L. TELEPHONE SERVICE (CONSTRUCTION BY OTHERS) COORDINATE WITH UTILITY COMPANY.
- M. ELECTRIC TRANSFORMER PAD-7.3'x6.5'x8" REINFORCED PCC PAD ELEVATION = 706.50 (SEE DETAIL ON SHEET 9)
- N. POTENTIAL UTILITY CONFLICT (CONTRACTOR SHALL VERIFY DEPTH OF WATER MAIN PRIOR TO LIGHT FOUNDATION CONSTRUCTION)
- O. SANITARY MANHOLE TO BE ADJUSTED. EXIST RIM = 703.37 ADJUSTED RIM = 706.49
- P. SANITARY MANHOLE TO BE ADJUSTED. EXIST RIM = 701.53 ADJUSTED RIM = 703.40
- Q. FIRE SUPPRESSION EQUIPMENT LOCATION

LANDSCAPE SCHEDULE

SCREENING LETTER	PLANTINGS
A	2 PRAIRIE FIRE CRABAPPLE TREE & 1 SPRING SNOW CRABAPPLE TREE, ALTERNATE PLANTINGS
B	1 PRAIRIE FIRE CRABAPPLE TREE & 1 SPRING SNOW CRABAPPLE TREE
C	1 PRAIRIE FIRE CRABAPPLE TREE & 1 SPRING SNOW CRABAPPLE TREE
D	1 SPRING SNOW CRABAPPLE TREE

LANDSCAPE BED PLANTINGS:

- 2 - GOLDEN MOUND SPIREA
- 3 - BURNING BUSH

ALL LANDSCAPE PLANTINGS MUST BE PLANTED IN A 6" THICK BED OF CYPRESS MULCH. NO EDGING REQUIRED.

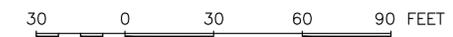
SODDING:

ALL GREEN SPACE AREAS (PERVIOUS SURFACES) SHALL BE SODDED INCLUDING CITY ROW.

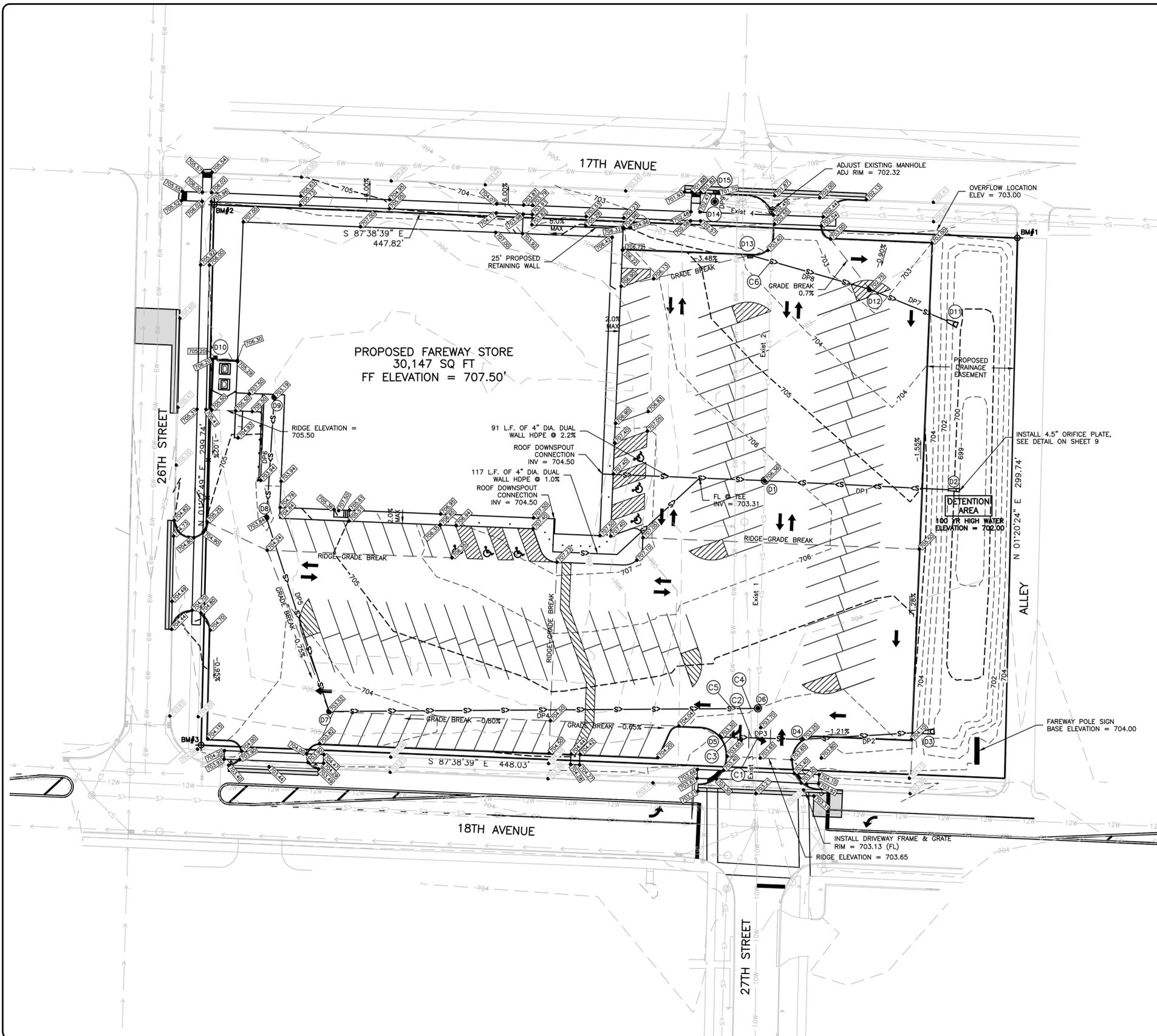
REMOVE AND RELOCATE EXISTING CITY STREET SIGNS IF NECESSARY DURING CONSTRUCTION



SCALE: 1" = 30'



REVISIONS		
REV. NO.	DESCRIPTION	DATE



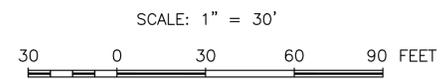
STORM STRUCTURE TABLE					
NO.	RIM	INV	STRUCTURE	FRAME & GRATE	MATERIAL
D1	706.36	697.30 E 697.00 S 697.00 N	4' DIA. PCC MANHOLE	NEENAH R-1672	PCC
D2	699.17	698.00 W	15" END SECTION	-	PCC OR CMP
D3	702.31	700.60 W	18" END SECTION	-	PCC OR CMP
D4	703.25(F.L)	700.91 E 701.01 W	INLET SPECIAL	NEENAH R-3246 TYPE R	NYLOPLAST OR PCC
D5	703.30(F.L)	701.21 E	INLET SPECIAL	NEENAH R-3246 TYPE R	NYLOPLAST OR PCC
D6	704.00	697.89 W 697.00 N 697.00 S	4' DIA. PCC MANHOLE	NEENAH R-1672	PCC
D7	703.52	699.16 E 699.26 N	CATCH BASIN	NEENAH R-1672	NYLOPLAST OR PCC
D8	703.84	700.08 S 700.18 N	CATCH BASIN	NEENAH R-1672	NYLOPLAST OR PCC
D9	703.19	700.68 S	CATCH BASIN	NEENAH R-1672	NYLOPLAST OR PCC
D10	705.20		FRENCH DRAIN	-	CLEAN ROCK STONE
D11	701.71	700.00 W	18" END SECTION	-	PCC OR CMP
D12	702.75	700.27 E 700.44 W	CATCH BASIN	NEENAH R-1672	NYLOPLAST OR PCC
D13	703.83(F.L)	701.30 E	INLET SPECIAL	NEENAH R-3246 TYPE L	NYLOPLAST OR PCC
D14	702.52	698.75 N 698.63 E	4' DIA. PCC MANHOLE	NEENAH R-1672	PCC
D15	701.72(F.L)	698.81 S	DOUBLE INLET SPECIAL	NEENAH R-3295-2 TYPE R	PCC

STORM PIPE TABLE				
PIPE NO.	PIPE SIZE	PIPE LENGTH	PIPE SLOPE	PIPE MATERIAL
DP1	15"	109'	0.64%	PER OWNER CHOICE*
DP2	18"	73'	0.42%	PER OWNER CHOICE*
DP3	15"	46'	0.43%	PER OWNER CHOICE*
DP4	18"	239'	0.53%	PER OWNER CHOICE*
DP5	15"	113'	0.73%	PER OWNER CHOICE*
DP6	15"	67'	0.75%	PER OWNER CHOICE*
DP7	18"	53'	0.51%	PER OWNER CHOICE*
DP8	15"	69'	1.24%	PER OWNER CHOICE*
DP9	15"	5'	1.27%	PCC
Exist 1	24"	126'	0.00%	PCC
Exist 2	24"	150'	0.00%	PCC
Exist 3	24"	66'	0.00%	PCC
Exist 4	12"	33'	1.90%	PCC

NOTE:
 STORM SEWER PIPE SHALL BE EITHER RCP, CLASS 2000 OR HDPE DUAL WALL, NON-PERFORATED. OWNER TO APPROVE MATERIAL TYPE EXCEPT WITHIN CITY R.O.W. ALL PIPE WITHIN CITY R.O.W. TO BE RCP.
 * PER OWNER CHOICE BETWEEN HDPE OR PCC

UTILITY CROSSING TABLE				
CROSSING	INVERT OF UPPER PIPE	ELEVATION	CROWN OF LOWER PIPE	ELEVATION
C1	12" STORM	701.11	24" EXIST. STORM	699.25
C2	12" STORM	701.12	SANITARY	696.97*
C3	12" STORM	701.18	WATER	698.29*
C4	18" STORM	697.91	SANITARY	696.75*
C5	18" STORM	697.96	WATER	698.28*
C6	12" STORM	701.15	24" EXIST. STORM	699.25

*ASSUMED DEPTH BASED ON TYPICAL BURY - CONTRACTOR TO FIELD VERIFY



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525
 © 2013 FEHR GRAHAM

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 FAREWAY STORES, INC
 2300 E. 8TH STREET
 BOONE, IA 50036

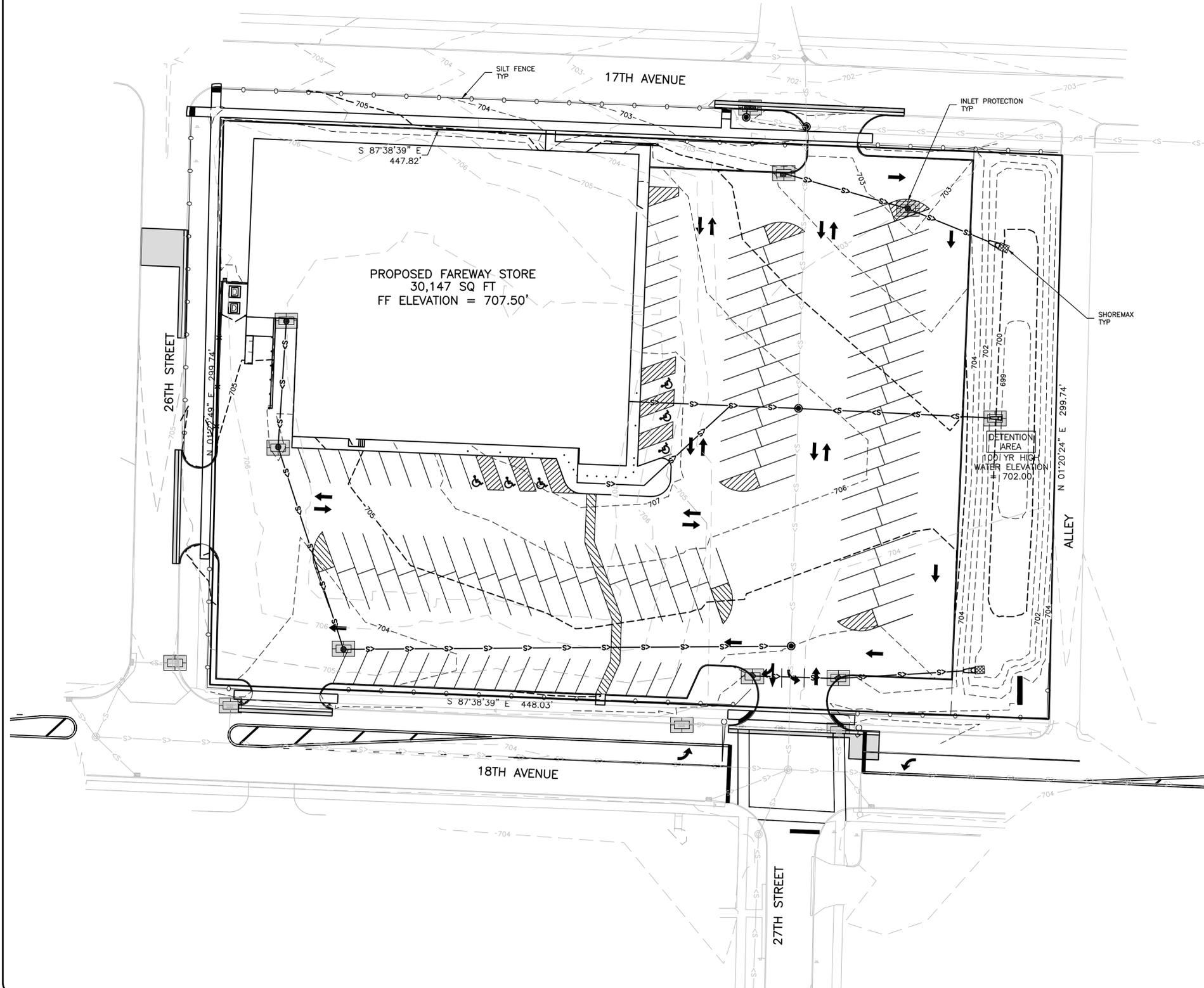
PROJECT AND LOCATION:
 PROPOSED FAREWAY STORE
 ROCK ISLAND, IL

DRAWN BY: MS
 APPROVED BY: JD
 DATE: 5/10/13
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 GRADING PLAN & STORM SEWER
 G:\C3D\13\13-329\Plans\13-329 - Plans.dwg, Grading

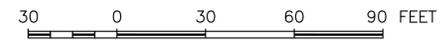
JOB NUMBER:
 13-329
 SHEET NUMBER:
 6 of 11



- LEGEND**
- PERIMETER SILT FENCE
 - SHOREMAX BY NORTH AMERICAN GREEN OR APPROVED EQUAL
 - TEMPORARY INLET/PIPE PROTECTION



SCALE: 1" = 30'



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

© 2013 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
FAREWAY STORES, INC
2300 E. 8TH STREET
BOONE, IA 50036

PROJECT AND LOCATION:
PROPOSED FAREWAY STORE
ROCK ISLAND, IL

DRAWN BY: MS
APPROVED BY: JD
DATE: 5/10/13
SCALE: AS NOTED

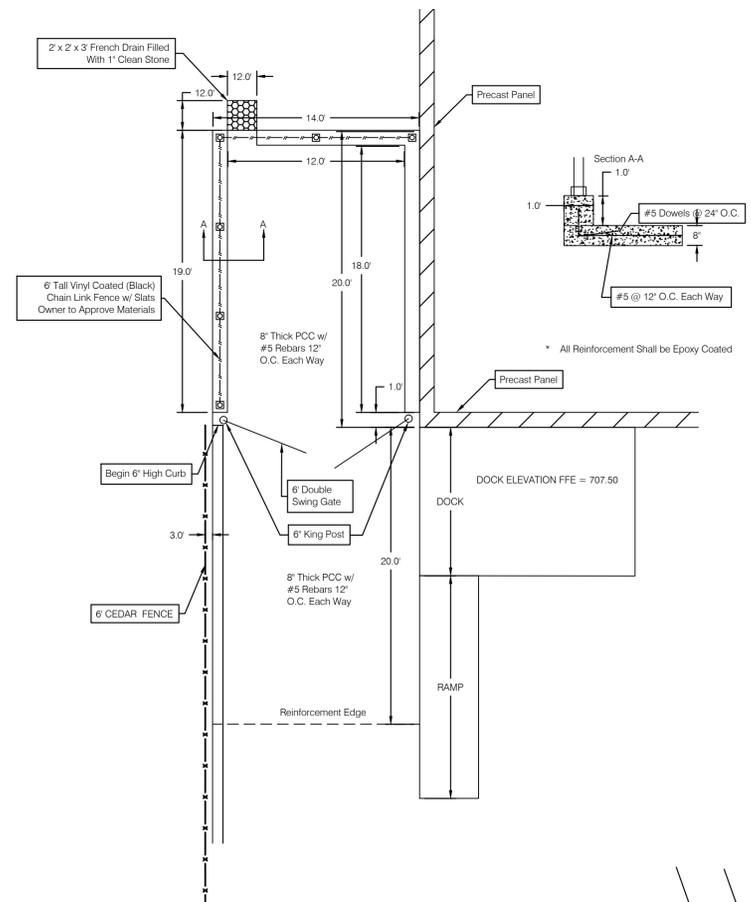
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
EROSION CONTROL PLAN

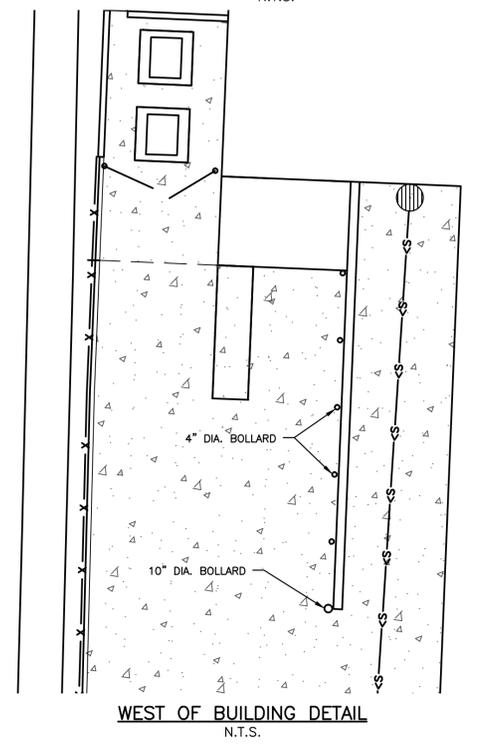
G:\C3D\13\13-329\Plans\13-329 - Plans.dwg, Erosion

JOB NUMBER:
13-329

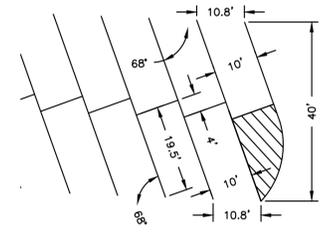
SHEET NUMBER:
7 of 11



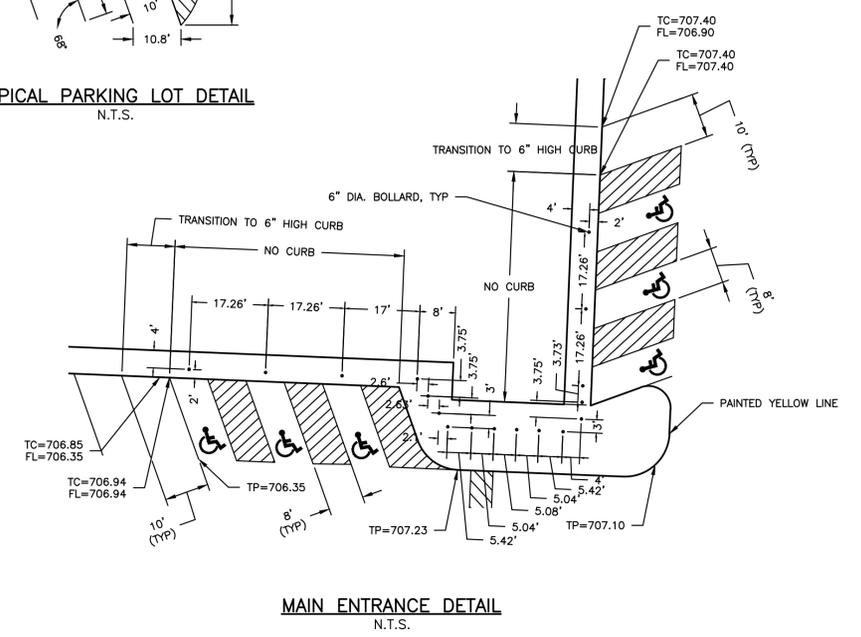
DUMPSTER ENCLOSURE DETAIL
N.T.S.



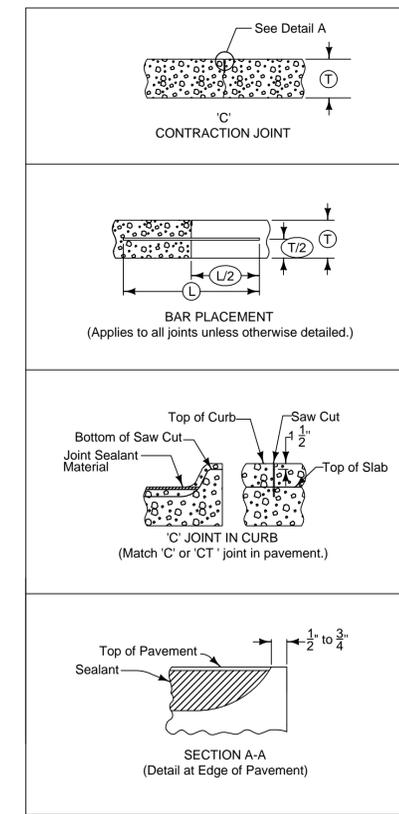
WEST OF BUILDING DETAIL
N.T.S.



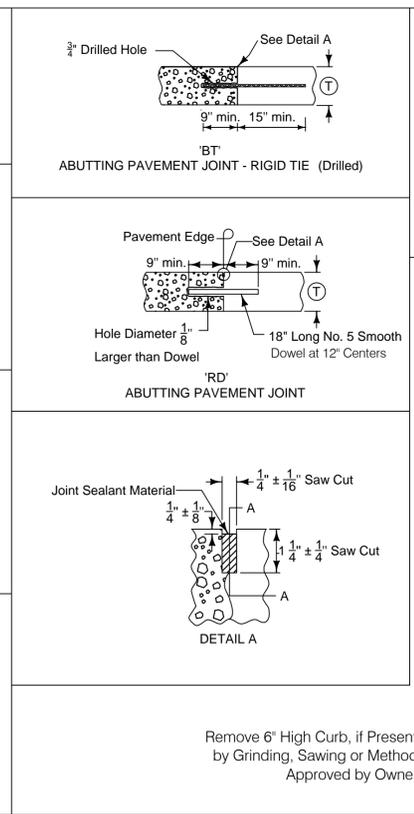
TYPICAL PARKING LOT DETAIL
N.T.S.



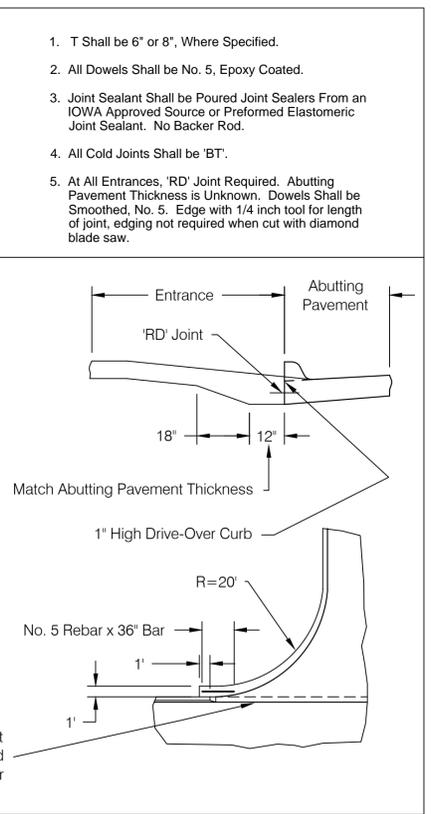
MAIN ENTRANCE DETAIL
N.T.S.



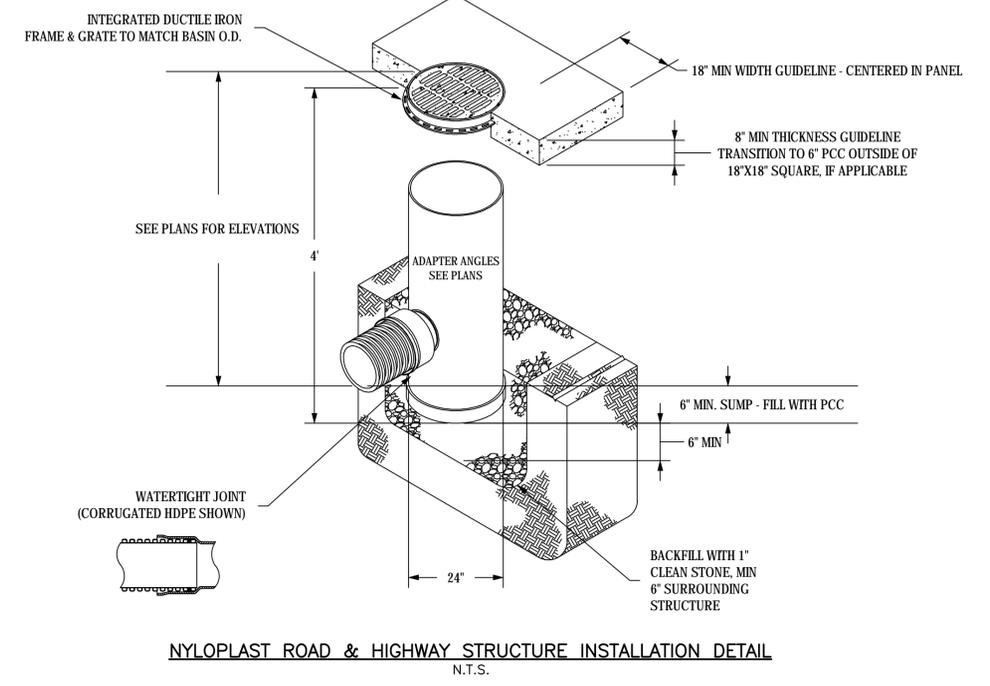
PCC JOINTING & ENTRANCE DETAILS
N.T.S.



Remove 6" High Curb, if Present by Grinding, Sawing or Method Approved by Owner

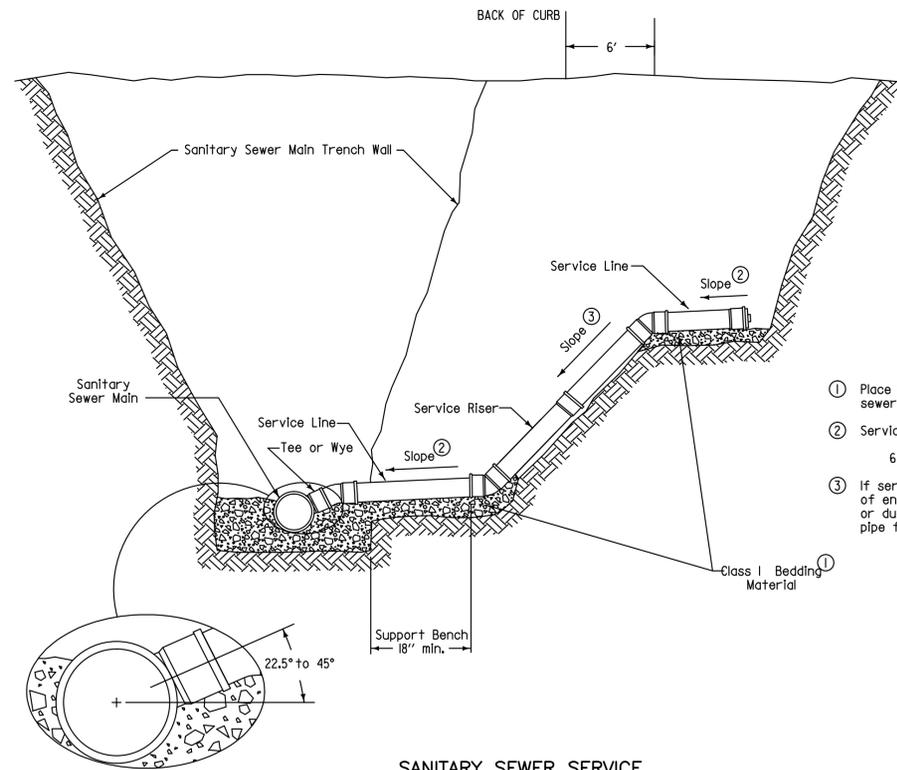


1. T Shall be 6" or 8", Where Specified.
2. All Dowels Shall be No. 5, Epoxy Coated.
3. Joint Sealant Shall be Poured Joint Sealers From an IOWA Approved Source or Preformed Elastomeric Joint Sealant. No Backer Rod.
4. All Cold Joints Shall be 'BT'.
5. At All Entrances, 'RD' Joint Required. Abutting Pavement Thickness is Unknown. Dowels Shall be Smoothed, No. 5. Edge with 1/4 inch tool for length of joint, edging not required when cut with diamond blade saw.



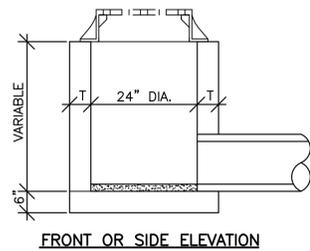
NYLOPLAST ROAD & HIGHWAY STRUCTURE INSTALLATION DETAIL
N.T.S.

REVISIONS		
REV. NO.	DESCRIPTION	DATE



- ① Place bedding and backfill material as required for sewer main.
- ② Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%
- ③ If service riser slope is steeper than 1%, construct riser of entire service line with schedule 40 PVC (ASTM D 1785) or ductile iron (AWWA C15, Class 52). Use single length of pipe for riser, if possible.

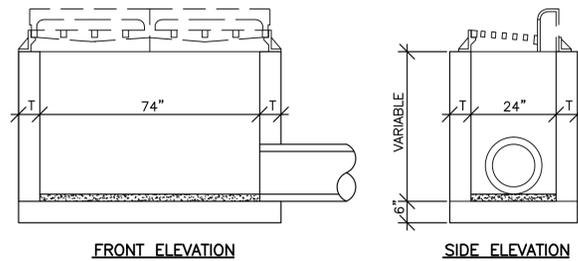
SANITARY SEWER SERVICE STUB WITH RISER DETAIL
N.T.S.



MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE.
INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.
THE CATCH BASIN SHALL BE FURNISHED WITH A NEENAH R-2554 FRAME AND TYPE D GRATE.
COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CATCH BASIN.

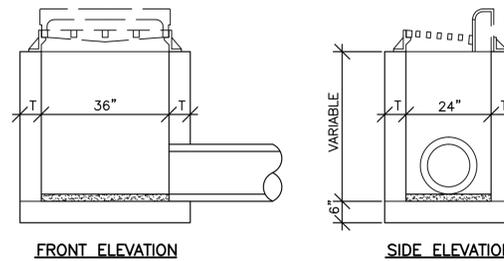
CATCH BASIN DETAIL
N.T.S.



MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE.
INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.
THE INLET SHALL BE FURNISHED WITH A FRAME AND GRATE MULTIPLE UNITS MADE NEENAH R-3295-2 TYPE C GRATE.
COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR DOUBLE INLET.

DOUBLE INLET DETAIL
N.T.S.

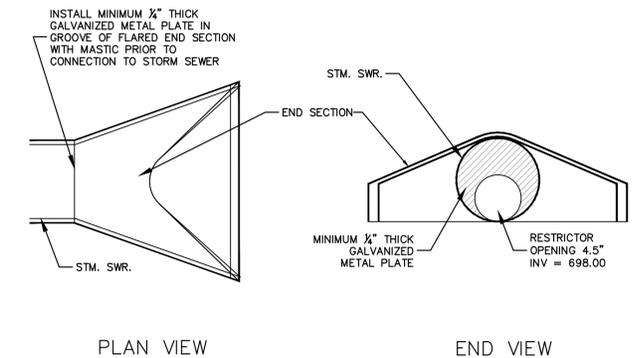


MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE.
INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.
THE INLET SHALL BE FURNISHED WITH A FRAME AND GRATE CURB TYPE NEENAH R-3246* OR FOR DRIVEWAY INSTALLATION NEENAH R-3290-A*.
COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR INLET.

* OR AN APPROVED EQUAL.

INLET SPECIAL DETAIL
N.T.S.



ORFICE PLATE DETAIL
N.T.S.

SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLANS AND OIL CONTAINMENT FOR CUSTOMER FURNISHED PADS FOR 3-PHASE PAD-MOUNTED TRANSFORMERS (ALL SIZES)

Federal regulations prohibit the discharge of oil onto or into navigable waters of the United States or adjoining shorelines. A facility with aggregate above ground oil storage capacity of more than 1,320 gallons (counting only containers with oil storage capacity of 55 gallons or more) which could reasonably be expected to discharge oil to navigable waters of the United States, must prepare a Spill Prevention, Control and Countermeasure (SPCC) Plan. More specifically, whenever Mid-American owned equipment at a customer facility exceeds this threshold (customer owned oil filled equipment at the site excluded) a plan must be prepared. This requirement affects bulk oil containers, oil-filled electrical equipment and oil-filled process equipment. Development of a site-specific SPCC Plan requires detailed knowledge of the facility and the potential effects of any oil release. Each SPCC Plan must include certain standard elements to ensure compliance with federal regulations. One of the elements is a description of appropriate containment and/or diversionary structures or equipment designed to prevent a discharge of oil to the environment.

Due to potential for oil release from oil-filled electrical equipment, any proposed facility that includes installation of 3-phase padmount transformers (any size) will incorporate secondary containment measures to minimize a potential oil release. The following secondary containment design is recommended. An alternate design may be used with approval by Mid-American Energy.

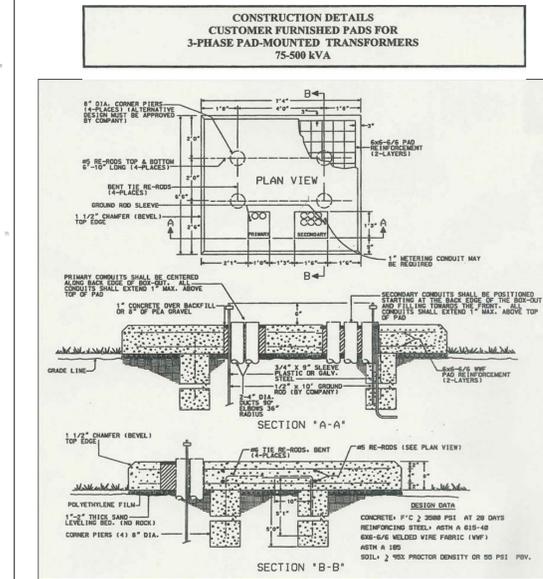
For additional information on oil spill prevention or SPCC Plans, contact Mid-American Energy, Company, environmental services, at 315-281-2951.

To discuss an alternative containment design, contact Mid-American Energy, distribution engineering, at 712-233-4834.

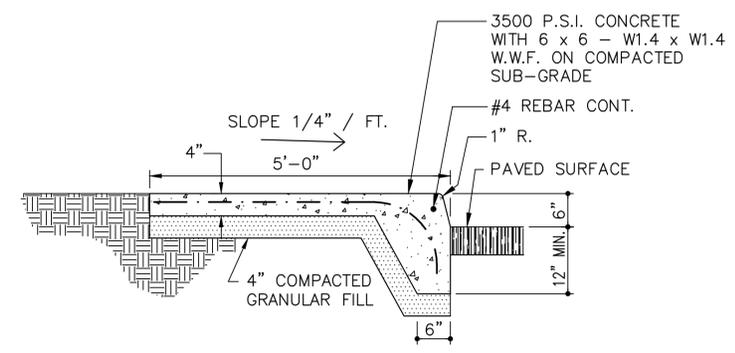
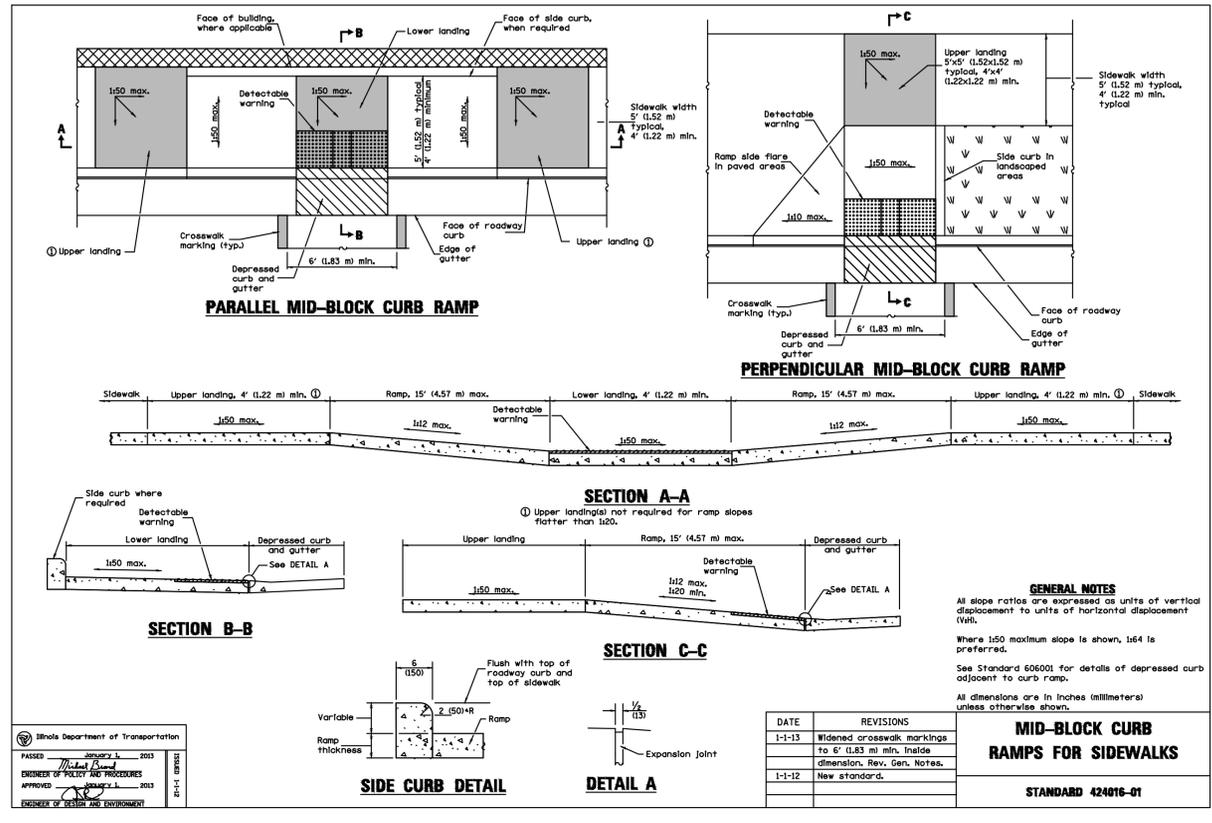
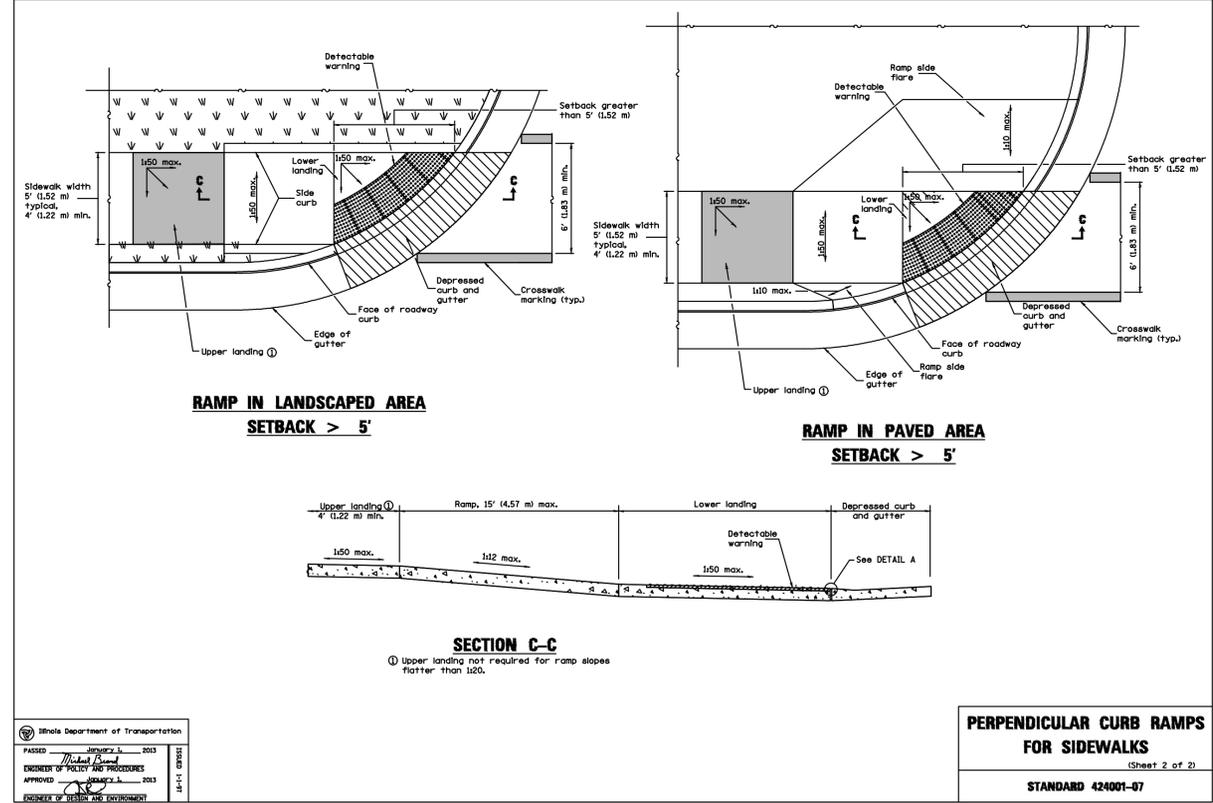
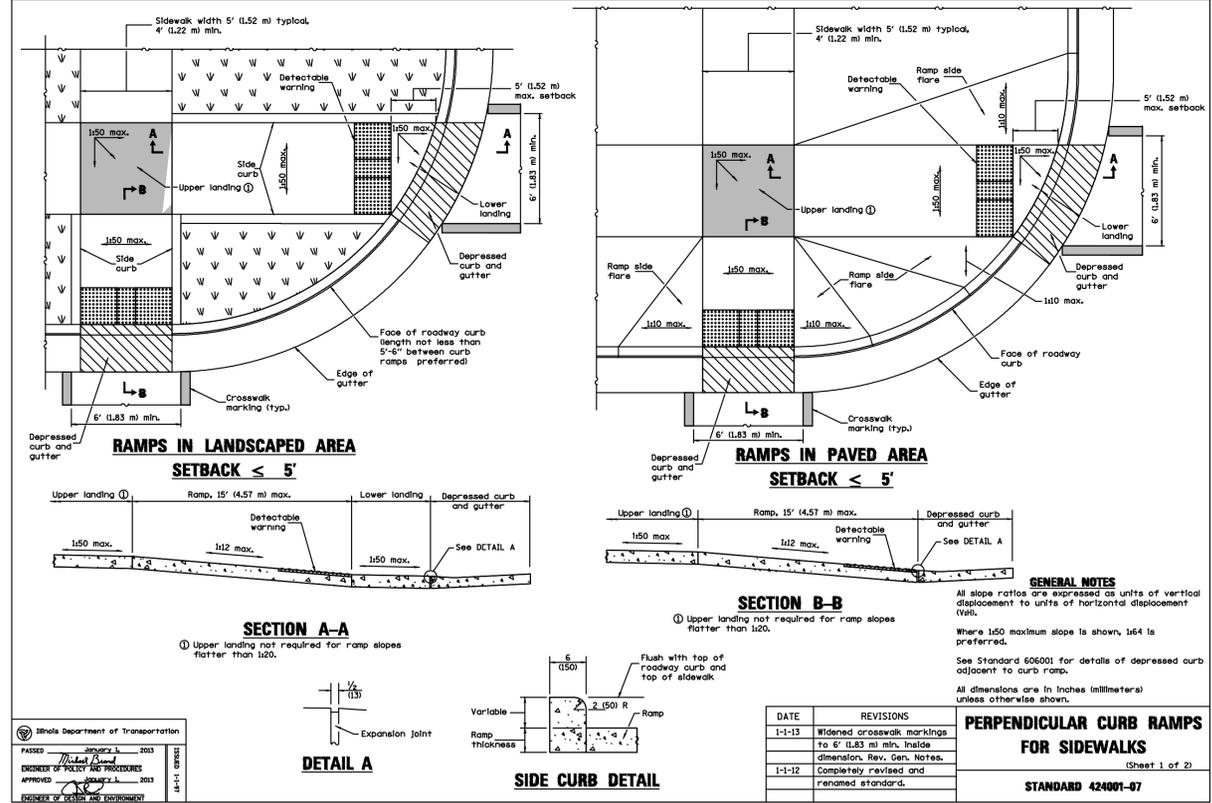
Effective April 2, 2013

APPENDIX B-1

ELECTRIC TRANSFORMER PAD DETAILS
N.T.S.



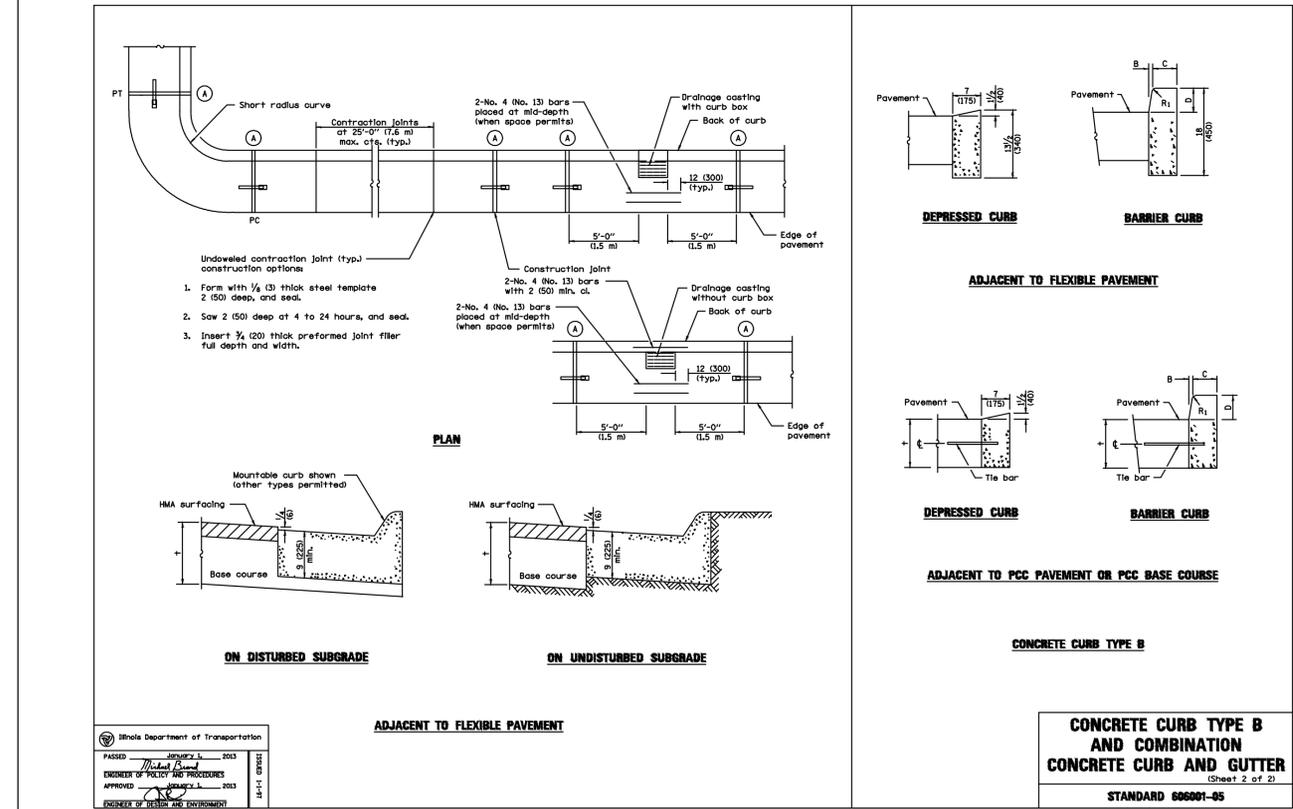
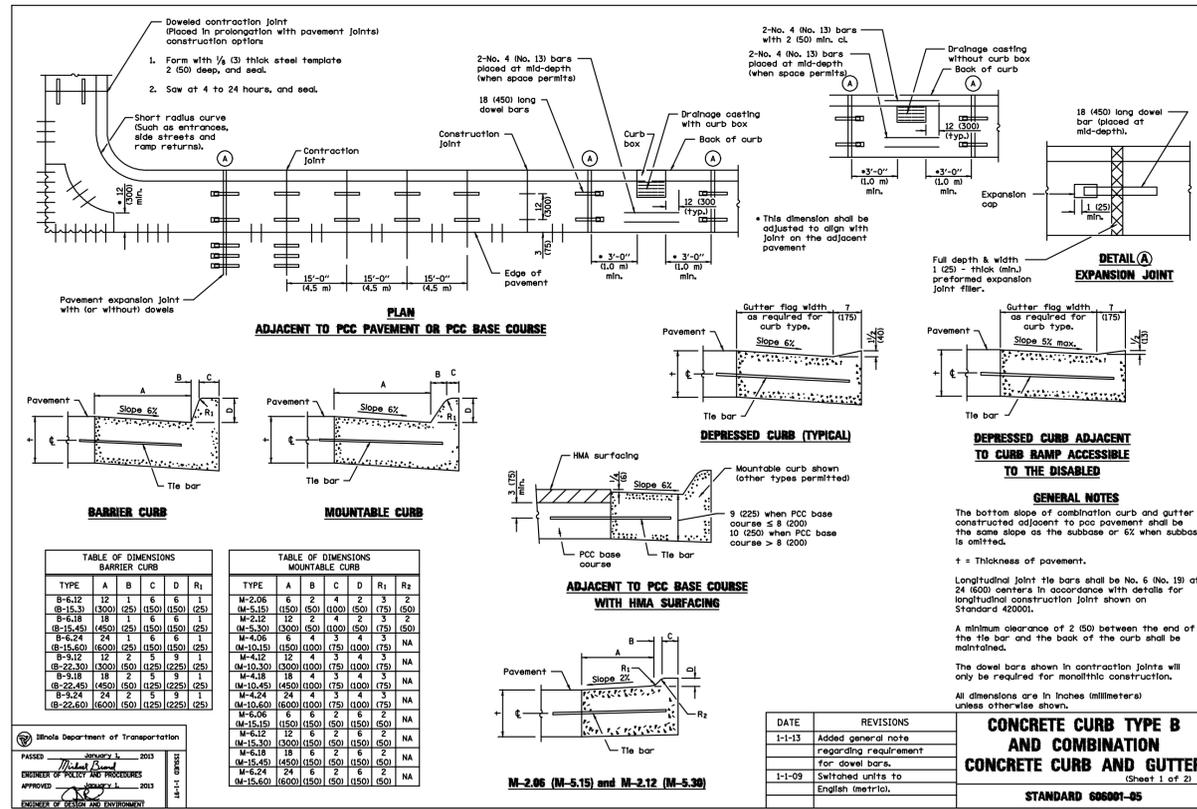
REVISIONS		
REV. NO.	DESCRIPTION	DATE



NOTES: SIDEWALK SHALL BE CONSTRUCTED OF 3500 PSI CONCRETE WITH 6 x 6 WWF TO A MINIMUM THICKNESS OF 4".
1/2" BITUMINOUS EXPANSION JOINTS AT 30'-0" O.C. AND SCORE JOINTS AT 6'-0" O.C. UNLESS OTHERWISE NOTED.
1/2" BITUMINOUS EXPANSION JOINT ALONG BACK OF SIDEWALK WHEN IT ABUTS BUILDING.

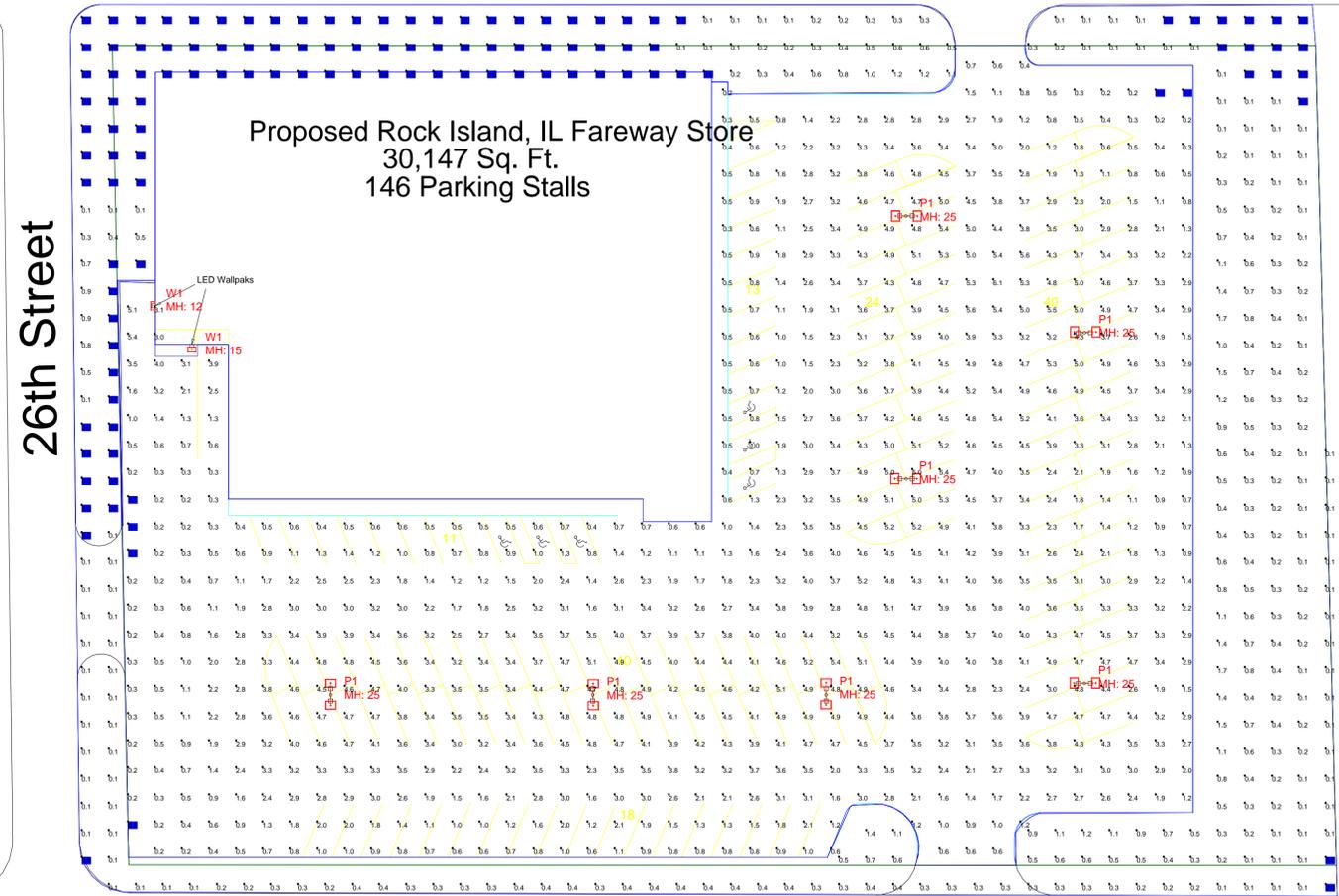
INTEGRAL SIDEWALK DETAIL
N.T.S.

REVISIONS		
REV. NO.	DESCRIPTION	DATE





17th Avenue



26th Street

28th Street

18th Avenue

27th Street

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
	7	P1	BACK-2-2	N.A.	0.920 CREE ARE-EDG-SS-DA-12-D-UL-525
	2	W1	SINGLE	N.A.	0.900 CREE SEC-EDG-4M-WM-94-D-UL-700

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
PARKING_Planar	Illuminance	Fc	2.71	6.1	0.1	27.10	61.00		
PROPERTY BOUNDARY_Top	Illuminance	Fc	0.25	1.7	0.0	N.A.	N.A.		

LPD Area Summary			
Label	Area	Total Watts	LPD
PARKING LPD	134873	3014	0.022









**CERTIFIED
LETTERS**

May 30, 2013

J. Johnson
Fareway Stores
715 West 8th Street
Boone, Iowa 50036

Mr Johnson,

We live adjacent to the Audubon School property. We strongly object to your rezoning request submitted for consideration by the Rock Island Planning Commission to rezone 2617 18th Avenue for R-3 (one and two family residence) to PUD (planned unit development).

Clearly your application violates the purpose and intent of a PUD. You are actually violating and attempting to revise Article XXXII 32.1 (as to purpose) A-K. It is our belief you are using the PUD to preclude adjacent land owners or the zoning appeal process.

The changes you are proposing are a major change in the land use and negatively effect the environment of the neighborhood, which is mostly comprised of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from excessive motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development and the value of the land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we purchased a home with a residential zone designation.

It is abhorrent that you plan to bring 1,000 cars a day as well as semi's and delivery trucks into our residential neighborhood creating a public safety hazard for our children and pedestrians as well as congestion, noise and pollution and additional stress on our crumbling infrastructure without so much as a traffic study.

Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce a slew of objectionable factors. It will also harm the value of our property and disrupt the stability of our neighborhood introducing a cycle of urban decay. The lovely historic single family homes that exude pride of ownership will devalue to the point they will become rentals. These homes are the single most valuable asset most of our neighbors have and our zoning laws are designed to protect them.

For these reasons and countless others, we oppose this rezoning request and zoning variance requests.

Sincerely yours,



Elizabeth Anne DeLong & Victor Panegos

1627 27th Street

Rock Island, IL 61201

Rock Island City Planning Commission,

May 28, 2013

As a property owner in the neighborhood of the planned Fareway store, I object to the rezoning to a PUD district and to the outrageous variances Fareway has requested. These ordinances were set up to protect neighborhoods by the city years ago. Now not only will we watch our property values take a huge hit, and be subjected to noise, traffic, light, and trash blight,

Fareway wants to come into our neighborhood and bypass our ordinances. We are not talking about small changes, they are a complete disregard for our neighborhood and its citizens. It is ironic that on its website Fareway says it prides itself on seamlessly fitting in with residential neighborhoods, yet asks for all these ordinance changes that do just the opposite.

All the variances are abhorrent but the ones that are an insult are the setbacks from 25ft to 8ft and the 29 trees called for, reduced to 5 trees. How does that fit in with residential areas? It is not our problem that Fareway is trying to shoehorn this store into this site, they are the ones who need to adjust. If we are going to throw out our ordinances which were set up to regulate and protect, why even have them?

Sincerely,

Thomas L Taylor
Thomas L Taylor

1625-26th Street

Rock Island, IL 61201

May 2013

Terrance E. Simmons
1704 26th Street
Rock Island, Illinois 61201

Dear Mr. Johnson:

I reside across the street from the Rock Island/Milan's Audubon School and have since 2008. Although I am not opposed to Fareway Stores, Inc. moving into Rock Island because retail revenue is always needed for any city, according to plans from Rock Island City Planning Commission I feel my family and I will be inconvenienced by trucks (unloading) and other traffic created by Fareway shoppers during various times of the day and night. Also, I feel the proposed parking lot to consist of 144 spaces will not accommodate traffic the supermarket will generate, leaving shoppers to park on the street taking spaces from homeowners.

As a property owner in this quiet residential neighborhood, I want what's best for my family and my neighborhood.

Sincerely,


Terrance E. Simmons

Rec'd 5-24-13

Alan Fries
Zoning Director
1528 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,

Marreen J. Stanley 5/24/13

May 26, 2013

Dear Mr. Griffith,

In response to your letter of May 20th, concerning the rezoning of PIN# 1601155001 and 1601155002, we are OPPOSED to that rezoning for the following reasons.

1. The listing and potential sale of the property was not advertised to the citizens of Rock Island in a timely manner. Citizens heard about the sale in November of 2011, well into talks with Fareway. Statements that the property had been on the market for three years with no offers are misleading. Mr. Levin, the realtor for the sale, was after the "deep pocket" that would bring the highest price. Neither the School Board nor School Administration solicited public interest from the Rock Island community as a whole, and certainly not from potentially affected neighbors, as to plans for the future use or sale of the school property. No "For Sale" signs were ever posted on the property.
2. Regarding the Planned Unit Development (PUD) under which the applicant is making its request, Article XXXII spells out the purpose, procedures and items that deal with public interest. Paragraph 32.4 deals with standards which say, "The Planned Unit Development must meet the following standards." Under Compatibility, "The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties." This is blatantly compromised with north and west properties and a store cannot be built there. Twenty five foot setbacks on north side properties, or any reasonable setbacks or bufferyards required for R-3 zoning, are greatly compromised. All this does not address the goal of saving the Audubon building, which is the main focus. We are not saying "Move the building to another spot on the property"; we are saying "No Fareway building on the Audubon site". Fareway would be wise to abandon their efforts now to build on this site; it is the wrong place for their store.
3. Citizens with homes surrounding the property have had literally no input or even contact from the School Administration, School Board or the City Council. Their questions and concerns have been largely ignored. These residents needed to know what the effect of the zoning change from R3 to

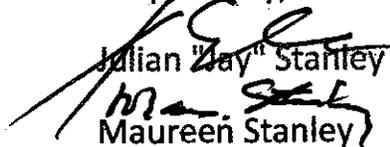
PUD and planned sale would have regarding their views, noise issues, increased traffic and the seriously negative impact on their property values, among other issues. All of this was essentially hidden from them in the effort to accomplish School Board and City Council goals. These issues need to be addressed before anything else happens and should have been brought to their attention long ago.

4. Fareway's web site states that any consideration for a 30,000 square foot store has to have at least three and one half acres before consideration. The Audubon site is only three acres, which does not meet Fareway's own specifications. The site is clearly too small for the store. Furthermore, concerns remain that 18th Avenue, 17th Avenue and 26th street are too narrow to support the increased traffic and neighborhood parking and access will be compromised.

5. The site building was appropriately awarded an historic, landmark designation by the Rock Island Preservation Commission, and the City Council should not have reversed that designation without far more input from the citizens of Rock Island. Residents need more time to consider the destruction of this historic structure for a "box" grocery store, even if the project could meet all Article XXXII rules and and other city ordinances.

In the future, if the citizens of Rock Island do not care about the preservation, and new uses for the Audubon School property are not found, it should then be OPENLY advertised and listed for sale.

Respectfully,


Julian "Jay" Stanley

Maureen Stanley

Property owners

I would appreciate confirmation that this was received and filed with the city clerk, my email is listed below.

I would also like to know whether each member of the planning commission receives a copy of the letter and information filed, as well as the city council member or whether they are to look at the filed information?

Thank you,

Andrea Gaeta

remfanatic@aol.com

Alan Fries
Urban planner II
1538 Third Ave
Rock Island, IL 61201

Dear Mr. Fries, the planning commission, and the city council;

As residents who live within close proximity to the current property of Audubon 2617 18th Ave. Rock Island, IL; we are writing in opposition of the rezoning to this property. Currently this property as well as our home is zoned as R-3. Our understanding of the zoning is that this zoning is established 'protect public health, promote public safety, convince, comfort, morals, prosperity and welfare' per the zoning requirements themselves.

This R-3 zoning has multiple goals, including protecting us as residents for noxious fumes, offensive noise,...and objectionable factors. To protect us from unduly heavy motor vehicle traffic, especially through traffic. We have seen the site plan for Fareway's proposed use of this property and see that there is an entrance/exits planned to the residential streets of 26th St. and 17th Ave. We believe that both of these exits are going to increase traffic into the residential roads, as a way to circumvent traffic from an already busy 18th Ave., adding to increased through-traffic.

The R-3 zoning is to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability of residential development and protect the character of desirable development, and to protect the value of land. Currently this location is zoned as R-3; it is also designated as public- semipublic on the future land use map. As residents within close proximity to this location we find that rezoning this site as PUD, does not follow the intended plan set by the city in the future land use design. We also feel that it does not protect or promote the stability of the residential homes within the surrounding area. Value is a word that is based on many extraneous variables; we ask you to consider the historical building (that just recently had historical landmark designation, as we know it fits the requirements including more than what was just required, per the historical preservation society and with a 9-0 vote for landmark designation). Just the thought of changing this zoning from an R-3 to PDU, appears to eliminate the protection that this site has as well as the surrounding properties. In looking at the zoning around this location it appears that 75% of the area adjacent to this location is zoned as residential, with approximately 25%, being small businesses. To change the zoning of said property to PUD is eliminating the protection of the residential homes and violating the goals of residential zoning.

Throughout this process we have received multiple conflicting information from multiple parties involved; after obtaining further information about the site plan and the requested variances from Fareway; we must stress and continue to request that this site not be rezoned to a PUD. Upon looking into Fareway's requirements to make this development fit into this location they are attempting to locate the majority of the project closer to the property lines; exemplified by the recommended setback being 25 feet per R-3 zoning for North front, and Fareway requesting to use 16.14 ft instead. This list of Fareway's requested variances continues and is enclosed. Many of variances will have an impact to the residential properties zones R-3 directly and

indirectly. Moving the building closer to the property line and closer to the residential homes; increases the obstructed view, increases the noise from loading and garbage trucks, and air-conditioners, pushes the traffic of the parking lot closer, along with the glare from headlights, and pushes the garbage and obnoxious fumes closer. The variances set forth for a residential zoning is to protect the residents and their homes, promote health, promote safety,... and welfare as stated in the zoning requirements. Please do not vote to change the zoning to a PUD for this property as it appears to directly impact and violate what the R-3 zoning was established for.

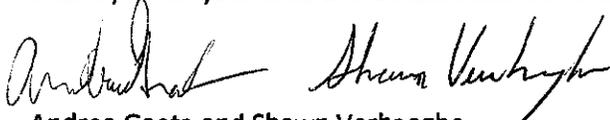
Other points that we question and would like taken into consideration are;

- Has there been a study for the traffic and the impact it may have for the many children that walk the 17th Ave to and from school? As well as the pedestrians and bicycles who already utilize 17th Ave and the neighborhood to avoid the traffic on 18th Ave?
- What has the market research shown regarding the impact that this proposed zoning change will have to the values of the homes surrounding it? The marketing value? As well as the safety of the neighborhood?
- Has there been any market analysis to determine the impact of a Fareway to the other established grocery stores?

In closing we again ask you to recommend/ vote against the rezoning of the Audubon property to PUD. We are asking you to help to maintain the integrity of Rock Island; by considering the impact that this zoning would have to the already congested 18th Ave traffic part of what sets Rock Island apart and brings people in is the way that we distinguish ourselves from the surrounding areas, please let's not turn 18th Ave. into a busy thoroughfare, the impact it may have on the surrounding businesses including their employees, the impact that this zoning would have to the fabric of the neighborhood, after all our neighborhoods are something that we and many of the residents take great pride in. Please send the message that you are concerned about the residents of Rock Island, and help to maintain the integrity and the goals set forth in the B-3 zoning; to protect public health, promote public safety, comfort, morals, prosperity, and wealth.

We would be open to further discussing this matter with you, please feel free to contact us.

Thank you for your time and consideration in this matter,



Andrea Gaeta and Shawn Verhaeghe

2630 16th Ave.

Rock Island, IL 61201

Enclosed you will also find an additional page to a petition that you received earlier, against the rezoning of the said property for anything other than a B-1 taken in the area surrounding the said property, and a petition against the demolition of the Audubon school taken over a few hours. And Fareway's variance requests.

Fareway Site Plan Variances

(Based on Using B-3 Zoning District Requirements Since B-3 Zoning Would be Corresponding Commercial District Allowing for a Large Supermarket Use)

1. North front yard building setback of 25 feet is required since adjacent to R-3 zoning on north. Site plan identifies only 8.86 foot setback. Variance is 16.14 feet of 25 foot setback requirement.
2. North landscape bufferyard setback of 15 feet is required since adjacent to R-3 zoning on north. Site plan identifies only 8.86 foot wide landscaped area adjacent to building. Variance is 6.14 feet of 15 foot wide requirement.
3. West front yard building setback of 25 feet is required since adjacent to R-3 zoning on west. Site plan identifies only 16.45 foot setback. Variance is 8.55 feet of 25 foot setback requirement.
4. South parking lot landscape area is required to be ten (10) feet in width with landscaping. Site plan identifies only five feet in width with no landscaping shown. Variance is five feet of ten foot wide landscaped area requirement.
5. East landscape bufferyard setback of 15 feet is required since adjacent to R-3 zoning on east. Site plan identifies 48.36 foot wide water detention area to be sodded, but no other landscaping identified. Variance is to provide adequate landscaping in this bufferyard area.
6. Parking lot landscaping requirement is one canopy tree for every five parking spaces. Site plan identifies 144 parking spaces requiring 29 canopy trees (excluding trees in public boulevard). Only eight trees are identified on site plan. Variance is for 21 canopy trees of 29 canopy tree requirement.
7. Total number of parking spaces required is five spaces per 1,000 square feet of gross floor area, and one for every two employees on a maximum shift. Site plan identifies 30,147 square foot building. Telephone conversations with Fareway officials have indicated they will have a maximum of 20 employees on a shift. Ordinance would require a total of 161 parking spaces. Site plan identifies 144 parking spaces. Variance would be 17 spaces of 161 space requirement.
8. Loading area located in west front yard building location. Ordinance requires loading areas to be in rear yard. Variance would be to locate loading area to be in west front yard area.

PETITION

Date: 2-19-13

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
LINDA ANDERSON	<i>Linda Anderson</i>	1718 21 st St R.I.
Bruce L. Ohrlund	<i>Bruce L. Ohrlund</i>	1718 - 21 st St. R.I.
CLAYTON PETERSON	<i>Clayton C. Peterson</i>	1302 21 st R.I.
DIANE OESTREICH	<i>Diane Oestreich</i>	816 - 22 nd St - RT
Martha Murray Dismar	<i>Martha Murray Dismar</i>	3401 S. Shore Dr. Marine
Pamela A. Saunders	<i>Pamela A. Saunders</i>	2900 - 45 th St. Rock Island St.
David E. Engler	<i>David E. Engler</i>	830 22 nd St, R.I.
Leslie W. O'Ryan	<i>Leslie W. O'Ryan</i>	2001 16 th St. R.I. 61201
Sue Swords	<i>Sue Swords</i>	1620 - 22 nd St. RI
Nancy Summers	<i>Nancy Summers</i>	6 Hawthorne Rd
MAUREEN SEARS	<i>Maureen Sears</i>	1301-22 nd Ave #1 R.I.
Alma R. Lievanos	<i>Alma R. Lievanos</i>	2719 8 1/2 ave RI
DARLA MONIAS	<i>Darla Monias</i>	1401 12 th St R.I.
Michelle Blomberg	<i>Michelle Blomberg</i>	2710 5 th ave RI

PETITION

Date: Feb-March 2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
ANTHONY HEDDLESTEN	Anthony Heddesten	541 23 rd ST ROCK ISLAND IL 61201
John D. Schaefer	John D. Schaefer	2439-17 th AVE
Gene M. Schaefer	Gene M. Schaefer	2439-17 AVE
Paul Nolan	Paul Nolan	1541 25 th
William Nolan	William D. Nolan	1516 26 th St
Laura Nolan	Laura Nolan	1516 26 th St
Nick Datsis	Nick Datsis	1546 29 1/2 St.
FRANK TAUMAN	Frank Tauman	1541 29 1/2 ST
Bridget J. Kelso	Bridget J. Kelso	1535-29 1/2 St
Calvin Kelso	Calvin Kelso	1535 29 1/2 St
Victoria Hauschilder	Victoria Hauschilder	1600 29 1/2 St
JAY FINN	Jay Finn	1700 29 1/2 St
Ellen Martin	Ellen Martin	1626-27 th St
Dave Martin	Dave L. Martin	1620 27 th street

PETITION

Date: 3-16-2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
Susie Herron	<i>Susie Herron</i>	4311-42nd Ave Ct RI
Diana Stout	<i>Diana Stout</i>	120 Main St. Hillsdale, Ill. 61245
Lila Stout	<i>Lila Stout</i>	27616 30th Ave, N
Mariella Newman	<i>Mariella Newman</i>	111 N. Thornwood Ave Dan.
Chris Newman	<i>Chris Newman</i>	111 North Thornwood Ave Dan.
Yvonne Spoon	<i>Yvonne Spoon</i>	424 8th St. Moline
Kelli DeKozel	<i>Kelli C. DeKozel</i>	Geneseo
Jannett Gomez	<i>Jannett Gomez</i>	Geneseo
KAREN DAVIDSON	<i>Karen Davidson</i>	Moline
Gib DeKoster	<i>Gilbert DeKoster</i>	Moline
Linda Glover	<i>Linda Glover</i>	Moline
KAREN E. GLOVER	<i>Karen E. Glover</i>	Moline
ASHLEY PANUZZO	<i>Ashley Panuzzo</i>	Davenport
Bryan Falter	<i>Bryan Falter</i>	302 Oak St Davenport IA

74521

PETITION

Date: 3-16-2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
Robert Fuller		2430 W 13 th St. DAV.
Kim Fuller		2430 W. 13 th St DAV, IA
Tina Fuller		2426 W. 13 th St DAV, IA
Leina Herman		1809 16 th Ave Viola, IL 61456
Brianna Adams		18 6 th Mathewville La
AMANDA RYAN		300 S. 11 th AVE NEW WINDSOR
Carolyn Bulger		3001 31st St, Unit 6, Rock Island
Tom Bulger		3001 31st Unit 6 Rock Island
Melan Douglas		2533 31 st #204 Rock Island
Milly Sherwood		4117 10 th Ave Moline
Patricia Danner		438 57 th St. Moline
Tom Burch		5100 14 th Ave. C. Moline
KRISTI SHREFFLER		3207 25 th St. Rock Island
Steven Hansen		2115-23 rd Ave Rock Island

PETITION

Date: 3-16-2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name

Signature

Address

Printed Name	Signature	Address
Tammy Nevin	Tammy Nevin	724 Greenview Ave, Clona, IL
Jim DEMARIE	Jim Demarie	815 24 th Ave E. M
KariAnn McLeod	KariAnn McLeod	1817 27th St. RI IL
Robert Conklin	Robert Conklin	2717 20th Ave RI, IL
(Phyllis) Christina Conklin	Christina Conklin	2717 20 th Ave RI IL
Carla J Kelly	Carla J Kelly	2001-28 St RI
Adam A. Stein	Adam A. Stein	2710 5 th Ave RI
Jean Hyber	Jean Hyber	1556-46 th St. RI
Kristi Keil	Kristi Keil	2012-16 St. RI
Christina Stewart	Christina Stewart	834-24th St RI
Richard A. Gustafson	Richard A. Gustafson	111-21 st St RI
Guillermo Raza	Guillermo Raza	1013 9th Street RI, IL
Sally Lucas	Sally Lucas	2823 6 th Ave. RI IL
Santoshia Mullins	Santoshia Mullins	517 26th St. RI IL

PETITION

Date: 4-24-2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
Lucas Lester	Lucas Lester	3204 Rt. 67 Rock Island
Ken Wehner	Ken Wehner	40 Blackhawk Hills Dr
Sandra Barton	Sandra Barton	920 29th Ave RI
ESLIE A EGROBSFIN	ESLIE A EGROBSFIN	ESLIE A EGROBSFIN
SAM Garabstein	Ellybeth G. Mallett	2108 20th Ave
Cynthia Garcia-Blicker	Cynthia Garcia-Blicker	942 27th St RI
Renae Schalk	Renae Schalk	920 29th Ave RI
Anne Mattli	Anne Mattli	1606 20th St RI
Alanna Bennett	Alanna Bennett	2401 15th Ave RI
Tileen Doehler	Tileen Doehler	2246 30th St R.I.
Kevin Kulig	Kevin Kulig	4527 5th Ave RI
Andrew Gaeta	Andrew Gaeta	2630 16th Ave RI
Shawn Verhaeghe	Shawn Verhaeghe	2630 16th Ave RI

PETITION

Date: 4-24-2013

Former Audubon Elementary School
2601 - 18th Avenue R.I.

To: Rock Island Planning Commission

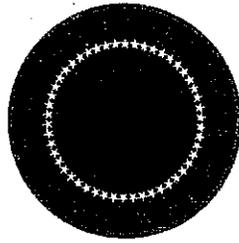
We, the undersigned protest the demolition of the former Audubon Elementary School.

The reasons for protest are: Audubon has the designation of Rock Island's most significant unprotected structures since 2009. It is classified as Georgian Revival with symmetrical composition and classical detailing common to the style. It was designed by Benj. A. Horn. Some examples of the design are: the triple hung windows have smaller panes and muntins, the main door and side windows have fanlight windows above. There is a decorative entablature above the three bay recessed entry. There are Tuscan columns and keystones in the arch entrance. The bricks have a cross hatch pattern. There are other distinct features as well.

Printed Name	Signature	Address
Renelda Mary	<i>Renelda Mary</i>	2 Watch Hill Rd. RI
Mary C. Anderson	<i>Mary C. Anderson</i>	#13 Berkshire Dr. RI
Mike Hendrichy	<i>Mike Hendrichy</i>	24 Blackhawk 11.18 CT RI
Johnman	Johnman	
HERMAN Robing	<i>Johnman Robing</i>	2141 32nd St. RI
Elizabeth Johnson	<i>Elizabeth Johnson</i>	3835 15th Ave. RI
Mike Kacurich	<i>Mike Kacurich</i>	1148 45th St. RI
Angel Deary	<i>Angel Deary</i>	816 12th St. RI
Mark Hall	<i>Mark Hall</i>	1420 - 21 Ave CT 1966 GRAD
Bonnie Combs	<i>Bonnie Combs</i>	1716 - 86 Ave. W. RI
Lois Appelquist	<i>Lois Appelquist</i>	1316 - 30th 30th St. RI
Diana Banks	<i>Diana Banks</i>	1025 90th St RI
Vicki Wesshorte	<i>Vicki Wesshorte</i>	2259 - 15th RI
Sherry Schmitzer	<i>Sherry Schmitzer</i>	578-21 Ave RI

**PRE-CERTIFIED
LETTERS**

Excuse me I am recovering
there; Kidney the last
from 2 procedures, the last
being 2 days ago.



May 7, 2013

"Some People Suffer in
Silence louder than others."

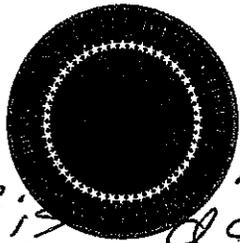
When our family moved from
Connecticut, we moved to Moine
and finally to Rock Island. We
were told "Don't move to Rock
Island." What did we know?
or not know about Rock Island?
I have lived in R.I. for forty-six
years and have never regretted
becoming a Rock Island resident.

The diversity of our community,
the powerful involvement of its
government, education and citizens
is second to none. My five children
graduated from R.I. schools and all
completed college with degrees; Rock
Island taught them well. (Something
their mother did not do.)

During my tenure as a District 41
Parent, I organized a successful
school referendum for Audubon School,
served tirelessly at a time when
racial tensions were high, high school
children told (by choice) to stay home
on attend school. The Supt. of Schools
asked that I and an Augustana
wife co-ordinate the Green Circle
Program. I and six Augustana wives
in addition to a few other volunteers
prevented this to every third grade

in Rock Island for six years. We also
traveled to Palestine, Pa. and Geneva
who adopted "Green Circle" This was
1974-80, as I remember. (I am now 76)

I was the campaign manager for
for Steve Clark who served for 12
years on the school board, worked for
four school candidates and, I hope,
Mayors, all successfully gaining office.
In 1976 I began employment with
the City of R.I. and was asked by
City Org. Nielsen to be the Joined
Executive for United Way and presented
Programs to all colleges here and
some in Iowa, also my accounts
were city government, raise
& hospitals. I helped raise
over \$60,000. Our own R.I. Police
Dept. (Nielsen) more than ever before.
I served R.I.'s Police Dept. for
23 yrs., taking early retirement to
spend time with family. I served as
the Secretary to 2 (and a 1/4) Chiefs,
worked with Internal Inves., Prepared
Court cases, went to interview
Persons in Jail, wrote a good deal of
news releases; I recommended Chief
Hanson receive "award". During
"Person of the Year" award. During
this employment a bad immoral never
event took place; I spoke up, never
lost the respect of supervisors (in
the face of the "top man" and
additionally ^{evaluations} received outstanding
and excellent to be signed by him. etc.
still touch + go to family ~~at~~ weddings,

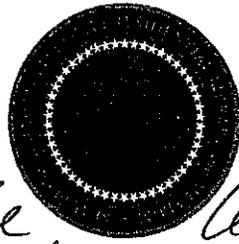


They remain my loyal, decent
 brothers to this day. Twice, after
 this event (involving a nineteen yr. old
 girl) the City Awarded me Employee
 of the Year and Outstanding Emp.
 of the Year and was asked by Mayor
 Davis and Alex to be on Commissions,
 one of which I served (Human Relations)
 for a short while as one of our five
 children was very ill and an older brother
 deceased of the same illness. My lives
 in Mass., the mother of three and is
 a teacher for dyslexic children. I've
 all of this seems like a self-focused
 presentation, but I feel I've earned my opinion.

Let me get to Audubon School,
 not just a building where memories
 were made. The building, housing
 children learning & making those memories.
 There were days cold, raining, when young
 children were dropped off or not picked up
 after school waited in my home (with the
 permission of parents) Principal Woodwin.
 Sadly enough, in today's world we
 cannot be as relaxed on giving.
 Years ago, six families worked day
 and night to preserve Audubon and children
 Central School and we succeeded. Children
 would have had to walk distances, one-parent
 families ~~would have~~ ^{would have} ~~struggled~~ ^{struggled}
 heavily walked by our Math & Science Academy
 & Washington students.
 Even today I hear government is concerned
 about the neighborhood. Really?? I heard

on T.V. one evening the announcement that Audubon was to be sold.
An article in the Argus stated our group is just "coming out" now as the wrecking ball is mentioned. No we have been working since November, e-mailing, petitioning, writing letters, attending meetings, etc. Lookless e-mails were sent far away.

I have been in constant contact with Mr. Drea Greiner, Pres., and ^{Geoff} Jarrett, by Picklapp who have called me back. They have been cordial & do wonder if there is only a 10% dissent against the demolition of Audubon. No, as usual, there is a silent majority. The school board denied opening bids from a speaker for other consideration without wrecking a landmark status building. We have a Developing Planning Commission who unanimously voted landmark status for Audubon. Will this volunteer commission's vote be ignored / over-ridden - a commission chosen by government? What about the zoning board? All along, I have heard the Jarreway project is a "done deal". The efforts of our group have been strong. Are we the only ones to help Rock Island succeed in a direction that will benefit all?



At one time the Audubon area was a high crime level. Will this increase? There were days/nights when we apprehended persons for breaking windows, defecating on the slide or trying to break into the school. We chased after and caught persons and called 911. In the fall, I removed all leaves on the sidewalks so that people, some handicapped, should not have to walk the street.

It is estimated that approx. ten teachers will earn a year's salary for the sale price of the school.

I have talked with people in the 1st ward who long for a Tareway on 11th St. Is there a downtown space where all could shop and enhance the downtown area? These locations would be accessible to everyone; also Spencer Towers

(people who might not drive). We hear often that the condos, lofts are doing well. Has anyone thought perhaps interns, law offices, shops, could bring in tax money. Perhaps there could be a resource? A Training

Friends
Manor
Bleepme adoes

Center for K.I. Police who go to East Dilline
and firefighters. There was mention of
the County needing space. Perhaps Waverport
residents would cross the bridge and shop R.I.
18 Ave. is overly traveled congested.
Older people will not even attempt the
in v. out of Hy-Vee. 26th is too narrow
as is without heavy large trucks?
every day, loading docks 5AM-7AM.

My last memory is watching
organized baseball, basketball,
soccer in the early summer evenings.
Mothers, fathers, family, out of
harm's way, some where to go child
White Water Junction (\$7 per child
x 2 or 3 children). The afternoon (or
after school classes still exist at Mr. Bea?
Academy, but in the summer
(Edison) conducted summer schools
book mobile, etc. → GONE too all of no.

Am I an Audubon neighbor? YES.
Is it all about me? NO. Because
of life-threatening conditions and living
in a huge house ^{that} I do not agree
that Lincoln can be compared to Audubon
in its physical state. Thinking,
"What could Audubon become and
bring in needed taxes? The goals
of our group are: (1) No demolition
of Audubon, (2) A venture to benefit
the city to offend no one and (3)
research a lucrative location for
Janeway. Let us all work together
and consider at the very least tabling
the decision. Respectfully,
Marion Starler

Received 2-26-13
From 2605-17 Ave.

Feb. 23, 2013

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,

Maureen Stanley

Rec'd 3-7-13

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely, *Wm. Hottle 1706-28th St. (R)*
Dorothy E. Hottle 1706 28th St Rock Island

2-25-13

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

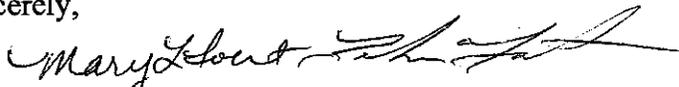
We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,



Mary L Fout + John Fout
1712 28th St
Rock Island, IL 61201
(309) 794-1943

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,

MR. + MRS. DEREK J HARKSEN

1708 28th St
Rock Island

Rec'd MARCH 5, 2013

From 1708-26TH STREET

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

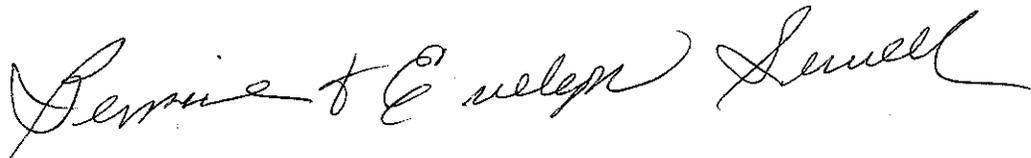
We live adjacent to the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment of the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property; robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,



Rec'd 2-27-13

Alan Fries
Zoning Director
1538 Third Avenue
Rock Island, Illinois 61201

Dear Mr. Fries,

We live directly across 17th Avenue from the Audubon School site. We oppose the rezoning of this property. It is currently zoned R-3 and is designated on the Cities Future Land Use Map as "public-semipublic". Changing it from either a residential zone or a public use zone to a large commercial zone is a major change in the land use and negatively effects the environment for the neighborhood, which is mostly made up of single family homes.

Our property is zoned R-3. According to the Rock Island Zoning Ordinance residential districts are established to protect public health, promote public safety, convenience, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors and other objectionable factors. Residential zones are established to protect residential areas from heavy motor vehicle traffic, to promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability or residential development and protect the character of desirable development, and the value of land.

Rezoning the former Audubon School property would be an affront to the R-3 designation of our property, robbing us of the safety, comfort and general welfare that was inherently promised us when we bought a house with a residential zone designation. Changing the former Audubon School property from an R-3 zone or a public, semipublic future use designation to a major commercial designation completely changes the makeup of the area. This will introduce, noise, dust, heavy motor traffic and other objectionable factors. It will also harm the value of our property and disrupt the stability of the neighborhood as future owners of the land will likely go from owner occupied to rental property as people will not want to buy a home across a small residential street from a large store and parking lot.

For these reasons we oppose the rezoning of the former Audubon School property,

Sincerely,
David L. Martin

David and Ellen Martin,
1626 27th Street, Rock Island

Rec'd 3-14-13

PETITION

Date: 3-12-13

Address of rezoning request:
Former Audubon Elementary School

To: Rock Island Planning Commission

We, the undersigned residents of property affected by the proposed zoning change do hereby protest against any change of classification other than R-3 or B-1.

The reasons for protest are: To protect public health, promote public safety, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors, and other objectionable factors. Also to protect against heavy motor vehicle traffic, and protest the character of desirable development and the value of land.

Printed Name	Signature	Address	Home Owner
David Martin	David L Martin	1626 27 th Street	✓
Ellen Martin	Ellen A Martin	1626-27 th St	✓
ELIZABETH DELONG	El DeLong	1627-27 th St	✓
Victor Ponegas	V Ponegas	1627 27 th Street	✓
Jonathan Selsor	Jonathan Selsor	1700 28 th Street	✓
Wm Hotte	Wm Hotte	1706 28 th St	✓
Wendy J. Hotte	Wendy J. Hotte	1706 28 th St	✓
John J. J. J.	John J. J. J.	1712 - 28 th St	✓
Mary Lou J. J.	Mary Lou J. J.	1712 - 28 th St	✓
William Martin	William Martin	1720 28 th St	✓
SSAN WAHLMANN	Susan Wahlmann	1679 28 th St	✓
Michael Wahlmann	Michael Wahlmann	1679 28 th St	✓
Jay Shannon	Jay Shannon	1615 28 th St	✓
Charles Hays	Charles Hays	1622 - 28 th St	✓
Wendy J. Hotte	Wendy J. Hotte	2710 16 th Ave	✓
Wendy J. Hotte	Wendy J. Hotte	1620 28 th St	✓

PETITION

Date: 3-12-13

Address of rezoning request:
Former Audubon Elementary School

To: Rock Island Planning Commission

We, the undersigned residents of property affected by the proposed zoning change do hereby protest against any change of classification other than R-3 or B-1.

The reasons for protest are: To protect public health, promote public safety, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors, and other objectionable factors. Also to protect against heavy motor vehicle traffic, and protest the character of desirable development and the value of land.

Printed Name Signature Address Home Owner

Linda R Taylor	Linda R Taylor	1625-26 St RI	yes
Tom Taylor	Thomas L. Taylor	1625-26 St. RI	yes
Sandra Hickman	Sandra Hickman	1604 25th St	yes
Tommy Hayes	Tommy Hayes	1617 25th St	YES
Nuwe Riley	Nuwe Riley	1605-26th St RI	yes
Ignacio Lopez	Ignacio Lopez	1609 25th St RI	RI
Robert Corbin	Robert Corbin	1603 25th St RI	RI
Victoria Graham	Victoria Graham	1603 25th St. RI	RI
Bon Frane	Bon Frane	1542 26th St RI	RI
Alex Kangel	Alex Kangel	1538 26th St RI	RI yes
Carol Carder	Carol Carder	1596 26th St RI	yes
Antonio Donaldson	Antonio Donaldson	1501 26th St	yes
Audrey Solomon	Audrey Solomon	2625-16 Ave RI	RI
Bernie Sewell	Bernie Sewell	1708 26 Ave RI	RI
Jerry Kirkbride	Jerry Kirkbride	1715 25th St RI	RI yes
Dorinda Nesbitt	Dorinda Nesbitt	1730 25th St RI	yes
John D. Swartz	John D. Swartz	2439-17 Ave	yes
Maria M. Schaefer	Maria M. Schaefer	2439-17 Ave	yes

PETITION

Date: 3-12-13

Address of rezoning request:
Former Audubon Elementary School

To: Rock Island Planning Commission

We, the undersigned residents of property affected by the proposed zoning change do hereby protest against any change of classification other than R-3 or B-1.

The reasons for protest are: To protect public health, promote public safety, comfort, morals, prosperity and welfare. These goals include protecting residential areas against noxious fumes, offensive noise, dust, odors, and other objectionable factors. Also to protect against heavy motor vehicle traffic, and protest the character of desirable development and the value of land.

Printed Name	Signature	Address	Home Owner
Yvonne M. Garcia	Yvonne M. Garcia	1541 25th St	Yvonne M. Garcia
William M Nolan	William M Nolan	1516 26th St	✓
Laura Nolan	Laura Nolan	1516 26th St	✓
Jack Dapson	Jack Dapson	1546 29 1/2 St	✓
Thuy Taylor	Thuy Taylor	1541 29 1/2 St	✓
Bridget Kelso	Bridget Kelso	1535 29 1/2 St	✓
Calvin Kelso	Calvin Kelso	1535 29 1/2 St	✓
Victoria Haushalter	Victoria Haushalter	1600 29 1/2 St	✓
Jill Finner	Jill Finner	1700 29 1/2 St	✓

**Letters and Materials
Received After
Planning Commission
Packets Were
Distributed and
Provided at the
Public Hearing**

Dear Mr. Fries,

30 May 2012

This is not the letter we had planned to send regarding zoning for Fareway at the Audubon site. The neighbors have a letter circulating regarding the zoning laws.

We live adjacent to Audubon and have enjoyed living next^{to} the school for 17 years. We had the privilege of walking our sons to school there and getting to know the teachers at a neighborly level. We now use the grounds as a park and enjoy it daily.

All sentiments aside, we understood when the school closed it would be sold and destroyed. We do like Fareway and shop at the Moline store. We think they would be good neighbors.

Our request to you is to keep 17th Avenue closed off from the parking lot, and traffic coming to and from on 18th Ave.

17th Avenue is crumbling. It is also used for residential parking. Drivers use 17th Ave. to cut through and avoid 18th Ave. It becomes a raceway to see who can "beat" who around the parked vehicles. The neighborhood is full of children walking, riding bikes and skateboards. Students walk to the Rock Island Center for Math + Science, Washington Junior High and Rock Island High School from this area. Even backing out from our driveway can be difficult between cars flying down the side alley, 17th Ave, traffic and the sidewalk traffic.

Please reconsider keeping 17th Ave. closed to vehicle traffic. Sincerely,

Erin + Diane Selsor

Alan Fries
Urban Planner II
1528 Third Ave.
Rock Island, IL 61201

Dear Mr. Fries, Ben Griffin, the planning commission, and the city council;

I realize that we have already submitted a letter to zoning and to Fareway regarding our opposition to the proposed re zoning of the Audubon property at 2617 18th Ave, Rock Island, IL to a PUD. After sitting through the Fareway meeting last night May 29th 2013 it was unclear as to whether Fareway was going to consider any modifications to their site plan and variances. We therefore would like to submit further objection to the proposed zoning change.

At the meeting it was asked why Fareway was applying for a PUD instead of a commercial zoning, I do not believe that this question was answered. Then in the end of the meeting there was a question how they would decide on what modifications they would make and would there be further discussion or how would we find out about the changes. Again a very vague answer that sounded as if they may or may not make any changes to the site since plans had already submitted to the city. I did not feel as though the neighborhood concerns were fully addressed.

Fareway has asked for multiple variances; which they did not provide at the meeting; 1. North yard building setback, asking to utilize 8.86 feet vs. the required 25 foot setback. And 3. West yard building setback, asking to utilize 8.55 feet vs. the required 25 foot setback. Which appear to be for Fareway to make the site work for them without maintaining the protection to the residential zoning as was stated in our prior letter.

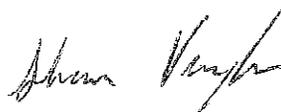
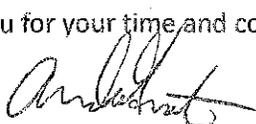
Plus 2. North landscape bufferyard setback, asking for 8.86 feet vs. the recommended 15 foot. 4. South parking lot landscaping asking for 5 feet width with no landscaping. 5. East landscape bufferyard, without any landscaping. And 6. Parking lot landscaping requirements one canopy for every 5 is recommended per their plan they should have 29(excluding the public boulevard) and they only have 8 per the site plan. All of these seem to be again at the cost of the residential zoning. Look at this site now, look at the aged and mature oak trees as well as the vast variety of trees planted specially to the site and the area, then imagine what that sit will look like with minimal young trees and burning bush. I think that the landscaping is meant to buffer from adjacent properties but their proposed landscaping is minimal and seems unjust in creating a buffer to the neighbors.

After seeing the site plan, we would also object to the entrance /exit off of 17th Ave. Again we feel that this entrance/exit violates the protection of the residential zoning which is meant to protect against harm, which could occur with increased traffic to an already pedestrian and cyclist utilized street, it also would create more noise and exhaust impacting the neighborhood quality comfort and health, all things stated to be protected in the residential zoning.

We believe that each variance that has been applied for should be addressed individually and modifications to the site plan should be considered reviewed and considered as well as the impact to surrounding properties. Our understanding of the PUD is that we would not be able to further address concerns about this site or the variances should plans or issues arise and therefore in opposition of the PUD zoning, as it impacts the protection to the residential zoning surrounding the property.

I ask that you consider both of our letters in opposition with accompanied paperwork, during this decision.

Thank you for your time and consideration,



Andrea Gaeta and Shawn Verhaeghe, 2630 16th Ave. Rock Island, IL 61201

Joseph L. Lemon, Jr., J.D., M.B.A.
Attorney at Law
4703 44th Street, #5
Rock Island, IL 61201
(415) 944-8019

May 31, 2013

Dear Rock Island Community Leaders:

It has recently come to my attention that the City of Rock Island is preparing to authorize the demolition of the Audubon School and rezone that parcel to make way for a new Fareway Store Supermarket.

For the reasons discussed below, I suggest that we delay this decision for 30 days until the City has the opportunity to conduct Cost/Benefit analyses of the future uses for (a) the former-Eagle Foods/RI Country Market site and (b) the Audubon School (each analysis considering development of a new Fareway store).

[As a preliminary matter, it bears mentioning that David Levin is a longtime personal friend and business associate. He has represented us as a commercial broker for many years, and we have great respect for his commitment to the Rock Island community.]

There seems to be much confusion in the community about the proposed plans for the demolition of the Audubon School and the apparent lack of planning related to the vacant RI Country Market.

In particular, community members have been told that the decision to demolish the Audubon School has already been made, and that their participation in public hearings will not influence the outcome. It seems obvious that those warnings threaten the democratic process. That is, the purpose of open public meetings is to make the community aware of potential changes and solicit their input – not just as a matter of courtesy, but in the hope of enhancing the success of any project under consideration.

In fact, recent very NON-public meetings (i.e., where community members were excluded from attending) suggest the appearance of non-transparent negotiations on behalf of the taxpayers (who are represented in this case by both the City and the Rock Island-Milan School District). I am sure that all of the government officials involved do not want to indicate even the appearance of impropriety. Delaying a decision on the rezoning of the Audubon School and the presentation of fact-based analyses indicating that the proposed plan is the best option for Rock Island will help allay the fears of community members – regardless of the final outcome.

In evaluating the opportunity presented by Fareway Stores, RI Country Market, and the Audubon School, there is broad consensus regarding the following issues:

1. The community would like to welcome Fareway Stores to Rock Island – in the right location.

By all accounts, Fareway would be an excellent addition to the community. Dating back to 1938, it has a history nearly as long as the Audubon School.

Where many other seemingly dominant grocery chains (Eagle, Cub Foods, etc.) have failed, Fareway has thrived by offering value, “following the black dirt,” and honoring its own corporate and family history. We are hopeful that Fareway can appreciate Rock Island’s own commitment to its legacy in the same way Fareway itself has been built by the hard work of generations of Beckwiths and others.

The demolition of a historic, architecturally significant community icon is not a productive way to build goodwill in Rock Island.

Rather, if Fareway were to consider using the vacant RI Country Market site for its new store, it would generate good publicity that could not otherwise be bought. Instead of being overrun by picketers, Fareway would be filled with grateful shoppers. Rock Island could issue Fareway its own “Shield of Honor,” in recognition for its commitment to honoring the community’s needs.

2. Rock Island needs economic development.

There is no question that Rock Island would benefit from economic development.

And, it may well be that the only suitable location for Fareway is on the Audubon School site. If that’s the case, let’s put together a summary of facts and figures that demonstrates that that is the only viable option for Fareway.

We have been told that if we delay the demolition of the Audubon School, it will deter Fareway from entering Rock Island.

However, if we are able to demonstrate the viability of superior alternatives to welcome Fareway with open arms, why would they not appreciate both the effort to accommodate them and the community’s commitment to its historic structures and neighborhood zoning?

3. The Audubon School is NOT the Lincoln School disaster all over again.

Although it is tempting to justify the demolition of the Audubon School based upon the prior poor experience related to the Lincoln School, the circumstances regarding each are so distinct that such arguments are specious.

4. There are alternatives to the demolition of the Audubon School.

We have been told that a Fareway store is the only potential future use for the Audubon School, and that no other alternatives have been presented.

In fact, only through the neighborhood outcry against the proposed demolition did we even learn that the Audubon School was for sale.

Now that the public has been made aware that Audubon is for sale, we may consider other alternatives for its use.

For example, my family has had a successful track record of restoring historic properties and repurposing them for new uses. These include The Abbey (c. 1915) in Bettendorf and Abbey Station (c. 1901), the former Rock Island Train Depot. The Abbey is now one of the leading addiction treatment programs in the Region. And Abbey Station has been the site of many wonderful wedding receptions and other community events. We would welcome the opportunity to work with the community to find a new and lasting life for the Audubon School.

Even more significantly, Rock Island has demonstrated its own competency in shepherding the continued use of historic properties at Renaissance, Sala, Goldman, McKesson, Clipper, Bowlby – just to name a few.

5. Locating the Fareway Store at the RI Country Market site will generate more tax revenue than at the Audubon property.

We have heard that one of the supposed benefits demolishing the Audubon School is that doing so will generate more tax revenue. It's not at all clear that that's the case.

What is clear is that the RI Country Market site is vacant, underutilized, and, therefore, assessed at a lower value than an improved, occupied grocery store. Furthermore, we understand that the back taxes on that parcel have been unpaid.

If Fareway were to locate at the RI Country Market site, it would return that parcel to a property tax-generating status – while still maintaining the opportunity to generate property tax revenue through the repurposing of the Audubon School.

And, although the sales taxes to be generated are attractive, we note that sales tax on food is less than for other products and sales at a Fareway Store may cannibalize sales of other existing markets such as Hy-Vee and Aldi.

Rather than speculate about the proposed tax revenues to be generated by different proposals, let's conduct an analysis of what the community can reasonably expect to earn in taxes from each alternative.

The City has at its disposal numerous tools to facilitate the use of the Rock Island Country Market location by Fareway, including eminent domain (under Kelo v. New London).

Thank you for your consideration of these concerns. Above all, I hope that we can agree to delay the decision on rezoning the Audubon site until a reasonable analysis can be conducted and presented to the public. If, at that time, the facts indicate that the best alternative is the demolition of the Audubon School, then we can all take comfort in knowing that we made an earnest effort to protect a local landmark.

We are concerned that failing to present the alternatives in a thoughtful and public process will only induce the Audubon neighbors to seek injunctive relief in court to prevent the demolition. This approach may have the effect of discouraging Fareway altogether, which we very much want to have in the community.

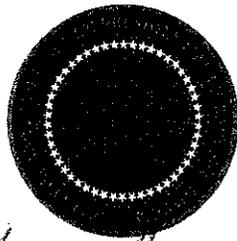
I volunteer to work with the City, Fareway, Rock Island Country Market, neighbors/residents, and other stakeholders to develop the best alternatives for everyone involved. I have reached out to City staff regarding this matter, but I have not heard back. I know they have many demands on their time, which makes it all the more reasonable that we take a little time to reconsider all the options for Fareway to enter Rock Island as a hero.

Please feel free to contact me with any questions or comments.

Thank you, again, for your time, attention, and consideration,

/s/

Joseph L. Lemon, Jr.
Joseph.Lemon@TheAbbeyCenter.com
(415) 944-8019



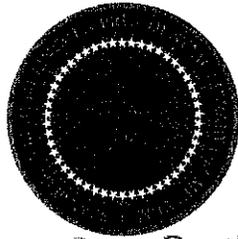
May 28, 2013

Hi, Rock Islanders,

My name is Audubon School.
I have lived in this Community
for years.

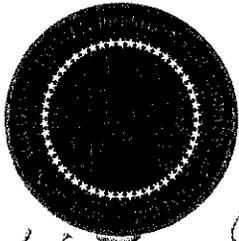
In 1979, I was designated
to be closed and a group in
our community saved me and
I survived another 31 yrs.
I was a central school and
children could reach me easily.
I was never lonely, even in
summer. On my grounds there
was summer tutoring with
parent participation, bookmobiles,
guest speakers, etc. In the
early evening, my field was
filled with organized soccer,
baseball and family gatherings,
music, etc.

Yes, Rock Island has other
green spaces but again, my
location is accessible to all
and walkability is possible.
How sad I was to hear from



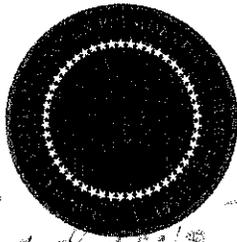
My messengers and nesters,
(carrier pigeons, eagles and
falcons), that an announcement
was made on T.V. that I was to
be sold and demolished. Sold
to the appropriate person(s),
stay, but demolished, whacked?
Painful for me and others to see!

I felt hopeful that a group
in November immediately formed
to save me. Unlike Moline, Rock
Islanders were not given input.
Citizens were not aware they
were appointed the "founding
committee" to house a new tenant
for me; perhaps this would have
been a productive idea, additional
forums to offer ideas, search
for a tax paying tenant and
resource possibilities. A local
person offered \$250,000 and
given time, additional investors
could have (and still can be)
involved. Our school board was
asked at its April ^{meeting} to re-open
the bidding, but the request was
denied.



In The May 16th Argus it was stated by the realtor, "The community has spoken loudly and clearly that they want a grocery store." Where is any evidence of this? At the April 16th Council meeting, our top school official was alone; at the May Council meeting, two school board members were present. Of the sixteen speakers, were for preserving Audubon. My carrier pigeons have delivered over 800 communications (e-mails, letters, phone calls, etc.) Are you really listening to our community? Could there have been a referendum considered? People at Rock Island, the schools do not belong exclusively to boards; our schools belong to us.

Demolition of Audubon will threaten air quality when asbestos is removed; not only to the neighborhood(s), but to surrounding businesses. Children from the Mathy Science Academy still walk 17th Ave. They are elementary-age children.

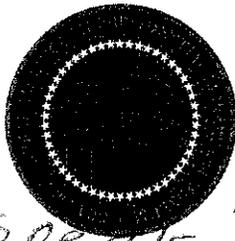


It is not my Time To go.
My newer windows, air-conditioner,
etc., what a waste!

Remember, once I am gone,
I cannot come back.

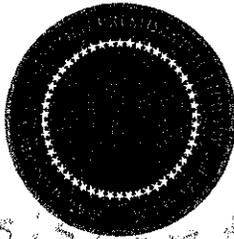
At the May Council Meeting
it was stated that the opposition
was a "special interest" group.
Our children, our Preservation
Commission (who voted UNANIMOUSLY
to preserve me), those who think
only of quality meat, artists,
Councils, boards, etc., are we all
"special interest" groups? We
all enhance our Communities
with a "special interest" and,
yes, for the "good of all."

Why, then, was there an invitation
sent only to neighbors (flyer read,
"space limited to those invited.")
My feeling is that a location
was chosen so that all could
not be included and an
implication designed to make
this simply a neighborhood
"special interest" meeting?
Informational, yes, however?
Why not include all wards?
Since this is a school-related
issue, the High School Cafeteria
or auditorium would have been more
suitable. Are we really allowing

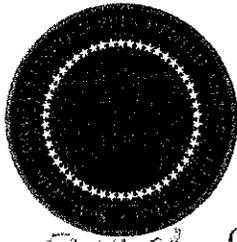


The People to speak "loudly and clearly." Other Wards are equally opposed to demolition of Audubon School. This was evidenced when distributing hundreds of communications. Don't divide our Wards; we need to be unified even if we don't have complete agreement on all issues; survival as a healthy community requires all voices. One of my neighbors moved from Connecticut to Maine and then to Rock Island 54 years ago. Give their children were educated and graduated from college and all productive, giving persons. Rock Island taught them well forty-six of the fifty-four years were spent in Rock Island. Our City Services are second to none and community involvement is given generously.

Referring to those who serve "tirelessly as a Special Interest group" is insulting Campaigning for three mayors, five School Board Members (all successful outcomes), Campaign manager for a School Board Member who served 12-14 years, served the R.I. Police Dept.

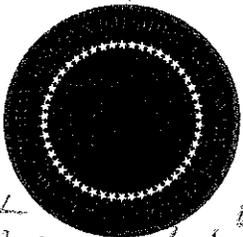


For 23 yrs. (Assistant to Two
Chiefs, Juvenile Division (14 yrs.),
the D.A.R.E. Program, took state
money from criminals). She initiated
an Animal Adoption Program. When
a notice was received re: death
of a pet, a sympathy letter was sent
and an invitation included to visit
our Pet Shelter on Mill St. She
proposed and collected funds to be
given to Project Now for Jan's pet
insuring an intesele pet's health
summer. (Thank you, Wise Dept. for
your generous support!) Hundreds
of dollars were collected from city
employees. The City Manager chose
her to be a Joana Executive to Unleash
the City and over \$60,000
was raised from hospitals, city
employees, R.I. Milan, Tholine, along
with schools & colleges. These
contributions were used in our
Quad Cities. For over 15 yrs. at
Christmas Eve, she and
K.D. officers delivered food
to all of the G.C. until the age
of 72, ten years after retirement.
She was a Scout leader for boys
& girls and PTA President for
Audubon School on the board
for Friendship Manor and was
chosen by the Sup. of Schools
to co-ordinate the "Green Circle
Program" when racial tensions



were high. She and a group of four
Augustana Wives and Community
Mothers presented the program
to every third grade in Rock
Island for six years; the Geneseo
School Board adopted the program,
and it was also presented to the
Palatine, IL School Board.

It has been said that these
neighbors care only about their
property. Really? What will happen
to Audubon will happen to all
of us.
A Rock Islander care about our
City, its schools, etc. They clean
up its streets, downtown, baby-VI,
Audubon School; they monitor it from
breakage of windows, possible
burglary, litterers, rake leaves
from sidewalks, cleared curbs
for children when overnight
snow & rain turned to ice so that
children would not have to
climb over curbing, and with
the help of the R.I.P.D., observed
and prevented late-night, early
A.M. gatherings at the school.
Special interest? Yes, she has
been an Audubon neighbor for 46 yrs.
Because of serious health problems,
she will be gone. Writing this
seems like a self-focused, "look
what I've done" letter, but she

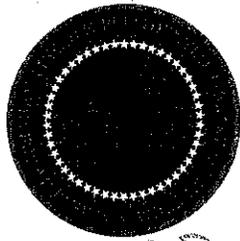


good element of humility
 is (in this situation), replaced
 by sadness and anger. There
 seems to be no empathy for a
 neighborhood of giving people,
 a loading dock with simply
 a street between it and a
 bedroom, or congested/dangerous
 traffic situation where children
 walk and play. There are approx.
 eleven dogs in the neighborhood
 who will possibly bark at
 5-7 a.m. when endless products
 are delivered. Yes this for the
 "good of all".

Please, City Council, School
 board, Community, don't let this
 issue divide us. Include all
 wards at meetings.

We are for development and
 tax support for Rock Island. We
 are very aware that preserving
 me, Audubon School, does not
 end here. I need a new tenant
 to enhance our city. Again,
 \$250,000 was offered; the rest
 will come.

If Darway Condos, maybe
 a search team can find a more
 suitable location (which, apparently
 was done), however, fresh ideas

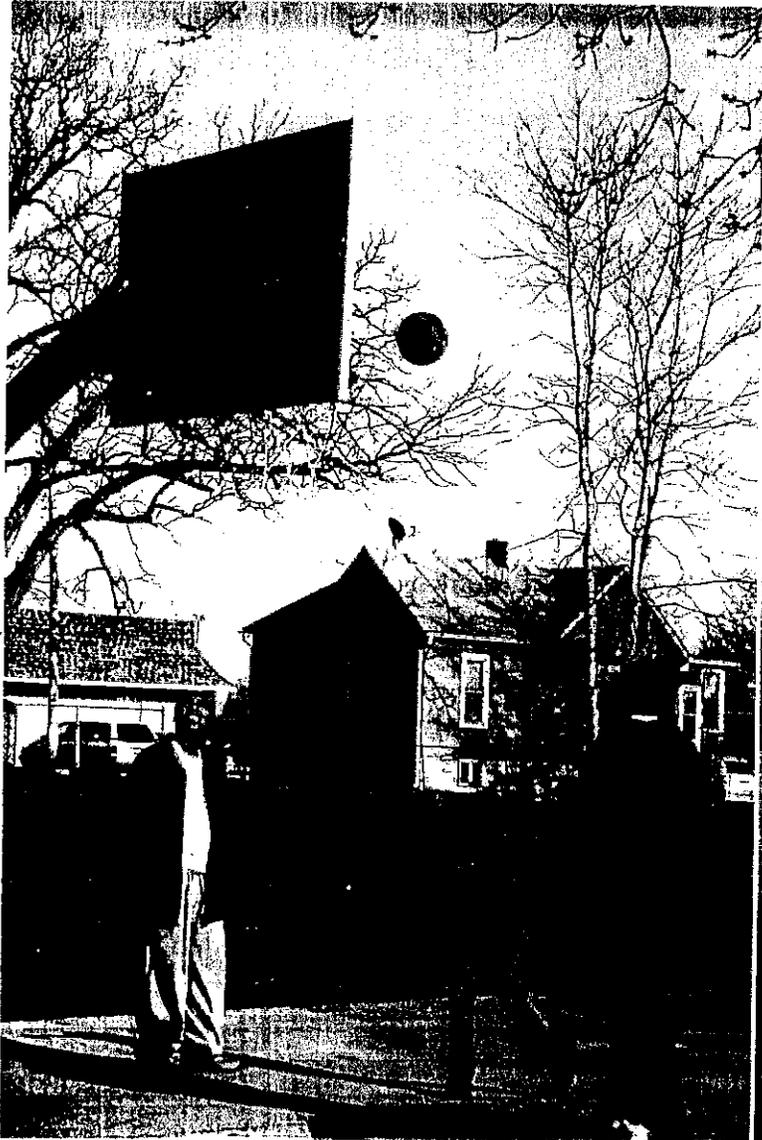
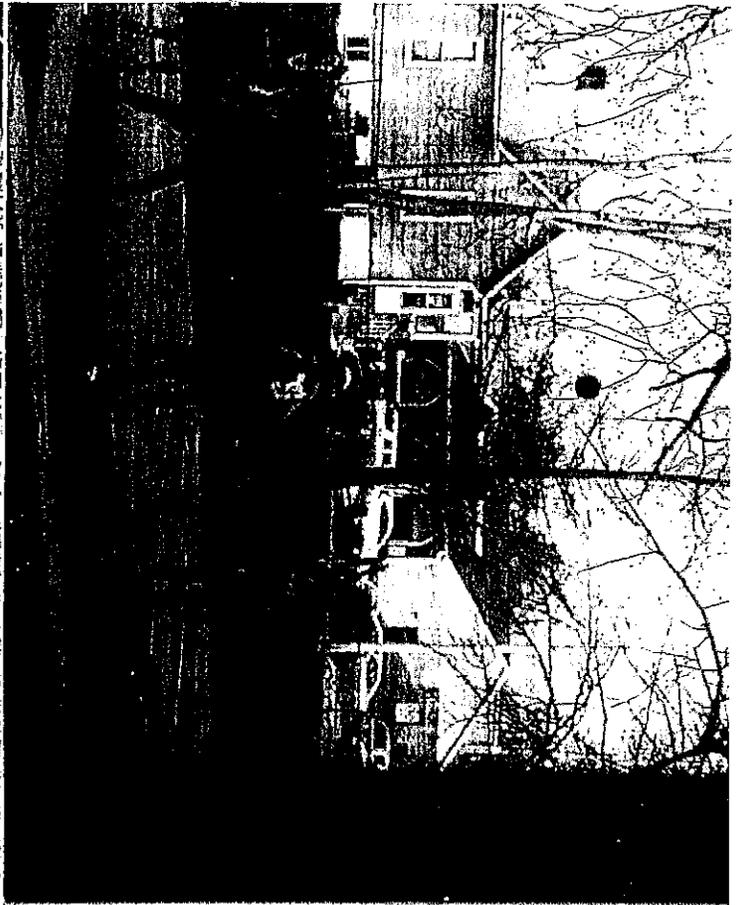
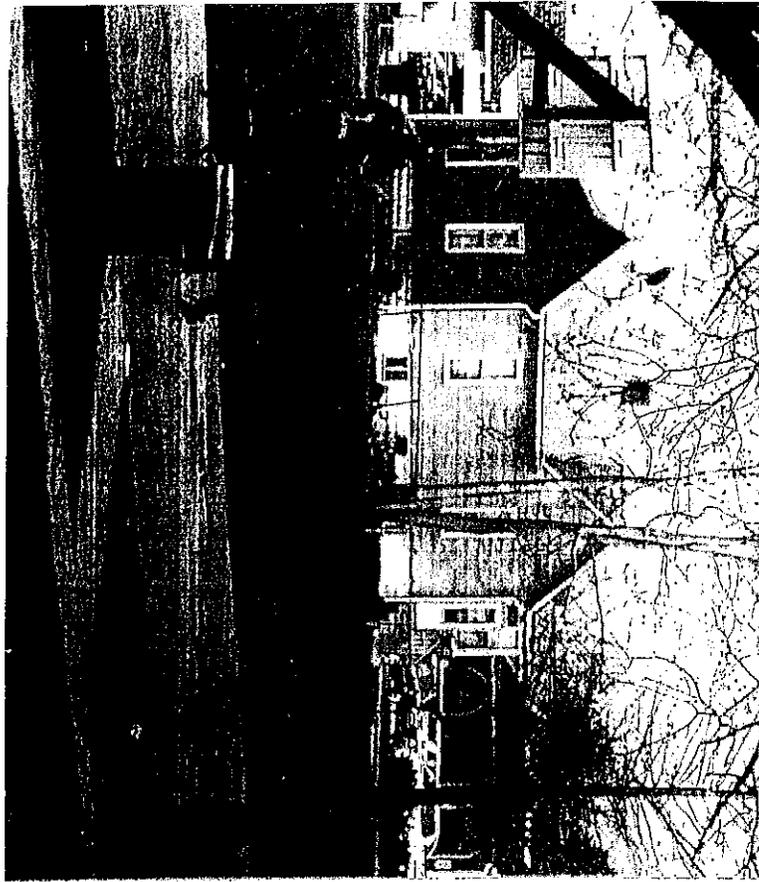


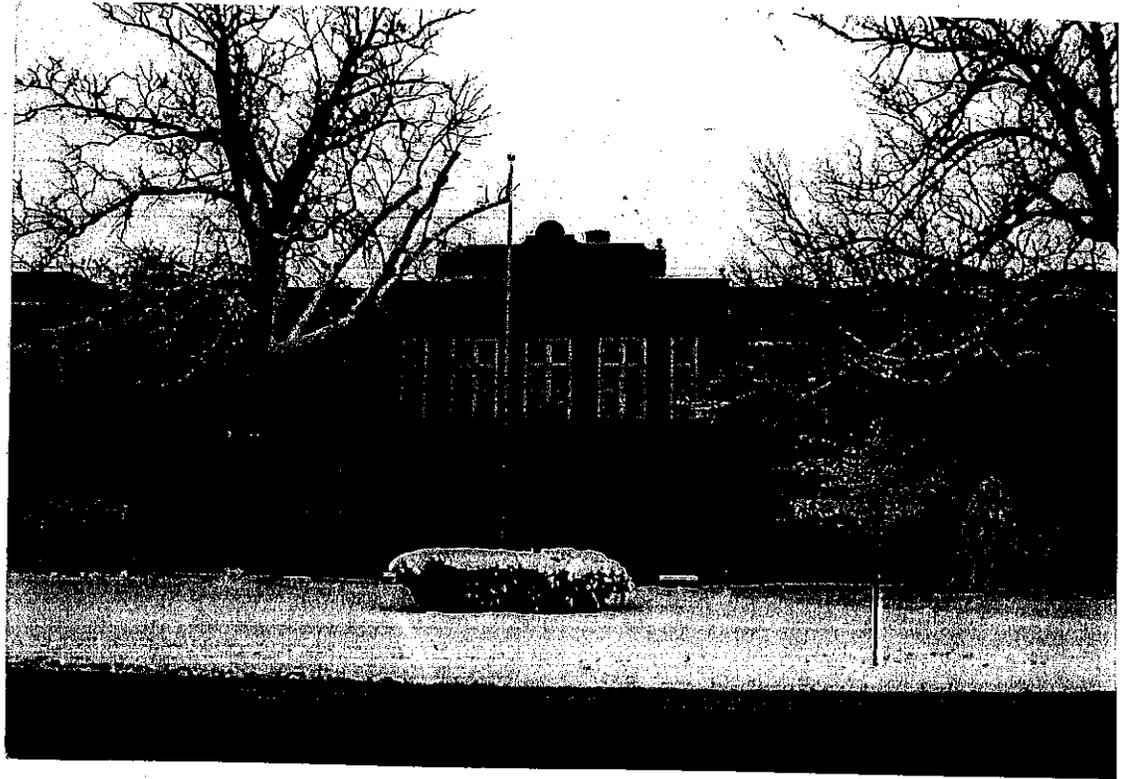
are out there. There are
 enough food stores on 18th Ave.
 In the end, which store will be?
 Eliminated which will survive?
 Is this called competition?
 "Jareway claims to be a
 neighborhood friendly" store.
 Please be fair Jareway. You
 can always build another

Jareway in Rock Island. We
 welcome you. There is a home
 for you in R.I. and I know
 my bird friends will stop by.

Are you a former Audubon
 teacher, student or present
 Rock Island resident?

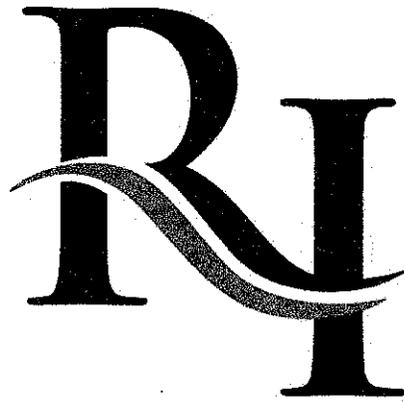
What will you feel when
 you drive or walk by Audubon
 School? Sad? Angry? Nothing?







**Exhibits Presented
at the June 4, 2013
Planning Commission
Public Hearing**



ROCK ISLAND
ILLINOIS

ZONING
ORDINANCE

*PREPARED BY THE PLANNING & REDEVELOPMENT DIVISION
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT*

Amended November 5, 2012

PERSERVING THE PAST.....DEDICATED TO THE FUTURE

twelve feet (12') high; no pile of salvage, scrap or other material shall be higher than twelve feet (12')

- C. Asphalt plant
- D. Aviation facilities, private and public
- E. Landfill, construction debris, rubble, or sanitary
- F. Recycling centers and stations
- G. Resource extraction
- H. Scrap and salvage services
- I. Shooting range
- J. Transfer station for waste
- K. Disposal or storage of toxic waste
- L. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

31.5 Prohibited Uses. Any prohibited use in an I-1 District, except auto salvage yard

31.6 Lot Area and Yard Requirements. The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
75 ft.	< 50 ft. then 20 ft. > 50 ft. then 40% of bldg. height	15 ft.	< 50 ft. then 20 ft. > 50 ft. then 30 ft.	In accordance with Performance Standards

ARTICLE XXXII - "PUD" PLANNED UNIT DEVELOPMENT DISTRICT

32.1 Purpose. The purpose of the planned unit development (PUD) district is to promote to the extent possible:

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
- B. Permanent preservation of common open space and recreation areas and facilities.
- C. A pattern of development to preserve natural vegetation, topographic, and geologic features.
- D. A creative approach to the use of land and related physical facilities that results in better development, design and the construction of aesthetic amenities.
- E. An efficient use of the land resulting in more economic networks of utilities, streets, and other facilities.
- F. A land use which promotes the public health, safety, comfort, morals, and welfare.
- G. To improve stormwater management practices and reduce flooding, erosion, and sedimentation through the retention of open space, vegetation, and natural drainage patterns.
- H. To implement adopted land use and community policies.
- I. To implement provision of the Illinois Quad Cities Greenway Plan.
- J. To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.

K. To conserve scenic views and elements of the municipality's rural character.

The PUD district is intended to provide for a development incorporating a single type or a variety of related uses which are planned and developed as a unit but departs from the normal standards and requirements of other sections of this ordinance.

The planned unit development may provide amenities not otherwise required by law and may establish facilities and open space greater than the minimums required by law. Such development may consist of conventionally subdivided lots or provide for development by a land use and zoning plan which establishes the location and extent of the features of the planned unit development in keeping with the purpose of the plan.

The foregoing purposes and principals shall not be interpreted to permit the reduction of standards set forth in this section.

32.2 Procedure. The owner, owners, or bona fide buyer of any tract of land may petition the Planning Commission and City Council for a change to the PUD zoning district in accordance with Article 6. A planned unit development shall be authorized in accordance with the following procedures:

A. Application procedure.

1. The application for a rezoning to the PUD zoning district shall be accompanied by an application plan meeting the requirements of 32.3 and 32.4. of this section and show evidence that the proposed development will conform to the official city plan and to the purpose of the PUD district set forth in 32.1 of this section. The Planning Commission and City Council shall grant or deny said application pursuant to the provisions contained in Article 6. Approval of the PUD zoning district shall constitute an expression of approval by the City Council of the application plan as a guide to the preparation of the preliminary PUD plan. The applications shall be accompanied by a filing fee in an amount equal to that prescribed by Article 6.
2. To reduce the number of steps involved in the approval of a planned unit development, a preliminary PUD plan meeting the requirements of 32.3.B and 32.3.C. of this section may be submitted in lieu of an application plan required in (a) above.

B. Approval of the preliminary plan.

1. Supporting data in accordance with 32.3.B. of this section.
 - a. Copies of the preliminary PUD plan and supporting data shall be submitted to the Planning and Redevelopment Administrator for certification as to conformity with these regulations, recommendations, and suggestions regarding the overall design, if any.
 - b. Copies of the preliminary PUD plan shall be submitted to the Planning Commission who shall hold public hearings on the application for a preliminary PUD plan giving notice of the times and places as required by state law by publishing a notice thereof at least once in a publication having general circulation within the city. Following the public hearings, a recommendation of approval or denial of the preliminary PUD plan shall be made by the Planning Commission to the City Council. If needed, the City Council shall review the preliminary PUD plan and grant or deny any exceptions or variances needed.
2. Findings: The Planning Commission and City Council shall set forth the reasons for the recommendation, and said recommendation shall set forth how the proposal would be in the public interest, including but not limited to findings of facts on the following:
 - a. In what respects the proposed plan is consistent with the stated purpose of the planned unit development requirements.

- b. The extent to which the proposed plan meets the requirements and standards of the planned unit development district.
 - c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.
 - d. The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light, air, recreation, and visual enjoyment.
 - e. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.
 - f. The desirability of the proposed plan to physical development, tax base, and economic well-being of the entire community.
 - g. The conformity with the intent and spirit of the comprehensive plan.
 - h. Specific points noted on the plan that have impact on its design, function, and visibility in the community.
3. Following receipt of the recommendation by the Planning Commission and approval by the Planning Commission, the City Council shall, within sixty (60) days, recommend approval, modification within limits of a minor change, or disapproval of the planned unit development plan. As a condition to the approval of the preliminary PUD plan, the City Council shall set forth findings of fact in accord with 32.1 of this section on which they base their approval and describing how the proposal meets the standards of 32.3 of this section.
 4. All conditions, documents, and plans required by the City Council must be delineated on the plat or agreed to in writing prior to City Council approval.
 5. The City Council may require such special conditions as they may deem necessary to insure conformance with the intent of all comprehensive plan elements, the stated purpose of the planned development district and established city policies.
 6. Approval of a preliminary planned unit development plan shall not constitute approval of the final plan. Rather it shall be deemed an expression of approval to the layout submitted on the preliminary plan as a guide to the preparation of the final plan which will be submitted for approval of the city. The final plan shall be approved as the final land use and zoning plan if it conforms substantially with the preliminary land use and zoning plan.

The final plan may be considered as a preliminary and final plan and may be submitted for preliminary and final approval, if all of the land is to be developed at one time, and if all requirements hereof are met.

7. The provisions of Article 6 shall be applicable to the preliminary PUD plan.
- C. Approval of final plan. The final planned unit development plan shall be submitted to the Planning and Redevelopment Administrator who shall refer same to the Planning Commission and City Council. The final PUD plan shall conform to the preliminary PUD plan as approved or subject to minor changes, and may be submitted in stages with each stage reflecting the approved preliminary plan; provided, however, that such stage conforms to all requirements of these regulations. The required procedure for approval of a final plan shall be:

1. A final planned unit development plan and other supporting data required for approval shall be in accord with the provisions of 32.3 of this section. Final plans must be submitted for approval in accordance with agreed-to scheduling, but not later than five (5) years from the approval of the preliminary plan by the City Council. The City Council may grant an extension in time or the developer may resubmit an application; in the event that same is not done, the City Council shall initiate such zoning changes as it deems necessary to preserve the public interest. If construction falls more than two (2) years behind the schedule filed with the final plan, the plan becomes subject to revocation. The Planning and Redevelopment Administrator shall monitor all pending PUD projects and inform the City Council of those six (6) months or more behind schedule.
 2. The final plan and supporting data shall be submitted to the City Council for certification that the final plan is in conformity with these regulations and in agreement with the approved preliminary plan.
 3. After review of the final plan, the Planning Commission shall submit the planned unit development plan to the City Council with a recommendation for approval, disapproval, or approval with minor modifications as reviewed at the public hearing. Any changes or modifications which arise subsequent to the public hearing shall be specifically noted and referred to the City Council who shall determine whether the change constitutes a major or minor change and whether another public hearing is required.
 4. The City Council shall, within sixty (60) days, approve, disapprove, or extend the time period for another sixty (60) days in taking action on the final plan.
 5. All conditions, documents, and plans required by the council must be delineated on the plan or agreed to in writing prior to council approval.
- D. Recording the final planned unit development plan. The construction of any public improvement in the planned unit development shall be initiated only after recording of the final PUD plan has been recorded with the county recorder, and shall be issued in full conformance with this ordinance.
- E. Changes in the planned unit development. The planned unit development shall be developed according to the approved and recorded final plan, recorded approved plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees and assigns, and shall limit and control the use of premises and location of structures in the planned unit development project as set forth therein.
1. Major changes. A change in the approved preliminary PUD plan or final PUD plan which alters the concept or intent of the planned unit development including a change in usage, the configuration, increase in floor area or the height of buildings, an increase in intensity, a reduction of proposed open space, a change in road locations or standards, a change in the final governing agreement, provisions or covenants, or other major changes, shall be approved only by submission of a new preliminary PUD plan in accordance with the procedures as previously set forth for the approval of preliminary and final PUD plans. All approved major changes in the final PUD plan shall be recorded with the county recorder as amendments to the final PUD plan.
 2. Minor changes. The appropriate authority may approve minor changes in the planned unit development which do not change the concept or intent of the development, without going through the "preliminary approval" steps. Minor changes shall be any change not defined as a major change.

32.3 Specific Content. The planned unit development plans and supporting data shall include at least the following information:

- A. Application stage:

1. General site information. Data regarding site conditions, and characteristics, available community facilities and utilities, existing covenants and other related information.
2. Sketch plan. A drawing in simple sketch form showing the proposed location and extent of the land uses, streets, sidewalks, lots, and other features.

B. Preliminary plan stage:

1. Design plan. A drawing of the planned unit development shall be prepared at a scale of either one inch equals one hundred (100) feet or one inch equals fifty (50) feet, or such other scale that may be recommended by appropriate city authority. Any change in scale between the preliminary and final plan shall be accompanied by a signed statement from the developer attesting that there have been no modifications. All plans shall show the general location of proposed streets (public and private), sidewalks, all buildings and their use, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:
 - a. Boundary lines: Bearing and distances.
 - b. Easements: General location, width, and purpose.
 - c. Public and private streets on and adjacent to the tract: Street names, right-of-way widths, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, distance to nearest intersection, etc.
 - d. Utilities (public or private) on and adjacent to the tract: Location, size and invert elevations of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and street lights on the tract. The direction and distance to the nearest usable water mains and sewers anticipated to be utilized by the development and elevations of sewers. Drainage district boundaries and appropriate design criteria necessary for storm drainage plans.
 - e. Existing ground elevations on the tract: For land that slopes less than one-half of one (1/2 of 1) percent, show one foot contours; show spot elevations at all breaks in grades along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than one-half of one (1/2 of 1) percent show two (2) foot contours.
 - f. Subsurface conditions on the tract, if required by the commission or council: Location and results of tests made to generally ascertain subsurface soil, rock, and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet: The location and results of soil percolation tests if individual sewage disposal systems are proposed.
 - g. Other conditions are on the tract: Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, accessory buildings and other significant features.
 - h. Other conditions on adjacent land: Approximate direction and gradient of ground slopes, including any embankments or retaining walls; character and general location of buildings, including a notation on the front setback, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplanted land; for adjacent platted land refer to subdivision plan by name and show approximate percent built up; typical lot size and dwelling type.
 - i. Zoning on and adjacent to the tract.

- j. Proposed public improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.
 - k. Open space: All parcels of land intended to be dedicated for public use of all property owners with the purpose indicated.
 - l. General location, purpose, and height, in feet or stories of each building other than single-family residences on individually platted lots.
 - m. Map data: Name of development, north point and scale, date of preparation, acreage of site and name and address of developer, designer, and engineer.
 - n. Miscellaneous: Such additional information as may be required by the appropriate authority or found in the subdivision control ordinance.
2. Character. Explanation of the character of the planned unit development and the reasons why it has been planned to take advantage of the flexibility of these regulations.
 3. Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder.
 4. Schedule. Development schedule indicating:
 - a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage shall be shown on the plan and through supporting graphic material.
 - b. Completion date or dates of new construction for above and below ground facilities, utilities, and buffer planting.
 - c. If different land use types are to be included within the planned unit development, the schedule must normally include the mix of uses to be built in each stage.
 5. Covenants. Proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
 6. Density. Provide information on the density of residential uses and the number of dwelling units by type.
 7. Use. Provide a list of uses planned for the ancillary and nonresidential uses.
 8. Service facilities. Provide information on all service facilities and off-street parking facilities.
 9. Architectural plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size, and type of dwelling units.
 10. Facilities plans (public and/or private). Preliminary plans for:
 - a. Roads and sidewalks, including classification, width of right-of-way, width of pavement, typical construction details, and plan and profile drawings.
 - b. Sanitary sewers.
 - c. Storm drainage and erosion.

- d. Water supply system, if required by the appropriate authority.
- e. Lighting program, if required by the appropriate authority.
- f. Grading.

B. Final plan stage.

1. Final detailed plan. A final land use and zoning plan shall be prepared. The purpose of the land use and zoning plan is to designate the land subdivided into conventional lots as well as the division of other land, not so treated, into common open areas and building areas. The final land use and zoning plan shall include, but not be limited to:
 - a. An accurate legal metes and bounds description of the entire area under immediate development within the planned development.
 - b. A subdivision plan of all subdivided lands in the same form and meeting all the requirements of a normal subdivision final plan.
 - c. An accurate legal metes and bounds description of each separate unsubdivided use area, including common open space.
 - d. Designation of the exact location of all buildings to be constructed in unsubdivided areas.
 - e. Tabulations on separate subdivided use area, including land area, number of buildings, number of dwelling units, and dwelling units per acre.
 - f. Architectural plans unless waived by the appropriate authority during the preliminary stage.
2. Common open space documents. All common open space shall be either conveyed to a municipal or public corporation, conveyed to nonprofit corporation or entity established for the purpose of benefiting the owners and residents of the planned unit development or retained by the developer with legally binding guarantees, in a form approved by the city attorney, that the common open space will be permanently preserved and maintained as open area. All land conveyed to a nonprofit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
3. Engineering data. All public utilities or improvements required by the City in the development of a planned unit development shall be constructed only after the approval of the final plan. Supporting data to be submitted with the final plans shall include final engineering drawings (construction plans), as required by the appropriate authority.
4. Guarantee deposit. Prior to the acceptance by the appropriate authority of public utilities and improvements, the contractor(s) for the owner of the land shall furnish to the City a good and sufficient bond with surety to secure to the City the actual construction and installation of such public utilities or improvements according to the City specifications within two (2) years from the date of approval by the appropriate authority of the final plan or a petition to the appropriate authority to provide the required public facilities or improvements and to assess the cost thereof against the subdivided property in accordance with the local requirements regarding special assessments; provided, however, that the subdivider or property owners shall be responsible for any differences between the cost of the public utilities or improvements and the amount that can be legally assessed by the City against the subdivided property, and shall furnish the necessary waivers to permit the assessment of the entire costs of the public utilities or improvements. A maintenance bond shall be provided for the repairs necessitated by defects in material or workmanship not to exceed four (4) years from the date of completion as certified by the appropriate authority.

5. Certificates, seals, and signatures required for the dedication of lands and recording document, as set forth in the subdivision regulations.
6. Covenants. Final agreements, provisions, or covenants which will provide for the use, maintenance, and continued protection of the planned unit development, if applicable.

32.4 Standards. The planned unit development must meet the following standards:

- A. Comprehensive plan. A planned unit development must conform with the intent and spirit of the comprehensive plan.
- B. Size. The site of the total planned unit development must be under single ownership and/or unified control and be not less than sixty thousand (60,000) square feet in area.
- C. Compatibility. The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
- D. Space. Space between buildings shall be subject to approval during the review process.
- E. Open Space Land Use and Design.
 1. Permitted open space uses. The following uses are permitted in open space land areas:
 - a. Conservation of open land in its natural state (for example, woodland fallow field, or managed meadow).
 - b. Agricultural and horticultural uses, including raising crops or livestock, wholesale nurseries, and associated buildings, including residences that are specifically needed to support an active, viable agricultural or horticultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, and other animals likely to produce highly offensive odors.
 - c. Pastureland for horses used solely for recreational purposes. Equestrian facilities shall be permitted but may not consume more than 65% of the minimum required open space land.
 - d. Silviculture, in keeping with established standards for selective harvesting and sustained-yield forestry.
 - e. Neighborhood open space uses such as village greens, commons, picnic areas community gardens, trails, and similar low-impact passive recreational uses. Motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact are specifically excluded.
 - f. Active non-commercial recreation areas, such as ball fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required open space land or five acres, whichever is less. Ball fields, playgrounds, and courts shall not be located within 100 feet of abutting properties and shall not be illuminated for activity after dark. Parking facilities for the same shall also be permitted and shall generally be gravel-surfaced, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces.
 - g. Golf courses may comprise up to 75 percent of the minimum required open space land, but shall not include commercial driving ranges or miniature golf. Not more than 10% of the remaining open space land may be wetland, submerged, or used for stormwater management. Golf course parking areas and any associated structures shall not be included within the minimum open space requirement. Parking and access ways may be

paved and lighted. Golf courses included as part of the open space shall be designed to maximize the extent of fairways that front along adjacent public roads. Naturalistic plantings comprises of indigenous species shall be established in the buffer areas between the fairways and the adjacent roadways.

- h. Stormwater drainage and detention areas designed, landscaped, and available for use as an integral part of the open space.
 - i. Easements for drainage, access, sewer or water lines, bike paths, or other public purposes.
 - j. Underground utility rights-of-way. Utility and street rights-of way may traverse conservation areas. Street rights-of way shall not count toward the minimum required open space land, but underground utility rights-of way shall.
2. Open space design standards. The following standards shall be adhered to in the design of the open space and greenway areas:
- a. Open space shall be laid out in general accordance with the open space and greenway networks.
 - b. Long, narrow strips of open space are discouraged, except where designed to protect linear resources such as streets or trails or to provide connections between larger open space areas.
 - c. Fragmentation of open space into isolated unlinked pieces is discouraged, except to provide neighborhood parks and common areas.
 - d. Dedicated open space land shall generally remain undivided and may be owned and maintained by a homeowners' association, land trust, another conservation organization recognized by the municipality, or by a private individual (typically as part of "non-common" conservation land used for rural resource activities, such as equestrian facilities, tree nurseries, etc.). However, in no case shall less than 25 percent of the property be available for the common use and passive enjoyment of the subdivision residents. These ownership options may be combined so that different parts of the open space land may be owned by different entities.
 - e. The open space shall include land dedicated for public recreational use as outlined in the City subdivision regulations.
 - f. Where the proposed development adjoins public parkland, a natural open space buffer at least 50 feet deep shall be provided within the development along its common boundary with the parkland, within which no new structures shall be constructed, nor shall any clearing of trees or understory growth be permitted (except as may be necessary for street or trail construction). Where this buffer is unwooded, the City may require vegetative screening to be planted, or that it be managed to encourage natural forest succession through "no-mow" policies and the periodic removal of invasive alien plant and tree species.
3. Other requirements.
- a. No portion of any building lot may be used for meeting the minimum open space required. However, active agricultural land with farm buildings, excluding areas used for residences, may be used to meet the minimum required open space land.
 - b. Pedestrian and maintenance access, excluding those lands used for agricultural or horticultural purposes in accordance with the permitted open space uses specified herein, shall be provided to open space land in accordance with the following requirements:

- Each neighborhood shall be provided with one centrally located access point to the open space per 25 lots, a minimum of 30 feet in width.
 - Access to open space land used for agriculture may be appropriately restricted for public safety and to prevent interference with agricultural operations.
- c. All open space land areas that are not wooded or farmed shall be landscaped, re-vegetated, or managed to encourage natural succession to meadow or woodland.

F. Yards.

1. The required yards along the periphery of the project should be at least equal in width or depth to that of the adjacent zoning district.
2. All other yards shall be subject to approval during the review process.

G. Parking requirements. Adequate, adjacent parking shall be provided based on design and use.

H. Traffic. That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The appropriate authority or council may require a professional traffic engineer to investigate and submit a traffic study.

I. Low Density Conservation Standard. Open space shall comprise a minimum of 50 percent of the development site. In no case shall the gross density of the development exceed 1.4 development units per acre. A development unit is defined as the entire impervious developed area of the unit including the building footprint and surfaced parking, driveways, sidewalks, etc. No more than 20% of the minimum open space land may be wetland, submerged or used as a stormwater retention facility. The open space requirement shall include land dedicated for public recreational use in accordance with the subdivision regulations of this City.

J. Medium Density Conservation Standard. Open space shall comprise a minimum of 30 percent of the development site. In no case shall the gross density of the development exceed 2.0 development units per acre. A development unit is defined as the entire impervious developed area of the unit including the building footprint and surfaced parking, driveways, sidewalks, etc. No more than 20% of the minimum open space land may be wetland, submerged or used as a stormwater retention facility. The open space requirement shall include land dedicated for public recreational use in accordance with the subdivision regulations of this City.

K. Other Standards. The planned unit development may depart from strict conformance with the required density, dimension, area, height, bulk, use, and other regulations for the standard zoning districts and other provisions of this ordinance to the extent specified in the preliminary land use and zoning plan and documents authorizing the planned unit development so long as the planned unit development project will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. All new construction shall conform to City specifications and regulations.

32.5 Conditions and Guarantees. Prior to the granting of any planned unit development, the appropriate authority may stipulate such conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of planned unit development as deemed necessary for the protection of the public interest, improvement of the development, protection of the adjacent area and to secure compliance with the standards specified in Section 32.4. In all cases in which planned unit developments are granted, the appropriate authority shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

ARTICLE XXXIII - "RCO" RIVERFRONT CORRIDOR OVERLAY DISTRICT



FAREWAY STORES, INC.

ROCK ISLAND, ILLINOIS



17th Ave

26th St

3.09 acres

Alley

18th Ave



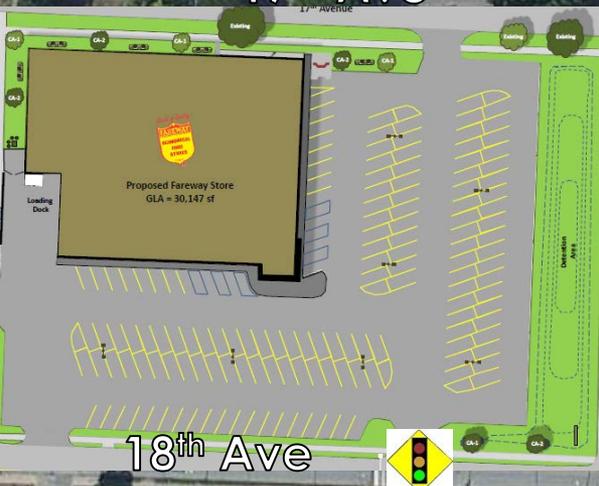


17th Ave

26th St

Alley

18th Ave





Landscape

CA-1 – Prairie Fire



CA-2 – Snow Crab



Gold Mound Spirea



Burning Bush



Light Standards



Fareway Stores, Inc.
Rock Island, IL



Landscape

CA-1 – Prairie Fire



CA-2 – Snow Crab



Gold Mound Spirea



Burning Bush



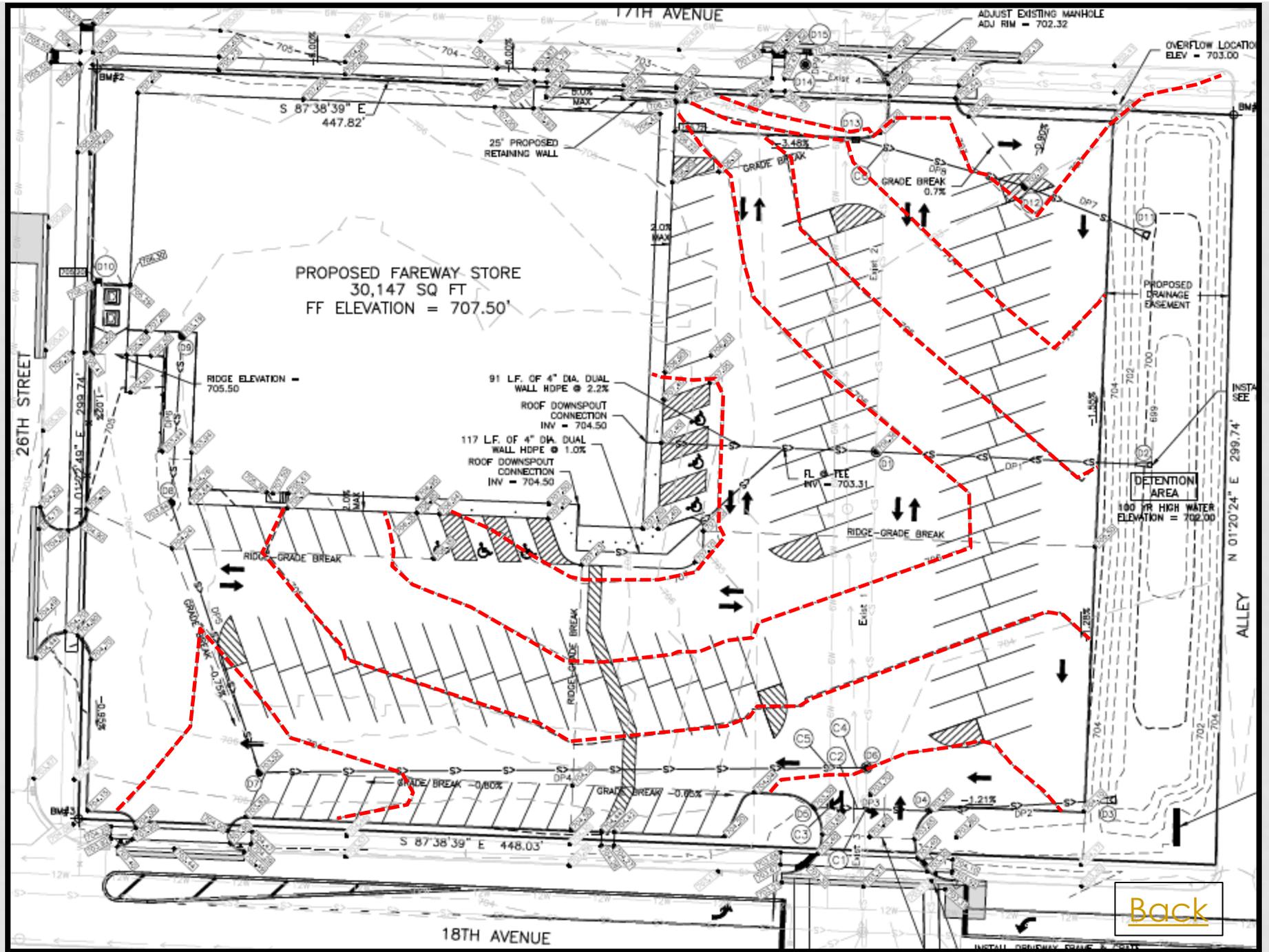
Light Standards



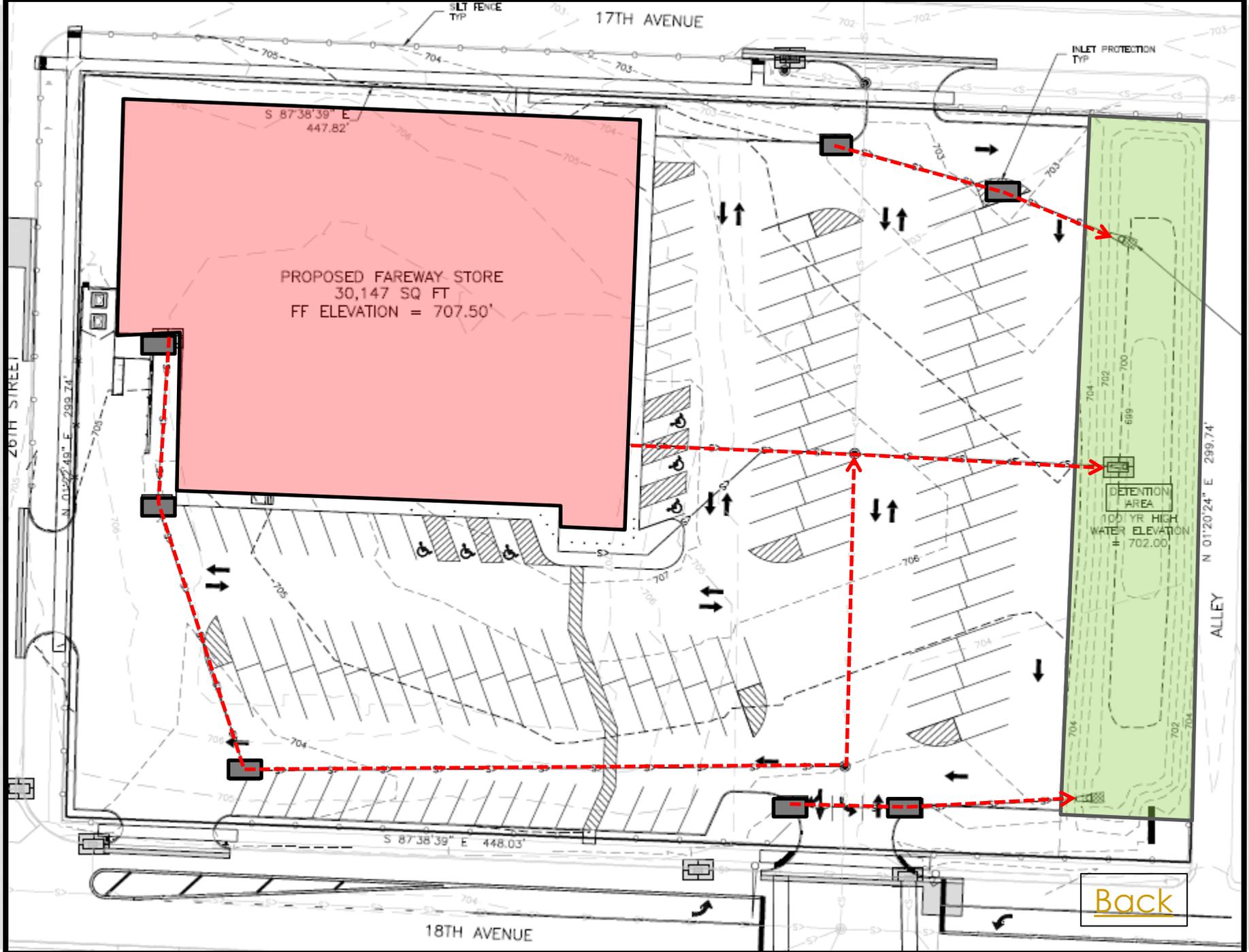
Fareway Stores, Inc.
Rock Island, IL



[Back](#)



[Back](#)



[Back](#)



Back





Back



[Back](#)

Reducing Crime by Shaping The Built Environment with Zoning: An Empirical Study of Los Angeles.

New & Noteworthy: Zoning and Crime Reduction: Testing The Concept of "Eyes on the Street"

PUBLISHED ON MAR 4, 2013

In *The Death and Life of Great American Cities*, published in 1951 Jane Jacobs introduced a number of concepts that have been influential for urban planning. Among them is the idea of "eyes on the street"—the thinking that, if well-designed spaces offered a mix of uses, they would encourage pedestrian circulation and ensure a type of natural surveillance wherein pedestrians and people in buildings keep tabs on street activity, thereby reducing crime. A recent article in the *University of Pennsylvania Law Review*, titled "Reducing Crime by Shaping the Built Environment with Zoning: An Empirical Study of Los Angeles," challenges this bit of received wisdom. Researchers from RAND, the University of Pennsylvania, and the University of Southern California looked at the relation between zoning and crime in eight different Los Angeles neighborhoods. They found that, while areas zoned for mixed-use development had lower crime rates than purely commercially-zoned areas, residential-only zones had lower crime rates than either of these. This was true of residential-only blocks even in neighborhoods with relatively high crime. The researchers also found that zoning changes—primarily those that introduced residential housing into exclusively commercial zones—were associated with a reduction in crimes. They thus refute Jacobs' assertion that commercial uses encourage a lively pedestrian circulation, which cuts down on crime thanks to "eyes on the street." They claim that the converse is true—that it is residential parcels that reduce crime in commercial areas, and not vice versa. All told, the researchers conclude, land use law could be a productive means to reduce crime, but more research is needed. Indeed, as Matt Bevilacqua at Next City points out, the study city of Los Angeles and the specific neighborhoods chosen are somewhat of an outlier when it comes to other urban cities and neighborhoods across the US. Nevertheless, these findings do point to the importance of the built environment and physical design for shaping urbanites' behavior.

Study on east coast in older cities is also being conducted.

Full article: Reducing Crime by Shaping the Built Environment with Zoning: An Empirical Study of Los Angeles [University of Pennsylvania Law Review]

*used data through 2010 - 58 page study

Behavior/Social Scientist
James M. Anderson, John M. MacDonald, Professor/director
Criminology
Rick y Blumenthal & J. Scott Ashwood U of Penn
Prof. of Medicine Research
in Preventive Programmer
Medicine. at RAND

[JOBS](#) [CARS](#) [HOMES](#) [APARTMENTS](#) [CLASSIFIEDS](#) [SHOPPING](#)

[LOG IN](#) [SUBSCRIBE](#) [ACTIVATE](#) [NEWSPAPER](#) [HELP](#)

[News](#)

[Sports](#)

[Business](#)

[Life](#)

[Things to Do](#)

[Opinion](#)

[Obituaries](#)

[FEATURED:](#) [Retiree's](#) [Staff Blogs](#) [Falcon Cams](#) [Our Children](#) [Our City](#) [Top Workplaces](#)

Find what you are looking for ...

SEARCH

ADVERTISEMENT

More details released in Fareway robbery

Des Moines

1:29 AM Oct 4, 2012 | 0 Comments

Recommend Be the first of your friends to recommend this.

Recommend 0

AA

FILED UNDER

Indianapolis News
Nation/World

Two grocery store employees were robbed at gunpoint Tuesday afternoon as they were leaving the store to make a money drop, police said.

One of the employees reportedly walked out of Fareway, 100 E. Euclid Ave., around 5:40 p.m. while the other pulled up to the store in his car.

The unknown assailant came up to one of the victims, pushed him against the vehicle, pointed a gun at him and demanded money, authorities said.

The man took the bag and ran toward another vehicle waiting nearby, a witness told police. The car had another driver in it and the two drove away. The victim who was in the car told police the gun appeared larger than a "regular semi-automatic handgun."

Police did not release how much cash was stolen and no arrests have been reported.

Police: Robbery Suspect Threatens to Cut Iowa Fareway Manager with a Knife

Iowa City police have made an arrest in a nearly two-year old case. Police have filed charges against they say stole a liquor gift pack from Fareway grocery store and then threatened a store manager with a knife when confronted.

Posted by B.A. Morelli (Editor), September 24, 2012 at 09:21 pm

3 Comment Recommend

Like 0 Tweet 0



A Fairfax man is facing a felony robbery charge after police say he stole a liquor gift pack from Fareway in Iowa City and threatened a store manager with a knife in 2010.

Jacob Devon Young, 24, of Fairfax, was at the Fareway grocery store at 2765 Community Drive with an associate at about 3:15 p.m. on Dec. 10, 2010, and had stolen a liquor gift pack, according to a police criminal complaint.

Employees chased Young around the outside of the store, according to the police report. Young eventually pulled a knife on the store manager and threatened to cut him, according to police. Young escaped and got into a car waiting for him on Highway 6, according to police. Young got away and was never identified.

However, the driver of the getaway vehicle was arrested later on a robbery charge, and the investigation police learned the person was making a purchase at the register at the time, according to police.

That person, who was not named by police, identified Young as the person who pulled the knife, according to police. Her description matched the description of other witnesses, including the clothing and physical description provided by store employees, according to police.

Young has been charged with first-degree robbery, a Class B felony.

News	Sports	Business	Entertainment	Life	Communities	Opinion	Obituaries
------	--------	----------	---------------	------	-------------	---------	------------

FEATURED: Politics Metromix Juice Photos Video Blogs Newsletter sign-up DealChicken

Find what you are looking for ...

SEARCH

Des Moines grocery store robbery investigated by police

6:50 AM, Jul 12, 2012 | by Regina Zilbermintz | Comments

Categories: Crime & Courts

Recommend 0

Tweet 0

0

AA

A Fareway employee was reportedly robbed as he left the store to make a bank deposit Wednesday night.

The victim told police he left the Fareway, 100 E. Euclid Ave., around 11:20 p.m. and was walking toward his car in the parking lot carrying to deposit bags when someone ran at him and tried to tackle him.

The two wrestled on the ground and the victim had the suspect in a headlock until the suspect bit the victim, authorities said.

The suspect reportedly took both money bags, ran toward a vehicle and drove away.

The victim said employees normally take deposits in pairs but he was alone that night, police said.

Authorities didn't disclose how much money the suspect stole but said it was the store's cash earnings for seven hours.

Medics checked the victim at the scene and released him.

No arrests have been reported.

Regina Zilbermintz



Regina Zilbermintz covers public safety for the Des Moines Register. Regina can be reached at rzilbermin@dmreg.com or on Twitter via @RZilbermintz.

ADVERTISEMENT

Subscribe to the crime & courts blog

Enter your email address:

Subscribe

Delivered by FeedBurner

Subscribe to the crime and courts blog via RSS

Crime & courts links

Des Moines mug shots

Iowa Courts online

YOU MIGHT BE INTERESTED IN

- Officials not releasing details surrounding Klunder's death (Des Moines Register)
- Cyclones among national elite despite shoestring budget (Des Moines Register)
- Hampton doctor faces felony sex charges (Des Moines Register)
- Cedar Rapids child found in creek dies at hospital early Saturday (Des Moines Register)
- Woman reports assault at Des Moines motel (Des Moines Register)
- Principal Charity Classic: Updates on the final round (Des Moines Register)

OPEN

SPONSORED LINKS

- How to Turn Old Bottles into Picture Frames (DIY Network)
- How to Recognize that Someone is a Sociopath (eHow)
- BlackBerry: BB10 is stealing customers away from rivals (CNET)
- Pro Golfers in the SI Swimsuit Issue (Sports Illustrated)
- Teen Sentenced to Prison for Texting-While-Driving Death (Web2Carz)
- 13 Things Your Pizza Guy Won't Tell You (Reader's Digest)



The neighborhoods we live in shape our behaviors and influence our health in other important ways as well.

Where We Live Matters for Our Health: Neighborhoods and Health

1. Introduction

Just as conditions within our homes have important implications for our health, conditions in the neighborhoods surrounding our homes also can have major health effects. Social and economic features of neighborhoods have been linked with mortality, general health status, disability, birth outcomes, chronic conditions, health behaviors and other risk factors for chronic disease, as well as with mental health, injuries, violence and other important health indicators.^{1, 2-4}

Physical and social environments in neighborhoods can be overtly hazardous—for example, polluted or crime-infested. They also can severely limit the choices and resources available to individuals. For example, an individual's ability—and motivation—to exercise and avoid smoking and excessive drinking can be constrained by living in a neighborhood that lacks safe areas for exercise, where intensive tobacco and alcohol advertising targets poorer and minority youth and liquor stores are plentiful, and where healthy role models are scarce. For example, studies have shown that a neighborhood's socioeconomic conditions can affect whether its residents smoke,^{3,5} have healthy diets,^{6,7} and practice safe reproductive behaviors.⁸ By the same token, aspects of neighborhood environments—such as the presence of sidewalks and playgrounds, after-school physical activity programs for children and youth, and availability of affordable nutritious food—can promote health by encouraging healthy behaviors and making it easier to adopt and maintain them. Similarly, people are more likely to receive recommended medical care when facilities are accessible from where they live, either because they are located nearby or because safe, convenient transportation is available.



Don't trade this...



For this...



Reasonably Expected Impacts
Proposed Fareway Rezone

Planning Commission Meeting

June 4, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Bettendorf Fareway - Trash

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Davenport Fareway - Unsanitary Conditions,
Vermin/Pest attractions

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts Proposed Fareway Rezone



Bettendorf Fareway - Dead
Landscaping

Photo taken: Thursday, May
30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Bettendorf Fareway – Required Landscape Removal-
Discarded Concrete and Unsafe Electrical Conditions

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone

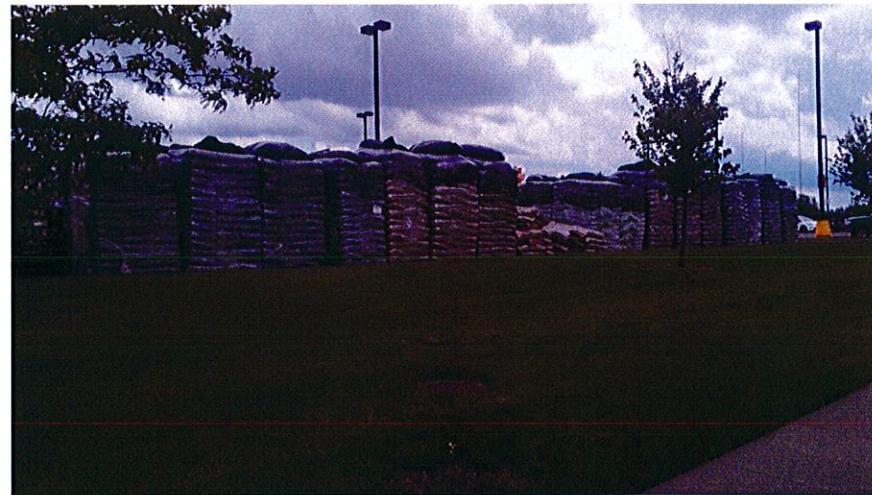
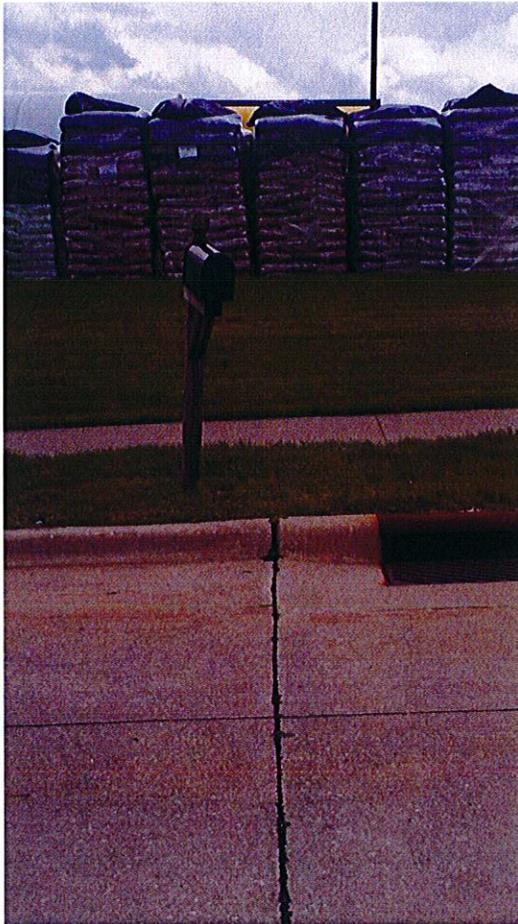


Bettendorf Fareway - Pirated parking for Retail Use

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Bettendorf Fareway – Parking Lot or
Unpermitted Warehouse?

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone

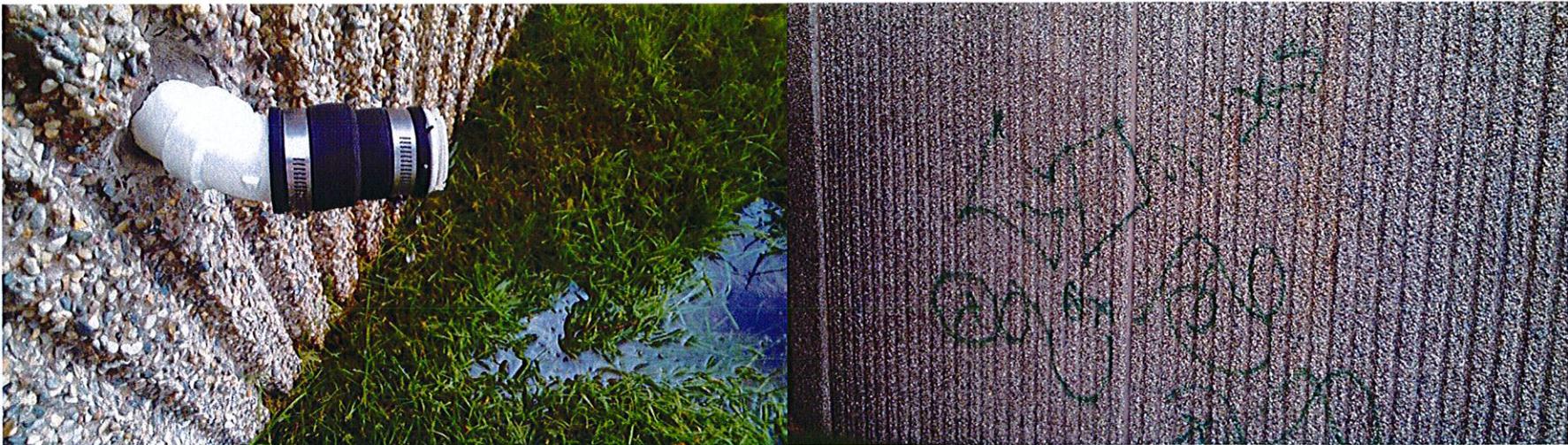


Davenport Fareway - Blocked Access and Lack of Maintenance

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Davenport Fareway - Graffiti and Unauthorized Water Discharge

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

Proposed Fareway Rezone



Davenport Fareway - Maintenance &
Required Landscape Removal

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts

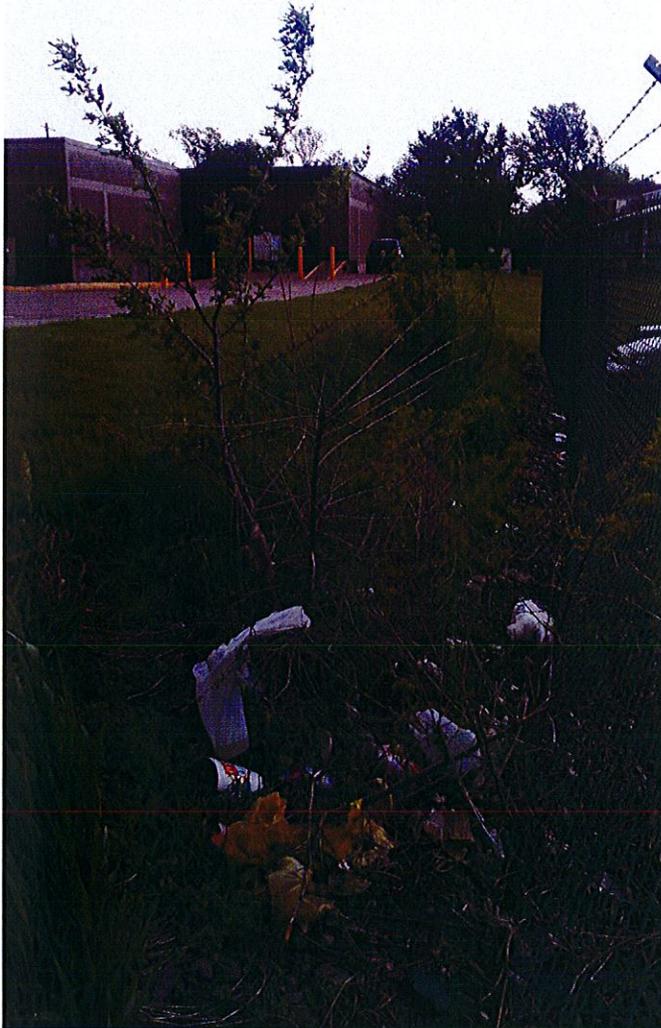
Proposed Fareway Rezone



Moline Fareway - Pirated parking for Retail Use

Photo taken: Thursday, May 30, 2013

Reasonably Expected Impacts Proposed Fareway Rezone



Moline Fareway – Weeds, Trash and
Standing Water near Dumpster

Photo taken: Thursday, May 30, 2013

Don't trade this...



For this...





About Fareway

- Values
- History
- Shield of Honor
- Real Estate
- Employee Center
- Join Our Team
- Community
- Green Initiatives
- Business Partners
- Corporate Offices

Real estate

The following information is needed before a site will be considered by Fareway:

- Location (quadrant, intersection, city, county, state)
- Proof of Control
- Zoning
- Trade area map showing site, competition, existing Fareway stores and distance from site to other stores
- Demographics - 1, 3, and 5 mile radius

The following is appropriate minimum acreage for the following prototypes:

- 28m (30,000 sq. ft.) = 3.5 acres
- 39m (35,000 sq. ft.) - 4 acres
- Population minimum = 5,000

Submit the information listed above by mail to the following address:

Fareway Stores, Inc.
 PO Box 70
 2300 East 8th Street
 Boone, IA 50036

realestate@farewaystores.com

Opportunities to buy real estate next to Fareway exist in the following communities:

- [Algona, IA \(515 KB\)](#)
- [Boone, IA \(386 KB\)](#)
- [Norwalk, IA \(294 KB\)](#)
- [Independence, IA \(205 KB\)](#)
- Indianola, IA
- [Ottumwa, IA \(316 KB\)](#)



Providing fresh, high quality meat and produce.

From our legendary meats to our farm-fresh produce and dairy, Fareway is dedicated to providing you and your family with fresh items.





To: Mr. Fries, Mr. Griffiths and Members of the Planning Commission
cc: Fareway Food Stores

My Husband and I vigorously object to Fareway's request to rezone the historical and residentially zoned Audubon Property to a PUD. Furthermore we object to each and every variance request.

We can't always pick our neighbors but we should be able to expect that the neighbors follow the same zoning laws we do.

We believe our zoning laws are meant to protect the property-owners and families of our community - not to be bent for the benefit of an out of state corporation against the interests of adjacent property owners.

Fareway's proposal does not meet our zoning requirements for a PUD and should be rejected merely by that standard.

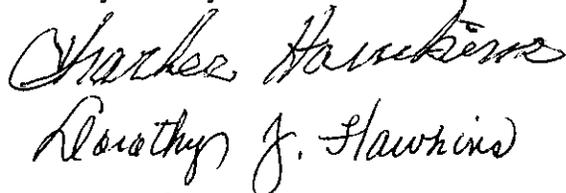
This even a B-3 designation is misuse of this historic land that has anchored our neighborhood for almost 100 years especially when alternative plans and investor have stepped forward.

The staff report is inaccurate.

We were unable to submit certified letters because of the inadequate notice give. We did not receive any information on the application or variances requested. My husband has Lung cancer and we have been focused on his care. We were also with family over the holiday.

My husband and I have lived in our home for 50 years. If the Fareway project is approved as proposed we will have difficulty selling the home will likely be forced to rent it. Approval of this plan will start a cycle of neighborhood decay.

Thank you for your time and consideration,

The image shows two handwritten signatures in black ink. The first signature is 'Charles Hawkins' and the second is 'Dorothy J. Hawkins'. Both are written in a cursive, flowing style.

Mr. & Mrs. Charles Hawkins
1622 28th Street
Rock Island, IL 61201

RULES AND BY-LAWS OF
THE CHAMPAIGN PLAN COMMISSION
CHAMPAIGN, ILLINOIS
(Revised September 2010)

A. Meetings

1. Regular meetings of the Commission shall be held on the first and third Wednesdays of each month at 4:00 p.m. at the City Council Chambers in the City Building, 102 North Neil Street or such place designated by the Commission. Notice of all regular and special meetings of the Commission shall be given in accordance with the Open Meetings Act (5 ILCS 120/1 *et. seq.*).
2. An annual meeting shall be held during the month of September at a date and time selected by the Chair, with not less than seven (7) days written notice. The purpose of the Annual meeting shall be to elect officers of the Plan Commission, and conduct any other administrative business matters as may be required.
3. Adjourned meetings shall be held at the time and place fixed in the motion of the adjournment should the business of the Commission not be completed.
4. Special meetings may be called by the Chair or by four (4) regular members. Such special meetings shall be called in accordance with notification procedures outlined in Section 1.E. herein and the Open Meetings Act (5 ILCS 120/1 *et. seq.*).
5. The Secretary shall give at least forty-eight (48) hours notice of all meetings to all members and such media as required by law.

B. Attendance

When a member of the Plan Commission has been absent for three (3) or more consecutive meetings, such absences and the reasons therefore, if known, shall be reported to the Mayor by the Chair. The Mayor may elect to treat such absences as the members' resignation.

C. Quorum

1. At least four (4) members of the Commission shall be necessary to constitute a quorum for the transaction of any business.
2. All substantive action by the Commission shall be in accordance with Section 2-392 of the Municipal Code as amended, attached herein as Exhibit "A".
3. The Chair shall vote on all matters before the Commission.

4. Voting on prior minutes, motions to close public hearings, and similar technical motions shall be by voice vote. All other voting shall be by roll call. A record of the vote shall be kept as part of the minutes.

D. Officers

1. The Chair, Vice Chair, and such other officers as the Plan Commission shall deem necessary, shall be elected by the members of the Commission at the Annual meeting as prescribed in Section 1.B. herein. The office of Chair shall be limited to one (1) year and no Chair shall serve more than two (2) full consecutive terms. Should a vacancy in office occur, that vacancy shall be filled at the next regular meeting by regular election procedures. The completion of that term shall not constitute a full term for the purpose of measuring consecutive terms.
2. The Chair shall preside at all meetings and have general charge of Commission business and generally perform such other duties normally conferred by parliamentary usage of such officers.
3. The Vice Chair shall perform the duties of Chair during the absence or disability of the Chair.
4. The Planning Director or the Planning Director's designee, shall serve as Secretary to the Plan Commission. The Secretary shall keep minutes and records of the Commission meetings, have charge of all books, papers, and records of the Commission, arrange for the publication of property and legal notice of public hearings, attend to correspondence and such other duties as are formally carried out by the Secretary.

E. Annual review of Comprehensive Plan.

At each annual meeting, the Chairman of the Plan Commission shall appoint three Plan Commission members to arrange, in coordination with the Planning Department, the annual review of the Comprehensive Plan. At each annual meeting, the Plan Commission shall hear a report from the Planning Department on the status of the Comprehensive Plan, including evaluation of sections that are in need of revision, and proposed action. At the conclusion of its deliberations, the Plan Commission shall either adopt a Resolution of agreement with the Planning Department's assessment of the Comprehensive Plan, or a Resolution outlining deficiencies in the Staff's report. This Resolution, and a copy of the Staff's report, shall be forwarded to the City Council.

F. Subcommittees.

As necessary, the Chair may appoint subcommittees with specifically assigned duties and terms. Such appointments shall be approved by a majority of the Commissioners present at the meeting.

each shall have five (5) minutes in which to present their case. The normal order of presentation shall be Staff, Petitioners, non-petitioning owners, then members of the public (whether proponent or opponent). The time limit includes presentations by experts and attorneys. In appropriate circumstances, these limitations may be modified by the Chair. These modifications may be, but are not limited to the following:

- a. requiring groups to select a spokesperson or spokespersons,
- b. limiting repeat testimony,
- c. requesting written submissions or limitations otherwise stated by the Chair.

Limitations shall be designed to recognize that receiving public participation is a primary function of the Plan Commission.

3. Discussion restricted to subjects on agenda. Discussion of subjects other than that set by the agenda shall not be permitted.
4. Hearing conducted according to parliamentary procedure. Members of the Commission may question either the petitioner, proponents or opponents; however, the hearing shall be conducted according to parliamentary procedure and there shall be no cross-examination by members of or representatives of the petitioner, proponents or opponents.

J. Public Participation

All meetings the Commission shall include an opportunity for public participation. It shall be the policy of the Commission to permit comments by members of the public in accordance with the following procedures:

- (a) The Chair shall identify an appropriate time on the agenda for public participation. For special meetings that do not adhere to the agenda format as listed in H(1) above, the Chair shall indicate at the start of the meeting the appropriate time for Public Participation.
- (b) When the Chair calls for Public Participation, members of the public wishing to provide comment shall first be recognized by the Chair.
- (c) Each person desiring to address the Commission shall state his or her name and address for the record, state the subject and shall limit his or her remarks to five (5) minutes. Further time may be allowed with permission of the Chair. All remarks shall be addressed to the Commission as a whole and not to any member thereof. No questions shall be asked of a Commission Member or a member of the City staff without obtaining permission of the Chair. The Chair may further limit any communication, oral or written, where it is not relevant to an agenda item then under discussion.

- a. requiring groups who are associated with the same affected property or organization to select one representative who alone shall be entitled to cross-examine adverse witnesses.
 - b. allowing only licensed attorneys to act as agents of an interested party in the exercise the right of cross examination
 - c. restricting the class of those who may be cross-examined to witnesses who have offered testimony that includes factual allegations that are relevant and material to deciding the issues before the commission.
7. Interested party defined. **An *interested party*** shall mean and include the following:
 - i. the petitioner(s) seeking the relief that is the subject of the public hearing;
 - ii. any individual with an ownership interest in the property that is the subject of the public hearing.
 - iii. any individual or entity with an ownership interest in real property, any part of which is located within the area defined by a line extended two hundred fifty (250) feet outward in all directions from the perimeter of the property that is the subject of the public hearing, excluding any distance across any public right-of-way.
8. Registration of interested parties. Any interested party who wishes to be afforded the right to cross examine witnesses whose interests are adverse to that party's interests is required to submit a completed interested party registration form. The form may be submitted at the office of the Director of the Planning Department at least 24 hours, excluding weekends and City holidays, prior to the public hearing in question, or in the City Council Chambers just prior to commencement of or during said public hearing. Said forms shall be mailed as provided in the following paragraph and shall be available at the office of the Director and on the City of Champaign's Web-site.
9. Notice of rules of procedure. Notice of the rules of procedure for the public hearing, including the requirement to register for cross-examination purposes and the registration form, shall be mailed by first class mail by the Secretary or Secretary's designee at least ten days prior to the hearing date to all interested parties as defined herein, provided that in the event that there is more than one individual or entity joining in the petition for relief, or more than one individual or entity with an ownership interest in an affected property, notice to any one of the multiple petitioners or owners of a single property shall be deemed notice to all other petitioners or owners of that property.
10. Discovery. No right of formal discovery of documents, testimony or other matters shall be provided.

L. Public Hearing Record

1. The record of a public hearing shall include and consist of all staff reports prepared for the case and all other reports or other documents, photographs and other exhibits presented to the Commission for their consideration, minutes prepared by the Secretary, and, for any quasi-judicial hearing, an audio-video recording of the hearing prepared by the secretary or secretary's designee.
2. In lieu of or in addition to said audio-video recording of the hearing, the Secretary may arrange for the presence of a licensed court reporter to transcribe the hearing at the expense of the City. In addition, any applicant or interested party may, at his or her own expense, arrange for the presence of a licensed court reporter to prepare a transcript of the proceedings.
3. Copies of any audio-video recording of the hearing or transcript of the proceedings prepared by a licensed court reporter shall be made available to any party requesting the same upon payment of any costs associated with preparing such a copy.

M. Public Hearing Notice

Notice of any public hearing shall be provided in accordance with all applicable provisions of the Champaign Municipal Code.

N. Parliamentary Procedure

Parliamentary procedure in Commission meetings shall be governed by the Plan Commission Rules and Section 2-51 through 2-81 of the Champaign Municipal Code and the term "Council" as used in those sections shall be deemed to mean Plan Commission for this purpose and these Rules shall govern in case of conflict.

O. Amendments

These rules and by-laws may be amended by resolution passed not less than five (5) members of the Commission. Any such amendment becomes effective at the next regular meeting.

SCRIPT FOR PUBLIC HEARING
Short Form

Introductory statement

Ladies and Gentlemen, this is a public hearing to consider the application of _____ for (a special use permit) (a Planned Development) to allow the applicant to _____. At the conclusion of this hearing, the Plan Commission will decide whether to recommend that the application be approved, approved with additional conditions or be denied. Then the matter will be scheduled for a meeting before the City Council, at which time the Council will determine whether or not to grant the requests made by the applicant.

Because this is a quasi-judicial public hearing, in addition to the rules that normally apply to a public hearing before this Commission, certain individuals have the right to cross examine persons who offer testimony or evidence in favor of or in opposition to the application. The persons who may cross examine those offering testimony or evidence include City of Champaign staff members, the applicant or a representative of the applicant and any person who owns property that is located within 250 feet of the property that is the subject of the application or any attorney representing such a person. If you are one of those persons, other than a City of Champaign staff member who is eligible to cross examine witnesses, and you believe you may want to exercise that right, you need to sign in on the form provided on the table at the back of the room if you have not done so already. Anyone who is eligible to cross examine witnesses should come to this seat at this microphone to do so.

Any members of the public who are not eligible to cross examine witnesses may still offer evidence or comments in favor of or in opposition to the application. In addition, if you have any questions you have about the application or other evidence that has been presented, you may direct those questions to me, the Chair of the Plan Commission.

(Prompts for sequence of presentations – questioning)

We will first hear a presentation by City Staff regarding the application.

.....

Questions by the Plan Commissioners of staff?

.....

Questions from those eligible to cross examine witnesses? Please state your name and address and how you qualify to cross examine in this case.

The applicant may now present evidence regarding its application.

Questions by the Plan Commissioners of the applicant?

Questions from those eligible to cross examine witnesses?

Evidence or comments from those in favor of the application?

Questions by the Plan Commissioners?

Questions from those eligible to cross examine? by cross examiners?

Evidence or comments from those opposed?

Questions by the Plan Commissioners?

Questions from those eligible to cross examine?

Further evidence from the applicant in response to other testimony or questions?

Questions from Plan Commissioners?

Questions from cross examiners?

Further evidence from proponents in response to evidence that has been presented?

Questions from Plan Commissioners?

Questions from cross examiners?

Further evidence from opponents in response to additional evidence presented by proponents?

Questions from Plan Commissioners?

Questions from cross examiners?

J:\Leg\WORD\Zoning\Klaeren v. Village of Lisle- response\Shortened script for quasi-judicial hearing.doc



Planning Department ♦ 102 N. Neil Street ♦ Champaign, IL 61820 ♦ J 217-403-8800 ♦ www.ci.champaign.il.us

June 4, 2013

NOTICE OF PUBLIC HEARING FOR 308-312 E. GREEN STREET (NORTHWEST CORNER OF GREEN STREET AND FOURTH STREET), CHAMPAIGN

Dear Property Owner:

The City of Champaign Plan Commission has received an application for a Preliminary/Final Planned Development for 308-312 E. Green Street. A Planned Development is a site plan for a proposed development which requires approval from the City Council. The proposal is for a 27-story building with residential units above a parking garage and ground-floor retail on parcels zoned Central Business, CB, and within the Campus Commercial Overlay District. Waivers from the requirements of the Zoning Ordinance are requested and address floor area ratio, parking space and garage design, and details of the Campus Commercial Overlay District. The application materials can be viewed at ci.champaign.il.us/308Green.

A public hearing to consider the development proposal will take place on **Wednesday, May 1, 2013, at 4:00 p.m.** in the Council Chambers of the City Building, 102 North Neil Street, Champaign. At that time and place, the Plan Commission will hear any comments for or against approving the Major Amendment to the Planned Development. As a courtesy, the Planning Department attempts to personally notify the owners of properties located within 250 feet of the subject property. The Plan Commission welcomes you, other neighbors, and the general public to attend the public hearing and to comment on this request. In addition, if you own property within 250 feet of the subject property, you are entitled to ask questions directly of any staff members, the applicant, or any individuals who offer evidence regarding the application. If you wish to exercise the right to question said individuals, you will need to fill out the attached form and submit it to the Planning Department during business hours prior to the hearing date. If that is not possible, please bring the completed request form with you to the hearing and turn it in just prior to the commencement of the hearing in the City Council Chambers. If you prefer, you may submit written comments to the Planning Department in advance of the public hearing. If you have any general questions regarding the case you may contact me at 403-8800 or lorrie.pearson@ci.champaign.il.us.

Sincerely,

Lorrie Pearson, AICP
Land Development Manager

- Attachments: 1) Location Map
2) Proposed Site Plan
3) Proposed View from Green St. and Fourth St.
4) Request to Cross Examine

The City of Champaign is subject to the requirements of the Americans with Disabilities Act (ADA) of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact the Champaign Planning Department at 217/403-8800 promptly to allow the City of Champaign to make reasonable accommodations for those persons.

Attachment 1: Location Map



**PL12-0035 Preliminary/Final Planned Development
HERE @ University of Illinois (308-312 E. Green St.)**



Attachment 3: Proposed View from Green St. and Fourth St.





PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Champaign Municipal Code Section 37-301.

Sec. 37-301. Purpose.

The regulations for Planned Developments offer an alternative method for developing land. This alternative allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, Planned Developments are required to provide amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions such as increased densities, mixed land uses and reduced setbacks. The Planned Development designation acts as an overlay zone. With this approach, the overall intensity of a development is consistent with the underlying zoning district and Comprehensive Plan.

Notice To Applicants

- ◆ Before an application is accepted, a conference with Current Planning staff is required.
- ◆ There will be no refund of any application fee for approvals not granted or withdrawn.
- ◆ No incomplete applications will be acted upon.
- ◆ Complete applications must be received not less than 30 days prior to the next regular meeting of the Plan Commission in order to be placed on the agenda for the meeting. Late submittals will not be acted upon without prior approval by the Planning Director.
- ◆ The applicant is advised to include all attachments required as a part of the application.
- ◆ Approval of the Preliminary Planned Development by the City Council shall be in effect for a period of one year, and thereafter is null and void.

City of Champaign
Planning Department
102 North Neil Street
Champaign, IL 61820
Phone: (217) 403-8800
Fax: (217) 403-8810

Preliminary Planned Development Application

Office Use:
Date Received: _____
Fee: _____
Date Fee Paid: _____
Case No: _____

Name of Development: HERE @ University of Illinois

Common Address: 308 - 312 E. Green Street

Parcel Identification Number: 46-21-18-106-014 & 46-21-18-106-015 & 46-21-18-106-018

Name of Developer: HERE Champaign, LLC

908 N. Halsted

Street Address

Chicago

IL

60642

City

State

Zip

Phone:

Work: (312) 642-0170

Mobile: (262) 496-4938

Fax: _____

E-mail: jwh@here-llc.com

Managers: James D. Letchinger and James W. Heffernan

Name of Local Agent:

Fitzgerald

T.

Patrick

Last

Middle

First

306 W. Church Street

Street Address

Champaign

IL

61820

City

State

Zip

Phone:

Work: (217) 352-1800

Mobile: (217) 369-6356

Fax: (217) 352-1083

E-mail: pfitzgerald@meyercafel.com

Written Legal Description (attach additional pages if necessary): See additional page 2a.

The East Thirty-Two and Eighty-Three Hundredths feet of Lot Eight, and the West Twenty-One and Two Tenths feet of Lot Nine, all in the J.R. Scott's Replat of the South Half of Huff's Subdivision of Block Ten of Clark, Gardner, and Sherfy's Addition to the City of Champaign;

and;

The East 53.2 feet of Lot 9 of Jane R. Scott's Replat of the South Half of Huff's Subdivision of Block 10 of Clark, Gardner and Sherfy's Addition to Champaign;

and;

Lot 10 of J.R. Scott's Replat of the South Half of G.A. Huff's subdivision of Block 10 and a part of Block 1 of Clark, Gardner, and Sherfy's Addition to Champaign;

Situated in Champaign Country, Illinois

- The Owner: is/are individual(s).....(Go to 1. below)
 a partnership.....(Go to 2. below)
 a corporation.....(Go to 3. below)
 a trust.....(Go to 4. below)

1. Names of Individual(s) - (as in property title):

_____	_____	_____
Last	Middle	First

Street Address		
_____	_____	_____
City	State	Zip

Use Section 1 of Owner Authorization Form

2. Name of Partnership:

_____	_____	_____
Last	Middle	First

Street Address		
_____	_____	_____
City	State	Zip

3. Name of Corporation:

JPBM LLC 312 W. Green Champ, a Series of JPBM LLC an Illinois Limited Liability Company

<u>811 W. Springfield Ave. STE 201</u>		
Street Address		
<u>Champaign</u>	<u>IL</u>	<u>61820-8401</u>
City	State	Zip

Use Section 3 of Owner Authorization Form

4. Name of Trust and Number:

_____	_____	_____
Last	Middle	First

Street Address		
_____	_____	_____
City	State	Zip

Use Section 4 of Owner Authorization Form

- The Owner: is/are individual(s).....(Go to 1. below)
 a partnership.....(Go to 2. below)
 a corporation.....(Go to 3. below)
 a trust.....(Go to 4. below)

1. Names of Individual(s) - (as in property title):

Last Middle First

Street Address

City State Zip

Use Section 1 of Owner Authorization Form

2. Name of Partnership:

Street Address

City State Zip

Use Section 2 of Owner Authorization Form

3. Name of Corporation:

CU HOP, LLC, an Illinois Limited Liability Company

4112A Fieldstone Road
Street Address

Champaign IL 61822
City State Zip

Use Section 3 of Owner Authorization Form

4. Name of Trust and Number:

Name Number

Street Address

City State Zip

Use Section 4 of Owner Authorization Form

PRIMARY CONTACT INFORMATION

Primary Contact (Applicant):

This is the person who will receive all correspondence regarding this case. If the applicant(s) is/are different than the owner(s) of Record, the Proof of Authorization Form included in this application must be completed and attached to the application when submitted.

Heffernan W. James
 Last Middle First
908 N. Halsted
 Street Address
Chicago IL 60642
 City State Zip
 Phone:
 Work: (312) 642-0170
 Mobile: (262) 496-4938
 E-mail: jwh@here-llc.com

ATTORNEY

Attorney:

Fitzgerald T. Patrick
 Last Middle First
306 W. Church Street
 Street Address
Champaign IL 61820
 City State Zip
 Phone:
 Work: (217) 352-1800
 Mobile: (217) 369-6356
 Fax: (217) 352-1083
 E-mail: pfitzgerald@meyercafel.com

LAND SURVEYOR

Land Surveyor:

Phillippe P. David
 Last Middle First
201 W. Springfield Avenue Suite 400
 Street Address
Champaign IL 61820
 City State Zip
 Phone:
 Work: (217) 403-3362
 Mobile: (217) 369-6222
 Fax: (217) 356-0570
 E-mail: dphillippe@msa-ps.com

ENGINEER

Engineer:

Atchley E. David
 Last Middle First
201 W. Springfield Avenue Suite 400
 Street Address
Champaign IL 61820
 City State Zip
 Phone:
 Work: (217) 403-3361
 Mobile: (217) 369-8580
 Fax: (217) 356-0570
 E-mail: datchley@msa-ps.com

Gross Acreage of Development: .610Square Feet: 26,585

Zoning Classification: CB (Central Business) in Campus Commercial Overlay District

Existing Land Use: Single Story RetailProposed Land Use(s): Mixed-use project with student housing apartments, ground floor retail, and a private parking garage.Number of Buildings: One Number of Dwelling Units: 143Percent of Lot Coverage: 100%Floor Area Ratio: 8.4 Open Space Ratio: N/A in CB Zoning District. However, Project provides 15% of base FAR.Residential Density (i.e. 5 dwelling units per acre): 234

Number of Parking Spaces:

Required: 254 Provided: 254+Building Heights: 267 feet

Development Schedule:

April 1, 2013 - Public Notice published in local newspaper

April 2, 2013 - Planned Development Submittal

May 1, 2013 - Public Hearing, formal presentation to Plan Commission

May 15, 2013 - Incorporate Plan Commission comments, Plan Commission vote

June 4, 2013 - City Council to adopt the Council Bill approving the Final Major Planned Development

July 1, 2013 - HERE to submit plans for Foundation and Demolition Permit

August 1, 2013 - HERE to submit plans for Building Permit

October 7, 2013 - HERE to break ground

October 21, 2013 - HERE to receive Building Permit

May 29, 2015 - HERE to receive Occupancy Permit

Please attach a copy of the following to the to this application:

- ◆ Site plan
- ◆ Landscaping plan
- ◆ Elevations of the proposed buildings
- ◆ Any additional documents that will aid in the review of the proposed project (see pages 5a - 5e)

PROJECT DESCRIPTION

EXECUTIVE SUMMARY

HERE Champaign, LLC plans to construct a state-of-the-art sixteen (16) story mixed-use project. It will contain ground floor retail/restaurant uses on Green and Fourth Streets, eleven (11) residential floors containing 143 residential student housing units, an amenity floor including a fitness room and outdoor terrace, and an integrated three (3) level automated parking garage containing 254+ parking spaces.

SITE PLANNING

Vehicular access is limited to Fourth Street so not to disrupt the pedestrian qualities of Green Street with a driveway north justified in order to minimize vehicular disruption to the adjacent intersection. The building's first floor has a five foot (5' 0") setback to Green Street and a nine and one-half foot (9'6") setback for approximately 30% of the Fourth Street elevation closest to the corner for outdoor dining (a public-private setback zone). The Project reinforces the street wall with approximately 95% and 97% facade width coverage on Green and Fourth Streets respectively.

STREET LEVEL

The building's lobby (25% of the first floor) and the accompanying retail/restaurant uses will have a direct physical and visual connection to both Green and Fourth Streets by means of an expansive glass wall and Green Street entry way access (approximately 94% and a 70+% first floor glass transparency on Green and Fourth Streets respectively). Plans reflect requirements outlined in the City's University District Streetscape Standards. In addition, the Project will provide additional landscaping on the immediately adjacent portion of the Boneyard.

ARCHITECTURAL DESIGN

The building design follows classic traditional planning principles. The tower portion is detailed to break-down the mass into zones delineated by the use of glass walls and detailed metal panels. The Green Street elevation consists of approximately 42% transparent glass, while the Fourth Street elevation consists of approximately 40% transparent glass. Strategically placed progressive setbacks provide the building both visual interest and an approachable pedestrian scale.

The building base (the parking garage) is allowed to take on classical architectural proportions (approximately 20% of the building tower) due to the cubic square footage and gross square footage compression realized by the use of an automated parking solution.

The applicant elects not to include balconies in its building design for five (5) reasons:

- a) the health, safety and welfare of its residents, (the need for this was addressed under the Housing Safety section of the University District Action Plan).
- b) individual balconies are far less effective in creating community among building residents vs. thousands of contiguous square feet of truly usable (heated and lighted) common open space which is monitored (both indoor and outdoor).
- c) superior building operations through the elimination of undesirable resident behaviors which often occur on balconies.
- d) superior exterior building aesthetic through the elimination of balconies being utilized as "outdoor closets".
- e) balconies decrease the energy efficiency of the building envelope by creating extensions to the concrete slab exposed to the elements. This is inconsistent with LEED Gold certification.

SCALE

Setbacks:

- Ground Floor (retail/restaurant, residential lobby, and onsite parking access)
 - Green Street (South) – 4' 5.5"
 - Fourth Street (East) – 9' 6" (for approx. 30% of the elevation) to accommodate outdoor dining and 0' 0" (for approx. 70% of the remaining elevation)
 - West – 3.2" average; 0" to 6.5"
 - North – 4" average; 0" to 8"
- Floors 2-4 (Parking Garage)
 - Green Street (South) – 3.2" average; 0' 0" - 0' 6.5"
 - Fourth Street (East) – 0' 0"
 - West – 3.2" average; 0" to 6.5"
 - North – 8' 1.7" average; 7' 10" to 8' 5.5"
- Floors 5-16 (Amenity Floor and Residential Tower)
 - Green Street (South) – 5' 3.2" average; 5' 0" to 5' 6.5"
 - Fourth Street (East) – 5' 0"
 - West – 5' 0"
 - North – 9' 10"

THE HERE RESIDENTIAL UNIT

Each unit has an eighteen foot (18' 0") high great room creating an urban loft feel with abundant natural light. All bedrooms regardless of unit type have an identical configuration. Bathrooms are situated adjacent to bedrooms providing desired resident privacy. Each unit has a full functioning kitchen as well as a full-size washer and dryer.

The 143 units are comprised of two and four bedroom units providing 528 total beds. The two bedroom unit is 923 sq. ft. and the four bedroom unit is 1,285 sq. ft.

PARKING

254+ total onsite parking spaces

254 required by City zoning code ((528 beds /2) -10)

Onsite parking will be provided using a combination of fourteen (14) at grade, conventional parking spaces and 240+ automated parking garage spaces.

Automated Parking Benefits

1. Aesthetic

- 50% less cubic square feet and 40% less square feet than a conventional garage
 - Elimination of multiple redundant drive aisles
 - Elimination of driving ramps
 - Less space between cars because doors don't open
 - Less ceiling height because people do not need to walk
- 240+ Spaces Parking Garage Comparison:

	Automated	Conventional	Savings
Cubic Square Feet (approx.)	673,110	1,371,150	698,040
Square Feet (approx.)	74,790	124,650	49,860
Height (feet) (approx.)	27	55	28
Number of Floors	2-4	2-6	2

- Less visible mass from surrounding streets and properties
- Allows for compression of parking garage massing to a more appropriate base proportion (20% relative to the residential tower above)

2. Convenience/ Functionality

- License plate recognition system
- No backing up necessary
- Eliminates door dings
- All spaces are ADA compliant
- No more searching for an open parking space
- No more searching for your car upon your return
- Less walking/stairs to climb (elderly/handicap friendly)
- Virtual elimination of driver caused fender benders
- Maximum of three (3) minute car retrieval
- User friendly; no tipping

3. Safety

- No break-ins; car vault protects vehicle and contents
- People do not go into the car vault located on floors 2, 3, and 4
- Concentration of public areas allows for effective 24/7 camera surveillance
- Dramatic reduction of pedestrian/moving automobile interaction

4. Environmental

- Eliminates carbon emissions inside parking garage
- 40%+ less building materials used in the construction of the parking garage
- Automobile fuel savings (less idling while waiting and or searching)
- More energy efficient ventilation system due to unoccupied nature of parking floors
- Less lighting required due to unoccupied parking floors
- No headlight spillover seen from surrounding properties
- Contributes to LEED points (generally 12 points)

5. Operation/ Maintenance

Automated parking system has multiple levels of redundancies and quality assurances:

- All electrical/control parts such as sensors, breakers etc. are UL certified
- Evaluations are performed by MET Laboratories on unlabeled equipment following installation in the field (please see <http://www.metlabs.com/Services/On-Site-Field-Testing-and-Evaluation.aspx>)
- Backup system generator in case of power outage (manual override is possible)
- Local elevator maintenance company will be retained for scheduled maintenance and emergency service
- Designed redundancy in all mechanical and software aspects of the system

6. Marketing/ PR

- Associated with progressive leading cities of the world
- Complementary to world class university
- Enhanced user experience
- Differentiated and desirable valet-like user experience

Vehicular Parking Specifications

Floor 1: 14 conventional parking spaces (8'9" x 18' 6")

Floors 2 - 4: 240+ automated parking spaces

Cars are separated into four classes, based on their size:

	Length	Height	Width	Approximate Quantity*
Class A	19' 0"	6' 6"	7' 3"	146
Class B	17' 8 5/8"	6' 0"	7' 3"	0
Class C	16' 5"	5' 3"	7' 3"	36
Compact	13' 4 1/8"	4' 10"	6' 6 5/16"	58

* Quantities per class subject to final design modifications.

Drive aisle width – 23'9"

Driveway width (off of 4th Street) – 20'0"

241 - Handicapped Parking Spaces provided

7 - Handicapped Parking Spaces required by City Zoning Code

Fire Fighter Access Aisles (44" typical, with a 36" minimum) will be situated between every other row of cars. In addition, a continuous access path connecting the stairwells is provided. One elevator provides emergency personnel keyed access to every floor in the parking garage.

Bicycle Parking Specifications

84 - total onsite resident bicycle parking spaces will be provided

72 - required by City zoning code (143 units/ 2)

In addition, the Project will add additional public bike racks on both Green and Fourth Streets.

AMENITIES

HERE provides 24 hour on-site security 365 days a year and will have an integrated series of surveillance cameras throughout the Project. By design, the building provides limited secured access to the building's residential floors. Guests will be required to log-in at a security point before obtaining access to a residential floor.

The Project, although not required by code, provides over a half acre (approx. 23,682 sq. ft.) of common open space on the fifth floor consisting of a fitness center opening onto an elevated, open, common outdoor space and an open landscaped area.

The lobby will provide an inviting and comfortable hotel-like experience complete with a signature HERE Café designed to be enjoyed by visitors of Campustown, as well as HERE residents and their guests.

SUSTAINABILITY

The Project will be designed to a LEED Gold standard with an abundance of design innovations and sustainability technologies intended to promote indoor environmental quality, as well as energy and water consumption efficiencies.

The proposed project must meet the following criteria for approval as described in Section 37-306 if the Champaign Zoning Ordinance:

(1) The proposal advances the purpose statements of Article VI of the Zoning Ordinance.

The HERE Project plan advances the purpose statements of Article VI by:

- a) redeveloping an under-utilized center city site.
- b) efficiently utilizing the land.
- c) incorporating features such as views and urban garden vegetation that become assets of the development.
- d) promoting additional amenities that would not otherwise be required under conventional zoning such as central Illinois' first automated parking garage and over a half acre of active, common open space.
- e) promoting complementary building architectural styles, and scale to the 309 Green Street, a project located directly across the street.
- f) utilizing a mix of commercial and residential uses within the Project that are designed to complement one another.
- g) promoting a highly efficient arrangement of circulation systems within the Project for vehicles, bikes, and pedestrians.
- h) promoting a new standard of environmental sensitivity with a Gold LEED building certification.
- i) creating a comprehensive design concept and site plan which addresses the stated purposes of Article VI, the Campus Overlay District, CB zoning district, and the 2008 University District Action Plan.

(2) The proposal meets the minimum development requirements of Article VI of the Zoning Ordinance.

The HERE Project plan meets the minimum development standards set forth in Article VI for:

- a) Yard
- b) Parking
- c) Signs
- d) Street construction (N/A)
- e) Multiple structures (N/A)
- f) Public Improvements

(3) The proposal adequately and appropriately incorporates the design guidelines in Table VI-D that are appropriate to the type of development being proposed.

1.0 Site Plan Guidelines - The Project's site plan promotes cohesiveness among all internal and external features of the development.

1.1 Dumpsters, central air units, and utility boxes are located in screened locations to insure they are not visible from the public right of way or adjacent property.

1.2 The Project's building design integrates vehicular and bicycle parking, with pedestrian connections.

1.3 The Project's building design and site plan integrate to minimize adverse off-site impacts.

1.4 The siting of the building and its coherent layout provide a comprehensive design solution.

2.0 Traffic and Circulation – the Project provides aesthetic, efficient, and safe movement of vehicles, bicycles, and pedestrians through and adjacent to the development.

2.1 The plan design incorporates easy access for emergency vehicles, garbage collection, and delivery vehicles.

2.2 The development is designed with only one vehicular access point from the lowest ranked adjacent road (Fourth Street). The drive is setback as far as possible from the intersection.

2.3 The Project enhances safety and the pedestrian experience on Green Street's sidewalks reinforcing it as the "walkable" street of choice within the district. This is done by eliminating existing vehicular curb cuts on Green Street, replacing the existing large gaping holes in the "streetwall" with nearly 100% building width coverage and minimal sidewalk setback from Green Street. Existing unsightly exposed parking lots are replaced with an aesthetically pleasing mixed-use development. Outdoor dining is introduced to Fourth Street.

2.5 The building's design promotes bicycle usage by incorporating convenient bike parking at levels exceeding city code.

3.0 Architectural Quality – the Project's architectural design and scale complement the 309 Green Street building across the street.

3.2 The Project's architectural design creates visual interest by following classical planning principles, including a strong proportional base (20%), a building skin clad with glass and natural materials, as well as an active, common, landscaped open space which is visible from all four (4) elevations.

3.5 The building massing is broken up through progressive setbacks, recesses, and material changes.

3.9 The building facade consists of harmonious and finished four-sided architecture.

4.0 Environmental Guidelines- The building is designed to the LEED Gold standard.

5.0 Open Space Guidelines

5.1 The unique building design provides both active and passive recreation, and natural landscaped open areas that are common and accessible to all residents and their guests. They are designed to promote a sense of community among residents. Individual unit balconies are intentionally omitted from the building design as a means of increased resident safety, as well as a means for maintaining a more uniform exterior building aesthetic.

5.4 The active common recreational open spaces are designed to utilize natural light all times of the day and are scaled to provide a wide variety of simultaneous activities for building residents.

5.5 The common outdoor passive open area incorporates outdoor heaters for extended use during the fall and early spring seasons, as well as lighting designed to create a distinctive urban elevated garden experience for evening use. Gas grills will be incorporated in the outdoor passive area for resident use.

6.0 Privacy/Security Guidelines

6.1 The residential units provide a dramatic two story urban loft experience. Clustered bedroom and bathroom combinations are separated by different levels within the units to provide additional privacy.

6.2 Building entrances and parking areas are well lighted and monitored.

6.3 The public outdoor open space is visible from 50% of the dwelling units. The common open space is designed to create a sense of community amongst the building residents.

6.4 There are no secluded remote public spaces within the Project. The automated parking garage eliminates this concern within the parking garage.

6.5 Any large spans of glass within the dwelling units are situated above the glare of automobile headlights.

7.0 Landscaping and Screening Guidelines - All off-street parking is screened from the surrounding public streets and sidewalks as well as the surrounding properties.

7.2 The selection of plant materials throughout the Project are in conformance with the City's approved plant list.

7.5 Street trees will be planted in excess of one tree per sixty feet of frontage.

7.6 The Project design eliminates all existing large impervious asphalt areas along Green Street.

7.7 Landscaping treatments are utilized throughout the common open space areas as well as adjacent to the building at street level.

(4) The proposed zoning is consistent with the Comprehensive Plan and is in the best interest of the public.

The Project is consistent with the Comprehensive Plan and helps advance its vision and guiding principles.

Growing City. The Project represents a significant private reinvestment in the Center City. It creates an attractive and vibrant urban environment. This is consistent with promoting a knowledge based economy by providing housing alternatives which attract the best and brightest to the University of Illinois from around the world.

Sustainable City. The Project's infill location contributes to the decrease of emissions by encouraging walking and bicycle use. Its thoughtful low energy building design will make it one of the most significant LEED Gold certified buildings in the City of Champaign.

Complete Neighborhoods. Residents of the building will attend school, shop, live, and play within a short distance of their home. The building represents a new higher standard of well planned mixed-use development within Campustown. The Project's density enhances the business climate for existing Green Street merchants while helping attract new businesses to fill-in existing vacancies.

Community Identity. The Project affirms Champaign's reputation for embracing attractive well planned buildings with high quality urban design. The building's state of the art parking system is consistent with Champaign's reputation as a center for innovation.

Healthy Community. The Project's close proximity to the University encourages walking and biking as the primary means of daily commuting. The Project's fitness center design encourages resident utilization.

Complete Public Facilities. The Project's easy accessibility to public transit encourages its use. Scott Park is a one minute walk from the Project. The Project will not have any demand impact on the City of Champaign's public school system. The infill nature of the Project utilizes existing City infrastructure and does not increase the amount of impervious surface on the site.

- (5) Any proposed waivers or regulations or requirements of this Chapter meet the requirements of Section 37-327 of the Zoning Ordinance, and any proposed waivers of Chapter 31, the Champaign Subdivision Regulations, meet the requirements of Section 37-328 of the Zoning Ordinance.

List any waivers of required items that are part of the proposal and justification waivers (attaché separate sheet if necessary).

Zoning Ordinance Waivers (see Section 37-327 of the Zoning Ordinance):

The proposed waivers are in harmony with the general purpose and intent of not only the Chapter, but the Comprehensive Plan, the Campus Overlay, and the 2008 University District Action Plan.

Context

Sec. 37-121.1 - Campus Commercial Overlay District - Purpose

"The primary purpose of the commercial overlay district is to provide for high density, mixed use pedestrian – oriented development along Green Street corridor".

Sec. 37.301 - Planned Development Purpose

"Development plan to safeguard health, safety and welfare concerns in exchange for flexibility...such as increased densities, mixed land uses, and reduced setbacks"

Comprehensive Plan

Future Land Use, Area 1, Center City Opportunities and Challenges, Neighborhood Overview, - Campustown

"The need for reinvestment in aging rental properties could be a challenge here"

2008 University District Action Plan

"Develop incentives to achieve a cohesive urban form includes buildings pulled to the street and the elimination of large surface parking lots on the Green Street Corridor".

Requested Waivers

FAR

The applicant is requesting an increase in the allowable FAR under the code from 7.0 FAR [6.0 Campus Overlay + 1.0 LEED Gold Bonus] to 8.4 FAR

Justification - The overall massing, bulk, and square footage of the building has been dramatically reduced by over 49,850 gross square feet (equivalent to two floors of parking) by the applicant's use of an automated parking system. Parking square footage is not included in the FAR calculation per the City Zoning Ordinance. The significant cost of the automated parking system allows for a material reduction in the unattractive bulk necessary to house the automobiles at the base of the building. This 49,850 square foot reduction in the overall gross building square footage is 34% more than the applicant's requested 37,219 square feet of additional FAR.

Requested Waivers (cont.)

Campus Overlay Setback

The applicant is requesting the building setback along street frontages occur above the fourth floor rather than above the third floor.

Justification - This slight modification to code is justifiable because:

- a) The quality of the setback that occurs above the fourth floor is of a superior quality than required by code. It is a green activated setback rather than a mere five foot setback.
- b) A building setback a floor below would result in the reduction of usable common open space in the Project and a reduction of parking spaces below the number required by the City Zoning Ordinance.
- c) The floor heights of the parking garage are less than a conventional "floor" height making the absolute height of the setback occur at approximately 3.5 floors.
- d) The fourth floor setback is more proportionately compatible to the profile of the 309 Building across the street (please see west elevation drawing)

Parking Garage Without a Ramp System

Pursuant to Chapter 25.02(D)(1)(b) of the Manual of Practice, ramps are required for a parking garage. The applicant is requesting a waiver since an automatic parking garage does not require a ramping system.

Justification/ Offset: The elimination and resulting reduction of square footage and bulk in the parking garage, accomplished by the removal of the parking ramps and other aspects of a conventional parking garage, produce a more aesthetically appealing and proportional overall building design.

Section 3. Owner is a Corporation

The undersigned hereby states that CU HOP, LLC is a corporation duly incorporated in the state of ILLINOIS, and that said is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he has read said application, she/he is the Manager of said corporation, is an authorized agent of said corporation's agent in processing said application for the purposes set forth therein.

Name of Agent (printed or typed): Josef C. Hallbeck

Signature of Agent: [Signature]

Section 4. Owner is a Trust

The undersigned hereby states that _____ is a trust duly created in the state of _____, and that said trust is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he is the trustee of said trust and that the following individuals or entities are the beneficial owners of said trust:

Name of Beneficial Owner	Address	Phone Number
1.		
2.		
3.		

If additional parties, please attach additional names, addresses and phone numbers.

The undersigned states further that she/he has read said application and that the beneficiaries of said trust have authorized her/him to authorize _____ to act as said trust's agent in processing said application for the purposes set forth therein.

Name of Trustee (printed or typed): _____

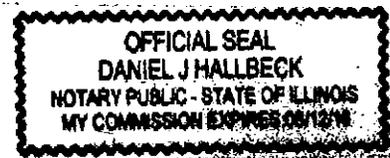
Signature of Trustee: _____

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOSEF C. HALLBECK is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of December, 2012.

[Signature]
Notary Public



CORPORATION

TRUST

NOTARY

CORPORATION

Section 3. Owner is a Corporation

The undersigned hereby states that JPBM LLC 312 W. Green Champ is a corporation duly incorporated in the state of ILLINOIS, and that said is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he has read said application, she/he is the Manager of said corporation, is an authorized agent of said corporation's agent in processing said application for the purposes set forth therein.

Name of Agent (printed or typed): John B. Miller

Signature of Agent: [Handwritten Signature]

Section 4. Owner is a Trust

The undersigned hereby states that _____ is a trust duly created in the state of _____ and that said trust is the owner of the property that is the subject of the forgoing application for a Preliminary Planned Development. The undersigned states further that she/he is the trustee of said trust and that the following individuals or entities are the beneficial owners of said trust:

Name of Beneficial Owner	Address	Phone Number
1.		
2.		
3.		

If additional parties, please attach additional names, addresses and phone numbers.

The undersigned states further that she/he has read said application and that the beneficiaries of said trust have authorized her/him to authorize _____ to act as said trust's agent in processing said application for the purposes set forth therein.

Name of Trustee (printed or typed): _____

Signature of Trustee: _____

TRUST

STATE OF Colorado
COUNTY OF Jefferson) ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John T. Miller is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of December, 2012.

[Handwritten Signature]
Notary Public

NOTARY

TABBY L. WHITE
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 3/29/2014

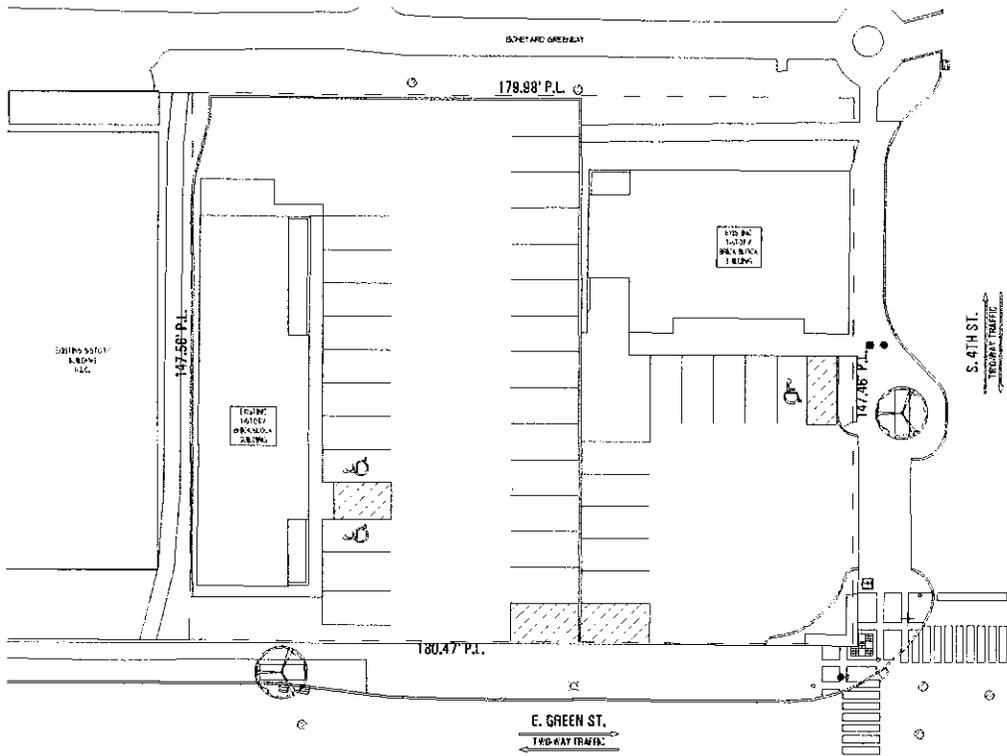


○ Perspective



232 North Carpenter
Chicago IL 60607
P 312 226 4488
F 312 226 4499
www.hparchitecture.com

308 E. Green Street - Preliminary Concept Drawings

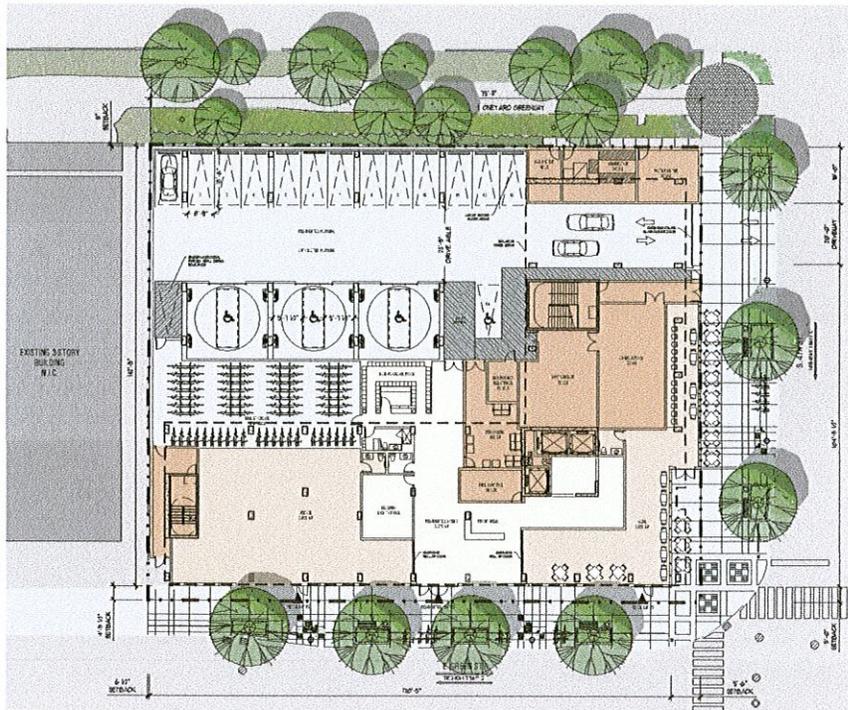


EXISTING SITE PLAN
SCALE: 1" = 25'-0"

308 E. Green Street - Preliminary Concept Drawings

hpa
 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hperchitecture.com
 Hertschome Plunkard Architecture

04.02.2013

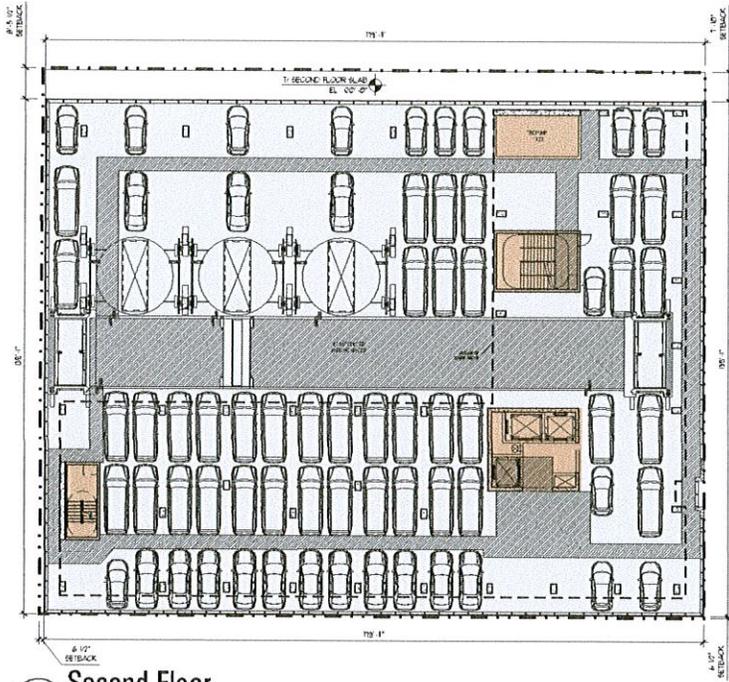


○ Site Plan
 Scale: 1" = 30'-0"

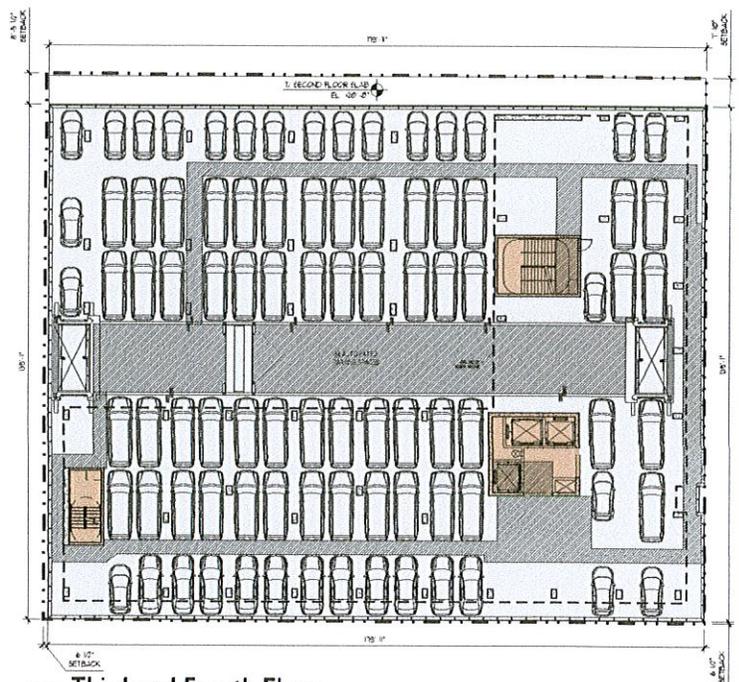
308 E. Green Street - Preliminary Concept Drawings


 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com
 Hartshorne Plunkard Architecture

04.02.2013 



1 **Second Floor**
Scale: 1" = 25'-0"

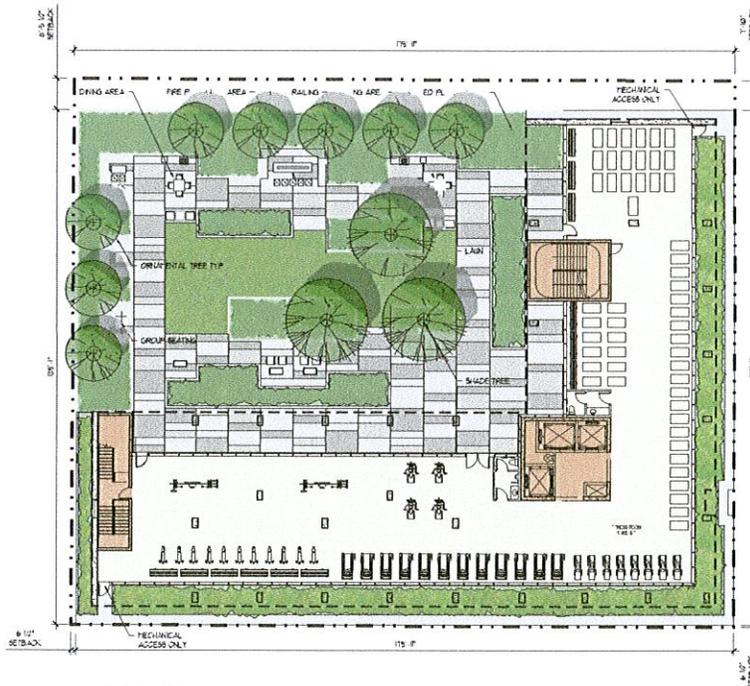


2 **Third and Fourth Floor**
Scale: 1" = 25'-0"

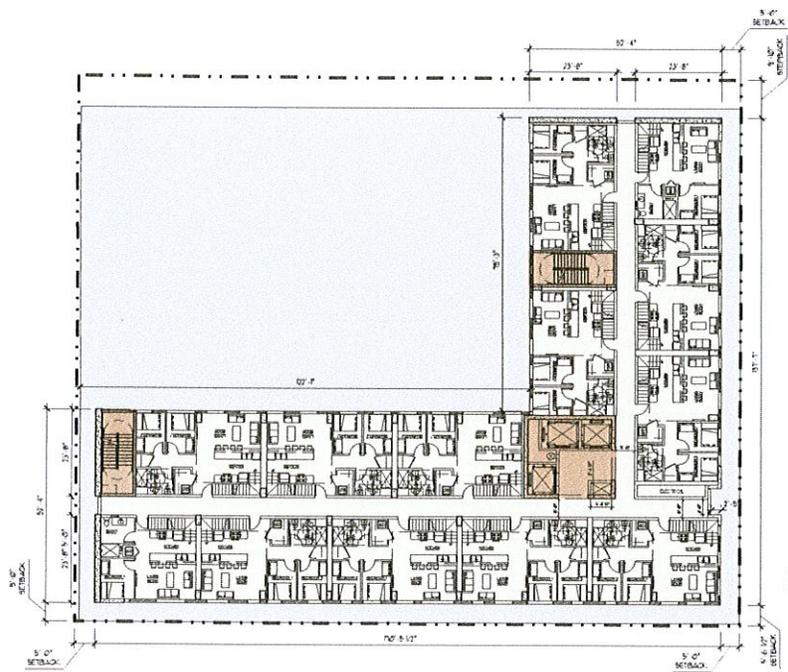

 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com

308 E. Green Street - Preliminary Concept Drawings

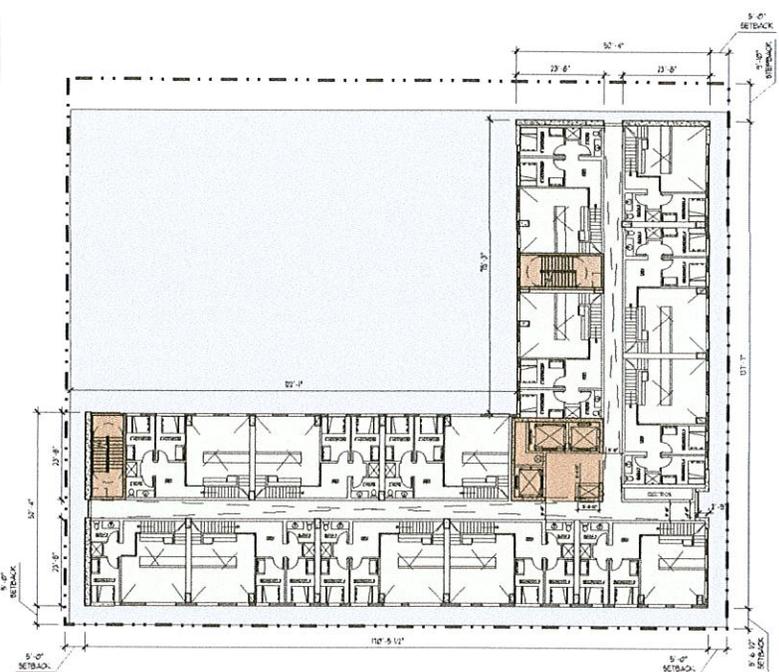
04.02.2013 



○ Fifth Floor
 Scale: 1" = 25'-0"



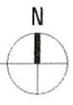
1 Typical Residential Floor
Scale: 1" = 25'-0"



2 Typical Residential Mezzanine Floor
Scale: 1" = 25'-0"


 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com
 Hartshome Plunkard Architecture

308 E. Green Street - Preliminary Concept Drawings

04.02.2013 

LEGEND	
01	CONCRETE WALL
02	PUNCHED WINDOW
03	GLASS VISION/ SPANDREL GLASS/ METAL PANEL WALL SYSTEM
04	CONCRETE COLUMN
05	GLASS RAILING
06	METAL PANEL/ FRITTED GLASS
07	GLASS STOREFRONT
08	METAL LOUVER
09	TRANSPARENT GARAGE DOOR



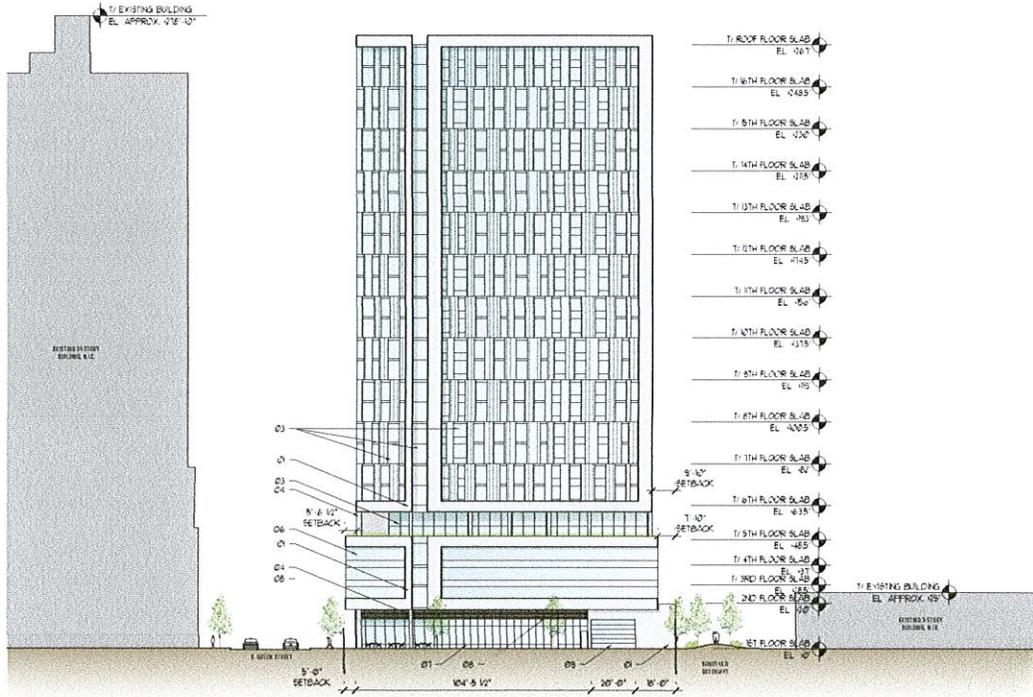
South Elevation
Scale: 1" = 40'-0"


 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com
 Hartshorne Plunkard Architecture

308 E. Green Street - Preliminary Concept Drawings

04.02.2013 

LEGEND	
01	CONCRETE WALL
02	PUNCHED WINDOW
03	GLASS VISION/ SPANDREL GLASS/ METAL PANEL WALL SYSTEM
04	CONCRETE COLUMN
05	GLASS RAILING
06	METAL PANEL/ FRITTED GLASS
07	GLASS STOREFRONT
08	METAL LOUVER
09	TRANSPARENT GARAGE DOOR



East Elevation
Scale: 1" = 40'-0"

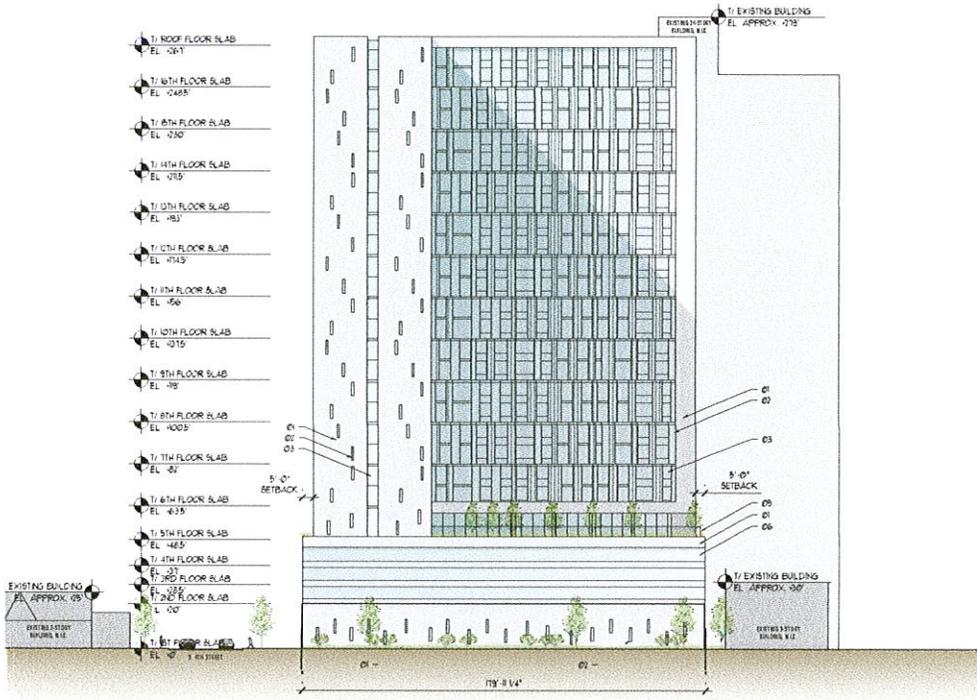

 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com
 Hartsorne Plunkard Architecture

308 E. Green Street - Preliminary Concept Drawings

04.02.2013



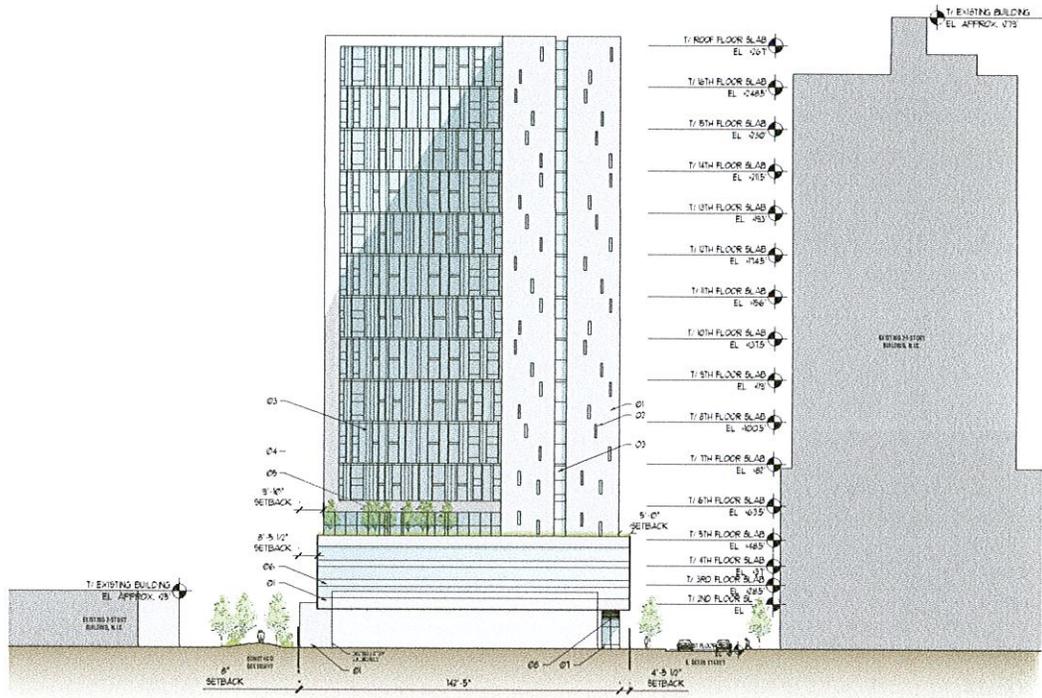
LEGEND	
01	CONCRETE WALL
02	PUNCHED WINDOW
03	GLASS VISION/ SPANDREL GLASS/ METAL PANEL WALL SYSTEM
04	CONCRETE COLUMN
05	GLASS RAILING
06	METAL PANEL/ FRITTED GLASS
07	GLASS STOREFRONT
08	METAL LOUVER
09	TRANSPARENT GARAGE DOOR



North Elevation
Scale: 1" = 40'-0"

308 E. Green Street - Preliminary Concept Drawings

LEGEND	
01	CONCRETE WALL
02	PUNCHED WINDOW
03	GLASS VISION/ SPANDREL GLASS/ METAL PANEL WALL SYSTEM
04	CONCRETE COLUMN
05	GLASS RAILING
06	METAL PANEL/ FRITTED GLASS
07	GLASS STOREFRONT
08	METAL LOUVER
09	TRANSPARENT GARAGE DOOR



○ West Elevation
Scale: 1" = 40'-0"

308 E. Green Street - Preliminary Concept Drawings


 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com
Hartshorne Plunkard Architecture

04.02.2013
 