

**Memorandum  
Community and Economic Development Department**

**To:** Rock Island City Council  
**Subject:** Final Plat for RILCO Subdivision  
**Date:** April 12, 2023



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The attached RILCO Subdivision Plat is a four lot major plat located at 80 13<sup>th</sup> Avenue and 1320 1<sup>st</sup> Avenue, and zoned I-1 (light industrial) district. The entire site is developed and used by RILCO, Inc. The owner intends to subdivide the area into four lots in order to sell Lot 4 and retain the parcel used for RILCO's tank farm on Lot 3. Additionally, the parcel addressed 1320 1<sup>st</sup> Street is separated by City right-of-way and includes area to the east and west of 1<sup>st</sup> Street.

Lots 1 and 2 will have areas of 34,727 and 47,165 square feet respectively. Both lots will continue to be used for RILCO's current operations. Lot 2 is currently combined with Lots 3 and 4, which will have areas of 10,825 square feet and 91,905 square feet respectively. A variance for the 15 foot side yard setback is included with Lot 4 to maintain the existing drive-through overhang near the southwest corner of the building. Additionally, 25 foot building setback lines are included along the street frontage of all parcels. Utility easements are also included as requested by the City. The subdivision is served by 3 existing City streets with water, sewer, and stormwater utilities. No other public improvements are included with the subdivision.

The sale of Lot 4 will allow Midland Davis Corporation to own a property where they have already invested a significant amount of money to launch operations for a new part of their business. This location will be used exclusively for wooden pallet refurbishing. Pallets are dismantled and rebuilt inside the buildings while unusable wood and broken pieces are hauled away for grinding at another location. Midland Davis proposes additional investments and the creation of additional jobs at this location.

The City Engineer has no objections to the final plat. At their April 5<sup>th</sup> meeting, the Planning Commission unanimously recommended the approval of the final plat.

**Recommendation:**

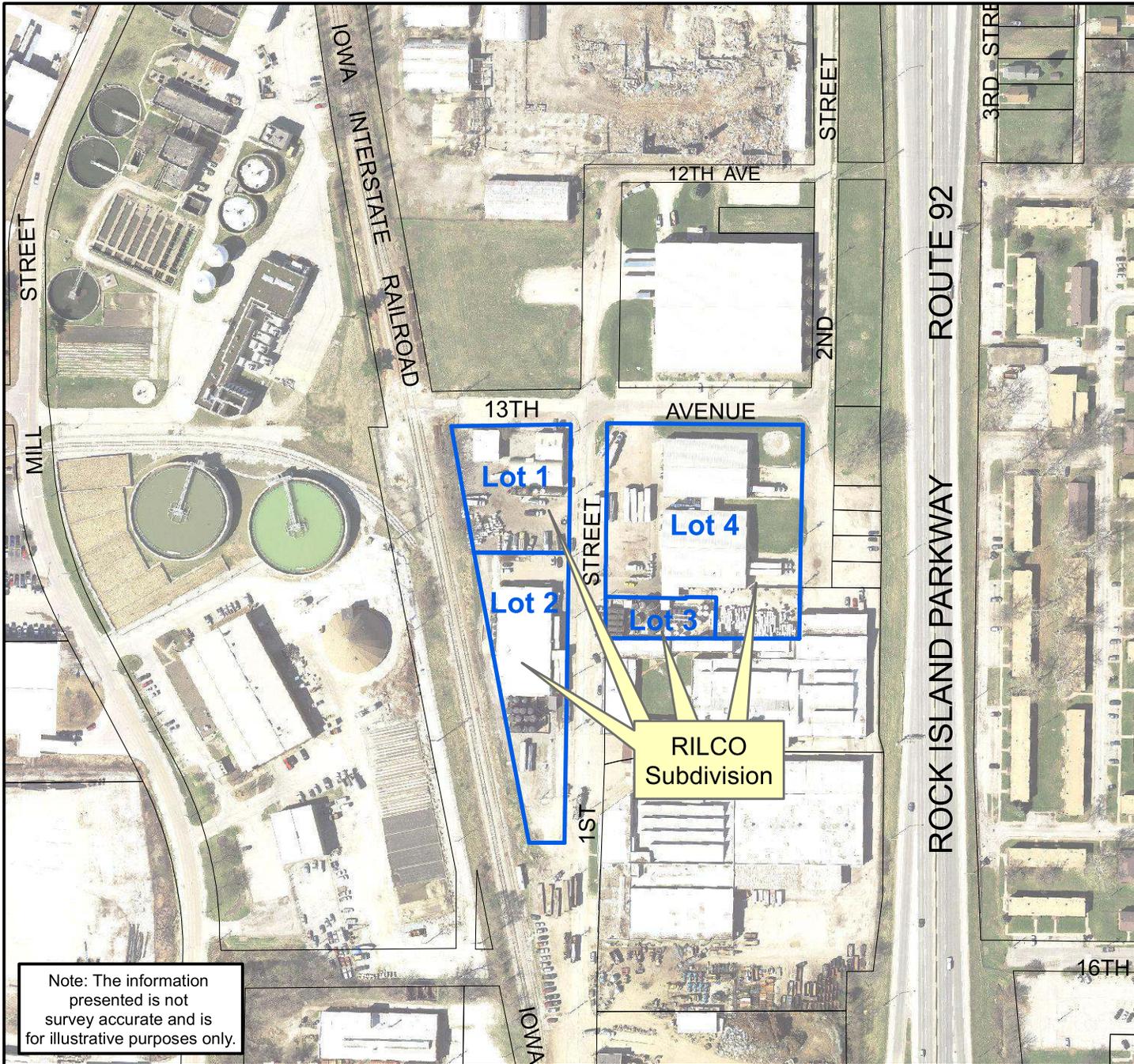
The Community & Economic Development Department & the Planning Commission recommends that the City Council approve the final plat with minor technical corrections.

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

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

# SUBDIVISION LOCATION MAP



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

## SUBDIVISION LOCATION MAP

### RILCO Subdivision

**Legend**

- Parcels
- Subject Property

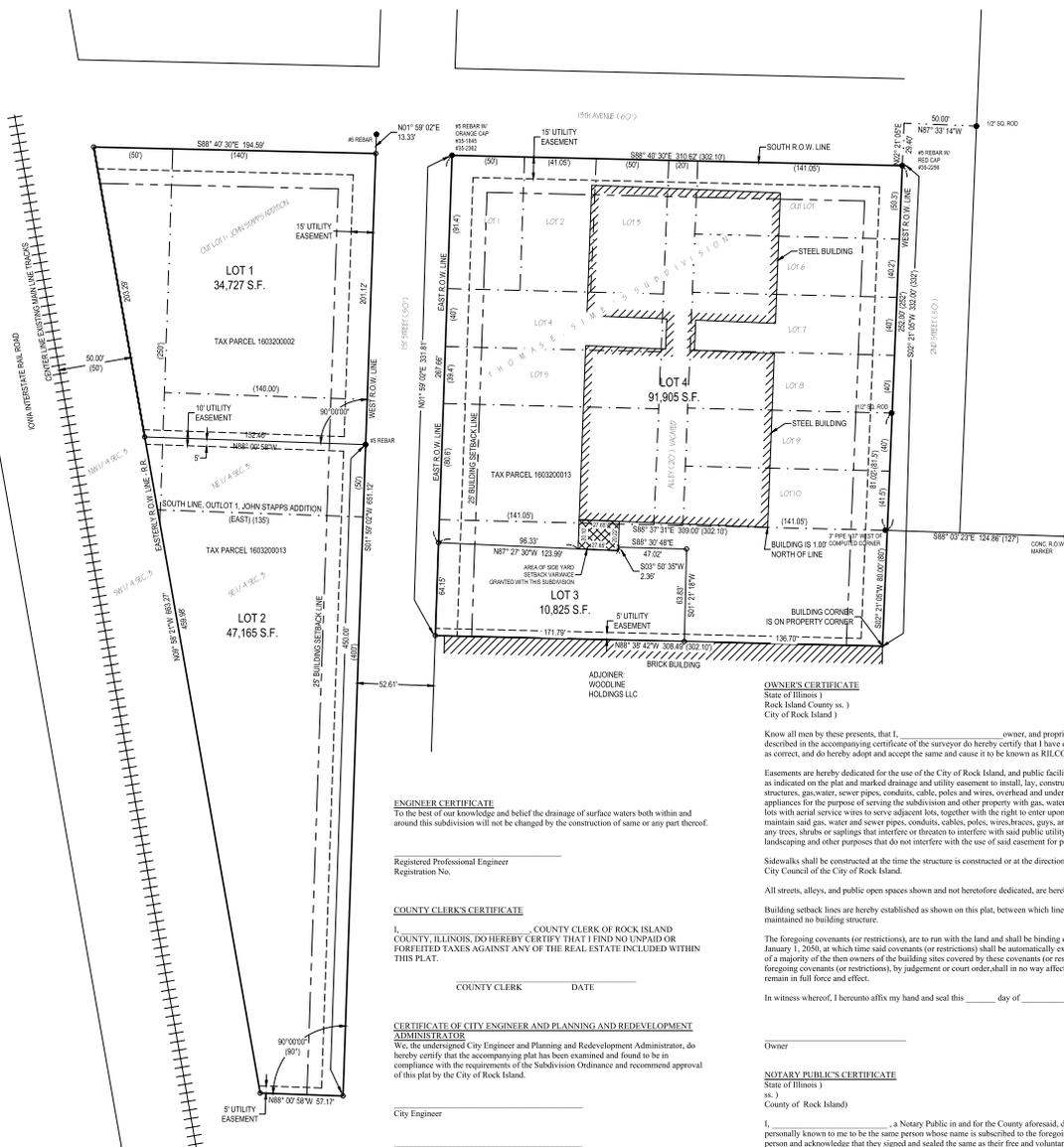
0 50 100 200 300 400 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

# FINAL PLAT RILCO SUBDIVISION

BEING A REPLAT OF PART OF OUTLOT 1 OF JOHN STAPPS ADDITION, LOTS 1 THROUGH 10 AND OUT LOT OF THOMAS E. SIME'S SUBDIVISION AND PART OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH P.M., ROCK ISLAND COUNTY, CITY OF ROCK ISLAND, ILLINOIS.



**ENGINEER 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.

Registered Professional Engineer  
Registration No. \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE**

I, \_\_\_\_\_, 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 OF CITY ENGINEER AND PLANNING AND REDEVELOPMENT ADMINISTRATOR**

We, the undersigned City Engineer and Planning and 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 and Redevelopment Administrator \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL**

I, \_\_\_\_\_, Mayor of the City of Rock Island, Illinois, do hereby certify that the plat shown hereon was duly presented to the city council and approved at a meeting of same held on \_\_\_\_\_, 2023.

Mayor \_\_\_\_\_  
Attest: City Clerk \_\_\_\_\_

**CITY CLERK'S CERTIFICATE**

I, \_\_\_\_\_, City Clerk in and for the said City of Rock Island, Illinois, do hereby certify that all due assessments have been paid upon the real estate described on the accompanying plat.

In witness whereof, I hereunto set by hand and official seal this day \_\_\_\_\_ of \_\_\_\_\_, A.D. 2023.

City Clerk \_\_\_\_\_

**OWNERS CERTIFICATE**

State of Illinois )  
Rock Island County ss. )  
City of Rock Island ss. )

Know all men by these presents, that I, \_\_\_\_\_, owner, and proprietor of the land shown on the accompanying plat and described in the accompanying 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 RILCO SUBDIVISION.

Easements are hereby dedicated for the use of the City of Rock Island, and public facilities franchise to do business within the City of Rock Island, as indicated on the plat and marked drainage and utility easement to install, lay, construct, renew, operate and maintain drainage ways, drainage structures, gas water, sewer pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and other property with gas, water, sewer, electric and telephone service and to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon lots at all times to install, lay, construct, renew, operate and maintain said gas, water and sewer pipes, conduits, cables, poles, wires, braces, guys, anchors and other appliances, and to trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with said public utility equipment, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public utility purposes.

Sidewalks shall be constructed at the time the structure is constructed or at the direction of the Board of Local Improvements recommended to the City Council of the City of Rock Island.

All streets, alleys, and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets there shall be erected or maintained no building structure.

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2056, at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part. Invalidation of any one of the foregoing covenants (or restrictions), by judgment or court order, shall in no way affect any of the other covenants (or restrictions), which shall remain in full force and effect.

In witness whereof, I hereunto affix my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Owner \_\_\_\_\_

**NOTARY PUBLIC'S CERTIFICATE**

State of Illinois )  
County of Rock Island )

I, \_\_\_\_\_, a Notary Public in and for the County aforesaid, do hereby certify that \_\_\_\_\_ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that they appear before me this day in person and acknowledge that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023. A.D.

Notary Public \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

State of Illinois )  
County of Rock Island )

I, Jerry D. Rogan, an Illinois Registered Land Surveyor, hereby certify that the annexed plat is a true and correct representation of a survey made by me or under my direction according to the surveying laws of the State of Illinois and the Subdivision Ordinance, of the following described property to wit:

**TRACT 1**  
PART OF OUTLOT 1 OF JOHN STAPPS ADDITION AND PART OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH P.M., ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF IOWA INTERSTATE RAILROAD AND THE SOUTH RIGHT OF WAY LINE OF 13TH AVENUE; THENCE SOUTH 88° 40' 30" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 194.59 FEET TO THE WEST RIGHT OF WAY LINE OF 1ST STREET; THENCE SOUTH 01° 59' 02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 661.10 FEET; THENCE NORTH 88° 07' 58" WEST, A DISTANCE OF 57.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF IOWA INTERSTATE RAILROAD; THENCE NORTH 02° 50' 21" WEST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 663.27 FEET TO THE POINT OF BEGINNING, CONTAINING 1.880 ACRES OR 81,892 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**TRACT 2**  
LOTS 1 THROUGH 10 AND OUT LOT OF THOMAS E. SIME'S SUBDIVISION AND PART OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH P.M., ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THOMAS E. SIME'S SUBDIVISION; THENCE SOUTH 88° 40' 30" EAST ALONG THE SOUTH LINE OF 13TH AVENUE, A DISTANCE OF 310.62 FEET TO THE WEST RIGHT OF WAY LINE OF 2ND STREET; THENCE SOUTH 02° 21' 09" WEST ALONG SAID WEST LINE, A DISTANCE OF 332.00 FEET; THENCE NORTH 88° 38' 42" WEST, A DISTANCE OF 308.49 FEET TO THE EAST RIGHT OF WAY LINE OF 1ST STREET; THENCE NORTH 01° 59' 02" EAST ALONG SAID EAST LINE, A DISTANCE OF 331.81 FEET TO THE POINT OF BEGINNING, CONTAINING 2.358 ACRES, OR 102,731 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Monuments as shown on the plat are set or will be set within 30 days after the completion of the required improvements and their acceptance by the City, and such monuments are or will be sufficient to enable the survey to be retraced and will occupy the positions shown thereon.

The property covered by this plat of subdivision is located within a Zone "X" as identified by the Federal Emergency Management Agency.

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 UNDERSTAND THE CURRENT ILLINOIS SURVEY STANDARDS FOR A BOUNDARY SURVEY.

JERRY D. ROGAN DATE \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 37-2256  
PALS REG. NO. 1378-10-1 MY LICENSE EXPIRES DATE NOV. 30, 2024

- NOTES:**
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
  - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
  - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
  - NO DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
  - BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
  - THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL DISTRICT.
  - THIS SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FLOOD INSURANCE RATE MAPS #17181C0305F, EFFECTIVE DATE APRIL 5, 2010.
  - AREA OF SIDE YARD SETBACK VARIANCE OF 15 FEET OF THE 15 FOOT REQUIREMENT IN AN I-1 DISTRICT LOCATED ON LOT 4 SHOWN HEREON SHALL REMAIN IN EFFECT UNTIL EXISTING STRUCTURE IS REMOVED.

**LOT AREA TABLE**

LOT 1 = 34,727 S.F.
LOT 2 = 47,165 S.F.
LOT 3 = 10,825 S.F.
LOT 4 = 91,905 S.F.

**LEGEND:**  
DEED DIMENSION = (0.00)  
FIELD DIMENSION = (0.00)  
MONUMENTS: TACKS, AS NOTED  
MONUMENTS SET: AS REBAR W/ IRON CAP #3x2256+  
BOUNDARY LINE: \_\_\_\_\_  
FENCE LINE: \_\_\_\_\_  
EASEMENT LINE: \_\_\_\_\_  
SETBACK LINE: \_\_\_\_\_  
PARCEL LINE: \_\_\_\_\_

**GRAPHIC SCALE**  
40 0 20 40  
( IN FEET )  
1" = 40' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, ILLINOIS WEST ZONE.

 DATE: 2-16-2023 386.4236 (563) 386.4231 2224 E. 12th Street, Davenport, IA 52803	DRAWN BY: KLC CHECKED BY: JDR CHECKED BY: S. RILCO	REVISIONS: NO. DESCRIPTION DATE 1 REVISED LOT AREA TABLE 4/4/23	PROJECT: FINAL PLAT RILCO SUBDIVISION ROCK ISLAND, ILLINOIS	OWNER: RILCO, c/o DREW LAWRENCE 1320 1ST STREET ROCK ISLAND, ILLINOIS	SHEET NO. 1 OF 1
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