



Planning & Zoning Commission Meeting Agenda
July 6, 2026 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

3. Public Comment

4. Minutes

- a. Approval of the May 4, 2026 Meeting Minutes
Motion: Move to approve the May 4, 2026 Meeting Minutes

VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2026-11: Public hearing request from Lori Kilcoin to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 4027 24th Street.
RC Roll Call vote is needed.
- b. 2026-12: Public hearing request from Jonah Sallows-Hines to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2100 20th 1/2 Avenue.
RC Roll Call vote is needed.
- c. 2026-14: Public hearing request from Stephen James Zbornik to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2024 32nd Street.
RC Roll Call vote is needed.
- d. 2026-09: Public hearing request from Christina Caldwell of Del's Metals Company (DMC) to consider a Special Use Permit from the Rock Island Zoning Ordinance in an I-1 (light industrial) district for properties at 1600 Mill Street and 1700 1st Street
RC Roll Call vote is needed.
- e. 2026-13: Public hearing request from the City's Community Development Department to consider a rezoning from B-4 (highway business) district to C-2 (nature conservation) district for property with PIN 1616305004.
RC Roll Call vote is needed.
- f. 2026-15: Public hearing request from the City of Rock Island's Community Development Department to consider rezonings for properties with PINs 1620200004 & 1620400002.
RC Roll Call Vote is needed

7. Other Business/New Business

8. Adjourn

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

**City of Rock Island
Planning & Zoning Commission
City Council Chambers, City Hall, 3rd Floor
1528 3rd Avenue, Rock Island, IL**

May 4, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:34 PM

2. Roll Call

Chair Riggs called the roll.

Mike Creger, Maureen Riggs, Tanja Whitten, Samuel Odeyemi, Norm Moline, Reshanda Johnson, and Sarah Wright were present.

Don Mewes and Bill Sowards were absent.

Staff present included Planning & Zoning Manager Tanner Osing and Urban Planner Eunice Amissah-Mensah.

3. Public Comment

No members of the public wished to provide comment so the meeting continued.

4. Approval of the Previous Meeting Minutes

Whitten moved to approve the minutes for April 6, 2026. Odeyemi seconded the motion. The motion carried on a vote of 7 to 0.

5. Old Business

2026-08 Public hearing: Request from Mary Gordon to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.

Chair Riggs noted that the primary concern from the previous hearing involved an advertisement for "double rooms," which suggested the number of residents might exceed the requested limit of eight.

Bill Gordon addressed the commission to clarify the situation. He stated that a Facebook post was made but was taken down after two days. He added that there is a large room that accommodates an elderly retired husband and wife. He confirmed that there are currently eight residents total, including his mother.

Osing clarified that the application specifies seven rented rooms plus the owner's unit, meaning no more than eight people total regardless of where they're staying. Osing added that if this limit needs to change in the future, the petitioner would have to return for an amendment

Commissioner Moline stated that the property's unusual layout, including eight separate rooms and eight bathrooms, may limit its appeal to a typical single-family buyer in Rock Island and expressed concern that restricting the home to occupancy by only one family could result in the house remaining vacant.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Decision for Case 2026-08

Moline made a motion to recommend approval of the special use permit request with the stipulation to the City Council at their May 20th meeting. Wright seconded the motion. The motion passed on a 7 to 0 vote.

6. Public Hearings

2026-09 Public hearing: Request from Christina Caldwell to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 1600 Mill Street and 1700 1st Street in an I-1 (light industrial) district.

Decision for Case 2026-09

Wright made a motion to postpone the hearing to the July 6th meeting. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

2026-10 Public hearing: Request from Drake Fisher of D&K Rental Properties to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 634 42nd Street in an R-3 (one-to-six unit residential) district.

Decision for Case 2026-10

Wright made a motion to postpone the hearing to the June 1st meeting. Whitten seconded the motion. The motion passed on a 7 to 0 vote.

7. Other Business

Establishing Land Purchase and Land Sale Policy and Ordinance

Osing presented updates made in response to previous comments from Commissioner Moline, focusing on neighborhood lot sales and infill housing

The updated policy emphasizes developing housing compatible with neighborhood character and the City's comprehensive plan. Commissioner Moline proposed three specific amendments.

Commissioner Moline proposed adding language regarding the reduction of natural hazards such as floods to support the City's ability to earn Community Rating System points and potentially lower flood insurance rates through the preservation or acquisition of land for natural flooding purposes.

Moline made a motion to amend the section. Whitten seconded the motion. The motion passed on a 7 to 0 vote.

Commissioner Moline proposed adding a "whereas" clause stating that the City desires to make land use decisions that are not harmful to the natural environment.

Moline made a motion to amend the section of the ordinance. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

Commissioner Moline proposed revising Section 11-156 to require staff to share recommendations with the Planning Commission for comment prior to submission to the City Council. Staff and the Commission agreed to revise the wording from "reactions" to "comment" for consistency.

Moline made a motion to amend the section of the ordinance. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

Osing noted that the policy will move forward for formal consideration next month

8. Adjournment

Chair Riggs adjourned the meeting at 6:04 PM.

Minutes submitted by Eunice Amissah-Mensah.

Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-11: Public hearing request from Lori Kilcoin to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 4027 24th Street.
RC Roll Call vote is needed.

Date: July 6, 2026



Introduction and Background Information:

Case Summary Information:

Case Number	2026-11
Applicant/Property Owner	Lori Kilcoin
Request	Variance for keeping intermodal container in an R-1 district
Property Address/Parcel Identification Number	4027 24 th Street, PIN 1613105002
Property Dimensions & Size	32,234 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details:

Lori Kilcoin is requesting a variance to allow an intermodal container to remain on the property at 4027 24th Street.

The applicant is requesting approval to relocate the intermodal container from its current location south of the residence to the rear yard. At present, the intermodal container is not located on the applicant's property. During a site inspection, staff discovered that an intermodal container had been placed on the property. Staff informed the applicant that a variance from the Planning & Zoning Commission is required to permit an intermodal container on the property. The applicant is therefore requesting the variance to allow the container to be relocated to the rear yard and remain on the site.

Description of Site & Surrounding Area

The subject property is located north of the Rock Island Fitness Activity Center and contains approximately 32,234 square feet. The site slopes upward approximately 10 feet from the street and sits slightly above street level. The property is developed with a split-level single-family residence constructed in 1960, containing approximately 1,547 square feet of living area. The primary façade faces 24th Street, and vehicular access is provided from 24th Street. The City's 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future

Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	R-1	Single-family residential	Single family residential
South	R-4	Multi-unit residential	Parks & Recreation
East	R-1	Single-family residential	Single-family residential
West	R-1 & C-1	Single-family residential, Park Conservation	Single-family residential and Parks & Recreation

Property Background & History:

There is no known zoning history for the property.

Requested Action and Affected Requirements:

The request is a variance from the Zoning Ordinance to maintain an intermodal container as described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To maintain an intermodal container in the rear yard of the property	Intermodal containers are not permitted in residential zoned district (Article XI, Section 17h)

Standards for Approval & Analysis:

A variance shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*

Staff Analysis: The inability to place a shipping container in the backyard does not prevent the owner from utilizing the property for its intended residential purpose. Standard wooden sheds are permitted and provide the same utility without violating the code

Meets Condition: No

2. *The plight of the owner is due to unique circumstances. There are exceptional or*

extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and

Staff Analysis: The property slopes approximately 10 feet and is slightly above street level; however, these conditions are common in the area and do not justify the use of an industrial shipping container. Furthermore, the container has been on or near the property without approval. An existing code violation is not considered a unique physical condition of the property and does not support the granting of a variance.

Meets Condition: No

3. *The use, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity*

Staff Analysis: The surrounding area consists of single-unit homes and conservation land. Introducing an intermodal container designed for freight into a backyard is inconsistent with the visual and architectural character of an R-1 neighborhood. Granting this would set a precedent that could allow industrial aesthetics to increase throughout the city's residential neighborhoods.

Meets Condition: No

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission deny the variance as it is not needed for the property to yield a reasonable return, there is no unique circumstance and the container will alter the character of the neighborhood.

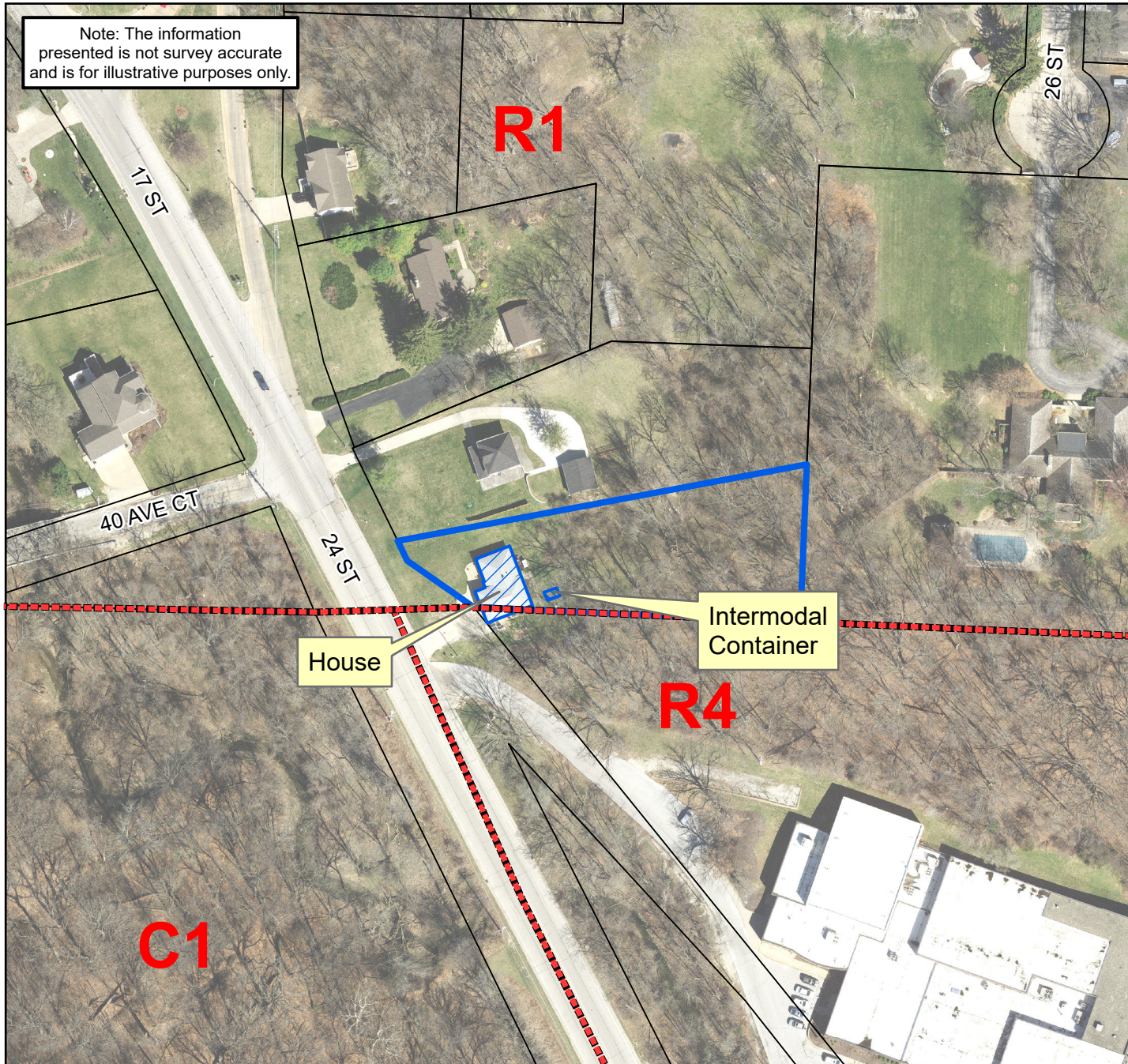
If the Commission decides to approve the variance under different findings, staff have no recommended stipulations.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Variance for Intermodal Container at 4027 24th Street

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



PZC Case 2026-11

- Subject Property
- Parcels
- Intermodal Container
- Zoning District Line



0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo showing property from along 24th Street

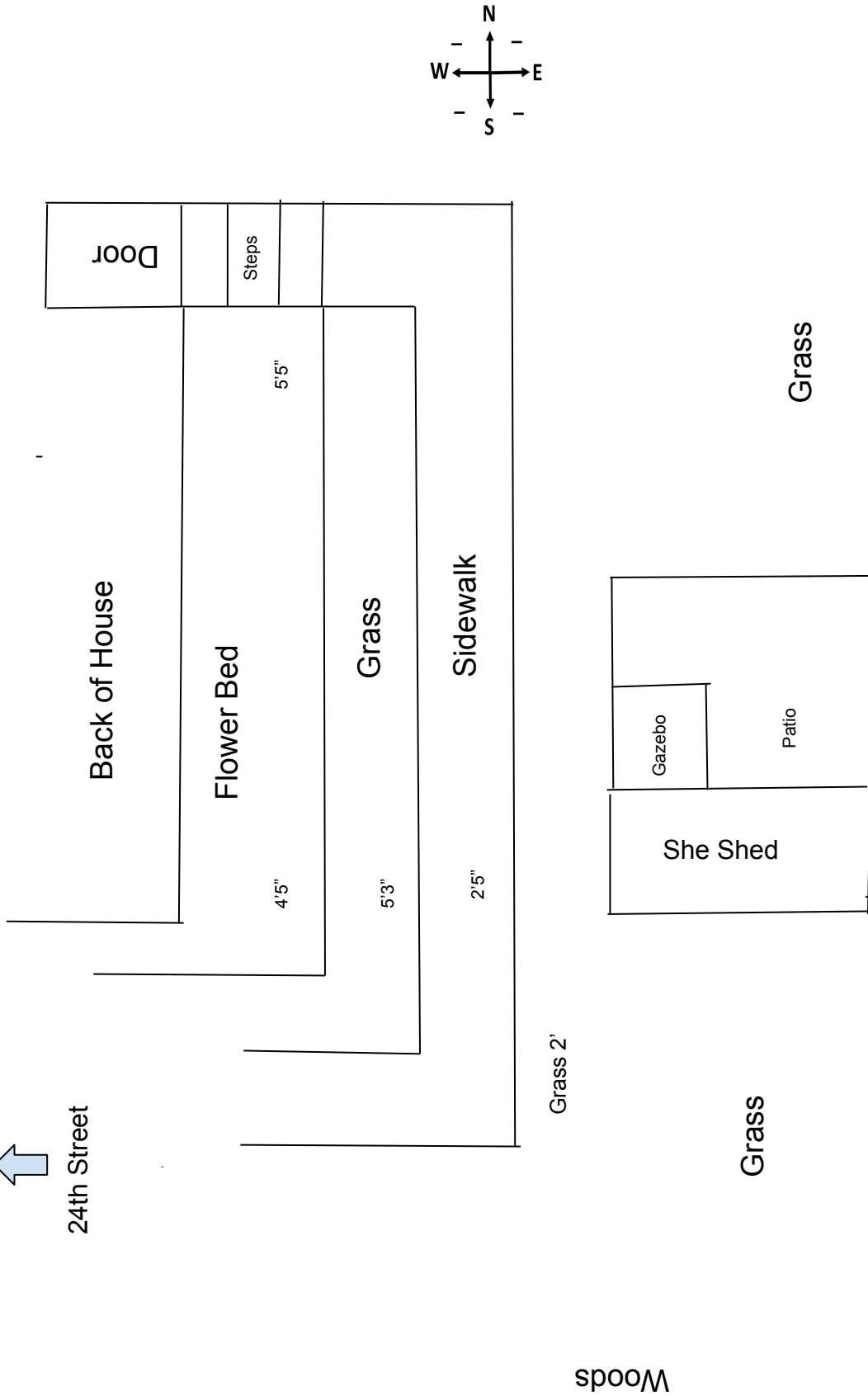


Figure 2: Photo showing intermodal container with a slight view of the property rear yard



Figure 3: Photo showing intermodal container to give perspective on its size

24th Street
↑



Shed lined up with the corner of the house. Total of 14'1" from the house. Can not determine total from property line at this time but it will be more than the required amount of 3'

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-12: Public hearing request from Jonah Sallows-Hines to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2100 20th 1/2 Avenue.
RC Roll Call vote is needed.

Date: July 6, 2026



Introduction and Background Information:

Request:

The applicant, Jonah Sallows-Hines, is requesting a variance for the property located at 2100 20th ½ Avenue. The property measures approximately 13,504 square feet. The property slopes approximately 2 feet and sits slightly above street level.

The property is zoned R-1 (one-unit residential) district. To the north, south, west and east are properties zoned R-1 (one unit residential) district. There is no known zoning history.

Project Details:

The applicant wants to replace the existing 4ft tall fence located in the front yard along 21st Street with a 6ft tall fence in the same location. Staff informed the applicant that a variance is needed to have the fence at the 6ft height.

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	To replace the existing 4ft tall fence located in the front yard along 21st Street with a new 6ft tall fence in the same location.	Fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height (Article XI, Section 13)

Conditions to Authorize Variances & Staff Analysis:

A variance shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;**

Staff Analysis: The lot is currently used as a single-family home. A four-foot fence still provides some privacy and security and does not interfere with the home's use for residential purposes. Not allowing a taller fence is only a matter of preference, not whether the property can function as a home. Staff reason that the property can still yield a

reasonable return without granting the variance.

Meets Condition: No

2. **The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and**

Staff Analysis: The home is positioned such that the area functioning as a backyard fronts 21st Street. In most standard R-1 zoning lots, a clearly defined rear yard exists where a six-foot tall privacy fence is permitted by right. However, due to the double-frontage configuration, the property does not have a typical rear yard area suitable for standard privacy fencing. This condition is not typical of other residential properties. Staff find that this constitutes a unique circumstance.

Meets Condition: Yes

3. **The use, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.**

Staff Analysis: Staff reason the fence height will not alter the character of the neighborhood. The fence is generously setback from the right-of-way and maintains a residential aesthetic while granting the owner privacy possessed by others in the vicinity.

Meets Condition: Yes

Previous Council Action (if any):

N/A

Budget Impact:

N/A

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

N/A

Recommendation:

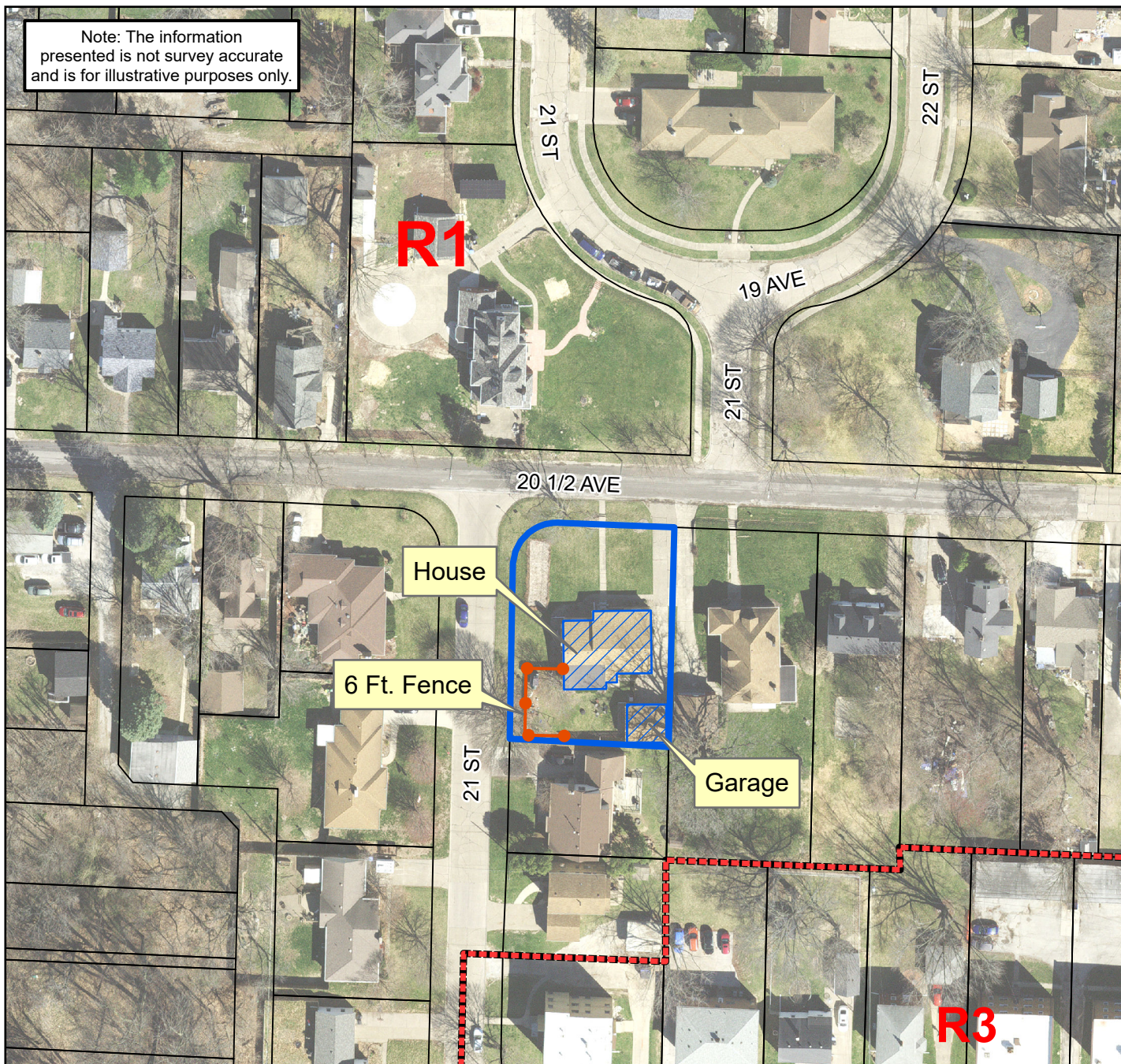
The Community Development Department recommends that the Commission approve the variance as there is a unique circumstance and the fence height does not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Variance to Install 6 Ft. Fence in Front Yard

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



PZC Case 2026-12

-  Subject Property
-  Parcels
-  Fence
-  Zoning District Line



0 25 50 100 150 Feet

City of Rock Island

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DEPARTMENT





Figure 1: Photo showing the property from along 20 ½ Avenue

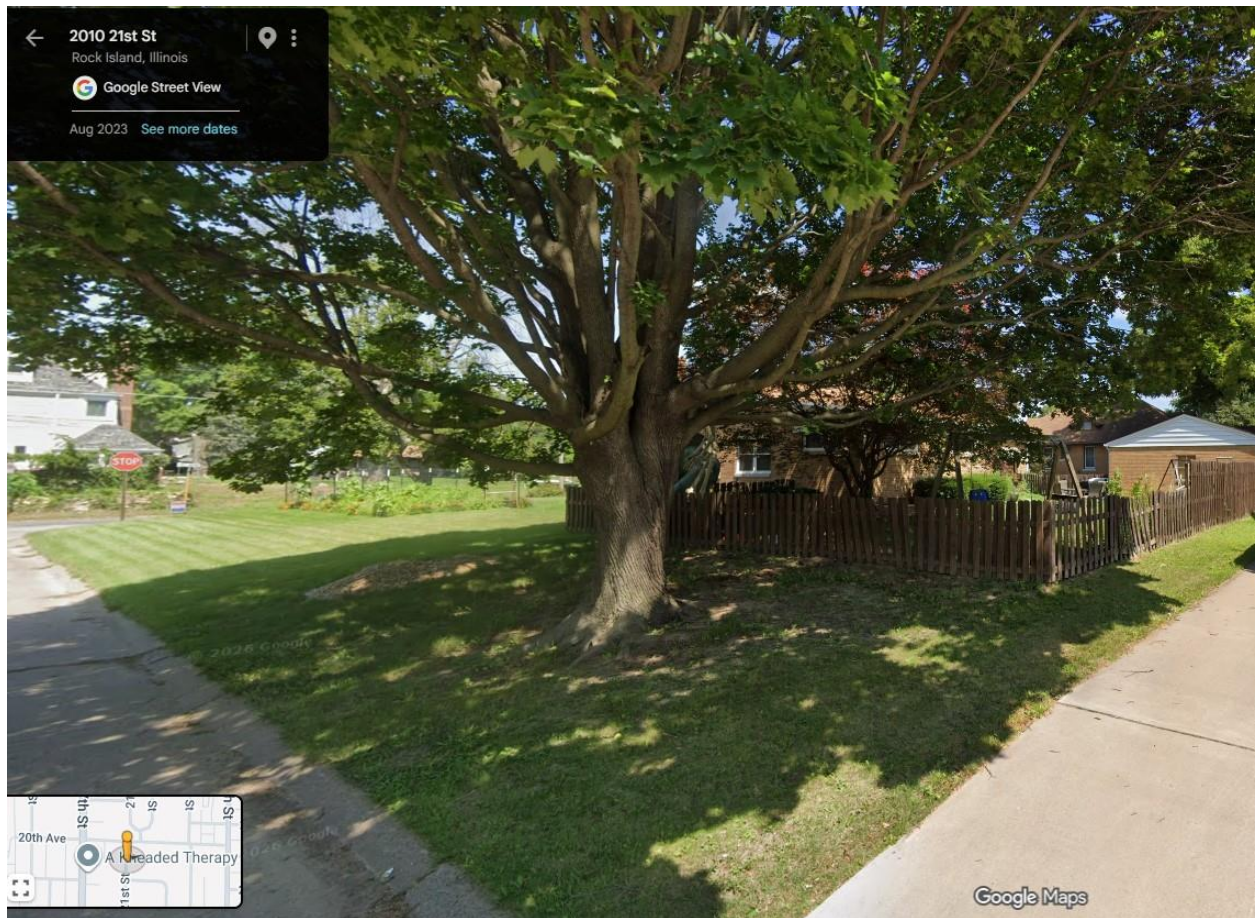


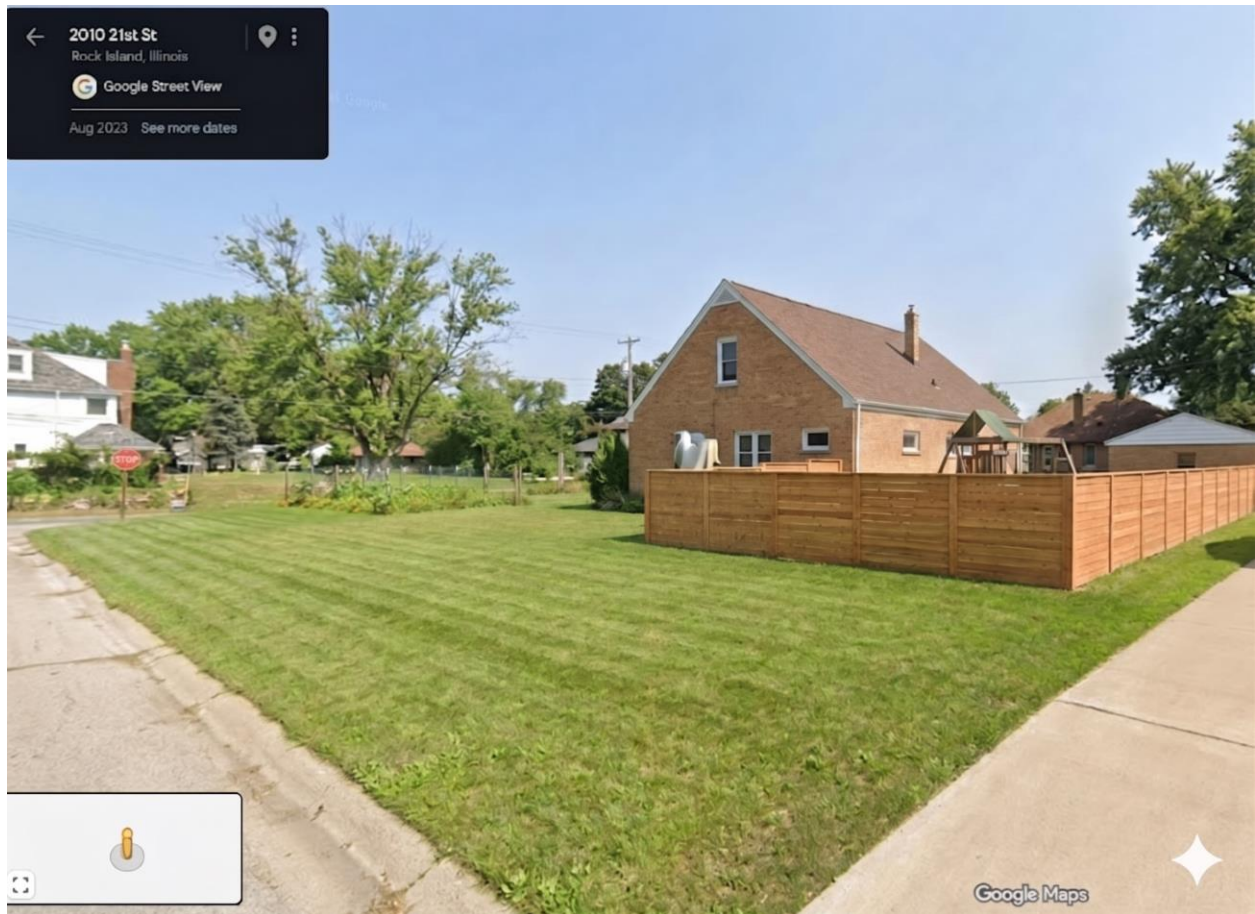
Figure 2: Photo showing the side and rear yard of the property from along 21st Street to be fenced in



Figure 3: Photo showing the rear yard of the property to be fenced in

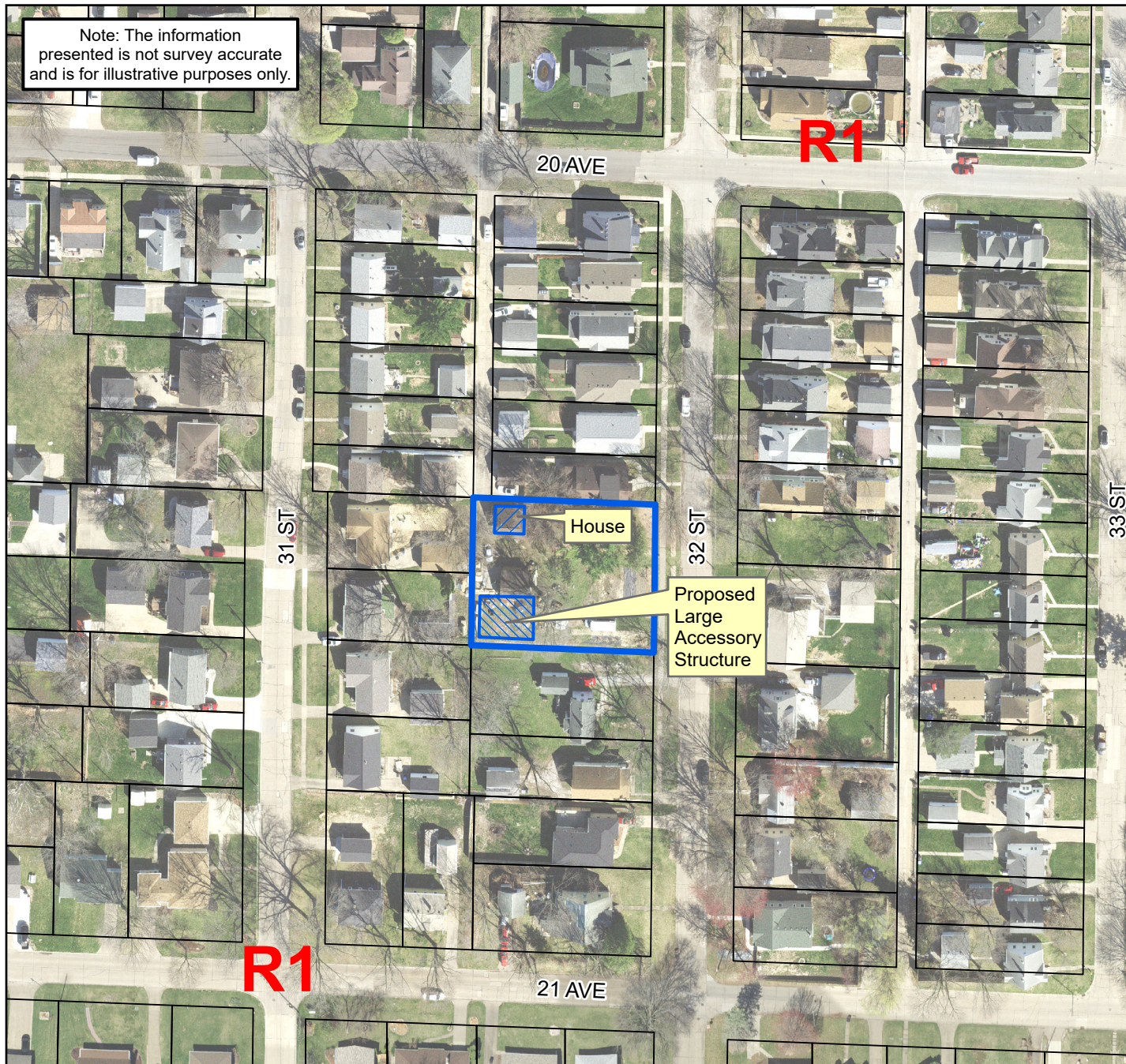






Variance at 2024 32nd Street for Large Accessory Structure

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



PZC Case 2026-14

-  Subject Property
-  Parcels
-  1280 Sq. Ft. Accessory Structure
-  660 Sq. Ft. House
- R1** Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





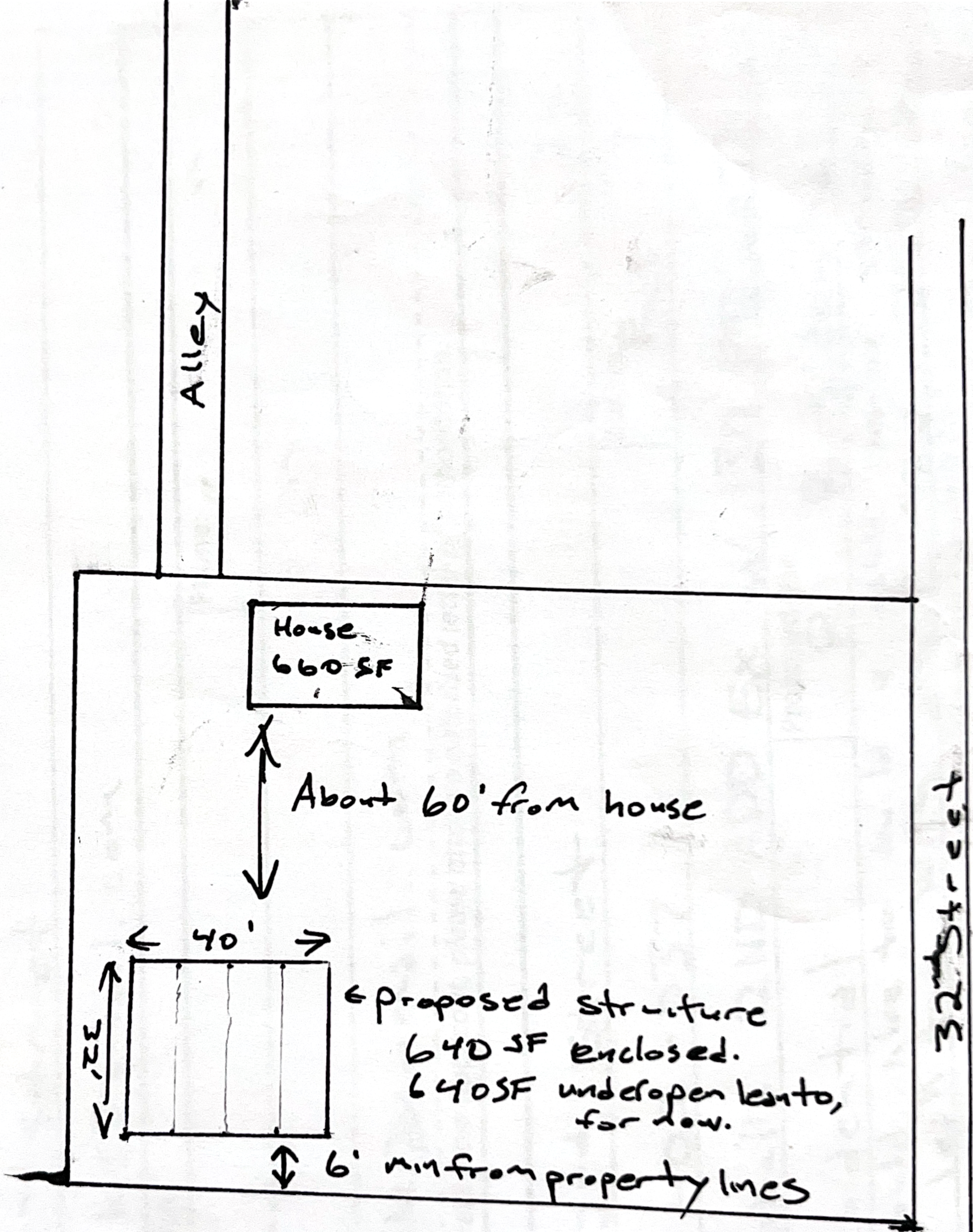
Figure 1: Photo showing current accessory structure that sits on the property from the alley



Figure 2: Photo showing house on the property from the alley



Figure 3: Photo showing property from along 32nd Street



Memorandum

To: Rock Island Planning & Zoning Commission
From: Tanner Osing, Planning & Zoning Manager
Subject: 2026-09: Public hearing request from Christina Caldwell of Del's Metals Company (DMC) to consider a Special Use Permit from the Rock Island Zoning Ordinance in an I-1 (light industrial) district for properties at 1600 Mill Street and 1700 1st Street
RC Roll Call vote is needed.
Date: July 6, 2026



Introduction and Background Information:

Case Summary Information:

Case Number	2026-09
Applicant/Property Owner	Christina Caldwell for Del's Metal Co.
Request	Special Use Permit to operate a Junk Yard
Property Address/Parcel Identification Number	1600 Mill Street & 1700 1 st Avenue (PINs 0735425008)
Property Dimensions & Size	5.55 acres (approximate)
Zoning District	I-1 (light industrial)
Staff Recommendation	Denial
Decision-Making Body	City Council

Request Summary & Project Details:

Christina Caldwell of Del's Metal Company (DMC) requests a Special Use Permit (SUP) to operate a Junk Yard on 1600 Mill Street (PIN 1603105021) and 1700 1st Street (PIN 1603105019) ("Properties"). The applicant plans to continue storing salvage and scrap metal and materials outdoors in piles no higher than 12 feet along with transferring and cutting the metal on the properties. The applicant also plans to operate normal business hours Monday-Saturday with employees sharing time between the subject properties and DMC's main location at 1605 1st Street.

A Special Use Permit is needed because Junk Yards are not allowed in the I-1 (light industrial) district. Current zoning standards only allow Junk Yards in I-2 (heavy industrial) districts, but the use must first be authorized by the Planning and Zoning Commission. It also must be separated from residentially zoned property by 1,000 feet. The Zoning Ordinance defines Junk Yards as:

"Open area where waste, scrap metal, paper, rags, or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto and

building wrecking yards."

Additionally, there is an existing warehouse building on 1600 Mill Street. The building complies with all setback requirements for the I-1 district. The Properties are accessed from 1st Street, with traffic arriving via either 18th Avenue or 6th Avenue. No new signage, landscaping, or lighting is proposed as part of the request.

Description of Site & Surrounding Area:

The Properties are located just north of 18th Avenue, and east & west of 1st Street. 1600 Mill Street is a rectangular-shaped parcel bordering 18th Avenue and Mill Street. The property measures 330' by 560'. 1700 Mill Street is an irregular shaped parcel separated by 1st Street right-of-way.

The Properties are zoned I-1. The City's 2014 Comprehensive Plan designates the property as Industrial on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 1,000 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	I-1	General Industrial, water treatment plant, offices, warehousing	Industrial
South	I-1, C-1	Warehousing, boat storage, auto repair, towing yard, City park	Industrial, Employment, Parks and recreation
East	I-1, O-1, R-4, R-2	Junkyard, City park, daycare, multi-unit residential, single-family residential	Industrial, Single-family residential, Mixed residential, Parks and recreation
West	I-1, C-1	Industrial (river terminal & outdoor storage), City Park	Industrial, Parks and recreation

Standards for Approval & Staff Analysis:

The Zoning Ordinance states that a Special Use Permit must meet all the standards identified in Article 9, Section 7 to be approved. The following table includes each standard with the corresponding staff analysis and whether the standard is met.

A: That the granting of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Staff Analysis: Staff recognize that the applicant has submitted information indicating that

the proposed torch-cutting operations comply with applicable environmental regulations. However, compliance with those regulations does not establish that the proposed expansion is appropriate from a land use perspective. The City's Zoning Ordinance and Map is intended to determine the appropriate location and intensity of land uses. The proposed expansion would increase the scale and intensity of the existing Junk Yard operation through additional torch-cutting and storage of scrap metal. The City's Zoning Ordinance further emphasizes encouraging the most appropriate use of land, protecting areas from incompatible uses, and implementing adopted planning policies. Staff find that the proposed expansion is inconsistent with these objectives and with the City's adopted vision for the Sunset Business Park as a strategic industrial employment area intended to attract future industrial investment.

Additionally, the subject property is within 1,000 feet of residential zoning districts to the east. The City's Zoning Ordinance does not allow Junk Yards along with other industrial uses that have a high potential for use conflict to be that close to residences. That residential area is located within a census block group designated by the Illinois Environmental Protection Agency as an Environmental Justice Area of Concern. This designation reflects that both the minority and low-income populations exceed twice the statewide average, indicating a community that may be disproportionately affected by environmental impacts.

The area is also located within a federally designated Opportunity Zone. Although the Opportunity Zone designation is an economic development tool rather than an environmental designation, it reflects the area's need for continued private investment and neighborhood revitalization. Expanding a Junk Yard in the Sunset Business Park and adjacent to these neighborhoods is inconsistent with the City's coordinated objectives of promoting industrial investment while simultaneously strengthening nearby residential areas. Therefore, staff contend that the Junk Yard expansion is detrimental to the public health, comfort, and general welfare of the surrounding properties.

Meets Standard: No

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.

Staff Analysis: The properties in the immediate vicinity are zoned I-1 (light industrial) and C-1 (park conversation) along with residential and office zoned properties nearby. The I-1 (light industrial) district provides for a wide range of industrial uses, but requires all activity to be contained entirely within a fully enclosed building with no external impacts such as dust, smoke, fumes, and odors detectable beyond the property line. Staff conclude that the Junk Yard expansion cannot fulfill the intent of the I-1 district, and is therefore injurious to the use and enjoyment of other property in the immediate vicinity. The use will not be contained within a fully enclosed building and the applicant has presented no plans to buffer the piles of scrap metal, which is a requirement. Additionally, there are external impacts from the cutting of scrap metal, such as smoke plumes.

Meets Standard: No

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Staff Analysis: The Comprehensive Plan identifies “industrial” for the site and a mix of industrial, employment, park, and residential uses for nearby properties. The industrial use category includes a wide range of manufacturing, warehousing, and distribution land uses and also notes that either the City’s I-1 or I-2 districts are most appropriate to facilitate this use category depending on the location. Again, the property is zoned I-1 (light industrial) district along with the rest of the industrial properties in Sunset Business Park. The area is zoned I-1 (light industrial), in part, to lessen external impacts due to its close proximity to residential neighborhoods and the Mississippi River.

Further, the Sunset Business Park Plan (2000) envisions the area to be for local/regional trucking, warehousing, multi-modal terminals, and manufacturing uses. The plan also identifies barriers to redevelopment noting that the physical appearance of the area in some locations presents a negative image. More recently, the City's Port District Master Plan (2026) identifies the area as a strategic location for future industrial development. The Master Plan emphasizes preparing industrial sites capable of attracting modern manufacturing, logistics, and other employment-generating industries.

The Junk Yard expansion does not fit these use categories nor other redevelopment strategies identified in the City’s planning documents. Therefore, staff conclude the Junk Yard expansion does impede the normal and orderly development and improvement of the surrounding property.

Meets Standard: No

D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Staff Analysis: The property is accessed via 1st Street with one (1) access point available to the 1600 Mill Street property. Staff reason that this is proper access and that there is also adequate utilities and drainage provided on-site. However, the applicant has provided no plans to screen the scrap metal piles with a wall or fence if the use is allowed, which is a necessary requirement.

Meets Standard: No

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Staff Analysis: Staff contend that the use will not increase traffic congestion outside what is expected in a light industrial zoning district. The use likely produces a moderate level of traffic that is consistent with other industrial uses.

Meets Standard: Yes

F. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.

Staff Analysis: Staff is recommending denial of the request based on the analysis. However, if the commission decides to recommend approval under different findings, a draft ordinance is provided with recommended stipulations.

Meets Standard: NA

G. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.

Staff Analysis: The special use will be required to comply with all other applicable City ordinances if approved.

Meets Standard: NA

Previous Council Action (if any):

See prior zoning history section.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Alternative Options: Staff is recommending denial of the request. The Commission may take any of the following actions on the request.

- Recommend denial of the Special Use Permit based on the staff analysis.
- Recommend approval of the Special Use Permit with the staff's recommended stipulations.
- Recommend approval of the Special Use Permit with different stipulations.

Council Goal (if applicable):

NA

Recommendation:

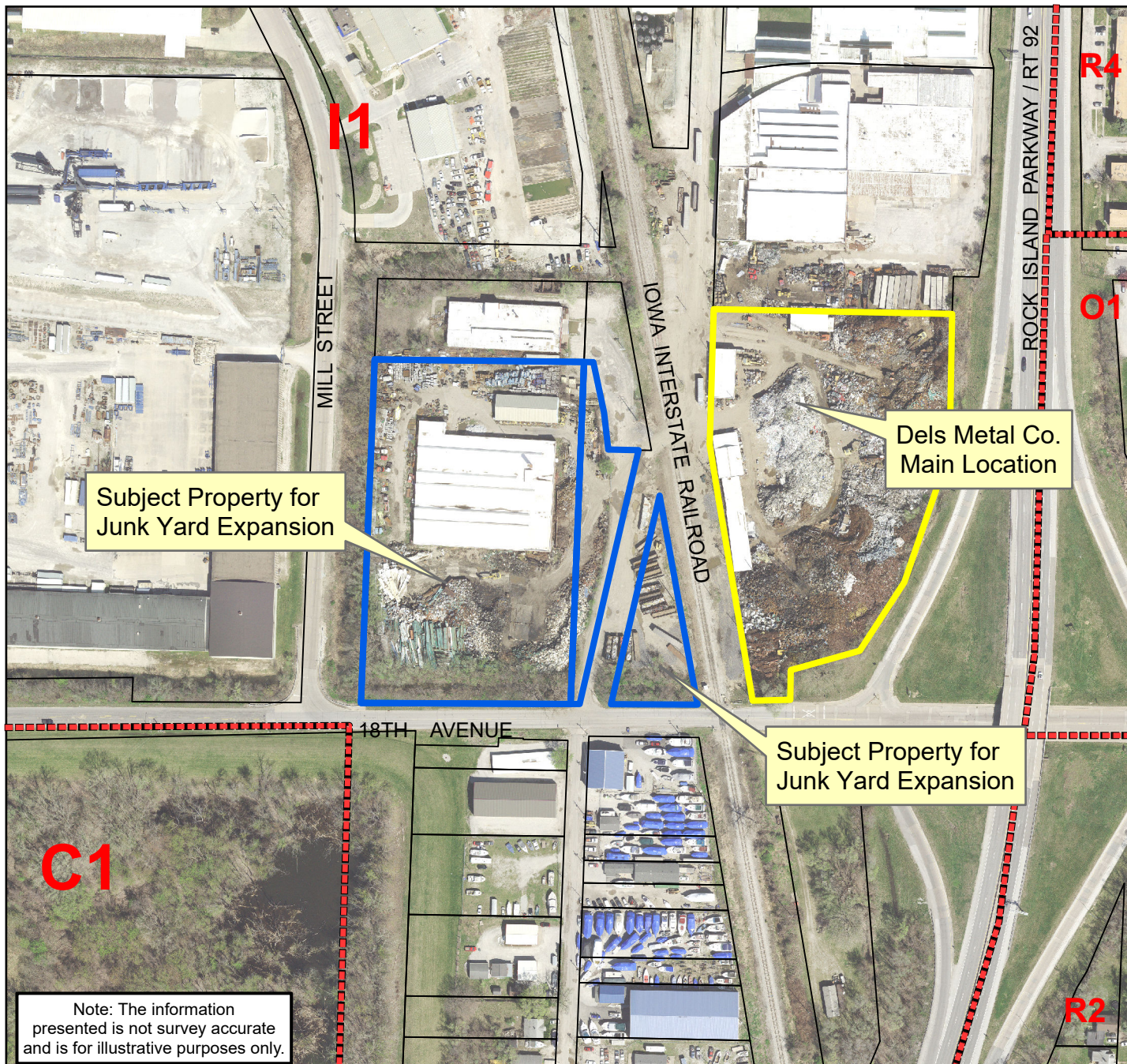
The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council to deny the request. The SUP request does not meet the standards for approval. The Properties are well-suited, however, for regularly permitted uses in the I-1 (light industrial) district, such as DMC's prior use.

If the commission decides to approve the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Special Use Permit - Del's Metal Co.



PZC Case 2026-09

- Dels Metal Co.-Main Location
- Subject Property
- Parcels
- Zoning District Line



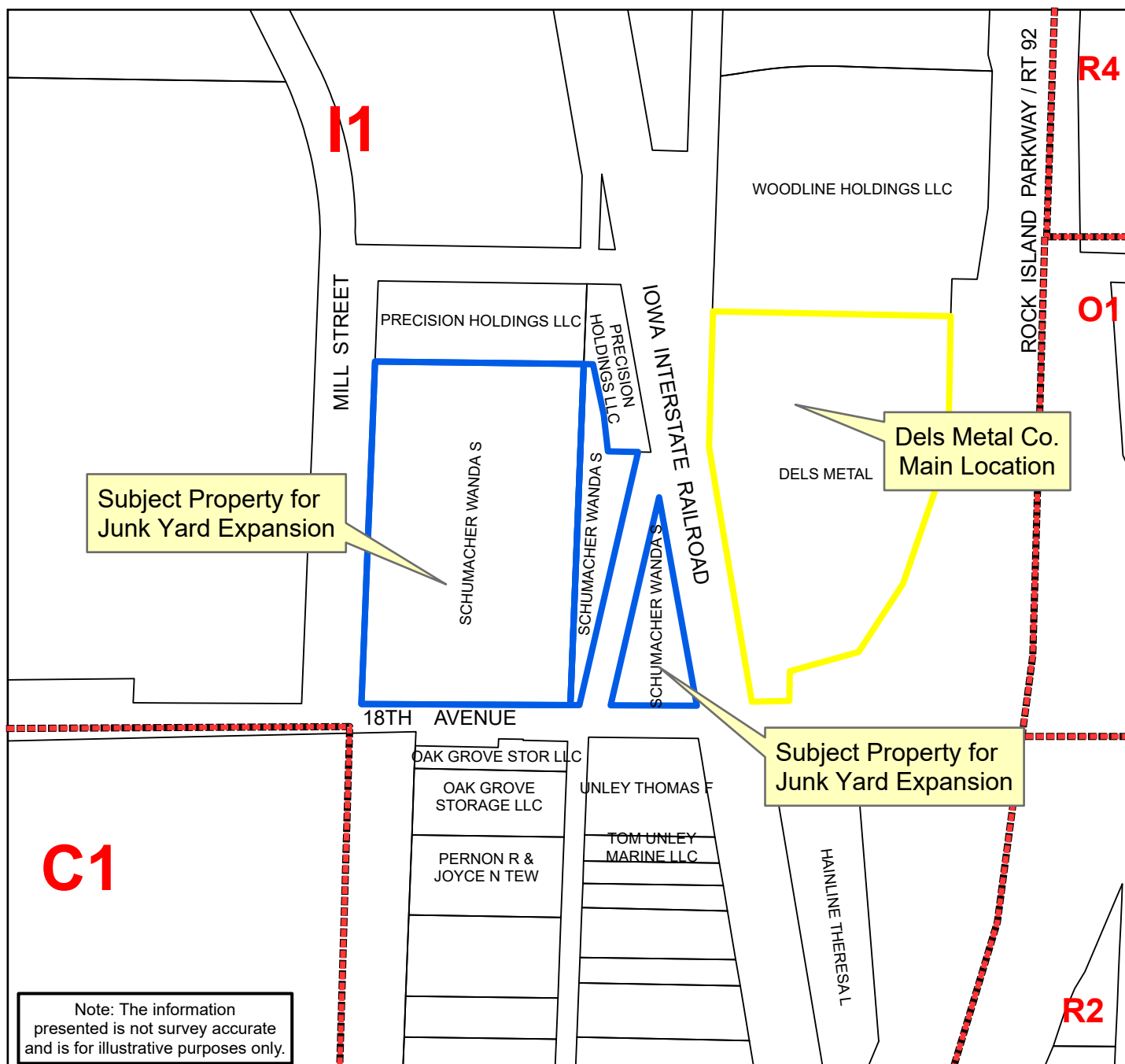
0 50 100 200 300 400 Feet

City of Rock Island

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Special Use Permit - Del's Metal Co.



PZC Case 2026-09

- Dels Metal Co.-Main Location
- Subject Property
- Parcels
- Zoning District Line



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
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Figure 1: Photo of 1600 Mill Street looking northwest from 18th Avenue & 1st Street.



Figure 2: Photo of 1600 Mill Street from 1st Street.



Figure 3: Photo of 1700 1st Street looking south from 1st Street.



Figure 4: Photo of 1600 Mill Street showing access point from 1st Street.



Figure 5: Photo of 1600 Mill Street showing scrap metal piles and presumed junk vehicles.



Figure 6: Photo of 1700 1st Street looking northeast from 18th Avenue.



Figure 7: Photo of 1600 Mill Street showing orange smoke from presumed metal cutting. (2024)



Figure 8: Photo of 1600 Mill Street showing worker cutting metal. (2024)

EXHIBIT A

August 11, 2010

Robert Alvine
Alvine & Alvine
501 15th Street
Suite 503
Moline, IL 61265

Dear Bob:

As we talked about several times today, Del's Metals is purchasing property located at 1600 Mill Street and 1700 1st Street from Export Packaging and Arvid Kohler. These properties are zoned I-2, General Industrial, which allows a variety of manufacturing and assembly functions and warehousing. However, an industrial metal and waste salvage operation or junkyard is not a permitted use; rather it is a use authorized by the Board of Zoning Appeals, with additional conditions.

Based on our conversation regarding these properties, it is my understanding that there will be no outside storage of metal or other recycled materials. Instead these crushed and baled items will be stored inside the building located at 1600 Mill Street. That would be a permitted warehousing activity, as there will be no processing done on this property. Instead, the processing will take place, as it has for many years, at the Del's Metal site, 1605 1st Street.

It is also my understanding that Del's Metal's vehicles will be parked on the 1600 Mill Street and 1700 1st Street parcels. That is acceptable, provided they do not function as outside storage of materials that are to be processed, or have been processed but not yet compacted and/or baled.

If outside storage is contemplated, then it will be necessary for the Board of Zoning Appeals to consider an application for an authorized use, subject to the following conditions:

Automobile salvage and wrecking operations, and industrial metal and waste salvage operations and junk yards not less than two hundred feet (200') from any "B" District and one thousand feet (1,000') from any State or Federal highway enclosed on all sides with solid masonry wall at least twelve feet (12') high; no pile of salvage, scrap or other material shall be higher than twelve feet (12').

Please let me know if I correctly understand the nature of the operation and confirm that the proposed use will abide by the warehousing and parking activity only. If that is the case, then Del's Metals can proceed with its contemplated expansion on property adjacent to its existing operations.

As always, I can be reached at 309/732-2900 or carmen.alan@rigov.org.

Respectfully,

Alan M. Carmen
Planning and Redevelopment Administrator

EXHIBIT B: Aerial timelapse of 1600 Mill Street & 1700 1st Street



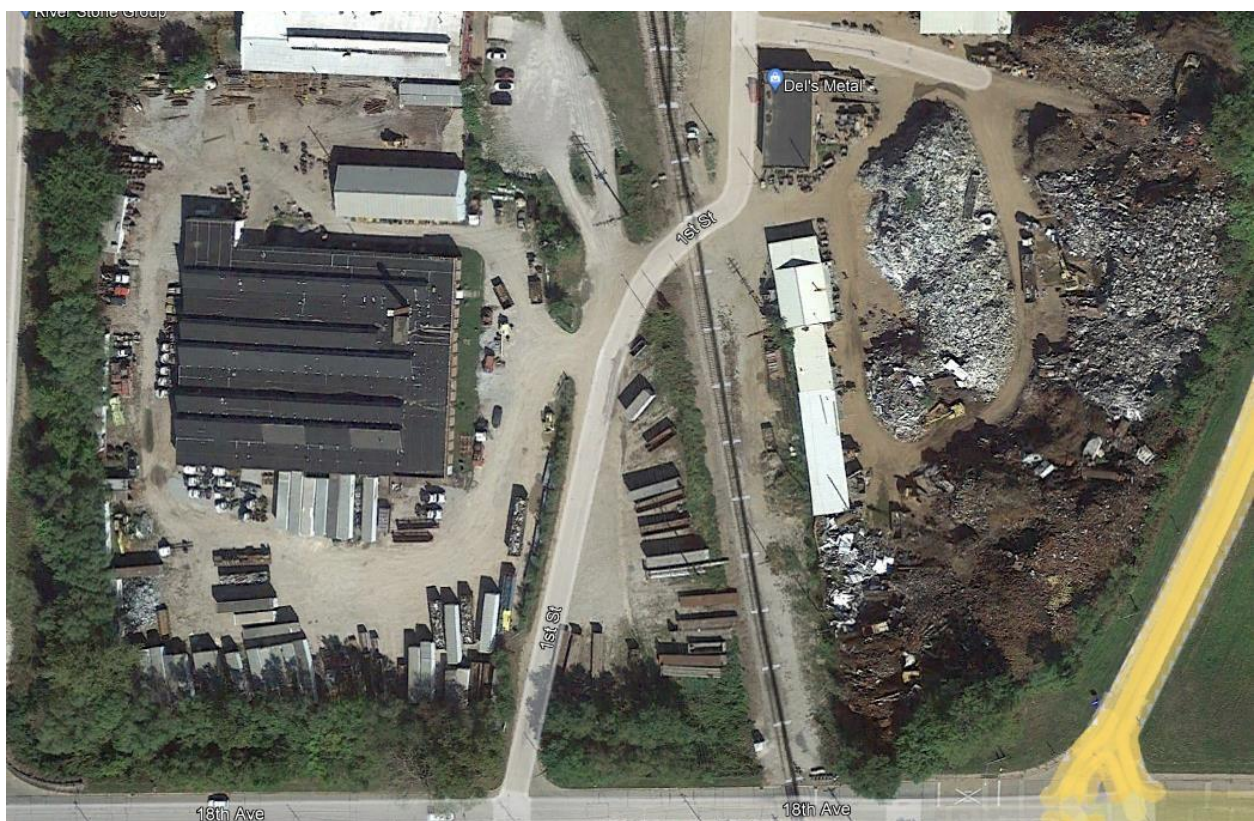
2009: Property owned by Export Packaging & Arvid Koehler



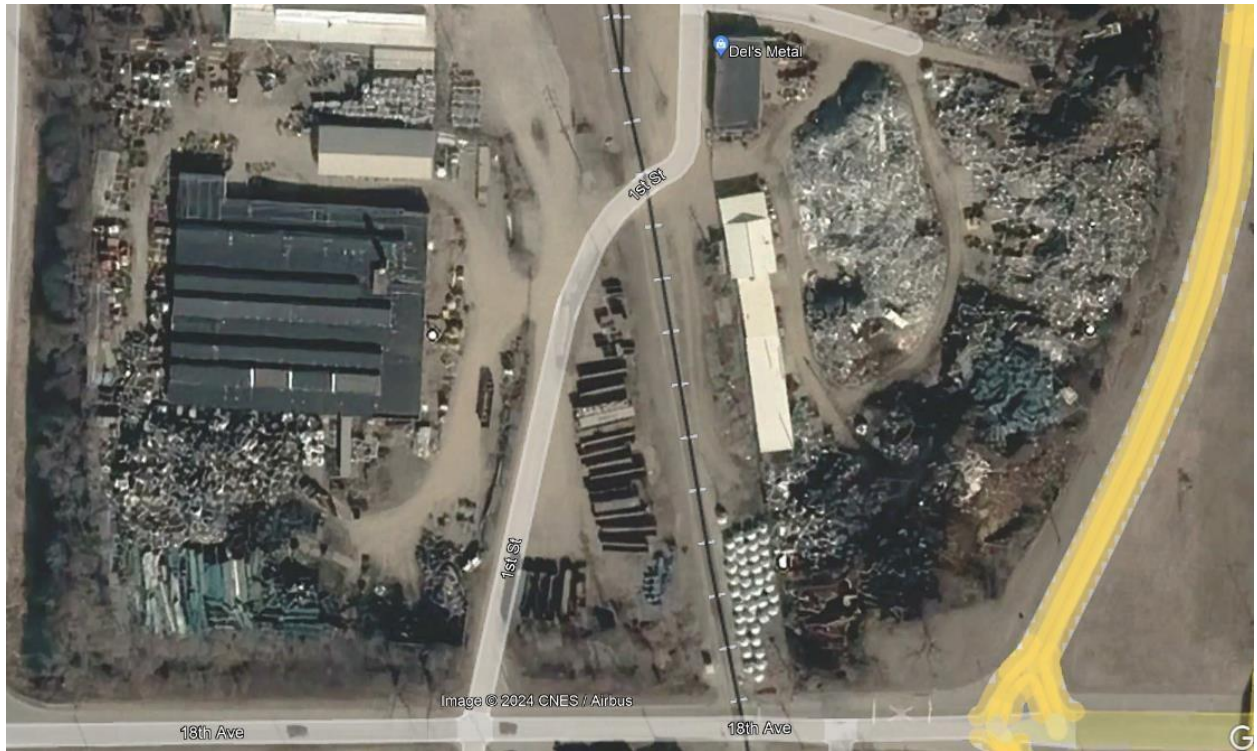
2010: Aerial photograph taken around transfer of ownership to Wanda Schumaker



2014: Property owned by Wanda Schumaker (Dels Metal)



2017



2020



2022



2024



2025

**A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT
IN THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: This ordinance grants and serves as a special use permit to Del's Metal Company ("Grantee") on the properties known as 1600 Mill Street, PIN 1603105021, and 1700 1st Street, PIN 1603105019. The properties are zoned I-1 (light industrial) district and legally described as:

See Exhibit A for 1600 Mill Street and Exhibit B for 1700 1st Street.

Section Two: The use granted by this special use permit is for a Junk Yard as defined by the City's Zoning Ordinance for the purpose of storing scrap and salvage metal outside.

Section Three: This permit is subject to the following additional stipulations:

1. Outdoor cutting of metal and other materials shall not be allowed.
2. No pile of metal or other material shall exceed 12 feet in height.
3. Within six (6) months of approval, the grantee shall erect a solid 12 foot wall or fence around the perimeter of the properties that includes a controlled gate for entry. Said wall or fence must be permitted by the City's Inspection Division.
4. No metal, material, or equipment shall encroach the public right-of-way.
5. The use shall meet all other applicable codes and ordinances.

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

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

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____
City Clerk

2010-20339

PATRICIA "PAT" VERONDA
 ROCK ISLAND COUNTY RECORDER
 ROCK ISLAND, IL

RECORDED ON
 08/27/2010 02:59PM

REC FEE: 32.50
 RHSP FEE: 10.00

BOOK: 0
 PAGE: 0
 PAGES: 2

CORPORATION WARRANTY DEED

THIS INDENTURE
WITNESSETH, That the
 Grantor,

**EXPORT PACKAGING CO.,
 INC.,**

a corporation duly organized
 and existing under and by virtue
 of the laws of the State of Illinois
 and duly authorized to transact
 business in the State where the
 following described real estate
 is located,

for and in consideration of the sum of Ten Dollars, and other good and valuable
 considerations, the receipt of which is hereby acknowledged, and pursuant to authority
 given by the Board of Directors of said corporation, CONVEYS and WARRANTS to
Wanda S. Schumacher,
 whose address is 1605 1st Street, Rock Island, Illinois 61201

the following described real estate to-wit:

Lots Number Nine (9), Ten (10), Eleven (11) and Twelve (12) in that part of the City of
 Rock Island known as and called Manufacturer's Addition to said City, situated in the
 County of Rock Island and State of Illinois.

Tax Parcel Number: Rock Island 4537
 situated in the County of Rock Island in the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto
 affixed, and has caused its name to be signed to these presents by its President and
 attested by its Secretary, this 26th day of August, 2010.

EXPORT PACKAGING CO., INC
 an Illinois corporation

By*

Gregory A. Ruggles
 Gregory A. Ruggles
 President

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000002123	REAL ESTATE TRANSFER TAX
	AUG. 27. 10		00225.00
	ROCK ISLAND COUNTY		FP351001

STATE OF ILLINOIS

) SS:

ROCK ISLAND COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Gregory A. Ruggles personally known to me to be the President of the Corporation who is the grantor, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument as President of said corporation, (and caused the corporate seal of said corporation to be affixed thereto,) pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of August, 2010.



(Notarial Seal)

Stephanie L. Cramer
Notary Public in and for said
County and State

Future Taxes to Grantee's Address (☒)
OR to

Wanda S. Schunacher
1605 - 1st Street
Rock Island, IL 61201

Return this document to:

Robert H. Alvine
501 15th St. #503
Moline, IL 61265

This instrument was prepared by:

Courtney Kay-Decker, Lane & Waterman LLP, 220 North Main St., Ste. 600, Davenport,
IA 52801 (563) 324-3246

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative

EXHIBIT B

2012-04052

AFFIX TRANSFER TAX STAMPS

or

"Exempt under the provisions of Paragraph C,
Section 4, Real Estate Transfer Act."

Date: 2/22/12

Theodore E. Lutwidge
Buyer, Seller, or Representative

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
02/23/2012 11:16AM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 4

43-50 E
CORPORATE
WARRANTY DEED

Illinois Statutory Form

THE GRANTOR, THE CITY OF ROCK ISLAND, ILLINOIS, a municipal
corporation, of the County of Rock Island and State of Illinois, for and in consideration of
the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid;
CONVEYS AND WARRANTS to WANDA S, SCHUMACHER, of the City of Rock
Island, County of Rock Island and State of Illinois, the following described real estate:

Part of LOT 2 in MANUFACTURER'S ADDITION to the city of Rock Island,
Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2, said point being the POINT
OF BEGINNING; thence North 0 degrees 06 minutes 03 seconds West along the
west line of said LOT 2, a distance of 142.15 feet; thence South 12 degrees 33
minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40
minutes 00 seconds East, a distance of 60.06 feet to the intersection with the south
line of said LOT 2; thence South 89 degrees 16 minutes 00 seconds West, a
distance of 27.17 feet to the POINT OF BEGINNING; said described tract
containing 2,103 square feet (0.05 acre), more or less.

Subject to real estate taxes for 2012 and thereafter.

Subject to easements and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the
State of Illinois.

Dated this 22 day of February, 2012.

THE CITY OF ROCK ISLAND, ILLINOIS, a
municipal corporation

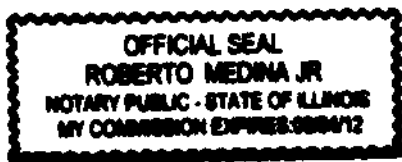
By: [Signature] (Seal)
DENNIS E. PAULEY, Mayor

By: [Signature] (Seal)
ALEISHA L. PATCHIN, City Clerk

STATE OF ILLINOIS)
)ss:
COUNTY OF ROCK ISLAND)

I, the undersigned, a Notary Public, in and for said County and State, aforesaid,
DO HEREBY CERTIFY, that DENNIS E. PAULEY, Mayor, and ALEISHA L.
PATCHIN, City Clerk, of The City of Rock Island, Illinois, a municipal corporation,
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered said instrument as their free and voluntary act, for the uses
and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of February,
2012.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Theodore G. Kutsunis
1515 - 4th Avenue, Suite 301
Rock Island, IL 61201

SEND TAX BILL TO:
Wanda S. Schumacher
1605 - 1st Street
Rock Island, IL 61201

GRANTEE'S ADDRESS:
Wanda S. Schumacher
1605 - 1st Street
Rock Island, IL 61201

RETURN TO:
Robert H. Alvine
501 - 15th Street, Suite 503
Moline, IL 61265

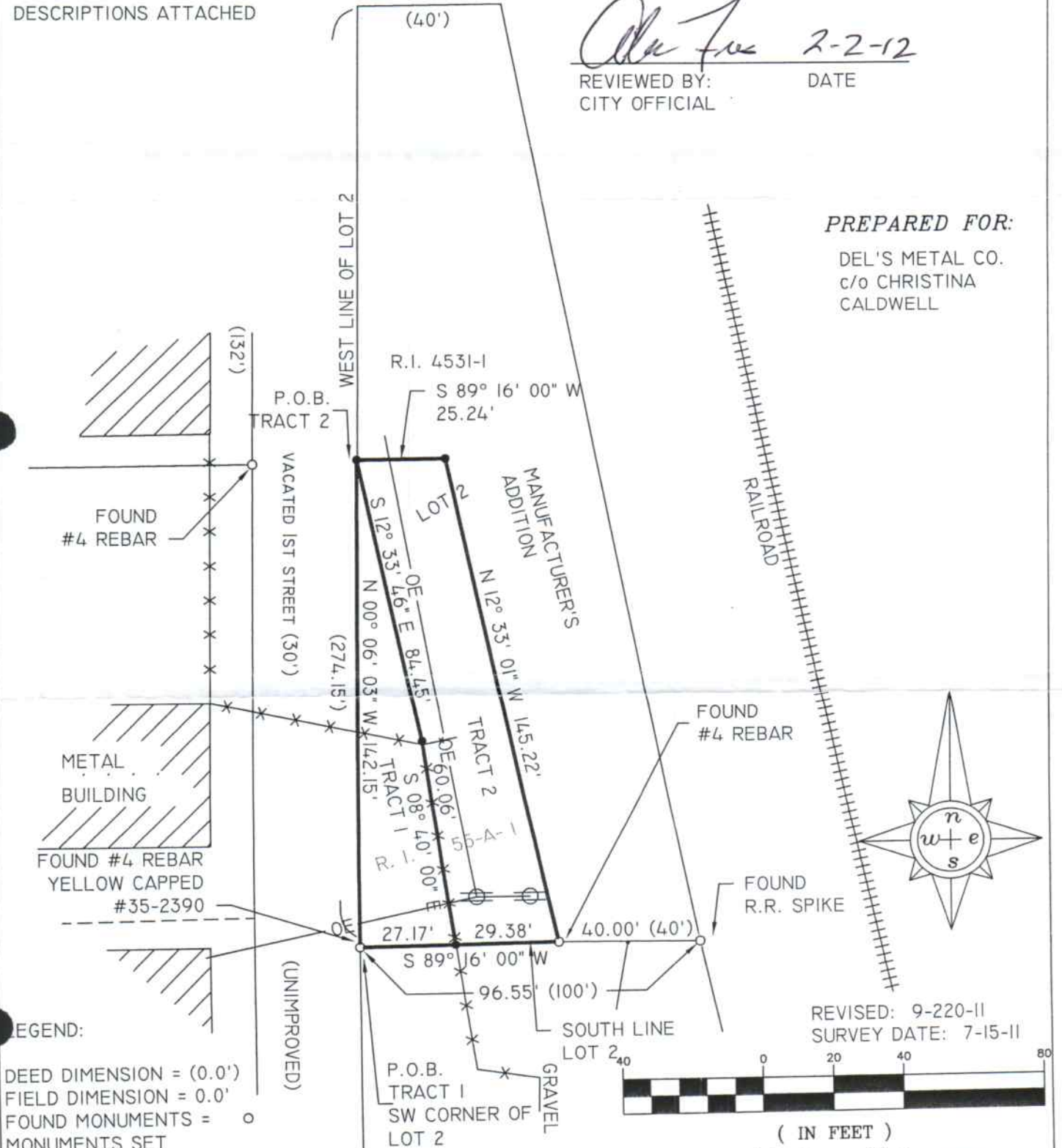
PLAT OF SURVEY

DESCRIPTIONS ATTACHED

Ala Fox 2-2-12
REVIEWED BY: DATE
CITY OFFICIAL

PREPARED FOR:

DEL'S METAL CO.
c/o CHRISTINA
CALDWELL



LEGEND:

DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
FOUND MONUMENTS = ○
MONUMENTS SET
(#4 REBAR CAPPED #35-2390) = ●
OVERHEAD ELECTREIC = —OE—

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL
EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

Michael D. Crapnell
MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2012

DATE 2-1-12
NO. 35-2390



Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256

PROFESSIONAL LAND SURVEYING FIRM #184-002765

2012-05707

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
03/13/2012 01:40PM

REC FEE: 33.50

BOOK: 0
PAGE: 0

PAGES: 5

ORDINANCE NO. 012-2012

ORDINANCE NO. 012-2012

**A SPECIAL ORDINANCE
VACATING AN UNIMPROVED SEGMENT OF 1ST STREET
PUBLIC RIGHT OF WAY FROM 18TH AVENUE NORTH TO THE
SOUTHERN LINE OF THE UNIMPROVED AND RESERVED
16TH AVENUE RIGHT OF WAY IN THE CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, prior hereto a request has been made to vacate an unimproved segment of 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way, more particularly described as:

Part of the Northwest Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the center of said Section 3: Thence North 0 Degrees 02 Minutes 08 Seconds East along the East line of said Northwest Quarter of Section 3, a distance of 30.00 feet to the Point of Beginning on the North right of way line of 18th Avenue at its intersection with the East right of way line of 1st Street; Thence North 0 Degrees 02 Minutes 08 Seconds East along said East line of 1st Street, a distance of 687.82 feet to the intersection with the South right of way line of 16th Avenue; thence South 89 Degrees 16 Minutes 00 Seconds West along said South line, a distance of 30.00 feet to the intersection with the West right of way line of said 1st Street; Thence South 0 Degrees 02 Minutes 08 Seconds West, a distance of 688.13 feet; Thence North 88 Degrees 39 Minutes 51 Seconds East, a distance of 30.01 feet to the Point of Beginning; said described tract containing 20,639 square feet, more or less;

to resolve the fact that 1st Street north of 18th Avenue is not physically located in the 1st Street right of way in the City of Rock Island, Illinois, and

WHEREAS, the City Council of the City of Rock Island, Illinois has determined that the public interest will be subserved by vacating said segment of the 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way in the City of Rock Island, Illinois; and

WHEREAS, the subject street is within an incorporated area of the City of Rock Island, Illinois, and therefore no public hearing is required; and

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

Section One. That a segment of 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way in the City of Rock Island, Illinois, be and is hereby vacated, reserving, however, unto the City of Rock Island or unto any public utility, all right, title and interest said City or utility may now have in any public service facility or property now located in said right-of-way herein described, and a right-of-way

and easement for such public utility and property, and also reserving unto said City or public utility the right to maintain, renew, enlarge, extend, or reconstruct any and all such public service facilities or property.

Section Two. That the City Clerk of the City of Rock Island, Illinois, shall file a certified copy of this ordinance for record in the Office of the Recorder of Deeds in and for Rock Island County, Illinois.

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

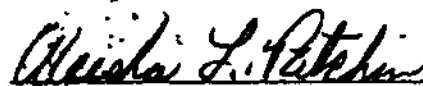
Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 20, 2012

APPROVED: February 21, 2012

ATTEST:


CITY CLERK

AYES: Aldermen Austin
Brooks
Conroy
Tollenaar
Jones
Murphy

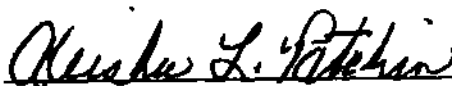
NAYS: None
ABSENT: Foley

CERTIFICATION

I, Aleisha L. Patchin, City Clerk in and for the City of Rock Island, hereby certify the foregoing to be a true and perfect copy of Ordinance No. 012-2012, passed by the Rock Island City Council at their regular meeting of February 20, 2012, which meeting was held by the Rock Island City Council in Council Chambers of Rock Island City Hall.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 6th day of March 2012.




Aleisha L. Patchin, City Clerk

Return to: Office of City Clerk, 1528 Third Avenue, Rock Island, IL 61201
Prepared by: Aleisha L. Patchin, City Clerk

TRACT 1

Part of LOT 2 in MANUFACTURER'S ADDITION to the City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2, said point being the POINT OF BEGINNING; thence North 0 degrees 06 minutes 03 seconds West along the west line of said LOT 2, a distance of 142.15 feet; thence South 12 degrees 33 minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40 minutes 00 seconds East, a distance of 60.06 feet to the intersection with south line of said LOT 2; thence South 89 degrees 16 minutes 00 seconds West, a distance of 27.17 feet to the POINT OF BEGINNING; said described tract containing 2,103 square feet (0.05 acre), more or less.

TRACT 2

Part of LOT 2 in MANUFACTURER'S ADDITION to the City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2; thence North 0 degrees 06 minutes 03 seconds West along the west line of said LOT 2, a distance of 142.15 feet the POINT OF BEGINNING; thence South 12 degrees 33 minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40 minutes 00 seconds East, a distance of 60.06 feet to the intersection with the south line of said LOT 2; thence North 89 degrees 16 minutes 00 seconds East along said south line, a distance of 29.38 feet; thence North 12 degrees 33 minutes 01 second West, a distance of 145.22 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 25.24 feet to the POINT OF BEGINNING; said described tract containing 3,709 square feet (0.09 acre), more or less.

2010-30778

PATRICIA *PAT* VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
12/21/2010 03:37PM

REC FEE: 34.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 6

EXECUTOR'S DEED

EXECUTOR'S DEED

THIS INDENTURE, made this 30 day of NOVEMBER, 2010, between GLADYS I. KOHLER, as Executor of the Estate of Arvid A. Kohler, Party of the First Part, and WANDA S. SCHUMACHER, Party of the Second Part.

WITNESSETH:

WHEREAS, Arvid A. Kohler, in his lifetime, made and executed his Last Will and Testament, which Will was thereafter duly proved and admitted to probate in the Circuit Court of the 14th Judicial Circuit, Rock Island County, Illinois, as No. 98-P-347, whereby, among other things, Arvid A. Kohler named and appointed Gladys I. Kohler as the Executor of his Last Will and Testament; and

WHEREAS, by the terms of said Will, the Executor was given the authority to sell or otherwise dispose of any property, real or personal of the deceased, without an order of court; and

WHEREAS, in a prior Inventory filed in said cause, certain real estate situated in the City of Rock Island, County of Rock Island, the premises subject to this Deed, was not included as an asset of the Estate.

NOW, THEREFORE, the said Party of the First Part, and for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by said Party of the Second Part, the receipt

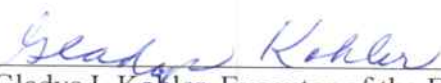
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Party of the Second Part, WANDA S. SCHUMACHER, the interest of Arvid A. Kohler of the following-described property:

See legal description attached as Exhibit "A" hereto and made a part hereof by this reference;

together with all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Party of the First Part has, might, or ought to have in and to said premises.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, as fully and effectually to all intents and purposes in law as she, the said Party of the First Part, might, could or ought to sell the same, by virtue of said Last Will and Testament above referred to.

IN WITNESS WHEREOF, the said Party of the First Part, as Executor of the Last Will and Testament of said Arvid A. Kohler, deceased, has hereunto caused this Executor's Deed to be executed and its seal affixed, all as of the day and year first above written.


Gladys I. Kohler, Executor of the Estate of Arvid A. Kohler, deceased

Grantee's address:
Mail tax bill to:
Wanda S. Schumacher
1605 First Street
Rock Island, IL 61201



STATE OF ILLINOIS)
) SS
COUNTY OF ROCK ISLAND)

On this 30 day of Nov, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Gladys I. Kohler, Executor of the Estate of Arvid A. Kohler, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Deanna R. Carlson
Notary Public

Prepared by:
William L. Cleaver
BOZEMAN, NEIGHBOUR, PATTON & NOE, LLP
1630 Fifth Avenue
P.O. Box 659
Moline, IL 61265
Phone: (309)797-0850

Return to:
Robert Alvine
ALVINE & ALVINE
501 – 15th Street
Moline, IL 61265

EXHIBIT "A"

An undivided one-half (1/2) interest in and to the following:

Part of the Northeast Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows: Commencing at the center of said Section 3; thence North 0 degrees 02 minutes 08 seconds East along the West line of said Northeast Quarter, a distance of 30.00 feet to the point of beginning on the North right of way line of 18th Avenue; thence North 88 degrees 39 minutes 51 seconds East along said North line, a distance of 188.59 feet to the intersection with the Westerly right of way line of a railroad, said Westerly line being 50 feet perpendicular to the center of the existing track; thence North 12 degrees 35 minutes 50 seconds West along said Westerly line, a distance of 420.63 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 96.55 feet; thence South 0 degrees 02 minutes 08 seconds West, a distance of 413.66 feet to the point of beginning; said described tract containing 58.867 square feet (1.35 acres), more or less.

2010-30779

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
12/21/2010 03:37PM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH that the Grantor, DONALD L. RUGGLES, a married person, of the Village of Milan, in the County of Rock Island and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WANDA S. SCHUMACHER of the City of Rock Island, County of Rock Island and State of Illinois, the following-described real estate, to-wit:

See legal description attached as Exhibit "A" hereto and made a part hereof by this reference;

situated in the County of Rock Island in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO easements, covenants and restrictions of record; and general real estate taxes not yet due and payable.

DATED this 10th day of December, 2010.

 (Seal)
Donald L. Ruggles

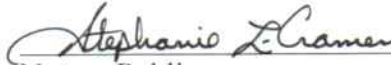
Grantor avows that the premises have never been used as a Homestead by the Grantor, nor by any spouse of the Grantor.

STATE OF ILLINOIS)
) SS.
COUNTY OF ROCK ISLAND)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that DONALD L. RUGGLES, a married person, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of December, 2010.




Notary Public

This is a legal instrument and should be executed under the guidance and supervision of an attorney.

Grantee's address
Mail tax bill to:
Wanda S. Schumacher
1605 First Street
Rock Island, IL 61201

Prepared by:
William L. Cleaver
BOZEMAN, NEIGHBOUR, PATTON & NOE, LLP
P.O. Box 659
Moline, IL 61266-0659

Return to:
Robert Alvine
ALVINE & ALVINE
501 - 15th Street
Moline, IL 61265



EXHIBIT "A"

An undivided one-half (1/2) interest in and to the following:

Part of the Northeast Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows: Commencing at the center of said Section 3; thence North 0 degrees 02 minutes 08 seconds East along the West line of said Northeast Quarter, a distance of 30.00 feet to the point of beginning on the North right of way line of 18th Avenue; thence North 88 degrees 39 minutes 51 seconds East along said North line, a distance of 188.59 feet to the intersection with the Westerly right of way line of a railroad, said Westerly line being 50 feet perpendicular to the center of the existing track; thence North 12 degrees 35 minutes 50 seconds West along said Westerly line, a distance of 420.63 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 96.55 feet; thence South 0 degrees 02 minutes 08 seconds West, a distance of 413.66 feet to the point of beginning; said described tract containing 58.867 square feet (1.35 acres), more or less.

APPLICATION FOR A SPECIAL USE PERMIT
Planning & Redevelopment Division 732-2900
City of Rock Island, Illinois

Date Recommended by Planning Commission or City Council: None provided.

Case #: Not yet assigned.

Date Filed: March 3, 2026

I, Christina Caldwell of Del's Metal Company ("DMC"), 1605 1st Street, Rock Island, IL 61201, respectfully submit to the City of Rock Island a request for issuance of a Special Use Permit under the terms of the Zoning Ordinance.

The property for which the special use permit is requested is situated on two lots, 1600 Mill Street and 1700 1st Street (the "Properties"), in a I-1 Light Industrial zoning district.

Legal description of the property involved in this request is: See Exhibits H – I, attached.

Describe the proposed use: Outdoor storage of equipment and scrap material and the cutting of metal material described below, to be transferred and recycled as part of DMC's metal recycling operations across the street. DMC purchased the Properties in 2010 and has been using them for equipment and scrap storage since that time, with outdoor scrap metal storage beginning in approximately 2015.

The application is for DMC's continued use for those purposes. DMC is not proposing any new or different use for the Properties.

Put into terms of the current 2020 Zoning Code for the City of Rock Island ("2020 Zoning Code"), DMC requests a special use permit store equipment and metal, including salvage and scrap metal, outdoors in piles no higher than 12 feet¹ as an accessory use to its metal recycling operation located at 1605 1st Street, with some cutting on site for transport.

Hours of operation: Normal business hours M-S.

Number of employees: DMC's Illinois Operations: 37
DMC's Iowa Operations: 53

Are you requesting a sign for this use? No

If yes, what type of sign? N/A

¹ See 2020 Zoning Code, Chapter 25.3 and 25.4. DMC does not operate a "junk yard" as defined in the Code but rather a metal recycling facility for ferrous and non-ferrous metals. However, as an accessory use for storage in connection with its recycling facility, DMC seeks no exception or expansion of the height limit on storage piles.

Proposed size of sign (cannot exceed 15 square feet): N/A

Number of stories: The Properties have two buildings on them, which are on the 1600 Mill St. lot and are one story high. No part of this SUP application regards the buildings. To the extent this applies to signage, N/A.

Present use: DMC is currently using the Properties for equipment and metal storage as an accessory use in connection with its metal recycling operations at 1605 1st Street. DMC previously operated metal cutting operations at the 1600 Mill Street lot but ceased those operations in December of 2024 based on the City Council's decision on DMC's prior SUP application.

DMC seeks a special use permit to continue cutting operations and storage consistent with the pile height requirements of Chapter 25.4.B of the 2020 Zoning Code and cutting as permitted by Chapter 25.2.EE.

Number of people to live at site: N/A

Number of people to work at site: No employee is assigned to regular hourly work on the Properties and DMC does not seek, as part of its application, to now assign full time employees to operate there. DMC seeks only to continue to use the Properties for storage and occasional cutting. Employees will access the property in order to retrieve and deliver the materials for recycling.

Number of off-street parking spaces on site: N/A. DMC does not seek to modify anything about parking on the Properties.

Uses of Adjacent Property:

- To the North: Commercial Industry (Rilco, Dexon, Precision Metals)
- To the South: Storage; Commercial Industry (Unley Marine, QC Towing)
- To the East: Illinois Route 92
- To the West: Commercial Industry (Riverstone Group)

Background & Analysis of Zoning Code Factors: See Addendum A, attached.

I hereby state that the preceding statements and all statements made in supplementary material submitted are true and correct.

Applicant signature: Christina Caldwell
Christina Caldwell

Address: 1605 1st Street, Rock Island, IL 61201

Phone: ([REDACTED])

Owner: Del's Metal Company
Address: 1605 1st Street, Rock Island, IL 61201
Phone: (309) 788-1993 (office)
Attorney Name: Robert L. Duckels
Law Firm Name: UB Greensfelder
Address: 10 South Broadway, Suite 2000, St. Louis, MO 63102-1747
Phone: 

ADDENDUM A²

I. BACKGROUND AND REASON FOR SUP:

A. Brief History of DMC.

In 1956 Delbert Schumacher returned from the Korean War and saw the need for metal recycling in the Quad-City community and opened his first location in Davenport, Iowa. In 1986 he opened DMC in the City of Rock Island, where it has remained a family owned and operated local business to this day. DMC views its neighbors and customers as family and many have been working with it since opening day.

Del passed away in 2012 leaving a void and the potential for the business to close its doors. Del's daughter Christina Caldwell, and her husband Tommy Caldwell, made the decision to take what Del had started in 1986 and build upon it. They felt a connection to the property, its history, and the business and were compelled to continue it not only for themselves, but for DMC's customers, employees and the Rock Island community. The Caldwells' two daughters and son-in-law began working for the family business after they graduated as well. DMC is very much a family affair with deep roots in Rock Island.

DMC now has thousands of individual customers from the Rock Island community and services more than 400 local businesses. Further, DMC employs more than 25 employees and the Davenport businesses employ more than 50 employees across its multiple locations. DMC hopes to be able to continue its proud tradition to operate and provide its services as a Rock Island business and employer. This application is in furtherance of that goal.

B. Reason for SUP.

The operations on the Properties have been crucial in DMC's operations for over 9 years. At 1700 1st Street DMC stores its trailers, boxes, and pieces of equipment ensuring they remain off of the roadway. At 1600 Mill St. DMC stores and at times cuts scrap material to then be recycled at 1605 1st St. Without this work on the Properties DMC would not have been able to undertake many local projects that required a significant amount of space to do so. Specific examples include storing retired military material and equipment from the Arsenal, keeping the I-74 bridge a local project, as well as tearing out the docks from Sunset Marina for the City of Rock Island. Without the Properties, DMC would have been unable to handle these important community projects. The health of DMC's Rock Island operations relies meaningfully on these operations.

II. ANALYSIS OF ZONING CODE FACTORS:

Chapter 9, Section 7 of the 2020 Zoning Code sets out the following factors for evaluating a proposed special use permit. In evaluating these factors it is important to note that, in this instance, they do not require projections into the future the way many special use permit

² The Caldwells also own significant metal recycling interests in Iowa, having purchased Midwest Recyclers and Rich Metals Company, both in Davenport, in 2020 and 2023, respectively.

applications may. That is because DMC does not request anything beyond the current uses of the Properties, as well as resuming its prior cutting activities which have been ceased since December of 2024.

Moreover, DMC did due diligence for this application by contacting numerous neighboring businesses to see if the proposed special use would be disruptive in any way to their ongoing operations. In response, DMC received five (5) letters of support from those neighboring business (RILCO, Riverstone Group, Dexon, Quad City Towing and Precision Aluminum/Precision Holdings) which discuss each of the following factors and underscore that none are of concern or foreseeably detrimental to area businesses and neighboring property owners. Those letters are attached as **Exhibits A – E** and speak for themselves, but will be cited for particular examples below.

Finally, DMC retained an independent environmental consulting firm – Mostardi Platt – to proactively address unproven claims by a neighboring property owner that DMC’s torch cutting operations produce fragments of metal which migrate and land on its property. Further, the Mostardi Platt report addresses concerns previously raised by City Council members regarding the impact of DMC’s cutting operations on general air quality in the area, particularly regarding residences and a daycare center.

The Mostardi Platt report and findings are attached as **Exhibit J** and establish, with extensive scientific data from localized testing and modeling, that: (a) the neighbor’s claim regarding metal fragments migrating from DMC is a scientific impossibility; and (b) area air quality standards, including in area residential streets and the daycare center, easily satisfy federal air quality standards for health and safety.

A. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Following its prior application for this SUP, and in response to opposition a neighboring property owner who claimed DMC’s cutting operations were causing metal fragments to land on his property, as well as general questions from the City Council regarding compliance with air quality standards, DMC retained an Mostardi Platt to examine these issues. That report is titled “**Particle Transport and Pre-Screening Air Dispersion Modeling Study**” and is attached as **Exhibit J**.

The report is extensive, based on local testing data and modeling, and reaches the following conclusions:

- DMC’s cutting operations do not, and cannot, cause the deposit of the metal fragments found on the neighbor’s property to the south of DMC’s operations.
- DMC’s cutting operations do not violate air quality standards or present a health risk to any neighboring property owners as

particulate and fumes from cutting disperse quickly and federal air quality standards are satisfied including in residential areas and specifically the Skip-a-Long Childhood Center, which are confirmations previously requested by the City Council.

See **Exhibit J**, sections “Executive Summary” (p. 1-2), “Opinion” (p. 3-4), and “Integrated Conclusions” (p. 21-22) contain the most distilled summaries of the study’s detailed data and methods of analysis.

All findings are thoroughly supported in the report as to both methodology and the resulting data and are stated to a reasonable degree of professional scientific engineering certainty. DMC is not aware of any studies or reports by anyone on behalf of the complainant neighboring property owner, or the City of Rock Island, that contradict these findings.

It should also be noted that DMC’s cutting operations are not full-time, continuous operations. DMC only cuts metal for specific jobs which are just a portion of its business, specifically the recycling of wind turbines. Some days there may be several hours of intermittent cutting, and the other days there would zero hours spent cutting. Cutting depends on whether there is a wind turbine job to be performed, and the size of that job.

DMC is a recycling center and not a salvage yard nor is it a disposal facility. No chemicals of any kind are permitted with the scrap material to be recycled. If DMC’s rigorous inspections detect or suspect chemicals on scrap tendered for recycling it is rejected immediately. DMC takes its responsibility to maintain its status as a recycler seriously. DMC is not an auto salvage yard and no automobile parts are accepted by it for any purpose. Nor is DMC a disposal facility, and no chemicals, fuels or oils are accepted in any condition.

Further, the neighboring businesses who spoke with DMC had no prior issues, nor anticipated issues in the future, with operations at the Properties negatively impacting these factors. Moreover, DMC has had virtually no issues with regulatory bodies regarding these considerations. While there have been the types of visits and inspections from governmental agencies that one might expect at a metal recycling facility, DMC regularly passes those inspections without issue or citation.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted and not substantially diminish and impair property values within the neighborhood.

The neighboring businesses who spoke with DMC also had no prior issues, nor anticipated issues in the future, with operations at the Properties negatively impacting these factors. In addition to those writing letters of support, DMC’s

clients include local and neighboring business such as Pak Source, Crawford Company, Rock Island Public Works, Honeywell (now Rocky Brands), County Waste, Dorhn Transfer Co, Praxair, Stetsons (now White Cap) and Auto Refinish as well. DMC is aware of no instances in which storage and cutting on the Properties adversely impacted any of their operations.

Moreover, the requested special use will not have an adverse impact on property values. Attached as **Exhibit F** is a chart³ of property assessments for DMC and neighboring parcels from 2014 through 2023 and illustrates that property values have steadily increased during the years DMC has been operating on the Properties.⁴

This is further evidenced by the letter from Craig Wagner of RILCO noting that it purchased 14 lots upon which it built warehouse buildings. RILCO then sold those lots during the relevant time period (during which DMC was using the Properties for outdoor storage) at what it calls “a premium” and had 3 separate interested buyers. Further, prior to the sale it rented the warehouses at profitable and desirable rates. (See **Exhibit A**.) The requested special use will not negatively impact these factors.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The neighboring businesses who spoke with DMC had no prior issues, nor anticipated issues in the future, with operations at the Properties negatively impacting these factors. Nor is DMC aware of any examples of its outdoor storage at the Properties impeding the ability of neighbors to improve their own properties, or see how it could.

There are two examples which illustrate this. During the relevant time period, and as reflected in its letter in support of this application, in 2020 RILCO attempted to purchase an empty lot that had been owned by Norcross Safety Products, but could not complete the deal due to a tax issue with the owner. RILCO would not have attempted to make such an investment in the area if it had any concerns stemming from DMC’s proposed (and prior) use. (See **Exhibit A**.)

The second example involves Riverstone Group which put up and operated a temporary asphalt plant for a year, ending two years ago during the relevant time period, to supply the I-280 project. (See **Exhibit E**.) DMC’s operations at the

³ To reduce the size of the submission DMC has not attached the underlying records on which the assessment chart relies, but DMC can and will provide these public records if requested.

⁴ “In the first year of the general assessment period, which is 2023, the Illinois Property Tax Code directs the township assessor in person or by deputy (to) actually view and determine as near as practicable the value of each property listed for taxation as of January 1 of that year....” <https://www.rockislandcountyil.gov/172/Assessment-Office>

Properties were no impediment to this improvement nor this important service to the larger regional project.

- D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

See response to factor E, which addressed D and E together.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

To not belabor the discussion, factors D and E will be addressed together. As noted, DMC is seeking to continue to operate on the Properties as it has for years and in compliance with 2020 Zoning Code's requirements for scrap piles, and continue its cutting. DMC is aware of no instance in which these operations negatively impacted the neighboring areas and owners with regard to property ingress/egress, utilities, drainage, etc., and does not see how the storage or cutting could create issues of this type. This is supported by the letters of neighboring property owners confirming DMC's operations have had no limiting impact on their operations and interests. On the contrary, they support granting the application. (**Exhibits A – E.**)

- F. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.

The requested special use, if granted, would not negatively impact nor be inconsistent with the operations within the zoning district in which it sits. Many property owners in the I-1 district operate heavy industrial enterprises due to approved prior non-conforming use exceptions.

Moreover, the requested special use is consistent with the future plan. According to the City of Rock Island Comprehensive Plan (2014 – 2034), the long term plan for the I-1 zoning district in which the Properties currently sit is to be converted to "Industrial." The Comprehensive Plan goes on to define the anticipated "Industrial" district as follows:

"This future land use category is intended to facilitate manufacturing, warehousing, and distribution land uses *with outdoor storage areas*, moderate landscaping, and signage. *The City's I-1 and I-2 industrial zoning districts are most appropriate for areas within this future land use category.*"

(See Exhibit G, selected pertinent pages from the Comprehensive Plan (emphasis added).) As noted above, the special use DMC requests is to store equipment and metal, including salvage and scrap metal, outdoors in piles no higher than 12 feet as an accessory use to its metal recycling operation located at 1605 1st Street. This is entirely consistent with industrial uses including under the 2020 Zoning Code,

and is explicitly consistent with the City's own recommended future uses for the Properties.

- G. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.

The special use DMC requests specifically includes terms for compliance with the code provisions regarding scrap piles. As such, it seeks only to operate those piles within the limitations and requirements already provided in the code. Put another way DMC seeks to have the piles, not an exception to the manner in which it is to maintain those piles. Moreover, given the fundamentally hybrid industrial/light industrial nature of the district due to approved prior nonconforming uses, the requested use will be consistent with those operations as well.

III. DMC'S CORPORATE CITIZENSHIP.

As described in some of the letters local businesses have offered in support of DMC's application, DMC is a good neighbor and asset to the Rock Island community, including local government. For example, tearing out and recycling the docks at Sunset Marina. DMC performed these services for Rock Island free of charge while also paying Rock Island for the scrap metal. DMC also regularly performs, free of charge, cleanout services and lends containers to Rock Island for various projects. Additional services DMC has assisted Rock Island with as a responsible corporate citizen include: (a) inviting the Rock Island Fire Department and Police Department to perform training on DMC's property; (b) assisting first responders with vehicle training to practice rescue and recovery techniques as well as equipment, such as jaws of life; (c) assisted the fire department; (d) assisting the Fire Department in testing new equipment; (e) destruction weapons (guns, knives, etc.) formerly obtained during arrests and investigations for the Police Department free of charge; (f) supplying containers to Rock Island during various cleanup jobs involving park renovations, housing condemnation, and cleaning out various businesses and buildings; (g) removing and recycling of the old railcars from the Rock Island Terminal free of charge (which were also stored at the Properties consistent with the requested special use); (h) performing a clean-out of what is now The House next to the QC Expo Center; (i) cleaning out the Norcross facility before demolition; and (j) at the request of the Fire Department, built and donated multiple grills and smokers to various members of our community. Further, Rock Island Public Works, a neighbor, brings its materials to DMC as well.

It would not have been possible for DMC to undertake most, and possibly all, of those jobs without the needed outdoor storage at the Properties. DMC has served Rock Island in any capacity it can, and will continue to do so going forward. The requested special use will continue to facilitate these types of projects.

IV. CONCLUSION:

DMC has taken affirmative steps to undertake detailed expert studies and modeling to present the City of Rock Island with answers conclusively addressing the complaint raised by one

neighboring property owner to the right regarding migration of metal shards, and important questions raised by the City Council regarding air quality. The significant time and expense incurred by DMC to support this application underscores the significance of the proposed SUP to DMC's ability to maintain its operations in Rock Island.

Since opening in 1986, DMC has strived to serve its community, maintain a healthy family like relationship with its neighbors and customers, provide employment and commerce to the local economy, and generally be a responsible corporate citizen of the City of Rock Island. DMC is thoroughly proud to say for nearly 40 years, and through multiple family generations, it has done just that. DMC is willing and wanting to work with the City of Rock Island to continue that long-standing and mutually beneficial relationship so that its operations can continue strong in Illinois. DMC thanks in advance all those who have given their time to the review and consideration of these important issues and looks forward to meeting with you to answer any questions you may have.

EXHIBIT A

From: Craig Wagner <cwagner@rilcoinc.com>
Sent: Saturday, October 5, 2024 11:26 AM
To: Duckels, Robert



This message needs your attention

- This is their first email to your company.

Mark as Safe

Powered by Mimecast

Mr. Duckels:

My name is Craig Wagner and I am the owner for RILCO, Inc. and we own three properties in the area at 1320 1st Street, 80 13th Avenue, and 1305 1st st. Based on our call, I understand Del's Metals is applying for a special use permit to continue its operations at 1600 Mill Street and 1700 1st Street. I am writing to support that application. Del's has been a wonderful neighbor to us and their operations have not negatively impacted our operations or property in any way.

Specifically, Del's operations have not been detrimental to the health, safety or welfare of anyone at RILCO and we do not believe that continuing those operations would have a negative impact in the future. The same is true with regard to our ability to use and enjoy our properties for the purposes we are already engaged. We have no concerns there. Nor have Del's operations impacted our development and improvement of our properties. In fact, in 2020 we attempted to buy another neighboring property from Norcross Safety Products to expand but were unable to do so due to an ongoing tax-related issue of the owner. We would not have attempted to make such a substantial investment in the area if we had any concerns about Del's operations potentially negatively impacting our business.

Del's operations have also had no negative impact on our property values. We recently sold 14 lots in the area on which we owned two warehouse buildings. We had three prospective buyers competing for the property and ended up selling the land at a premium. Prior to that we had also been charging rent to the tenant of the warehouse buildings at a rate we were happy with.

We also have not experienced, and do not expect to experience, any issues with utilities, access roads, drainage or traffic congestion impacting our ability to access and use our properties.

We appreciate Del's as a neighbor and fully support their special use permit application.

Regards,

Craig Wagner

Thank You,
Craig

EXHIBIT B

Quad City Towing
2550 5th St
Rock Island IL 61201

September 26, 2024

To all concerned,

I am Daniel L. Forgie Sr, President of Quad City Towing, INC. I own properties at 2550 5th Street, 1923 1st Street, 1925 1st Street, and 1931 1st Street in Rock Island. The properties have been owned by me since 2018 and before.

There has never been an issue with the health and safety of my business and/or my employees concerning Del's operations at 1700 1st Street or 1600 Mill street in Rock Island, IL 61201. Nor do I anticipate any.

Del's operations have not injured or limited my use, enjoyment, or any operations of my business.

I do not anticipate and have not experienced any limitations or difficulty developing or improving my properties as a result Del's operations.

I have not been negatively impacted to any access to utilities, roadways, or drainage on my properties as any result of Del's operations.

Del's operations have not negatively impacted the value of any of my properties.

Del's operations do not impede access to any of my properties and has not ever caused any negative impact on traffic congestions in my experience.

If I can be of further assistance, please do not hesitate to contact me at 309-786-2600 by phone or QuadCityTowing@aol.com

Sincerely,

Daniel L. Forgie Sr.
President
Quad City Towing

EXHIBIT C



PRECISION ENTERPRISES, INC.

Foundry and Machine

CORPORATE OFFICE

1000 E PRECISION DR
SOMONAUK, IL 60552
PHONE 815-797-1000 FAX: 815-797-1034

DURO CAST FOUNDRY DIVISION

105 S. Green St. Somonauk, IL 60552
Phone 815-498-2317 Fax 815-498-2700

PRECISION ALUMINUM FOUNDRY

1650 First St. Rock Island, IL 61201
Phone 309-794-6684 Fax 309-788-4685

AMCO MACHINE DIVISION

900 E. Precision Dr. Somonauk IL 60552
Phone 815-797-1050 Fax 815-498-1165

Excellence through Effort

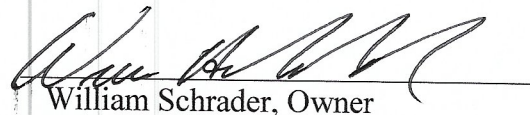
September, 27th 2024

Attention Robert Duckels

Robert:

I own and operate Precision Aluminum at 1650 First Street, Rock Island. It is my understanding that Del's Metals is applying to the City of Rock Island for a special use permit regarding its operations at 1600 Mill Street and 1700 First Street. I am writing to confirm my support for Del's application and, following our call yesterday, to confirm what we discussed regarding the criteria in the zoning code for Del's request for a special use permit.

Del's operations have not, and do not project to, negatively impact my property or business in any of the following ways that we discussed. There have not been any concerns for, or issues with, any development or improvements to my property and business, nor with the health and safety of our employees arising from Del's operations, nor has it limited the enjoyment or use of our property in any way. Del's operations also have not negatively impacted access to our property, roadway conditions, traffic congestion, utilities, drainage or property values. In short, Precision Aluminum supports Del's request and have always had good experiences with them as a neighbor



William Schrader, Owner

EXHIBIT D



10-1-2024

Attention:

Christina Caldwell

Del's Metals

Greetings-

After our conversation the other day, I wanted to communicate my opinions regarding Del's Metals usage of the properties at 1600 Mill Street, and 1700 First Street.

I recognize that Dels has been utilizing that property of operation for several years now. During that time, your tenure has had no noticeable impact on our daily business operations. We have had no safety concerns toward our employees, or property.

Over this time, we have continued to improve our operations on our property. In fact, for the last couple years, we have increased capacity with a new tenant.

I have not realized any impact on traffic flow, access to my properties or utilities, for daily operations. Your continued use of these properties does not interfere with our working operations at all. It does not slow or impede our access.

Del's Metal has acted as a responsible neighbor for many years. I have found that our operations work well together.

Sincerely,

Dave Thomas

President

EXHIBIT E

Jones, Juanita

From: Brian Dockery <bdockery@riverstonegroup.com>
Sent: Monday, October 7, 2024 10:55 AM
To: Duckels, Robert
Subject: RE: Del's Metals

Mr. Duckels,

The information listed below is a true and accurate description of our conversation.

Brian Dockery
Vice President
Community and Government Relations

RiverStone Group, Inc.
4640 E 56th Street
Davenport, IA 52807
Direct: 309-757-0529
Cell: 309-781-4240



From: Duckels, Robert <RDuckels@ubglaw.com>
Sent: Friday, October 4, 2024 11:11 AM
To: bdockery@riverstonegroup.com
Cc: Christina Caldwell <christina@delsmetal.com>
Subject: Del's Metals

WARNING: This email originated from outside of RIVERSTONE GROUP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Dockery:

Thank you for speaking with me yesterday regarding Del's Metals' application to Rock Island for a special use permit ("SUP"). As we discussed, the special use permit regards the 1600 Mill Street and 1700 1st Street properties and seeks permission for Del's to continue its operations on those properties as it has been. As a representative of Riverstone Group located at 1603 Mill Street, the impact a special use permit if granted could have on your company as a neighboring property owner is relevant to City's analysis. As such, I discussed with you the various factors the Zoning Code lays out for analyzing a special use permit application and the potential impact in the neighborhood.

At the conclusion of our call, you asked that I send this email reflecting my notes from our discussion and that you would respond by confirming the accuracy of my notes or noting where they are inaccurate and should be changed. Of course, feel free to add any other information you wish as this is to reflect your words and thoughts, not mine.

My notes reflect that Riverstone and its employees have not had their health, safety or general welfare negatively impacted by Del's operations and that there are no concerns going forward if Del's is permitted to continue operations

on those properties. You also stated that Del's operations have had no negative impact on Riverstone's property values and noted that the property assessments have continued to rise over the years.

We also discussed, and you confirmed, that Del's operations have not negatively impacted your ability to develop and improve your own properties, and you do not anticipate any concerns going forward either. On that subject you noted that about 2 years ago you did develop and improve your properties by putting up a temporary asphalt plant which you operated for about a year. Del's operations had no adverse impact on that project.

You further stated that you have not experienced, and do not expect to experience, any issues with traffic congestion or any other roadway issues which would limit your property access, nor any issues with utilities or drainage or any other necessities to operations.

Lastly, you noted that Del's has always been a great neighbor and that as neighbors you help each other when needed. As examples Riverstone permitted Del's to store trailers on its property at times and Del's has let you borrow a heavy fork lift at times when needed. In summary, you expressed support for Del's SUP application and for them as a responsible and respectful neighbor.

Thank you for your time. Please let me know via email if this accurately reflects our call and, of not, let me know where corrections should be made so when I submit to the City is accurate.

Robert L. Duckels
Partner

DIRECT: [314.345.4728](tel:314.345.4728)

DIRECT FAX: [314.241.4245](tel:314.241.4245)

FIRM: [314.241.9090](tel:314.241.9090)

MOBILE: [217.851.5932](tel:217.851.5932)

RDuckels@ubglaw.com | [bio](#) | [vCard](#)

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10 S. Broadway, Suite 2000
St. Louis, Missouri 63102
ubglaw.com



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EXHIBIT F

Dels Metals Property Assessment

PIN	Owner	Address	Parcel	2014	2017	2020	2023	Note
CLIENT PARCELS								
16-03-105-019	SCHUMACHER, WANDA	1700 1 ST ROCK ISLAND	Subject Parcel					
16-03-105-021	SCHUMACHER, WANDA	1600 MILL ST ROCK ISLAND	Subject Parcel					
16-03-200-012	DELS METAL CO,	1605 1 ST ROCK ISLAND	Main Parcel Across 1st	51424	55973	57948	67040	
SURROUNDING PARCELS								
16-03-105-018	PRECISION HOLDINGS LLC,	1650 1ST ST ROCK ISLAND	Adjacent to Subject and Supporting	991	1078	1116	1269	
16-03-105-020	PRECISION HOLDINGS LLC,	1650 1 ST ROCK ISLAND	Adjacent to Subject and Supporting	39879	43408	44940	52351	
16-03-105-022	City of Rock Island	1301 Mill ROCK ISLAND	North	0	0	0	0	
16-03-105-005	RI READY MIX CONCRETE CO,	1719 MILL ST ROCK ISLAND	Across Mill St	550416	599114	620262	722792	
16-03-300-001	City of Rock Island	PARK	Across 18th	0	0	0	0	
16-03-301-001	OAK GROVE STORAGE LLC,	1800 1ST ST ROCK ISLAND	Across 18th	27232	27889	29218	31147	
16-03-401-011	UNLEY, THOMAS	100 18 AVE ROCK ISLAND	Across 18th	24058	24640	25813	29785	
16-03-400-005	HAINLINE LIVING TRUST, HAI	408 18 AVE ROCK ISLAND	Across 18th	8085	8446	13993	14917	Deeds, appear related
16-03-200-005	WOODLINE HOLDINGS LLC,	1533 1 ST ROCK ISLAND	Adjacent to Main	43903	47788	49475	57156	2015 Deed
16-03-200-004	WOODLINE HOLDINGS LLC,	1401 1 ST ROCK ISLAND	Adjacent to Woodline 005	55029	59897	62011	71963	2015 Deed
16-03-400-001	FORGIE, DANIEL	1931 1 ST ROCK ISLAND	Supporting	18469	18915	27600	29422	QC Towing 2016 Deed

Dels Metals Property Assessment

PIN		Address	Parcel	2014	2017	2020	2023	Note
16-03-200-013	Rock Island Fuel	1320 1 ST ROCK ISLAND	Parent PIN Retired 2023	Not Available	402609	416821	487244	\$1,108,000 2023 Deed to HGI Illinois
16-03-243-002	RILCO INC,	1320 1 ST ROCK ISLAND	Supporting Child of -013 2024					Starting 239393
16-03-243-004	RILCO INC,	None	Supporting Child of -013 2024					Starting 3254
16-03-243-003	HGI Illinios LLC	None	Was part of 1320 1 Child of -013 2024					Starting 252813
16-03-200-002	C&J Real Estate Holding	80 13TH AVE ROCK ISLAND	Parent Pin Retired 2023	67351	73308	75896	88685	
16-03-243-001	C&J Real Estate Holding	80 13TH AVE ROCK ISLAND	Child of -002 2024					Starting 88685

EXHIBIT G

City of Rock Island Comprehensive Plan

Comprehensive Plan

A 20-Year Guide
for City Objectives



2014-2034

Adopted: April 2014

Employment

This future land use category is intended for high-quality office, service retail, institutional, research, light manufacturing and distribution land uses with generous landscaping and limited signage. The City's O-1, ORT, and I-1 zoning districts and PUD district are among the zoning districts appropriate for areas mapped under this future land use category.

Employment Policies

1. Follow the recommendations of adopted plans for these areas including the Sunset Business Park plan.
2. Market office areas for research and development uses, corporate offices, professional offices, and certain private institutional uses like medical centers.
3. Prohibit warehousing, assembly, and intensive manufacturing uses with outdoor activities unless the site is specifically designed to blend within an office setting.
4. Prepare, adopt, and enforce high quality site and building design guidelines on aspects of those projects like site planning, building materials, signage, landscaping, and lighting.
5. Avoid rezoning any area designated for Employment development until public sanitary sewer and water service is available and a specific development proposal is offered or the City approves an overall development layout and covenants.
6. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.

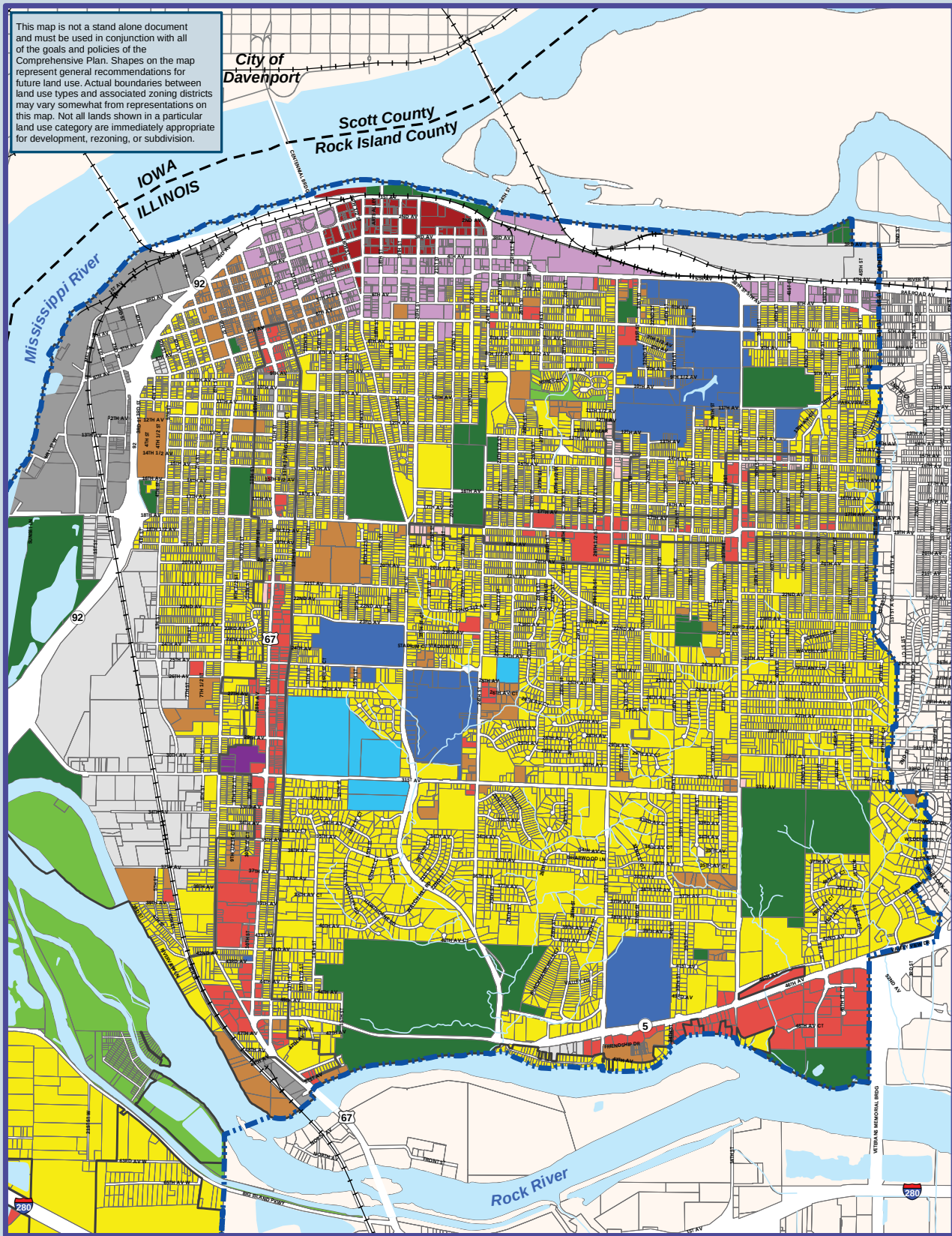
Industrial

This future land use category is intended to facilitate manufacturing, warehousing, and distribution land uses with outdoor storage areas, moderate landscaping, and signage. The City's I-1 and I-2 industrial zoning districts are most appropriate for areas within this future land use category.

Industrial Policies

1. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.
2. Encourage the use of high quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.
3. Ensure that future industrial development is appropriately buffered from existing and planned residential development areas.
4. Prepare, adopt, and enforce site and building design standards for industrial projects to address aspects of those projects such as building materials, fencing, signage, screening, landscaping, and lighting.
5. Require that all industrial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.

This map is not a stand alone document and must be used in conjunction with all of the goals and policies of the Comprehensive Plan. Shapes on the map represent general recommendations for future land use. Actual boundaries between land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a particular land use category are immediately appropriate for development, rezoning, or subdivision.



Map 8a: Future Land Use - North



0 0.125 0.25 0.5 0.75 1 Miles

Sources: City of Rock Island, Rock Island County GIS, Iowa DOT, and Vandewalle & Associates
Adopted: April 21, 2014

EXHIBIT H

2010-20339



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retd

Step 1: Identify the property and sale information.

1 1600 Mill St.

Street address of property (or P.O. address, if available)

Rock Island

61201

City or village

Rock Island

Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage

Parcel identifying number

Lot size or acreage

Rock Island 4537

182,630 sq. ft.

a

b

c

d

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument 0 8 / 2 0 1 0

5 Type of instrument (Mark with an "X")

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 X Yes No Was the property advertised for sale?

(i.e., media, sign, newspaper, poster)

8 Identify the property's current and intended primary use

Current Intended (Mark only one item per column with an "X")

a Land/lot only

b Residence (single-family, condominium, townhouse, or duplex)

c Mobile home residence

d Apartment building (8 units or less) No. of units.

e Apartment building (over 8 units) No. of units.

f Office

g Retail establishment

h Commercial building (specify)

i X X Industrial building

j Farm

k Other (specify):

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "a," "b," "g," "h," "i," or "j," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration

11 \$ 150,000.00

12a Amount of personal property included in the purchase

12a \$ 0

12b Was the value of a mobile home included on Line 12a?

12b Yes X No

13 Subtract Line 12a from Line 11. This is the net consideration for real property.

13 \$ 150,000.00

14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11

14 \$ 0

15 Outstanding mortgage amount to which the transferred real property remains subject

15 \$ 0

16 If this transfer is exempt, use an "X" to identify the provision

16 b k m

17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.

17 \$ 150,000.00

18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 41 002 rounds to 42).

18 300

19 Illinois tax stamps - multiply Line 18 by 0.50.

19 \$ 150.00

20 County tax stamps - multiply Line 18 by 0.25.

20 \$ 75.00

21 Add Lines 19 and 20. This is the total amount of transfer tax due.

21 \$ 225.00

PTAX-203 (R-6/05)

ID 3100

This form is authorized in accordance with 35 ILCS 200/31-1 of sig. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0227

Page 1 of 4

2010-20339

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
08/27/2010 02:59PM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0

PAGE: 0

PAGES: 2

Do not write in this area.
Recorders Office Use.

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change

Month / Year

(Mark with an "X")

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale (Mark with an "X")

a Fulfillment of installment contract-year contract initiated

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Auction sale

h Seller/buyer is a relocation company

i Seller/buyer is a financial institution or government agency

j Buyer is a real estate investment trust

k Buyer is a pension fund

l Buyer is an adjacent property owner

m Buyer is exercising an option to purchase

n Trade of property (simultaneous)

o Sale-leaseback

p Other (specify):

q Homestead exemptions on most recent tax bill:

1 General/Alternative \$

2 Senior Citizens \$

3 Senior Citizens Assessment Freeze \$

2010-20339

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.

Lots Number Nine (9), Ten (10), Eleven (11) and Twelve (12) in that part of the City of Rock Island known as and called Manufacturer's Addition to said City, situated in the County of Rock Island and State of Illinois.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the fact stated in this declaration are true and correct. If the transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a deed trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or secure and hold title to real estate in Illinois, a partnership authorized to do business or secure and hold title to real estate in Illinois, or a seller entity recognized as a person and authorized to do business or secure and hold title to real estate under the laws of the State of Illinois. Any person who knowingly falsifies or omits any information required in this declaration shall be guilty of a Class A misdemeanor for the first offense and a Class 4 misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

EXPORT PACKAGING CO., INC.

Seller's or trustee's name

P.O. Box 733

Street address (after sale)

Seller's or agent's signature

Buyer Information (Please print.)

Wanda S. Schumacher

Buyer's or trustee's name

1605-1st St., Rock Island, IL 61201

Street address (after sale)

Buyer's or agent's signature

Send tax bill to:

Wanda S. Schumacher

Name or company

Street address

Preparer Information (Please print.)

Courtney Kay-Decker, Lane & Waterman LLP

Preparer's and company's name

220 N. Main St., Suite 600

Street address

Preparer's signature

ckay-decker@l-w.com

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. Check with an "X"

Extended legal description

Form PTAX-203-A

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

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Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

Form PTAX-203-B

To be completed by the Chief County Assessment Officer		Extended legal description		Form PTAX-203-A
1		Itemized list of personal property		Form PTAX-203-B
County	Township	Class	Code-Minor	Code 1 Code 2
2 Board of Review's final assessed value for the assessment year				
prior to the year of sale				
Land				
Buildings				
Total				
Illinois Department of Revenue Use			Tab number	

Page 2 of 2

ID 5100 PTAX-203 (R-050)

2012-05707

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
03/13/2012 01:40PM

REC FEE: 33.50

BOOK: 0

PAGE: 0

PAGES: 5

ORDINANCE NO. 012-2012

ORDINANCE NO. 012-2012

**A SPECIAL ORDINANCE
VACATING AN UNIMPROVED SEGMENT OF 1ST STREET
PUBLIC RIGHT OF WAY FROM 18TH AVENUE NORTH TO THE
SOUTHERN LINE OF THE UNIMPROVED AND RESERVED
16TH AVENUE RIGHT OF WAY IN THE CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, prior hereto a request has been made to vacate an unimproved segment of 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way, more particularly described as:

Part of the Northwest Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the center of said Section 3: Thence North 0 Degrees 02 Minutes 08 Seconds East along the East line of said Northwest Quarter of Section 3, a distance of 30.00 feet to the Point of Beginning on the North right of way line of 18th Avenue at its intersection with the East right of way line of 1st Street; Thence North 0 Degrees 02 Minutes 08 Seconds East along said East line of 1st Street, a distance of 687.82 feet to the intersection with the South right of way line of 16th Avenue; thence South 89 Degrees 16 Minutes 00 Seconds West along said South line, a distance of 30.00 feet to the intersection with the West right of way line of said 1st Street; Thence South 0 Degrees 02 Minutes 08 Seconds West, a distance of 688.13 feet; Thence North 88 Degrees 39 Minutes 51 Seconds East, a distance of 30.01 feet to the Point of Beginning; said described tract containing 20,639 square feet, more or less;

to resolve the fact that 1st Street north of 18th Avenue is not physically located in the 1st Street right of way in the City of Rock Island, Illinois, and

WHEREAS, the City Council of the City of Rock Island, Illinois has determined that the public interest will be subserved by vacating said segment of the 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way in the City of Rock Island, Illinois; and

WHEREAS, the subject street is within an incorporated area of the City of Rock Island, Illinois, and therefore no public hearing is required; and

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

Section One. That a segment of 1st Street public right of way from 18th Avenue north to the southern line of the unimproved and reserved 16th Avenue right of way in the City of Rock Island, Illinois, be and is hereby vacated, reserving, however, unto the City of Rock Island or unto any public utility, all right, title and interest said City or utility may now have in any public service facility or property now located in said right-of-way herein described, and a right-of-way

and easement for such public utility and property, and also reserving unto said City or public utility the right to maintain, renew, enlarge, extend, or reconstruct any and all such public service facilities or property.

Section Two. That the City Clerk of the City of Rock Island, Illinois, shall file a certified copy of this ordinance for record in the Office of the Recorder of Deeds in and for Rock Island County, Illinois.

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

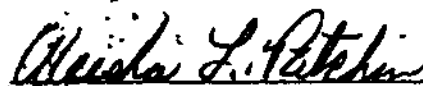
Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 20, 2012

APPROVED: February 21, 2012

ATTEST:


CITY CLERK

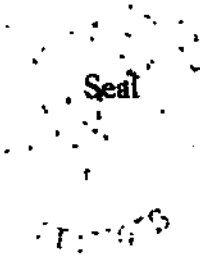
AYES: Aldermen Austin
Brooks
Conroy
Tollenaar
Jones
Murphy

NAYS: None
ABSENT: Foley

CERTIFICATION

I, Aleisha L. Patchin, City Clerk in and for the City of Rock Island, hereby certify the foregoing to be a true and perfect copy of Ordinance No. 012-2012, passed by the Rock Island City Council at their regular meeting of February 20, 2012, which meeting was held by the Rock Island City Council in Council Chambers of Rock Island City Hall.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 6th day of March 2012.




Aleisha L. Patchin, City Clerk

Return to: Office of City Clerk, 1528 Third Avenue, Rock Island, IL 61201
Prepared by: Aleisha L. Patchin, City Clerk

2012-04052

AFFIX TRANSFER TAX STAMPS

or

"Exempt under the provisions of Paragraph C,
Section 4, Real Estate Transfer Act."

Date:

2/22/12

Theodore E. Luttwig
Buyer, Seller, or Representative

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
02/23/2012 11:16AM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 4

**CORPORATE
WARRANTY DEED**

Illinois Statutory Form

THE GRANTOR, THE CITY OF ROCK ISLAND, ILLINOIS, a municipal
corporation, of the County of Rock Island and State of Illinois, for and in consideration of
the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid;
CONVEYS AND WARRANTS to WANDA S, SCHUMACHER, of the City of Rock
Island, County of Rock Island and State of Illinois, the following described real estate:

Part of LOT 2 in MANUFACTURER'S ADDITION to the city of Rock Island,
Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2, said point being the POINT
OF BEGINNING; thence North 0 degrees 06 minutes 03 seconds West along the
west line of said LOT 2, a distance of 142.15 feet; thence South 12 degrees 33
minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40
minutes 00 seconds East, a distance of 60.06 feet to the intersection with the south
line of said LOT 2; thence South 89 degrees 16 minutes 00 seconds West, a
distance of 27.17 feet to the POINT OF BEGINNING; said described tract
containing 2,103 square feet (0.05 acre), more or less.

Subject to real estate taxes for 2012 and thereafter.

Subject to easements and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the
State of Illinois.

Dated this 22 day of February, 2012.

THE CITY OF ROCK ISLAND, ILLINOIS, a
municipal corporation

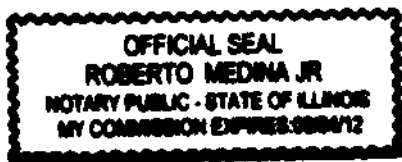
By: [Signature] (Seal)
DENNIS E. PAULEY, Mayor

By: [Signature] (Seal)
ALEISHA L. PATCHIN, City Clerk

STATE OF ILLINOIS)
)ss:
COUNTY OF ROCK ISLAND)

I, the undersigned, a Notary Public, in and for said County and State, aforesaid,
DO HEREBY CERTIFY, that DENNIS E. PAULEY, Mayor, and ALEISHA L.
PATCHIN, City Clerk, of The City of Rock Island, Illinois, a municipal corporation,
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered said instrument as their free and voluntary act, for the uses
and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of February,
2012.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Theodore G. Kutsunis
1515 - 4th Avenue, Suite 301
Rock Island, IL 61201

SEND TAX BILL TO:
Wanda S. Schumacher
1605 - 1st Street
Rock Island, IL 61201

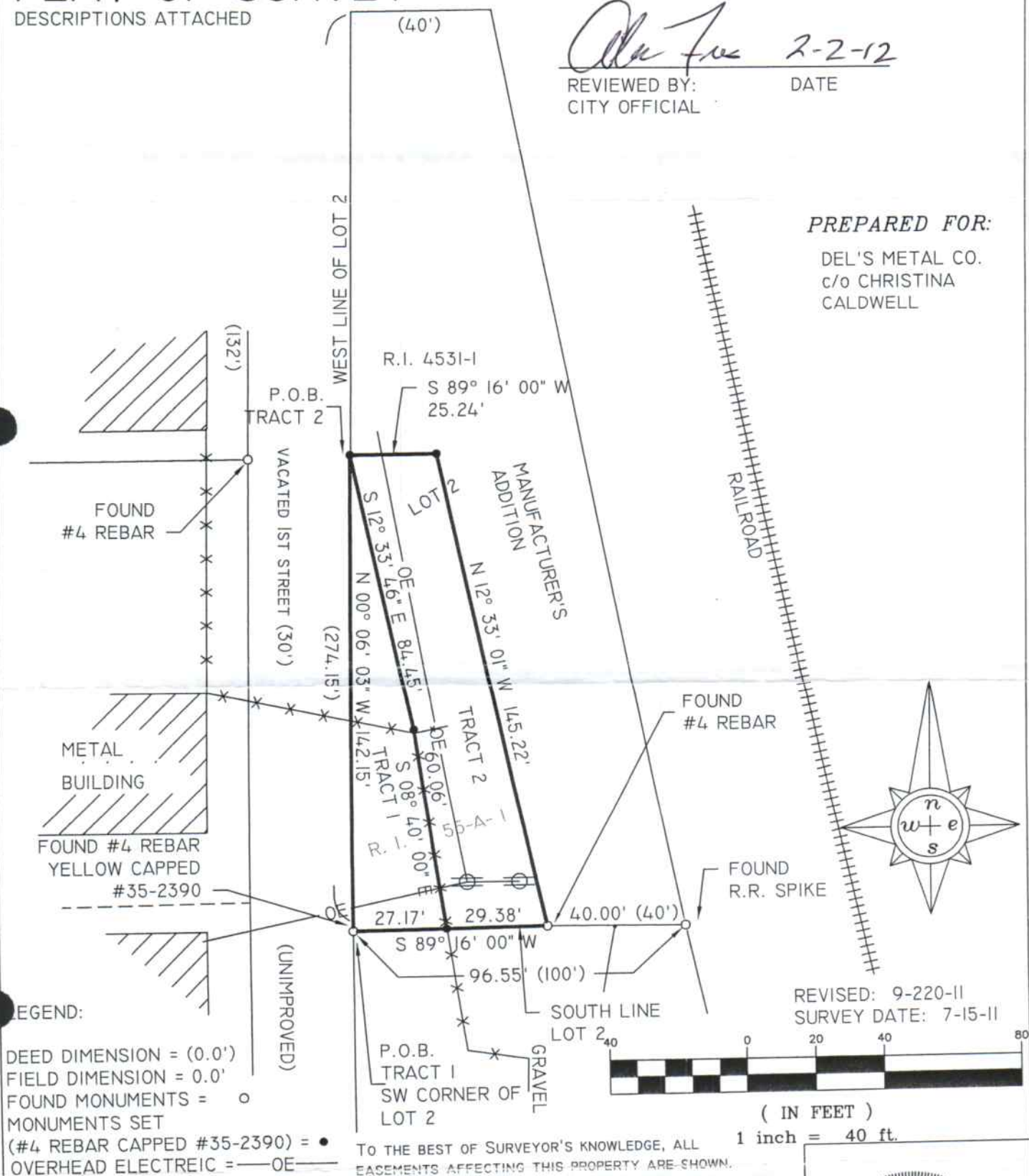
GRANTEE'S ADDRESS:
Wanda S. Schumacher
1605 - 1st Street
Rock Island, IL 61201

RETURN TO:
Robert H. Alvine
501 - 15th Street, Suite 503
Moline, IL 61265

DESCRIPTIONS ATTACHED

REVIEWED BY: Alan Fox DATE: 2-2-12
CITY OFFICIAL

DEL'S METAL CO.
c/o CHRISTINA
CALDWELL



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2012

DATE 2-1-12
NO. 35-2390



PROFESSIONAL LAND SURVEYING FIRM #184-002765

Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256

TRACT 1

Part of LOT 2 in MANUFACTURER'S ADDITION to the City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2, said point being the POINT OF BEGINNING; thence North 0 degrees 06 minutes 03 seconds West along the west line of said LOT 2, a distance of 142.15 feet; thence South 12 degrees 33 minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40 minutes 00 seconds East, a distance of 60.06 feet to the intersection with south line of said LOT 2; thence South 89 degrees 16 minutes 00 seconds West, a distance of 27.17 feet to the POINT OF BEGINNING; said described tract containing 2,103 square feet (0.05 acre), more or less.

TRACT 2

Part of LOT 2 in MANUFACTURER'S ADDITION to the City of Rock Island, Rock Island County, Illinois, more particularly described as follows:

Commencing at the southwest corner of said LOT 2; thence North 0 degrees 06 minutes 03 seconds West along the west line of said LOT 2, a distance of 142.15 feet the POINT OF BEGINNING; thence South 12 degrees 33 minutes 46 seconds East, a distance of 84.45 feet; thence South 8 degrees 40 minutes 00 seconds East, a distance of 60.06 feet to the intersection with the south line of said LOT 2; thence North 89 degrees 16 minutes 00 seconds East along said south line, a distance of 29.38 feet; thence North 12 degrees 33 minutes 01 second West, a distance of 145.22 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 25.24 feet to the POINT OF BEGINNING; said described tract containing 3,709 square feet (0.09 acre), more or less.

2010-30778

PATRICIA *PAT* VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
12/21/2010 03:37PM

REC FEE: 34.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 6

EXECUTOR'S DEED

EXECUTOR'S DEED

THIS INDENTURE, made this 30 day of NOVEMBER, 2010, between GLADYS I. KOHLER, as Executor of the Estate of Arvid A. Kohler, Party of the First Part, and WANDA S. SCHUMACHER, Party of the Second Part.

WITNESSETH:

WHEREAS, Arvid A. Kohler, in his lifetime, made and executed his Last Will and Testament, which Will was thereafter duly proved and admitted to probate in the Circuit Court of the 14th Judicial Circuit, Rock Island County, Illinois, as No. 98-P-347, whereby, among other things, Arvid A. Kohler named and appointed Gladys I. Kohler as the Executor of his Last Will and Testament; and

WHEREAS, by the terms of said Will, the Executor was given the authority to sell or otherwise dispose of any property, real or personal of the deceased, without an order of court; and

WHEREAS, in a prior Inventory filed in said cause, certain real estate situated in the City of Rock Island, County of Rock Island, the premises subject to this Deed, was not included as an asset of the Estate.

NOW, THEREFORE, the said Party of the First Part, and for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by said Party of the Second Part, the receipt

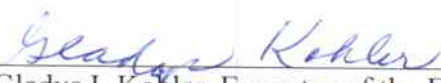
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Party of the Second Part, WANDA S. SCHUMACHER, the interest of Arvid A. Kohler of the following-described property:

See legal description attached as Exhibit "A" hereto and made a part hereof by this reference;

together with all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Party of the First Part has, might, or ought to have in and to said premises.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, as fully and effectually to all intents and purposes in law as she, the said Party of the First Part, might, could or ought to sell the same, by virtue of said Last Will and Testament above referred to.

IN WITNESS WHEREOF, the said Party of the First Part, as Executor of the Last Will and Testament of said Arvid A. Kohler, deceased, has hereunto caused this Executor's Deed to be executed and its seal affixed, all as of the day and year first above written.

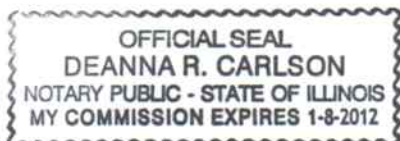

Gladys I. Kohler, Executor of the Estate of Arvid A. Kohler, deceased

Grantee's address:
Mail tax bill to:
Wanda S. Schumacher
1605 First Street
Rock Island, IL 61201



STATE OF ILLINOIS)
) SS
COUNTY OF ROCK ISLAND)

On this 30 day of Nov, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Gladys I. Kohler, Executor of the Estate of Arvid A. Kohler, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Deanna R. Carlson

Notary Public

Prepared by:
William L. Cleaver
BOZEMAN, NEIGHBOUR, PATTON & NOE, LLP
1630 Fifth Avenue
P.O. Box 659
Moline, IL 61265
Phone: (309)797-0850

Return to:
Robert Alvine
ALVINE & ALVINE
501 – 15th Street
Moline, IL 61265

EXHIBIT "A"

An undivided one-half (1/2) interest in and to the following:

Part of the Northeast Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows: Commencing at the center of said Section 3; thence North 0 degrees 02 minutes 08 seconds East along the West line of said Northeast Quarter, a distance of 30.00 feet to the point of beginning on the North right of way line of 18th Avenue; thence North 88 degrees 39 minutes 51 seconds East along said North line, a distance of 188.59 feet to the intersection with the Westerly right of way line of a railroad, said Westerly line being 50 feet perpendicular to the center of the existing track; thence North 12 degrees 35 minutes 50 seconds West along said Westerly line, a distance of 420.63 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 96.55 feet; thence South 0 degrees 02 minutes 08 seconds West, a distance of 413.66 feet to the point of beginning; said described tract containing 58.867 square feet (1.35 acres), more or less.

2010-30779

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
12/21/2010 03:37PM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0

PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH that the Grantor, DONALD L. RUGGLES, a married person, of the Village of Milan, in the County of Rock Island and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WANDA S. SCHUMACHER of the City of Rock Island, County of Rock Island and State of Illinois, the following-described real estate, to-wit:

See legal description attached as Exhibit "A" hereto and made a part hereof by this reference;

situated in the County of Rock Island in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO easements, covenants and restrictions of record; and general real estate taxes not yet due and payable.

DATED this 10th day of December, 2010.

 (Seal)
Donald L. Ruggles

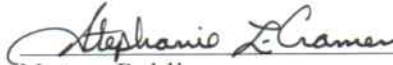
Grantor avows that the premises have never been used as a Homestead by the Grantor, nor by any spouse of the Grantor.

STATE OF ILLINOIS)
) SS.
COUNTY OF ROCK ISLAND)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that DONALD L. RUGGLES, a married person, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of December, 2010.




Notary Public

This is a legal instrument and should be executed under the guidance and supervision of an attorney.

Grantee's address
Mail tax bill to:
Wanda S. Schumacher
1605 First Street
Rock Island, IL 61201

Prepared by:
William L. Cleaver
BOZEMAN, NEIGHBOUR, PATTON & NOE, LLP
P.O. Box 659
Moline, IL 61266-0659

Return to:
Robert Alvine
ALVINE & ALVINE
501 - 15th Street
Moline, IL 61265



EXHIBIT "A"

An undivided one-half (1/2) interest in and to the following:

Part of the Northeast Quarter of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian, City of Rock Island, Rock Island County, Illinois, more particularly described as follows: Commencing at the center of said Section 3; thence North 0 degrees 02 minutes 08 seconds East along the West line of said Northeast Quarter, a distance of 30.00 feet to the point of beginning on the North right of way line of 18th Avenue; thence North 88 degrees 39 minutes 51 seconds East along said North line, a distance of 188.59 feet to the intersection with the Westerly right of way line of a railroad, said Westerly line being 50 feet perpendicular to the center of the existing track; thence North 12 degrees 35 minutes 50 seconds West along said Westerly line, a distance of 420.63 feet; thence South 89 degrees 16 minutes 00 seconds West, a distance of 96.55 feet; thence South 0 degrees 02 minutes 08 seconds West, a distance of 413.66 feet to the point of beginning; said described tract containing 58.867 square feet (1.35 acres), more or less.

EXHIBIT I

2010-20339

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
08/27/2010 02:59PM

REC FEE: 32.50
RHSP FEE: 10.00

BOOK: 0
PAGE: 0
PAGES: 2

**CORPORATION
WARRANTY DEED**

THIS INDENTURE
WITNESSETH, That the
Grantor,

**EXPORT PACKAGING CO.,
INC.,**

a corporation duly organized
and existing under and by virtue
of the laws of the State of Illinois
and duly authorized to transact
business in the State where the
following described real estate
is located,

for and in consideration of the sum of Ten Dollars, and other good and valuable
considerations, the receipt of which is hereby acknowledged, and pursuant to authority
given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Wanda S. Schumacher,
whose address is 1605 1st Street, Rock Island, Illinois 61201

the following described real estate to-wit:

Lots Number Nine (9), Ten (10), Eleven (11) and Twelve (12) in that part of the City of
Rock Island known as and called Manufacturer's Addition to said City, situated in the
County of Rock Island and State of Illinois.

Tax Parcel Number: Rock Island 4537
situated in the County of Rock Island in the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto
affixed, and has caused its name to be signed to these presents by its President and
attested by its Secretary, this 26th day of August, 2010.

EXPORT PACKAGING CO., INC
an Illinois corporation

By*

Gregory A. Ruggles
Gregory A. Ruggles
President



STATE OF ILLINOIS

)
) SS:
)

ROCK ISLAND COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Gregory A. Ruggles personally known to me to be the President of the Corporation who is the grantor, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument as President of said corporation, (and caused the corporate seal of said corporation to be affixed thereto,) pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of August, 2010.



(Notarial Seal)

Stephanie L. Cramer
Notary Public in and for said
County and State

Future Taxes to Grantee's Address (☒)
OR to

Wanda S. Schunacher
1605 - 1st Street
Rock Island, IL 61201

Return this document to:

Robert H. Alvine
501 15th St., #503
Moline, IL 61265

This instrument was prepared by:

Courtney Kay-Decker, Lane & Waterman LLP, 220 North Main St., Ste. 600, Davenport,
IA 52801 (563) 324-3246

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative

EXHIBIT J

Particle Transport and Pre-Screening Air Dispersion Modeling Summary

Del's Metals Co. Recycling Center
1605 1st Street
Rock Island, Illinois 61201
Project No. M245028
March 2, 2026



Particle Transport and Pre-Screening Air Dispersion Modeling Summary
Del's Metals Co. Recycling Center
1605 1st Street, Rock Island, Illinois 61201

Introduction

Mostardi Platt was retained by Del's Metals Co., Recycling Center (Del's) to investigate air dispersion impacts associated with Del's torch cutting operations at its Rock Island, Illinois Recycling Center, and to offer our independent opinion in response to concerns that ferrous metal fragments were emitted from those operations and then migrated onto neighboring properties. We also investigated the general air quality in the surrounding area.

Background

Del's operates a recycling center in Rock Island, Illinois. Only ferrous and non-ferrous metals are accepted for recycling at Del's. The ferrous and non-ferrous metals are processed for recycling by Del's and then distributed to third party mills and foundries for conversion into useful products.

As part of its process, Del's accepts only certified, out-of-service wind turbines components that have been stripped of all wiring, plastics and electronic parts, leaving only steel shafts, propellers and cast-iron bases. The cast-iron bases are crushed with a wrecking ball and containerized for shipment to customers for cast iron recycling. Turbine shafts are cut using an oxygen – propane (oxy-propane) torch. Those cutting torch operations were questioned by Del's neighbors, and those torch cutting operations were investigated by Mostardi Platt and are addressed in this report.

On March 31, 2025, Mostardi Platt observed the oxy-propane torch cutting of the steel shafts at Del's operation in Rock Island to in order to determine the behavior of metal particulate matter generated from the oxy-propane torch cutting operations – specifically to identify the transport of large particulate matter, if any, beyond Del's fence line and the impacts on local ambient air quality, if any.

Executive Summary

This report presents a science-based evaluation of the formation, transformation, transport, and deposition behavior of particulate matter generated during oxy-propane torch cutting operations at Del's Metals Co. in Rock Island, Illinois. Two central questions drive this report.

The first central question addressed is whether metallic fragments in the approximate size range of 100 to 1000 micrometers (0.1 to 1 millimeter), reportedly collected at distances of approximately 100 meters from the cutting area and identified in a video presentation prepared by a neighbor, could have originated from airborne emissions generated during those operations.

The second central question focuses on localized air quality impacts, if any, from the torch cutting.

The analysis integrates fluid dynamics, aerosol physics, plume rise theory, coagulation kinetics, gravitational settling mechanics, empirical particle size distribution data, and conservative U.S. EPA screening-level dispersion modeling. The evaluation is conducted in a stepwise manner, beginning with particle formation mechanisms and proceeding through plume dynamics, particle growth constraints, horizontal transport calculations, and empirical sampling confirmation.

Oxy-propane cutting produces particulate matter through two physically distinct processes that generate a bimodal size distribution. The first process is high-temperature vaporization followed by rapid oxidation and condensation, producing submicron metal-oxide particles that behave aerodynamically as fine aerosol. These particles are much smaller and much lighter than the fragments of metals depicted in the neighbor's video, and those submicron particles dispersed randomly in the atmosphere and are not the visible metal fragments shown in the video.

The second process is mechanical ejection of molten steel droplets from the kerf, producing dense metallic spatter typically ranging from tens of micrometers to several millimeters in diameter. These particle droplets fell to ground in the immediate vicinity of the torch cutting operations and were not capable of being carried to or in proximity of the Del's fence line.

These two particle classes differ fundamentally in density, morphology, settling velocity, and transport regime.

The physical transport of particles from the cutting location is governed by two mutually exclusive aerodynamic regimes: aerosol suspension for fine fume and ballistic sedimentation for coarse spatter. The transition between these regimes is controlled by particle diameter, density, and Reynolds-number-dependent drag behavior.

Submicron Particles – Particle Size Analysis

Using Stokes' Law for submicron particles and transitional drag formulations for coarse particles, settling velocities were calculated across the relevant size spectrum. A 1 micrometer iron-oxide particle has a calculated settling velocity on the order of 2×10^{-4} meters per second, corresponding to a fall time of approximately 35 hours from a 30-meter plume height. Under a moderate 5 meter per second wind, such a particle could theoretically travel hundreds of kilometers before deposition. The metal fragments described in the video are not submicron particles. Submicron particles are small and very light, and not of the size of the metal fragments identified by the neighbor.

In contrast, larger - 1000 micrometer dense metallic particles - have a settling velocity on the order of 6 to 8 meters per second and would reach the ground in approximately 1 to 4 seconds from a height of 10 to 30 meters, traveling less than 20 meters horizontally before deposition. These results demonstrate a pronounced aerodynamic discontinuity between fine aerosol transport and coarse metallic fallout. That is, the larger particulate generated from the cutting torch operations would fall to ground within one to two meters from the location of the operating cutting torch.

Potential Coalescence of Submicron Particles Forming the Fragments Identified in the Video

The hypothesis that submicron fume could possibly coagulate during plume transport into dense 100–1000 micrometer metallic solids was also evaluated using the Smoluchowski coagulation mechanism, albeit in a somewhat simplified form. The collision rate between particles is proportional to the square of particle number concentration. Because the buoyant thermal plume entrains large volumes of ambient air within seconds of emission, rapid dilution causes particle concentration—and therefore collision frequency—to decrease sharply. Growth from 0.1 micrometer primary particles to 100 micrometer solids would require a volumetric increase of approximately one billion times, corresponding to roughly one billion successful coalescence events. The time scales available before significant dilution and dispersion are insufficient by multiple orders of magnitude to permit such growth. Moreover, Brownian coagulation produces fractal, porous agglomerates rather than dense metallic spheres. Even if large geometric clusters were formed, their aerodynamic behavior would reflect low effective density and high drag, not the rapid settling characteristics of compact metal fragments. In other words, the fragments of metals shown in the video were not created from submicron particles coalescing in the atmosphere.

Hood Capture Filter and Road Filter Analysis and Confirmation of Conclusions

Empirical particle size distribution data from Cutting, Hood, and Road filters confirm that airborne emissions were overwhelmingly within the fine aerosol range and that no particles greater than 75 micrometers were detected in any airborne sample. (See **Attachment 1**.) The Road filter, located approximately 150–200 feet from the cutting operation and not consistently downwind, showed composition consistent with background mineral and yard-derived particulate rather than molten metallic droplets. If 100–1000 micrometer metallic particles were being transported 150–200 feet through the air, they would have been captured in those samples. They were not.

AERSCREEN Modeling

Finally, conservative screening-level dispersion modeling using EPA's AERSCREEN model demonstrated that predicted maximum 24-hour and annual particulate concentrations occur approximately 69 meters from the source and are several orders of magnitude below applicable National Ambient Air Quality Standards. These modeled results are consistent with near-field deposition of coarse particles and rapid dilution of fine aerosol.

The screening-level modeling shows maximum ground level impacts below EPA air quality standards at a distance of roughly one-fourth the distance from the torch cutting site to the nearest residences and to the Skip-A-Long Childhood Center, the latter of which is located approximately 280 meters east/northeast of the torch cutting location.

Opinion

Based on integrated aerodynamic, kinetic, empirical, and regulatory analysis, it is concluded to a reasonable degree of scientific and engineering certainty that 100–1000 micrometer metallic fragments reportedly found 100–300 meters from the torch cutting operations depicted in the neighbor's video did not originate from atmospheric transport of emissions generated at the Del's Metals facility.

Specifically, based on aerosol science, laboratory analytical results, field observations of the torch cutting plume rise, and atmospheric modeling:

- Submicron fume cannot grow into large (100 μm) coarse metallic fragments such as those identified by the neighboring property owner's video. Brownian coagulation produces small agglomerates of perhaps 1 μm . No thermodynamic or aerodynamic mechanism allows growth into 100–1000 μm dense metallic solids.
- Submicron particles (less than 100 μm) can remain airborne for hours or days, and settling times from a 10-meter to 30-meter plume height as observed during oxy-acetylene torch cutting at Del's Metals Co.'s Recycling Center range from approximately one hour to days or weeks, depending on aerodynamic diameter. The metal fragments identified at the neighboring property are not submicron particles.
- Large metallic debris (100–1000 μm) such as those represented in the video did not originate from oxy-propane torch cutting operations at Del's Metals Co.'s Recycling Center, but were generated close to the area where they were observed because such large particles fall from the air close to the source and within seconds – and not hundreds of meters downwind. The particles depicted in the video are molten spatter ejected directly from the kerf, and are not a product of atmospheric transformation from Del's Metal Co.'s Recycling Center.
- Analytical PM_{10} and particle size distribution data confirm airborne material in the fume associated with the oxy-propane torch cutting is fine and not coarse solids. Eurofins Method 5 and PSD results show >80–90% of airborne mass in the oxy-propane torch fumes was <5 μm with no particles >75 μm .
- Gaussian dispersion modeling shows maximum ground-level PM concentrations at 68.48 m (225 ft) from the torch cutting site. These concentrations were all found to be below the 24-hour and annual National Ambient Air Quality Standards (NAAQS) for PM_{10} .

Monitoring Equipment Locations

Meteorological stations (wind speed, wind direction), Clarity particulate matter monitoring stations and ambient high-volume particulate monitoring samplers were strategically set up to establish upwind and downwind particulate concentrations and serve as the basis for later air dispersion modeling pre-screening (see below).

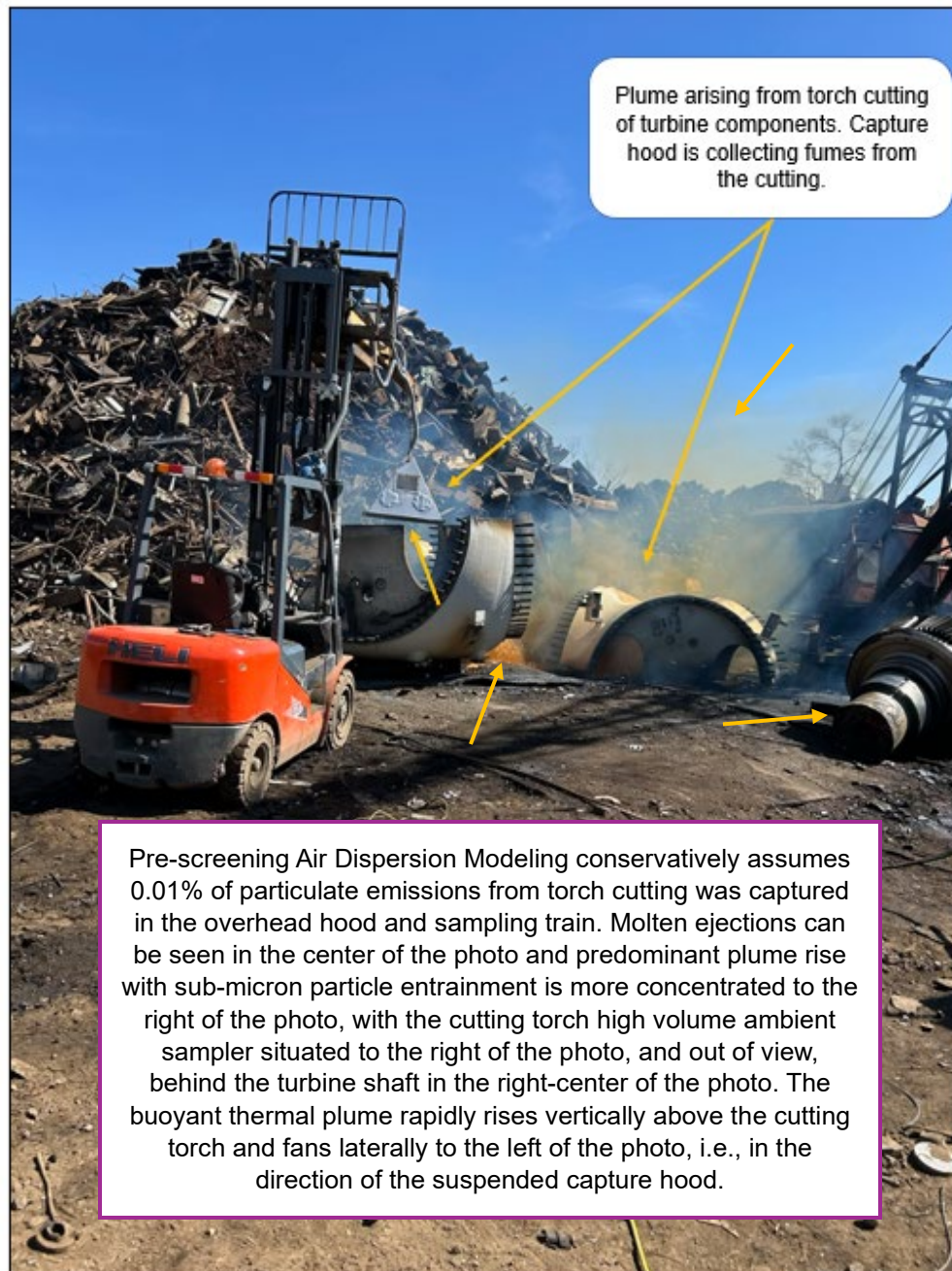
The locations of the test stations are shown in **Figure 1**.

Figure 1. Air Sampling Test Locations



To ensure representative particulate capture from oxy-propane torch cutting of turbine components, Mostardi Platt fabricated a collection hood mated with a high-volume ambient air sampler and the hood was lifted above and in close proximity to the torch cutter. See **Photo 1**. Because the plume rapidly rose and spread laterally, for dispersion modeling screening purposes, the amount of particulate captured on the filtering media from the hood was conservatively estimated to represent 1/100th of the total particulate loading generated from torch cutting.

Photo 1. Torch Cutting Plume Rise and Capture Hood



The Central Question Regarding Particle Transport

Oxy-propane cutting is a high-temperature industrial process in which steel is locally heated above its ignition temperature and oxidized by a high-velocity oxygen jet. The process generates visible smoke and molten metal ejection. During turbine dismantling operations at Del's Metals, concerns were raised that metallic fragments observed on nearby properties may have originated from airborne emissions produced during cutting.

The central technical question is therefore whether dense metallic particles in the approximate size range of 100 to 1000 micrometers could have been formed within the buoyant cutting plume and transported through the atmosphere to distances of 100 to 300 meters prior to deposition.

Answering this question requires analysis of:

1. The mechanisms of particle formation during cutting.
2. The aerodynamic regime governing particle transport.
3. The potential for mid-air growth via coagulation.
4. The gravitational settling characteristics of coarse particles.
5. The horizontal transport distances achievable under realistic wind conditions.
6. Empirical sampling data.
7. Conservative dispersion modeling.

Each of these components is addressed below in narrative technical form.

Physical Mechanisms of Particle Formation

During torch cutting, two distinct particle generation pathways occur simultaneously. The first pathway is vaporization of metal at temperatures approaching 2800–2900°C. Vaporized iron and alloy constituents mix with oxygen and ambient air, oxidize rapidly, and condense to form primary particles typically between 0.01 and 0.3 micrometers in diameter. These particles collide to form loose, chain-like agglomerates in the 0.1–1 micrometer range. Because of their small size and oxidized composition, these particles behave as fine aerosol.

These ultrafine particles exhibit:

- Extremely low settling velocities
- Large specific surface area
- Oxidized, brittle, hollow or chain-like morphology

This is the visible “smoke” in the torch plume. (**Photo 1.**)

The second pathway is mechanical ejection of molten steel droplets from the kerf by the oxygen jet. These droplets range from tens of micrometers to several millimeters in diameter. Surface tension forces act during cooling, producing dense, approximately spherical metallic particles. Their density approximates that of solid steel (approximately 7800 kg/m³). These droplets are governed not by aerosol diffusion but by inertial and gravitational forces.

The distinction between these two particle classes is not merely quantitative but qualitative. Fine fume is chemically oxidized and structurally porous. Spatter is metallic and compact. Their aerodynamic behavior is correspondingly different.

These droplets:

- Are typically 50 µm to several millimeters
- Solidify in milliseconds
- Follow a shallow ballistic path
- Deposit within meters of the cut
- Remain metallic and strongly magnetic

These particles do not remain airborne and are not transported by a thermal plume. Coarse Spatter/Slag drops almost immediately due to its size and density. Fume (submicron airborne) material may remain airborne at its submicron size and density, with no physical ability to coalesce into the size of the metal fragments identified in the video presented to the Rock Island City Council. This distinction between fume (submicron, airborne) and spatter (coarse, ballistic) is fundamental.

Plume Rise and Dilution

The cutting operation generates a localized thermal plume that behaves as a buoyant turbulent jet. Plume rise can be approximated using Briggs-type formulations, in which the plume rise Δh depends on buoyancy flux and wind speed. Although exact buoyancy flux is not required for this evaluation, field observations indicate plume heights in the range of 10–30 meters before significant lateral bending occurs.

The important physical feature is the rapid entrainment of ambient air. Turbulent entrainment causes the plume to expand and particle number concentration to decrease rapidly with height. Because coagulation rate is proportional to the square of particle concentration, even modest dilution produces dramatic reductions in collision frequency.

Residence time within the high-concentration core of the plume is therefore on the order of seconds. After that time, dilution dominates and further particle growth is kinetically suppressed.

Coagulation Kinetics

The rate of Brownian coagulation between particles is described by the Smoluchowski equation. For equal-sized particles, the collision rate per unit volume is proportional to $K n^2$, where K is the coagulation coefficient and n is number concentration.

The diffusion coefficient D of a particle is inversely proportional to its diameter. As particles grow larger, their diffusivity decreases and collision frequency drops further.

To grow from a 0.1 micrometer primary particle to a 100 micrometer dense solid requires a volumetric increase of 10^9 . That is, one billion primary particles must compact into a single sphere. Even under unrealistically high collision efficiencies, the time required for such growth exceeds plume residence times by many orders of magnitude.

Furthermore, Brownian coagulation produces fractal aggregates rather than dense spheres. Fractal aggregates possess low effective density and high drag coefficients. Even if geometric length were large, aerodynamic diameter would remain small relative to a compact metallic sphere.

Thus, mid-air formation of dense 100–1000 micrometer metallic fragments via coagulation is physically implausible.

Even if collisions continued indefinitely:

- Brownian agglomerates form chain-like, porous structures
- They do form solid spheres at atmospheric temperatures

- Their effective density remains low, unlike molten droplets

Thus even in unrealistic conditions, atmospheric fume would produce fractal clusters, not dense 100–1000 µm agglomerates that would settle out 100 m downwind.

Reynolds Regime Settling Analysis

Settling velocity depends on particle size and Reynolds number (Re). For small particles (Re << 1), Stokes' Law applies:

$$v_s = \frac{(\rho_p - \rho_a) * g * d_p^2 * C_c}{18\mu}$$

Where:

- ρ_p = particle density ($\approx 3000 \text{ kg/m}^3$ for metal oxides)
- ρ_a = air density (1.2 kg/m^3)
- $g = 9.81 \text{ m/s}^2$
- d_p = particle diameter (meters)
- C_c = Cunningham slip correction factor (≈ 1.1 – 1.3 for 0.1 – $1 \text{ }\mu\text{m}$)
- μ = air viscosity (1.8×10^{-5} pascal-seconds)

For larger particles, inertial effects increase drag and transitional formulations are required.

For a 1 micrometer iron-oxide particle, calculated settling velocity is approximately $2 \times 10^{-4} \text{ m/s}$. From a height of 30 meters, fall time exceeds 30 hours.

For a 100 micrometer dense particle, settling velocity increases by a factor of 10,000 relative to a 1 micrometer particle, reducing fall time to minutes or seconds depending on exact regime.

For a 1000 micrometer dense particle, settling velocity approaches several meters per second. From 30 meters, deposition occurs in less than 4 seconds.

This diameter-squared scaling produces a sharp aerodynamic transition between aerosol suspension and ballistic deposition.

Horizontal Transport Modeling

Horizontal transport distance is simply wind speed multiplied by fall time. Using a representative wind speed of 5 m/s:

A 1 micrometer particle traveling for 30 hours could travel hundreds of kilometers.

A 1000 micrometer particle falling in 2–4 seconds could travel less than 20 meters.

Thus, particles capable of reaching 100–300 meters must be small enough to remain suspended for many minutes. Particles large enough to be visible metallic grit cannot remain airborne long enough to reach those distances.

This constitutes the aerodynamic separation between near-field deposition and far-field aerosol drift.

Example calculations of particles at various aerodynamic diameters and under two wind speed conditions, using the Stokes and Soulsby solutions, are attached here for reference purposes. (See **Attachment 2**.)

Empirical Particle Size Distribution and Filter Evidence

Sampling data from Cutting, Hood, and Road filters confirm the theoretical analysis. The Cutting and Hood filters, positioned nearest the torch, showed particulate mass overwhelmingly below 10 micrometers, with no particles detected above 75 micrometers.

The Road filter, located approximately 330 feet away and not consistently downwind, likewise showed no particles above 75 micrometers. Composition was consistent with mineral dust and yard-derived particulate rather than metallic spatter.

If 100–1000 micrometer metallic fragments were transported through the air more than 300 feet, they would have appeared in these samples. Their absence provides direct empirical confirmation that coarse metallic particles were not transported through the plume.

Locations of the Cutting High Volume Sampler and the Road High Volume Sampler are depicted in **Figures 2 and 3**.

Figure 2. Road Hi-Vol Sampler and Torch Cutting Hi-Vol Sampler Particle Size Distributions (100 m apart)



Figure 3. Road Hi-Vol Sampler and Torch Cutting Hi-Vol Sampler Compositional Breakdown (100 m apart)



Analysis of the Distinct Hi-Volume Sampler Signatures

The spatial relationship between the Torch Cutting Hi-Vol sampler and the Road Hi-Vol sampler provides an independent empirical test of the atmospheric transport hypothesis. The two samplers were positioned approximately 100 meters apart. (**Figures 2 and 3.**) One was located adjacent to the torch cutting operation and represents near-source emissions. The other was positioned near the roadway and was not consistently downwind of the cutting activity.

If coarse metallic fragments in the 100–1000 μm range were being transported from the torch area to the roadway location, the Road sampler would exhibit compositional and size-distribution characteristics similar to the Cutting sampler, albeit diluted.

The data show that this is not the case.

Particle size distribution results demonstrate that both samplers are dominated numerically by particles in the sub-2.5 μm range, which is expected for ambient aerosol. However, mass-based distributions diverge in a meaningful way. The Torch Cutting sampler shows a strong iron-rich signature consistent with oxidized steel fume, with iron-rich fractions ($\pm$ silicon, nickel, copper, zinc) dominating the compositional breakdown. Calcium carbonate and aluminosilicate components are negligible or non-detect at the cutting location.

In contrast, the Road Hi-Vol sampler shows a composition dominated by calcium carbonate (17–27%), calcium/magnesium carbonate (5–15%), aluminosilicates (30–40%), and complex mineral mixtures (22–32%). The iron-rich fraction in the Road sample is comparatively minor.

This compositional profile is characteristic of mineral dust, roadway particulate, and yard-derived material — not molten steel spatter or freshly oxidized steel fume.

The particle size distributions further reinforce this distinction. In both figures, no particles greater than 75 μm were detected in either sampler. If 100–1000 μm metallic fragments were being transported through the air, they would necessarily appear in this coarse fraction. Their absence is decisive.

Moreover, if the Road sampler were capturing transported metallic fragments from the torch cutting area, the iron-rich compositional signature would be proportionally elevated at the roadway location. Instead, the Road sample exhibits a mineralogical signature consistent with local soil and surface materials.

This divergence between the near-source Cutting sampler and the distant Road sampler is not subtle. It reflects two fundamentally different particulate populations.

The Cutting sampler captures fine oxidized metal aerosol generated by high-temperature vaporization. The Road sampler captures background mineral and carbonate dust unrelated to torch emissions.

If atmospheric transport of coarse metallic fragments were occurring over 100 meters, the Road sampler would display a metallic enrichment consistent with that transport pathway. It does not.

The compositional and particle-size data therefore provide empirical confirmation of the aerodynamic analysis: the material present 100 meters from the cutting location is not the same material emitted at the torch.

This evidence stands independently of theoretical plume modeling and independently of coagulation kinetics. It is direct measurement evidence demonstrating that the two locations were not collecting the same particulate population.

The Central Question Concerning Air Quality Impacts – Air Dispersion Modeling Pre-Screening Analysis

Particulate emissions were evaluated using EPA's AERSCREEN screening model. Emission rates were conservatively derived from measured filter mass, adjusted assuming only 0.01% capture efficiency.

The resulting total particulate emission rate was 0.254 g/s, with PM_{2.5} and PM₁₀ fractions derived from measured PSD.

Modeled maximum 24-hour PM_{2.5} concentration was 6.84 µg/m³, compared to a NAAQS standard of 35 µg/m³. Maximum 24-hour PM₁₀ concentration was 35.22 µg/m³, compared to 150 µg/m³. Maximum impacts occurred approximately 69 meters from the source, consistent with near-field behavior.

These concentrations are below regulatory thresholds and confirm dilution and deposition of particulate emissions.

Methodology

To estimate the air quality impact to nearby businesses and communities for comparison with federal ambient air quality standards, particulate emissions from the metal torch cutting process were modeled using the US EPA's approved AERSCREEN model with the propriety Providence/Oris interface.

AERSCREEN is a simplified, faster air dispersion screening model that estimates worst-case concentrations from a single source and a pre-defined set of meteorological conditions. AERSCREEN is intended to estimate concentrations that are at equal to or greater than those that would be obtained from AERMOD, the more complex EPA model used for regulatory compliance determination.

PM_{2.5}, PM₁₀, and total particulate matter (TPM) emissions from the torch cutting process were modeled in this study. Emission rates used in the model were obtained from the MVA Particle Size Distribution analysis reports, the Tisch Environmental air flow Calibration Worksheets, and Eurofins Method 5 report for each Cutting, Road, and Hood Filter. The TPM emission rate in grams/second (g/s) was calculated from the net filter weight and sampling time from these reports. The PM_{2.5} and PM₁₀ emission rates were calculated from the TPM emission rate and the particle size distribution report. The emission rates from Cutting Filter 1 were the highest of all the filters, and thus were used in the model.

As a conservative estimate, it was assumed that only 0.01% total emissions from the torch cutting were captured by the sampling capture hood. The TPM, PM₁₀, and PM_{2.5} emission rates were calculated as follows:

Cutting Filter 1 Sample Run Time: 4.38 hours

Cutting Filter 1 Net Filter Weight: 400,000 µg

$$\text{TPM Emission Rate (g/s)} = \frac{400,000 \text{ } \mu\text{g}}{4.38 \text{ hours}} \times \frac{\text{g}}{10^6 \mu\text{g}} \times \frac{1 \text{ hour}}{3600 \text{ s}} \times \frac{1}{0.01 \%} = 0.254 \text{ g/s}$$

Table 1 - Particle Size Distribution by Mass for Cutting Filter 1

Particle Diameter (µm)	Mass Fraction (0–1)
0.5 - 1	0.016
>1 - 2.5	0.139
>2.5 - 5	0.281
>5 - 7.5	0.208
>7.5 - 10	0.156
>10 - 75	0.2
>75	0

$$\text{PM}_{2.5} \text{ Mass Fraction} = 0.016 + 0.139 = 0.155$$

$$\text{PM}_{10} \text{ Mass Fraction} = 0.016 + 0.139 + 0.281 + 0.208 + 0.156 = 0.80$$

$$\text{PM}_{2.5} \text{ Emission Rate (g/s)} = 0.254 \text{ g/s} \times 0.155 = 0.0393 \text{ g/s}$$

$$\text{PM}_{10} \text{ Emission Rate (g/s)} = 0.254 \text{ g/s} \times 0.80 = 0.203 \text{ g/s}$$

The torch cutting process was modeled as a volume source in AERSCREEN. A release height of 3 ft and release area width of 15 ft were estimated based upon pictures taken of the emissions plume during torch cutting. The horizontal dispersion coefficient σ_{y0} and vertical dispersion coefficient σ_{z0} were calculated as follows based upon Table 3-3 of the US EPA's *User's Guide for the AMS/EPA Regulatory Model (AERMOD)* (November 2024):

$$\sigma_{y0} = 15 \text{ ft}/4.3 = 3.49 \text{ ft}, \sigma_{z0} = 3 \text{ ft}/2.15 = 1.40 \text{ ft}$$

To account for local terrain and elevation features, topographic data from the United States Geologic Survey (USGS) 3-Dimensional Elevation Program (3DEP) database was imported into the model. The datafile used was a 1 x 1 degree, 1 arc-second GeoTIFF(.tif) file that accurately captures the surrounding terrain features. The default settings for meteorological conditions were used to generate the most conservative concentration estimates.

Concentrations were evaluated in a radial receptor grid of concentric circles 25 meters apart out to 1000 meters from the torch cutting process, and points spread out in 10-degree increments. This receptor grid allows for proper modeling of air quality impacts to nearby businesses and neighborhoods without excessive model run times. The area surrounding Del's Metals was modeled as an urban environment due to the presence of industrial facilities to the north, south,

and west, and homes to the east. The model parameters for each pollutant are included with the model summaries in the Attachments.

Results

The model results show maximum projected impacts of PM_{2.5} and PM₁₀ that are below federal ambient air quality standards for each pollutant and averaging period. The following table summarizes the maximum modeled impacts compared to federal standards, with the exception of TPM, which has no federal standard.

Table 2 – Maximum Ground-Level Particulate Concentrations

Pollutant	Averaging Period	Maximum Modeled Impact (µg/m ³)	NAAQS (µg/m ³)	Distance from Source (m)
PM _{2.5}	24-Hour	6.84	35	68.58
PM _{2.5}	Annual	1.14	9	68.58
PM ₁₀	24-Hour	35.22	150	68.58
TPM	24-Hour	44.07	NA	68.58
TPM	Annual	7.35	NA	68.58

For each pollutant and averaging period, the maximum modeled concentration occurred approximately 69 meters from the torch cutting process, with concentrations decreasing rapidly beyond Del's property line. The Attachments include graphs showing maximum concentrations as a function of distance from the torch cutting process.

The maximum modeled ground-level concentrations for PM_{2.5} and PM₁₀ are one-fourth the distance from Del's oxy-propane torch cutting site as is the Skip-a-Long Childhood Center east of Del's. See **Figures 4 and 5** for a spatial representation of these distances (radii of 69 m and 280 m). The screening model produced PM_{2.5} and PM₁₀ concentrations which are order of magnitude equivalent to the empirical results from fence line monitoring (**Table 3**).

Figure 4. Location of Skip-a-Long Childhood Center from Site



Figure 5. Maximum Ground-level Impact Radius and Skip-a-Long Childhood Center Radius



East Sensor and Residential Impact – Methodology Overview

A directional monitoring and screening dispersion modeling evaluation was conducted to assess the potential contribution of oxy-propane torch cutting operations to ambient PM₁₀ concentrations at nearby residential receptors located approximately 280 meters downwind. Continuous 30-day PM₁₀ monitoring data were evaluated using wind-sector classification to differentiate downwind versus upwind conditions. The incremental source contribution was estimated as the difference between average downwind and upwind concentrations at the East monitoring location (~70 m from the source). This empirically derived incremental concentration was then extrapolated to 280 meters using a conservative Gaussian volume-source dispersion relationship under Stability Class F (most stable) conditions. This approach provides a mathematically supported and conservative estimate of downwind residential impacts attributable to torch cutting operations.

Monitoring Data Summary – East Sensor

The East sensor, positioned in the direction of the residential community, recorded a 30-day average PM₁₀ concentration of 19.87 µg/m³. When winds were classified as downwind of the torch cutting sector, the average PM₁₀ concentration was 22.49 µg/m³. Under upwind conditions, the average concentration was 16.80 µg/m³.

The estimated incremental source contribution under downwind conditions is therefore:

- $22.49 - 16.80 = 5.69 \text{ } \mu\text{g}/\text{m}^3$

This represents approximately a 34% increase above upwind conditions, indicating a measurable but moderate contribution from the source sector. Importantly, elevated PM₁₀ values also occurred under upwind conditions, with a maximum of 212.67 µg/m³ compared to a downwind maximum of 690.05 µg/m³. The presence of triple-digit upwind peaks demonstrates that extreme short-duration events are not uniquely attributable to torch cutting and may reflect other on-site or off-site influences.

Table 3. Summary of 30-day Particulate Monitoring Data

Row Labels	Average of PM10 Concentration (µg/m³)	Maximum of PM10 Concentration (µg/m³)	Average of PM2.5 Concentration (µg/m³)	Maximum of PM2.5 Concentration (µg/m³)	Average of PM10 Concentration (µg/m³)	Maximum of PM10 Concentration (µg/m³)
Driveway Sensor	8.17	66.84	11.93	106.93	18.30	171.14
DOWNWIND	8.45	66.84	12.49	106.93	19.18	171.14
E	7.44	25.96	10.31	39.01	15.09	50.21
N	8.61	43.19	12.62	58.38	18.85	87.28
NE	9.68	66.84	14.57	106.93	22.38	171.14
NW	4.04	25.72	5.99	38.26	12.00	53.46
W	2.76	8.48	4.32	12.16	10.89	38.10
UPWIND	6.74	23.21	9.13	32.44	13.89	83.95
S	6.41	19.73	8.58	26.52	13.02	32.59
SE	7.55	23.21	10.20	32.44	15.38	83.95
SW	5.68	21.27	8.11	31.10	12.79	37.67
East Sensor	10.60	304.23	16.25	458.98	19.87	690.05
DOWNWIND	12.22	304.23	18.35	458.98	22.49	690.05
N	13.65	304.23	20.74	458.98	25.48	690.05
NW	13.90	100.00	20.21	145.93	25.35	199.74
S	6.75	20.51	9.71	28.35	11.24	30.96
SW	7.19	21.33	10.75	32.29	12.60	36.13
W	7.52	34.50	11.02	48.28	13.55	60.98
UPWIND	8.71	126.46	13.79	178.59	16.80	212.67
E	6.95	29.16	10.16	47.18	11.47	60.89
NE	9.36	126.46	15.28	178.59	19.04	212.67
SE	7.62	23.24	10.86	33.13	12.27	38.36
North Sensor	8.79	84.65	13.39	119.24	15.31	147.63
DOWNWIND	8.44	46.51	12.08	65.22	13.69	76.30
E	9.02	38.99	12.93	51.92	14.51	62.34
S	7.14	23.44	10.29	31.80	11.71	37.29
SE	10.39	46.51	14.52	65.22	16.44	76.30
SW	5.66	20.94	8.75	32.77	10.15	36.81
UPWIND	8.90	84.65	13.82	119.24	15.83	147.63
N	9.22	46.57	14.04	62.03	15.63	75.48
NE	9.85	84.65	15.57	119.24	18.30	147.63
NW	3.87	24.06	6.05	37.71	7.01	42.21
W	2.80	9.09	4.65	12.91	5.96	14.86
South Sensor	8.60	102.57	12.26	150.19	17.14	198.74
DOWNWIND	9.24	102.57	13.07	150.19	17.89	198.74
N	10.46	102.57	14.81	150.19	20.01	198.74
NW	4.04	23.93	5.66	35.68	8.84	46.27
W	3.14	9.14	4.37	12.24	7.40	19.18
UPWIND	8.11	43.44	11.64	66.81	16.56	103.44
E	6.90	27.20	9.46	41.92	13.08	56.29
NE	9.06	43.44	13.43	66.81	19.34	103.44
S	6.63	19.88	8.78	26.80	12.32	31.77
SE	7.39	22.36	9.97	31.82	13.49	40.31
SW	6.08	21.73	8.57	31.54	12.45	39.71

Dispersion Methodology and Mathematical Basis

Torch cutting emissions behave as a near-ground volume source released approximately 1 meter (3 feet) above ground level. Under Gaussian dispersion theory, centerline ground-level concentration is inversely proportional to the product of horizontal and vertical plume spreads:

- $C(x) \propto 1 / [\sigma_y(x) \cdot \sigma_z(x)]$

The concentration ratio between two distances can therefore be approximated as:

- $C(280) / C(70) \approx [\sigma_y(70) \cdot \sigma_z(70)] / [\sigma_y(280) \cdot \sigma_z(280)]$

Using conservative Stability Class F dispersion coefficients (rural conditions):

- $\sigma_y(70 \text{ m}) \approx 2.79 \text{ m}$
- $\sigma_z(70 \text{ m}) \approx 1.10 \text{ m}$
- $\sigma_y(280 \text{ m}) \approx 11.05 \text{ m}$
- $\sigma_z(280 \text{ m}) \approx 4.13 \text{ m}$

The resulting conservative attenuation ratio is:

- $C(280) / C(70) \approx 0.067 (\approx 7\%)$

Estimated Residential Impact at 280 Meters

Applying the 0.067 attenuation ratio to the observed incremental contribution at 70 meters:

- $5.69 \mu\text{g}/\text{m}^3 \times 0.067 \approx 0.38 \mu\text{g}/\text{m}^3$

Alternatively, applying the ratio to the full downwind average ($22.49 \mu\text{g}/\text{m}^3$):

- $22.49 \times 0.067 \approx 1.5 \mu\text{g}/\text{m}^3$

For short-duration peak comparison, scaling the incremental peak ($690.05 - 212.67 = 477.38 \mu\text{g}/\text{m}^3$):

- $477.38 \times 0.067 \approx 32 \mu\text{g}/\text{m}^3$ (incremental peak estimate at 280 m)

These estimates indicate that the expected incremental PM_{10} contribution at 280 meters is on the order of approximately $0.3\text{--}1.5 \mu\text{g}/\text{m}^3$ for long-term averages, with conservative short-duration incremental peaks potentially on the order of tens of $\mu\text{g}/\text{m}^3$. These values remain below the 24-hour PM_{10} NAAQS of $150 \mu\text{g}/\text{m}^3$.

Integrated Conclusions

The combined evidence from plume mechanics, coagulation kinetics, gravitational settling, horizontal transport modeling, empirical particle size distribution data, spatial filter placement, and conservative EPA pre-screening dispersion modeling leads to a unified conclusion.

Particles in the size range of 100–1000 micrometers depicted in the neighbor's video cannot be transported 100–300 meters through atmospheric processes generated by oxy-propane torch cutting. Fine aerosol remains suspended but cannot transform into dense metallic fragments during transport. Coarse metallic spatter deposits within meters of the source.

It is therefore concluded, to a reasonable degree of scientific and engineering certainty, that metallic fragments reportedly found at distances of 100 meters from the Del's Metals cutting operations did not originate from atmospheric transport of torch-cutting emissions.

Moreover, air quality at the Skip-a-Long Childhood Center would not result in the exceedance of EPA established air quality standards resulting from Del's oxy-propane torch cutting operations.

Directional analysis confirms that torch cutting operations contribute a measurable but moderate increment to ambient PM₁₀ concentrations at the East monitoring location, approximately 5–6 µg/m³ above upwind conditions during aligned wind periods. Gaussian volume-source dispersion mathematics under conservative Stability Class F conditions indicates that concentrations decrease substantially between 70 meters and 280 meters due to plume spreading and atmospheric dilution. Application of this conservative attenuation factor results in estimated incremental PM₁₀ concentrations at the nearest residential receptors that are small relative to both background ambient levels and the federal 24-hour PM₁₀ standard. Extreme short-duration peaks observed at the monitoring location are not uniquely attributable to torch cutting, as significant peaks also occur under upwind conditions, indicating multi-source or off-site influences.

Attachments

- 1 – MVA Scientific Consultants Particle Size Distribution and Material Identification Reports (2)
- 2 – Particle transport calculation spreadsheet
- 3 – AERSCREEN supporting documents

Attachment 1

MVA Scientific Consultants Particle Size Distribution and Material Identification Reports

3300 Breckinridge Blvd
Suite 400
Duluth, GA 30096

770.662.8509
FAX 770.662.8532
www.mvainc.com

Stack Sample Analysis

PM10 & PM2.5 Custom
Particle Sizing

Particle Shape Analysis

Particulate Matter
Identification

Back-Half Catch Residue
Identification (M202)

Filter Debris Analysis

Ambient Air Sample
Characterization

Condensable Analysis

Litigation Support

Techniques

Light Microscopy

Scanning Electron
Microscopy

Transmission Electron
Microscopy

Fourier Transform
Infrared Spectroscopy

Confocal Raman Microscopy

White Light Interference
Microscopy

Energy Dispersive X-ray
Spectrometry

Fluorescence Microscopy

Ion Milling & Ultramicrotomy

Accreditations

cGMP Compliant

ISO/IEC 17025

FDA Registered

DEA Licensed

Report of Results: MVA16290

Particle Size Distribution and Material Identification

Prepared for:

**Mostardi Platt
888 Industrial Dr
Elmhurst, IL 60126**

Respectfully Submitted by: _____

**Jake Mosely, M.S.
Research Scientist**

24 April 2025

Report of Results: MVA16290

Particle Size Distribution and Material Identification

Introduction

On 10 April 2025 we received three rectangular fiber filters with the request that we determine their particle size distributions down to 0.5 micrometer and the composition of the particulate. Upon receipt the samples were assigned the unique MVA Scientific Consultants laboratory identification numbers shown in Table 1. The analyses and data reduction were performed at MVA Scientific Consultants during the period 22 April through 24 April 2025.

Methods

The samples were prepared for analysis in accordance with MVA SOP 310, "Sample Preparation Methods for Total Particle Sizing Using Microscopical Techniques."

The particle size distribution measurements were performed using a JEOL JSM-6500F field emission scanning electron microscope operating in automated mode under the control of a Thermo Scientific Noran System 7 x-ray analysis system, utilizing MVA SOP 316, "Automated Particle Size Analysis Using the JEOL JSM-6500F FESEM and Thermo Scientific Noran System 7." The particle size data is presented in terms of particle number and in terms of estimated mass. The assumption has been made that the particles are all of similar density, and therefore the particle volume distribution is equivalent to the particle mass distribution.

The samples were also examined visually and with the aid of a stereomicroscope. A portion of each sample was analyzed by scanning electron microscopy-energy dispersive x-ray spectrometry (SEM-EDS) and Fourier transform infrared spectroscopy (FTIR). SEM-EDS analysis was conducted using a JEOL JSM-6500F field emission scanning electron microscope equipped with a Thermo Scientific Noran System 7 energy dispersive x-ray spectrometer. FTIR analysis was conducted using a SensIR IlluminatIR infrared spectrometer attached to an Olympus BX51 compound microscope.

Results

The size distributions of the particulate in the samples down to 0.5 micrometer are shown in Tables 1 and 2.

Approximately 60 particles from each sample were analyzed for elemental composition. A compositional breakdown is presented as an estimated range by percent of particles in Table 3.

Discussion (Material Characterization)

All three samples consisted of particulate and other residue on fiber filters.

The particulate material in samples AM0564 and AM0566 was dominated by iron-rich particulate, sometimes with small amounts of silicon. In AM0564 the iron-rich particulate was occasionally associated with small amounts of nickel, copper, and/or zinc. In AM0566 the iron-rich particulate was occasionally associated with small amounts of zinc only.

The particulate in sample AM0565 was dominated by carbonate and aluminosilicate particles and contained much less iron-rich particulate than the other two samples.

The complex particles in all three samples consisted of mixtures of various amounts of other phases observed in their respective samples along with small amounts of sulfur and chlorine, probably present as salts.

A hexane extract from each sample produced a thin residue. All residues produced FTIR spectra consistent with a hydrocarbon oil (Figures 1 through 3).

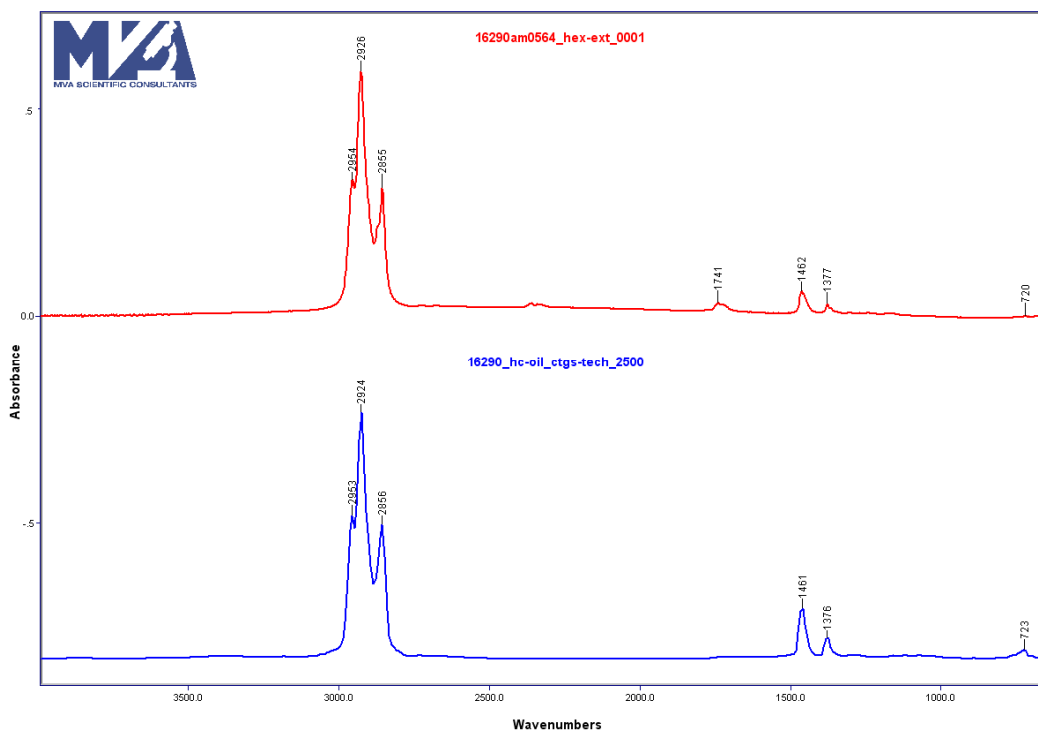


Figure 1. AM0564. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

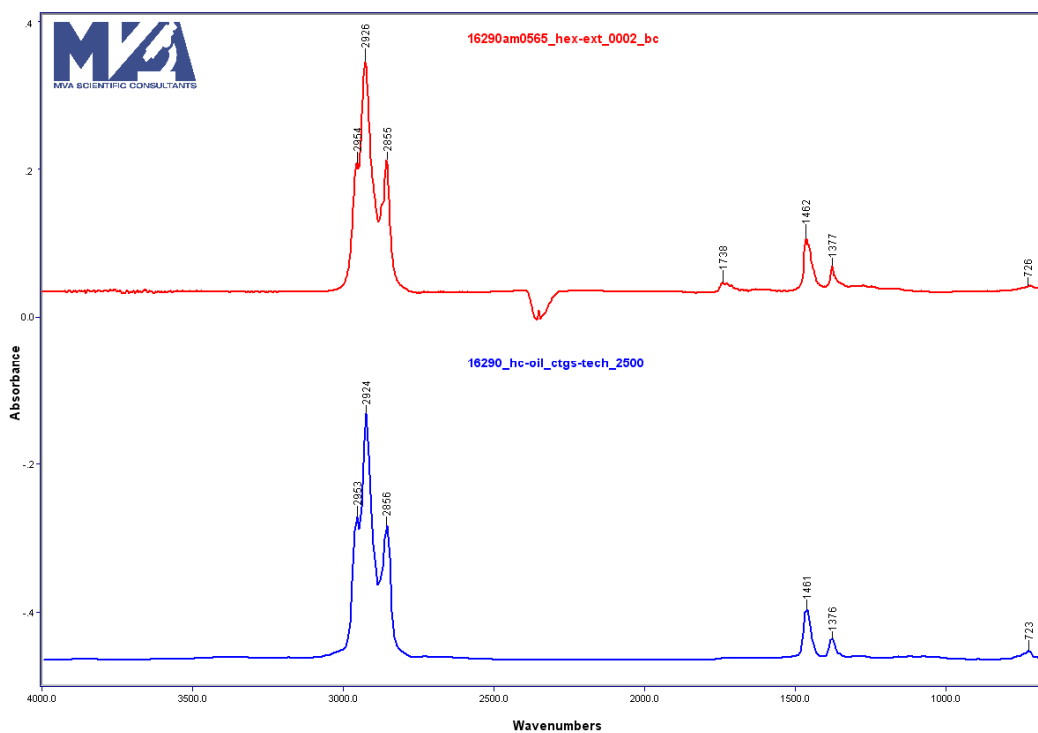


Figure 2. AM0565. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

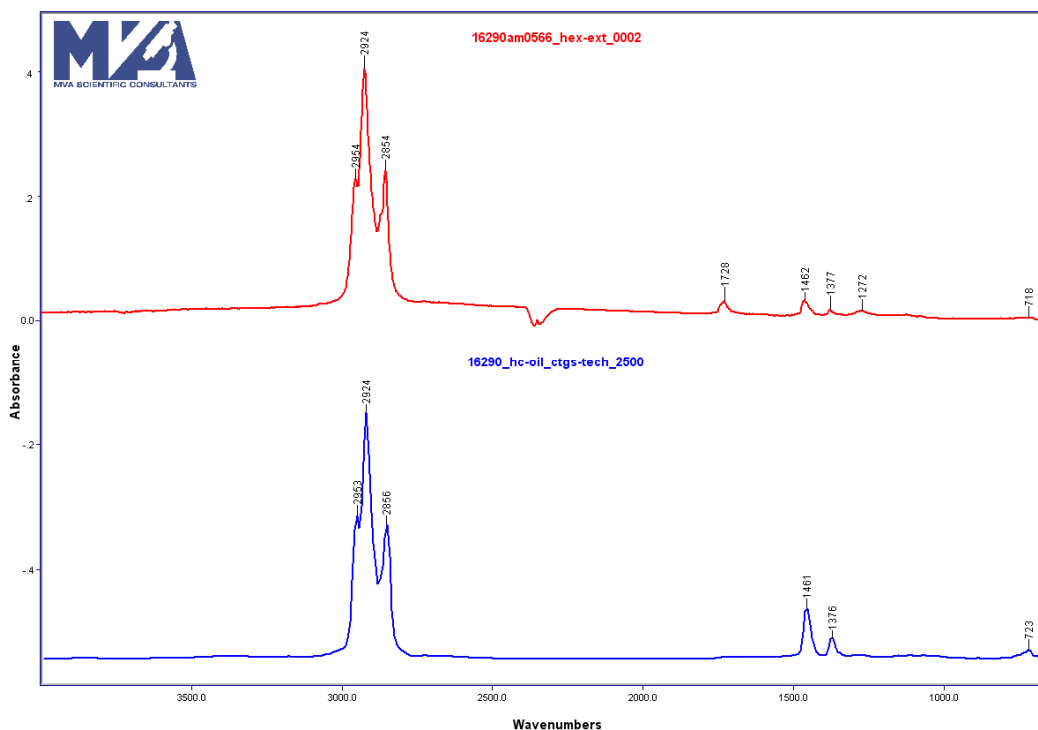


Figure 3. AM0566. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

Chain-of-Custody Form						
Project Number: M245028				Date Results Required:		
Client: Del's Metal				TAT Required:		
Plant/Test Location: Rock Island				Project Supervisor:		
PO#:				Reference: Q250337854RO		
Sample Number	Sample Date	Sample Point Identification	# of Conts	Sub Lab	Analysis Required	Volume , mls
001	4/4/25	Cutting Filter 3 AM0564	1	MVA	Particle Size/Composition	
002	4/4/25	Road Filter 2 AM0565	1	MVA	Particle Size/Composition	
003	3/31/25	Hood Filter AM0566	1	MVA	Particle Size/Composition	
Delivered to Lab by: <i>Weslee Rogman</i> Date/Time: <i>4/7/25</i> <i>[Signature]</i>			Received by: <i>[Signature]</i> Date/Time: <i>4/10/25 2:30PM</i> MVA Scientific Consultants		Processed by: _____ Date/Time: _____	

Laboratory Notes:

Please send reports to:

Weslee Rogman: wrogman@mp-mail.com

Michael Valentino: mvalentino@mp-mail.com

3300 Breckinridge Blvd
Suite 400
Duluth, GA 30096

770.662.8509
FAX 770.662.8532
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Stack Sample Analysis

PM10 & PM2.5 Custom
Particle Sizing

Particle Shape Analysis

Particulate Matter
Identification

Back-Half Catch Residue
Identification (M202)

Filter Debris Analysis

Ambient Air Sample
Characterization

Condensable Analysis

Litigation Support

Techniques

Light Microscopy

Scanning Electron
Microscopy

Transmission Electron
Microscopy

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Infrared Spectroscopy

Confocal Raman Microscopy

White Light Interference
Microscopy

Energy Dispersive X-ray
Spectrometry

Fluorescence Microscopy

Ion Milling & Ultramicrotomy

Accreditations

cGMP Compliant

ISO/IEC 17025

FDA Registered

DEA Licensed

Report of Results: MVA16351

Particle Size Distribution and Material Identification

Prepared for:

**Mostardi Platt
888 Industrial Dr
Elmhurst, IL 60126**

Respectfully Submitted by: _____

**Jake Mosely, M.S.
Research Scientist**

16 May 2025

Report of Results: MVA16351

Particle Size Distribution and Material Identification

Introduction

On 7 May 2025 we received three rectangular fiber filters with the request that we determine their particle size distributions down to 0.5 micrometer as well as the composition of the particulate. Upon receipt the samples were assigned the unique MVA Scientific Consultants laboratory identification numbers shown in Table 1. The analyses and data reduction were performed at MVA Scientific Consultants during the period 13 May through 16 May 2025.

Methods

The samples were prepared for analysis in accordance with MVA SOP 310, "Sample Preparation Methods for Total Particle Sizing Using Microscopical Techniques."

The particle size distribution measurements were performed using a JEOL JSM-6500F field emission scanning electron microscope operating in automated mode under the control of a Thermo Scientific Noran System 7 x-ray analysis system, utilizing MVA SOP 316, "Automated Particle Size Analysis Using the JEOL JSM-6500F FESEM and Thermo Scientific Noran System 7." The particle size data is presented in terms of particle number and in terms of estimated mass. The assumption has been made that the particles are all of similar density, and therefore the particle volume distribution is equivalent to the particle mass distribution.

The samples were also examined visually and with the aid of a stereomicroscope. A portion of each sample was analyzed by scanning electron microscopy-energy dispersive x-ray spectrometry (SEM-EDS) and Fourier transform infrared spectroscopy (FTIR). SEM-EDS analysis was conducted using a JEOL JSM-6500F field emission scanning electron microscope equipped with a Thermo Scientific Noran System 7 energy dispersive x-ray spectrometer. FTIR analysis was conducted using a SensIR IlluminatIR infrared spectrometer attached to an Olympus BX51 compound microscope.

Results

The size distributions of the particulate in the samples down to 0.5 micrometer are shown in Tables 1 and 2.

Approximately 50-60 particles from each sample were analyzed for elemental composition. A compositional breakdown is presented as an estimated range by percent of particles in Table 3.

Discussion (Material Characterization)

All three samples consisted of particulate and other residue on fiber filters.

The particulate material in samples AM0754 and AM0755 was dominated by iron-rich particulate consistent with iron oxide, sometimes with small amounts of silicon and/or zinc.

The particulate in sample AM0756 was dominated by carbonate and aluminosilicate particles and contained much less iron-rich particulate than the other two samples.

The complex particles in all three samples consisted of mixtures of various amounts of the phases observed in their respective samples, sometimes with small amounts of chlorine.

A hexane extract from each sample produced a residue. All residues produced FTIR spectra consistent with a hydrocarbon oil (Figures 1 through 3).

Table 1. MVA 16351. Percentages of Particles in Various Average Diameter Ranges by Number of Particles

MVA Sample Number	AM0754	AM0755	AM0756
Client ID	Cutting Filter 1 (Q0452607)	Cutting Filter 2 (Q0452606)	Road Filter 1 (Q0452605)
Average Diameter Range (µm)	Number %	Number %	Number %
0.5 - 1	46.1	54.0	44.1
>1 - 2.5	41.7	38.9	36.5
>2.5 - 5	10.1	6.1	12.4
>5 - 7.5	1.4	0.7	3.7
>7.5 - 10	0.4	0.2	1.5
>10 - 75	0.2	0.1	1.9
>75	nd	nd	nd
Total Particles	18896	18882	18943

nd = not detected

Table 2. MVA 16351. Percentages of Particles in Various Average Diameter Ranges by Mass of Particles

MVA Sample Number	AM0754	AM0755	AM0756
Client ID	Cutting Filter 1 (Q0452607)	Cutting Filter 2 (Q0452606)	Road Filter 1 (Q0452605)
Average Diameter Range (µm)	Mass %	Mass %	Mass %
0.5 - 1	1.6	3.1	0.3
>1 - 2.5	13.9	19.6	2.2
>2.5 - 5	28.1	25.5	7.0
>5 - 7.5	20.8	16.2	9.8
>7.5 - 10	15.6	10.9	10.8
>10 - 75	20.1	24.7	69.8
>75	nd	nd	nd

nd = not detected

Table 3. MVA 16351. Compositional Breakdown by Percentage of Particles

MVA Sample Number	AM0754	AM0755	AM0756
Client ID	Cutting Filter 1 (Q0452607)	Cutting Filter 2 (Q0452606)	Road Filter 1 (Q0452605)
Calcium carbonate	<5%	nd	14-24%
Calcium/magnesium carbonate	<5%	nd	19-29%
Aluminosilicate	14-24%	<5%	30-40%
Iron-oxide	64-74%	87-97%	<5%
Complex	3-9%	4-10%	15-25%

nd = not detected

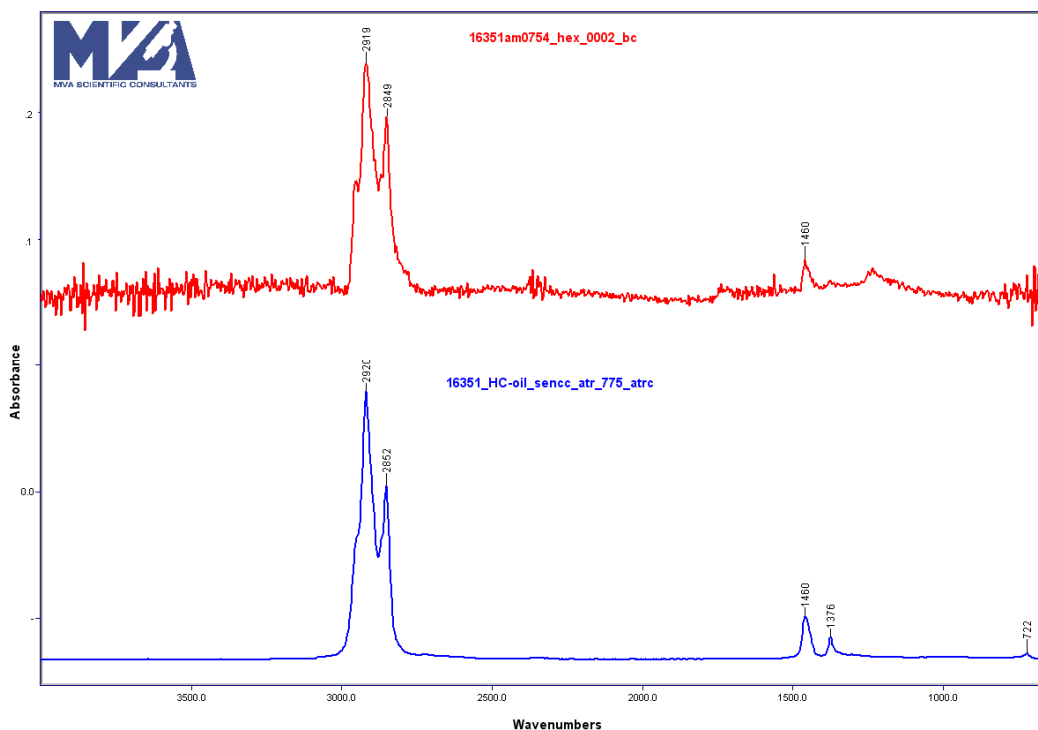


Figure 1. AM0754. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

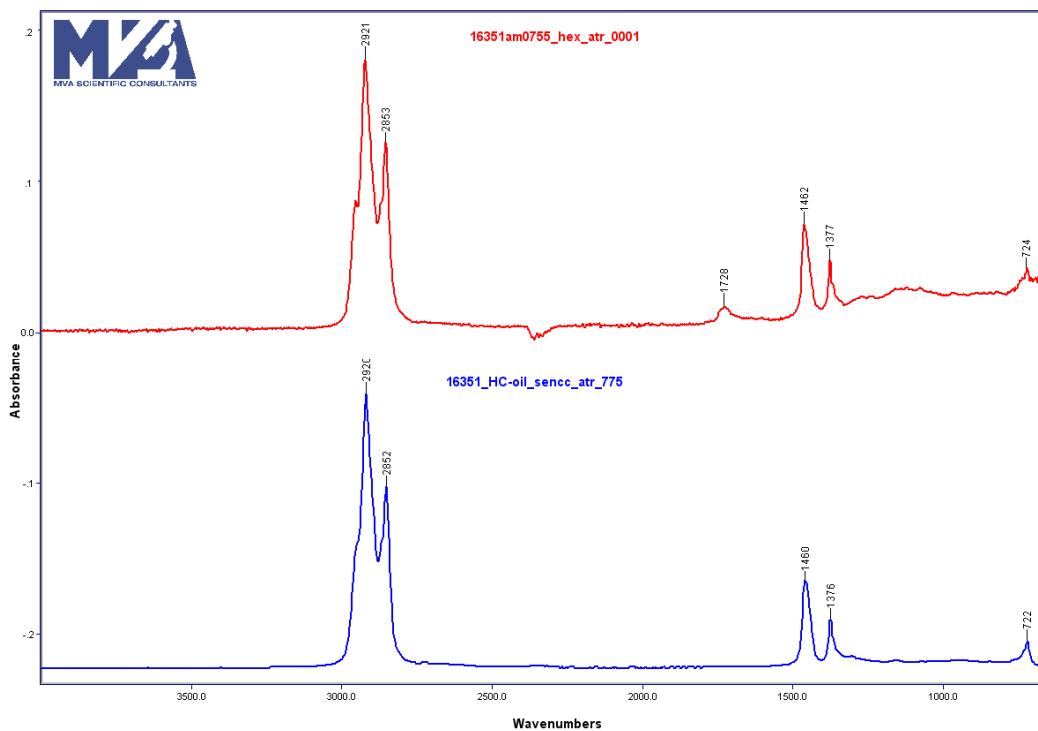


Figure 2. AM0755. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

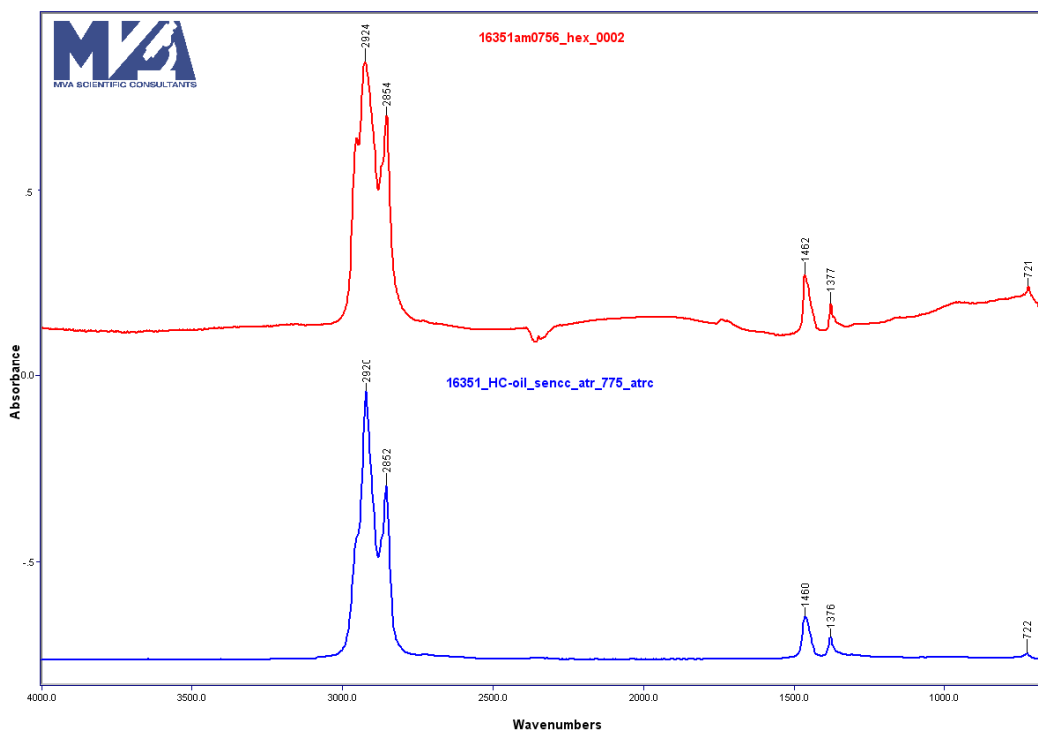


Figure 3. AM0756. FTIR spectrum of a hexane extract from the sample (upper trace) and a reference spectrum of a hydrocarbon oil (bottom trace).

16351

2504282



Sample Transportation Notice

If no TAT is marked, EATL will proceed with Standard TAT

Air Toxics

Project No: M25028

CHAIN-OF-CUSTODY RECORD

page of

Project Manager

Collected by: (Print and Sign) Wesley Rogman
Company Mostard Platt Email _____
Address 888 Industrial City Elmwood State IL Zip 60126
Phone 630-247-4607 Fax _____

Project Info:				Turn Around Time:		Circle Reporting Units:		
P.O. # _____				☒ Normal ☐ Rush		ppbv ppmv ug/m ³ mg/m ³		
Project # <u>M245028</u>				specify				
Project Name _____								
Lab ID	Field Sample Identification	Tube # / Cartridge #	Date of Collection	Start Time	End Time	Duration	Final Volume	Analysis Requested
Q1A	Cutting Filter 1 (Q0452607)	AM0754	3/31/25			4.38 hr	9,016 cf	MS-Weight #X
Q2A	Cutting Filter 2 (Q0452606)	AM0755	4/1/25			29.34 hr	45,569 cf	MS-Weight #X
Q3A	Road Filter 1 (Q0452605)	AM0756	4/1/25			24.32 hr	59,278 cf	MS-Weight #X
Q4A	Trip Blank (Q0452604)	AM0757	4/1/25			N/A	N/A	MS-Weight #X
	NO Custody Seal							
	Received Ambient at 2000hrs							
	CAR 4-25-25							
	Fedex 504 426450302225							
Relinquished by: (signature) <u>[Signature]</u> Date/Time <u>4/7/25 12:00</u>				Received by: (signature) <u>SEP EATL</u> Date/Time <u>4/11/25 12:15</u>				Pump Calibration Information Pre-test Flow Rate:
Relinquished by: (signature) <u>[Signature]</u> Date/Time <u>4/7/25 1430</u>				Received by: (signature) <u>CU MAN</u> Date/Time <u>4-25-25 1145</u>				Post-test Flow Rate:
Relinquished by: (signature) <u>[Signature]</u> Date/Time _____				Received by: (signature) <u>W. R. Rabin</u> Date/Time <u>5/7/25 12:00 PM</u>				Average Flow Rate:
Relinquished by: (signature) <u>[Signature]</u> Date/Time _____				Received by: (signature) <u>MVA Scientific Consultants</u> Date/Time _____				Notes:
Lab Use Only	Shipper Name <u>UPS</u>	Air Bill # _____	Temp (°C) _____	Condition _____		Custody Seals Intact? <u>Yes</u> <u>No</u> <u>None</u>		Work Order _____

See lab notes provided for details

Chain-of-Custody Form						
Project Number: M245028				Date Results Required:		
Client: Del's Metal				TAT Required:		
Plant/Test Location: Rock Island				Project Supervisor:		
PO#:				Reference: Q250337854RO		
Sample Number	Sample Date	Sample Point Identification	# of Conts	Sub Lab	Analysis Required	Volume, mls
001	3/31/25	Cutting Filter 1 (Q0452607)	1	Eurofins (CA)	M5-Weight**	
002	4/1/25	Cutting Filter 2 (Q0452606)	1	Eurofins (CA)	M5-Weight**	
003	4/1/25	Road Filter 1 (Q0452605)	1	Eurofins (CA)	M5-Weight**	
004	4/1/25	Trip Blank (Q0452604)	1	Eurofins (CA)	M5-Weight**	
Delivered to Lab by: Weslee Rogman Date/Time: 4/7/25 12:00		Received by: JLR EATL Date/Time: 4/4/25 12:15		Processed by: CAR Date/Time: 4-25-25 1145		

Laboratory Notes: ** When weights are finished, please split the sample in half. Send half to MVA and half to Eurofins Knoxville.

MVA
Jake Mosley
3300 Breckinridge Blvd #400
Duluth, GA 30096

**MVA will analyze for particle size and composition

Eurofins Knoxville
Courtney Adkins
5815 Middlebrook Pike
Knoxville, TN 37921

** Eurofins will be analyzing for metals as in quote from 12/19/24.

Received by MVA Scientific Consultants
JLR EATL 5/7/25 12:00 PM

INITIAL C: _____ CF: _____ FINAL G: _____ ^{1/2 JLR}
4/11/25

PROBE: _____ TIME STORED: _____

CUSTODY SEAL? YES NO NONE
CARRIER: UPS

Please send reports to:
Weslee Rogman: wrogman@mp-mail.com
Michael Valentino: mvalentino@mp-mail.com

Attachment 2

Particle Transport Calculation Spreadsheet

Del's Metal Co. -- Particle Settling Velocities and Travel Distances

Particle size (µm)	Particle size (m)	Particle ρ (kg/m³)	Air ρ (kg/m³) at 20°C	Stoke's v _s (m/s)	Kinematic viscosity	d-	Soulsby v _t (m/s)	Wind speed (mph)	Wind speed (m/s)	Settling time from 10 m (sec)	Settling time from 30 m (sec)	Travel distance downwind at 10 m height (m)	Travel distance downwind at 30 m height (m)
0.1	0.0000001	7800	1.21	2.35E-06		N/A	N/A	1	0.44704	4.26E+06	1.28E+07	1.90E+06	5.71E+06
0.1	0.0000001	7800	1.21	2.35E-06		N/A	N/A	10	4.4704	4.26E+06	1.28E+07	1.90E+07	5.71E+07
1	0.000001	7800	1.21	2.35E-04		N/A	N/A	1	0.44704	4.26E+04	1.28E+05	1.90E+04	5.71E+04
1	0.000001	7800	1.21	2.35E-04		N/A	N/A	10	4.4704	4.26E+04	1.28E+05	1.90E+05	5.71E+05
5	0.000005	7800	1.21	5.87E-03		N/A	N/A	1	0.44704	1.70E+03	5.11E+03	7.61E+02	2.28E+03
5	0.000005	7800	1.21	5.87E-03		N/A	N/A	10	4.4704	1.70E+03	5.11E+03	7.61E+03	2.28E+04
10	0.00001	7800	1.21	2.35E-02		N/A	N/A	1	0.44704	4.26E+02	1.28E+03	1.90E+02	5.71E+02
10	0.00001	7800	1.21	2.35E-02		N/A	N/A	10	4.4704	4.26E+02	1.28E+03	1.90E+03	5.71E+03
50	0.00005	7800	1.21	5.87E-01		N/A	N/A	1	0.44704	1.70E+01	5.11E+01	7.61E+00	2.28E+01
50	0.00005	7800	1.21	5.87E-01		N/A	N/A	10	4.4704	1.70E+01	5.11E+01	7.61E+01	2.28E+02
100	0.0001	7800	1.21	2.35E+00		N/A	N/A	1	0.44704	4.26E+00	1.28E+01	1.90E+00	5.71E+00
100	0.0001	7800	1.21	2.35E+00		N/A	N/A	10	4.4704	4.26E+00	1.28E+01	1.90E+01	5.71E+01
500	0.0005	7800	1.21	N/A	1.50E-05	3.27E+01	5.46E+00	1	0.44704	1.83E+00	5.50E+00	0.8	2.46E+00
500	0.0005	7800	1.21	N/A	1.50E-05	3.27E+01	5.46E+00	10	4.4704	1.83E+00	5.50E+00	8.2	2.46E+01
1000	0.001	7800	1.21	N/A	1.50E-05	6.55E+01	7.99E+00	1	0.44704	1.25E+00	3.75E+00	0.6	1.68E+00
1000	0.001	7800	1.21	N/A	1.50E-05	6.55E+01	7.99E+00	10	4.4704	1.25E+00	3.75E+00	5.6	1.68E+01

Stoke's Law

$$v_s = \{d_p^2 (\rho_p - \rho_f) g\} / 18 \mu_f$$

d_p = mean aerodynamic diameter of particulate
ρ_p = density of the particulate matter
ρ_f = density of the fluid (in this case, air)
g = acceleration of gravity
μ_f = dynamic viscosity of the fluid (in this case, air)

$$\mu_f = 1.81 \times 10^{-5}$$

Soulsby Equation

$$V_t = v/d_p [\sqrt{(10.36^2 + 1.049 d_p^3)} - 10.36]$$

$$v = \text{kinematic viscosity} = \mu/\rho_{\text{air}}$$

$$d = \text{dimensionless diameter} = d_p \left\{ \frac{(\rho_p/\rho_f - 1)g}{v^2} \right\}^{1/3}$$

$$v = 1.5 \times 10^{-6} \text{ m}^2/\text{sec}$$

Attachment 3

AERSCREEN Supporting Documents

PM_{2.5} Model Results and Input Parameters Summary

TITLE: PM2.5 MODEL SUMMARY

***** VOLUME PARAMETERS *****

SOURCE EMISSION RATE:	0.0394 g/s	0.313 lb/hr
VOLUME HEIGHT:	0.91 meters	3.00 feet
INITIAL LATERAL DIMENSION:	1.06 meters	3.49 feet
INITIAL VERTICAL DIMENSION:	0.43 meters	1.40 feet
STACK BASE LONGITUDE:	-90.5947 deg	700774. Easting
STACK BASE LATITUDE:	41.4950 deg	4596503. Northing
STACK BASE UTM ZONE:		15
REFERENCE DATUM (NADA):		4
STACK BASE ELEVATION:	170.55 meters	559.55 feet
RURAL OR URBAN:	URBAN	
POPULATION:	37108	

DIGITAL ELEVATION MAP(S) "M:\EHS\Projects\2024 Projects\M245028 Del's
Metals 2024 Assistance\Screening Model Update

INITIAL PROBE DISTANCE =	1000. meters	3281. feet
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***** BUILDING DOWNWASH PARAMETERS *****

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

***** FLOW SECTOR ANALYSIS *****
25 meter receptor spacing: 69. meters - 1000. meters

FLOW SECTOR	MAXIMUM 1-HR CONC (ug/m3)	IMPACT DIST (m)	RECEPTOR HEIGHT (m)	TEMPORAL PERIOD
10	11.39	68.6	0.17	WIN
20	11.39	68.6	0.16	WIN
30	11.39	68.6	0.10	WIN
40*	11.39	68.6	0.01	WIN
50	11.39	68.6	-0.15	WIN
60	11.39	68.6	-0.27	WIN
70	11.39	68.6	-0.43	WIN
80	11.39	68.6	-0.52	WIN
90	11.39	68.6	-0.45	WIN
100	11.39	68.6	-0.37	WIN
110	11.39	68.6	-0.32	WIN
120	11.39	68.6	-0.38	WIN
130	11.39	68.6	-0.34	WIN
140	11.39	68.6	-0.19	WIN
150	11.39	68.6	-0.11	WIN
160	11.39	68.6	-0.07	WIN
170	11.39	68.6	-0.03	WIN
180	11.39	68.6	0.12	WIN
190	11.39	68.6	0.19	WIN
200	11.39	68.6	-0.06	WIN
210	11.39	68.6	-0.27	WIN
220	11.39	68.6	-0.39	WIN
230	11.39	68.6	-0.50	WIN
240	11.38	68.6	-0.57	WIN
250	11.38	68.6	-0.58	WIN
260	11.38	68.6	-0.59	WIN
270	11.38	68.6	-0.58	WIN
280	11.38	68.6	-0.57	WIN
290	11.38	68.6	-0.54	WIN
300	11.39	68.6	-0.50	WIN
310	11.39	68.6	-0.24	WIN
320	11.39	68.6	0.06	WIN
330	11.39	68.6	0.24	WIN
340	11.39	68.6	0.14	WIN
350	11.39	68.6	0.05	WIN
360	11.39	68.6	0.12	WIN

* = worst case flow sector

***** MAKEMET METEOROLOGY PARAMETERS *****

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
 DOMINANT CLIMATE TYPE: Average Moisture
 DOMINANT SEASON: Winter

ALBEDO: 0.35
 BOWEN RATIO: 1.50
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR

10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

METEOROLOGY CONDITIONS USED TO PREDICT AMBIENT BOUNDARY IMPACT

YR MO DY JDY HR

10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

 ***** AERSCREEN AUTOMATED DISTANCES *****
 OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)
68.58	11.39	0.01	550.00	1.223	8.45
75.00	9.729	0.00	575.00	1.182	9.28
100.00	5.878	0.03	600.00	1.142	9.46
125.00	7.119	3.52	625.00	1.123	15.79
150.00	6.719	4.73	650.00	1.096	19.89
175.00	5.095	3.83	675.00	1.062	18.26
200.00	4.671	5.19	700.00	1.022	11.51
225.00	3.955	5.37	725.00	0.9886	8.63
250.00	3.369	5.44	750.00	0.9636	8.78
275.00	2.920	5.69	775.00	0.9406	9.01
300.00	2.587	6.48	800.00	0.9188	9.04
325.00	2.267	6.02	825.00	0.8978	8.78
350.00	2.032	5.88	850.00	0.8790	9.02
375.00	1.865	6.59	875.00	0.8609	9.11
400.00	1.700	6.60	900.00	0.8439	9.32
425.00	1.556	6.22	925.00	0.8269	9.08
450.00	1.468	6.66	950.00	0.8108	8.85
475.00	1.390	6.79	975.00	0.7961	9.09
500.00	1.323	6.82	1000.00	0.7818	9.15
525.00	1.269	7.33			

 ***** AERSCREEN MAXIMUM IMPACT SUMMARY *****

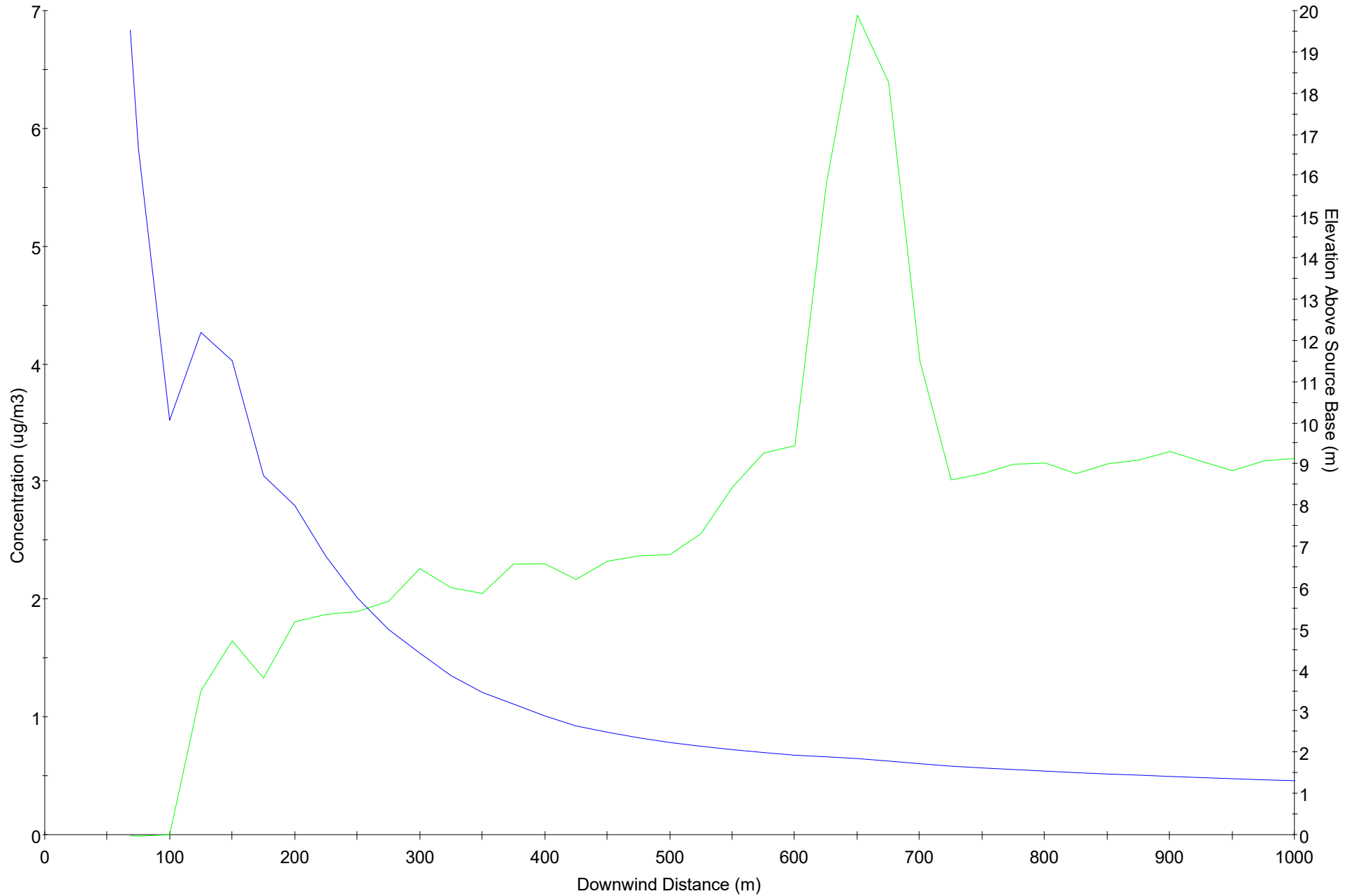
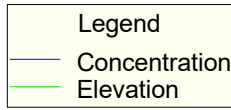
CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
ELEVATED TERRAIN	11.39	11.39	10.25	6.836	1.139

DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
 RECEPTOR HEIGHT 0.01 meters

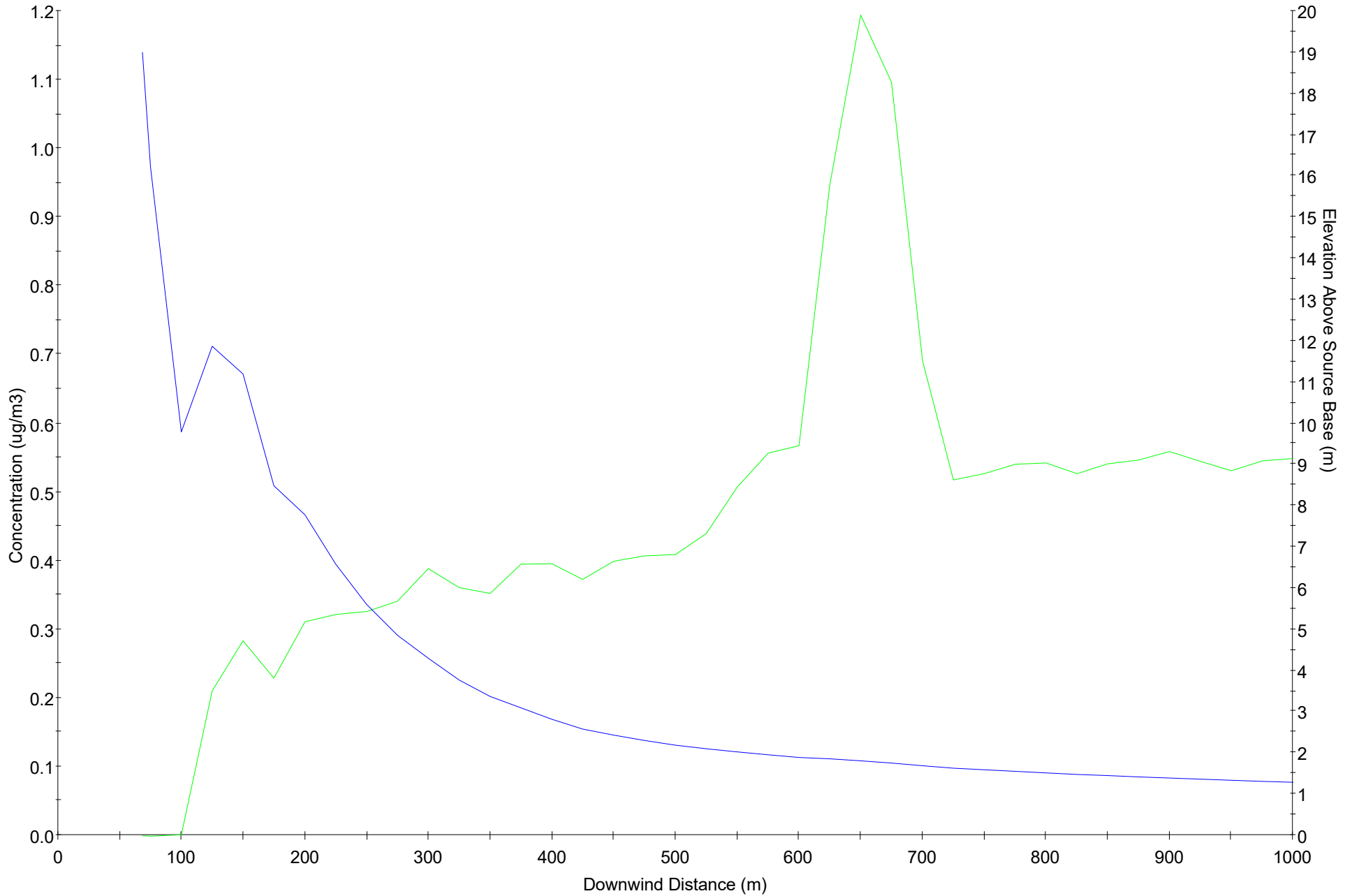
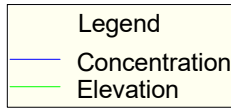
IMPACT AT THE
 AMBIENT BOUNDARY 11.39 11.39 10.25 6.836 1.139

DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
 RECEPTOR HEIGHT 0.01 meters

PM_{2.5} Maximum 24-Hour Impact



PM_{2.5} Maximum Annual Impact



PM₁₀ Model Results and Input Parameters Summary

TITLE: PM10 MODEL SUMMARY

***** VOLUME PARAMETERS *****

SOURCE EMISSION RATE:	0.2030 g/s	1.611 lb/hr
VOLUME HEIGHT:	0.91 meters	3.00 feet
INITIAL LATERAL DIMENSION:	1.06 meters	3.49 feet
INITIAL VERTICAL DIMENSION:	0.43 meters	1.40 feet
STACK BASE LONGITUDE:	-90.5947 deg	700774. Easting
STACK BASE LATITUDE:	41.4950 deg	4596503. Northing
STACK BASE UTM ZONE:		15
REFERENCE DATUM (NADA):		4
STACK BASE ELEVATION:	170.55 meters	559.55 feet
RURAL OR URBAN:	URBAN	
POPULATION:	37108	

DIGITAL ELEVATION MAP(S) "M:\EHS\Projects\2024 Projects\M245028 Del's
Metals 2024 Assistance\Screening Model Update

INITIAL PROBE DISTANCE =	1000. meters	3281. feet
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***** BUILDING DOWNWASH PARAMETERS *****

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

***** FLOW SECTOR ANALYSIS *****

25 meter receptor spacing: 69. meters - 1000. meters

FLOW SECTOR	MAXIMUM 1-HR CONC (ug/m3)	IMPACT DIST (m)	RECEPTOR HEIGHT (m)	TEMPORAL PERIOD
10	58.70	68.6	0.17	WIN
20	58.70	68.6	0.16	WIN
30	58.70	68.6	0.10	WIN
40*	58.70	68.6	0.01	WIN
50	58.69	68.6	-0.15	WIN
60	58.68	68.6	-0.27	WIN
70	58.67	68.6	-0.43	WIN
80	58.66	68.6	-0.52	WIN
90	58.67	68.6	-0.45	WIN
100	58.67	68.6	-0.37	WIN
110	58.68	68.6	-0.32	WIN
120	58.67	68.6	-0.38	WIN
130	58.68	68.6	-0.34	WIN
140	58.69	68.6	-0.19	WIN
150	58.69	68.6	-0.11	WIN
160	58.70	68.6	-0.07	WIN
170	58.70	68.6	-0.03	WIN
180	58.70	68.6	0.12	WIN
190	58.70	68.6	0.19	WIN
200	58.70	68.6	-0.06	WIN
210	58.68	68.6	-0.27	WIN
220	58.67	68.6	-0.39	WIN
230	58.66	68.6	-0.50	WIN
240	58.65	68.6	-0.57	WIN
250	58.65	68.6	-0.58	WIN
260	58.65	68.6	-0.59	WIN
270	58.65	68.6	-0.58	WIN
280	58.65	68.6	-0.57	WIN
290	58.66	68.6	-0.54	WIN
300	58.66	68.6	-0.50	WIN
310	58.69	68.6	-0.24	WIN
320	58.70	68.6	0.06	WIN
330	58.70	68.6	0.24	WIN
340	58.70	68.6	0.14	WIN
350	58.70	68.6	0.05	WIN
360	58.70	68.6	0.12	WIN

* = worst case flow sector

***** MAKEMET METEOROLOGY PARAMETERS *****

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
 DOMINANT CLIMATE TYPE: Average Moisture
 DOMINANT SEASON: Winter

ALBEDO: 0.35
 BOWEN RATIO: 1.50
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR

-- -- -- -- --
 10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

METEOROLOGY CONDITIONS USED TO PREDICT AMBIENT BOUNDARY IMPACT

YR MO DY JDY HR

-- -- -- -- --
 10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

***** AERSCREEN AUTOMATED DISTANCES *****
OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)
68.58	58.70	0.01	550.00	6.304	8.45
75.00	50.13	0.00	575.00	6.088	9.28
100.00	30.28	0.03	600.00	5.884	9.46
125.00	36.68	3.52	625.00	5.784	15.79
150.00	34.62	4.73	650.00	5.648	19.89
175.00	26.25	3.83	675.00	5.471	18.26
200.00	24.07	5.19	700.00	5.266	11.51
225.00	20.38	5.37	725.00	5.094	8.63
250.00	17.36	5.44	750.00	4.965	8.78
275.00	15.04	5.69	775.00	4.846	9.01
300.00	13.33	6.48	800.00	4.734	9.04
325.00	11.68	6.02	825.00	4.626	8.78
350.00	10.47	5.88	850.00	4.529	9.02
375.00	9.611	6.59	875.00	4.435	9.11
400.00	8.760	6.60	900.00	4.348	9.32
425.00	8.014	6.22	925.00	4.261	9.08
450.00	7.565	6.66	950.00	4.177	8.85
475.00	7.164	6.79	975.00	4.102	9.09
500.00	6.818	6.82	1000.00	4.028	9.15
525.00	6.536	7.33			

***** AERSCREEN MAXIMUM IMPACT SUMMARY *****

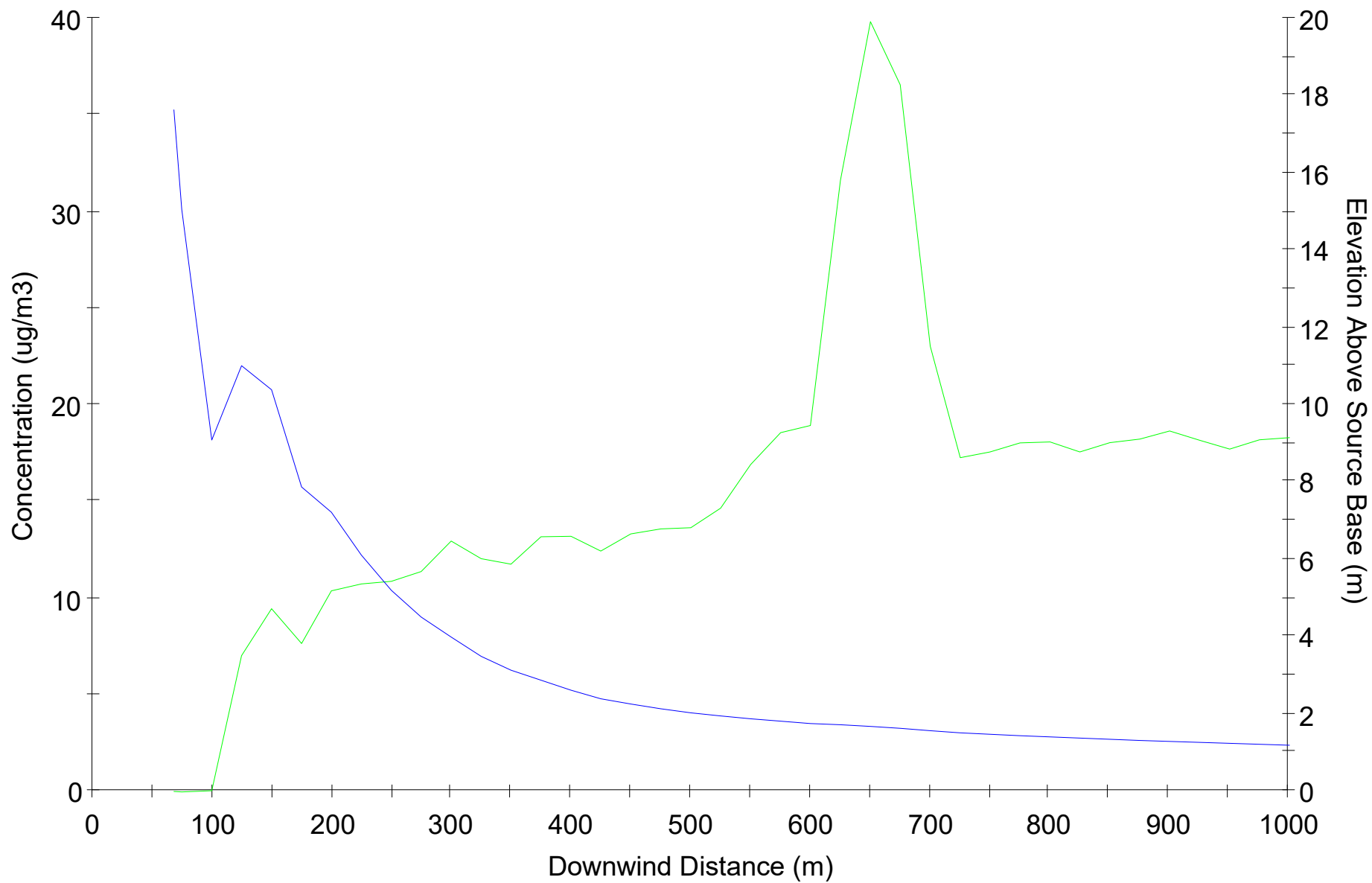
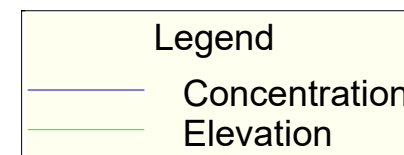
CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
ELEVATED TERRAIN	58.70	58.70	52.83	35.22	5.870

DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
RECEPTOR HEIGHT 0.01 meters

IMPACT AT THE
AMBIENT BOUNDARY 58.70 58.70 52.83 35.22 5.870

DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
RECEPTOR HEIGHT 0.01 meters

PM₁₀ Maximum 24-Hour Impact



Total Particulate Matter Model Results and Input Parameters Summary

TITLE: TPM MODEL SUMMARY

***** VOLUME PARAMETERS *****

SOURCE EMISSION RATE:	0.2540 g/s	2.016 lb/hr
VOLUME HEIGHT:	0.91 meters	3.00 feet
INITIAL LATERAL DIMENSION:	1.06 meters	3.49 feet
INITIAL VERTICAL DIMENSION:	0.43 meters	1.40 feet
STACK BASE LONGITUDE:	-90.5947 deg	700774. Easting
STACK BASE LATITUDE:	41.4950 deg	4596503. Northing
STACK BASE UTM ZONE:		15
REFERENCE DATUM (NADA):		4
STACK BASE ELEVATION:	170.55 meters	559.55 feet
RURAL OR URBAN:	URBAN	
POPULATION:	37108	

DIGITAL ELEVATION MAP(S) "M:\EHS\Projects\2024 Projects\M245028 Del's
Metals 2024 Assistance\Screening Model Update

INITIAL PROBE DISTANCE =	1000. meters	3281. feet
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***** BUILDING DOWNWASH PARAMETERS *****

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

***** FLOW SECTOR ANALYSIS *****

25 meter receptor spacing: 69. meters - 1000. meters

FLOW SECTOR	MAXIMUM 1-HR CONC (ug/m3)	IMPACT DIST (m)	RECEPTOR HEIGHT (m)	TEMPORAL PERIOD
10	73.45	68.6	0.17	WIN
20	73.45	68.6	0.16	WIN
30	73.45	68.6	0.10	WIN
40*	73.45	68.6	0.01	WIN
50	73.44	68.6	-0.15	WIN
60	73.43	68.6	-0.27	WIN
70	73.41	68.6	-0.43	WIN
80	73.40	68.6	-0.52	WIN
90	73.41	68.6	-0.45	WIN
100	73.42	68.6	-0.37	WIN
110	73.42	68.6	-0.32	WIN
120	73.41	68.6	-0.38	WIN
130	73.42	68.6	-0.34	WIN
140	73.43	68.6	-0.19	WIN
150	73.44	68.6	-0.11	WIN
160	73.44	68.6	-0.07	WIN
170	73.45	68.6	-0.03	WIN
180	73.45	68.6	0.12	WIN
190	73.45	68.6	0.19	WIN
200	73.44	68.6	-0.06	WIN
210	73.43	68.6	-0.27	WIN
220	73.41	68.6	-0.39	WIN
230	73.40	68.6	-0.50	WIN
240	73.39	68.6	-0.57	WIN
250	73.39	68.6	-0.58	WIN
260	73.39	68.6	-0.59	WIN
270	73.39	68.6	-0.58	WIN
280	73.39	68.6	-0.57	WIN
290	73.39	68.6	-0.54	WIN
300	73.40	68.6	-0.50	WIN
310	73.43	68.6	-0.24	WIN
320	73.45	68.6	0.06	WIN
330	73.45	68.6	0.24	WIN
340	73.45	68.6	0.14	WIN
350	73.45	68.6	0.05	WIN
360	73.45	68.6	0.12	WIN

* = worst case flow sector

***** MAKEMET METEOROLOGY PARAMETERS *****

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
 DOMINANT CLIMATE TYPE: Average Moisture
 DOMINANT SEASON: Winter

ALBEDO: 0.35
 BOWEN RATIO: 1.50
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR

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 10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

METEOROLOGY CONDITIONS USED TO PREDICT AMBIENT BOUNDARY IMPACT

YR MO DY JDY HR

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 10 01 04 4 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-6.11	0.111	-9.000	0.020	-999.	85.	21.3	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

***** AERSCREEN AUTOMATED DISTANCES *****
OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	RECEPTOR HEIGHT (m)
68.58	73.45	0.01	550.00	7.887	8.45
75.00	62.72	0.00	575.00	7.618	9.28
100.00	37.89	0.03	600.00	7.363	9.46
125.00	45.90	3.52	625.00	7.237	15.79
150.00	43.32	4.73	650.00	7.067	19.89
175.00	32.84	3.83	675.00	6.846	18.26
200.00	30.11	5.19	700.00	6.588	11.51
225.00	25.50	5.37	725.00	6.373	8.63
250.00	21.72	5.44	750.00	6.212	8.78
275.00	18.82	5.69	775.00	6.064	9.01
300.00	16.68	6.48	800.00	5.923	9.04
325.00	14.61	6.02	825.00	5.788	8.78
350.00	13.10	5.88	850.00	5.666	9.02
375.00	12.03	6.59	875.00	5.550	9.11
400.00	10.96	6.60	900.00	5.440	9.32
425.00	10.03	6.22	925.00	5.331	9.08
450.00	9.465	6.66	950.00	5.227	8.85
475.00	8.964	6.79	975.00	5.132	9.09
500.00	8.531	6.82	1000.00	5.040	9.15
525.00	8.179	7.33			

***** AERSCREEN MAXIMUM IMPACT SUMMARY *****

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
ELEVATED TERRAIN	73.45	73.45	66.10	44.07	7.345

DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
RECEPTOR HEIGHT 0.01 meters

IMPACT AT THE
AMBIENT BOUNDARY 73.45 73.45 66.10 44.07 7.345

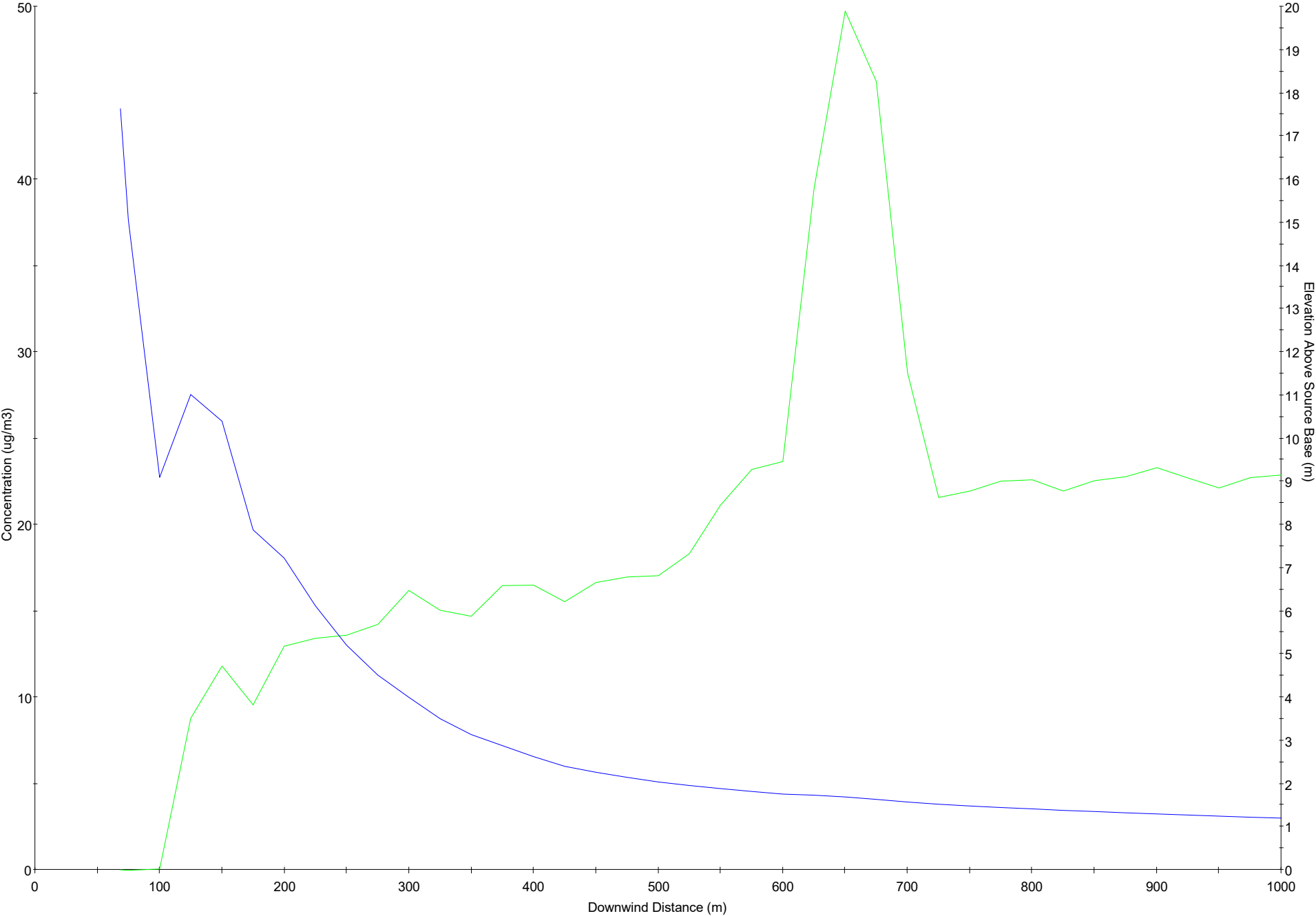
DISTANCE FROM SOURCE 68.58 meters directed toward 40 degrees
RECEPTOR HEIGHT 0.01 meters

Total Particulate Matter Maximum 24-Hour Impact

Legend

Concentration

Elevation

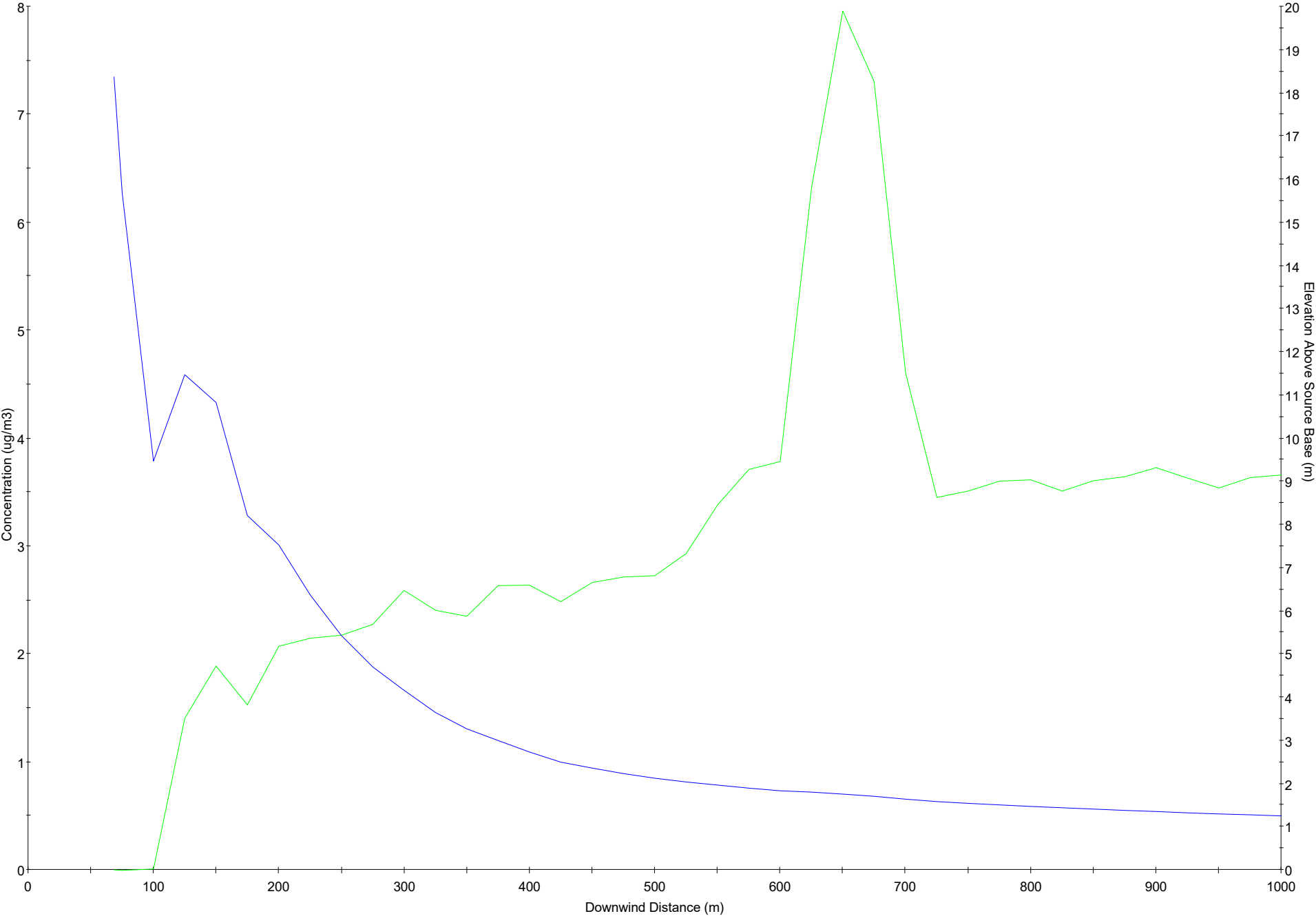


Total Particulate Matter Maximum Annual Impact

Legend

Concentration

Elevation



1-Hour Maximum Concentrations Summary

Variable	Description
Concentration	Maximum 1-hour screening concentration ($\mu\text{g}/\text{m}^3$)
Distance	Distance (m) from source of maximum 1-hour concentration
Elevation	Elevation (m) of maximum 1-hour concentration
Flow	Flow vector (degrees) associated with maximum 1 -hour concentration
Season/Month	Season/Month of maximum 1-hour concentration (can be annual, season, or month)
Zo sector	Surface roughness sector number of maximum 1-hour concentration
H0	Heat flux (W/m^2) of hour of maximum 1-hour concentration
U*	Friction velocity (m/s) of hour of maximum 1-hour concentration
W*	Convective velocity (m/s) of hour of maximum 1-hour concentration
DT/DZ	Lapse rate (Kim) of hour of maximum 1-hour concentration
ZICNV	Convective mixing height (m) of hour of maximum 1-hour concentration
ZIMCH	Mechanical mixing height (m) of hour of maximum 1-hour concentration
M-O LEN	Monin-Obukhov length (m) of hour of maximum 1-hour concentration
Z0	Surface roughness length (m) of hour of maximum 1-hour concentration
Bowen	Bowen ratio of hour of maximum 1-hour concentration
Albedo	Albedo of hour of maximum 1-hour concentration
REF WS	Wind speed (m/s) of hour of maximum 1-hour concentration
HT	Anemometer height (m) of hour of maximum 1-hour concentration
REF TA	Temperature (K) of hour of maximum 1-hour concentration
HT	Height of Temperature (m) of hour of maximum 1-hour concentration

Note: Variables going down this list appear from left to right in the results tables

Total Particulate Matter (TPM) Maximum Modeled 1-Hour Concentrations

1-Hour TPM Concentration (µg/m³)	Distance (m)	Elevation (m)	Flow (Degrees)	Season/M onth	Zo sector	H0 (W/m²)	U* (m/s)	W* (m/s)	DT/DZ (K/m)	ZICNV (m)	ZIMCH (m)	M-O LEN (m)	ZO (m)	BOWEN	ALBEDO	REF WS (m/s)	HT (m)	REF TA (K)	HT (m)
73.45	68.58	0.01	40	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
62.72	75	0	350	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
37.89	100	0.03	10	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
45.90	125	3.52	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
43.32	150	4.73	100	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
32.84	175	3.83	130	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
30.11	200	5.19	140	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
25.50	225	5.37	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
21.72	250	5.44	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
18.82	275	5.69	120	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
16.68	300	6.48	160	Autumn	0-360	3.41	0.187	0.3	0.02	273	187	-166.3	1	2	0.18	1	10	280	2
14.61	325	6.02	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
13.10	350	5.88	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
12.03	375	6.59	170	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
10.96	400	6.6	90	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
10.03	425	6.22	100	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
9.47	450	6.66	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
8.96	475	6.79	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
8.53	500	6.82	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
8.18	525	7.33	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.89	550	8.45	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.62	575	9.28	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.36	600	9.46	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.24	625	15.79	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.07	650	19.89	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.85	675	18.26	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.59	700	11.51	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.37	725	8.63	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.21	750	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.06	775	9.01	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.92	800	9.04	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.79	825	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.67	850	9.02	120	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.55	875	9.11	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.44	900	9.32	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.33	925	9.08	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.23	950	8.85	190	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.13	975	9.09	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.04	1000	9.15	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2

PM₁₀ Maximum Modeled 1-Hour Concentrations

1-Hour PM ₁₀ Concentration (µg/m ³)	Distance (m)	Elevation (m)	Flow (Degrees)	Season/M onth	Zo sector	H0 (W/m ²)	U* (m/s)	W* (m/s)	DT/DZ (K/m)	ZICNV (m)	ZIMCH (m)	M-O LEN (m)	Z0 (m)	BOWEN	ALBEDO	REF WS (m/s)	HT (m)	REF TA (K)	HT (m)
58.70	68.58	0.01	40	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
50.13	75	0	350	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
30.28	100	0.03	10	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
36.68	125	3.52	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
34.62	150	4.73	100	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
26.25	175	3.83	130	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
24.07	200	5.19	140	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
20.38	225	5.37	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
17.36	250	5.44	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
15.04	275	5.69	120	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
13.33	300	6.48	160	Autumn	0-360	3.41	0.187	0.3	0.02	273	187	-166.3	1	2	0.18	1	10	280	2
11.68	325	6.02	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
10.47	350	5.88	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
9.61	375	6.59	170	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
8.76	400	6.6	90	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
8.01	425	6.22	100	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.56	450	6.66	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
7.16	475	6.79	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.82	500	6.82	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.54	525	7.33	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.30	550	8.45	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
6.09	575	9.28	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.88	600	9.46	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.78	625	15.79	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.65	650	19.89	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.47	675	18.26	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.27	700	11.51	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
5.09	725	8.63	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.96	750	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.85	775	9.01	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.73	800	9.04	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.63	825	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.53	850	9.02	120	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.44	875	9.11	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.35	900	9.32	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.26	925	9.08	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.18	950	8.85	190	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.10	975	9.09	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
4.03	1000	9.15	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2

PM_{2.5} Maximum Modeled 1-Hour Concentrations

1-Hour PM _{2.5} Concentration (µg/m ³)	Distance (m)	Elevation (m)	Flow (Degrees)	Season/M onth	Zo sector	H0 (W/m ²)	U* (m/s)	W* (m/s)	DT/DZ (K/m)	ZICNV (m)	ZIMCH (m)	M-O LEN (m)	Z0 (m)	BOWEN	ALBEDO	REF WS (m/s)	HT (m)	REF TA (K)	HT (m)
11.39	68.58	0.01	40	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
9.73	75	0	350	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
5.88	100	0.03	10	Winter	0-360	-6.11	0.111	-9	0.02	-999	85	21.3	1	1.5	0.35	0.5	10	310	2
7.12	125	3.52	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
6.72	150	4.73	100	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
5.09	175	3.83	130	Spring	0-360	3.73	0.189	0.3	0.02	222	190	-139.7	1	1	0.14	1	10	250	2
4.67	200	5.19	140	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
3.95	225	5.37	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
3.37	250	5.44	150	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
2.92	275	5.69	120	Spring	0-360	3.42	0.187	0.3	0.02	271	187	-165.6	1	1	0.14	1	10	280	2
2.59	300	6.48	160	Autumn	0-360	3.41	0.187	0.3	0.02	273	187	-166.3	1	2	0.18	1	10	280	2
2.27	325	6.02	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
2.03	350	5.88	100	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
1.87	375	6.59	170	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
1.70	400	6.6	90	Summer	0-360	4.4	0.191	0.3	0.02	188	192	-122.1	1	2	0.16	1	10	250	2
1.56	425	6.22	100	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.47	450	6.66	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.39	475	6.79	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.32	500	6.82	90	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.27	525	7.33	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.22	550	8.45	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.18	575	9.28	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.14	600	9.46	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.12	625	15.79	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.10	650	19.89	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.06	675	18.26	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
1.02	700	11.51	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.99	725	8.63	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.96	750	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.94	775	9.01	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.92	800	9.04	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.90	825	8.78	130	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.88	850	9.02	120	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.86	875	9.11	180	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.84	900	9.32	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.83	925	9.08	140	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.81	950	8.85	190	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.80	975	9.09	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2
0.78	1000	9.15	160	Summer	0-360	4.4	0.114	0.3	0.02	188	89	-26.1	1	2	0.16	0.5	10	250	2

Filter Sampling Results and Model Emission Rates Summary

Del's Metals
Sampling & Results Summary

Lab Report ID:	140-41748-1	140-41748-1	140-41496-1	140-41748-1	140-41496-1	140-41496-1	140-41748-1	140-41748-1	140-41496-1
Sample ID:	CUTTING FILTER 1 (Q0452607)	CUTTING FILTER 2 (Q0452606)	CUTTING FILTER 3	ROAD FILTER 1 (Q0452605)	ROAD FILTER 2	HOOD FILTER	04A TRIP BLANK 1 (Q0452604)	CUTTING FILTER 1 (Q0452607) Sample Duplicate	CUTTING FILTER 3 (Sample Duplicate)
Analyte	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)	Result (ug/filter)
Aluminum	1650	917	11300	3090	14700	5210	ND	1669	11260
Antimony	124	280	151	5.35	6.56	312	ND	122	142
Arsenic	12.1	95.6	250	5.35	11.8	115	ND	11.9	238
Barium	50.6	68.7	23400	130	28400	19400	5.75	49.64	22910
Beryllium	ND	ND	0.14	0.191	0.191	0.178	ND	ND	ND
Cadmium	2.25	5.63	3.24	1.82	0.97	ND	ND	1.586	ND
Calcium	12000	9180	17100	70600	47700	7590	ND	12090	17670
Chromium	59.6	133	2890	166	133	147	ND	ND	3021
Cobalt	10.9	46.1	107	3.99	5.34	52.2	ND	11.03	108.1
Copper	641	2390	8930	251	225	1730	ND	634.3	8748
Iron	100000	178000	440000	20500	15600	895000	30.2	107100	450800
Lead	124	163	300	262	145	260	ND	130.6	309
Magnesium	2460	2110	3130	12500	7590	1910	ND	2458	3286
Manganese	618	750	2210	2130	1100	1360	0.875	632.6	2364
Molybdenum	15.7	91.6	2100	10.2	43.3	41.7	ND	15.7	2082
Nickel	71.7	699	8020	38	171	240	ND	71.24	8155
Potassium	199	244	14700	462	17700	12400	111	ND	14580
Selenium	ND	3.97	15.3	ND	ND	27.1	ND	ND	41.8
Silver	ND	1.13	9.85	ND	ND	1.96	ND	ND	9.372
Sodium	ND	ND	43500	3620	50500	39600	ND	ND	42710
Thallium	3.31	3.93	8.93	6.1	2.84	8.34	ND	ND	9.8
Tin	52.1	219	626	18.3	14	107	ND	53.09	632
Vanadium	12	14.8	13.8	50.9	26.6	12.2	ND	13.02	15.7
Zinc	3510	1070	23500	838	21600	67200	6.22	3608	-

Total metals (ug)	121616	196486	602265	114689	205676	1052725	154	128672	589092
Total metals (g)	0.122	0.196	0.602	0.115	0.206	1.053	0.000	0.129	0.589

Sampling Flow & PM Summary Table									
Sampling Dates	3/31/2025	3/31/25 - 4/1/25	4/1/25 - 4/2/25	3/31/25 - 4/1/25	4/1/25 - 4/3/25	3/31/2025	N/A	3/31/2025	4/1/25 - 4/2/25
Sampler Start Time	12:00	16:50	13:20	12:10	12:30	14:00	N/A	12:00	13:20
Sample Run Time (hrs)	4.38	20.34	26.47	24.32	50.52	2.5	N/A	4.38	26.47
Average Flow (CFM)	33.76	37.32	37.34	39.66	34.00	Unknown	N/A	33.76	37.34
Total Volume (Cu. Ft.)	8,873.26	45,544.46	59,302.58	57,867.54	103,052.67	Unknown	N/A	8,873.26	59,302.58
Net Filter Weight (ug)	400,000	650,000	N/A	470,000	N/A	N/A	ND	N/A	N/A

TPM Emission Rate (g/s)	0.254	0.089
Volume Source Parameters	Release Height	3 ft
	Release Longer	
	Length Side	15 ft
	Initial Lateral	
	Dimension (σ_{y0})	3.49 ft
	Initial Vertical	
	Dimension (σ_{z0})	1.40 ft

Hood Filter Particulate Size Distribution

Particle diameter (μm)	Weighted avg density (g/cm ³)	Mass fraction (0–1)	Midpoint (μm)
0.5–1	5.15	0.015	0.75
>1–2.5	5.15	0.13	1.75
>2.5–5	5.15	0.261	3.75
>5–7.5	5.15	0.175	6.25
>7.5–10	5.15	0.151	8.75
>10–75	5.15	0.269	42.5
>75	5.15	0	100
PM2.5	5.15	0.145	
PM10	5.15	0.732	
TSP	5.15	1.001	

Cutting Filter #1 Particulate Size Distribution

Particle diameter (μm)	Weighted avg density (g/cm ³)	Mass fraction (0–1)	Midpoint (μm)	Emission Rate (g/s)
0.5–1	4.446	0.016	0.75	4.06E-03
>1–2.5	4.446	0.139	1.75	3.53E-02
>2.5–5	4.446	0.281	3.75	7.13E-02
>5–7.5	4.446	0.208	6.25	5.28E-02
>7.5–10	4.446	0.156	8.75	3.96E-02
>10–75	4.446	0.2	42.5	5.07E-02
>75	4.446	0	100	0.00E+00
PM2.5	4.446	0.155		0.0393
PM10	4.446	0.8		0.2029
TSP	4.446	1		0.2537

Cutting Filter #2 Particulate Size Distribution

Particle diameter (μm)	Weighted avg density (g/cm ³)	Mass fraction (0–1)	Midpoint (μm)	Emission Rate (g/s)
0.5–1	4.984	0.031	0.75	2.75E-03
>1–2.5	4.984	0.196	1.75	1.74E-02
>2.5–5	4.984	0.255	3.75	2.26E-02
>5–7.5	4.984	0.162	6.25	1.44E-02
>7.5–10	4.984	0.109	8.75	9.68E-03
>10–75	4.984	0.247	42.5	2.19E-02
>75	4.984	0	100	0.00E+00
PM2.5	4.984	0.227		0.02
PM10	4.984	0.753		0.07
TSP	4.984	1		0.09

Cutting Filter #3 Particulate Size Distribution

Particle diameter (μm)	Weighted avg density (g/cm^3)	Mass fraction (0–1)	Midpoint (μm)
0.5–1	4.806	0.012	0.75
>1–2.5	4.806	0.11	1.75
>2.5–5	4.806	0.242	3.75
>5–7.5	4.806	0.19	6.25
>7.5–10	4.806	0.142	8.75
>10–75	4.806	0.304	42.5
>75	4.806	0	100
PM2.5	4.806	0.122	
PM10	4.806	0.696	
TSP	4.806	1	

Memorandum

To: Rock Island Planning & Zoning Commission
From: Tanner Osing, Planning & Zoning Manager
Subject: 2026-13: Public hearing request from the City's Community Development Department to consider a rezoning from B-4 (highway business) district to C-2 (nature conservation) district for property with PIN 1616305004.
RC Roll Call vote is needed.
Date: July 6, 2026



Introduction and Background Information:

Case Summary Information:

Case Number	2026-13
Applicant/Property Owner	City of Rock Island
Request	Rezoning from B-4 to C-2
Property Address/Parcel Identification Number	PIN 1616305004
Property Dimensions & Size	1.025 acres
Zoning District	B-4 (community business)
Staff Recommendation	Approval
Decision-Making Body	City Council

Request Summary & Project Details:

The City of Rock Island's Community Development Department is requesting to rezone the property identified as PIN 1616305004 from B-4 (Highway Business) to C-2 (Nature Conservation). The subject property is located within the Casino West subdivision, adjacent to the City's Southwest Rock Island Wetlands. The property is currently vacant and was retained by the City during development of the Casino West subdivision because much of the site consists of wetlands.

The purpose of the rezoning is to permanently preserve the property for conservation purposes and incorporate it into the City's proposed Southwest Rock Island Wetlands Reserve.

Description of Site & Surrounding Area:

The subject property is located within the Casino West subdivision, west of 40th Street West and adjacent to the City's Southwest Rock Island Wetlands. The property consists primarily of undeveloped land containing wetlands and is contiguous with other City-owned conservation lands.

The site is currently zoned B-4 (Highway Business). The City's 2014 Comprehensive Plan designates the property as Community Business on the Future Land Use Map. Surrounding zoning and land uses within approximately 250 feet are summarized in the following table.

Property Background & History:

The subject property was originally included within the larger Casino West development area owned by the City. During subdivision of the property, the City retained this parcel because much of the site consists of wetlands and it is directly connected to the surrounding wetland complex.

The remaining Casino West parcels were sold for commercial development and are currently under development. This parcel remained under City ownership with the intent that it be preserved for conservation purposes. Staff propose incorporating the property into the City's proposed Southwest Rock Island Wetlands Reserve, which is currently being established through the Illinois Nature Preserves Commission.

Although the property retained its B-4 (Highway Business) zoning designation following subdivision of the Casino West property, staff believe the existing zoning no longer reflects the property's environmental characteristics or the City's intended long-term use.

Staff Analysis:

The City's 2014 Comprehensive Plan designates the subject property as Community Business on the Future Land Use Map. While this designation was appropriate when the property was part of the larger Casino West development area, staff believe the property's environmental characteristics and intended long-term use warrant a different zoning classification.

The subject property consists predominantly of wetlands and is part of the larger wetland complex immediately adjacent to the Southwest Rock Island Wetlands. Recognizing these site conditions, the City intentionally retained the property from the larger Casino West development while selling the surrounding developable land. Staff therefore find that the C-2 district more accurately reflects both the property's existing conditions and its intended long-term use than the current B-4 district.

The purpose of the C-2 district is to preserve environmentally sensitive lands, protect natural resources, and accommodate limited recreational and conservation-related uses. Rezoning the property to C-2 will establish zoning consistency with the adjoining City-owned conservation lands and further the City's ongoing efforts to establish the Southwest Rock Island Wetlands Reserve.

Overall, staff find the proposed rezoning to be compatible with the surrounding area, consistent with the City's long-term conservation objectives, and representative of sound land use planning principles. The rezoning aligns the property's zoning designation with both its existing natural features and its intended future use as part of the Southwest Rock Island Wetlands.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Alternative Options: Staff is recommending approval of the request. The Commission may take any of the following actions on the request.

- Recommend approval of the rezoning based on the staff analysis.
- Recommend denial of the rezoning under different findings.

Council Goal (if applicable):

NA

Recommendation:

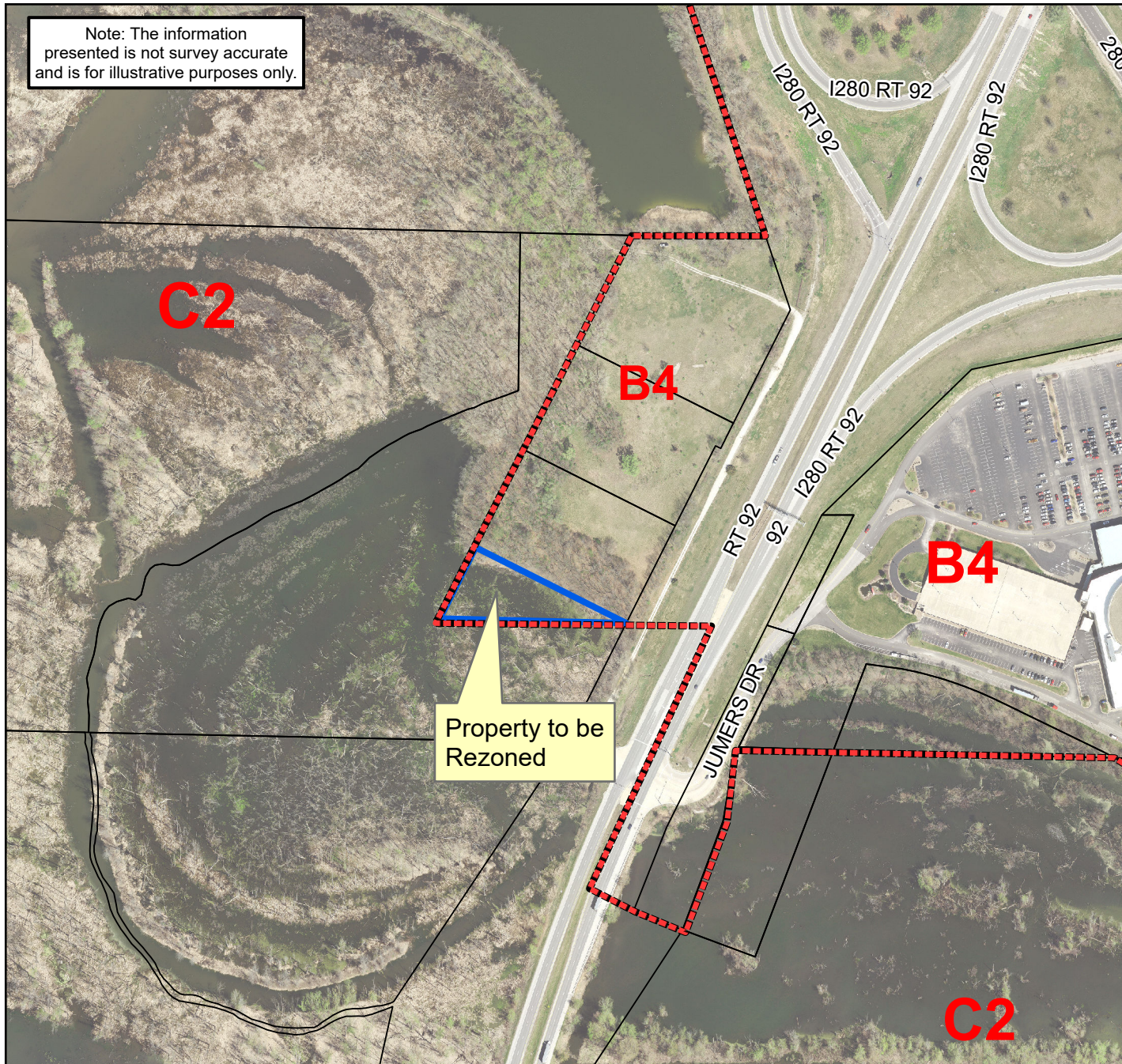
The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the rezoning be approved.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rezoning from B4 (Highway Business) to C2 (Nature Conservation)

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



PZC Case 2026-13

-  Parcels
-  Subject Property
-  Zoning District Line



0 100 200 400 600
Feet

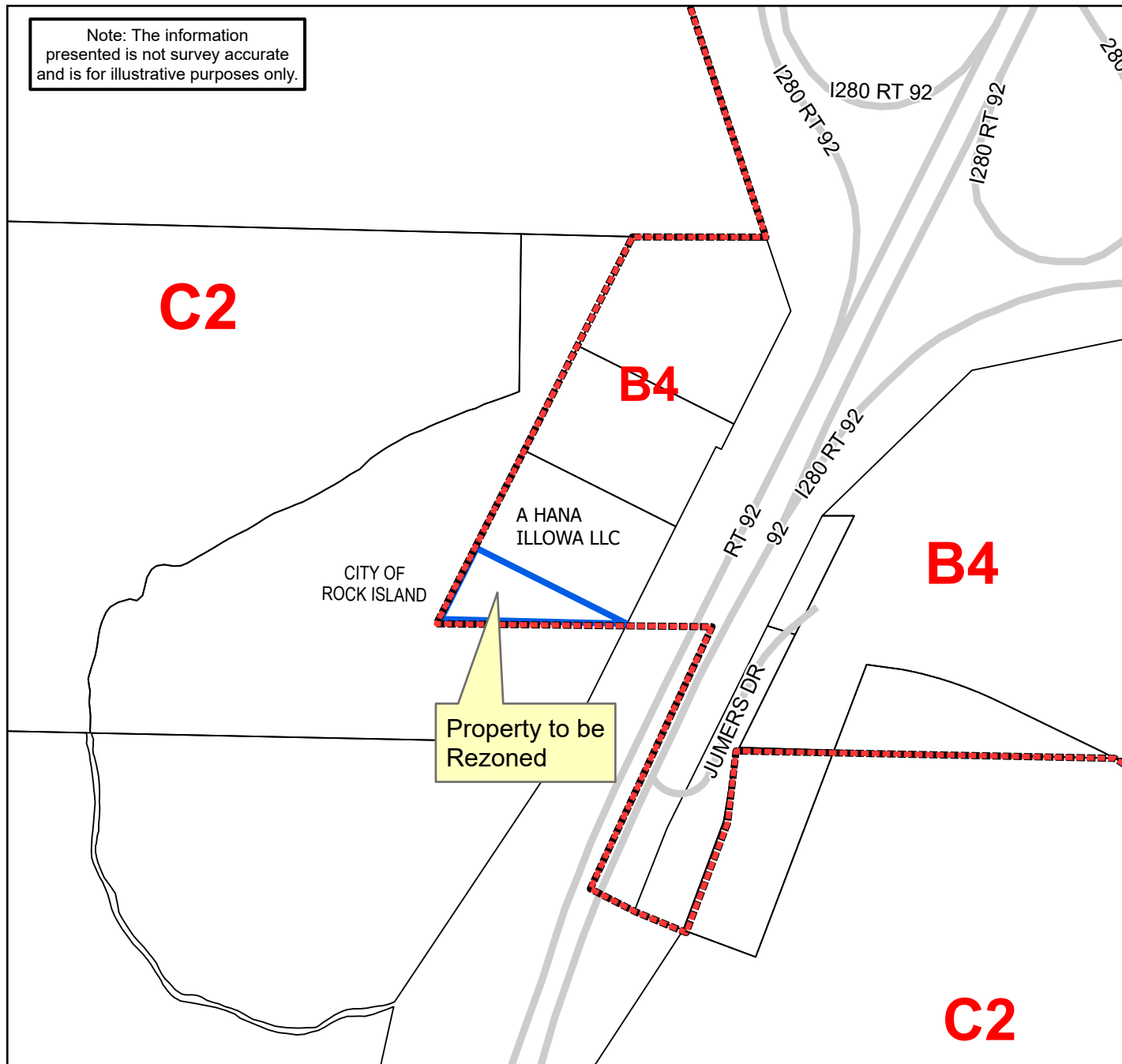
City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Rezoning from B4 (Highway Business) to C2 (Nature Conservation)

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



PZC Case 2026-13

- Parcels
- Subject Property
- Zoning District Line



0 100 200 400 600 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Memorandum

To: Rock Island Planning & Zoning Commission
From: Tanner Osing, Planning & Zoning Manager
Subject: 2026-15: Public hearing request from the City of Rock Island's Community Development Department to consider rezonings for properties with PINs 1620200004 & 1620400002.
RC Roll Call Vote is needed



Date: July 6, 2026

Introduction and Background Information:

Case Summary Information:

Case Number	2026-07
Applicant/Property Owner	City of Rock Island/Andrew Kordik
Request	Rezoning from C-2 to B-4 for part of parcel with PIN 1620200004; Rezoning from B-4 to C-2 for part of parcel with PIN 1620400002
Property Address/Parcel Identification Number	PINs 1620200004 & 1620400002
Property Dimensions & Size	10.19 & 1.32 acres
Zoning District	C-2 (nature conservation), B-4 (highway business)
Staff Recommendation	Approval
Decision-Making Body	City Council

Request Summary & Project Details:

The City of Rock Island's Community Development Department is requesting two companion rezonings associated with a proposed replat and property exchange between the City and the Kordik family.

The first request would rezone approximately 10.19 acres of land within PIN 1620200004 from C-2 (nature conservation) to B-4 (highway business). This area is located along the southern portion of the parcel and consists primarily of land currently under tillage. Following approval, the area will be incorporated into the commercially zoned parcels immediately to the south as part of the proposed replat.

The second request would rezone approximately 1.32 acres of land within PIN 1620400002 from B-4 (highway business) to C-2 (nature conservation). This area is located along the

western edge of the parcel and will be combined with the retained conservation zoned parcel (PIN 1620200004) to provide approximately 100 feet of frontage along Andalusia Road, narrowing to approximately 40 feet as it extends north. This configuration creates legal road frontage and access for the retained conservation parcel.

Description of Site & Surrounding Area

The area proposed to be rezoned from C-2 to B-4 is located northwest of the intersection of IL-92 and Andalusia Road (78th Avenue West). The property consists primarily of vacant land that has historically been used for agricultural purposes and remains under tillage. The area lies within the 100-year floodplain.

The area proposed to be rezoned from B-4 to C-2 is located along the western edge of the existing commercially zoned parcel adjacent to Andalusia Road. It will function as an access way connecting the retained conservation zoned parcel to the public roadway.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	C-2	Natural area, some land under tillage	Community business
South	B-4, I-2	Land under tillage, warehousing & storage uses	Community business and industrial
East	B-4, I-1	Vacant land, natural area, union hall (under construction)	Community business
West	AG-2 (RI County Zoning)	Land under tillage, homestead	Employment

Property Background & History:

The subject properties are formerly owned by Mr. Andrew Kordik. For many years, Mr. Kordik farmed the property and leased the adjacent City-owned parcel for the same purpose. Historical aerial photography indicates the land has been under tillage since at least the 1960s.

Following Mr. Kordik's passing, Abbe Kordik, as executor of the estate, engaged the City regarding the future of the three privately owned parcels and the adjacent City-owned property. Due to the irregular configuration of the parcels, there was mutual interest in adjusting property lines and exchanging portions of land to create more functional parcels. On February 9, the City Council approved a Letter of Intent with the Kordik family to undertake a replat, rezoning, and exchange of property.

Under the proposed replat, approximately 10.19 acres of land currently zoned C-2 will be incorporated into the commercially zoned parcels to the south through rezoning to B-4. Conversely, approximately 1.32 acres of land currently zoned B-4 will be rezoned to C-2 and combined with the retained northern parcel to establish legal frontage and access to Andalusia Road. This allows the northern parcel to remain a single conservation-zoned tract while improving the overall configuration of both the City-owned and privately owned development

parcels.

The Kordik family intends to retain the northern parcel for recreational use, primarily hunting, while marketing the southern parcel for future development. Staff understand there is interest in developing a solar farm on this property. Any future development would be required to comply with the City's Floodplain Ordinance and all other applicable local, state, and federal regulations.

The City intends to retain the eastern parcel at the corner of Andalusia Road and IL-92 for future commercial development. This property has long been marketed for business use and contains approximately seven acres outside the floodplain.

Staff Analysis:

The City's 2014 Comprehensive Plan designates the area proposed for both rezonings as "Community Business" on the Future Land Use Map. This designation is intended to accommodate general office and commercial uses serving the broader community and visitors. While the Comprehensive Plan specifically references the B-3 and O-1 districts, it also recognizes that other business and industrial zoning districts may be appropriate. Staff find that the proposed B-4 zoning is consistent with the intent of this designation.

The B-4 Highway Business District is intended to accommodate commercial uses that serve major transportation corridors. The subject property is located adjacent to the intersection of IL-92 and Andalusia Road and is surrounded by existing commercial and industrial zoning. Rezoning the tillable portion of the property to B-4 creates a more logical commercial boundary that is compatible with surrounding development patterns.

Although much of the property lies within the floodplain, the rezoning is part of a broader replat and land exchange that creates more practical and marketable development parcels while preserving a separate conservation parcel. The companion rezoning from B-4 to C-2 establishes a flag lot configuration that provides the retained conservation parcel with legal frontage and access to Andalusia Road. Staff believe this represents sound planning practice by eliminating landlocked property while maintaining the intended conservation zoning for the retained parcel.

Overall, the proposed rezonings supports an appropriate land use transition that is compatible with the surrounding properties and fits the City's long-term goals.

Previous Council Action (if any):

- The City Council approved a Letter of Intent with the Kordik Family on February 9th.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Alternative Options: Staff is recommending approval of the request. The Commission may take any of the following actions on the request.

- Recommend approval of the rezoning based on the staff analysis.
- Recommend denial of the rezoning under different findings.

Council Goal (if applicable):

NA

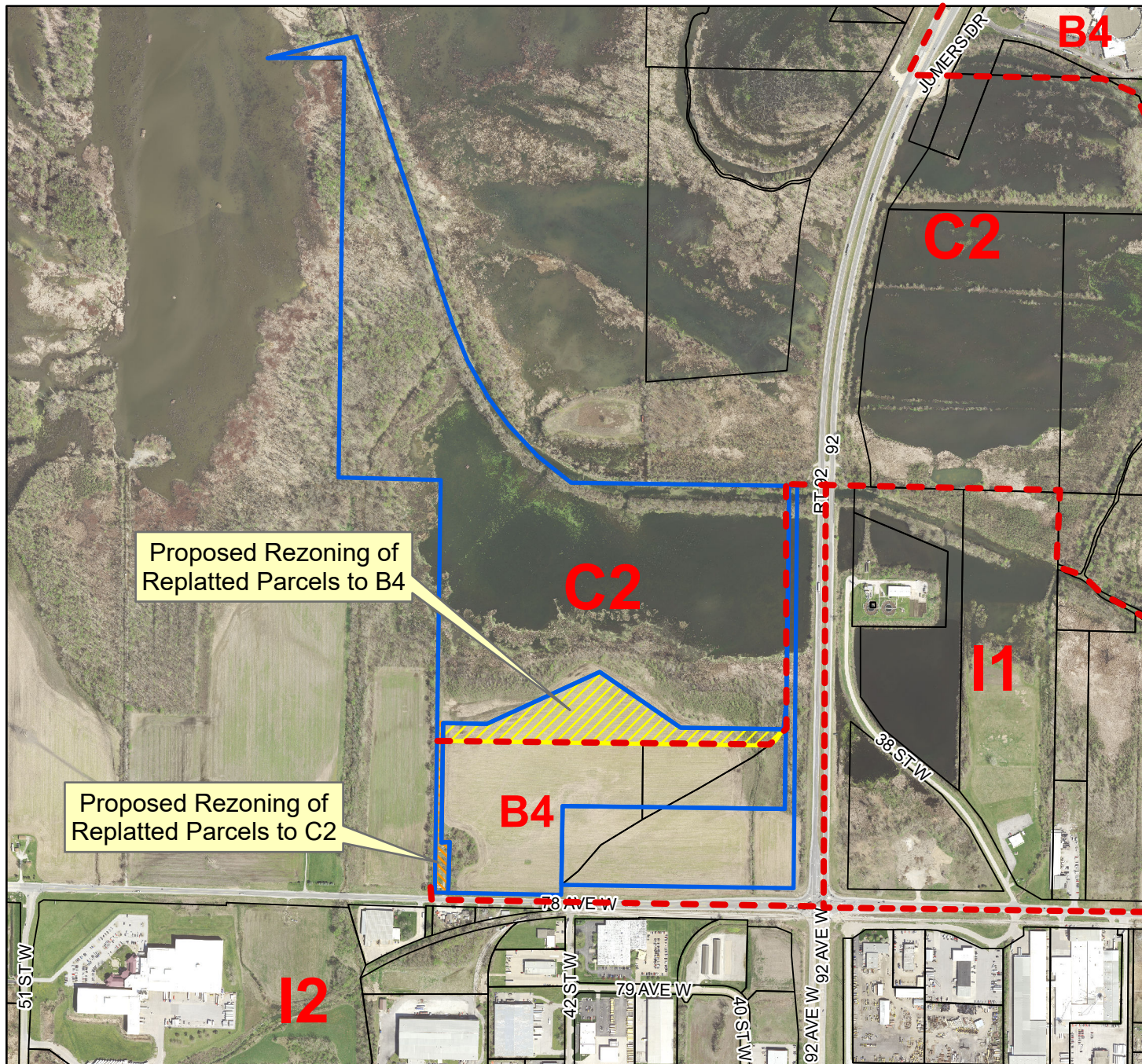
Recommendation:

The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the rezonings be approved based on the staff analysis.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Rezoning from C-2 Nature Conservation to B-4 Highway Business of Replatted Parcels



PZC Case 2026-15

Legend

Replatted Parcels

Rezoning Areas

B4

C2



0 250 500 1,000 1,500
Feet

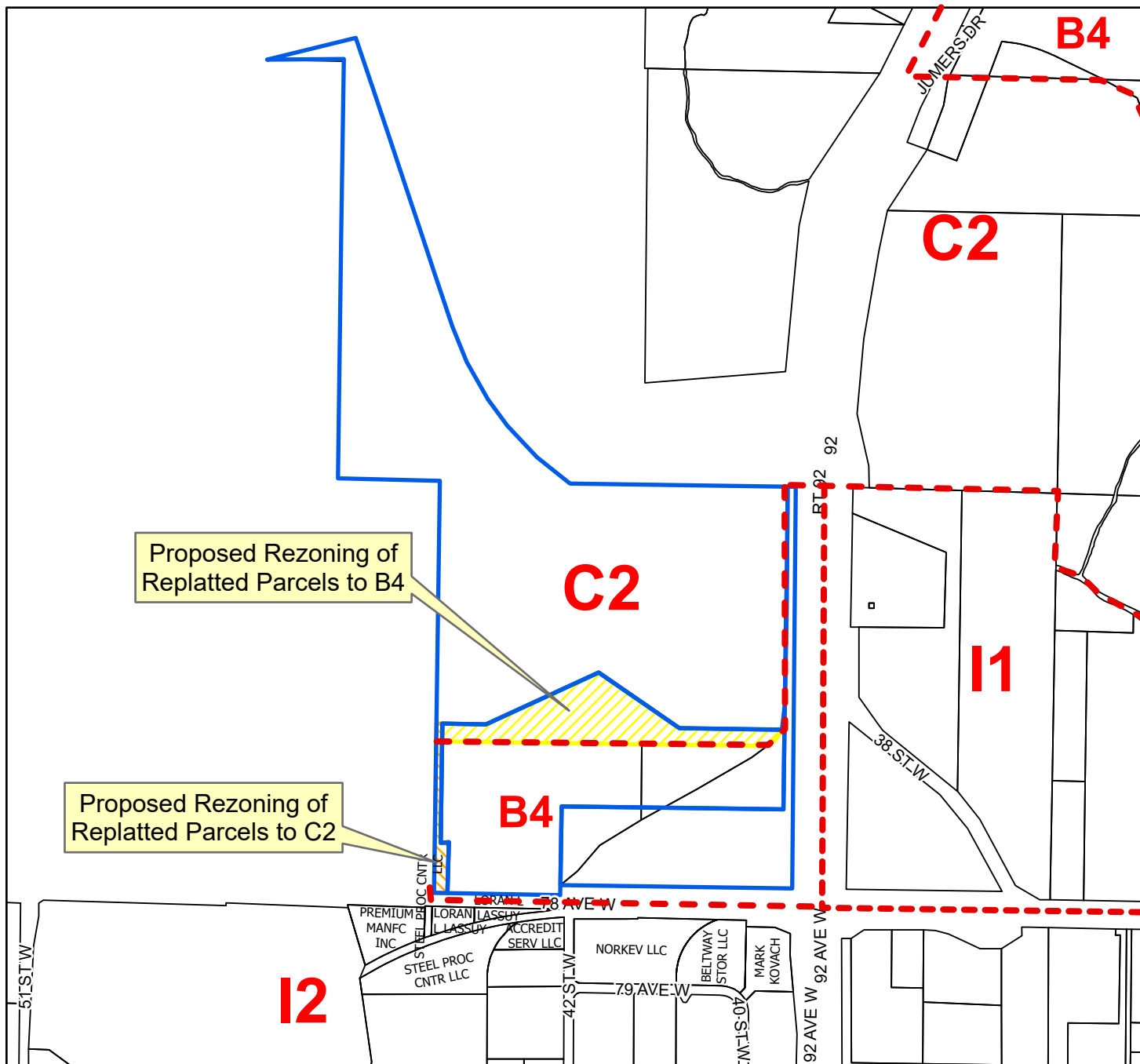
Note: The information presented is not survey accurate and is for illustrative purposes only.

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Rezoning from C-2 Nature Conservation to B-4 Highway Business of Replatted Parcels



PZC Case 2026-15

Legend

- Replatted Parcels
- B4
- C2



0 250 500 1,000 1,500
Feet

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

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

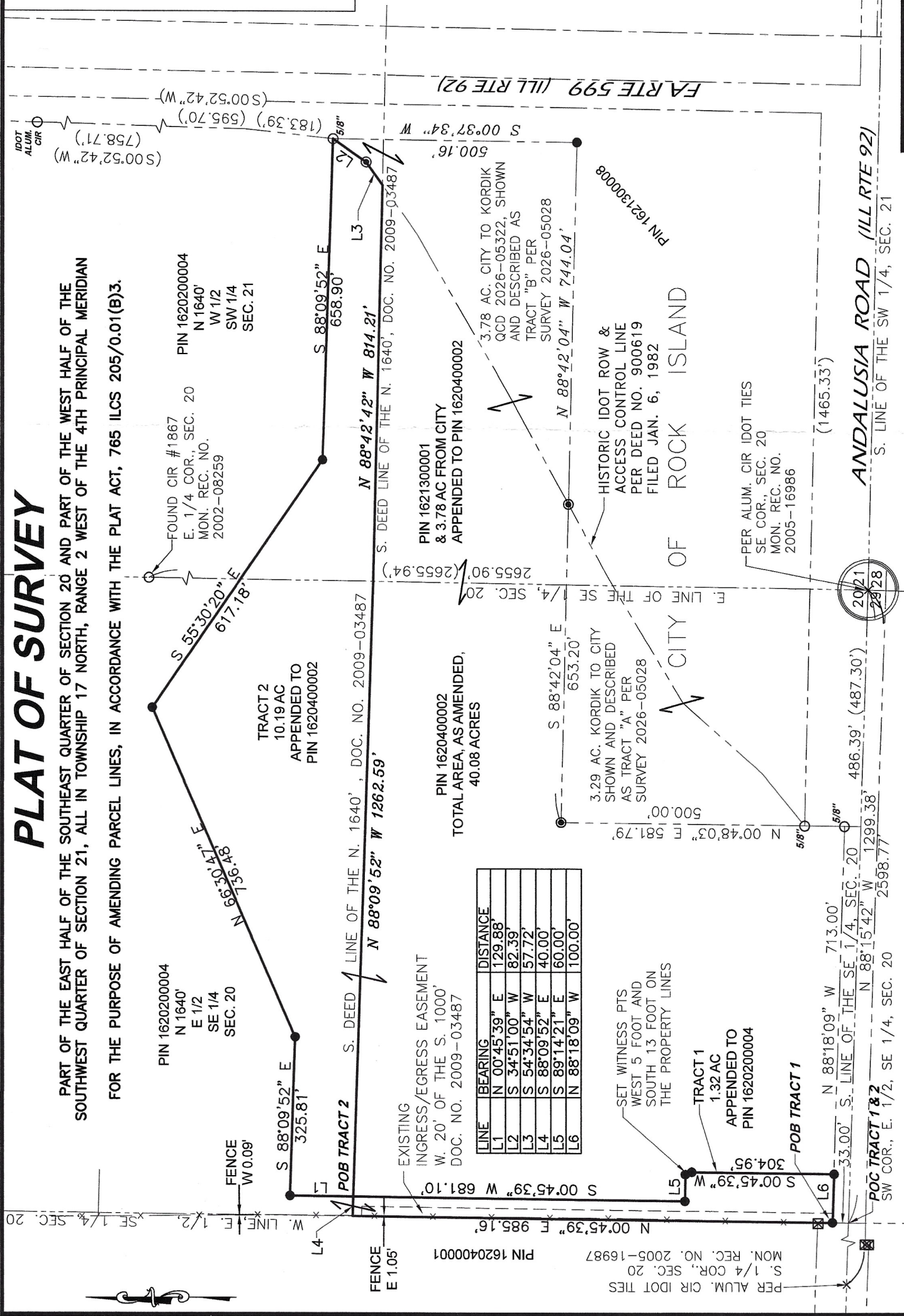


2026-06509
KELLY FISHER
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL
RECORDED ON
05/27/2026 12:15:56 PM
RECORDING FEE 65.00
RHSP FEE 18.00

BOOK: 0 PAGE: 0
PAGES: 2

PLAT OF SURVEY

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN
FOR THE PURPOSE OF AMENDING PARCEL LINES, IN ACCORDANCE WITH THE PLAT ACT, 765 ILCS 205/0.01(B)3.



NOTES:
-BEARINGS BASED ON NAD 1983 (2011) STATE
PLANE COORDINATE SYSTEM ILLINOIS WEST
-FIELD SURVEY COMPLETED 05-12-2026

- LEGEND
- FOUND IRON ROD (AS NOTED)
 - ☒ FOUND CONC. ROW MON.
 - FOUND 5/8" REBAR W/ CAP # 35-2890
 - SET 5/8" REBAR W/ CAP # 35-2890
 - BOUNDARY LINE
 - ROW LINE OR LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - (100.00') DEED OR PLATTED
 - 100.00' MEASURED

Abbitt
Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
PH. 309-755-9003

DATE: 05-12-2026 SCALE: 1" = 240'
DRAWN BY: JADB CHECKED BY: JWA
PREPARED FOR: ANDREW J. KORDIK ESTATE
20 N. LOOMIS ST., UNIT H
CHICAGO, IL 60607
JOB No.:
26-179-RI-B-KORDIK

PAGE: 1 OF 2
SEE PG 2 FOR LEGAL DESC
JOB No.:
26-179-RI-B-KORDIK

DRAWING TITLE:
PLAT OF SURVEY

GRAPHIC SCALE
(IN FEET)
1 inch = 240 ft.

NOTES:
-BEARINGS BASED ON NAD 1983 (2011) STATE
PLANE COORDINATE SYSTEM ILLINOIS WEST

I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

JAMES W. ABBITT, JR.
IPLS NO. 35-2890
MY LICENSE EXPIRES NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM NO. 184.008195-008

DATE
5-26-26



Community Development Department

January 22, 2026

Abbe Kordik
20 North Loomis Street
Chicago, IL 60607

Subject: Letter of Intent to Exchange Properties at Route 92 and Andalusia Road

Dear Ms. Kordik,

The City of Rock Island owns an irregularly-shaped parcel at the northwestern corner of Route 92 and Andalusia Road in Southwest Rock Island. It is adjacent to three irregularly-shaped parcels owned by your deceased father, Mr. Andrew Kordik. As the executor of his estate, your family recently contacted the City regarding his affairs.

In conversation, there was mutual interest in adjusting property lines and exchanging certain sections of the properties to create three, more regularly-shaped parcels. Your intention is for your family to retain an irregularly-shaped northern parcel for recreational purposes and sell an L-shaped southern parcel to a third party for future development. The City's intention is to retain an L-shaped parcel at Route 92 and Andalusia Road for future development.

An attached map shows the approximate division of land that is being proposed. This document serves as a letter of intent to cooperate on the above described surveying, subdividing, and exchanging of properties.

1. **City.** The City of Rock Island is a municipal corporation in the State of Illinois and has its offices located at 1528 3rd Avenue, Rock Island, Illinois.
2. **Kordik Estate.** The Kordik Estate has as its executor ^{Kordik}Abbe Kordik whose primary mailing address is 20 North Loomis Street, Chicago, IL 60607.
3. **Properties.** The four properties that are the subject of this letter include three owned by the Kordik Estate and one owned by the City. None of the parcels have assigned addresses as they are undeveloped agricultural land.

Kordik Estate Properties:

PIN 1620200004
SUPVR ASST MAP LOT 202 SHEET 23

PIN 1620400002
SUPVR ASST MAP LOT 402 SHEET 23

PIN 1621300001
SUPVR ASST MAP LOT 301 SHEET 24

City Property:

PIN 1621300008
SUPVR ASST MAP LOT 309 SHEET 24

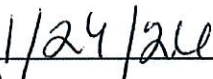
4. **Survey and Subdivision.** The two parties agree to cooperate on the survey work and subdivision of the properties to create three parcels as described. The City shall pay for any and all costs related to this work up to \$9,999.
5. **Zoning and Land Use.** The two parties agree that the three parcels to be created will be zoned in the following manner. The northern irregularly shaped parcel to be retained by the Kordik Estate is to be zoned for nature conservation (C2). The southwestern L-shaped parcel to be sold to a third-party developer by the Kordik Estate is to be zoned for highway business (B4). The southeastern L-shaped parcel to be retained by the City is to be zoned for highway business (B4). The two parties agree to proceed through the rezoning process in good faith.
6. **Real Estate Transactions.** The two parties agree that any and all real estate transactions shall not exceed one dollar (\$1) on the understanding that approximately equal amounts of land of approximately equal value are being exchanged. The City shall cover all closing costs. The sale of the southwestern L-shaped parcel to a third-party developer by the Kordik Estate shall be a separate matter between those two parties.
7. **Non-Solicitation.** During the period of time between the execution of this letter of intent and the closing date, the Kordik Estate and the City shall not solicit other offers except as already disclosed. If either receives a competing offer during this period, notice shall be given by the one party to the other within seven (7) days.
8. **Closing Date.** The closing date shall be on or before April 15, 2026 or such date as the buyer and the seller mutually agree to in writing.
9. **Acknowledgement.** The City and the Kordik Estate acknowledge that the details of what is proposed herein may change and agree to work together to resolve any issues that arise in good faith. This letter of intent shall not be deemed, construed, or interpreted as being binding on or enforceable against either party hereto. No contract of or between parties shall become binding and enforceable against either party unless and until it is reduced to a writing wholly separate

from this letter of intent, in which separate writing is executed by the parties' respective duly authorized officers.

If the provisions of this letter of intent are acceptable to the Kordik Estate, please have it signed, dated, notarized, and returned to the City.



Abby Kordik
Executor of the Estate of Andrew Kordik



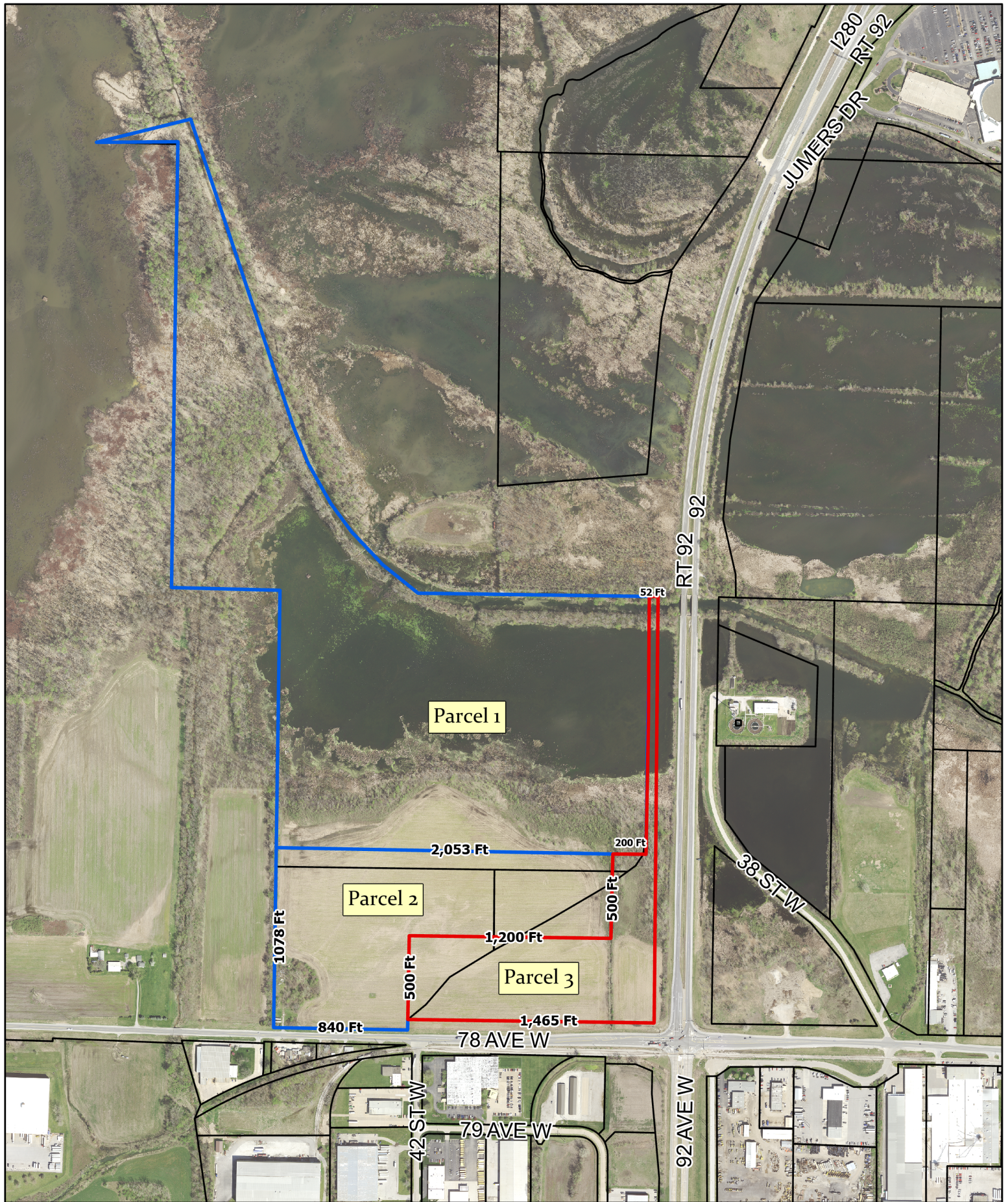
Date



Todd Thompson
City Manager of the City of Rock Island



Date



Proposed Parcel Replat
A. Kordick & City of Rock Island

- 1 - Kordick Owned
- 2 - Kordick Owned
- 3 - City Owned

