

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Final Plat of LRC Addition
Date: November 6, 2014**



The attached LRC Addition Final Plat is a one-lot minor plat located at approximately 4017 6th Avenue. The development site is proposed to be rezoned from R-3 (one and two family residence) district and O-1 (office) district to B-3 (community business) district (see report from Planning Commission). Currently, the western segment of the site is undeveloped, while the eastern segment is occupied by a parking lot. The property owner proposes to rezone the property in order to construct an approximate 8,065 square foot retail structure. There is also a pending vacation request before the City Council for a north/south alley that bisects the site (see alley vacation report).

The proposed Lot One (including the area of with the vacated alley) will have an area of 466,092 square feet (1.07 acres). Along the north property line there is a 35 foot wide ingress and egress easement. This easement is expected to be utilized for access and landscaping related to potential new office development in the O-1 (office) district property directly to the north (also owned by the applicant).

There will be no public improvements in the proposed subdivision. The City Engineer has approved the final plat.

RECOMMENDATION: That the final plat be approved, subject to the rezoning and alley vacation also being approved, because it meets the requirements in the Subdivision Ordinance and facilitates development of the site for business use.

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

Approved by: Thomas Thomas, City Manager

**FINAL PLAT
LRC ADDITION**

TO THE CITY OF ROCK ISLAND, ILLINOIS.
BEING A REPLAT OF PART OF BLOCK 2 OF COLUMBIA PARK ADDITION TO THE CITY OF
ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

I, CHARLES G. LEHMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2816, DO HEREBY STATE THAT THE ANNEXED PLAT OF LRC ADDITION IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED BY ME ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

A REPLAT OF LOTS 5,6,7,8,9,10,11,12, PART OF THE VACATED 15 FEET WIDE ALLEY AND THE WEST HALF OF VACATED 41ST STREET, ALL IN BLOCK 2 IN COLUMBIA PARK, AN ADDITION TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2 IN SAID COLUMBIA PARK:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 2 AND THE EAST RIGHT OF WAY LINE OF 40TH STREET, A DISTANCE OF 196.00 FEET TO THE NORTHWEST CORNER OF LOT 12;

THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF LOT 12 AND THE NORTH LINE OF LOT 5, A DISTANCE OF 238.62 FEET TO THE CENTER LINE OF SAID VACATED 41ST STREET;

THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE CENTER LINE OF SAID VACATED 41ST STREET, A DISTANCE OF 196.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 6TH AVENUE;

THENCE NORTH 89 DEGREES 41 MINUTES 31 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 238.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD;

FOR THE PURPOSE OF THIS DESCRIPTION THE WEST LINE OF SAID BLOCK 2 WAS ASSUMED TO BEAR NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST.

IN WITNESS WHEREOF, I HEREBY AFFIX MY HAND AND SEAL THIS _____ DAY OF _____, 2014 A.D.

CHARLES G. LEHMAN I.P.L.S.A. NO. 35-2816
MY LICENSE EXPIRATION DATE IS NOVEMBER 30, 2014

I HEREBY CERTIFY THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS AND THIS CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHARLES G. LEHMAN
ILLINOIS PROF. L.S. NO. 35-2816
MY LICENSE RENEWAL DATE IS NOV. 30, 2014
PAGES COVERED BY THIS SEAL _____



COUNTY CLERK'S CERTIFICATE

I, KAREN KINNEY, COUNTY CLERK OF ROCK ISLAND COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT

COUNTY CLERK _____

DATE _____

CERTIFICATE AS TO SCHOOL DISTRICT

I, JON L. CHRISTIANSEN, OWNER AND PROPRIETOR OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S STATEMENT, DO HEREBY ACKNOWLEDGE THAT THE REAL ESTATE DESCRIBED IN SAID PLAT LIES IN DISTRICT NUMBER _____ SCHOOL DISTRICT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2014.

APPROVED THIS _____ DAY OF _____ A.D. 2014
NOTARY PUBLIC _____

ADMINISTRATIVE OFFICER
ROCK ISLAND COUNTY, ILLINOIS _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, JON L. CHRISTIANSEN, OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE CERTIFICATE OF THE SURVEYOR DO HEREBY CERTIFY THAT I HAVE CAUSED SAID SURVEY TO BE MADE AND ACKNOWLEDGE THE SAID PLAT AS CORRECT, AND DO HEREBY ADOPT AND ACCEPT THE SAME AND CAUSE IT TO BE KNOWN AS LRC ADDITION.

EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF THE COUNTY OF ROCK ISLAND, AND PUBLIC FACILITIES FRANCHISES TO DO BUSINESS WITHIN THE COUNTY OF ROCK ISLAND.

IN WITNESS WHEREOF, WE HEREBY AFFIX OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D. 2014.

NOTARY PUBLIC'S CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFOREMENTIONED, DO HEREBY CERTIFY THAT JON L. CHRISTIANSEN, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC _____

DATE _____

PROFESSIONAL ENGINEER'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME PARTS THEREOF.

CHRIS TOWNSEND
REGISTERED PROFESSIONAL ENGINEER #62-035970

CERTIFICATE OF CITY COUNCIL

I, _____ MAYOR OF THE CITY OF ROCK ISLAND, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON THE _____ DAY OF _____ A.D. 2014

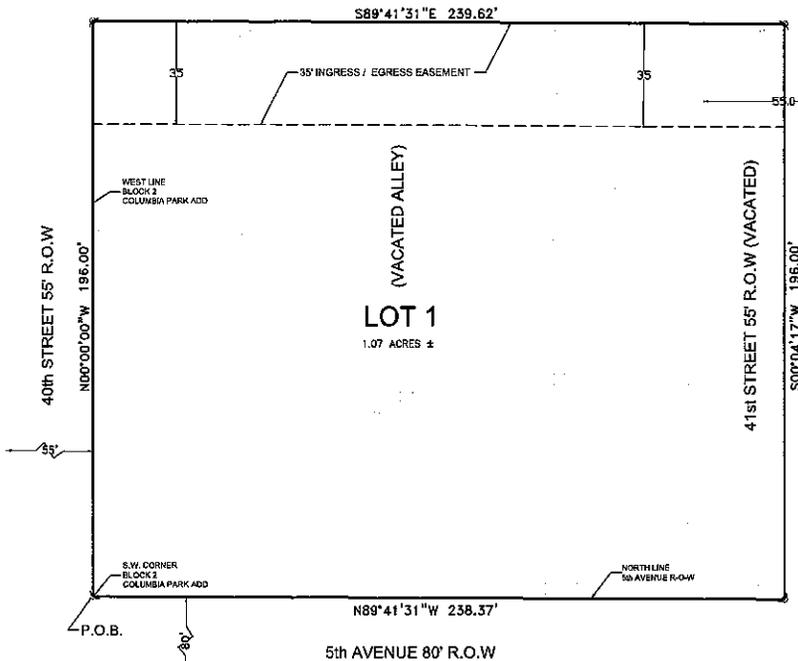
MAYOR _____
ATTEST _____
CITY CLERK _____

CITY ENGINEER'S CERTIFICATE

WE, THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS AND DIRECTOR OF PLANNING AND DEVELOPMENT, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND RECOMMEND APPROVAL OF THIS PLAT BY THE CITY OF ROCK ISLAND.

DIRECTOR OF PUBLIC WORKS _____

DIRECTOR OF PLANNING AND DEVELOPMENT _____



LEGEND:
PLAT DISTANCES= (0.0')
MEASURED DISTANCES= 0.0'
BOUNDARY= _____
MONUMENTS FOUND AS NOTED= ○
MONUMENTS SET #4 REBARS CAPPED "35-2816"= ●



DATE: 11/05/14 PROJECT NO: LRC-RUSSELL
563 386.4236 ext. 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: CGL
DRAWING LOCATION: S:\RUSSELL\LRC\FINAL PLAT.DWG

REVISIONS:		PROJECT
NO.	DESCRIPTION	DATE

FINAL PLAT
LRC ADDITION
ROCK ISLAND, ILLINOIS

PREPARED FOR
JON L. CHRISTIANSEN
500 42nd STREET, #2
ROCK ISLAND, IL 61201

SHEET NO.
1
OF
1

