

## Memorandum

### Community and Economic Development Department

**To:** Rock Island City Council  
**Subject:** Rezoning of Southwest Area Land  
**Date:** March 15, 2023



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The City of Rock Island has submitted a rezoning request from R-1 (one unit residential) district to C-2 (nature conservation) district for seventeen (17) parcels near the City's Southwest Area that are proposed to be annexed into the City's jurisdiction. Once annexed, the parcels will be zoned R-1 as a matter of policy. Fifteen parcels (15) are located southwest of the I-280 & Centennial Expressway interchange and two (2) parcels are located southeast of the interchange. The area proposed to be rezoned to C-2 is approximately 410 acres.

The Comprehensive Plan identifies "Community Business" land use for six (6) of the parcels. Four (4) of those parcels are just west and adjacent to the Centennial Expressway, while the other two (2) parcels are east of the expressway. The remaining parcels, all located southwest of the I-280 & Centennial Expressway interchange, are identified as "Conservation and Open Space" land use. The parcels identified as community business land use are predominately covered by wetland area and surrounded by parcels with similar conditions that are zoned C-2. Based on these conditions, staff view the C-2 (nature conservation) district as the most responsible zoning classification for the parcels rather than any business zoning district.

While no specific development is proposed for the area at this time, staff continue to explore the creation of some sort of wetland preserve that might offer eco-tourism opportunities. There is interest among other parties, including the Forest Preserve District and Nahant Marsh, in expanding the area held for conservation in the Southwest Area. It continues to be in the public interest that such lands be conserved. They offer critical habitat for wildlife, help with flood management, and offer recreational opportunities like hunting. Should the annexation and the rezoning request be approved, staff will look to develop a larger management plan. Staff will most likely seek out a consultant to do such work, and also rely on community partners like the Forest Preserve District which has already expressed interest.

At their March 1<sup>st</sup> meeting, the Planning Commission unanimously recommended the approval of the rezoning request.

#### **Recommendation:**

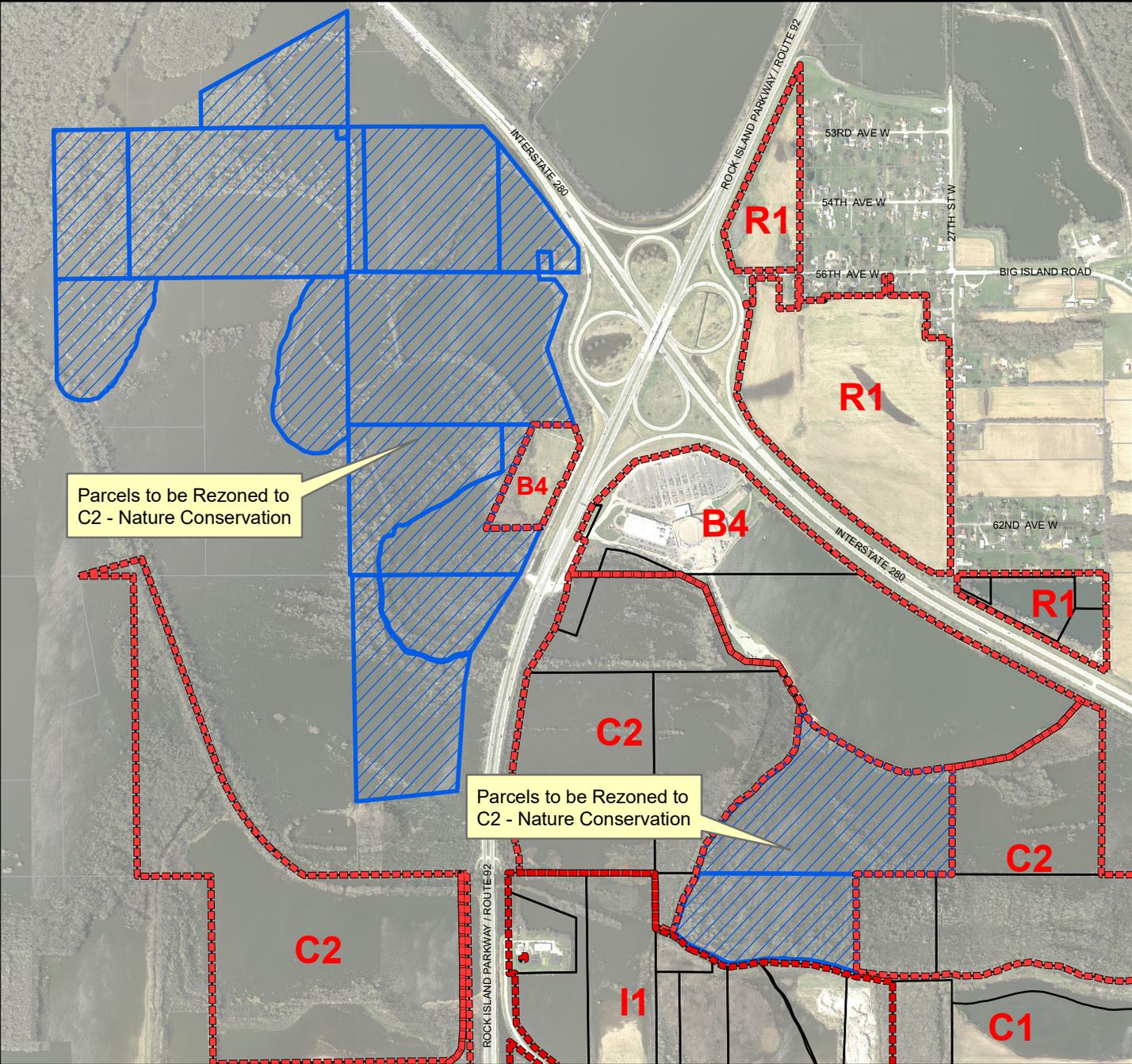
The Community & Economic Development Department and the Planning Commission recommends that the City Council approve the rezoning request and consider the ordinance subject to minor attorney modifications.

**Submitted by:** Tanner Osing, Planning & Zoning Manager  
Miles Brainard, Community & Economic Development Director

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**Approved by:** Todd Thompson, City Manager

# PROPOSED REZONING



### Property Rezoning

-  Subject Property
-  Parcels
-  Zoning District Line



0 250500 1,000 1,500 2,000 2,500 Feet

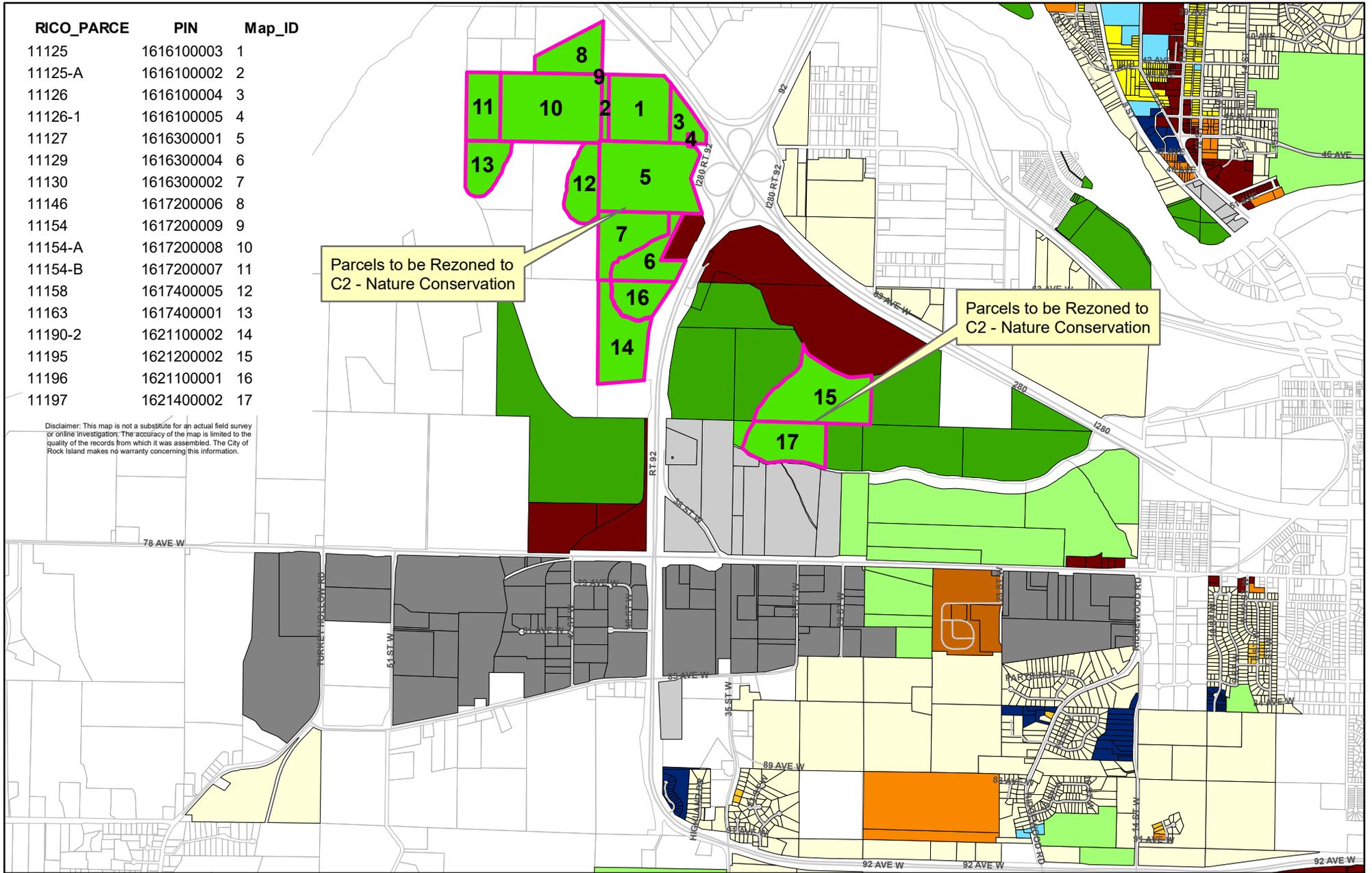
### City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



RICO_PARCE	PIN	Map_ID
11125	1616100003	1
11125-A	1616100002	2
11126	1616100004	3
11126-1	1616100005	4
11127	1616300001	5
11129	1616300004	6
11130	1616300002	7
11146	1617200006	8
11154	1617200009	9
11154-A	1617200008	10
11154-B	1617200007	11
11158	1617400005	12
11163	1617400001	13
11190-2	1621100002	14
11195	1621200002	15
11196	1621100001	16
11197	1621400002	17

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.



## Proposed Property Rezoning and Annexation with Zoning Districts



- |   |                                  |
|---|----------------------------------|
| Proposed Property Rezoning and Annexation | PUD - Planned Unit Development   |
| B4 - Highway Business                     | R1 - One Unit Residential        |
| C1 - Park Conservation                    | R2 - Two Unit Residential        |
| C2 - Nature Conservation                  | R3 - One to Six Unit Residential |
| I1 - Light Industrial                     | R4 - Multi-Unit Residential      |
| I2 - Heavy Industrial                     | R5 - Mobile Home                 |
| O1 - Small Office                         |                                  |



City of Rock Island,  
Community and Economic Development Department

Drawn By: K. Douglass

Date Created: November 2022  
Aerial Flown April 2019



AN ORDINANCE AMENDING ZONING DISTRICTS  
AND ZONING MAP OF  
THE CITY OF ROCK ISLAND, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

**Section One:** Under authority granted by Appendix A, Article IV, Section 4.1 of the Code of Ordinances of the City of Rock Island, Illinois, entitled "Zoning Map," the following described parcels of real estate located in the City of Rock Island, Illinois, are hereby changed from R-1 (one unit residential) district to C-2 (nature conservation) district as designated in the Zoning Ordinance:

PINs: 1616100003, 1616100002, 1616100004, 1616100005, 1616300001, 1616300004,  
1616300002, 1617200006, 1617200009, 1617200008, 1617200007, 1617400005,  
1617400001, 1621100002, 1621200002, 1621100001, 1621400002  
Legal Description attached as Exhibit A.

**Section Two:** All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

**Section Three:** This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK

### **Exhibit A**

The following legal descriptions include property proposed to be rezoned into the City of Rock Island. The legal descriptions correspond with Map IDs observed on the "Exhibit B." Please note that legal descriptions titled "**Parcels with Map IDs 6 & 7**" and "**Parcel with Map ID 17**" (and noted with an asterisk\*) include parcels not being rezoned. Due to the nature of the legal descriptions, the parcels must be included in the description.

#### **Parcel with Map ID 1:**

The Southwest Quarter of the Northwest Quarter of Section Number Sixteen (16), Township Number Seventeen (17) North, Range Number Two (2) West of the Fourth Principal Meridian, excepting the South Twenty (20) feet thereof for Public Road purposes;

Also excepting that part of the Southwest Quarter of the Northwest Quarter of Section Sixteen (16) consisting of approximately Four (4) acres more or less lying West of the present fence which is parallel to and approximately Two (2) chains more or less East of the West line of said Section Sixteen (16) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian;

Also excepting that part of the Southwest Quarter of the Northwest Quarter of said Section Sixteen (16) consisting of 0.21 acres, conveyed to the State of Illinois by Warranty Deed filed December 19, 1962, and recorded in Record Book 150, as Document No. 578425, in the Office of the Recorder of Deeds of Rock Island County, Illinois;

PIN: 1616100003

#### **Parcels with Map IDs 2, 9, & 8:**

The West Two (2) Chains of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 16, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal Meridian.

Also: All that part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal Meridian, that lies South or Southerly of the Slough, also known as Dead Slough.

Also: Commencing at the Northeast corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal meridian; thence West One Hundred (100) feet; thence South One Hundred (100) feet; thence East One Hundred (100) feet; thence North One Hundred (100) feet to the place of beginning.

PIN: 1616100002, 1617200009 & 1617200006

#### **Parcel with Map ID 3:**

The west one half (1/2) of the southeast one quarter (1/4) of the northwest one quarter (1/4) of Section Number Sixteen (16) in Township Number Seventeen (17) North, Range Number Two (2) West of the Fourth Principal Meridian, excepting that part conveyed by warranty deed from Walter G. Bartels and wife to Sam Woo and wife recorded in Record Book 386, and filed May 16, 1968, Conveyance No. 666863, described as follows: That part of the northwest quarter, Section 16, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal Meridian described as follows:--

Beginning at a point 19.75 feet north and 870 feet west of the southeast corner of northwest quarter of said Section 16; thence west parallel with the half section line 110 feet; thence north parallel with the east line of northwest quarter 180 feet; thence east 110 feet; thence south 180 feet to the place of beginning, situated in the County of Rock Island, in the State of Illinois.

Beginning at a point 19.75 feet north and 870 feet west of the southeast corner of northwest quarter of said Section 16; thence west parallel with the half section line 110 feet; thence north parallel with the east line of northwest quarter 180 feet; thence east 110 feet; thence south 180 feet to the place of beginning, situated in the County of Rock Island, in the State of Illinois.

PIN: 1616100004

**Parcel with Map ID 4:**

That part of the Northwest  $\frac{1}{4}$  of Section 16, Township 17, North, Range 2 West of the 4<sup>th</sup> Principal Meridian, described as follows: Beginning at a point 19.75 feet North and 870 feet West of the Southeast corner of the Northwest  $\frac{1}{4}$  of said Section 16; thence West parallel with the half section line 110 feet; thence North parallel with the East line of the Northwest  $\frac{1}{4}$  180 feet; thence East 110 feet; thence South 180 feet to the place of beginning.

PIN: 1616100005

**Parcel with Map ID 5:**

The North One-Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian, excepting therefrom the following tracts:

I. That certain tract of land described as follows: A right of way for road purposes only, upon, over and across the North Eight (8) feet and Three (3) inches of the North East Quarter of the South West Quarter of Section Sixteen (16) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian; situated in the County of Rock Island and State of Illinois.

II. That certain tract of land described as follows: The North Twenty (20) feet of the North West Quarter ( $\frac{1}{4}$ ) of the South West Quarter ( $\frac{1}{4}$ ); and the West Twenty (20) feet of the North West Quarter ( $\frac{1}{4}$ ) of the South West Quarter ( $\frac{1}{4}$ ); all in Section Sixteen (16), Township Seventeen (17) North, Range Two (2) West of the Fourth (4<sup>th</sup>) Principal Meridian; situated in the County of Rock Island and State of Illinois.

Also the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16) Township Seventeen (17) North Range Two (2) West of the Fourth Principal Meridian, excepting therefrom the following tracts:

I. That certain tract of land described as follows: A strip of land one (1) rod wide off the east side of the Northwest Quarter (N.W. $\frac{1}{4}$ ) of the Southeast Quarter (S.E. $\frac{1}{4}$ ) of Section No. Sixteen (16) Township No. Seventeen (17) North Range Two (2) West of the Fourth Principal Meridian; situated in the County of Rock Island and State of Illinois.

II. That certain tract of land described as follows: A right of way for road purposes only, upon, over and across the North Eight (8) feet and Three (3) inches of the North West Quarter of the South East Quarter of Section Sixteen (16) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian; situated in the County of Rock Island and the State of Illinois.

III. That certain tract of land described as follows: The West Ten (10) rods of the East Eleven (11) rods of the North West Quarter ( $\frac{1}{4}$ ) of the South East Quarter ( $\frac{1}{4}$ ) of Section Number Sixteen (16), Township Number Seventeen (17), North Range Number Two (2) West of the Fourth Principal Meridian, containing five (5) acres; said five (5) acres lying immediately West of and adjoining a private lane one (1) rod wide heretofore deeded to Peter Fries; subject, however, to the highway across the North end of said five (5) acre tract; situated in the County of Rock Island and State of Illinois.

IV. That certain tract of land described as follows: The West Twelve (12) acres of the East Seventeen (17) acres of the North West Quarter ( $\frac{1}{4}$ ) of the South East Quarter ( $\frac{1}{4}$ ) of Section Number Sixteen (16), Township Number Seventeen (17), North Range Two (2) West of the Fourth Principal Meridian; situated in the County of Rock Island and State of Illinois.

V. That certain tract of land described as follows: The West Twenty (20) acres of the East Thirty-Seven (37) acres of the North West Quarter of the South East Quarter ( $\frac{1}{4}$ ) of Section Number Sixteen (16) in Township Number Seventeen (17), North Range Two (2) West of the Fourth Principal Meridian; situated in the County of Rock Island and the State of Illinois.

All of the above situated in Rock Island County, Illinois. Subject to the rights of the State of Illinois in & to that portion of said premises taken for public right-of-way.

PIN: 1616300001

**Parcels with Map IDs 6 & 7\*:**

The southwest Quarter of the Southeast Quarter of Section Number Sixteen (16); the Southeast Quarter of the Southwest Quarter of Section Number Sixteen (16); The Southwest Quarter of the Southwest Quarter of Section Number Sixteen (16), all in Township Number Seventeen (17) North, Range Number Two (2) West of the Fourth Principal Meridian, situated on Big Island, in the County of Rock Island and State of Illinois. Excepting those parcels deeded for road purposes; also excepts that part described as follows:

Excepting that part of the following described parcel lying East of the West line of Section 16, Township 17 North, Range 2 West of the 4th P.M.:

PART OF THE SOUTH HALF OF SECTION 16, THE NORTH HALF OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 02° 05' 24" WEST 489.74 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 280, SAID POINT IS LOCATED 150 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTER LINE OF SAID F.A.I. ROUTE 280 ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 02° 05' 24" WEST 17.05 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO A POINT LOCATED 165 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTER LINE OF SAID F.A.I. ROUTE 280;

THENCE SOUTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE 144.61 FEET ALONG THE ARC OF A 7804.49 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 60° 03' 20" EAST 144.60 FEET);

THENCE CONTINUING ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 60° 34' 56" EAST 1147.37 FEET TO A POINT LOCATED 165 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE OF SAID F.A.I. ROUTE 280;

THENCE SOUTH 43° 32' 48" WEST 296.87 FEET; THENCE SOUTH 59° 14' 43" WEST 517.01 FEET; THENCE SOUTH 81° 01' 44" WEST 430.24 FEET; THENCE SOUTH 84° 11' 40" WEST 438.41 FEET;

THENCE 147.09 FEET ALONG THE ARC OF A 290.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (THE CHORD OF SAID CURVE BEARS NORTH 81° 16' 30" WEST 145.52 FEET);

THENCE NORTH 66° 44' 40" WEST 237.87 FEET; THENCE NORTH 57° 41' 28" WEST 518.34 FEET;

THENCE 231.97 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS NORTH 38° 42' 14" WEST 227.75 FEET);

THENCE NORTH 19° 43' 00" WEST 9735 FEET; THENCE NORTH 29° 12' 04" WEST 298.86 FEET; THENCE NORTH 33° 33' 30" WEST 77.58 FEET; THENCE NORTH 84° 30' 17" WEST 280.88 FEET; THENCE NORTH

54° 32' 37" WEST 155.67 FEET; THENCE NORTH 20° 22' 11" WEST 612.36 FEET; THENCE NORTH 61° 45' 14" WEST 281.82 FEET; THENCE NORTH 64° 09' 48" WEST 317.26 FEET;

THENCE 245.04 FEET ALONG THE ARC OF A 1015.37' RADIUS CURVE CONCAVE SOUTHERLY (THE CHORD OF SAID CURVE BEARS NORTH 72° 11' 26" WEST 244.44 FEET);

THENCE NORTH 82° 23' 13" WEST 92.73 FEET;

THENCE SOUTH 20° 45' 55" WEST 809.32 FEET;

THENCE NORTH 69° 39' 25" WEST 200.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199;

THENCE NORTH 69 DEGREES 39 MINUTES 25 SECONDS WEST 135.30 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199;

THENCE NORTH 21 DEGREES 18 MINUTES 45 SECONDS EAST 236.88 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199;

THENCE NORTH 26 DEGREES 25 MINUTES 27 SECONDS EAST 899.12 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199 TO A POINT LOCATED 120 FEET EASTERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE OF SAID F.A. ROUTE 199;

THENCE NORTH 45° 50' 44" EAST 540.42 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 199, TO A POINT LOCATED 300 FEET EASTERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 511+00 OF F.A. ROUTE 199;

THENCE NORTH 78° 25' 05" EAST 586.45 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 199 TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 280, TO A POINT LOCATED 300 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 115+00 OF F.A.I. ROUTE 280;

THENCE SOUTH 63° 19' 57" EAST 390.34 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 280, TO A POINT LOCATED 150 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 118+50 OF F.A.I. ROUTE 280;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY 2376.78 FEET ALONG THE ARC OF A 7789.49 RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 50° 42' 45" EAST 2367.58 FEET) TO THE POINT OF BEGINNING.

PIN: 1616300005, **1616300004**, **1616300002** & 1616300003

\*Legal description also includes parcels with PINs 1616300005 & 1616300003 that are not being rezoned. Due to the nature of the legal description, the additional parcels must be included. The parcels being rezoned includes PINs 1616300004 & 1616300002 which are bolded above.

**Parcels with Map IDs 10 & 13:**

The South One Half (1/) of the North East Quarter (1/4) of Section Seventeen (17) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian situated in the County of Rock Island and State of Illinois, excepting, however, the West Twenty (20) acres of the aforesaid described real estate and also excepting, however, that part of the South East Quarter of the North East

Quarter of said Section Seventeen (17) described as follows, to-wit:

Beginning at the North East corner of said South East Quarter (1/4) of the North East Quarter (1/4) of said Section Seventeen (17) running thence West One Hundred (100) Feet, to the East line of said Section Seventeen; thence North along the East line of said Section Seventeen (17) One Hundred (100) feet to the point of beginning; Also, the North West Quarter (NW1/4) of the Southeast Quarter (SE1/4) on Big Island that lies north of Kickapoo Slough in Section Seventeen (17) Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian.

PIN: 1617400001 & 1617200008

**Parcel with Map ID 11:**

The West 20 acres of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 17 North, Range 2 West of the 4<sup>th</sup> P.M., situated in the Township of Blackhawk, County of Rock Island, State of Illinois, except the South 15 feet thereof to be used for road purposes. Also a right of way over the South 15 feet of the South Half of the Northeast Quarter (NE1/4) of said Section 17 for road purposes.

PIN: 1617200007

**Parcel with Map ID 12:**

All that part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal Meridian, lying East of Rock River Slough, except the East 20 feet deeded for road purposes.

PIN: 1617400005

**Parcels with Map IDs 14 & 16:**

Part of the NW ¼ of Section 21, Township 17 North, Range 2 West of the 4<sup>th</sup> Principal Meridian, described as follows: Beginning at the Northwest corner of said Section 21; Thence South 89°33'50" East along the North line of said Section 21, 1445.89 feet to the Westerly Right-of Way line of F.A. Route 199; thence South 10°34'14" East along said, Right-of-Way line 186.49 feet; Thence continuing along said Right-of-Way line and the arc of a circle curving to the left having a radius of 5829.64 feet, a chord of 1725.76 feet with a bearing of South 13°46'29" West 1732.12 feet; Thence South 84°36'50" West, 1073.89 feet to the West line of said Section 21 and centerline of a public road; Thence North 00°00'00" East along said West line 1971.27 feet to the point of beginning; For the purpose of this description the West line of said Section 21 is assumed to have a bearing of North 00°00'00" East; situated in the County of Rock island, in the State of Illinois.

PIN: 1621100001 & 1621100002

**Parcel with Map ID 15:**

That part of the Northeast Fractional Quarter (1/4) which lies East of the Kickapoo Slough of Section Twenty-One (21) in Township Seventeen (17) North, Range Two (2) West of the Fourth Principal Meridian, excepting therefrom the following described tract; beginning at the Northeast Corner of the Northeast Fractional Quarter (1/4) of Section Twenty-One (21) Township Seventeen (17) North, Range Two (2) West of the Fourth (4<sup>th</sup>) Principal Meridian; thence West along the North Line of said Northeast Fractional Quarter (1/4) of said Section Twenty-One (21) a distance of Two Hundred Seventeen and Eight Tenths (217.8) feet; thence South and parallel with the East line of the said Northeast Fractional Quarter (1/4) of said Section Twenty-One (21) a distance of One Hundred (100) feet; thence East and parallel with the North line of said Northeast Fractional Quarter (1/4) of said Section Twenty-One (21) a

distance of Two Hundred Seventeen and Eight Tenths (217.8) feet to the East line of said Northeast Quarter (1/4) of said Section Twenty-One (21); Thence North along the East line of said Northeast Fractional Quarter (1/4) of said Section Twenty-One (21) a distance of One Hundred (100) Feet to the place of beginning, situated in the County of Rock Island, in the State of Illinois.

Excepting that part described as follows: Excepting that part of the following described parcel lying East of the West line of Section 16, Township 17 North, Range 2 West of the 4th P.M.:

PART OF THE SOUTH HALF OF SECTION 16, THE NORTH HALF OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING SOUTH 02° 05' 24" WEST 17.05 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO A POINT LOCATED 165 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTER LINE OF SAID F.A.I. ROUTE 280;

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THENCE 147.09 FEET ALONG THE ARC OF A 290.00 FOOT RADIUS CURVE CONCAVE NORTHERLY (THE CHORD OF SAID CURVE BEARS NORTH 81° 16' 30" WEST 145.52 FEET);

THENCE NORTH 66° 44' 40" WEST 237.87 FEET; THENCE NORTH 57° 41' 28" WEST 518.34 FEET;

THENCE 231.97 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS NORTH 38° 42' 14" WEST 227.75 FEET);

THENCE NORTH 19° 43' 00" WEST 9735 FEET; THENCE NORTH 29° 12' 04" WEST 298.86 FEET; THENCE NORTH 33° 33' 30" WEST 77.58 FEET; THENCE NORTH 84° 30' 17" WEST 280.88 FEET; THENCE NORTH 54° 32' 37" WEST 155.67 FEET; THENCE NORTH 20° 22' 11" WEST 612.36 FEET; THENCE NORTH 61° 45' 14" WEST 281.82 FEET; THENCE NORTH 64° 09' 48" WEST 317.26 FEET;

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THENCE NORTH 45° 50' 44" EAST 540.42 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 199, TO A POINT LOCATED 300 FEET EASTERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 511+00 OF F.A. ROUTE 199;

THENCE NORTH 78° 25' 05" EAST 586.45 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 199 TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 280, TO A POINT LOCATED 300 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 115+00 OF F.A.I. ROUTE 280;

THENCE SOUTH 63° 19' 57" EAST 390.34 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF F.A.I. ROUTE 280, TO A POINT LOCATED 150 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE STATION 118+50 OF F.A.I. ROUTE 280;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY 2376.78 FEET ALONG THE ARC OF A 7789.49 RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 50° 42' 45" EAST 2367.58 FEET) TO THE POINT OF BEGINNING.

PIN: 1621200002

**Parcel with Map ID 17\*:**

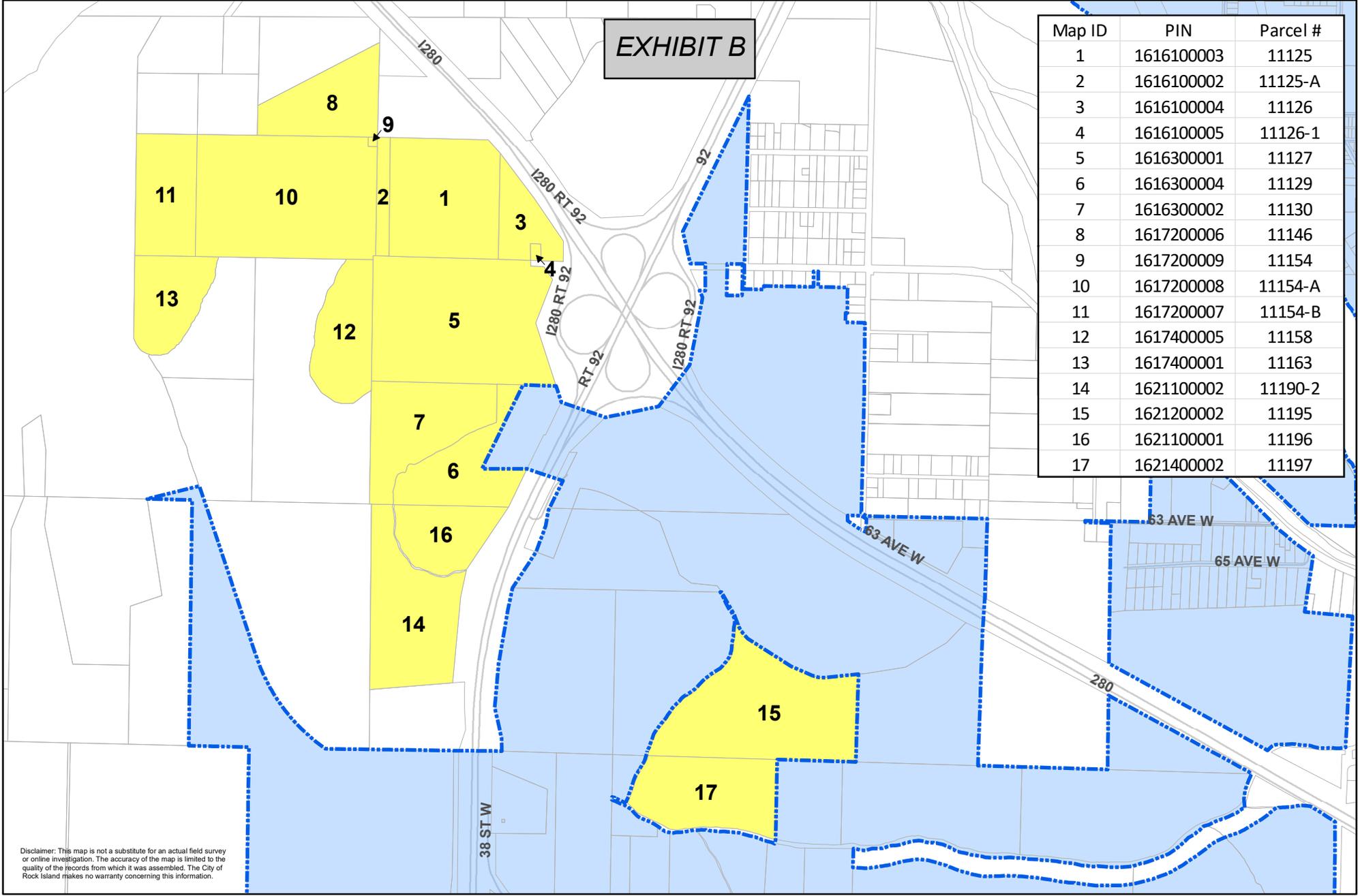
That part of the North half of the Southeast Quarter (SE1/4) of Section Number Twenty-one (21) which lies Northerly of Mill Creek (Drainage Ditch) and Easterly of Kickapoo Creek running through said Section Number Twenty-one (21), situated in Township Number Seventeen (17) North, of Range Number Two (2) West of the Fourth Principal Meridian. Situated in Rock Island County, Illinois.

PIN: **1621400002** & 1621400008

\*Legal description also includes a parcel with PIN 1621400008 that is not being rezoned. Due to the nature of the legal description, the additional parcel must be included. The parcel being rezoned includes PIN 1621400002, which is bolded above

# EXHIBIT B

Map ID	PIN	Parcel #
1	1616100003	11125
2	1616100002	11125-A
3	1616100004	11126
4	1616100005	11126-1
5	1616300001	11127
6	1616300004	11129
7	1616300002	11130
8	1617200006	11146
9	1617200009	11154
10	1617200008	11154-A
11	1617200007	11154-B
12	1617400005	11158
13	1617400001	11163
14	1621100002	11190-2
15	1621200002	11195
16	1621100001	11196
17	1621400002	11197

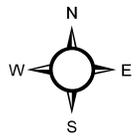


Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

## Location Map Proposed Property Rezoning



- Proposed Property Rezoning
- City of Rock Island Parcels
- Municipal Boundary



City of Rock Island,  
Community and Economic Development Department

Drawn By: K. Douglass

Date Created: November 2022  
Aerial Flown April 2019

0 250 500 1,000 1,500 2,000 feet