

August

Rock Island Planning Commission

Regular Meeting

August 3, 2010

5:15 P.M.

1. Roll Call
2. Approval of Minutes of the regular meeting of June 1, 2010.
3. Public Hearing 2010-05: Rock Island Economic Growth Corporation requests approval of the final PUD site plan and Riverfront Corridor Overlay District Site Plan in a PUD for 30 apartments and an approximate 3,706 square-foot first-floor commercial space located at the southwest corner of the former industrial structure at 321 and 327 24th Street - Illinois Oil / Jackson Square Property. A 47-space landscaped parking lot is also proposed adjacent to 4th Avenue.
4. Other Business
5. Adjournment

MINUTES OF THE
ROCK ISLAND CITY PLANNING COMMISSION
Regular Meeting June 1, 2010 5:15 P.M.

(x) Mike Creger	(x) Jason Lopez	(x) Bruce Peterson
() Ted Johnson	() Tim Meegan	(x) Lorian Swanson
(x) David Levin	(x) Norm Moline	(x) Berlinda Tyler-Jamison
	(x) Diane Oestreich	

Staff Present: Alan Carmen and Doris Quigley

Chairman Levin called the meeting to order at 5:15 p.m.

Approval of Minutes: Approval of Minutes of the regular meeting of May 4, 2010.

Commissioner Oestreich moved to approve the minutes. Commissioner Peterson seconded the motion and it carried unanimously.

Review of Final Plat of Calvary Road Ministries Subdivision

Alan Carmen presented the staff report. The Calvary Road Ministries Subdivision Final Plat is a two lot minor plat located at 1014 and 1018 12th Street, zoned R-4 (one to six family residence) district. Currently, there is a church and an unoccupied single family residence on the site. The church desires to subdivide the site so the residence is on a separate lot that can be sold. Due to the location of the existing residence and church the proposed lot lines need to be located in areas that will require variances from the lot width, area and setback requirements from the Zoning Ordinance.

Proposed Lot One will have an area of 4,116 square feet and a lot width of 34.72 feet. This does not meet the 5,000 square foot minimum lot area requirement nor the 50-foot minimum lot width requirement. The side yard setbacks are also non-conforming (20-foot sum of side yards required with a minimum of eight feet being allowed as the smallest side yard). The two-story single family residence located on proposed Lot One will have a 1.63 foot side yard setback on the north and 6.66 foot setback on the south side yard. Once the house is no longer classified as a church-use property, it will become subject to property taxes.

Proposed Lot Two will have an area of 11,437 square feet and a lot width of approximately 95 feet. The church located on the site will also have a 6.66 foot side yard setback on the north side yard (the Zoning Ordinance requires that churches have a minimum 20 foot setback from all lot lines).

Although there are several variances being requested, the subdivision will eliminate a significant non-conforming situation by now locating each of the two existing structures on a separate lot. The City Engineer has approved the final plat.

Staff recommends the final plat be approved with the requested variances because it will eliminate the non-conformity of having two separate structures on one lot.

Chairman Levin asked for questions from the Commissioners for Mr. Carmen.

Commissioner Creger asked for clarification on when the property would become subject to property taxes.

Mr. Carmen replied that once the property is no longer listed as a church-use property it will be subject to property taxes.

Commissioner Oestreich asked if the house were destroyed in a fire, would it be rebuildable due to the lot size. She also said that it appeared there was a shared driveway or curb-cut between the two buildings and asked what would occur there if the street were to be resurfaced.

Mr. Carmen responded that Rebuild Letters are often requested when such a property is being bought to assure the lender that the home can be rebuilt if destroyed in a fire. As long as the new building is the same or a lesser degree of non-conforming, it is rebuildable. As far as the curb-cut, that would be addressed in the future if the street were to be resurfaced.

As there were no additional questions for Mr. Carmen, Chairman Levin asked the applicant if they had any comments to make.

A comment was made that the building addresses were reversed on the subdivision plat that had been submitted and would be corrected before filing the paperwork with the County.

Chairman Levin opened the floor for discussion by the Commissioners.

Commissioner Swanson moved to recommend to City Council that the final plat be approved with the requested variances because it will eliminate the non-conformity of having two separate structures on one lot. Commissioner Lopez seconded the motion.

Chairman Levin called for the motion and it passed on a unanimous vote.

The recommendation will be presented to City Council on Monday, June 7, 2010 at 6:45 p.m.

Schwiebert Riverfront Park update

Mr. Carmen gave a report on the current status of the construction of the park. He noted areas on the Park Plan that were complete – the Modern Woodmen shared parking lot, the playgrounds, the sidewalks, a sculpture of two geese in flight which was donated by Stu Thoms in memory of his wife, the fountain, lighting, colored pavement, observation area, the restrooms, the grass area in front of the main stage, the stage, the rain garden, most landscaping and the support columns for the demountable flood wall (as well as the entire demountable floodwall – which is scheduled to be removed this week).

He listed items still to be finished including the safety surface for the playgrounds, the 22' tall sculpture at the park entrance, final landscaping, and park amenities such as benches. He noted the bike path routing along the park and mentioned how great it is all starting to look.

He stated that the Parks Department has created requirements and guidelines for park rental and commemorative items and is ready to take over the management of the park as soon as it opens on July 3rd.

Commissioner Oestreich asked if there would be a 'soft' opening for the park before July 3rd.

Mr. Carmen replied there would not be a soft opening as construction will likely ongoing until the park opens. He suggested various places to get a good look at the progress in the park before the opening.

Commissioner Moline asked if there would be bike racks installed in the area of the park.

Mr. Carmen said there would be, but he was uncertain of the exact locations. Some will be located adjacent to the bike path.

Neighborhood Stabilization Program (NSP I and II) grant updates

Mr. Carmen gave an overview of the use of funds from the Neighborhood Stabilization Program grants. He said the City would use their portion of the funding strictly to demolish blighting properties, mostly in New Old Chicago and Broadway neighborhoods. Rock Island Economic Growth Corp would buy abandoned, foreclosed and vacant

properties and rehab them into usable housing or demolish them to provide ten infill homes being built within three years. He commented that targeting the New Old Chicago area should make a large impact with the expansion of the Martin Luther King Center, the new park across from the King Center, the demolition and redevelopment of Lincoln and Manor Homes and the renovation of Douglas Park.

Commissioner Tyler-Jamison asked if Mr. Carmen would speak to the NAACP regarding the proposed rebuilding of this neighborhood. She also asked about the design of the new park across from the King Center.

Mr. Carmen said he would be happy to do so. He said the plans for the new park had been presented for neighborhood review and suggestions. He said it would be about eighteen months or so before the new park would be complete.

Commissioner Levin asked what precautions were in place to prevent new construction housing in this area from raising property taxes to a level that would cause problems for the existing homeowners or the new homeowner.

Mr. Carmen explained the New Construction Property Tax Rebate program for the New Old Chicago area as a means to help alleviate some of the burden on the new homeowner and explained that the assessor looks at the neighborhood values as part of the calculation of new property taxes for this type of infill housing both on the new home as well as the existing homes.

Election of Officers

Commissioner Swanson nominated Commissioner Levin for Chairman and Commissioner Tyler-Jamison seconded the nomination. Commissioner Peterson nominated Commissioner Oestreich for Vice-Chair and Commissioner Tyler-Jamison seconded the nomination. Officers were elected unanimously.

Adjournment:

Commissioner Creger made a motion to adjourn. Commissioner Oestreich seconded the motion and it carried unanimously.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,

Alan M. Carmen, Secretary
Rock Island Planning Commission

REPORT

To: Planning Commission

From: Planning and Redevelopment Division
Community and Economic Development Department

Date: July 22, 2010

Subject: Case #2010-6- Request for approval for final site plan in a PUD (Planned Unit Development) district for 321 and 327 24th Street.

The Rock Island Economic Growth Corporation has filed an application as the developer to for a final PUD and Riverfront Corridor Overlay District site plan at 321 and 327 24th Street. The development site consists of a city block surrounded by four streets.

The City approved an amended preliminary site plan in April 2010 for 30 apartments and an approximate 3,706 square foot commercial space located at the southwest corner of the site. New construction will include a covered entrance and common room space on the south façade (see site plan and building elevation). The applicant also received a parking variance of 31 parking spaces of the 76 parking space requirement. The final site plan includes a reduced parking variance (29 spaces of the 76 space requirement as two additional parking spaces have been added to the southeast corner of the proposed development. The site plan also includes detailed information on lighting, parking lot landscaping and a proposed freestanding sign facing 4th Avenue.

Size of Property:

As previously indicated the development site includes the city block between 24th and 25th Streets and 3rd and 4th Avenues. The site is 410' x 330' (135,300 square feet, or 3.10 acres).

Existing Land Use:

The site consists of Illinois Oil Company structures and oil tanks and a parking lot

North: Currently undeveloped site which is proposed to be the future site for the Children's Garden for the Quad City Botanical Center, zoned B-3.

East: Quad City Botanical Center, zoned B-3.

South: Office, service and parking uses, zoned B-3.

West: Commercial, office and service uses, zoned B-3.

Zoning History

Planning Commission Case #2010-05- Amended preliminary site plan for 30 apartments with parking variance was approved.

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Comprehensive Plan Designation:

The Comprehensive Plan identifies the general commercial land use for the site.

Access:

The site has access to all four surrounding streets. There will be two access points to the site from 4th Avenue and two from 3rd Avenue. There will be a new access point for 25th Street about 60 feet north of the intersection.

Physical Characteristics:

The site is flat and slightly above street level.

Coverage and Setbacks:

Staff is using the setbacks in the B-3 (community commercial) zoning district for the proposed development). There should be both a 20-foot front and rear yard setback and a 10-foot rear yard setback on the site. As previously approved in the preliminary plan some segments of the existing building will be demolished and a new covered entrance and common room addition off the south facade will be constructed.

The First Floor final plan (attached) locates the perimeters of the buildings and wings to be demolished. The existing office building (southwest wing), will have first, second and third story units. The southernmost section of the first floor will be reserved for the retail/commercial space. The middle of the center wing will have an addition on the south for drive-up access and community space. The addition is one-story and will have a flat roof (approximately 2,943 square feet in area).

A porte cochere will be built on the south side that is bracketed by terra cotta columns mimicking details on the office building. This is unchanged from the previous PUD request (see building elevation). The addition will be brick-faced. The entire structure (existing and new additions) will cover approximately 14 per cent of the site.

Parking:

The Zoning Ordinance requires two off-street parking spaces per dwelling (60 spaces required for the 30 proposed dwelling units). The commercial space will require 16 spaces based on estimate of 2,779 net square feet of floor area and four employees. A total of 76 spaces should be provided and 47 surface parking spaces are identified on the site plan. As previously indicated, a variance of 31 parking spaces was approved with the preliminary plan. The site plan now identifies a total of 47 surface spaces, reducing the variance to 29 parking spaces.

Utilities and Proposed Improvements:

The site is served by water lines from 3rd and 4th Avenues (there is also a force main along 24th Street from the water intake facility to the north of the site. Sanitary sewer service is located along combination lines along 24th Street and 3rd and 4th Avenues. Storm water detention areas will be located adjacent to the surface parking areas off 3rd Avenue. Specific calculations to meet the City's Stormwater Ordinance will need to be provided to the Public Works Department.

Landscaping/Signs/Lighting:

There is an existing approximate ten foot wide landscaped area along the south perimeter of the surface parking lot, which according to the site plan will be maintained as existing bushes. Additional landscaping is proposed along the east and west ends of the parking lot and also adjacent to the structure. A Red Oak canopy tree will be located in a perimeter "island area" adjacent to the two access points from 4th Avenue. Three Spring Snow Crab canopy trees will also be located on the east and west edges of the

south facing parking spaces. Two Red Splendor Snow Crab trees will be located along the east parking lot edge facing 25th Street. Two additional Red Splendor Snow Crab trees and an additional Red Oak tree will be located adjacent to the structure. Existing planters with Sea Green Juniper bushes will remain adjacent to the access points off of 4th Avenue and a Holmstrup Arborvitae hedge will be located along the perimeter of the parking lot adjacent to 25th Street

A 4' x 8' unlit freestanding sign will be located in the previously mentioned perimeter "island area" adjacent to the 4th Avenue access points. The proposed sign will be parallel with 4th Avenue and will be a total of 6'4" in height from grade to top of sign. The sign will be located approximately ten feet from the south property line. Additional attached signage may also be proposed, but is not identified on building elevations (e.g. attached sign for proposed commercial space).

The attached lighting plan identifies the light illumination from four 20 foot tall light poles in the parking area. The illumination level at property lines meets the Zoning Ordinance requirement of not greater than one footcandle light illumination level at the property line.

Analysis:

The proposed development will be an approximate \$6 million investment to provide a mixed use development (commercial space with additional residential options for people choosing to live/work near downtown). The establishment of downtown housing is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Consolidated Plan, and the Illinois Comprehensive Housing Plan. Documents from the Rock Island Economic Growth Corporation also say the plans are compatible with the Botanical Center Children's Garden, Live/Work policies from Renaissance Rock Island and Greenbush Neighborhood Priorities. The conversion will create three one-bedroom units, 17 two-bedroom units and 10 three-bedroom units. Rents will range from \$432 to \$660 for one-bedroom units, \$529 to \$785 for two-bedroom units and \$875 for three-bedroom units. Out of the 30 units, eight are targeted to households equal to or less than of 50% of the area median income, and 22 units will be available to households at or below 120% of the area median income.

The proposed adaptive reuse development will change the use from the historic industrial corridor along the riverfront to mixed use (residential and commercial). Historic adaptive reuse projects have accomplished similar changes successfully, including many in Rock Island. This project will serve as an important "gateway" into the city from Iowa and the Rock Island Arsenal (which has many year round visitors). It should also be attractive as a housing option to 1st Army personnel who are moving from Georgia to the Quad Cities next year. The development will have approximately ten dwelling units per acre, which identifies it as a medium-density land use category in the Comprehensive Plan.

The site will have adequate parking (even with variance) based on projected number of tenants and commercial space. Access is adequate and there is room to meet the landscaping standards for the area surrounding the parking lots and site. This meets the standards of the Planned Unit Development district in terms of property size, compatibility, site planning, open space, and traffic.

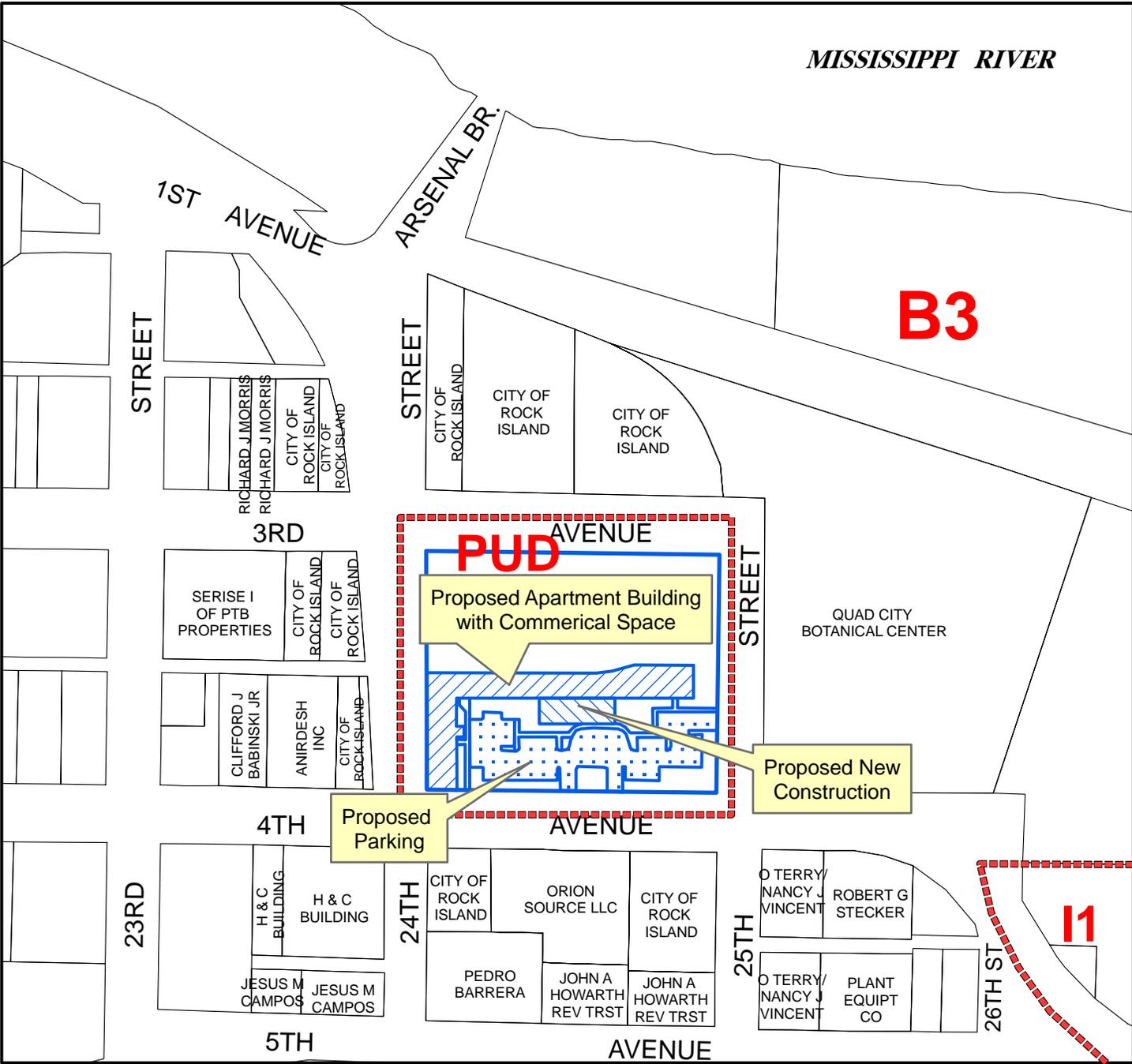
Preservation Commission Comments:

The Illinois Oil Company building was designated a Rock Island Landmark in 1990 (the landmark designation only contains the office building that fronts on 24th Street, and never contained the industrial portion of the building on the north and east sides of the site). The Commission will meet on July 28th to discuss and comment on the final PUD and Riverfront Corridor Overlay Plan. Staff will report to the Planning Commission at the public hearing on the Preservation Commission's comment. The Commission commented favorably on the preliminary development plan.

Recommendation:

Staff recommends approval of the final PUD and Riverfront Corridor Overlay Site Plan with the requested parking variance and the proposed new freestanding sign because the adaptive reuse of the structure and proposed freestanding sign are attractive, unique and well planned design for the proposed residential development that will have adequate access and landscaping that meets the standards for the Planned Unit Development district and supports City goals and objectives.

PLANNING COMMISSION



**PLANNING COMMISSION
2010-6**

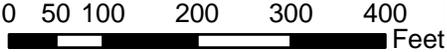
Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.

APPR. BY: A.M.C./A. F.





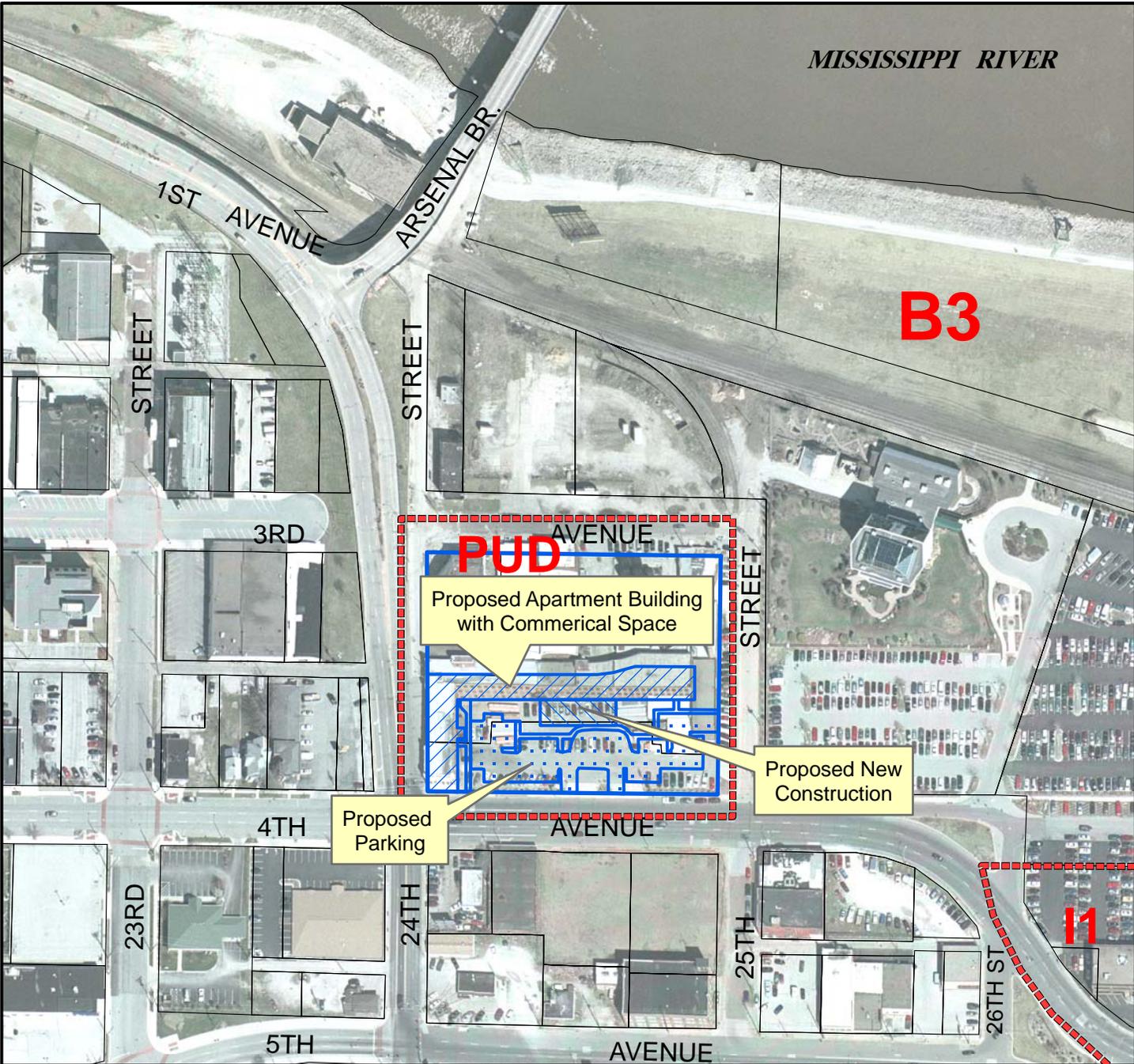
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



PLANNING COMMISSION



PLANNING COMMISSION
2010-6 Aerial
Legend

- Parcels
- Subject Property
- Zoning District Line

DR. BY: K.G.D.
APPR. BY: A.M.C./A. F.

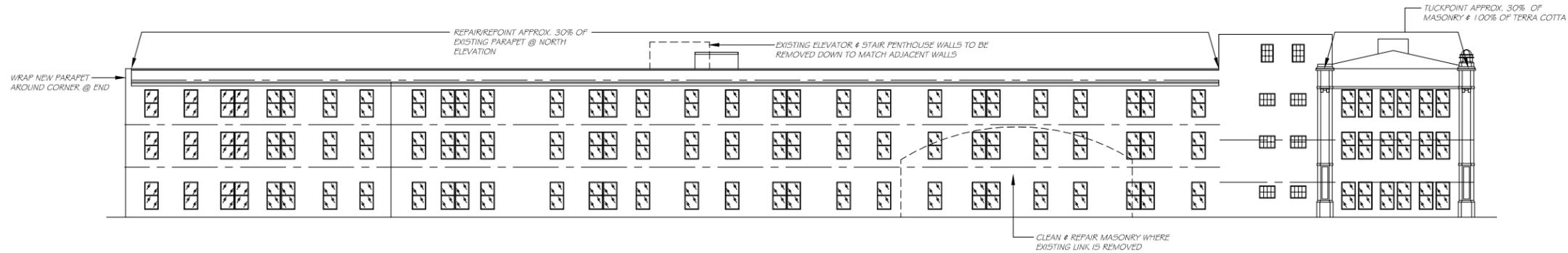
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City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



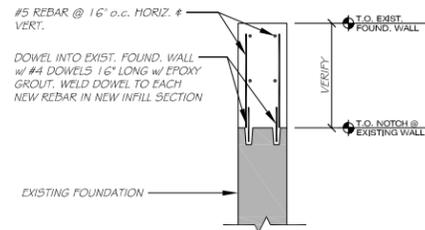

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Jackson Square
 321 24th Street
 Rock Island, IL



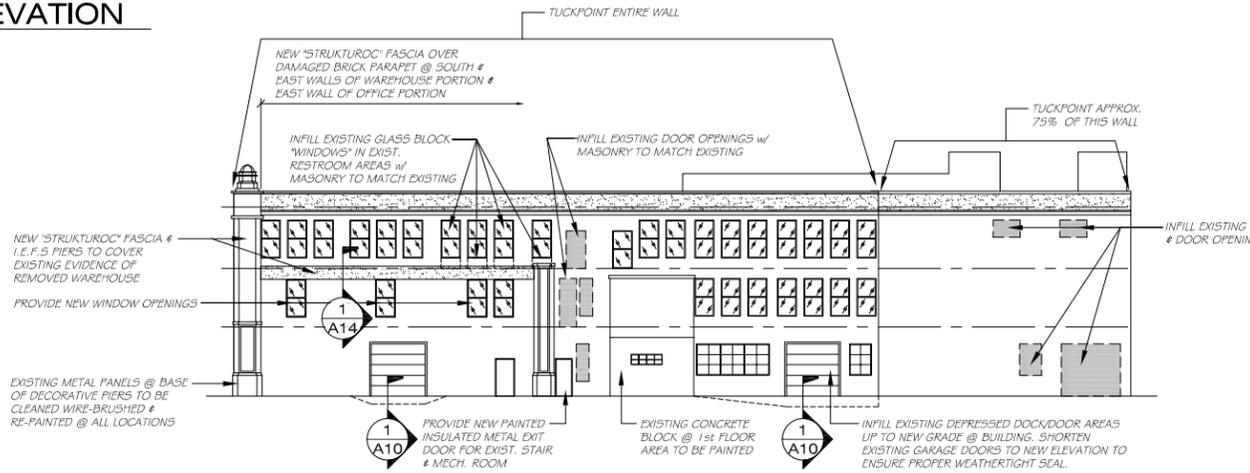
NORTH ELEVATION

1/16" = 1'-0"



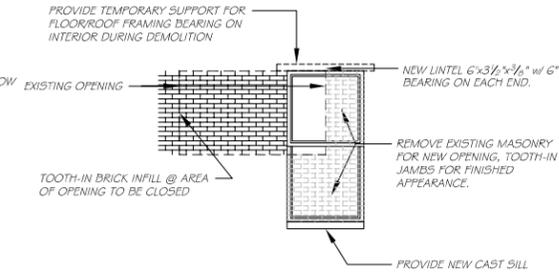
1 CONC. FOUND. INFILL DETAIL

A10 1/2" = 1'-0"



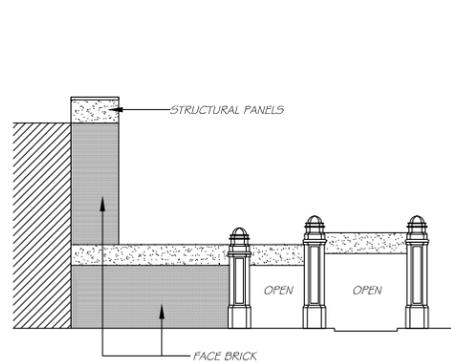
EAST ELEVATION

1/16" = 1'-0"



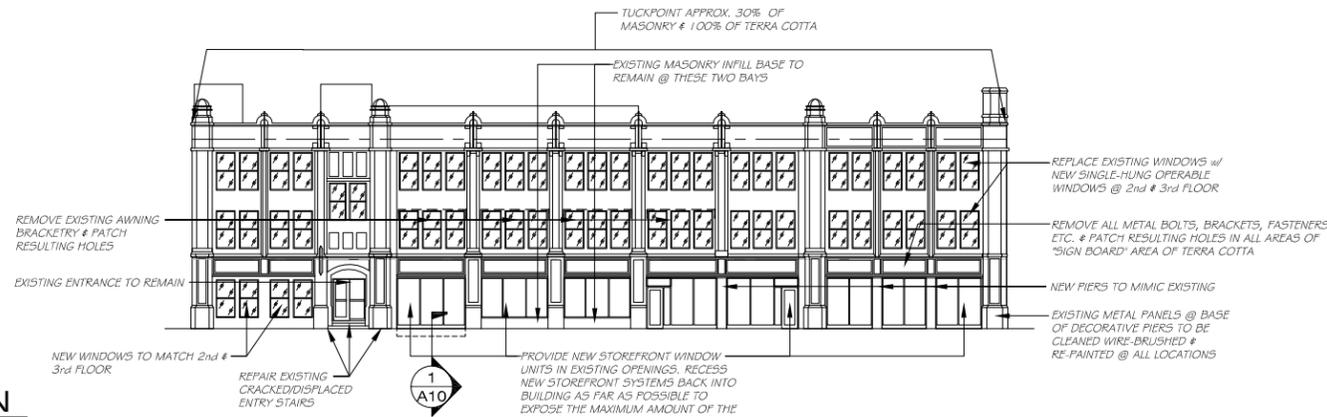
2 NEW WINDOW IN PARTIAL EXISTING OPENING - NORTH WALL

A10 1/4" = 1'-0"



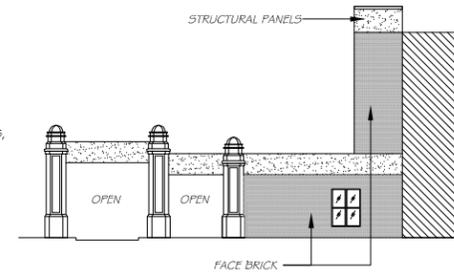
WEST COURTYARD ELEVATION

1/16" = 1'-0"



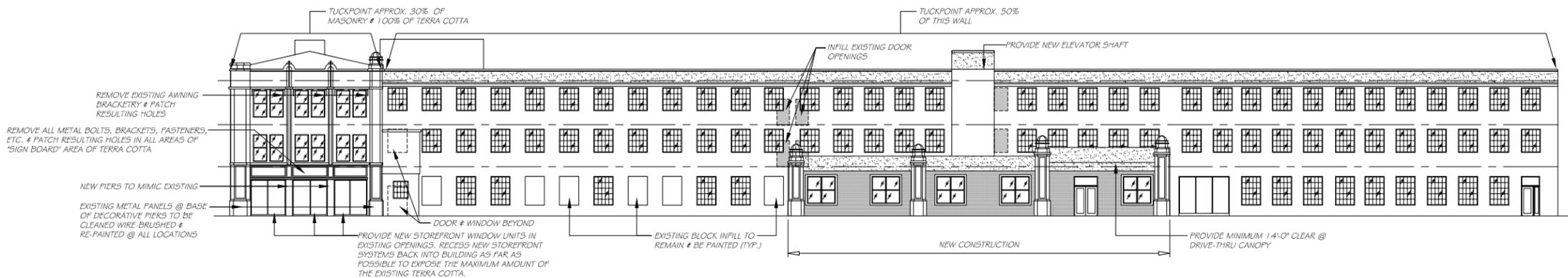
WEST ELEVATION

1/16" = 1'-0"



EAST COURTYARD ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

- NOTE:**
1. ENTIRE BUILDING SHALL BE PRESSURE WASHED & EXAMINED.
 2. REMOVE ALL LINES, WIRING, BOLTS, ETC. & REPAIR @ ENTIRE BUILDING.

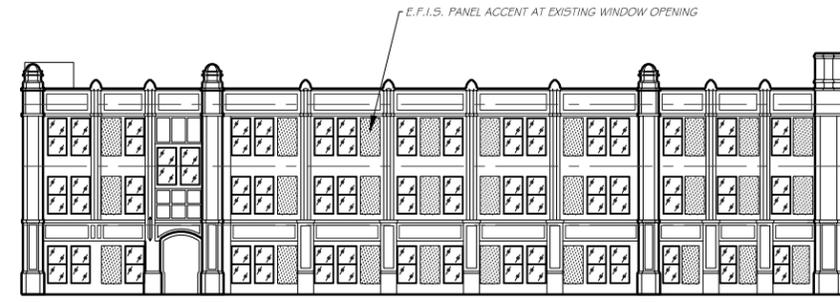
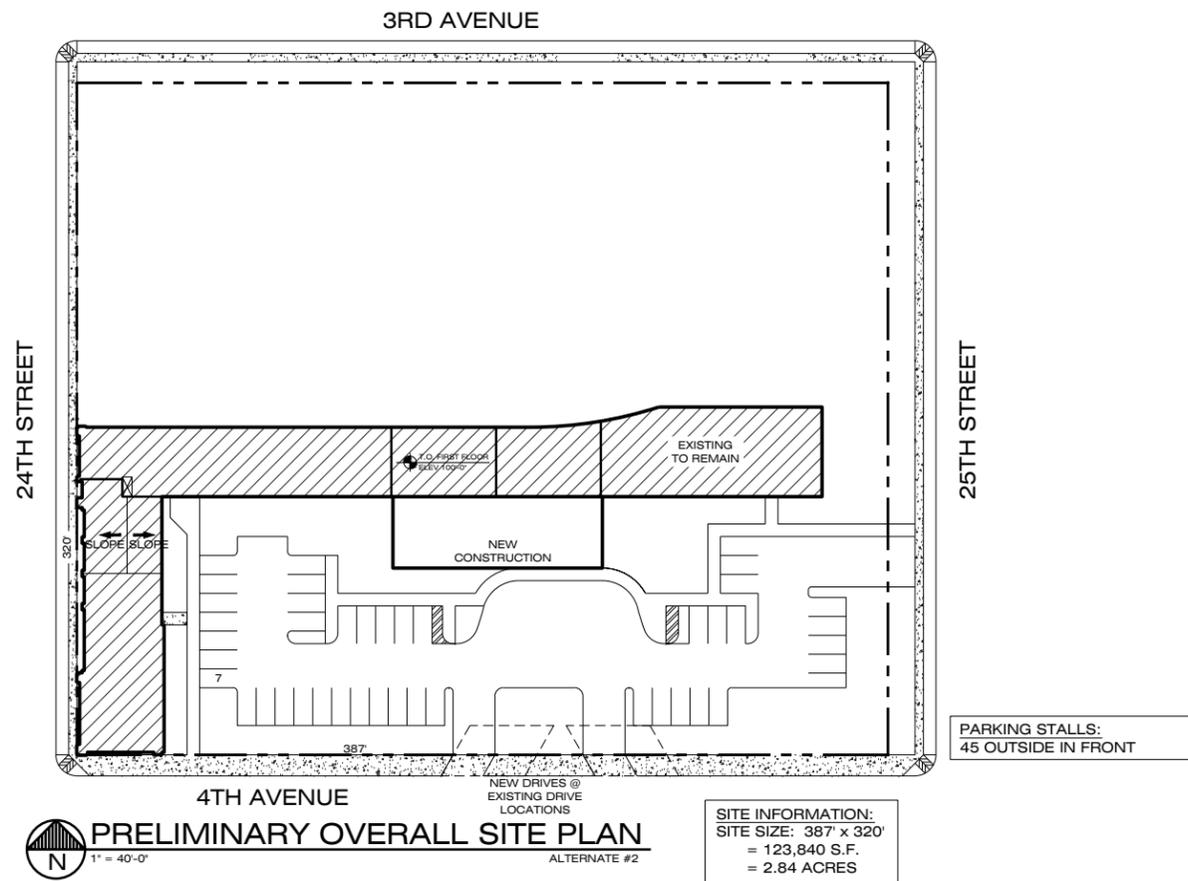
S D
Southwest Design Associates, Inc.
ENGINEERS / ARCHITECTS
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1-608-348-3821
www.swdesign.com

PROJECT	DATE
JACKSON SQUARE	
4TH AVE & 24TH ST.	
ROCK ISLAND, ILLINOIS	
OWNER	REVISIONS
ROCK ISLAND ECONOMIC GROWTH CORPORATION	
ROCK ISLAND, ILLINOIS	

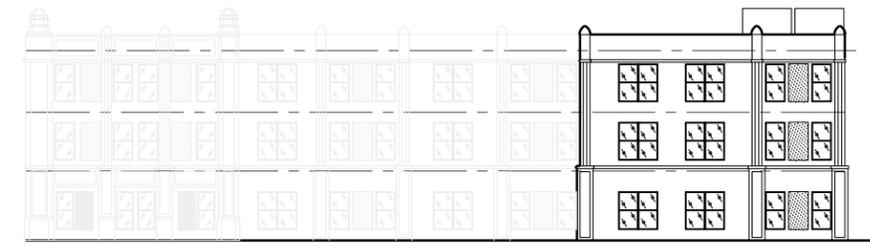
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PROJECT NUMBER	
0853	
SCALE	DATE
Noted	06-25-10
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A10	

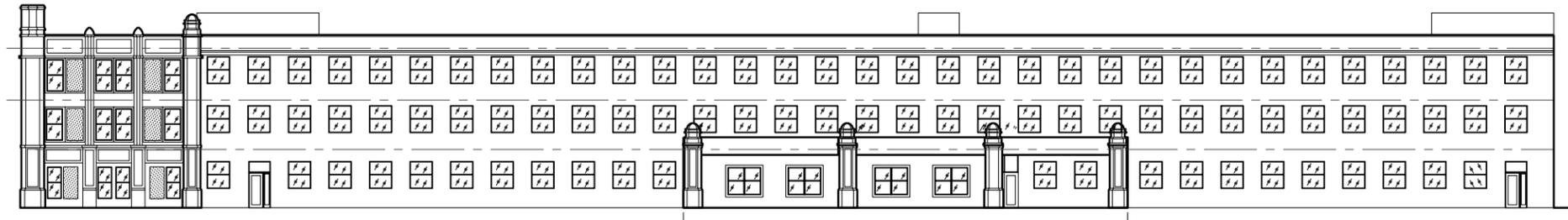
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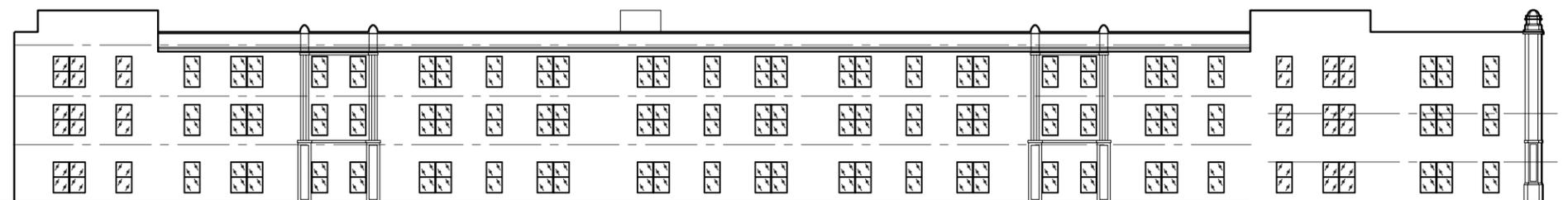
WEST ELEVATION
1/32" = 1'-0"



EAST ELEVATION
1/32" = 1'-0"



SOUTH ELEVATION
1/32" = 1'-0"



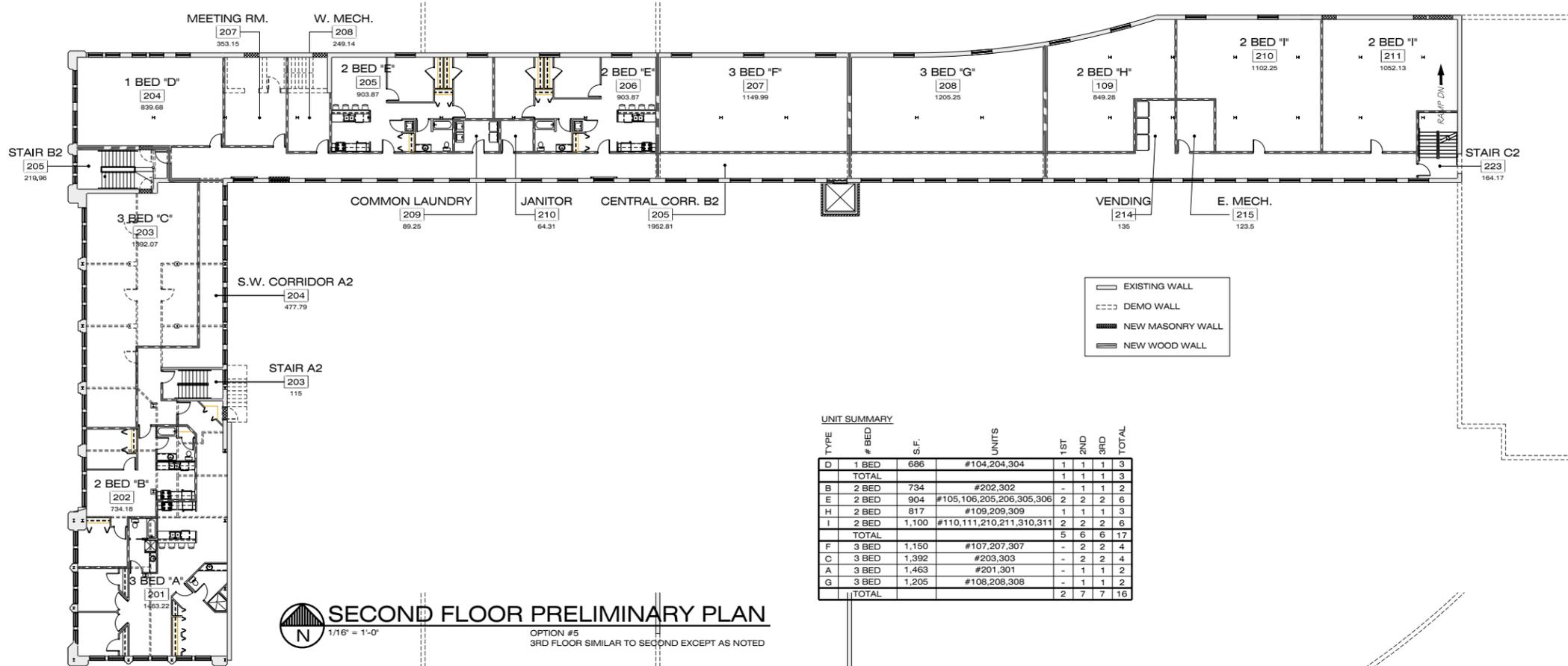
NORTH ELEVATION
1/32" = 1'-0"

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PROJECT	JACKSON SQUARE 4TH AVE & 24TH ST. ROCK ISLAND, ILLINOIS
OWNER	ROCK ISLAND ECONOMIC GROWTH CORPORATION ROCK ISLAND, ILLINOIS
REVISIONS	DATE

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DRAWN BY	CHECKED BY
PROJECT NUMBER	0853
SCALE	DATE
Noted	12-10-08
DRAWING SHEET	
A3	



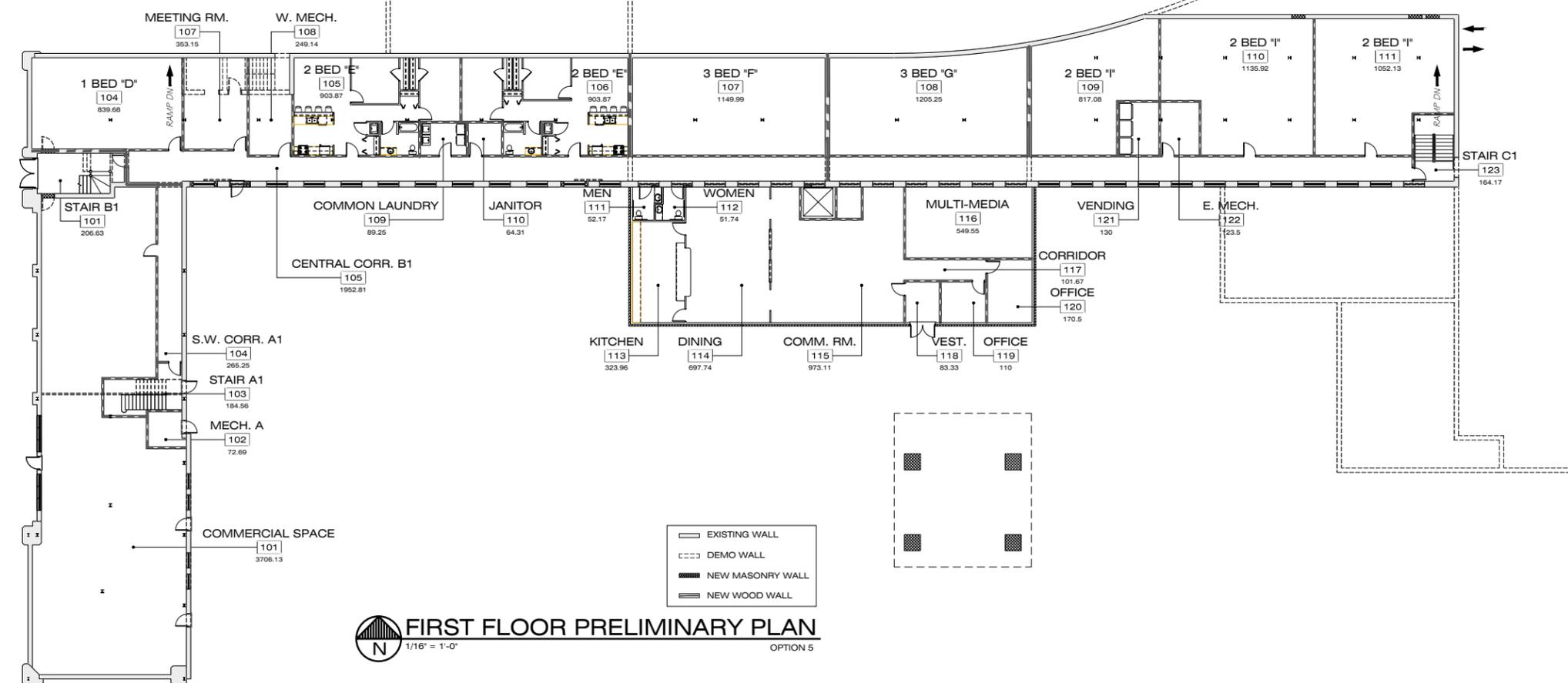
SECOND FLOOR PRELIMINARY PLAN
 OPTION #5
 3RD FLOOR SIMILAR TO SECOND EXCEPT AS NOTED
 1/16" = 1'-0"

UNIT SUMMARY

TYPE	# BED	S.F.	UNITS	1ST	2ND	3RD	TOTAL
D	1 BED	686	#104,204,304	1	1	1	3
TOTAL				1	1	1	3
B	2 BED	734	#202,302	-	1	1	2
E	2 BED	904	#105,106,205,206,305,306	2	2	2	6
H	2 BED	817	#109,209,309	1	1	1	3
I	2 BED	1,100	#110,111,210,211,310,311	2	2	2	6
TOTAL				5	6	6	17
F	3 BED	1,150	#107,207,307	-	2	2	4
C	3 BED	1,392	#203,303	-	2	2	4
A	3 BED	1,463	#201,301	-	1	1	2
G	3 BED	1,205	#108,208,308	-	1	1	2
TOTAL				2	7	7	16

2nd FLOOR COMMON AREAS

#	ROOM	AREA
203	STAIR A2	115 SF
204	S.W. CORRIDOR A2	478 SF
205	CENTRAL CORR. B2	1,953 SF
205	STAIR B2	220 SF
207	MEETING RM.	353 SF
208	W. MECH.	249 SF
209	COMMON LAUNDRY	89 SF
210	JANITOR	64 SF
214	VENDING	135 SF
215	E. MECH.	124 SF
223	STAIR C2	164 SF



FIRST FLOOR PRELIMINARY PLAN
 OPTION 5
 1/16" = 1'-0"

1st FLOOR COMMON AREAS

#	ROOM	AREA
101	STAIR B1	207 SF
103	STAIR A1	185 SF
104	S.W. CORR. A1	265 SF
105	CENTRAL CORR. B1	1,953 SF
107	MEETING RM.	353 SF
108	W. MECH.	249 SF
109	COMMON LAUNDRY	89 SF
110	JANITOR	64 SF
116	MULTI-MEDIA	550 SF
118	VEST.	83 SF
119	OFFICE	110 SF
120	OFFICE	170 SF
121	VENDING	130 SF
122	E. MECH.	124 SF
123	STAIR C1	164 SF

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PROJECT: JACKSON SQUARE
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OWNER: ROCK ISLAND ECONOMIC GROWTH CORPORATION
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REVISIONS: _____ DATE: _____

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DRAWN BY: _____ CHECKED BY: _____

PROJECT NUMBER: **0853**

SCALE: Noted DATE: 12-10-08

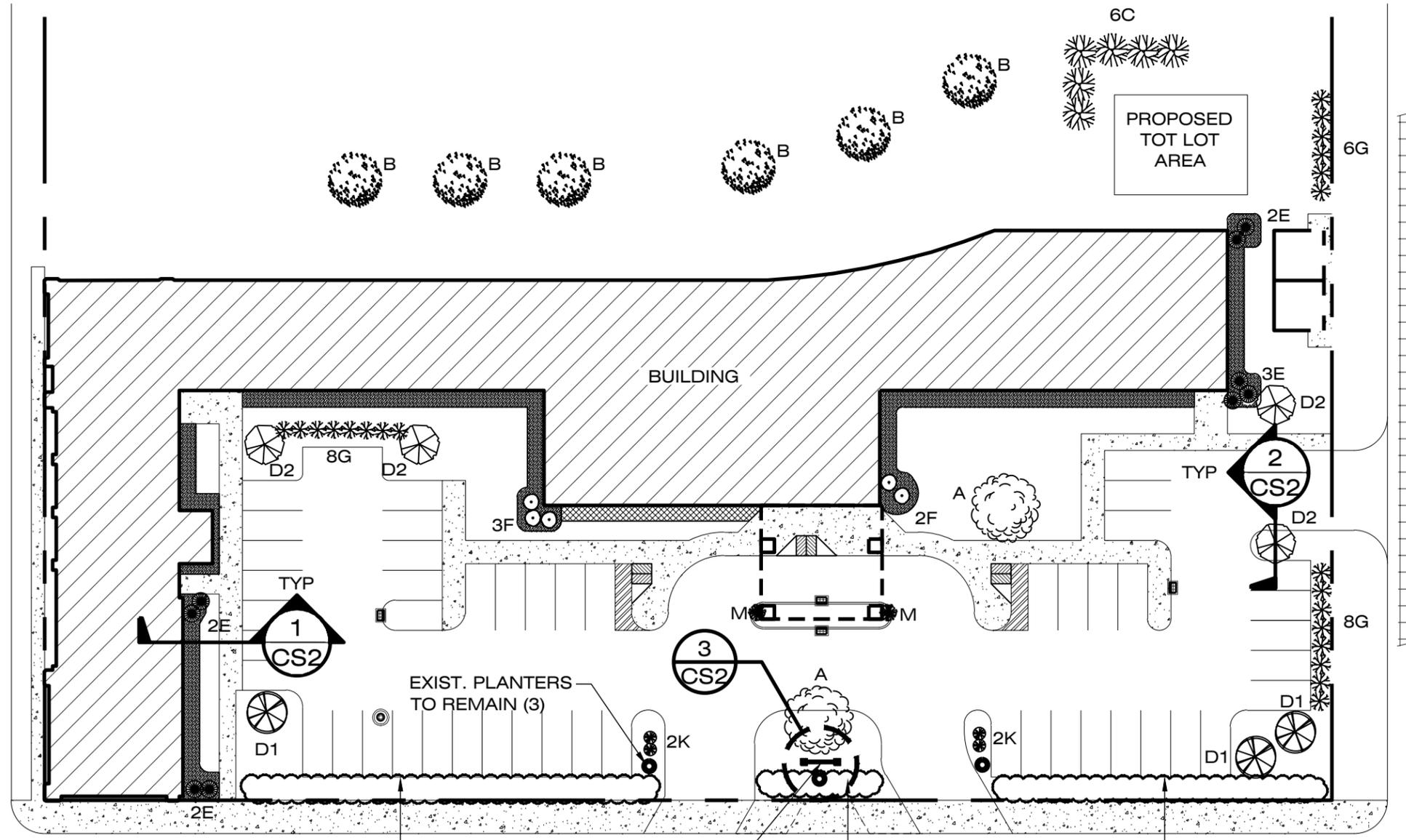
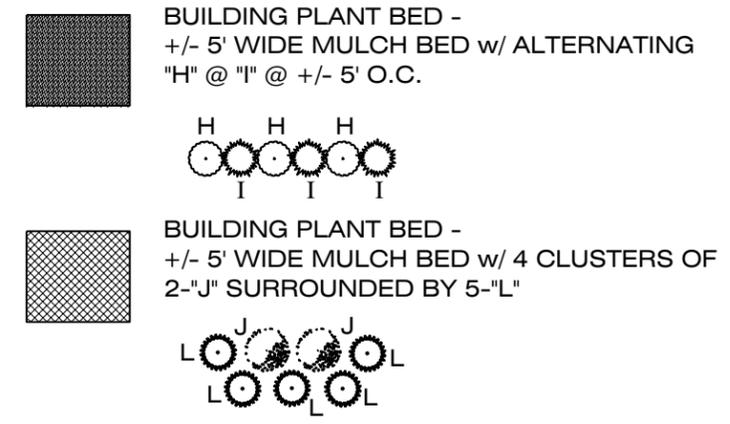
DRAWING SHEET: **AI**

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24TH STREET

25TH STREET

PLANTING SCHEDULE		MARK	DESCRIPTION
A	RED OAK	E	DWARF ALBERTA SPRUCE
B	SUGAR MAPLE	F	WELCH JUNIPER
C	AMERICAN ARBORVITAE	G	HOLMSTRUP ARBORVITAE HEDGE
D1	SPRING SNOW CRAB	H	SNOW MOUND SPIREA
D2	RED SPLENDER SNOW CRAB	I	ANDORA JUNIPER
		J	POTENTILLA GOLD DROP
		K	SEA GREEN JUNIPER
		L	CRIMSON PYGMY BARBERRY
		M	GLOBE BLUE SPRUCE



4TH AVENUE



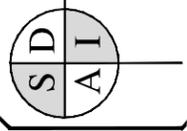
LANDSCAPE PLAN

1" = 40'-0"

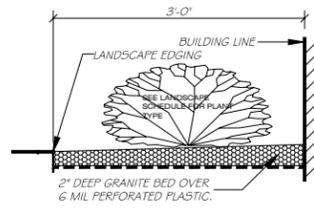
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PROJECT NUMBER 0853			
SCALE Noted		DATE 06-25-1	
DRAWING SHEET 11			

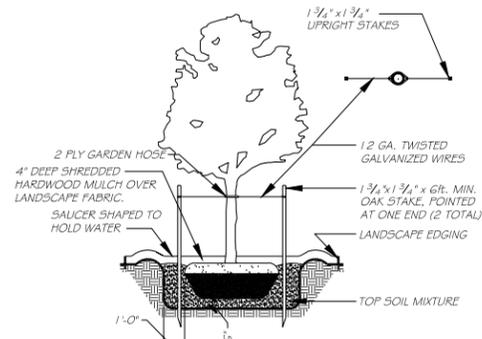
JACKSON SQUARE
4TH AVE # 24TH ST.
ROCK ISLAND, ILLINOIS
ROCK ISLAND ECONOMIC GROWTH CORPORATION
ROCK ISLAND, ILLINOIS



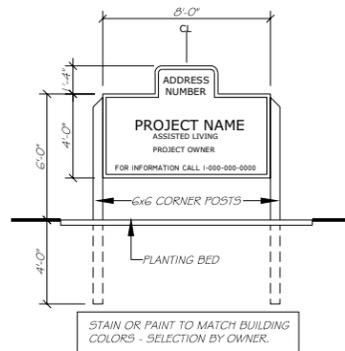
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1 PLANTING BED AT BUILDING
CS2 1" = 1'-0"



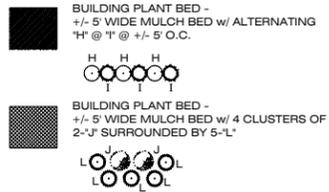
2 PLANTING BED DETAIL
CS2 1/4" = 1'-0"



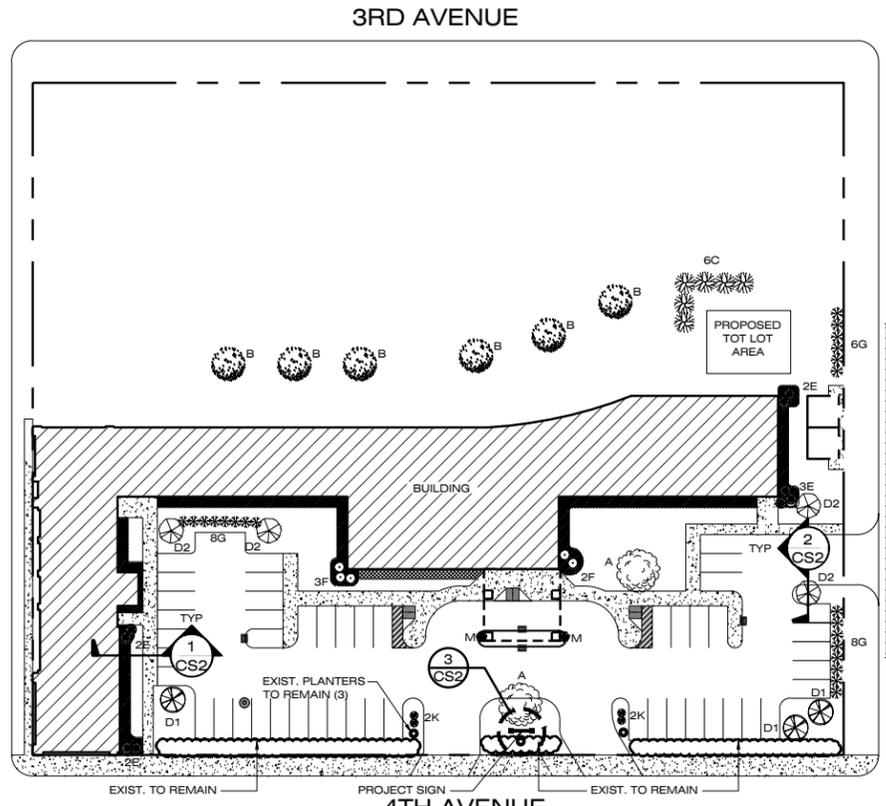
3 PROJECT SIGN
CS2 1/4" = 1'-0"

PLANTING SCHEDULE

MARK	DESCRIPTION
A	RED OAK
B	SUGAR MAPLE
C	AMERICAN ARBORVITAE
D1	SPRING SNOW CRAB
D2	RED SPLENDER SNOW CRAB
E	DWARF ALBERTA SPRUCE
F	WELCH JUNIPER
G	HOLMSTRUP ARBORVITAE HEDGE
H	SNOW MOUND SPIREA
I	ANDORA JUNIPER
J	POTENTILLA GOLD DROP
K	SEA GREEN JUNIPER
L	CRIMSON PYGMY BARBERRY
M	GLOBE BLUE SPRUCE

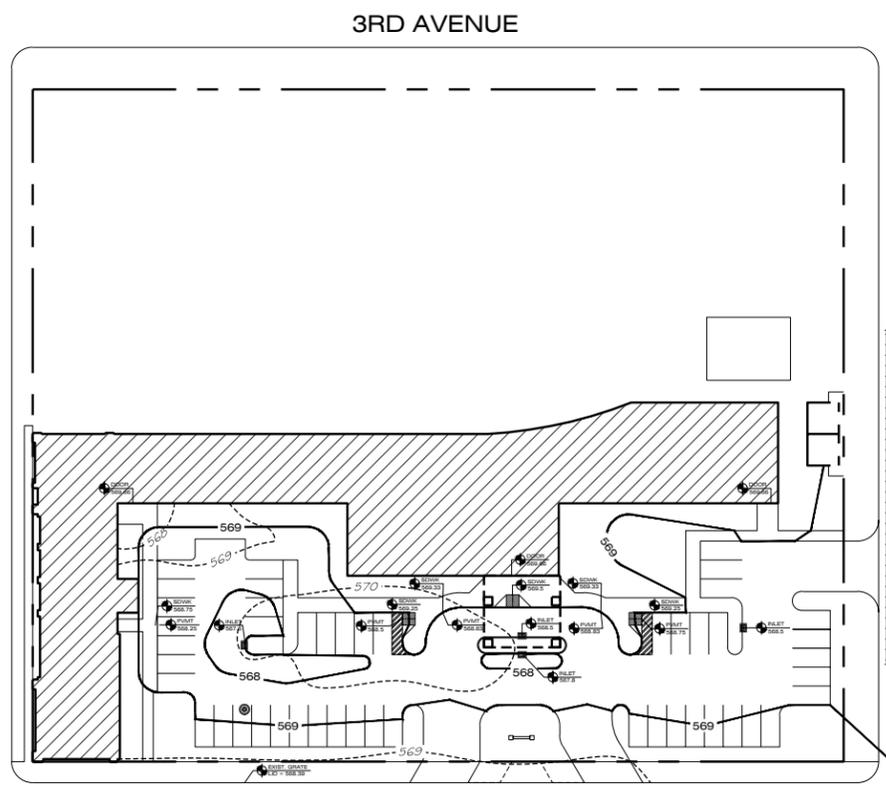


24TH STREET



LANDSCAPE PLAN
1" = 40'-0"

24TH STREET



GRADING PLAN
1" = 40'-0"

25TH STREET

25TH STREET

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ENGINEERS / ARCHITECTS
PLATTEVILLE, WISCONSIN
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PROJECT
JACKSON SQUARE
4TH AVE & 24TH ST.
ROCK ISLAND, ILLINOIS

OWNER
ROCK ISLAND ECONOMIC GROWTH CORPORATION
ROCK ISLAND, ILLINOIS

REVISIONS	DATE

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CS2	