

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Request for Street Vacation Adjacent to
921-925 27th Avenue
Date: February 2, 2016**



Ken Arnold (UnityPoint Health) is requesting the City vacate an unimproved northerly segment of 27th Avenue right-of-way (25' wide by 103' in length) adjacent to its approved rezoning to B-1 (neighborhood business) district for a 30-space accessory parking lot at 921-925 27th Avenue (identified on the attached map and legal description provided by the applicant's land surveyor). UnityPoint requested and received this rezoning in December 2015. During review of the rezoning request it was identified that the right-of-way of 27th Avenue was 25 feet wider adjacent to 921-925 27th Avenue compared to other frontage properties along 27th Avenue between 9th and 11th Streets. Vacating the 25-foot wide segment and making it private property would convey it to the UnityPoint parcel, which would then allow for additional parking spaces and/or more landscaping off of 27th Avenue for the development site.

Analysis of Impact:

The City Engineer has no objections to the vacation request for this unimproved right-of-way. The remaining right-of-way for 27th Avenue would be uniform at 25' in width. There is an overhead electrical line along this segment of 27th Avenue, which would require a utility easement to be incorporated into a vacation ordinance.

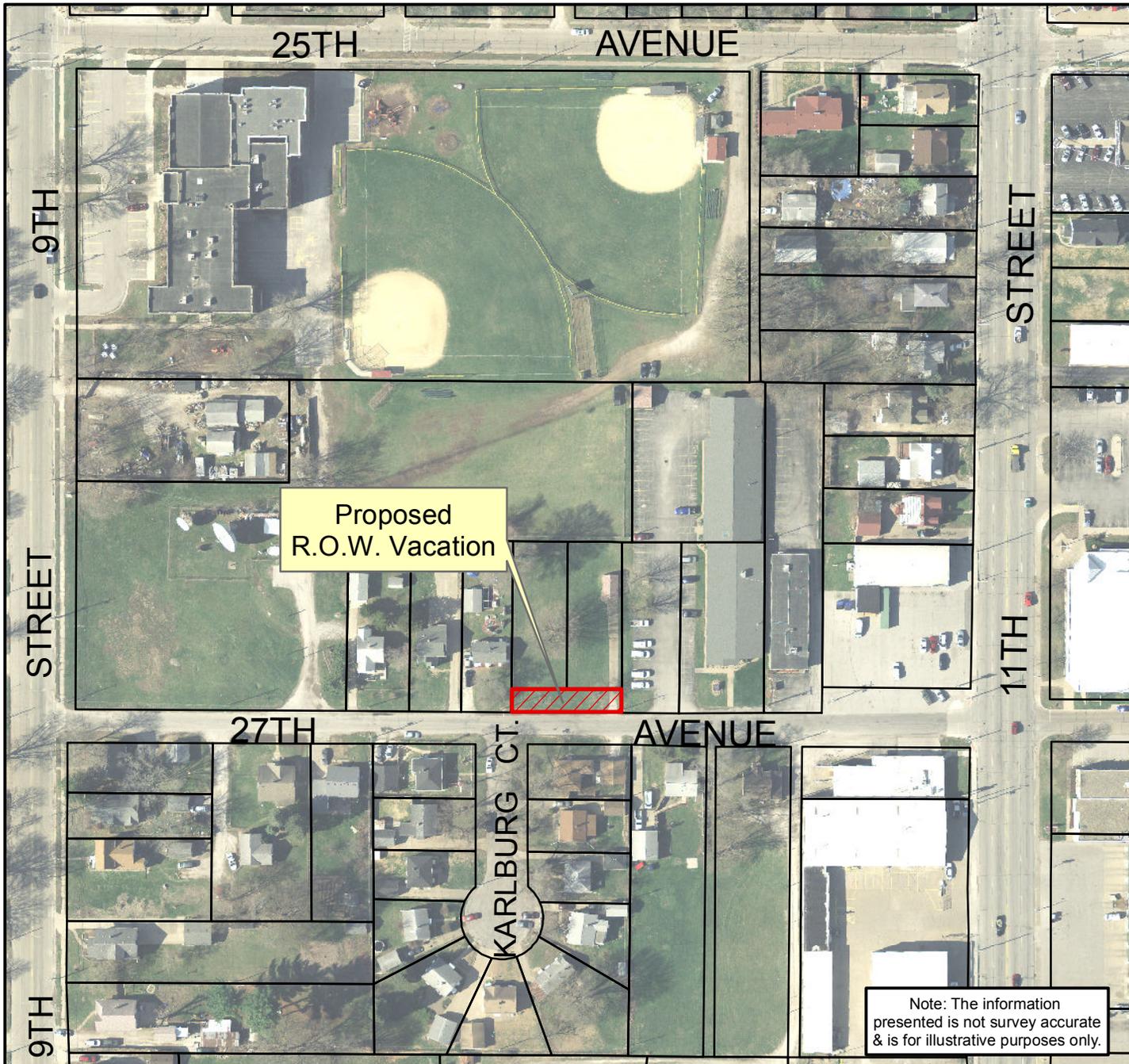
Recommendation:

That the City Attorney be directed to draft an ordinance vacating the 25-foot wide northerly segment of 27th Avenue right-of-way adjacent to 921-925 27th Avenue because it would make a uniform right-of-way width for 27th Avenue and would allow for additional development for the proposed UnityPoint parking lot.

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

Approved by: Thomas Thomas, City Manager

VACATION LOCATION MAP



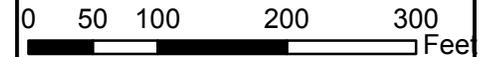
VACATION LOCATION MAP

Legend

-  Parcels
-  Proposed Vacation

DR. BY: K.G.D.

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



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

VACATION PLAT

PART OF LOT 2 ACCORDING TO ASSESSOR'S PLAT OF 1870,
IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4th PRINCIPAL MERIDIAN,
CITY OF ROCK ISLAND, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

BASIS OF BEARINGS
ILLINOIS STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NORTH AMERICAN DATUM OF 1983
(1987 ADJUSTMENT)



0 40'
SCALE: 1" = 40'

LEGEND

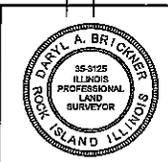
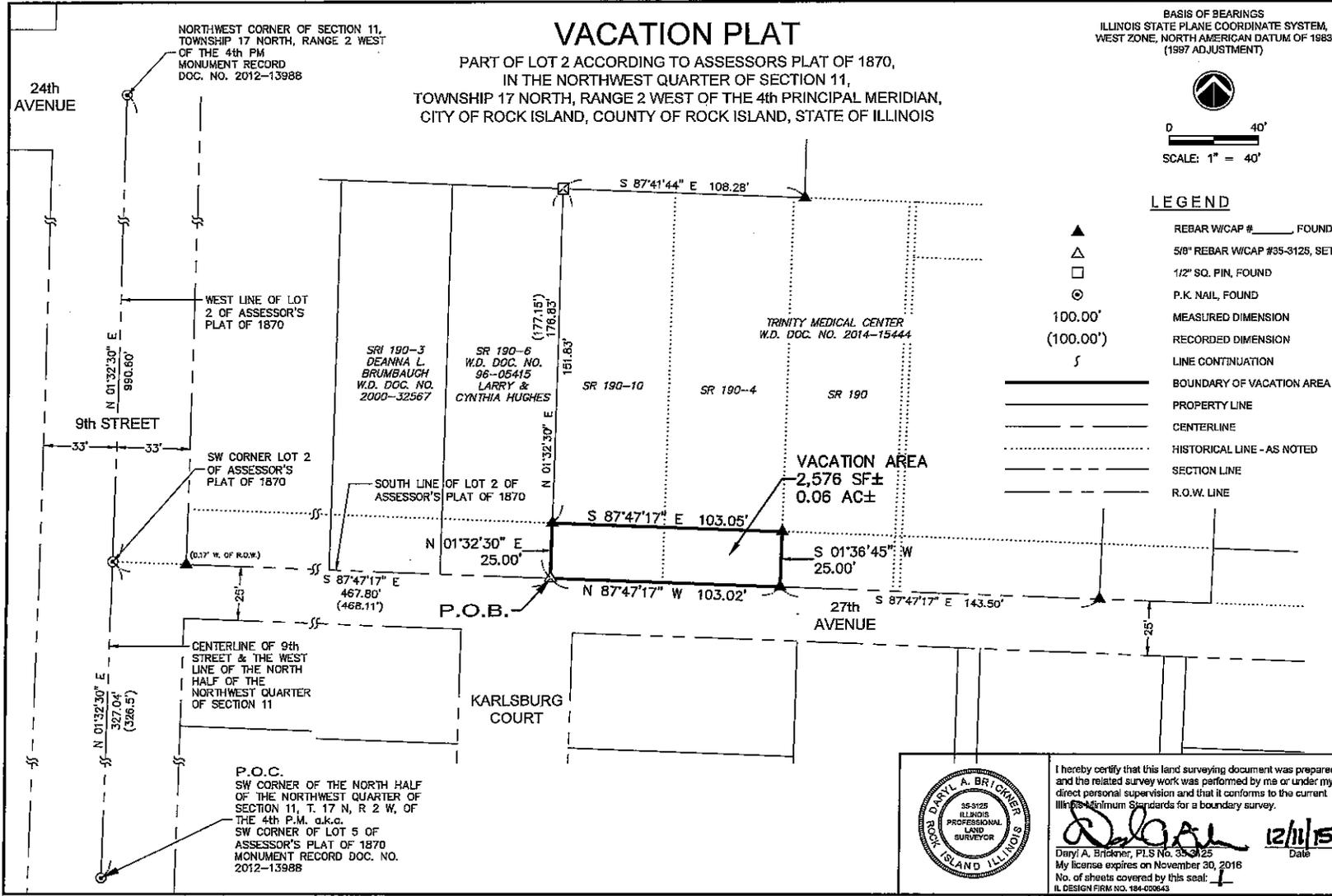
- ▲ REBAR W/CAP # _____ FOUND
- △ 5/8" REBAR W/CAP #35-3125, SET
- 1/2" SQ. PIN, FOUND
- ⊙ P.K. NAIL, FOUND
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- LINE CONTINUATION
- BOUNDARY OF VACATION AREA
- PROPERTY LINE
- - - CENTERLINE
- - - HISTORICAL LINE - AS NOTED
- - - SECTION LINE
- - - R.O.W. LINE

REVISIONS	DESCRIPTION	DATE
No.		



UNITY POINT PROPERTY
27th AVENUE - ROCK ISLAND, ILLINOIS
Right of Way Vacation Plat

Missman Project No:
C15L022
File Name:
C:\18\222\Property\Job
© COPYRIGHT 2015
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: ***
Date: 12/09/2015
Sheet 1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that it conforms to the current Illinois Minimum Standards for a boundary survey.

Daryl A. Brinkner 12/11/15
Date

Daryl A. Brinkner, P.L.S. No. 35-3125
My license expires on November 30, 2016
No. of sheets covered by this seal: 1
IL DESIGN FIRM NO. 184-020643

VACATION DESCRIPTION

Part of Lot 2 according to the Assessors Plat of 1870, in the northwest quarter of Section 11, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at the southwest corner of the north half of the northwest quarter of said Section 11;

Thence North 01 degrees 32 minutes 30 seconds East along the centerline of 9th Street, a distance of 327.04 feet to the southwest corner of said Lot 2;

Thence South 87 degrees 47 minutes 17 seconds East along the south line of said Lot 2, a distance of 467.80 feet to the southerly extension of the west line of the property conveyed to Trinity Medical Center by Warranty Deed recorded as Document No. 2014-15444 in the Rock Island County Recorder's Office and the Point of Beginning;

Thence North 01 degrees 32 minutes 30 seconds East along said southerly extension, a distance of 25.00 feet to the southwest corner of said property so conveyed;

Thence South 87 degrees 47 minutes 17 seconds East along the southerly line of said property so conveyed, a distance of 103.05 feet;

Thence South 01 degrees 36 minutes 45 seconds West along said southerly line, a distance of 25.00 feet to the south line of said Lot 2;

Thence North 87 degrees 47 minutes 17 seconds West along said south line, a distance of 103.02 feet to the Point of Beginning.

The above described parcel contains 2,576 square feet or 0.06 acres, more or less as shown by the attached Vacation Plat.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).