

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**TO: City Manager**

**SUBJECT: Review of Final Plat and Site Plan of Old Chicago Redevelopment Subdivision.**

**Date: October 19, 2011**

The attached Old Chicago Redevelopment Final Plat is a six lot major plat located at 10<sup>th</sup> Street and 7<sup>th</sup> Avenue, zoned R-3 (one and two family residence) district (see attached final plat). The plat is part of a new single family residential area to be developed by Renaissance Rock Island (specifically GROWTH as part of its Neighborhood Stabilization Program grants) in conjunction with the City of Rock Island (see concept plan for configuration of six proposed single family residences). The City will recommend to the Council in the near future a development agreement to convey property to GROWTH and coordinate expansion of a 20-foot wide alley public right-of-way extension on the west side of the site and widening the right-of-way width from ten feet to 20 feet for an alley on the east side of the site.

Most of the site is vacant. The remaining developed parts of the site will be cleared prior to construction of the new development. The subdivision has been given the preliminary name of “Old Chicago Redevelopment” because it is located within the Chicago or Lower Addition area of the city and is part of the Council approved New Old Chicago Redevelopment Plan. The Plan identifies residential land use for the site in its conceptual “Community Heart” plan. The addition is part of continued City and Renaissance Rock Island commitment to redevelop older residential areas of the city with new and architecturally appropriate single family homes.

All of the proposed six lots meet the minimum lot width and area for parcels in an R-3 zoning district. The parcels are being reconfigured to meet the needs of the proposed infill homes. Proposed Lots One (8,400 square feet in area) and Two (7,622 square feet in area) will be located on the west side of 10<sup>th</sup> Street and will require a five foot front yard variance (20 feet front yard setback rather than the required 25 feet). This setback will provide more rear yard space since these two lots will be located adjacent to the proposed north/south public alley (see plat). Lots Three thru Six will be located on the east side of 10th Street. Lot Three will have a total area of 9,620 square feet; Lot Four will have a total area of 9,000 square feet; Lot Five will have an area of 8,100 square feet and Lot Six will have an area of 8,400 square feet.

The area is already served by city water and sewer. The alley dedications are the only public improvements. The City Engineer has approved the final plat.

Planning Commission Hearing:

Paul Fessler, Neighborhood Construction Director for GROWTH was the only speaker during the hearing.

Recommendation:

The Planning Commission voted seven to zero, with one Commissioner abstaining due to conflict of

interest, to recommend approval of the final plat with the requested front yard setback variance because it meets standards in the Subdivision Ordinance, will promote future new single family residential development in the neighborhood and implementation of the New Old Chicago Redevelopment Plan.

Submitted by:            Alan Fries, Urban Planner II  
                                 Alan M. Carmen, Planning and Redevelopment Administrator  
                                 Gregory S. Champagne, Community and Economic Development Director

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**Approved:                Robert Hawes, Interim City Manager**

# SUBDIVISION LOCATION MAP



Note: The information presented is not survey accurate.

## SUBDIVISION LOCATION MAP Old Chicago Redevelopment

### Legend

 Subject Property

DR. BY:     *K.G.D.*    

APPR. BY:     *A.M.C./A.F.*    



0 25 50 100 150 200  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# SUBDIVISION LOCATION MAP



Note: The information presented is not survey accurate.

## SUBDIVISION LOCATION MAP Old Chicago Redevelopment Aerial

### Legend

 Subject Property

DR. BY:     *K.G.D.*    

APPR. BY:     *A.M.C./A.F.*    

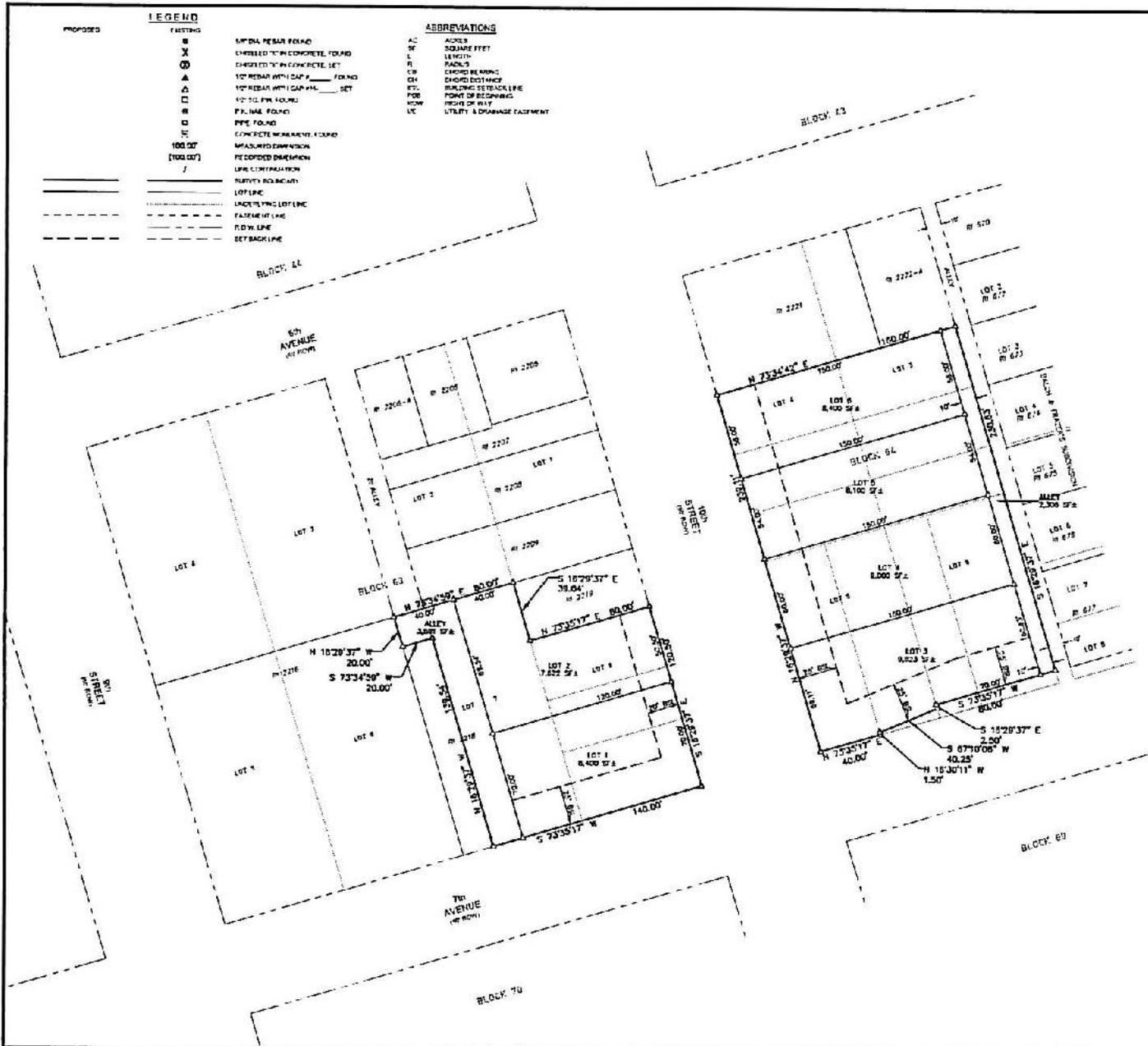


0 25 50 100 150 200 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





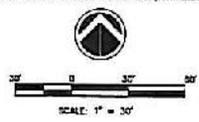
**LEGEND**

- EXISTING**
- SPITAL REBAR FOUND
  - ⊗ CHISELED "X" IN CONCRETE FOUND
  - △ CHISELED "X" IN CONCRETE SET
  - ▽ 10" REBAR WITH CAP P... FOUND
  - 10" REBAR WITH CAP P... SET
  - ⊕ 10" TO 12" P.W. FOUND
  - ⊖ 12" TO 14" P.W. FOUND
  - ⊙ P.W. FOUND
  - PIPE FOUND
  - ⊕ CONCRETE MONUMENT FOUND
  - ⊖ MASONRY DIMENSION FOUND
  - ⊙ RECORDED DIMENSION
  - ⊖ LINE CONTINUATION
  - ⊙ SURVEY MONUMENT
  - ⊖ LOT LINE
  - ⊙ LOTS WITH LOT LINE
  - ⊖ FAULT OF LINE
  - ⊙ ROW LINE
  - ⊖ SETBACK LINE
- PROPOSED**
- ⊖ 100.00'
  - ⊖ 100.00'
  - ⊖

**ABBREVIATIONS**

- AC ADDRESS
- SF SQUARE FEET
- L LENGTH
- R RADIUS
- CH CHORD BEARING
- CH CHORD DISTANCE
- ETC. BUILDING SETBACK LINE
- PC POINT OF BEGINNING
- PI POINT OF IRREGULARITY
- POB POINT OF BEGINNING
- UTILITY & DRAINAGE FACILITY

NORTH IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM  
WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NOV. ADJUSTMENT)



**FINAL PLAT**  
**PROPOSED SUBDIVISION NAME**  
A RE-SUBDIVISION OF PART OF LOTS 7 AND 8 IN BLOCK 63 AND PART OF LOTS 3, 4, 5 AND 6 IN BLOCK 64 OF CHICAGO OR LOWER ADDITION, LOCATED IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF ROCK ISLAND COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

THIS PLAT PREPARED BY  
**CITY OF ROCK ISLAND**  
ROCK ISLAND, IL 61201  
SUBDIVISION BOUNDARY = 57,033 S.F. ±

**NOTES**  
CURRENT ZONING: R-3 ONE AND TWO FAMILY RESIDENCE DISTRICT  
THIS PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS ACCORDING TO THE U.S. FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 171422115P, MAP REVISION APRIL 4, 2010.  
THE DIMENSIONS SHOWN ON THIS PLAT HAVE NOT BEEN VERIFIED BY MEASUREMENT. THIS IS A PRELIMINARY COPY BASED ON INCOMPLETE RECORD DIMENSIONS.

**ENGINEER'S CERTIFICATE**  
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DIMENSIONS OF THIS ACRES WATER SYSTEM SHOWN ON AND AROUND THIS SUBDIVISION WILL BE CHANGED BY THE CONSTRUCTION OF SAME OR PARTS THEREOF BUT ALL SURETY PROVISIONS MAY BE REQUIRED TO COLLECT AND PAY FOR SAID SURFACE WATERS TO PUBLIC DRAINAGE OR PUBLIC DRAINAGE TO WHICH THE OWNER HAS LEGAL ACCESS AND SAID PROVISIONS ARE SUCH THAT THE CAPACITY OF PUBLIC DRAINAGE OR PUBLIC DRAINAGE WILL BE DIMINISHED AND NO DAMAGE TO ADJOINING PROPERTIES WILL BE INCURRED BECAUSE OF SAID FLOODING.

ENGINEER NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY OF ROCK ISLAND, IL DATE: \_\_\_\_\_

**OWNER'S CERTIFICATE REGARDING SCHOOL DISTRICT**  
STATE OF ILLINOIS \_\_\_\_\_  
COUNTY OF ROCK ISLAND \_\_\_\_\_  
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL OF PROPOSED SUBDIVISION NAME IN THE CITY OF ROCK ISLAND, ILLINOIS IS WITHIN THE ROCK ISLAND PUBLIC SCHOOL DISTRICT NO. 41, ROCK ISLAND COUNTY, ILLINOIS.  
DATED: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011  
OWNER: \_\_\_\_\_  
BY: \_\_\_\_\_



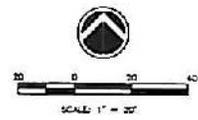
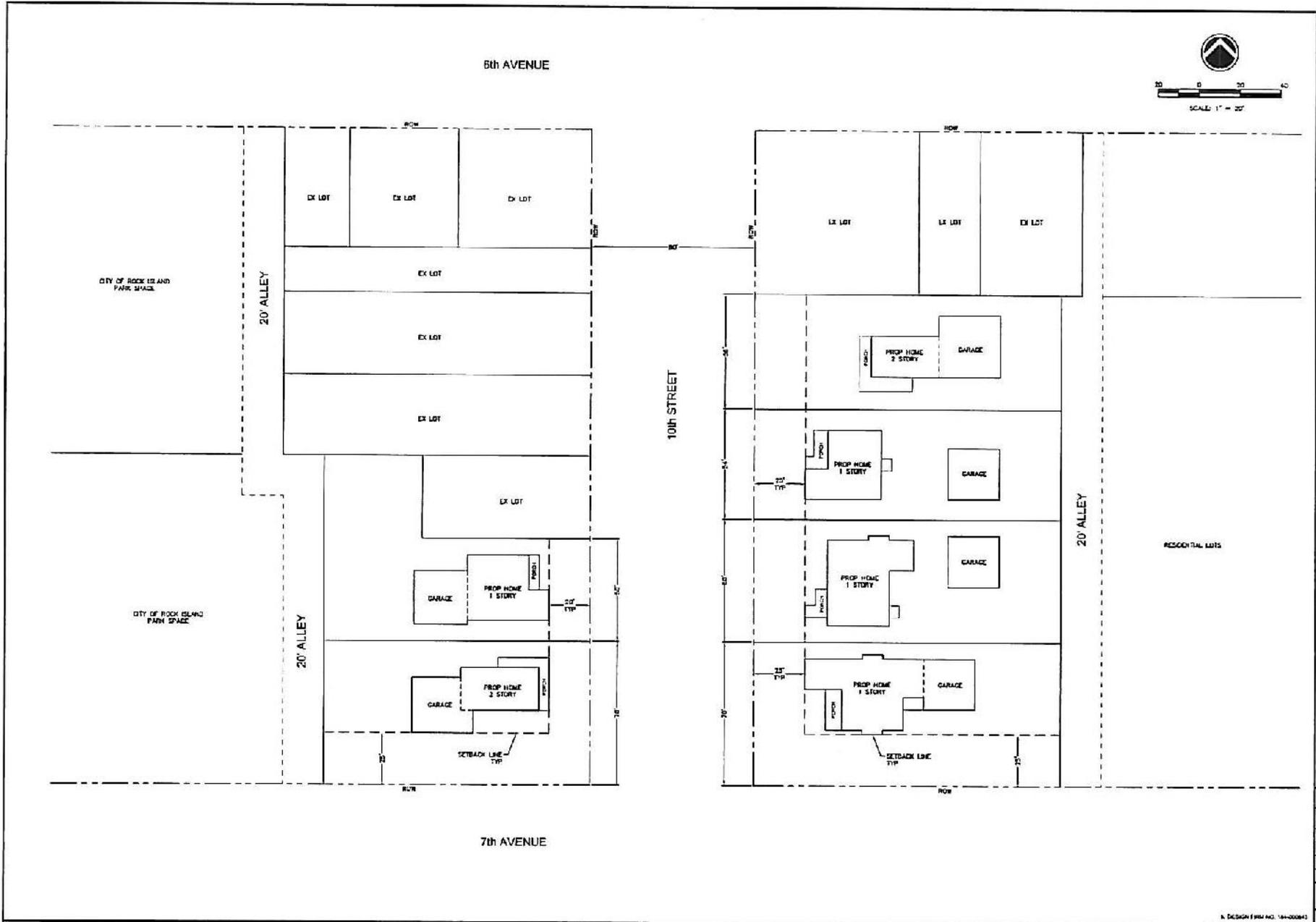
I hereby certify that this land survey was prepared and the initial survey work was performed by me or under my direct personal supervision and that I conform to the current Board of Standards for a boundary survey.  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

NO.	DATE	DESCRIPTION
1	9/26/2011	REVISIONS

**Missman, Inc.**  
Professional Engineers & Land Surveyors  
Rock Island, IL • Rock Island, IL • Rock Island, IL  
315 S. 11th St. • 315 S. 11th St. • 315 S. 11th St.  
315 S. 11th St. • 315 S. 11th St. • 315 S. 11th St.  
www.missman.com

**OLD CHICAGO REDEVELOPMENT**  
Rock Island, Illinois  
**SUBDIVISION PLAT**

Missman Project No. **A11M037**  
File Name: **A11M037.dwg**  
© COPYRIGHT 2011  
ALL RIGHTS RESERVED  
Field Book No. \_\_\_\_\_  
Drawn By: **DAB**  
Checked By: **DAB**  
Date: **9/26/2011**  
Sheet 1 of 1



NO.	REVISIONS DESCRIPTION	DATE

**Missman, Inc.**  
 Professional Engineers & Land Surveyors  
 Rock Island, IL • Rockford, IL • Peoria, IL  
 (815) 761-1144 • (815) 961-4400 • (815) 961-3425  
 www.missman.com

THE NEW OLD CHICAGO AREA  
 ROCK ISLAND, ILLINOIS  
 CONCEPT PLAN

Missman Project No. A111M037  
 File Name: 1111111111  
 © COPYRIGHT 2011 ALL RIGHTS RESERVED  
 Drawn By: WKS  
 Checked By: GAR  
 Date: Oct, 2011

**C-1**  
 Sheet 1 of ..

## CENTER: COMMUNITY “HEART”

The community heart is roughly the area bound by 5<sup>th</sup> and 7<sup>th</sup> Avenues and 7<sup>th</sup> and 11<sup>th</sup> Streets. It is what residents perceive to be the center of the neighborhood containing the existing community anchors of the King Center and Second Baptist Church. This district has several redevelopment and improvement projects, varying in scale and potential impact which are noted in figure 4.2 and discussed in the following pages.

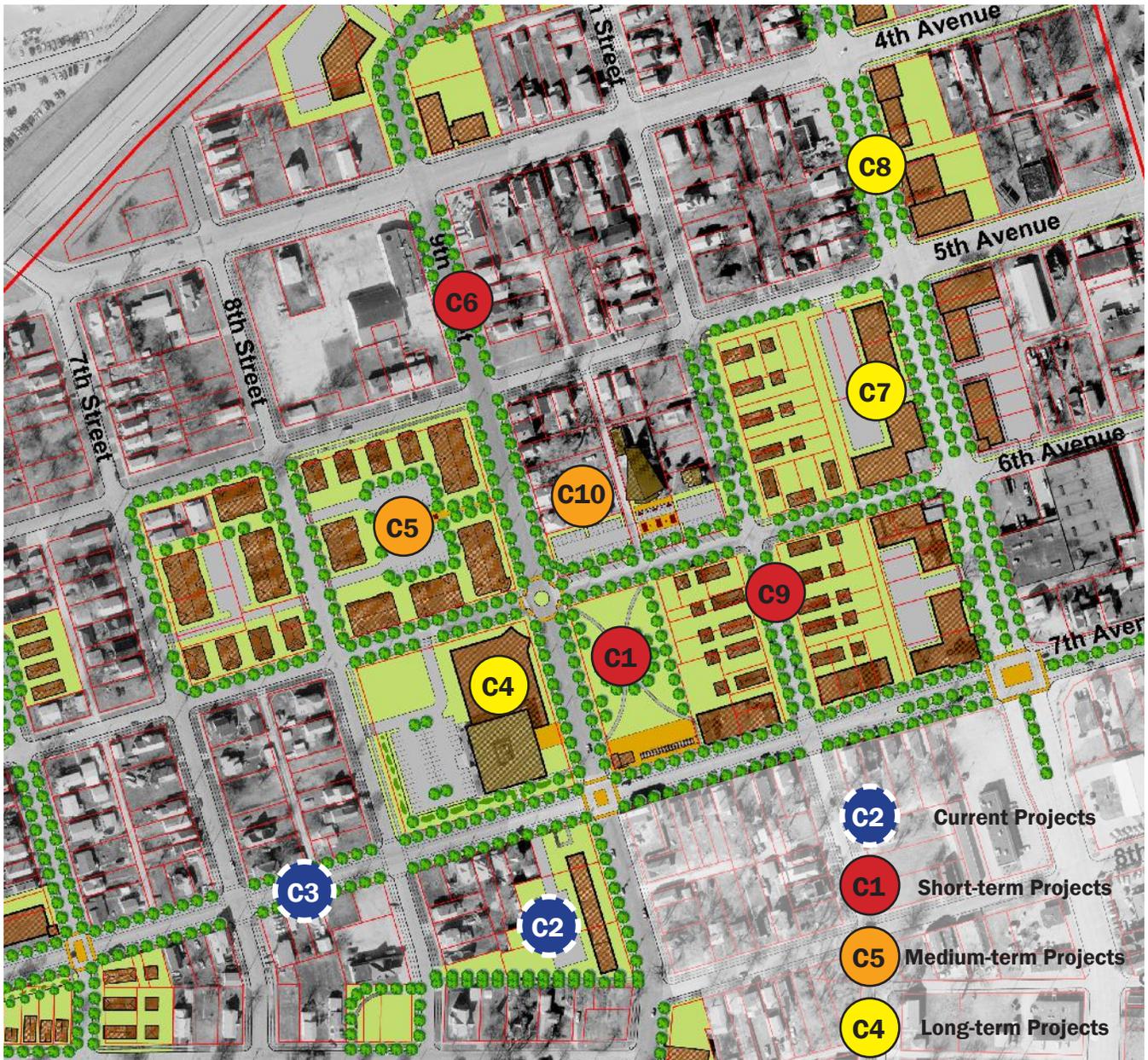


Figure 4.2: Center: Community “Heart.”