

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Final Plat of Blackhawk Crematory Addition
Date: September 4, 2015**



The attached Blackhawk Crematory Addition Final Plat is a one-lot minor plat located at approximately 4205 30th Street (Memorial Park Cemetery), zoned R-2 (one family residence) district. The subdivision has been initiated by Rafferty Funeral Home who is working with a group of other funeral directors who intend to purchase the property and construct a one-story, 2,400 square foot crematory structure within the newly platted lot.

Since the property is zoned R-2 the Zoning Ordinance requires Rafferty Funeral Home to request and receive an authorized use expansion through the Board of Zoning Appeals. The Board will consider that request at its September 9th Regular Meeting. The Board's decision will be subject to the City Council approving the attached final plat.

The proposed Lot One will have an area of 53,579 square feet, or 1.23 acres. Access to the use on the property will be from a new private drive from 30th Street. The remaining area of the cemetery will be approximately 51 acres.

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 because it meets the requirements in the Subdivision Ordinance and facilitates development of the site for a new crematory facility.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Assistant City Manager and CED Director**

Approved by: Thomas Thomas, City Manager

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2015-11 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 50 100 200 300
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



FINAL PLAT
BLACKHAWK CREMATORY ADDITION

TO THE CITY OF ROCK ISLAND, ILLINOIS.
BEING A REPLAT OF PART OF LOT 60 OF MEMORIAL PARK CEMETERY 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 BLACKHAWK CREMATORY 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 PART OF LOT 60, MEMORIAL PARK CEMETERY, IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE 4TH PRINCIPAL MERIDIAN AS SHOWN IN THE SUPERVISORS ASSESSMENT MAP, SHEET 27, TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 203, PARCEL NUMBER 10325, AS DESCRIBED IN WARRANTY DEED 96-24070;

THENCE SOUTH 01 DEGREES 04 MINUTES 03 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF 30TH STREET, A DISTANCE OF 45.18 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.41 FEET;

THENCE NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 309.02 FEET;

THENCE SOUTH 18 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 228.89 FEET;

THENCE SOUTH 37 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.95 FEET;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.76 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.00 FEET;

THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 198.26 FEET;

THENCE NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 8.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 30TH STREET;

THENCE NORTH 01 DEGREES 04 MINUTES 03 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD;

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF SAID RIGHT OF WAY WAS ASSUMED TO BEAR SOUTH 01 DEGREES 04 MINUTES 03 SECONDS WEST.

IN WITNESS THEREOF, I HERETO AFFIX MY HAND AND SEAL THIS _____ DAY OF _____, 2015 A.D.

CHARLES G. LEHMAN I.P.L.S.A. NO. 35-2816
MY LICENSE EXPIRATION DATE IS NOVEMBER 30, 2016

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, 2016
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, KEVIN RAFFERTY, 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. 2015.

NOTARY PUBLIC

APPROVED THIS _____ DAY OF _____, A.D. 2015.

ADMINISTRATIVE OFFICER
ROCK ISLAND COUNTY, ILLINOIS

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, KEVIN RAFFERTY, 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 HERETO AFFIX OUR HANDS AND SEALS THIS _____ DAY OF _____, A.D. 2015.

NOTARY PUBLIC'S CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFOREMENTIONED, DO HEREBY CERTIFY THAT KEVIN RAFFERTY, 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

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. 2015

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.

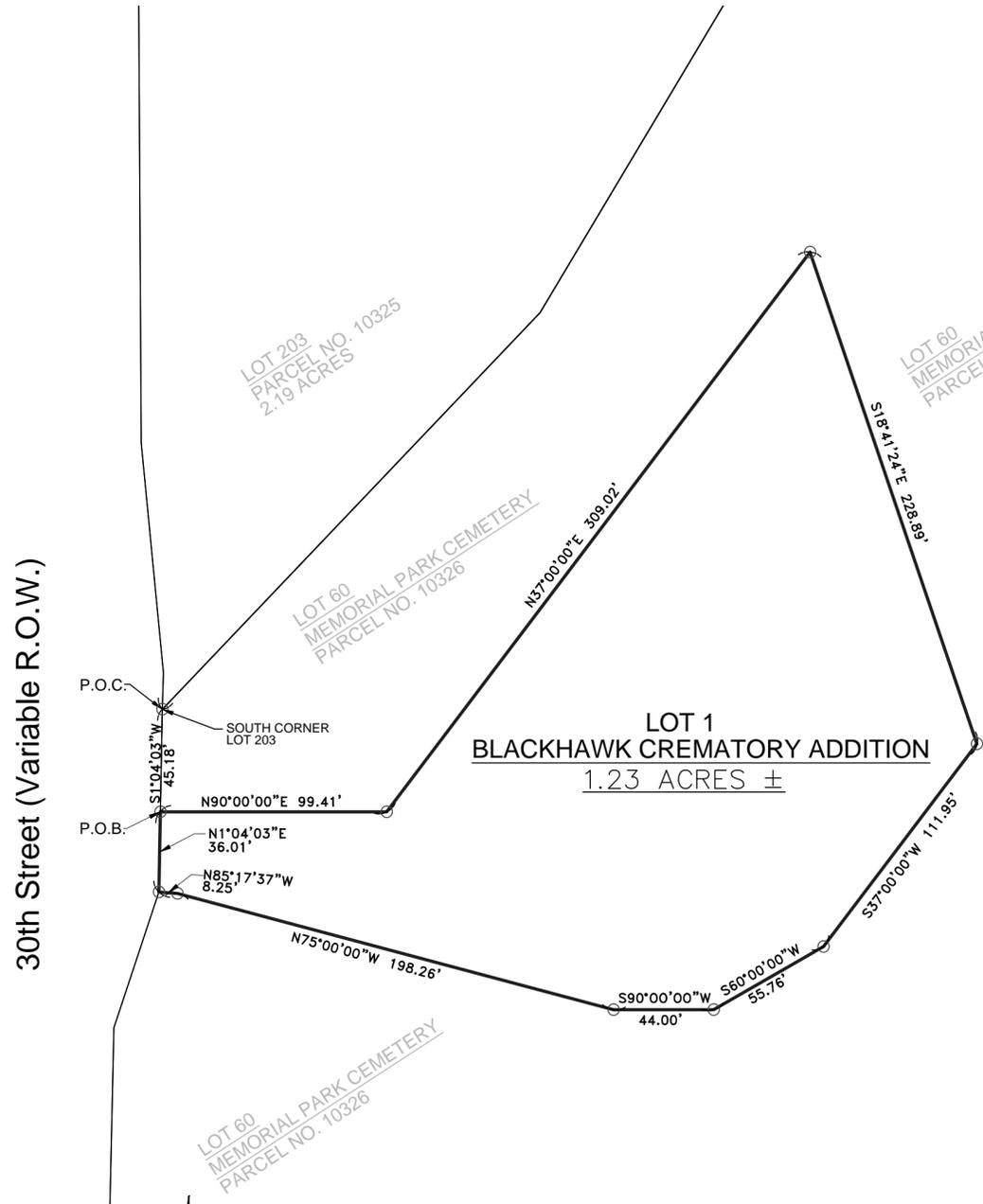
CITY ENGINEER

DIRECTOR OF PLANNING AND DEVELOPMENT

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.

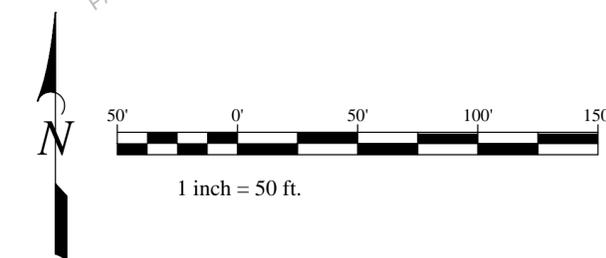
CHRIS TOWNSEND
REGISTERED PROFESSIONAL ENGINEER #62-053970



30th Street (Variable R.O.W.)

LOT 34 SUMMER'S 1ST ADDITION PARCEL NO. 103717-34
LOT 35 SUMMER'S 1ST ADDITION PARCEL NO. 103717-35
LOT 164 ROCK RIVER HEIGHTS SHEET 26 PARCEL NO. 103128-120
OUTLOT C ROCK RIVER HEIGHTS PARCEL NO. 103128-122
LOT 138 SHEET 26 PARCEL NO. 10332-C

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



	DATE: 07/02/2015 PROJECT NO: RI CEMETERY	DRAWN BY: MDR CHECKED BY: CGL	REVISIONS: NO. DESCRIPTION DATE	PROJECT: FINAL PLAT BLACKHAWK CREMATORY ADDITION ROCK ISLAND, ILLINOIS	PREPARED FOR: BLACKHAWK CREMATORY & CHAPEL, LLC. 2111 1ST STREET A MOLINE, IL 61265	SHEET NO. 1 OF 1
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION: S:\BUSH CONSTRUCTION\RI CEMETERY\FINAL PLAT.DWG	CITY ENGINEER: _____ DIRECTOR OF PLANNING AND DEVELOPMENT: _____			