

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** CVS/Pharmacy Rock Island minor subdivision plat  
**Date:** November 21, 2014

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The attached CVS/Pharmacy Rock Island final plat is a two-lot minor subdivision plat located at the site of the former Audubon Elementary School at 2617 – 18<sup>th</sup> Avenue. The site was rezoned last month from R-3 (one and two family residence district) to B-3 (community business district).

The owner intends to construct a new 13, 225 square-foot CVS Pharmacy on Lot #1 to replace the existing CVS located at 2810 – 18<sup>th</sup> Avenue, in front of Hy-Vee. A private, internal street is proposed for the site, loosely following the former vacated 27<sup>th</sup> Street right-of-way, to provide a four-way intersection which CVS desires. There is currently no development proposal for Lot #2 at this time. The small, unbuildable lot located at the southeastern corner of the site is owned by the Development Association of Rock Island (DARI) and is not a part of this subdivision plat. It would be combined with an aggregated Lot #2 in the future when a development proposal is brought forward.

The site is currently served by on-site City water and sanitary sewer service. A 35-foot wide utility easement within the vacated public right-of-way has been dedicated to the City. The reworking of the three-way intersection at 18<sup>th</sup> Avenue and 27<sup>th</sup> Street into a four-way intersection to provide direct access to the site will require relocation and replacement of the traffic signal located there, the cost of which will be borne by the developer. The City Engineer has reviewed and approved the final plat as proposed.

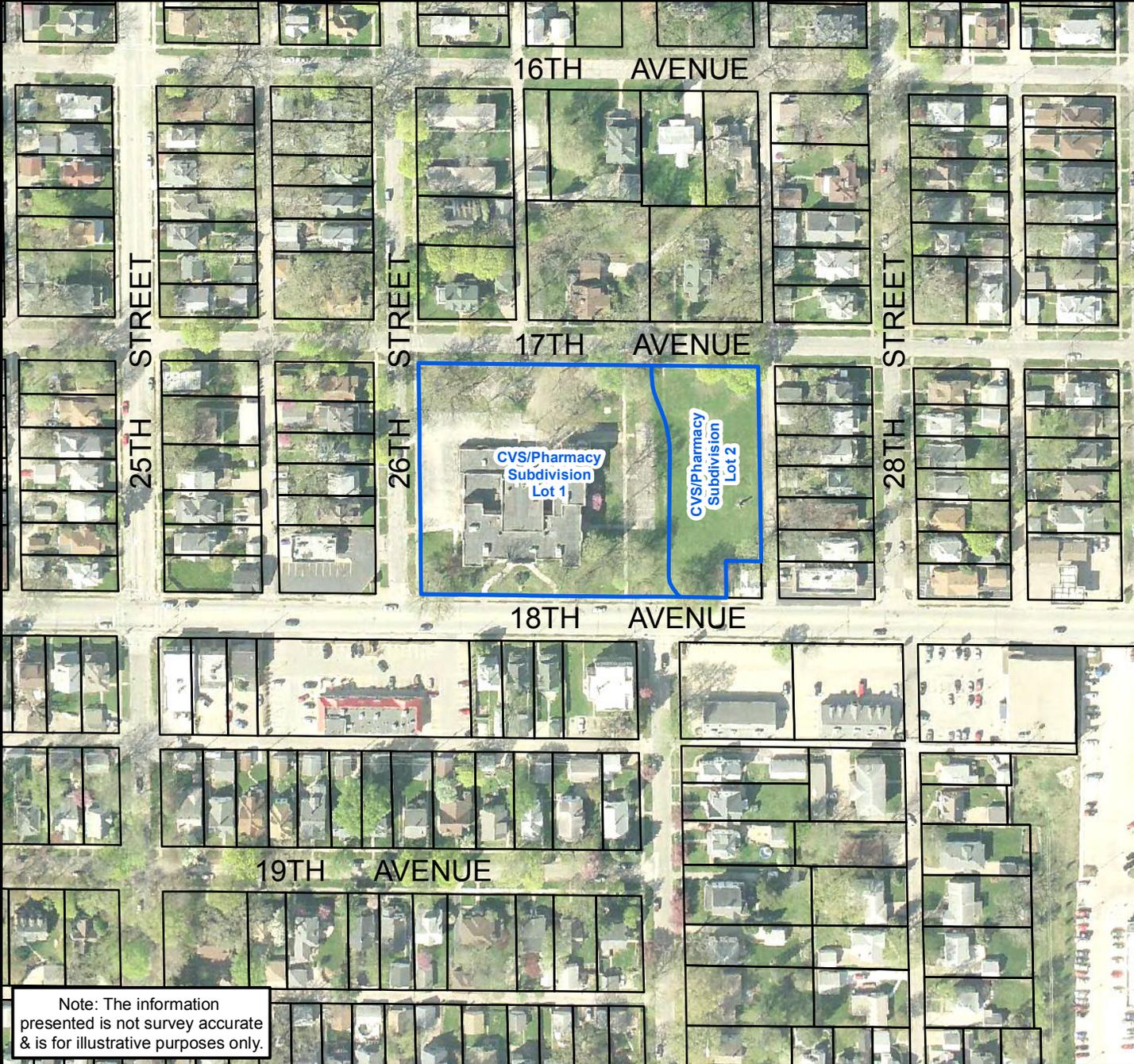
**RECOMMENDATION:** That the final plat be approved as presented because it meets the requirements of the City's Subdivision Ordinance and facilitates the redevelopment of the site for commercial use.

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

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**Approved by:** Thomas Thomas, City Manager

# SUBDIVISION LOCATION MAP



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

## SUBDIVISION LOCATION MAP

### CVS / Pharmacy

**Legend**

- Parcels
- Subject Property

0 50 100 200 300 Feet

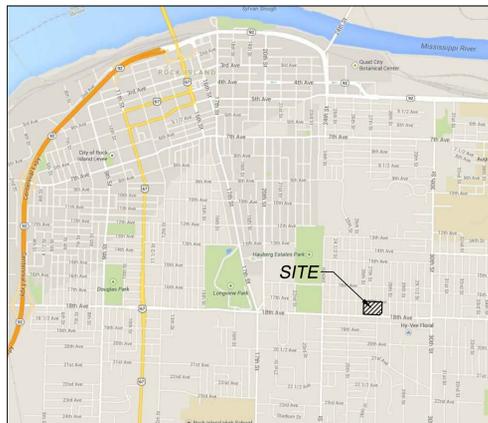
## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

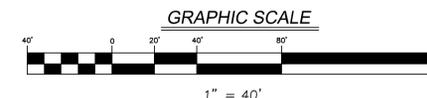
ROCK ISLAND ILLINOIS

# FINAL PLAT OF SUBDIVISION OF CVS / PHARMACY ROCK ISLAND ROCK ISLAND, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE  
2 WEST OF THE 4TH PRINCIPAL MERIDIAN, IN ROCK ISLAND COUNTY, ILLINOIS.



VICINITY MAP  
NOT TO SCALE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1202 (ILLINOIS WEST) WITH PROJECT ORIGIN AT  
LATITUDE: 41-29-38.32169 N  
LONGITUDE: 90-33-44.82817 W  
GROUND SCALE FACTOR 1.0000737227.  
ALL MEASUREMENTS ARE ON THE GROUND.

**LEGEND**

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - EX. & PRO. CENTERLINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EX. & PRO. BUILDING SETBACK LINE
- - - SECTION LINE
- + FCC FOUND CUT CROSS
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- 1 PROPOSED LOT NUMBER
- 14 LOT NUMBER IN WALLACE GROVE ADDITION



SECTION CORNER



QUARTER SECTION CORNER

**ABBREVIATIONS**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- PRO. PROPOSED
- ETBE EXCEPTION TO BLANKET EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

**AREA TABLE**

Lot #	Sq.Ft.	Acres
1	97,554	2.2395
2	34,988	0.8032
<b>Total Subdivision</b>	<b>132,542</b>	<b>3.0427</b>

**SUBDIVIDER AND OWNER**

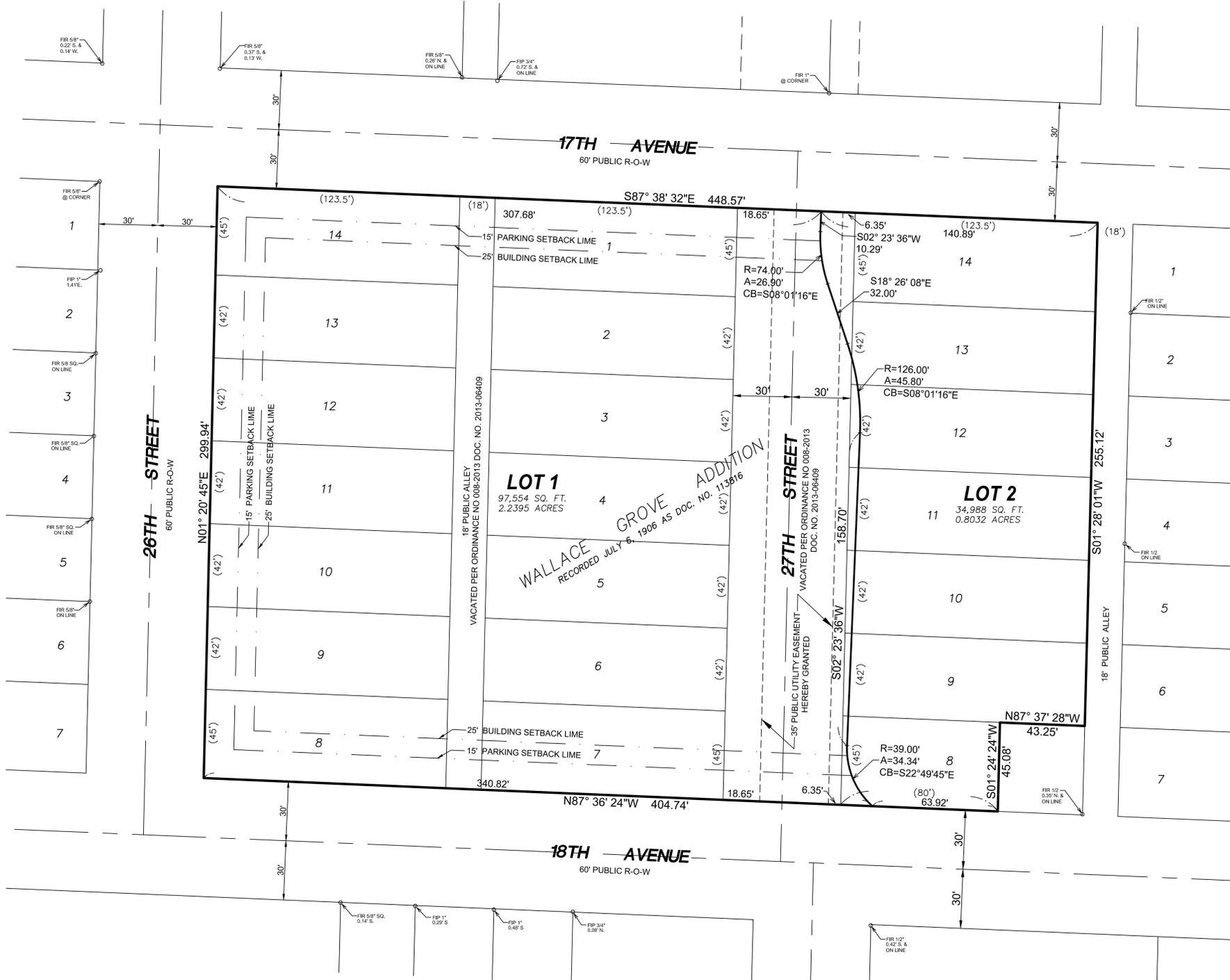
CVS CAREMARK CORPORATION  
ONE CVS DRIVE  
WOONSOCKET, RI 02895

**DEVELOPER**

FIRST EQUITY GROUP  
205 WEST WACKER DRIVE, SUITE 901  
CHICAGO, IL 60606

**SURVEYOR**

V3 COMPANIES  
7325 JANES AVENUE, SUITE 100  
WOODRIDGE, IL 60517



**GENERAL NOTES**

- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**FIRST EQUITY GROUP, LLC**  
205 WEST WACKER DRIVE, SUITE 901  
CHICAGO, IL 60606  
312-857-7000

REVISIONS		
NO.	DATE	DESCRIPTION
1.	11/20/2014	REVISED PER COMMENTS

FINAL PLAT OF SUBDIVISION			
CVS / PHARMACY - STORE #8656, ROCK ISLAND, ILLINOIS			
DRAFTING COMPLETED:	10-27-14	DRAWN BY:	MLP
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS
PROJECT MANAGER:	AJS	SCALE:	1" = 40'
Project No:	10173.20	Group No:	VP04.1
SHEET NO.	1	of	2

**FINAL PLAT OF SUBDIVISION  
OF  
CVS / PHARMACY ROCK ISLAND  
ROCK ISLAND, ILLINOIS**

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES EASEMENTS FOR PUBLIC UTILITIES NOT FOR BLANKET COVERAGE BUT CONFINED TO SPECIFIC UTILITIES EASEMENTS AS SHOWN ON PLAT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

HIGHLAND PARK CVS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TONI A. MOTTA, ASSISTANT SECRETARY

LEGAL APPROVAL:  
HINGKLEY ALLEN & SNYDER LLP  
JOHN J. BOLTON, ESQUIRE

**NOTARY PUBLIC'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TONI A. MOTTA, ASSISTANT SECRETARY OF HIGHLAND PARK CVS, L.L.C., IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ANNEXED PLAT AS HIS/HER OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER'S SCHOOL CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL OF THE LAND LOCATED WITHIN THIS PLAT OF SUBDIVISION IS LOCATED WITHIN ROCK ISLAND--MLAN SCHOOL DISTRICT #41.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
OWNER

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF ROCK ISLAND ) SS

I, \_\_\_\_\_, COUNTY CLERK OF ROCK ISLAND COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK IN ROCK ISLAND, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR  
ATTEST: \_\_\_\_\_  
CITY CLERK

**CITY CLERK'S CERTIFICATE**

I, \_\_\_\_\_, CITY CLERK IN AND FOR THE SAID CITY OF ROCK ISLAND, DO HEREBY CERTIFY THAT ALL DUE ASSESSMENTS HAVE BEEN PAID UPON THE REAL ESTATE DESCRIBED ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF, I HEREBY SET BY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
CITY CLERK

**ENGINEER'S CERTIFICATE**

THE DESIGN OF THE ACCOMPANYING PLAT HAS BEEN EXAMINED AND FOUND TO MEET THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

\_\_\_\_\_  
CITY ENGINEER

**CERTIFICATE TO APPROVE SUBDIVISIONS OF FIVE LOTS OR LESS**

WE, THE UNDERSIGNED, CITY ENGINEER AND PLANNING & REDEVELOPMENT ADMINISTRATOR DO HEREBY CERTIFY THAT THE ACCOMPANYING 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.

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
PLANNING & REDEVELOPMENT ADMINISTRATOR

**ROADWAY ACCESS AND SEWAGE DISPOSAL SYSTEMS**

THIS PLAT APPROVED WITH RESPECT TO ROADWAY ACCESS UNDER PROVISIONS OF 765 ILCS 205/2.

\_\_\_\_\_  
AGENCY  
\_\_\_\_\_  
TITLE  
\_\_\_\_\_  
DATE

**COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF ROCK ISLAND ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF ROCK ISLAND COUNTY, ILLINOIS AFORESAID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

\_\_\_\_\_  
RECORDER OF DEEDS

**DRAINAGE CERTIFICATE**

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

(SEAL)

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION NO. \_\_\_\_\_

\_\_\_\_\_  
OWNER OR ATTORNEY

**SURVEYOR'S AUTHORIZATION CERTIFICATE**

I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, DO HEREBY AUTHORIZE THE CITY OF ROCK ISLAND, CVS, TMC ILLINOIS LLC, OR THEIR AGENTS TO FILE WITH THE ROCK ISLAND COUNTY RECORDER'S OFFICE THE PLAT OF SUBDIVISION KNOWN AS CVS / PHARMACY ROCK ISLAND, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, IN ROCK ISLAND COUNTY, ILLINOIS.

\_\_\_\_\_  
ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3188  
V3 COMPANIES



**SURVEYOR'S CERTIFICATE**

STATE OF INDIANA )  
COUNTY OF LAKE ) SS

THIS IS TO CERTIFY THAT I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

**PARCEL 1:**

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 5 IN THAT PART OF THE CITY OF ROCK ISLAND KNOWN AS AND CALLED WALLACE GROVE ADDITION; SITUATED IN ROCK ISLAND COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1906 IN PLAT BOOK 10, PAGE 5 AS DOCUMENT NO. 113816.

**PARCEL 2:**

THE WEST 80 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11, 12, 13, 14 IN BLOCK 4 IN THAT PART OF THE CITY OF ROCK ISLAND KNOWN AS AND CALLED WALLACE GROVE ADDITION; SITUATED IN ROCK ISLAND COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1906 IN PLAT BOOK 10, PAGE 5 AS DOCUMENT NO. 113816.

SITUATED IN ROCK ISLAND COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBERS 17161C0305F AND 17161C310F, EFFECTIVE DATE APRIL 5, 2010.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
ANTHONY J. STRICKLAND

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2014.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015.  
ostrickland@v3co.com



**V**  
Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
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PREPARED FOR:  
**FIRST EQUITY GROUP, LLC**  
205 WEST WACKER DRIVE, SUITE 901  
CHICAGO, IL 60606  
312-857-7000

REVISIONS		
NO.	DATE	DESCRIPTION
1.	11/20/2014	REVISED PER COMMENTS

**FINAL PLAT OF SUBDIVISION**

**CVS / PHARMACY - STORE #8656, ROCK ISLAND, ILLINOIS**

DRAFTING COMPLETED: 10-27-14    DRAWN BY: MLP    PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A    CHECKED BY: AJS    SCALE: 1" = N/A

Project No: 10173.20  
Group No: VP04.1  
SHEET NO. 2 of 2