

**Memorandum
Community & Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Rezoning request for 2617 & 2711 – 18th Avenue
Date: November 6, 2014

At their meeting of November 5, 2014, the Planning Commission considered the request of First Equity Acquisitions, LLC for a rezoning from R-3 (one and two family residence) district to B-3 (community business) district at 2617 – 18th Avenue, site of the former Audubon Elementary School. The applicant is requesting the rezoning to construct a new CVS pharmacy in order to replace the one currently located at 2810 – 18th Avenue, which is due to be demolished by Hy-Vee and replaced with a convenience store with gas pumps. The applicant has also submitted a minor subdivision plat of two lots which is currently under review by City staff. The plat should be ready for presentation at the December 1, 2014 Council meeting for review and approval.

Public Hearing Comments:

The applicant Tom Lowe presented the request, along with local attorney Frank Nowinski, to the Planning Commission. There were several questions from the Commissioners before public comments and cross-examination by interested parties, the registration forms for which are included with the attachments to this cover memo. Most of the comments concerned increases in traffic, particularly onto 17th Avenue via an access point on the far northern property line. Comments were also presented regarding landscaping, screening, buffering and the City's Comprehensive Plan.

Planning Commission Comments & Recommendation:

The Planning Commission was very complimentary of the CVS site plan, especially the attention to detail and working with the area residents. The Commissioners voted 9—0 (with one recusal by Commissioner Lopez, who is an employee of RISD) to recommend approval of the rezoning to City Council.

Recommendation:

Planning staff recommends approval of the B-3 (community business district) rezoning request for the subject property located at 2617 & 2711 18th Avenue, and approval of the proposed site plan, using B-3 (community business district) requirements since B-3 zoning would be the corresponding commercial zoning district allowing the proposed pharmacy and store use, based on the following:

1. The rezoning complies with the newly adopted Comprehensive Plan.
2. The proposed development plan generally adheres to the policies of the Community Business future land use map designation and the Transitional Area Overlay.
3. The proposed development is generally consistent with Council Ordinance No. 98-28 regarding commercial development.
4. The development will increase the value of the property and increase the City's property tax base and sales tax revenues.
5. The redevelopment of the former Audubon School site is a top priority of the City Council's 2014-15 Strategic Goals.

Planning staff would also recommend the following stipulations regarding the rezoning:

1. A formal site plan review shall be conducted by the Planning Commission at an advertised public hearing for the easternmost lot when a development project is proposed.
2. A minor subdivision plat shall be prepared for review and approval by the City Council within sixty (60) days of approval of the rezoning request.

Submitted by: Jeffery A. Eder, Assistant City Manager / CED Director
Ben Griffith, Planning & Redevelopment Administrator

Approved by: Thomas Thomas, City Manager

**Staff Report
Community & Economic Development Department**



To: Members of the Planning Commission
From: Ben Griffith, Planning & Redevelopment Administrator
CC: Tom Lowe/First Equity Acquisitions, LLC, Applicant
Subject: Case #2014-09: Request for rezoning from R-3 (one and two-family residence district) to B-3 (community business district) for properties located at 2617 & 2711 – 18th Avenue PIN #160115501 and #160115502
Date: October 29, 2014

The purpose of this report is to provide information regarding the request of First Equity Acquisitions, LLC, to amend the zoning classification of the above-referenced property from R-3 (one and two family residence district) to B-3 (community business district) to allow construction of a CVS pharmacy. The rezoning request will require review and approval by the Mayor and City Council, possibly as early as their meeting of November 10, 2014.

BACKGROUND

On May 13, 2014, the Rock Island-Milan School District #41 Board of Education approved a purchase agreement with First Equity Acquisitions, LLC, for the former Audubon Elementary School property located at 2617 – 18th Avenue, and began their due diligence period. First Equity intends to subdivide the property and construct a 13,225 square-foot CVS pharmacy with a drive-thru window on the western two-thirds of the site. The CVS pharmacy currently located at 2810 – 18th Avenue would relocate to the subject property since that property is owned by Hy-Vee, which intends to construct a convenience store/gas station at that location. There are no current development plans for the eastern third of the site.

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 a public alley behind the houses facing 27th Street to the immediate east of the site.

Physical Characteristics.

The subject property had previously been utilized as an elementary school. The school was closed in June 2010 and was vacant until demolition was completed earlier this year. The small lot at the southeastern corner of the site at 2711 – 18th Avenue was previously occupied by a small, wood-frame house, which has also been demolished. The subject property is fairly level at the street, rising slightly in height near the center of the site. A fence surrounds a significant portion of the subject property, a remnant from the site's former use as an elementary school.

Size of Property.

The subject property contains a total of 134,239 square feet or approximately 3.08 acres in size. The two existing parcels are to be reconfigured and replatted as a minor subdivision plat into two new lots, one approximately 2.12 acres in size for the proposed CVS pharmacy on the western two-thirds of the site, with no development currently proposed for the remaining 0.96-acre lot to the east.

Current Zoning.

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

Zoning History.

Most of the subject property had been Audubon Elementary School since it was built in 1923, predating the adoption of the City’s zoning ordinances. A wood-frame house occupied the small lot at the southeastern corner of the site. The Planning Commission recommended denial of a rezoning request by Fareway grocery store on June 4, 2013. The request was withdrawn by Fareway before the item could be placed onto the City Council’s agenda after a lawsuit was filed by a group of adjacent property owners. The lawsuit was dropped when Fareway withdrew the rezoning request. The table below provides the zoning and current use of properties adjacent to the subject property.

Direction	Zoning	Current Use	Future Land Use
North	R-3	Single Family Residential	Single Family Residential
East	R-3/B-1	Single Family Residential Dry Cleaners & Retail	Single Family Residential & Community Business
South	R-2/B-1	Single Family Residential Restaurants & Offices	Single Family Residential & Community Business
West	R-3/B-1	Single Family Residential Restaurant	Single Family Residential & Community Business

Comprehensive Plan Designation.

In April 2014, the City Council unanimously adopted a new, city-wide Comprehensive Plan. The Comprehensive Plan’s Future Land Use Map designates the subject property as “Community Business.” The table above provides the future land use designations of properties adjacent to the subject property. Community Business is defined in the Comprehensive Plan as follows:

This future land use category includes business and office land uses, including national and regional retailers, and large-scale private recreation (e.g., indoor water parks, sports arena, etc.) which serve the entire community and visitors from nearby communities. Community Business land uses are focused on the City’s main arterial streets such as 11th Street, 18th Avenue, and Blackhawk Road. The City’s B-3 and O-1 zoning districts are appropriate for areas within this future land use category. PUD and other business or industrial districts may also be appropriate.

Prior to the adoption of the 2014 Comprehensive Plan, the City Council adopted Ordinance No. 98-28 in 1998, revising the 1986 Proposed Future Land Use Map and establishing 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.

With the adoption of the new Comprehensive Plan, a “Transitional Area Overlay” was created along the City’s primary business corridors, 18th Avenue among them, which abut residential areas. The subject property is located within one of these Overlay areas. The intent of the Overlay is to look more closely at redevelopment projects that abut or are adjacent to residential areas. General policies were identified in the Comprehensive Plan to provide guidance until more formal standards could be drafted and adopted, presumably in the overhaul of the City’s zoning ordinances proposed to begin next year. Among the items to be examined are: screening and buffering, landscaping, site lighting, signage, parking, internal traffic circulation and infrastructure. One of the suggested policies in the Comprehensive Plan requires a site plan with rezoning requests. This presents a dilemma for this particular rezoning request since the easternmost one-third of the site has no development proposal at this time. Since there are no specific procedures in place at this time, Planning staff would recommend requiring a site plan review be conducted in the future when a development plan is proposed for the eastern third of the site. This would place the responsibility of adhering to the policies onto the actual buyer/developer of that particular site.

Access Points.

There are currently three curb cuts serving the subject property. This includes one near the northwestern corner of the site at 26th Street, which provided access to a now-demolished parking lot for the former school and a smaller one for the driveway at the small house at the southeastern corner of the site on 18th Avenue. A third curb cut is located along 17th Avenue to the north, but it does not appear to have ever been formally utilized. The site plan shows four curb cuts for the CVS pharmacy site.

The applicant is proposing to modify the existing curb cut on 26th Street to allow north- and south-bound exiting of the site and right-turn-only ingress towards the parking area at the front (south) of the building. A larger curb cut is proposed for the southwest corner of the subject property on 26th Street near 18th Avenue, to accommodate large delivery trucks exiting the site, as seen by the turning movements in the main parking area between the building and 18th Avenue. The primary curb cut for ingress and egress to the site is located in the approximate location of the existing traffic signal on 18th Avenue. The intent is to align the curb cut with 27th Street on the south side of 18th Avenue. This will require relocation of the traffic signal to accommodate the one ingress

and two egress lanes proposed there. This will be slightly offset from the vacated right-of-way on the site.

Lastly, the applicant is proposing to open the curb cut at the north of the site on 17th Avenue. No widening or enlarging of this curb cut is proposed. CVS believes that this access point would primarily be utilized by area residents to the north of the site, with the majority of customers utilizing the signalized intersection at 27th Street and 18th Avenue to enter and exit the site. By keeping the lanes narrow at the 17th Avenue curb cut and installing traffic signs restricting large truck traffic, the applicant believes the traffic will be kept to a minimum.

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 site. 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. The applicant is proposing to install signage prohibiting truck traffic on 17th Avenue. Section 9-8 of the City's Code of Ordinances restricts large trucks on certain streets, stating:

It shall be unlawful for any person to drive any truck, except for the purpose of making a delivery and then for one block only, on any street so designated by ordinance and properly signposted. For the purposes of this section the term "truck" refers to any truck required to have a class "D" license under the provisions of the Illinois vehicle code.

The Police Department has indicated that enforcement of the ordinance in this area will probably be complaint-driven if it appears to become a nuisance. Installation of the traffic signs will require review and recommendation by the City's Traffic Engineering Committee and final approval by the City Council.

Where not already existing, the applicant has indicated that ADA-compliant sidewalks and sidewalk improvements are proposed by the applicant for the northern, western and southern sides of the site. A designated pedestrian walkway has been proposed from the sidewalk on 18th Avenue to the entrance of the pharmacy, presumably in the area where a bus shelter would be located. The site is located on MetroLink's #30 "Green" bus route which serves the 18th Avenue corridor, as well as the downtown area, Rock Island High School and the Trinity/Unity Point Medical Center. The applicant has indicated that he has had discussions with MetroLink about installing a transit shelter at the site, possibly in the area where the pedestrian walkway connects with the sidewalk on 18th Avenue.

Traffic Analysis.

The traffic signal at 18th Avenue and 27th Street will need to be replaced and configured to accommodate traffic turning movements for the proposed four-way intersection. The most current IDOT traffic counts from 2012 for 18th Avenue, total 14,200 vehicular trips

per day. The City Engineer is currently conducting a traffic study of the area, the results of which are not yet available.

Coverage and Setbacks.

The applicant is proposing a single-story building approximately 13,225 square feet in size. The proposed building is expected to be 22 feet, 4 inches above the finished grade at its highest point. Façade elevations of the proposed building are included with the site plan sheets provided with this report. The proposed building includes a single-lane drive-thru window at the northwestern corner of the structure, a pad-mounted electrical transformer just northwest of the building, southwest of the proposed detention basin, and a ground sign located at the southwestern corner of the site at 18th Avenue and 26th Street. The site will be heavily landscaped and the applicant intends to retain several trees along the northernmost property line.

The site has three front yards along public right-of-ways: 18th Avenue to the south, 26th Street to the west and 17th Avenue to the north. Due to its location adjacent to R-3 zoned residential uses, the proposed CVS pharmacy is required to meet a 25-foot minimum setback from all three public right-of-ways. The northern building setback is approximately 120 feet, the western setback is approximately 50 feet and the southern setback is approximately 85 feet. A loading area is located at the southwestern corner of the proposed building, approximately 27 feet from the western property line. An enclosed dumpster and compactor area is located along the western building elevation beyond the minimum 25-foot setback.

The applicant has provided a “site data” table on sheet SK-1 of the site plan package, listing 66% pervious surface area and 34% open space for the site. An internal private drive has been proposed for 27th Street, loosely following the vacated 60-foot right-of-way where water and sewer utilities are located. The applicant has indicated that CVS requires location of its pharmacies at roadway intersections. While the subject property currently includes a traffic signal, it is located at a three-way intersection, not a true four-way intersection as required by CVS’ corporate guidelines.

Parking.

The number of parking spaces required by Section 8.14 of the City’s Off-Street Parking regulations 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. The 13,225 gross square footage requires 66 parking spaces and the applicant has indicated that there could be approximately 8-10 full- and part-time employees and pharmacists on the largest shift, requiring up to 5 additional parking spaces. Based on this, a minimum of 71 parking spaces would be required. The applicant is proposing 73 parking spaces, including 4 ADA-compliant parking spaces, 2 more than minimally required by code.

Site Lighting.

The applicant has submitted a photometric lighting plan which generally complies with the City’s Lighting Ordinance. According to Section 35.3A2 of the City’s lighting ordinance, the maximum height of light fixtures for commercial properties located within

500 feet of residential areas is 25 feet above the finished grade. The proposed poles and lighting fixtures should not cause or create any light trespass onto adjacent properties and at some points along the property boundaries, the lighting photometrics are actually zero.

There is one “hot spot” located along 18th Avenue in the location of a proposed parking lot light pole that exceeds the maximum allowed 1.0 FC (foot-candle) measurement. This could be due to a misprint or glitch in the photometric calculations because it is not consistent with similar readings at the base of other light poles and will need to be confirmed and corrected prior to the commencement of construction activities.

The hours of operation for the CVS store would be from 7:00 AM to 10:00 PM, Monday through Friday, 8:00 AM to 10:00 PM on Saturday, and 9:00 AM to 9:00 PM on Sunday. The pharmacy and drive-thru hours would be as follows: 8:00 AM to 10:00 PM, Monday through Friday, 8:00 AM to 6:00 PM on Saturday and 9:00 AM to 6:00 PM on Sunday.

Signage.

The City’s Sign Ordinance would allow a freestanding ground sign with a maximum height of 20 feet and a maximum copy area of 160 square feet in size in a B-3 zoning district. The applicant has provided a proposed signage schedule for the site which indicates that no dimensional variances will be required. 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 or else a dimensional variance will be requested of the City’s Board of Zoning Appeals.

Landscaping.

The preliminary landscape plan exceeds the minimum landscape requirements for the site. Several existing trees located along the northern property line will be retained and incorporated into the landscape plan. Proposed landscape widths along public right-of-ways meet or exceed minimum buffering requirements. The 10-foot, 9-inch landscape bufferyard along the western property line is allowed since it includes continuous screening hedge materials at least 26 inches in height at installation. This bufferyard could be as narrow as 5 feet provided materials are installed. A detailed landscape materials list will be required for the formal site plan review process by City staff.

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 vacated 60-foot wide public right-of-way. No stormwater drainage improvements were located on the subject property since it was developed as a school site decades before the City’s adoption of any stormwater regulations. The applicant has provided a site plan with a large stormwater detention area located to the north of the proposed building and has stated that the site will fully comply with the City’s stormwater ordinance. By locating the

heavily landscaped detention basin in this area, the applicant provides a wide bufferyard and separates the building from adjacent single family residential uses.

Environmental Issues.

The former school building and house were demolished earlier this year in accordance with all state and federal regulations. The foundations and underground structures were removed and the building footprints filled with clean soil to prepare the site for eventual redevelopment and construction.

Public Notification.

A public hearing notice was published in "The Rock Island Argus" newspaper on Sunday, October 5, 2014. Ninety-four property owners of record within 250 feet of the subject property were notified directly by mail of the rezoning request on October 24, 2014. Article VI, Section 6.1 of the City's Zoning Ordinance states that if more than 20% of the property owners fronting, immediately adjoining or across an alley or street opposite the frontage 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. As of this date, the Planning Office has received one request for information from the Rock Island Township Supervisor, requesting a copy of the proposed site plans.

ANALYSIS

CVS has chosen the subject property out of necessity. Hy-Vee owns the site where the existing CVS pharmacy is located at 2810 – 18th Avenue in front of the Hy-Vee grocery store. In 2006, as part of the Hy-Vee expansion, a convenience store with gas pumps was approved for that location and CVS' lease is due to expire in less than two years. The current CVS pharmacy is much smaller than most standard pharmacies and does not have a drive-thru window for prescription pick-ups. The applicant has stated that CVS' market research indicates that the existing store should relocate within the area to retain its current customer base, as well as possibly attracting additional customers with the drive-thru window.

The applicant has met with area residents on two occasions to discuss the proposed redevelopment of the subject property as a CVS pharmacy, most recently on Friday, October 17th. This is not required by the City's zoning ordinances, and Planning staff often suggests meeting with residents to present proposed redevelopment plans in an informal, informational setting prior to the public hearing. No City staff members were present at either meeting.

One of the most oft-heard objections to any commercial development adjacent to residential areas is that property values will be negatively affected. These statements are often made during emotional public hearings and rarely based on facts. Planning staff reviewed the total assessed values of 26 individual properties located around the final build-out of Hy-Vee on 18th Avenue. The studied parcels are indicated by purple highlights in the aerial of the Hy-Vee site included with this staff report. These parcels remained intact before, during and after the initial construction and latest expansion in

2006. Collecting assessed values from 2005, prior to the latest expansion, and every year since, up to and including 2014, the assessed values were totaled and plotted on a chart, included with this staff report. The assessed values increased five of the last nine years. Three years saw declines and one year was nearly steady. The chart shows a general upward trend of assessed values with declines related to the collapse of the financial bubble and a general, city-wide decrease of assessed values over the past two years. The average assessed value in 2005, before the expansion of Hy-Vee was just under \$72,000 while the latest in 2014 is just over \$78,000, an overall average increase of 9%.

The applicant has proposed a compatible use for the former school site. It is well-landscaped, located well within minimally required building setbacks and addresses many of the concerns voiced by adjacent residents regarding this and previous redevelopment proposals. Most importantly, the applicant is not requesting any variances to any zoning ordinances.

RECOMMENDATION

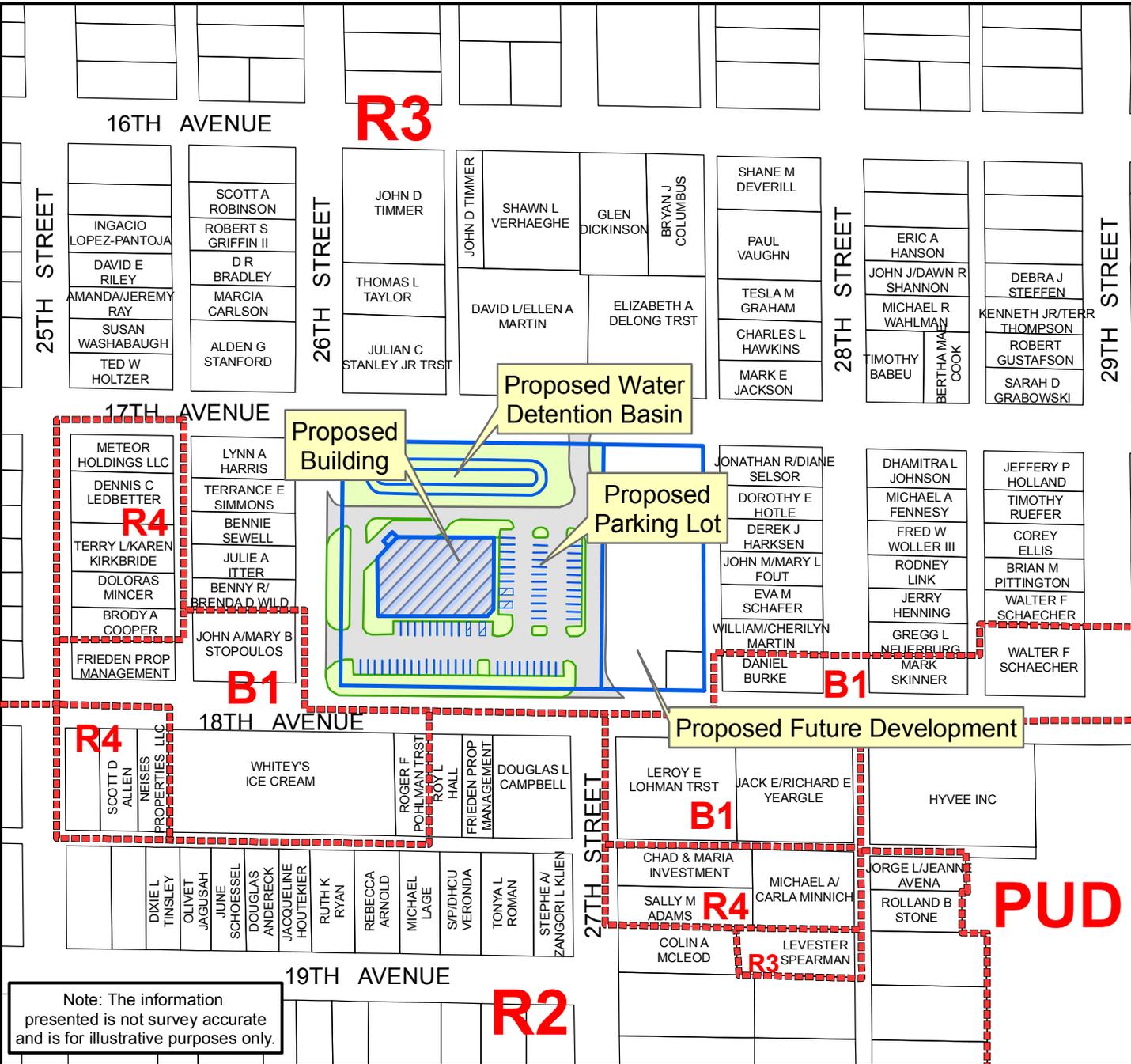
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Planning staff would also recommend the following stipulations regarding the rezoning:

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PLANNING COMMISSION



PLANNING COMMISSION
2014-9

Legend

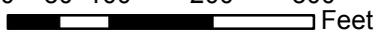
- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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



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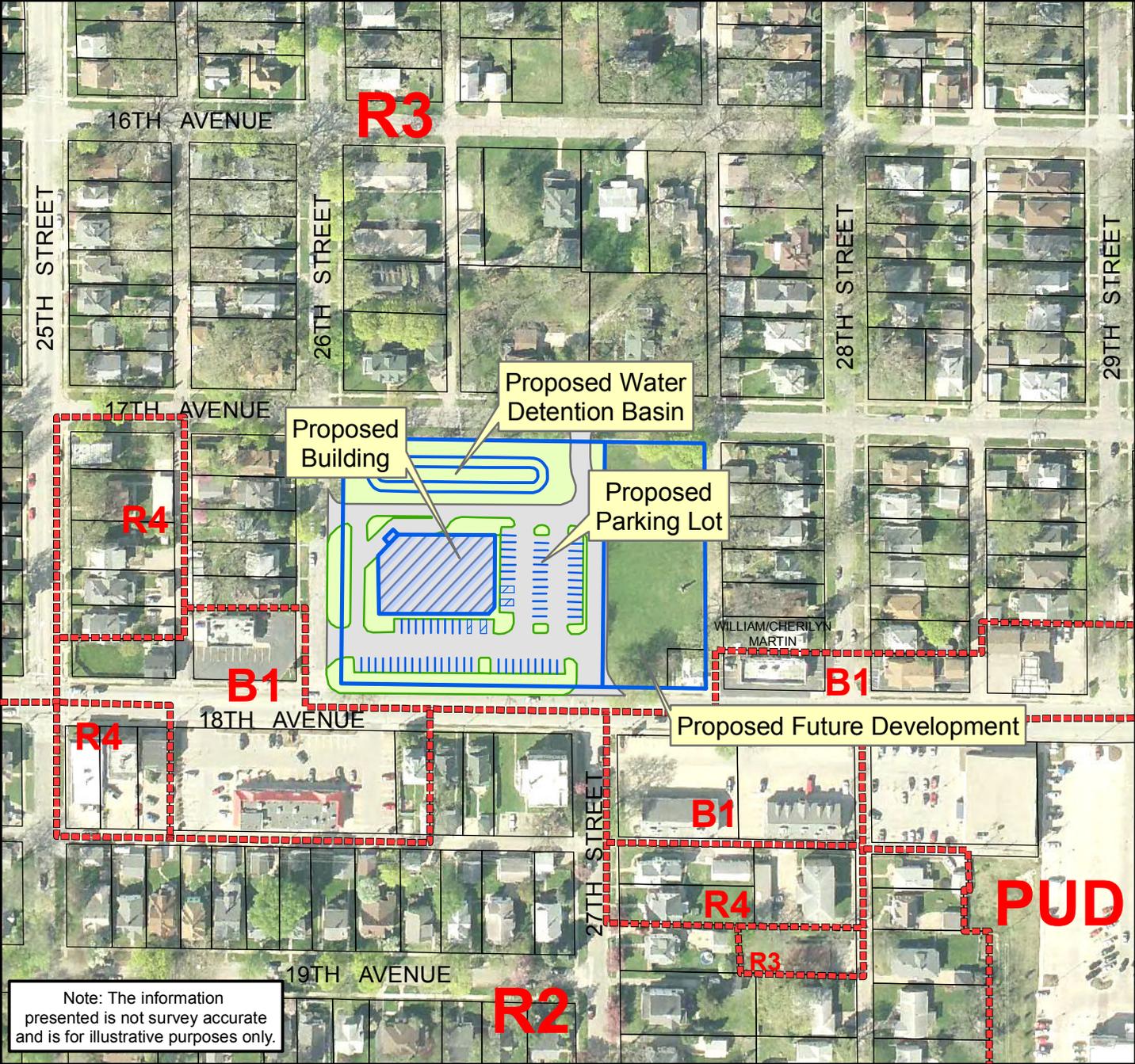
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION
2014-9 Aerial

Legend

- R.I. City Parcels
- Subject Property

DR. BY: K.G.D.

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0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
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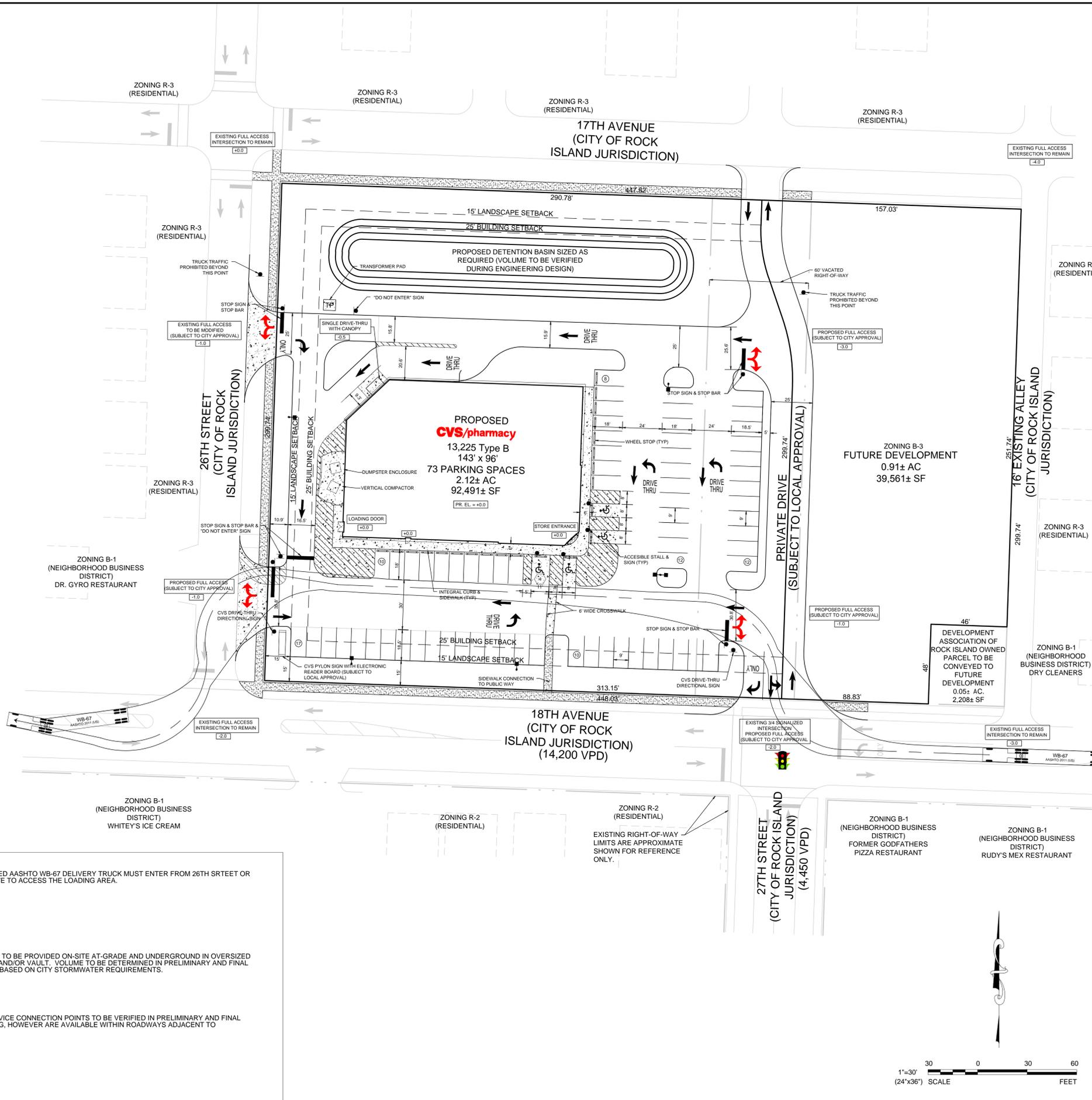
Note: The information presented is not survey accurate and is for illustrative purposes only.

SITE CRITERIA CHECKLIST	
PROJECT DATA	
SITE AREA	2.12± AC. (CVS), 3.03± AC. (OVERALL)
TOTAL PARKING REQUIRED	70 SPACES (5 SPACES PER 1,000 SF, PLUS 1 PER 2 EMPLOYEES ON MAX. SHIFT)
TOTAL PARKING PROVIDED	73 SPACES (1 SPACE PER 181 SF) 4 ACCESSIBLE SPACES & 69 STANDARD SPACES
TOTAL LOADING REQUIRED	1 LOADING ZONE REQUIRED PER CODE
TOTAL LOADING PROVIDED	1 - 10' x 50' LOADING ZONE
LAND INFORMATION	
LAND LOT/DISTRICT	TO BE VERIFIED BY ALTA SURVEY
PARCEL NUMBERS	TO BE VERIFIED BY ALTA SURVEY
BOUNDARY SURVEY	NOT YET COMPLETED
TOPOGRAPHICAL SURVEY	NOT YET COMPLETED
ENVIRONMENTAL REPORT (PHASE 1)	NOT YET COMPLETED
GEOTECHNICAL REPORT	NOT YET COMPLETED
DETENTION EVALUATION	TO BE PROVIDED ON SITE & UNDERGROUND WITH OVERSIZED STORM PIPES AND/OR VAULT. VOLUME TO BE DETERMINED IN PRELIMINARY & FINAL ENGINEERING.
CUT / FILL EVALUATION	SITE BALANCE WILL BE ATTEMPTED. EXPORT ANTICIPATED DUE TO UTILITY SPOILS (TO BE VERIFIED IN PRELIMINARY/FINAL ENGINEERING). SEE PROPERTY NOTE 8.
TRAFFIC STUDY	NOT YET COMPLETED
OFF SITE IMPROVEMENTS	PUBLIC SIDEWALK AND CURB
EASEMENTS	TO BE VERIFIED BY ALTA SURVEY
ZONING INFORMATION	
PROPOSED ZONING	B-3 COMMUNITY BUSINESS DISTRICT (EXISTING: R-3; 1 & 2 FAMILY RESID.)
ADJACENT ZONING	R-3; (NORTH, EAST & WEST), R-2; (SOUTH), B-1; (EAST & WEST)
CONDITIONS OF ZONING	PER ZONING ORDINANCE, SEE SITE RISK ASSESSMENT BELOW
BUILDING HEIGHT LIMIT	PER CITY ORDINANCE, 45' MAXIMUM
OPERATIONS INFORMATION	
DRIVE-THRU ALLOWED	ALLOWED IN B-3 ZONING DESIGNATION
24-HOUR SERVICE ALLOWED	ALLOWED IN B-3 ZONING DESIGNATION
BEER / WINE SALES ALLOWED	ALLOWED PER CITY CODE, WITH LICENSE ISSUANCE
MINUTE CLINIC ALLOWED & PERMITTED USE	ALLOWED IN B-3 ZONING DESIGNATION
SIGNAGE LOCATIONS & REQUIREMENTS	SEE SIGNAGE STUDY BY OTHERS. PROPOSED SIGNS SHOWN ON PLAN.
LANDSCAPE INFORMATION (TO BE VERIFIED BY QUALIFIED LANDSCAPE ARCHITECT)	
INTERNAL REQUIREMENTS	PER LANDSCAPE ORDINANCE, SEE SITE RISK ASSESSMENT BELOW
EXTERNAL REQUIREMENTS	PER LANDSCAPE ORDINANCE, SEE SITE RISK ASSESSMENT BELOW
ACCESS INFORMATION	
CURB CUT EVALUATION	TWO PROPOSED FULL ACCESS ALONG 26TH AVENUE (SUBJECT TO LOCAL APPROVAL) TWO PROPOSED FULL ACCESS ALONG PRIVATE DRIVE (SUBJECT TO LOCAL APPROVAL)
DECEL LANES	NOT ANTICIPATED TO BE REQUIRED BY CITY
LINE OF SIGHT	NO ISSUES ANTICIPATED
JURISDICTIONAL CONTROL	18TH AVENUE, 26TH & 27TH STREETS UNDER CITY JURISDICTION
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	TO BE VERIFIED
ELECTRIC AVAILABILITY	TO BE VERIFIED
TELEPHONE AVAILABILITY	TO BE VERIFIED
CABLE AVAILABILITY	TO BE VERIFIED
WATER AVAILABILITY	TO BE VERIFIED
SEWER AVAILABILITY	TO BE VERIFIED
GAS AVAILABILITY	TO BE VERIFIED

SITE DATA	
OVERALL SITE AREA	3.03± AC.
CVS SITE AREA	2.12± AC.
IMPERVIOUS AREA (CVS PARCEL)	1.40 AC. (66%)
PERVIOUS AREA (CVS PARCEL)	0.72 AC. (34%)
CVS BUILDING AREA	13,225 SF TYPE B - SINGLE DRIVE-THRU
BUILDING DENSITY	BLDG. SF = 13,225± SF LOT SF = 92,491± SF 0.14
MAXIMUM BUILDING DENSITY	N/A

SITE PLAN LEGEND	
TP	TRANSFORMER BOX ON PAD
EXISTING TRAFFIC SIGNAL	
5	NUMBER OF PARKING SPACES
2	NUMBER OF ACCESSIBLE SPACES
ACCESSIBLE STALL	
WB-67 DELIVERY TRUCK	
HEAVY DUTY CONCRETE PAVEMENT (OR INTEGRAL CURB & SIDEWALK ON CVS SITE)	
BITUMINOUS PAVEMENT	
PUBLIC CONCRETE SIDEWALK	

SITE RISK ASSESSMENT	
PROPERTY:	ACCESS:
P1.) ZONING INFORMATION PER CONVERSATION WITH CITY AND BASED ON V3'S INTERPRETATION OF THE AVAILABLE CITY OF ROCK ISLAND ORDINANCE AND ZONING MAPS. IT IS THE DEVELOPER/ OWNERS RESPONSIBILITY TO DETERMINE ZONING APPROVAL PROCESS AND REQUIREMENTS. TRAFFIC COUNTS PROVIDED BY DEVELOPER.	A1.) THE PROPOSED AASHTO WB-67 DELIVERY TRUCK MUST ENTER FROM 26TH STREET OR PRIVATE DRIVE TO ACCESS THE LOADING AREA.
P2.) ALL SITE DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY DEVELOPER AND AVAILABLE TAX MAPS AND SHOULD BE VERIFIED BY AN ALTA SURVEY. GRADE ELEVATIONS ARE BASED ON A AVAILABLE AERIAL IMAGERY AND SHOULD BE VERIFIED WITH A TOPOGRAPHIC SURVEY.	STORMWATER:
P3.) PLAT OF SUBDIVISION MAY BE REQUIRED BY THE CITY.	S1.) STORMWATER TO BE PROVIDED ON-SITE AT-GRADE AND UNDERGROUND IN OVERSIZED STORM PIPES AND/OR VAULT. VOLUME TO BE DETERMINED IN PRELIMINARY AND FINAL ENGINEERING BASED ON CITY STORMWATER REQUIREMENTS.
P4.) ZONING AND SETBACK REQUIREMENTS TO BE CONFIRMED BY DEVELOPER.	UTILITIES:
P5.) SIGNAGE TO BE COORDINATED WITH CVS SIGN VENDOR.	U1.) UTILITY SERVICE CONNECTION POINTS TO BE VERIFIED IN PRELIMINARY AND FINAL ENGINEERING, HOWEVER ARE AVAILABLE WITHIN ROADWAYS ADJACENT TO CVS SITE.
P6.) LANDSCAPE ISLANDS ARE REQUIRED BY CODE.	
P7.) REZONING IS PROPOSED FOR THE PROPERTY. FROM THE EXISTING DESIGNATION OF R-3, ONE AND TWO FAMILY RESIDENCE DISTRICT TO THE PROPOSED DESIGNATION OF B-3 COMMUNITY BUSINESS DISTRICT. DRIVE-THRUS AND MEDICAL CLINICS ARE PERMITTED USES IN B-3 ZONING.	



CVS pharmacy
 NEW NORTHERN - 13,225 B
 STORE NUMBER: 8656
 18TH AVENUE &
 26TH STREET
 ROCK ISLAND COUNTY
 ROCK ISLAND, ILLINOIS
 DEAL TYPE: RELO
 CS PROJECT NUMBER: CS# 085827

ENGINEER:

 V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

CONSULTANT:
 ARCHITECT
 NORR, LLC
 150 JEFFERSON AVENUE, SUITE 1300
 DETROIT, MICHIGAN 48226
 PHONE: (313) 324-3100
 LANDSCAPE CONSULTANTS
 DANIEL WEINBACH & PARTNERS
 53 W. JACKSON BLVD., SUITE 250
 CHICAGO, ILLINOIS 60604
 PHONE: (312) 427-2888

DEVELOPER:

First Equity Group, LLC
 205 W. Wacker Dr. Suite 901
 Chicago, Illinois 60606
 (312) 857-7000 Phone
 (312) 857-7015 Fax

SEAL:

REVISIONS/ SUBMITTALS:

1	ISSUED FOR REVIEW	09-29-14
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DRAWING BY: KLS
 DATE: SEPTEMBER 29, 2014
 JOB NUMBER: 10173.020
 TITLE:
SK-1
 SHEET NUMBER:
 EXHIBIT 4.5.1.b
 OPTION 2 -1 of 1
 COMMENTS
 NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST, ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST, ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANTS SHOWN, SUPERSEDE ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT PLACEMENT OR FENCING, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOD.
- TOPSOIL SHALL BE FERTILE, FRIABLE SANDY LOAM OR LOAM TOPSOIL COMPRISED OF 20%-50% SILT, 30%-60% SAND AND 5%-20% CLAY. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE TOPSOIL SHALL HAVE AN ORGANIC MATTER CONTENT OF BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE LUMPS, ROOTS, STICKS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. PROVIDE SOIL TEST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO USE ON SITE.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF THIS TYPE AND SIZE.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:

TREES AND SHRUBS:	10% TOPSOIL	PERENNIALS 4	50% TOPSOIL
	15% COARSE SAND	GROUNDCOVERS:	25% COARSE SAND
	15% FINE FINES		25% FINE FINES

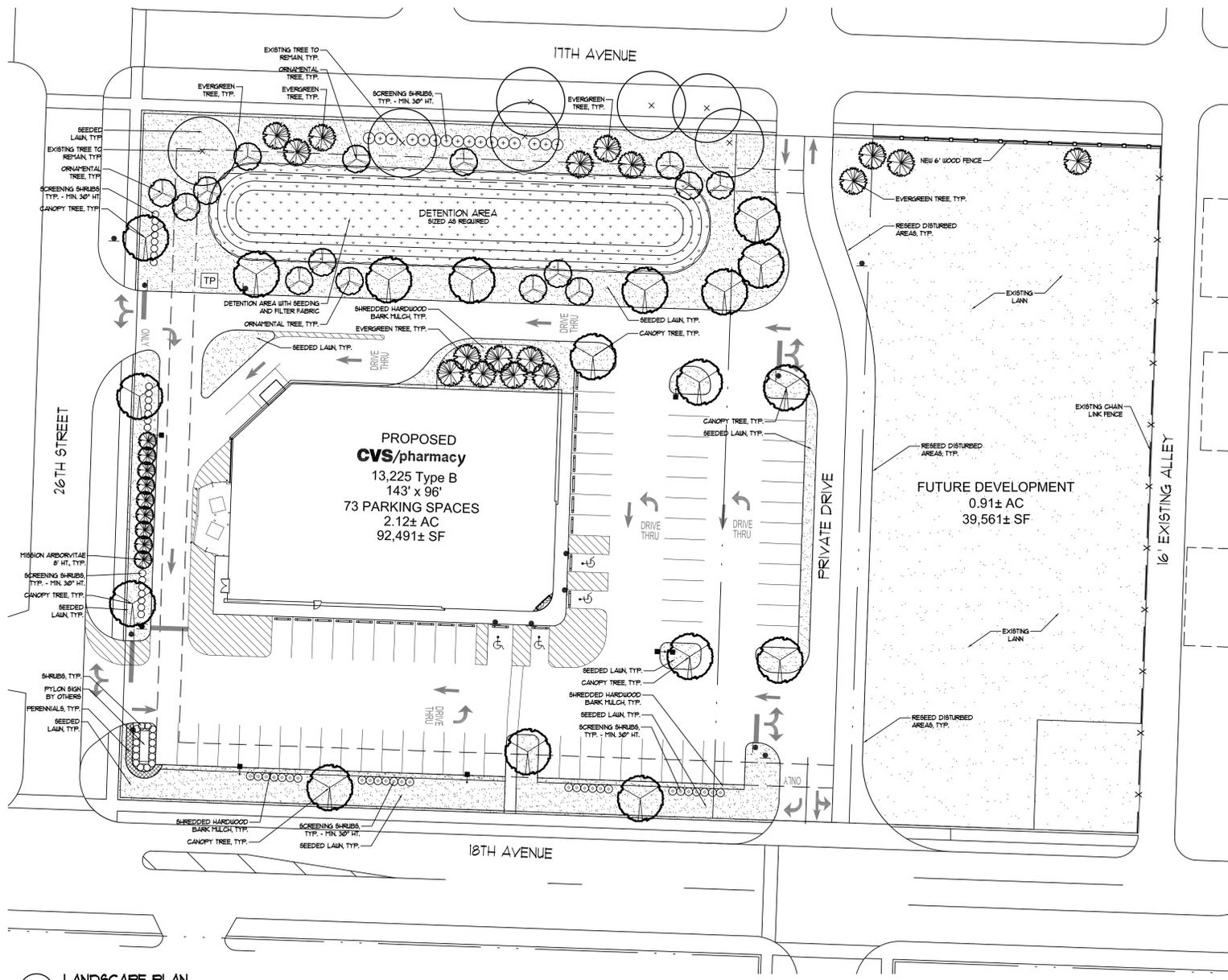
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PLANTING SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
 DECIDUOUS TREES AND SHRUBS:
 EVERGREEN TREES AND SHRUBS:
 PERENNIALS 4 GROUNDCOVERS:
- BARK MULCH FOR TREES AND SHRUBS SHALL BE FINELY SHREDDED, PREMIUM HARDWOOD BARK MULCH, FREE OF TWIGS, LEAVES OR OTHER DEBRIS. BARK MULCH SHALL NOT CONTAIN ANY WOOD AND SHALL NOT BE ARTIFICIALLY COLORED.
- PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- ALL BEDS EDGES TO BE WELL SHAPED 'SPADE-CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- PROVIDE POSITIVE DRAINAGE FLOW, DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS, NOTIFY LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVER OR ANNUALS.
- TEST TREE PITS AND PLANT BEDS FOR PROPER DRAINAGE. FILL PIT WITH 12" OF WATER. IF THE WATER LEVEL DROPS 4" IN 4 HOURS THE DRAINAGE IS SUFFICIENT. NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE CONCERNS IMMEDIATELY.
- ALL PLANT MATERIAL SHALL BE FRESHLY DUG, ILLINOIS NURSERY GROWN MATERIAL THAT IS HEALTHY 4 VIGOROUS, OF SPECIMEN QUALITY, AND TRUE TO SPECIES.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY, FOR CONFORMITY TO PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR INSPECTION OF PLANTS UPON SUBSTANTIAL COMPLETION. THE REQUEST SHALL BE SUBMITTED AT LEAST TEN DAYS OF THE ANTICIPATED REVIEW. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF OUTSTANDING OR UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED, THE LANDSCAPE ARCHITECT WILL RECOMMEND ACCEPTANCE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE-YEAR FROM THE DATE OF FINAL ACCEPTANCE. FINAL ACCEPTANCE SHALL BE GIVEN AT THE COMPLETION OF ALL PUNCH LIST ITEMS. THE CONTRACTOR WILL MAINTAIN ALL LANDSCAPE UNTIL FINAL ACCEPTANCE, INCLUDING MOWING, WEEDING, WATERING, EDGING AND MULCHING.
- PARKING LOT ISLANDS ARE TO BE EXCAVATED TO A DEPTH OF NO LESS THAN 24 INCHES, AND BACKFILLED WITH TOPSOIL. BERM ALL PARKING LOT ISLANDS TO A 6 INCH HEIGHT ABOVE TOP OF CURB.
- LAWN SEEDING SHALL BE FRESH, CLEAN AND NEW CROP SEED MIXED IN PROPORTION BY WEIGHT THE BLUEGRASS LAWN SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS	90 LBS. PER ACRE
PERENNIAL RYE GRASS	20 LBS. PER ACRE
RED TOP OR CREEPING RED FESCUE	30 LBS. PER ACRE

BY WEIGHT THE SALT TOLERANT SEED MIXTURE SHALL BE AS FOLLOWS:

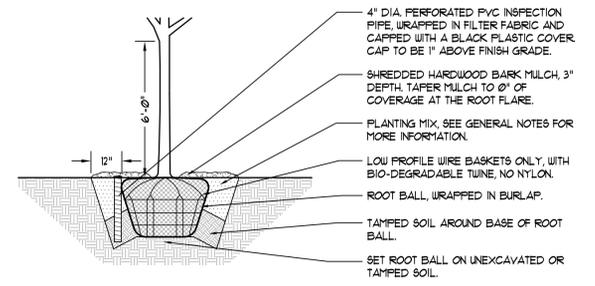
KENTUCKY BLUEGRASS	60 LBS. PER ACRE
FULTS PUCCELLINIIA DISTANS	60 LBS. PER ACRE
PERENNIAL RYE GRASS	20 LBS. PER ACRE
DAUNSON RED FESCUE	20 LBS. PER ACRE
SCALDIS RED FESCUE	20 LBS. PER ACRE

CONTRACTOR SHALL FURNISH GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- THE CONTRACTOR SHALL WARRANT ALL SEED FROM DATE OF INSTALLATION UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAWN MAINTENANCE (WATERING, MOWING, FERTILIZING 4 WEEDING) UNTIL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL SEEDING THAT HAS NOT FILLED IN OR HAS DIED OR BURNED OUT AT NO COST TO THE OWNER. FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE THE SEEDED AREAS ARE FULL, VIABLE AND FREE OF BARE SPOTS AND THE LAWN HAS BEEN MOWN TWICE.
- SOD SHALL BE CLASSIFIED AS 'CERTIFIED SOD' THE TYPICAL SOD SEED MIX SHALL BE COMPOSED OF A BLEND OF PREMIUM KENTUCKY BLUEGRASS. SALT TOLERANT SOD SHALL HAVE A SEED MIX OF PREMIUM KENTUCKY BLUEGRASS, FULTS PUCCELLINIIA DISTANS AND CREEPING RED FESCUE. SOD USED SHALL BE NATIVE TO LOCALITY OF WORK, NURSERY OR FIELD GROWN, AND WELL ROOTED. SOD GROWN ON SOIL HIGH IN ORGANIC MATTER SUCH AS PEAT WILL NOT BE ACCEPTABLE. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR LAWN AREAS, PLANT BEDS AND TREES. LAWN AREAS SHALL BE ON A SEPARATE ZONE THAN PLANT BEDS. FUTURE DEVELOPMENT TO THE EAST IS NOT TO BE IRRIGATED.
- FINAL ACCEPTANCE WILL BE GIVEN BY LANDSCAPE ARCHITECT ONCE SOD HAS FIRMLY ROOTED IN THE GROUND AND HAS BEEN MOWN TWICE. LAWN MUST BE FULL, VIABLE AND FREE OF BARE SPOTS.



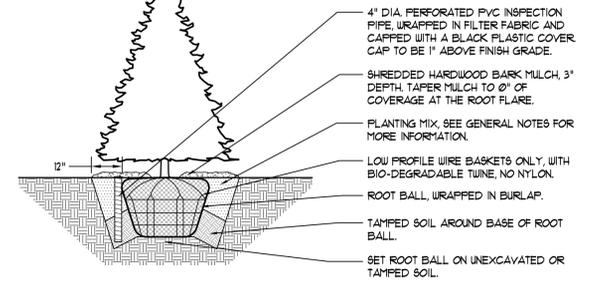
1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE FLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



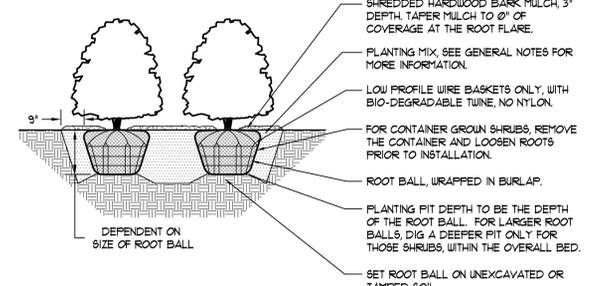
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE FLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB FLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS. SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.

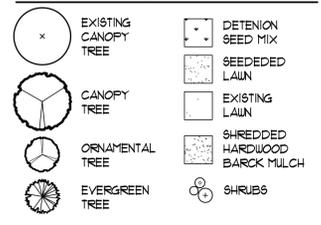


1 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS

NORTH BUFFER REQUIREMENTS - TYPE 'C'	WEST BUFFER REQUIREMENTS - TYPE 'C'	SOUTH BUFFER REQUIREMENTS - TYPE 'C'
LENGTH: 218'	LENGTH: 235'	LENGTH: 281'
CANOPY: 6 (BUFFER GREATER THAN 25' INCLUDES EVERGREEN)	CANOPY: 7	CANOPY: 9
UNDERSTORY: 4	UNDERSTORY: 5	UNDERSTORY: 6
EVERGREEN: 6 (60% OF PLANTINGS REQUIRED)	EVERGREEN: 1	EVERGREEN: 1
SHRUBS: 16	SHRUBS: 22	SHRUBS: 23
TOTAL PLANTING REQUIRED	TOTAL PLANTING PROVIDED	
CANOPY: 22	CANOPY: 22	
UNDERSTORY: 15	UNDERSTORY: 15	
EVERGREEN: 22	EVERGREEN: 22	
SHRUBS: 65	SHRUBS: 81	

LANDSCAPE KEY



NEW NORTHERN - 12,900 A

STORE NUMBER: 08656
 NWC 18TH AVENUE & 27TH STREET
 ROCK ISLAND COUNTY
 ROCK ISLAND, ILLINOIS
 DEAL TYPE: RELOCATE
 CS PROJECT NUMBER: CS# 85827

ENGINEER:



CONSULTANT:

ARCHITECT
 NORR, LLC
 719 GRISWOLD STREET, SUITE 1000
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 PHONE: (313) 324-3100
 LANDSCAPE CONSULTANTS
 DANIEL WEINBACH & PARTNERS
 53 W. JACKSON BLVD., SUITE 250
 CHICAGO, ILLINOIS 60604
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DEVELOPER:

IE
First Equity Group, LLC
 205 W. Wacker Dr. Suite 901
 Chicago, Illinois 60606
 (312) 857-7000 Phone
 (312) 857-7015 Fax

SEAL:

REVISIONS/ SUBMITTALS:

1	ISSUED FOR REVIEW	09-26-14
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DRAWING BY: **EB**

DATE: **SEPTEMBER 26, 2014**

JOB NUMBER: **10173.020**

TITLE: **PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER: **1 OF 1**

COMMENTS
 NOT RELEASED FOR CONSTRUCTION

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

LumNo	Label	X	Y	Z *	Orient	Tilt
1	A	380	136	28	90	0
2	A	480	142	28	90	0
3	D290	565	200	28	180	0
4	D90	572	314	28	270	0
5	F	337	287	28	0	0
6	OB	385	306	9.33	0	0
7	OB	387	304	9.33	0	0
8	OB	390	311	9.33	0	0
9	OB	392	309	9.33	0	0
10	OC	511.8	218.7	18	0	0
11	S2	399.221	311.712	16.66	0	0
12	S6	464.307	216.095	16.66	0	0
13	S6	511.229	311.664	16.66	0	0
14	S6	514.384	267.287	16.66	90	0
15	S6	373.865	288.683	16.66	45	0
16	S6	378.158	292.944	16.66	45	0
17	S6	382.376	297.177	16.66	45	0
18	S6	386.627	301.441	16.66	45	0
19	S6	390.882	305.689	16.66	45	0
20	S6	395.113	309.92	16.66	45	0
21	S6	505.229	311.664	16.66	0	0
22	S6	499.229	311.664	16.66	0	0
23	S6	493.229	311.664	16.66	0	0
24	S6	487.229	311.664	16.66	0	0
25	S6	481.229	311.664	16.66	0	0
26	S6	475.229	311.664	16.66	0	0
27	S6	469.229	311.664	16.66	0	0
28	S6	463.229	311.664	16.66	0	0
29	S6	457.229	311.664	16.66	0	0
30	S6	451.229	311.664	16.66	0	0
31	S6	445.229	311.664	16.66	0	0
32	S6	439.229	311.664	16.66	0	0
33	S6	433.229	311.664	16.66	0	0
34	S6	427.229	311.664	16.66	0	0
35	S6	421.229	311.664	16.66	0	0
36	S6	415.229	311.664	16.66	0	0
37	S6	409.229	311.664	16.66	0	0
38	S6	403.229	311.664	16.66	0	0
39	S6	514.384	273.287	16.66	90	0
40	S6	514.384	279.287	16.66	90	0
41	S6	514.384	285.287	16.66	90	0
42	S6	514.384	291.287	16.66	90	0
43	S6	514.384	297.287	16.66	90	0
44	S6	514.384	303.287	16.66	90	0
45	S6	514.384	309.287	16.66	90	0
46	S6	458.307	216.095	16.66	0	0
47	S6	452.307	216.095	16.66	0	0
48	S6	446.307	216.095	16.66	0	0
49	S6	440.307	216.095	16.66	0	0
50	S6	434.307	216.095	16.66	0	0
51	S6	428.307	216.095	16.66	0	0
52	S6	422.307	216.095	16.66	0	0
53	S6	416.307	216.095	16.66	0	0
54	S6	410.307	216.095	16.66	0	0
55	S6	404.307	216.095	16.66	0	0
56	S6	398.307	216.095	16.66	0	0
57	S6	392.307	216.095	16.66	0	0
58	S6	386.307	216.095	16.66	0	0
59	S6	380.307	216.095	16.66	0	0
60	S6	374.307	216.095	16.66	0	0
61	WP	371.7	229.7	12	180	0
62	WP	371.7	254.7	12	180	0
63	WP	371.7	279.7	12	180	0
64	WS	507.4	216	7	315	0
65	WS	514.5	223.1	7	315	0

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

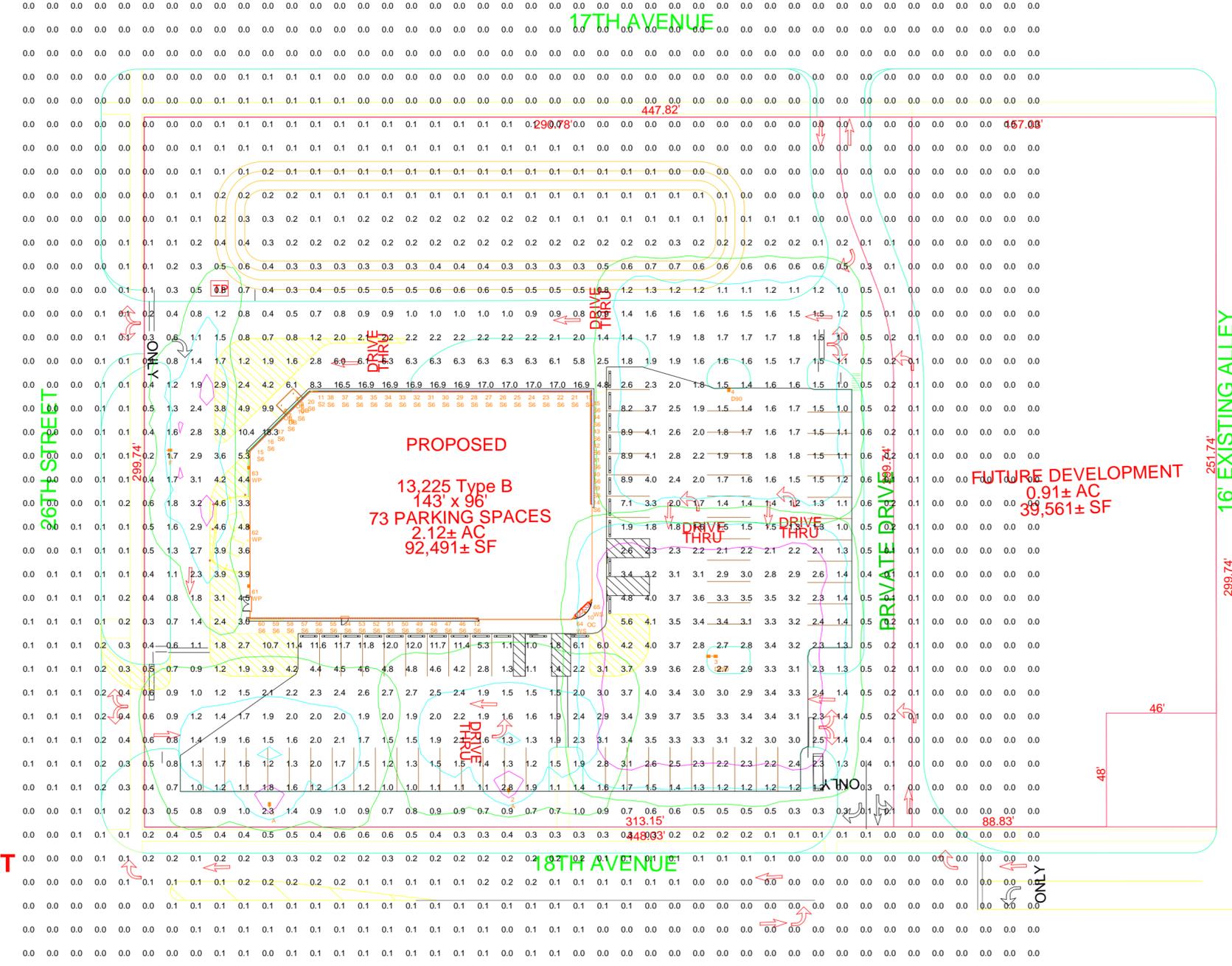
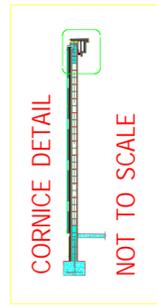
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
→	A	2	CL1-60L-4K-4 (Hubbell Ltg)	SINGLE	141	12036	0.950	0.950	1.000	0.903
← →	D290	1	QTY 2 - CL1-90L-4K-5M (Hubbell Ltg)	BACK-BACK	207.8	18522	0.950	0.950	1.000	0.903
→	D90	1	CL1-90L-4K-5M (Hubbell Ltg)	SINGLE	207.8	18522	0.950	0.950	1.000	0.903
→	F	1	CL1-60L-4K-2-BC (Hubbell Ltg)	SINGLE	141.9	7998	0.950	0.950	1.000	0.903
○	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
○	OC	1	EVO 41/29 8AR 120	SINGLE	48.9	3108	0.950	0.950	1.000	0.903
—	S2	1	ECVLXWET-2-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
—	S6	49	ECVLXWET-6-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
□	WP	3	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
☂	WS	2	AZ-5L-LED75-4K-(2)EJU-BB-CTB-BZ	SINGLE	77.3	5187	0.950	0.950	1.000	0.903

Calculation Summary						
Label	Description	Units	Avg	Max	Min	Avg/Min
CVS PARKING	1.0 FC MINIMUM	Fc	2.70	12.0	1.0	2.70

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE
SSS-XX-XX-X-A2-XX

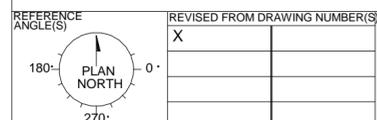
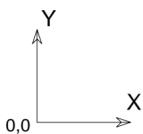
TWIN FIXTURE 180 DEGREE APART
SSS-XX-XX-X-C2-XX



FOR PRICING CONTACT
NESCO
 40 Hudson Rd
 Canton, MA 02021
 Tel: 781-828-9494
 Fax: 781-575-1398
 E-Mail: CVSPans@nescoweb.com

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

- THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.



CVS #08656
 ROCK ISLAND, IL



SCALE
1" = 40'
DWN
ADC
DRAWING NO.
1471690

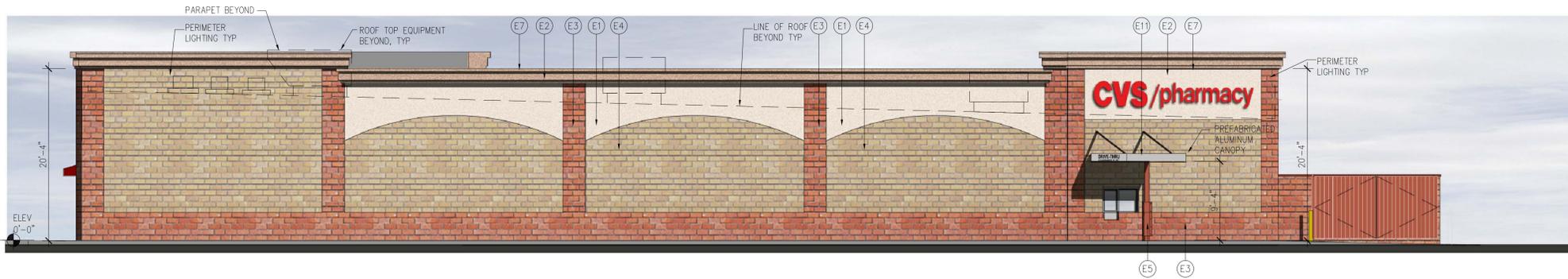
DATE
9/24/2014
APVD



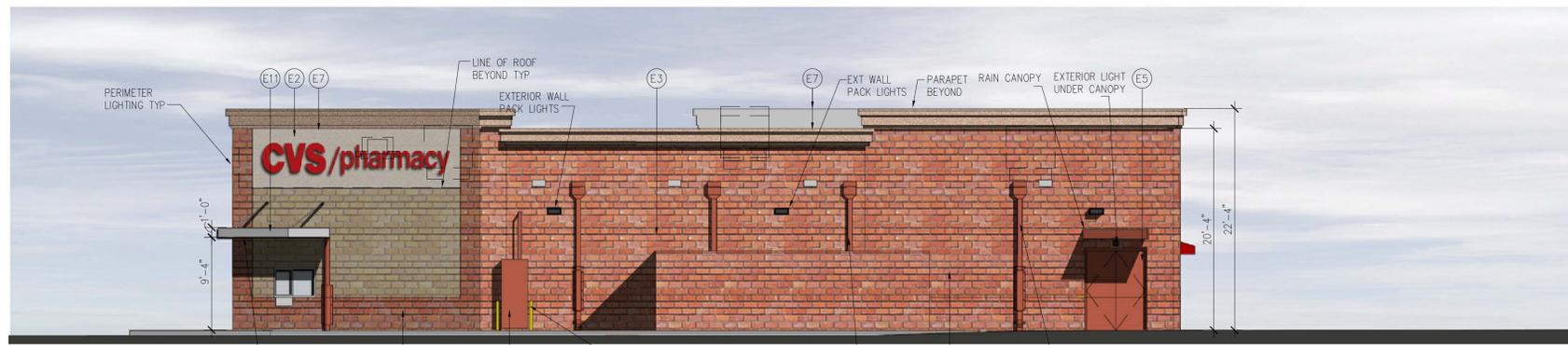
SOUTH ELEVATION - 18TH AVE.
SCALE: 1/8"



EAST ELEVATION
SCALE: 1/8"



NORTH ELEVATION - 17TH AVE.
SCALE: 1/8"



WEST ELEVATION - 26TH ST.
SCALE: 1/8"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS/ DEFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	MA06-0029 PEACHY BEIGE	INSTALLED PER MANUF. SPECIFICATIONS
E2	EIFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NA05-0001 RAFTERTAIL	CORNICE
E3	SPLIT FACE CMU	OLDCASTLE ARCHITECTURAL	A-296-R GARNET	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	OLDCASTLE ARCHITECTURAL	S-2902 A CLASSIC	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E5	PAINT	BENJAMIN MOORE	2174-30 SEDONA CLAY	HOLLOW MTL DOORS/FRAMES, DOWNSPOUTS
E6	BOLLARD COVER	INNOPLAST BOLLARDGARD BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS
E7	PREFINISHED METAL COPING		COLOR TO MATCH "E2" EIFS	
E8	ALUM STOREFRONT		CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY DURAGLIDE 5300	CLEAR ANODIZED	
E10	VINYL AWNING	BURTON SIGNWORKS, INC.	WEBLON #2926 DEEP RED	SUPPLIED & INSTALLED BY GC
E11	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	CLASS II CLEAR ANODIZED	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.
LEGEND
⊗ - RE: EXTERIOR FINISH SCHEDULE
PYLON SIGNAGE EIFS COLOR TO MATCH THE BUILDING EIFS COLOR.

ALTERNATE SPLIT FACE CMU SUPPLIER			
TAG	MATERIAL / DESCRIPTION	COLOR TO MATCH	NOTES
E3	SPLIT FACE CMU	JOHNSON CONCRETE JC-535R GARNET	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	JOHNSON CONCRETE JC-623R SOFT COTTON	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E3	SPLIT FACE CMU	CEMEX 45 TERRA COTTA	HOLCIM ENVIROCORE MORTAR CORAL
E4	SPLIT FACE CMU ACCENT	CEMEX 861 SOFT IVORY	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com

FE
FIRST EQUITY GROUP, LLC
150 N. Wacker Dr. Suite 1717
Chicago, Illinois 60606
(312) 857-7000 Phone
(312) 857-7015 Fax

CVS #08656/CS #085827, 18TH AVENUE & 26TH ST, ROCK ISLAND, IL

CVS/pharmacy

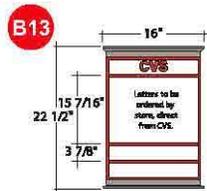
Building Signs



Drive Thru Pharmacy Signs



Window/Door Signs



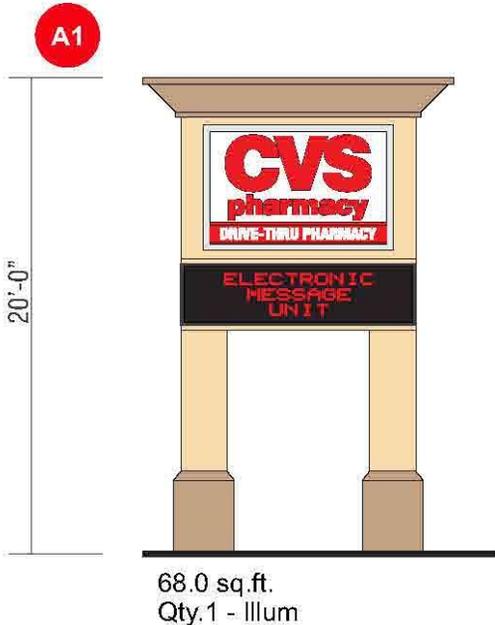
Temporary Signs

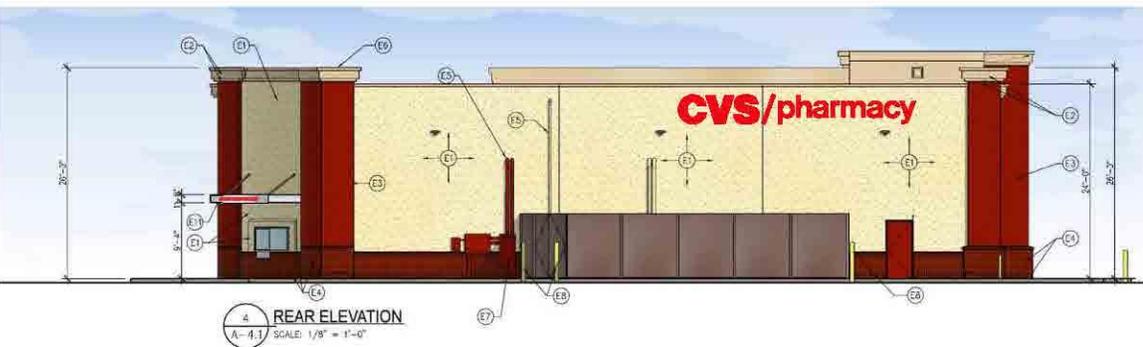
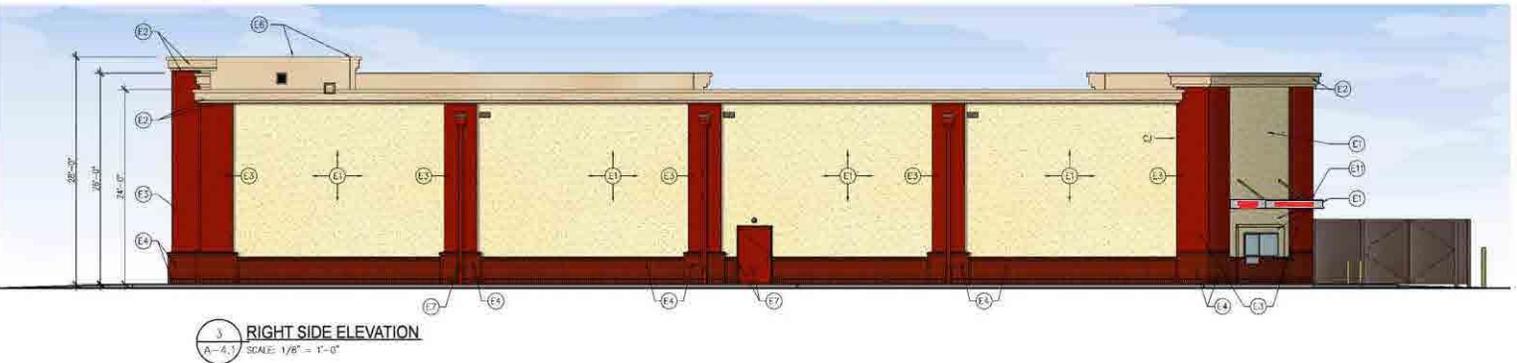
S1 - S2



Freestanding Signs

Directional Signs





* Elevations are for general sign location only. Building materials and design details may not be reflected.



CVS CS 85827
NWC 18th & 27th
Rock Island, IL

Date: 8/6/2014

Revisions:

18TH AVENUE



30TH STREET

20TH AVENUE

28TH STREET

**HYVEE
GROCERY STORE**

10844-1

10843-A

10845-A

10846-1

10848-A

10847-1

10849-A

10850

10849-B

10807

10806

10805

10803

10804

10851

10851-A

10851-C

10851-B

10832

10832-A

10831

10830

10810-A

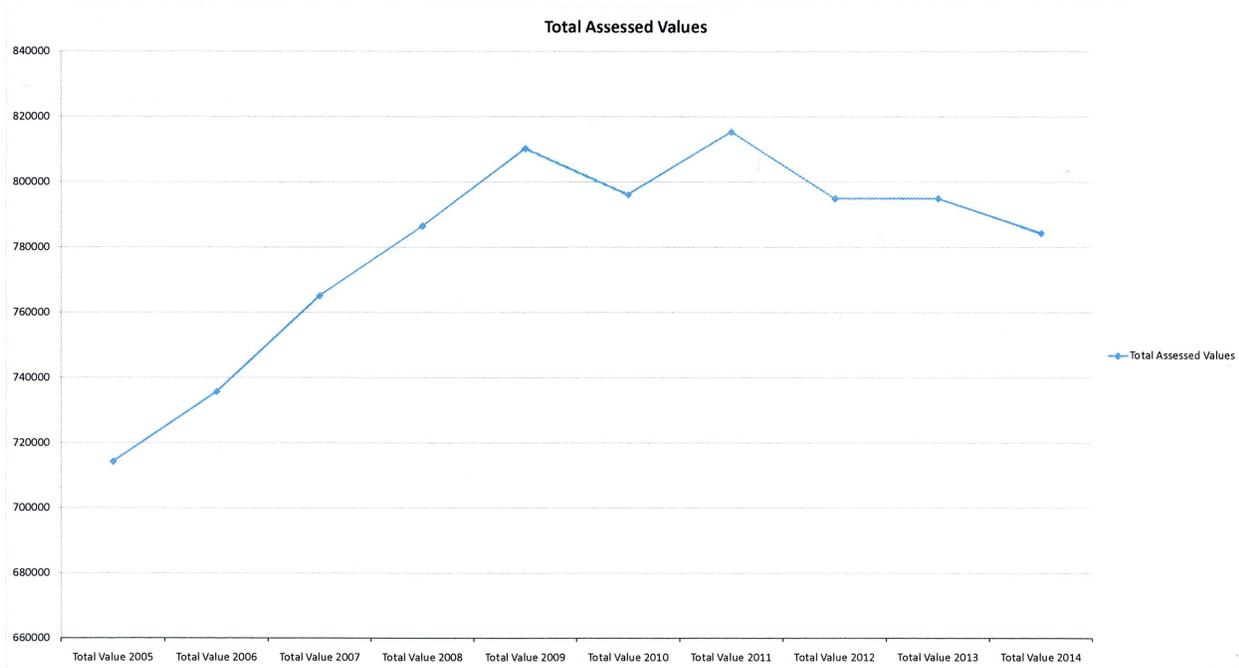
10810

10810-B

10809

HyVee Area

Parcel Number	Total Value 2005	Total Value 2006	Total Value 2007	Total Value 2008	Total Value 2009	Total Value 2010	Total Value 2011	Total Value 2012	Total Value 2013	Total Value 2014
10803	23760	24473	25452	26725	27532	27684	28515	27802	27802	27429
10804	28700	29561	30743	32280	33255	33438	34441	33580	33580	33130
10805	28271	29119	30283	31797	32758	32938	33926	33078	33078	32635
10806	22743	23426	24363	24667	25171	25265	26265	25333	25333	24908
10807	23018	23709	24657	25667	26711	27265	28265	27333	27333	26908
10809	33752	34764	36155	37962	39108	39323	40503	39491	39491	38962
10810	38346	39496	41076	43130	44433	44678	46000	45025	45025	44516
10810-A	5282	5440	5658	5941	6121	6155	5000	4875	4875	4810
10810-B	28064	28905	30062	31565	32518	32407	20000	19500	19500	19239
10830	38024	39165	40731	42768	44059	44301	45631	44490	44490	43894
10831	32943	33931	35288	37053	38172	38382	39534	38546	38546	38030
10832	22466	23140	24066	25422	27343	27493	28317	27609	27609	27239
10832-A	28386	29237	30406	31927	32890	33071	34063	33212	33212	32767
10843-A	25129	25883	26918	28264	29118	29278	30156	29402	29402	29008
10844-1	20961	21590	22453	23576	24287	24421	24421	23810	23810	23491
10845-A	28531	29387	30563	32091	33059	33241	34238	33382	33382	32934
10846-1	32778	33761	35112	36868	37981	38190	39336	38353	38353	37839
10847-1	26821	27626	28731	30167	31079	31249	32186	31381	31381	30960
10848-A	25888	26665	27732	29118	29997	30162	31066	30289	30289	29884
10849-A	31367	32308	33600	35280	36346	36546	37642	36701	36701	36209
10849-B	28619	29477	30656	32189	33162	33344	34344	33486	33486	33037
10850	27654	28484	29623	31104	32044	32220	33187	32357	32357	31923
10851	32095	33057	34380	36099	37190	37395	38517	37555	37555	37052
10851-A	29335	30215	31424	32996	33993	34180	35206	34326	34326	33866
10851-B	19613	20202	21010	22060	22726	22851	23536	22947	22947	22640
10851-C	31775	32728	34037	35739	36818	37020	38131	37178	37178	36679
Calculation	714321	735749	765179	786575	810331	796167	815426	795041	795041	784389
Total Assessed Values	714321	735749	765179	786575	810331	796167	815426	795041	795041	784389





ROCK ISLAND
ILLINOIS

City of Rock Island – Statement as Interested Party

Please print legibly

Case Number: PC 2014-09

Check One: Special Use Permit _____
Board of Zoning Appeals _____

Planning Commission X
Preservation Commission _____

Address of Property subject to public hearing: PIN# 1601155001 + 1601155002 2617 18th Ave
Rock Island

Your Name: Andrea Galta Shawn Verhaeghe

Your Home Address: 2630 16th Ave.

Your Phone Number (Daytime): ~~565-370100~~ 309-558-6768 home

Address of property you own, occupy or use that is affected by above case:
2630 16th Ave. Rock Island

Statement of person wishing to qualify as an Interested Party (Please state reasons why you believe you and your property are affected by the Case specified above more than the general public. Use the space below. You can also attach additional sheets to provide more information. See the reverse side of this form for guidelines concerning an "Interested Party"):

resided because we live within the 150 ft of adjacent
property

Please identify any witnesses you intend to have in attendance, specify their name, address, qualifications and the subject area they will cover:

Did you receive a notice from the City about this case? Yes X Oct 25th 2016 No _____

[Signature] Oct 27th 2014
Signature Date

Received by City Clerk: 10/27/14 4:28 PM [Signature]
Date Time Signature

Received by Planning and Redevelopment Division: 10/28/14 12:30 AM [Signature]
Date Time Signature



ROCK ISLAND
ILLINOIS

City of Rock Island – Statement as Interested Party

Please print legibly

Case Number: PC 2014-09

Check One: Special Use Permit _____
Board of Zoning Appeals _____

Planning Commission X
Preservation Commission _____

Address of Property subject to public hearing: PIN# 1601155001 + 1601155002 2617 18th Ave
Rock Island

Your Name: Andrea Galta Shawn Verhaeghe

Your Home Address: 2630 16th Ave.

Your Phone Number (Daytime): ~~508-747-0000~~ 309-558-6768 home

Address of property you own, occupy or use that is affected by above case:
2630 16th Ave. Rock Island

Statement of person wishing to qualify as an Interested Party (Please state reasons why you believe you and your property are affected by the Case specified above more than the general public. Use the space below. You can also attach additional sheets to provide more information. See the reverse side of this form for guidelines concerning an "Interested Party"):

notified because we live within the 150 ft of adjacent
property

Please identify any witnesses you intend to have in attendance, specify their, name, address, qualifications and the subject area they will cover:

Did you receive a notice from the City about this case? Yes X Oct 25th 2014 No _____

[Signature] Oct. 27th 2014
Signature Date

Received by City Clerk: 10/27/14 4:28 pm [Signature]
Date Time Signature

Received by Planning and Redevelopment Division: 10/28/14 12:30 [Signature]
Date Time Signature



ROCK ISLAND
ILLINOIS

City of Rock Island – Statement as Interested Party

Please print legibly

Case Number: 2014-09

Check One: Special Use Permit _____ Planning Commission
Board of Zoning Appeals _____ Preservation Commission _____

Address of Property subject to public hearing: 2617 18th Ave

Your Name: Dave + Ellen Martin

Your Home Address: 1626 27th Street

Your Phone Number (Daytime): 309-786-7847

Address of property you own, occupy or use that is affected by above case:
1626 27th Street

Statement of person wishing to qualify as an Interested Party (Please state reasons why you believe you and your property are affected by the Case specified above more than the general public. Use the space below. You can also attach additional sheets to provide more information. See the reverse side of this form for guidelines concerning an "Interested Party"):

We live across 17th Ave from the property

Please identify any witnesses you intend to have in attendance, specify their, name, address, qualifications and the subject area they will cover:

Did you receive a notice from the City about this case? Yes No _____

Dave L. Martin Ellen A. Martin Oct 28, 2014
Signature Date

City Use Only

Received by City Clerk: 10-28-14 9:30 AM Alexander L. Pritchard
Date Time Signature

Received by Planning and Redevelopment Division: 10/28/14 12:30 Ben [Signature]
Date Time Signature



- Development Association of Rock Island
- Rock Island Economic Growth Corporation
- The Downtown Rock Island Arts & Entertainment District

November 5, 2014

Rock Island Planning Commission
1528 3rd Avenue
Rock Island, Illinois 61201

Dear Planning Commission Members,

Renaissance Rock Island is in support of the rezoning of the former Audubon School site for the proposed CVS Pharmacy.

The organization appreciates CVS Pharmacy's willingness to meet with local residents to discuss the proposed redevelopment and has addressed necessary concerns. They have proposed a compatible use for the former school site well within minimally required setbacks.

Working in concert with its public-private partnership with the City of Rock Island, DARI acquired, demolished, and land banked 2711 18th Avenue support a redevelopment effort along 18th Avenue. CVS Pharmacy's relocation and expansion to the former Audubon School site supports DARI's mission of creating and supporting local jobs, and advances initiatives outlined in the City's Comprehensive Plan.

Rock Island continues to increase opportunities for economic vitality, job and homeownership opportunities, and overall sustainability in the city. A new, expanded CVS Pharmacy will provide new employment opportunities and increase the community's tax base.

Renaissance Rock Island commends and appreciates effort by CVS Pharmacy as it further demonstrates commitment and investment to the city.

It is for these reasons Renaissance Rock Island supports the rezoning of the former Audubon School site.

Sincerely,

A handwritten signature in cursive script that reads "Brian Hollenback".

Brian Hollenback
President

BP

Fwd: Growth

1 message

Jeff Eder <eder.jeff@rigov.org>
To: Ben Griffith <griffith.ben@rigov.org>

Fri, Oct 31, 2014 at 8:35 AM

FYI

Jeffery A. Eder
Assistant City Manager /
Community & Economic Development Director
City of Rock Island
1528 Third Avenue
Rock Island, Illinois 61201
Direct (309) 732-2921
eder.jeff@rigov.org

----- Forwarded message -----

From: **dan neises** <neises99@hotmail.com>
Date: Thu, Oct 30, 2014 at 5:07 PM
Subject: Growth
To: "eder.jeff@rigov.org" <eder.jeff@rigov.org>

Hi Jeff,

Per our conversation at the Hilltop meeting the other night I would like to let you know as a business owner and one who is very active in the Rock Island community, I am fully supportive of new businesses coming into the area. Owning a business almost directly across from the Audubon school site I know a new business would help out the 18th ave area. I'm hoping Rock Island as a city and the citizens of RI welcome growth and new businesses. We are land locked and we don't have a ton of options for expansion like Davenport or Bettendorf so we have to tear down old decrepit buildings and build new. I really would have loved to hear of some other business other than CVS coming across the street but at least it will be new. We really need businesses that will draw people up the hill to the 18th ave area. It could really be a great area if people would accept change and welcome new businesses. We need to do what's right for the city on all aspects.

Thank you,

Dan Neises DC

Neises Chiropractic Clinic
2512 18th Ave. Rock Island, IL 61201
309-786-3012
www.neiseschiro.com
neisesclinic@gmail.com

While I am a resident of downtown Rock Island the CVS on 18th is my apothecary, therefore I would like to weigh in with my observations on the case. Having moved here from the City of St. Louis back in late February of 2013, I was present for a great expansion of CVS stores in the greater St. Louis area, during the 24 months prior to my departure. I have shopped at the new stores there. The layout and shopping experience has been a positive one for me.

For the last approx. 18 months of living here in Rock Island I have shopped with the CVS currently on 18th Ave. The first Summer I was here the A/C system was down for what seemed like the better part of the Summer. Not a pleasant shopping experience. The current store is too small to accommodate the corporations model store lay out.

More importantly, to the issue of property values in the area, which invariably come into question in the debate over these types of retail relocations, I can tell you from personal experience of being a resident of a walkable urban neighborhood in the past, that having retail services close at hand actually both enhances quality of life and subsequently, as a result, local property values. Mixed use neighborhoods with service retail within walking distance area very desirable place to live and own real estate.

As a scheduling conflict precludes my attending the Zoning Hearing I request these comments be entered into the record in my stead.

It is for the above stated reasons, for which I have the empirical evidence of my own life experience, that I speak in favor of the requested rezoning / enabling the relocation/construction of the new CVS store at the proposed location at 18th Ave. & 17th St.

I thank the staff for all their work preparing this case for the public hearing and very much look forward to shopping at the new store as soon as possible.

Doug Moslehi,
1625 2nd Ave. Apt # 401
Rock Island, IL 61201

dm

October 30, 2014

CITY OF ROCK ISLAND
PLANNING AND ZONING BOARD
ROCK ISLAND, IL

TO THE BOARD,

As residents of Rock Island, and as owners of HANDY True Value with over 25 employees, we most heartedly approve of CVS moving and building on the old Audoban School site. For the city to keep growing, adding jobs, and increase property values by letting a small vocal minority control the direction and the future of our city is outrageous. We are part of the silent majority of residents who approve of new development to maintain housing values, and to support Rock Island. Leaving a bare piece of ground in a highly visible commercial area empty is not conducive for any business wanting to open in Rock Island.

We are hoping the planning board and the city council have the courage to stand up to a few negative vocal people.

Sincerely,

A handwritten signature in cursive script that reads "Bob & Pam Votroubek".

Bob and Pam Votroubek
26 College Hill Circle
Rock Island, IL

October 29, 2014

Mr. Ben Griffith, AICP, CFM, CNU-A
Planning & Redevelopment Administrator
City of Rock Island
1528 Third Avenue, Second Floor
Rock Island, Illinois 61201-8678

**RE: Proposed CVS/pharmacy
18th Avenue and 27th Street Rezoning Application**

Dear Mr. Griffith,

Thank you for accepting the Rezoning Application for the above referenced project and for coordinating the submittal with the Rock Island Planning Commission. We look forward to presenting our proposal and we hope the redevelopment project is well received by the community.

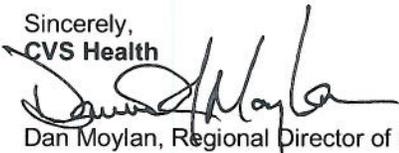
Our Preferred Developer, First Equity Group, has kept me informed on the discussions with the City and neighborhood groups, and we have authorized enhancements to the plan in response to some concerns. For instance, i.) we have provided ample landscaping along 17th Avenue and have essentially created a green buffer on the north side of the site to screen the new improvements from the existing residences, ii.) we are proposing to maintain the existing mature trees along the north side of the site along 17th Avenue, iii.) we are proposing a new wooden fence along 17th Avenue east of the proposed private drive to screen the new improvements from the residents, and iv.) we are coordinating our development plan with MetroLink to investigate the feasibility of installing a new Bus Shelter along 18th Avenue in front of the store. All of these enhancements exceed minimum requirements, however because they are beneficial to the neighboring community, we are pleased to perform the work.

One item that has been discussed during a few of the meetings, which we cannot concede to, is the removal of the Private Drive from 18th Avenue north to 17th Avenue. This drive and the corresponding full access points on 18th and 17th Avenues are important for our development plans. One of the primary reasons we approved a relocation to this site is due to the availability of ample access to/from the property from the adjoining Rights-of-Way. Without approval of the Private Drive and corresponding access points as planned, our corporate real estate committee would reconsider the proposed relocation. In addition to providing great customer service to our patrons, we also need to provide convenient access, a safe and secure shopping experience, and services that all prototypical stores offer, such as a drive-thru pharmacy. The plan put forth for review and approval by the Planning Commission accomplishes this goal.

Because the approval of the Private Drive is important to CVS, including both access points at 17th and 18th Avenue, we are proposing to install a "speed hump" on the north end of the drive near the 17th Avenue access as a deterrent for vehicles to speed along the drive. We will be installing "No Truck Traffic" signs on the north end of the Private Drive, as well, since truck maneuvering will take place along the drive south of the building. These additional improvements to the Private Drive are proposed at the request of the neighborhood groups and are further enhancements to the overall redevelopment plan.

Thank you, again, for your assistance on our application and we look forward to the November 5th Planning Commission meeting.

Sincerely,
CVS Health



Dan Moylan, Regional Director of Real Estate

Daniel J. Moylan, Regional Director of Real Estate
7035 W. 75th Street | Overland Park, Kansas 66204
PH: 913.383.3650 x 8030 | Email: daniel.moylan@cvscaremark.com