



Planning & Zoning Commission Meeting Agenda
November 4, 2024 - 5:30 PM
Community Room (First Floor), Rock Island Police Department
1212 5th Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Michael Creger, Reshanda Johnson, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

- a. Approval of the October 7, 2024 Meeting Minutes
Motion: Move to approve the October 7, 2024 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2024-15: Public hearing request from the City of Rock Island to consider a rezoning from C-1 (park conservation) district to R-1 (one unit residential) district for Realtor's Park (1613200007)
Motion: Move to approve the rezoning request for the Realtors Park
RC Roll Call vote is needed.
- b. 2024-16: Public hearing request from Jared Kitterman to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2443 28th Avenue
Motion: Move to approve the variance request for 2443 28th Avenue
RC Roll Call vote is needed.
- c. 2024-17: Public hearing request from Hani Aqel of Greenleaf Tobacco to consider a variance from the Rock Island Zoning Ordinance in a B-3 (community business) district for property at 3101 11th Street
Motion: Move to deny the variance request for property at 3101 11th Street
RC Roll Call vote is needed.
- d. 2024-18: Public hearing request from Demetrius T. Johnson to consider a Special Use Permit from the Rock Island Zoning Ordinance and Mobile Food Unit Ordinance in an R-2 (one-and-two unit residential) district for property at 1501 5th Street
Motion: Move to deny the Special Use Permit request for property at 1501 5th Street
RC Roll Call vote is needed.

- e. 2024-19: 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 property at 1600 Mill Street and 1700 1st Street
 - Motion: Move to deny the Special Use Permit request for the properties at 1600 Mill Street and 1700 1st Street
 - RC Roll Call vote is needed.

7. Other Business/New Business

8. Adjourn

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Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department
1212 5th Avenue
October 7, 2024
5:30 PM



Voting Members Present	Don Mewes Maureen Riggs Norm Moline Mike Creger Samuel Odeyemi Bill Sowards Reshanda Johnson
Voting Members Absent	Sarah Wright Tanja Whitten
Staff Present	Eunice Amissah-Mensah Tanner Osing

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:30 PM and read the roll call.

Public Comment

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

Approval of the Previous Meeting Minutes

Creger moved to approve the minutes for August 5, 2024. Mewes seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

2024-12 Public hearing: Request from Gabriela and Jessten Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 3237 25th Street.

Amisshah-Mensah read the staff report with the recommendation for denial.

The applicant, Jessten Smith, was called to speak on the request. Mr. Smith discussed the need for the fence.

Robert York, a neighbor, spoke in support of the request.

Armando Murga also addressed the Commission to speak in support of the request.

Recommendation for Case 2024-12

Mewes made a motion to recommend approval of the variance as the property cannot yield a reasonable return and there are unique circumstances. Johnson seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 7 to 0 (Creger, Riggs, Mewes, Sowards, Johnson, Odeyemi and Moline)

2024-13 Public hearing: Request from Sergio Reyes Jr. to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 2948-2950 5th Avenue.

Amissah-Mensah read the staff report with the recommendation for denial.

The applicant, Sergio Reyes Jr. was called forward to speak on the request. Sergio Reyes Jr. presented his reasoning to keep the fence.

Andrea Gilman spoke in support of the request.

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

Recommendation for Case 2024-13

Moline made a motion to deny the variance for the 6-foot fence as it's not needed for a reasonable return, there is no unique circumstance, and the fence will alter the character of the neighborhood. Sowards seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 7 to 0 (Riggs, Mewes, Johnson, Sowards, Odeyemi, Moline and Creger)

2024-14 Public hearing: Request from Dannie L. Gibbs to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 319 11th Street and 1109 4th Avenue

Amissah-Mensah read the staff report. She clarified that there are two requests for this case.

The applicant, Dannie L. Gibbs was called forward to speak on the request. Mr. Gibbs stated his reasoning for the Commission to approve the variances.

Commissioners asked clarifying questions about the location of the fence.

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

Recommendation for Case 2024-14

Mewes made a motion to approve the 20-foot setback variance for a fence an intersection because it will not alter the character of the neighborhood and there is a unique circumstance. Moline seconded the motion. The motion carried on a vote of 6 to 0 (Ayes - Riggs, Mewes, Johnson, Sowards, Odeyemi and Moline, Nays - Creger)

Moline made a motion to deny the 5-foot fence height in the front yard because the property can yield a reasonable return without the variance, there is unique circumstance, and the fence will not alter the character of the neighborhood. Creger seconded the motion. (Ayes – Creger, Riggs, Mewes, Odeyemi and Moline, Nays – Sowards, Johnson)

Other Business

Creger asked staff about the height other fences in the City.

Adjournment

Chair Riggs called for a motion to adjourn the meeting. Mewes moved to adjourn the meeting. Creger seconded. The meeting adjourned at 7:04 PM.

Minutes submitted by Eunice Amissah-Mensah.

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-15: Public hearing request from the City of Rock Island to consider a rezoning from C-1 (park conservation) district to R-1 (one unit residential) district for Realtor's Park (PIN 1613200007)

Motion: Move to approve the rezoning request for the Realtor's Park

RC Roll Call vote is needed.

Date: November 4, 2024

Introduction and Background Information:

Requested Action:

The City of Rock Island has filed an application to request a rezoning of Realtor's Park from C-1 (park conservation) district to R-1 (one-unit residential) district.

Previous Zoning Action:

None

Size of Property:

The property measures 221 feet by 305 feet (approximately 1.5 acres).

Background Information:

Realtor's Park is an open park space, most of which is covered by a wooded ravine. The land was donated to the City in the 1980s. In recent years, the Parks and Recreation Board has decided that it's in the Department's best interest to sell the park. While Realtor's Park has value to the surrounding neighborhood, it's unable to benefit a wide range of residents and is difficult to maintain given its location, size, and limited access.

To sell the park, the City plans to issue a call for proposals beginning Monday, November 4th, that will be posted online and mailed to the surrounding neighborhood. Respondents can propose anything that would be compatible with the Zoning Code. This includes leaving the property as open park space or natural area. Given the limited street frontage and buildable area, proposals to build a house or other structure will not be considered.

Building Layout:

NA

Parking & Access:

Access to the site is available from 35th Street via a twelve (12) foot wide right-of-way that serves as an access path. The City plans to vacate this area and combine it with the Realtor's Park property.

Signage:

NA

Landscaping & Lighting:

NA

Staff Analysis:

The Comprehensive Plan identifies “Parks and Recreation” land use for the subject property. This category includes park and public open space facilities devoted to playgrounds, fields, trails, picnic areas, and other active and passive recreational activities. The R-1 (one unit residential) district allows for parks, playgrounds, and open space as permitted uses and is consistent with this land use category.

Additionally, the R-1 (one unit residential) district is intended to provide for detached single-unit housing opportunities and other low impact uses. The surrounding neighborhood is primarily zoned R-1 district, so staff reason that the proposed rezoning is compatible.

Lastly, the limited frontage of the property does not allow for a house or other structure to be developed. The property can remain an open space park or natural area once the City sells the property.

Conclusion:

Based on the analysis, staff recommend rezoning the property. The R-1 (one-unit) residential district is consistent with the Comprehensive Plan and compatible with the surrounding neighborhood.

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

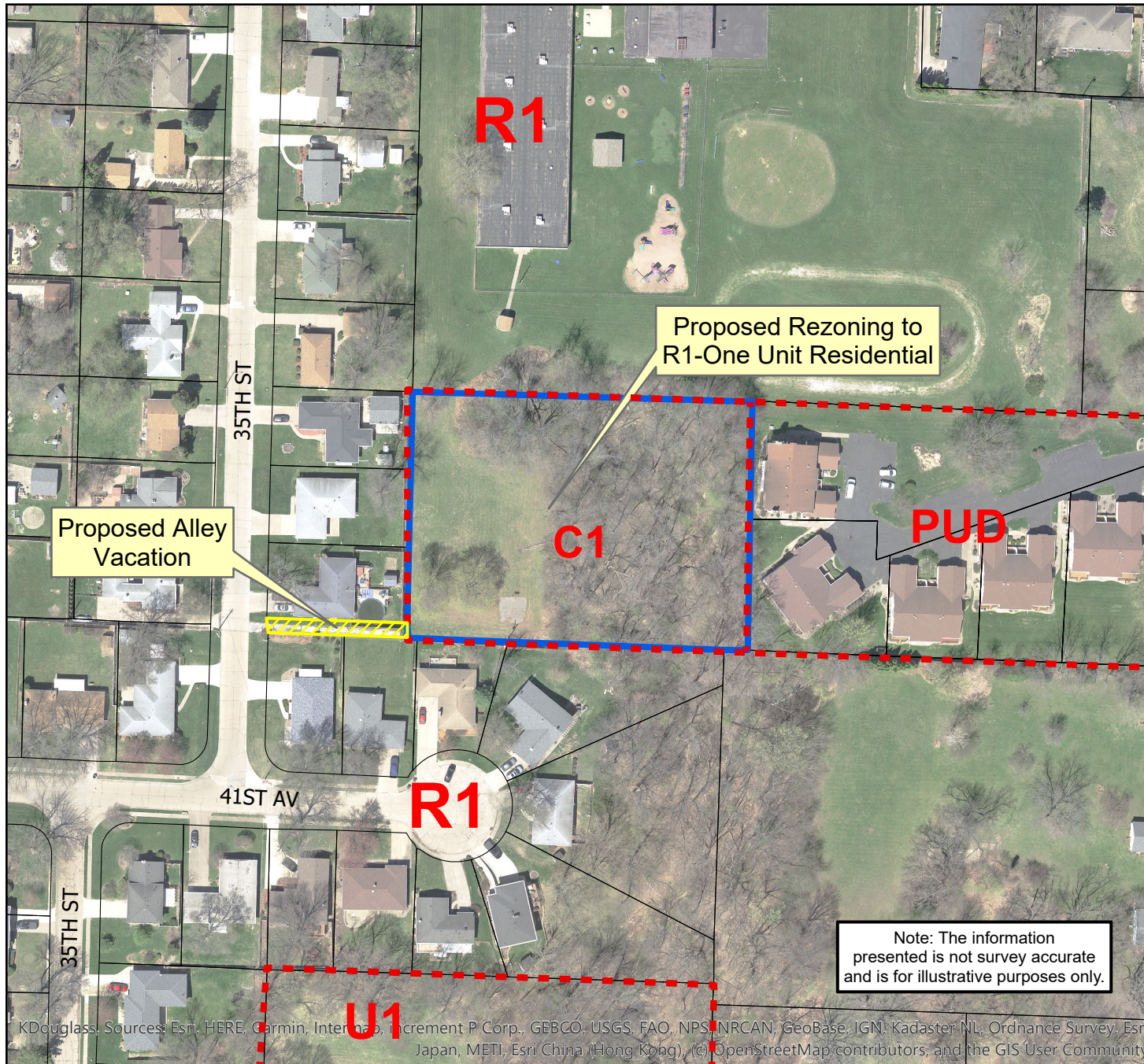
Recommendation:

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

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Rezoning Location Map at Realtors Park



PZC Case 2024-15

-  Subject Property
-  Parcels
-  Zoning District
-  Alley Vacation



0 25 50 100 150 200
Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2024-16: Public hearing request from Jared Kitterman to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2443 28th Avenue
Motion: Move to approve the variance request for 2443 28th Avenue
RC Roll Call vote is needed.
Date: November 4, 2024

Introduction and Background Information:

Applicant:
Jared Kitterman

Location:
2443 28th Avenue

Size of Property:
The property measures approximately 9,846.5 square feet with about 86 feet of frontage along 28th Avenue.

Topography:
The property slopes up from north to south by approximately 2 feet and sits slightly above street level.

Zoning History:

- 2018: The property received a variance of 18' 8" of the 25-foot front yard setback requirement and a variance of 16' 6" of the 30-foot west rear yard setback requirement for an attached garage addition (24' x 32') and attached covered patio addition (12' x 24') in the east front yard extending into the west rear yard.

Existing Land Use & Zoning:

The property is zoned R-1 (one-unit residential) district. To the north, south, east and west are properties zoned R-1 (one-unit residential) district.

Project Details:

The applicant spoke to staff about building a 14ft by 22ft kitchen addition on the east side of the house. Staff informed the applicant that a variance will be needed as the addition would be 15ft into the required 25ft setback for the property or 10ft from the property line.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance to allow for a 14ft by 22ft kitchen addition that would be 10ft from the property line as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	Allow for a 14ft by 22ft kitchen addition that would be 10ft from the property line.	The Zoning Ordinance requires that principal structures (houses) to have a 25-foot setback from property lines in the front yard (Chapter 13, Section 6)

Conditions to Authorize Variances & Staff Analysis:

Variances 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 Commission will make the final decision regarding this request. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
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 reason that the property can yield a reasonable return without the kitchen addition. The kitchen addition can enhance the property's value and appeal but is not essential for its fundamental function.	No
1. 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;	Staff contend that the property has a unique circumstance as it sits on a corner lot and has two front yards. The cul-de-sac also creates a unique property line. The configuration of the lot creates a constraint on the buildable area on the lot.	Yes

and		
1. The variance, 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 believe the addition will not alter the character of the neighborhood. The surrounding properties have varying setbacks and the kitchen addition will not obstruct visibility.	Yes

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

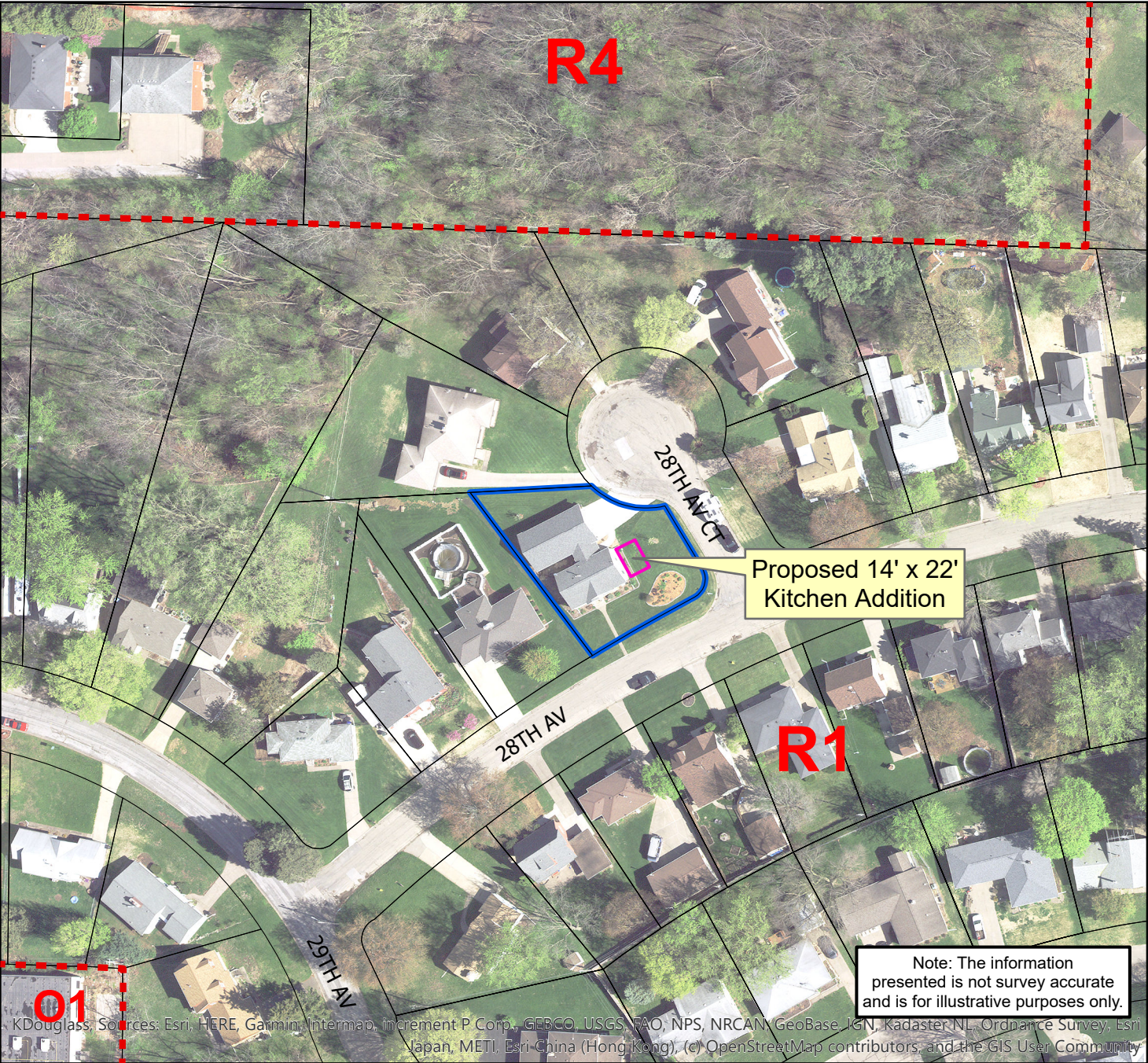
Recommendation:

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

Submitted by: Eunice Amissah-Mensah, Urban Planner

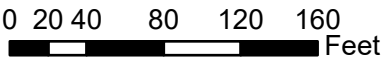
Approved by:

Setback Variance Location Map at 2443 28th Avenue



PZC Case 2024-16

-  Subject Property
-  Parcels
-  Zoning District
-  14' x 22' Addition



City of Rock Island

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Figure 1: Photo of the property looking north from 28th Avenue.



Figure 2: Photo of the property looking south from the cul-de-sac.



Figure 3: Photo showing where the kitchen addition will be located. Looking south from the applicant's driveway.

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-17: Public hearing request from Hani Aqel of Greenleaf Tobacco to consider a variance from the Rock Island Zoning Ordinance in a B-3 (community business) district for property at 3101 11th Street

Motion: Move to deny the variance request for property at 3101 11th Street

RC Roll Call vote is needed.

Date: November 4, 2024

Introduction and Background Information:

Applicant:

Hani Aqel of Greenleaf Tobacco

Location:

3101 11th Street

Size of Property:

The property measures approximately 13,811.5 square feet with approximately 101 feet of frontage along 11th Street.

Topography:

The property slopes up from west to east by approximately 2 feet and sits slightly above street level.

Zoning History:

None

Existing Land Use & Zoning:

The property is zoned B-3 (community business) district. To the north, south, and west are properties zoned B-3 (community business) district. To the east is property zoned R-2 (one-and-two unit residential) district.

Project Details:

The applicant spoke to staff about opening a tobacco and vape shop at the property. The applicant plans to sell tobacco and vape products as well as clothing and incense. Staff informed the applicant that a variance will be needed because retail tobacco businesses are not allowed to be located within 100 feet of a residentially zoned property. The property is 23 feet from residential property to the east.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance to locate a Retail Tobacco

Business 23 feet from residentially zoned private property as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	Locate a Retail Tobacco Business 23 feet from residentially zoned private property.	The Zoning Ordinance requires that Retail Tobacco Businesses be at least one hundred feet (100') from residentially zoned private property (Chapter 20, Section 4).

Conditions to Authorize Variances & Staff Analysis:

Variances 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 Commission will make the final decision regarding this request. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
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 reason that the property can yield a reasonable return without the variance. The property's layout is conducive to other commercial uses that are permitted in the B-3 zoning district.	No
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 contend that there are no unique circumstances specific to the property and its intended use. The proximity to residential zoning districts does not constitute an extraordinary circumstance. This separation requirement is standard for other types of uses as well.	No
The variance, 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 reason that the variance will alter the character of the neighborhood. The separation requirement aims to preserve the residential character of neighborhoods and mitigate potential concerns related to public health for these uses.	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

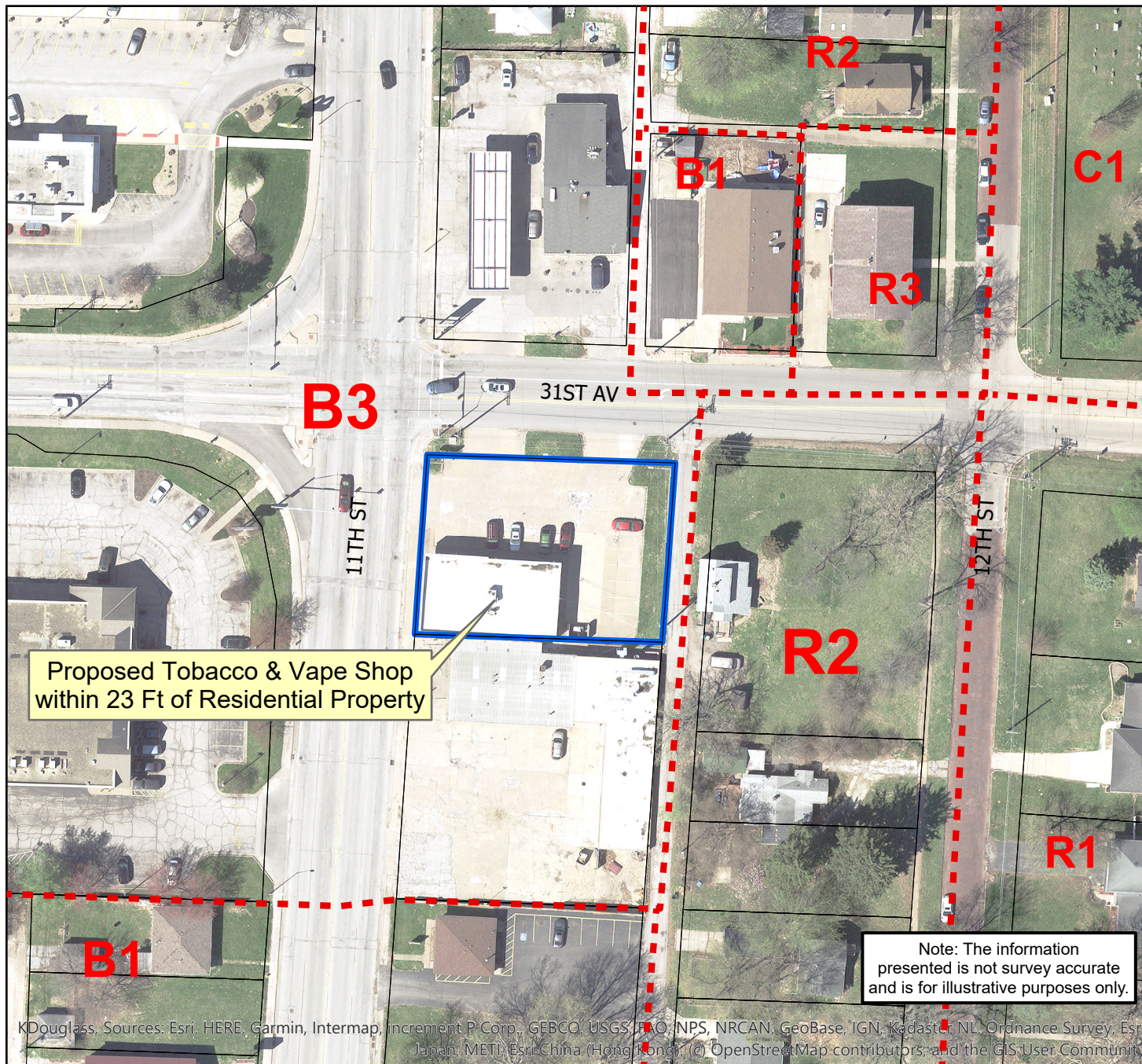
Recommendation:

The Community Development Department recommends that the Commission deny the variance as the property can yield a reasonable return without the variance, there are no unique circumstances, and the business use will alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Separation Variance Location Map at 3101 11th Street



PZC Case 2024-17

-  Subject Property
-  Parcels
-  Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo of the subject property from 11th Street.



Figure 2: Photo of the subject property showing proximity to the residential area across the alley.

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-18: Public hearing request from Demetrius T. Johnson to consider a Special Use Permit from the Rock Island Zoning Ordinance in an R-2 (one-and-two unit residential) district for property at 1501 5th Street

Motion: Move to deny the Special Use Permit request for property at 1501 5th Street

RC Roll Call vote is needed.

Date: November 4, 2024

Introduction and Background Information:

Requested Action:

Demetrius T. Johnson has filed an application for a Special Use Permit (SUP) to allow the location of a food trailer in the rear yard of the residential property at 1501 5th Street (PIN 1603230001), zoned R-2 (one and two unit residential) district. A special use permit is needed because food trailers are not allowed in residential zoning districts.

Previous Zoning Action:

There is no known previous zoning action for the subject property.

Size of Property:

The property measures 37.5 feet by 116.3 feet (approximately 4,361 square feet).

Background Information:

A neighborhood convenience store operates out of a building on the subject property. This use is considered a legal nonconforming use as it's located in a residential zoning district. In addition to the convenience store, the applicant now proposes to operate a food trailer where food will be sold for pick-up only. The proposed hours of operation are 1-6pm on Thursday through Monday between the months of April to November. The food trailer will also need an exception from the City's Mobile Food Unit Ordinance to allow for a permanent operating location on the subject property.

Building Layout:

The existing building on the property is not proposed to change.

Parking & Access:

The property sits on a corner lot and has access to 5th Street and 5th Avenue. There is no off-street parking provided on-site. The applicant suggests that street parking will be available on 15th Avenue and 5th Street for patrons.

Signage:

No additional signs are proposed for the property.

Landscape & Lighting:

No additional lighting or landscaping is proposed.

Standards for Approval & 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.

<i>A. That the granting of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.</i>
The proposed food trailer will operate within a residential zoning district. Although the property's use is already nonconforming, the expansion of the business use raises compatibility concerns with the surrounding neighborhood. Staff contend that this condition is not met.
<i>Meets Standard: No</i>
<i>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.</i>
The properties in the immediate vicinity are all zoned residential. Staff contend that the food trailer use will impact the residential character of the neighborhood by creating additional traffic and noise that would otherwise not be expected in a residential neighborhood. Therefore, this condition is not met.
<i>Meets Standard: No</i>
<i>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.</i>
The Comprehensive Plan designates the property for "single family residential". This future land use category is intended for new and existing detached single-family homes as well as other low impact uses. This category is mapped in various parts of City where the desire is to promote or retain residential character. Because of this, staff conclude that the expansion of a business, like a food trailer, does not fit this description nor meet this standard.
<i>Meets Standard: No</i>
<i>D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.</i>
The food trailer is planned to sit on a paved concrete pad in the rear yard. There is no paved access to this area, with the nearest access point being off the alleyway. Additionally, the applicant has not provided a plan for a power source to the food trailer. Staff conclude that this standard is not met.
<i>Meets Standard: No</i>
<i>E. That adequate measures have been or will be taken to provide ingress and egress</i>

<i>so designed as to minimize traffic congestion in the public streets.</i>
The applicant has not provided a parking plan and will rely on on-street parking. The primary access will be from 15 th Street, which is a local street and appears to have not parking on the south side. The additional business use is likely to generate more traffic than what the neighborhood experiences now. Staff conclude that adequate measures have not been and will not be taken to address this.
<i>Meets Standard: No</i>
<i>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.</i>
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.
<i>Meets Standard: NA</i>
<i>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.</i>
The special use will be required to comply with all other applicable City ordinances if approved.
<i>Meets Standard: NA</i>

Conclusion:

Based on the staff analysis, the SUP request does not meet the standards for approval.

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

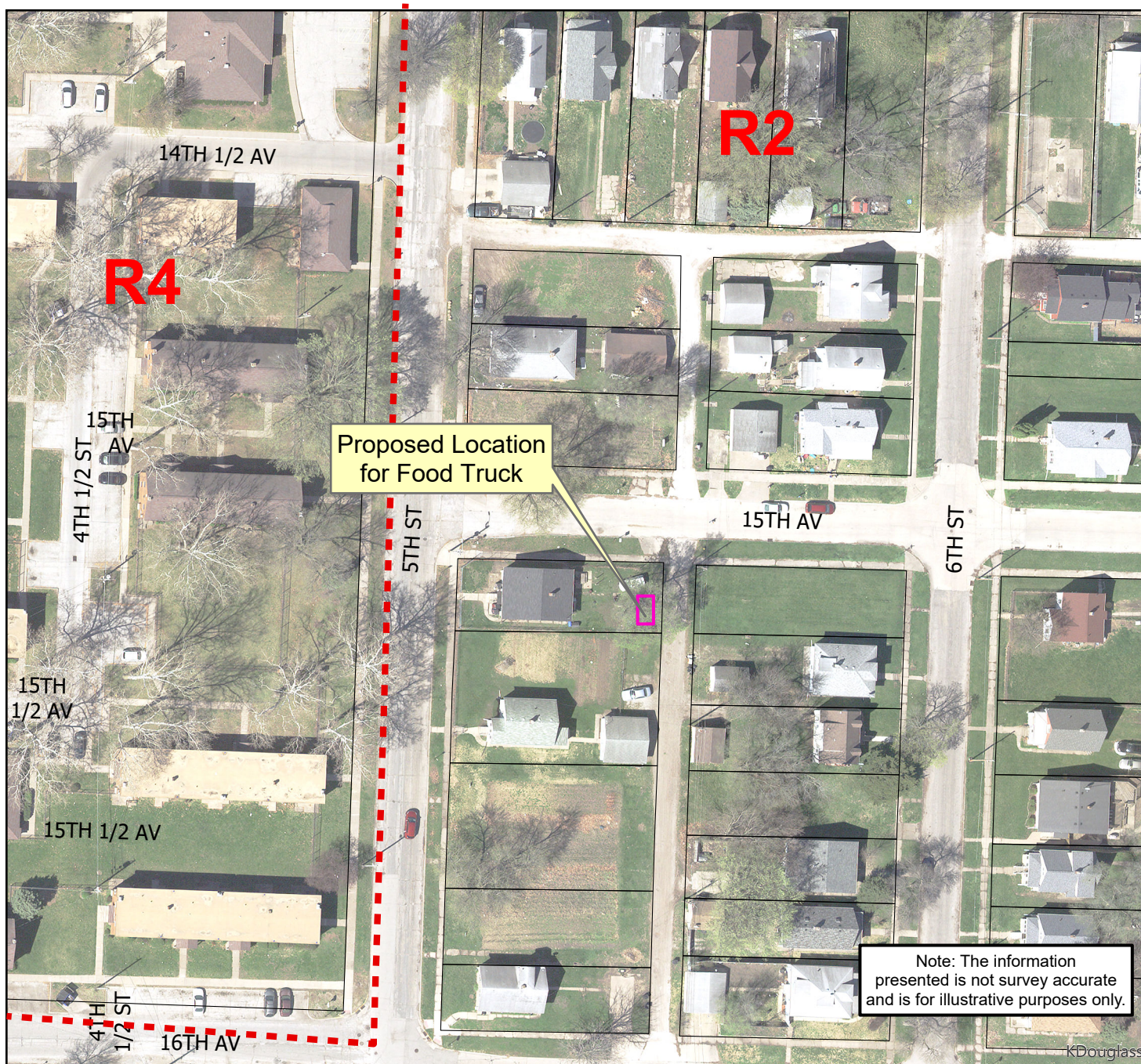
Recommendation:

The Community Development Department recommends that the Planning Commission pass a recommendation to the City Council that the Special Use Permit request be denied. If the commission decides to recommend approval of the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations on the use.

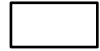
Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Special Use Location Map at 1501 5th Street



PZC Case 2024-18

-  Subject Property
-  Parcels
-  Zoning District
-  Concrete Slab



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



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



Figure 1: Photo of the subject property looking east from 5th Street.



Figure 2: Photo of the rear yard of the property. The food trailer is proposed to sit where the white car is located.



Figure 3: Photo showing another view of where the food trailer is proposed to be located.

**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 Demetrius T. Jackson for the property known as 1501 5th Street, PIN 1603230001. The property is zoned R-2 (one and two unit residential) district and legally described as:

The north thirty-seven and one-half (37.5) feet of Lot Number Fourteen (14) in Block Number Two (2) in that part of the City of Rock Island known as and called John G. Scheuermann's Sixth Addition to said City.

Section Two: The use granted by this special use permit is for the grantee to operate a food trailer in the rear yard of the property.

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

1. The food trailer must be parked on an improved surface at all times.
2. The food trailer is permitted to operate from April through November on Thursday through Monday from 1:00 PM to 6:00 PM.
3. Prior to the use commencing, the grantee shall erect a solid 6 foot fence along perimeter of the south and east rear yard in compliance with fence requirements found in the City's Zoning Ordinance.
4. 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

Memorandum



To: Rock Island Planning & Zoning Commission

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

Subject: 2024-19: 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 property at 1600 Mill Street and 1700 1st Street

Motion: Move to deny the Special Use Permit request for the properties at 1600 Mill Street and 1700 1st Street

RC Roll Call vote is needed.

Date: November 4, 2024

Introduction and Background Information:

Requested Action:

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). 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.

Previous Zoning Action:

There is no known previous zoning action for the subject properties.

Size of Property:

- 1600 Mill Street: The property measures approximately 4.38 acres.
- 1700 1st Street: The property measures approximately 1.17 acres.

Background Information:

Del's Metal Company (DMC) began operations in the City of Rock Island in 1980's on the property at 1605 1st Street. That property operates as a Junk Yard and is subject to the City's Junk Yard Ordinance as well as relevant requirements in the Zoning Ordinance, which defines the use 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."

DMC's Junk Yard operations at 1605 1st Street are considered a legal nonconforming use and not the subject of this request. The use predated current zoning standards and is allowed to continue. 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.

In 2010, DMC purchased two neighboring properties to the west, 1600 Mill Street and 1700 1st Street ("Properties"). These properties are the subject of the SUP request to operate a Junk Yard. Prior to the purchase, City records indicate that DMC planned to store vehicles along with empty trailers and roll-off containers on the Properties. DMC also planned to store crushed and bailed items inside the existing warehouse on the 1600 Mill Street property. These uses are permitted as indicated by staff's letter dated August 11, 2010. In the same letter, staff notified DMC that the Properties were not zoned appropriately for the outside storage or processing of metal and other recycled materials (See Exhibit A).

However, DMC began storing scrap metal on the Properties by at least 2020, which appears to have expanded in area since that time (see "Aerial timelapse" Exhibit B). On May 2nd 2024, staff notified DMC that they were in violation of the City's Zoning Ordinance for operating a Junk Yard on the Properties. DMC subsequently applied for a SUP.

Building Layout:

The existing building meets all setback requirements for the I-1 (light industrial) district.

Parking & Access:

The property is accessed via 1st Street with traffic coming from either 18th Avenue or 6th Avenue. One (1) access point is available to the 1600 Mill Street property from 1st Street.

Signage:

No additional signs are proposed for the site. Any new signs proposed for the property will have to comply with Sign Ordinance requirements for the I-1 district.

Landscape & Lighting:

No additional lighting or landscaping is proposed.

Standards for Approval & 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.

<i>A: That the granting of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.</i>
Staff contend that the Junk Yard expansion is detrimental to the public health, comfort, and general welfare of the surrounding properties by producing smoke, fumes, and odors that are detectable beyond the property line. Staff have received complaints from neighboring property owners about metal fragments and dust landing on their property from DMC's outdoor cutting. Staff have observed similar fragments on 18 th Avenue as

well as plumes of smoke coming from the subject property while there is on-going cutting (see Figures 7 & 8). These activities along with the piles of scrap metal create compatibility issues with the neighboring properties and detract from the appearance of Sunset Business Park.

Additionally, the subject property is within 1,000 feet of residential zoning districts to the east. The City's Zoning Ordinances 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 identified by the Environmental Protection Agency as a Designated Disadvantaged Community on the Environmental Justice Screening and Mapping Tool, which assesses burden based on indicators related to health, the environment, and economic opportunity. A junk yard expansion that close to those communities raises environmental justice concerns.

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.

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. Based on the evidence presented above, 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.

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.

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. The Junk Yard expansion does not fit these use categories nor other redevelopment strategies identified in the

plan. Therefore, staff conclude the Junk Yard expansion does impede the normal and orderly development and improvement of the surrounding property.
<i>Meets Standard: No</i>
<i>D. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.</i>
The property is accessed via 1 st 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.
<i>Meets Standard: No</i>
<i>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.</i>
Staff contend that the use will increase traffic congestion. The use likely produces a moderate level of traffic that is consistent with other industrial uses.
<i>Meets Standard: Yes</i>
<i>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.</i>
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.
<i>Meets Standard: NA</i>
<i>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.</i>
The special use will be required to comply with all other applicable City ordinances if approved.
<i>Meets Standard: NA</i>

Conclusion:

Based on the staff analysis, 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.

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

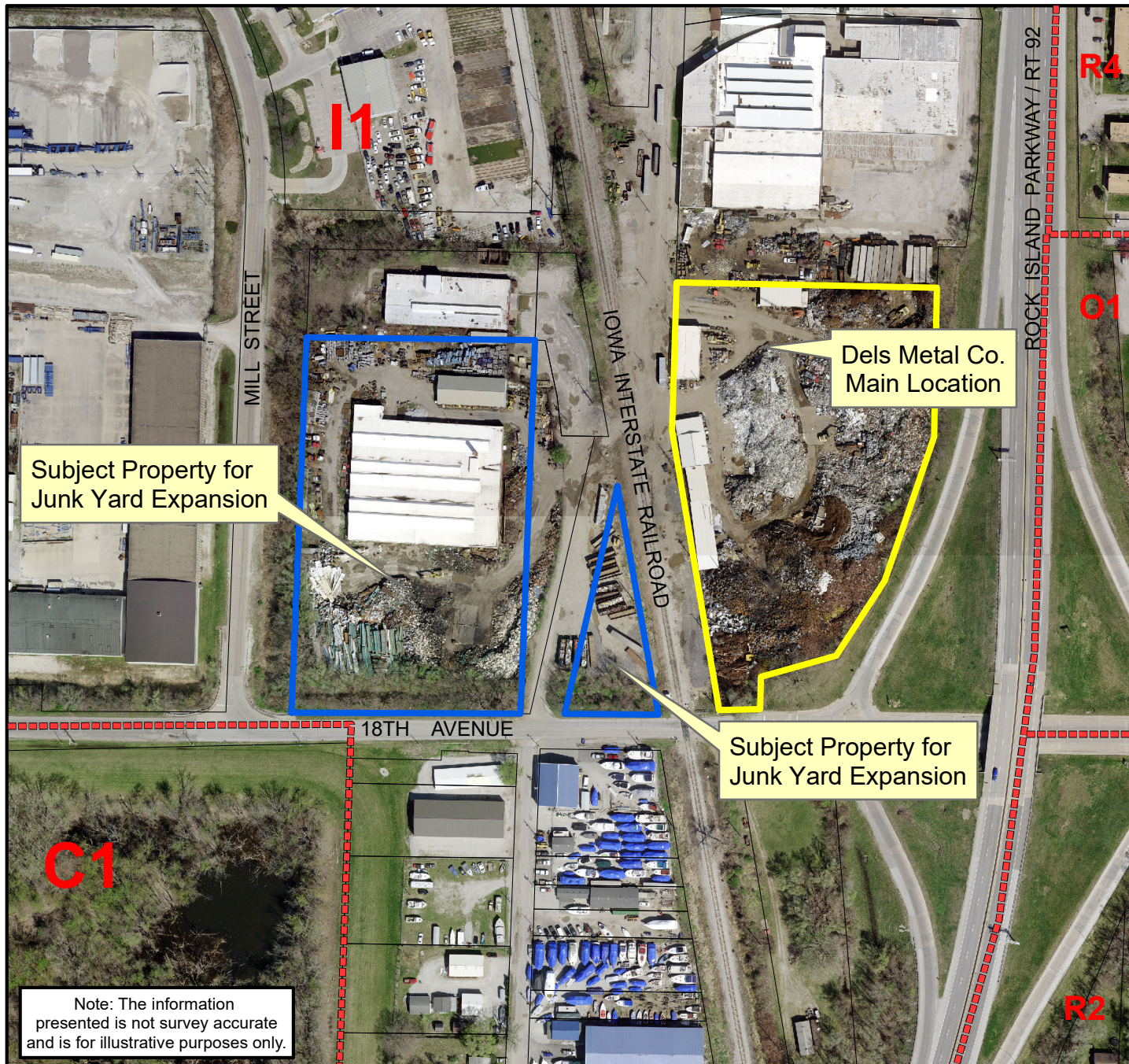
Recommendation:

The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council to deny the request. If the commission decides to approve the request under different findings, staff have included a draft ordinance for the permit with recommended stipulations on the use.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Special Use Permit Location Map at 1600 Mill St. & 1700 1st St.



PZC Case 2024-19

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



0 50 100 200 300
Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





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 east from 1st Street. Scrap metal piles in the background are on 1605 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.



Figure 6: Photo of 1700 1st Street showing presumed junk vehicles.



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



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

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



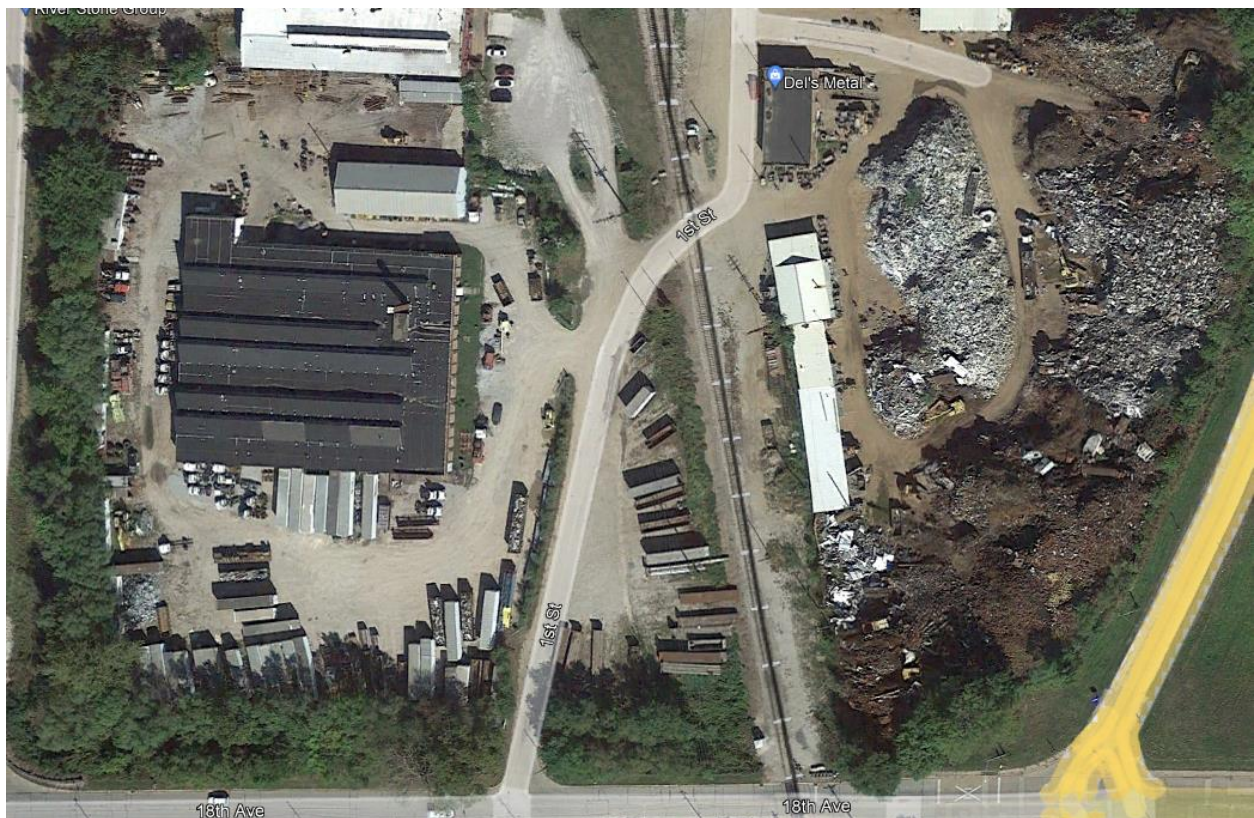
2009: Property owned by Export Packaging & Arvid Koehler



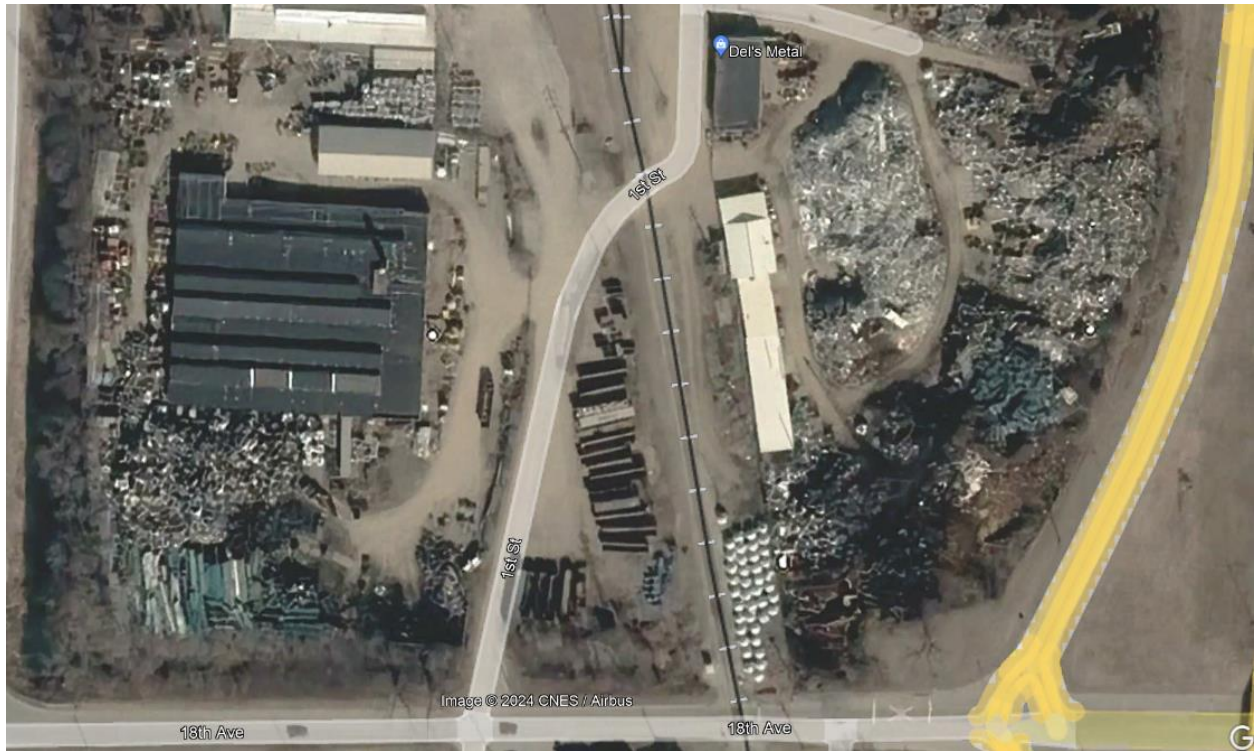
2010: Aerial photograph taken around transfer of ownership to Wanda Schumaker



2014: Property owned by Wanda Schumaker (Dels Metal)



2017



2020



2022



2024

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: October 7, 2024

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 to be transferred, broken down 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 to 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 one building on them, which is on the 1600 Mill St. lot and is one story high. 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 seeks a special use permit to continue those operations 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. 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.

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: [REDACTED]

Attorney Name: Robert L. Duckels

Law Firm Name: UB Greensfelder

Address: 10 South Broadway, Suite 2000, St. Louis, MO 63102-1747

Phone: [REDACTED]

ADDENDUM A²

I. BACKGROUND AND REASON FOR SUP:

A. Brief History.

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 Mill St. Without 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 is relies meaningfully on these operations.

II. ANALYSIS OF ZONING CODE FACTORS:

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 applications may. That is because DMC does not request anything beyond the current uses of the Properties. Moreover,

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.

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.

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

The neighboring businesses who spoke with DMC had no prior issues with, nor anticipated issues in the future, 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.

The sole example on the Properties for which DMC received a warning was from the IEPA in 2023 regarding tires that were temporarily stored outside. During a large job disposing trailers for a local logistics company, DMC was cutting tires off semi-trailer rims to recycle the rims and then properly dispose of the tires. This project was happening at the time of the inspection and DMC had not yet disposed of the tires. DMC was given a warning and 30 days to dispose of the tires. DMC resolved the issue within 48 hours and did not receive a fine. DMC takes its commitment to compliance with environmental regulations seriously, and its record of compliance reflects that commitment.

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.

The neighboring businesses who spoke with DMC also had no prior issues with, nor anticipated issues in the future, 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 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

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.

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 with, nor anticipated issues in the future, 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 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 Properties was 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.
- 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.

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>

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. 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 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 as well as the present reality. 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; (d) 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:

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

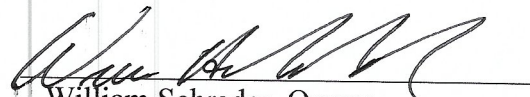
September, 27th 2024

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](#)

UB Greensfelder LLP
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.

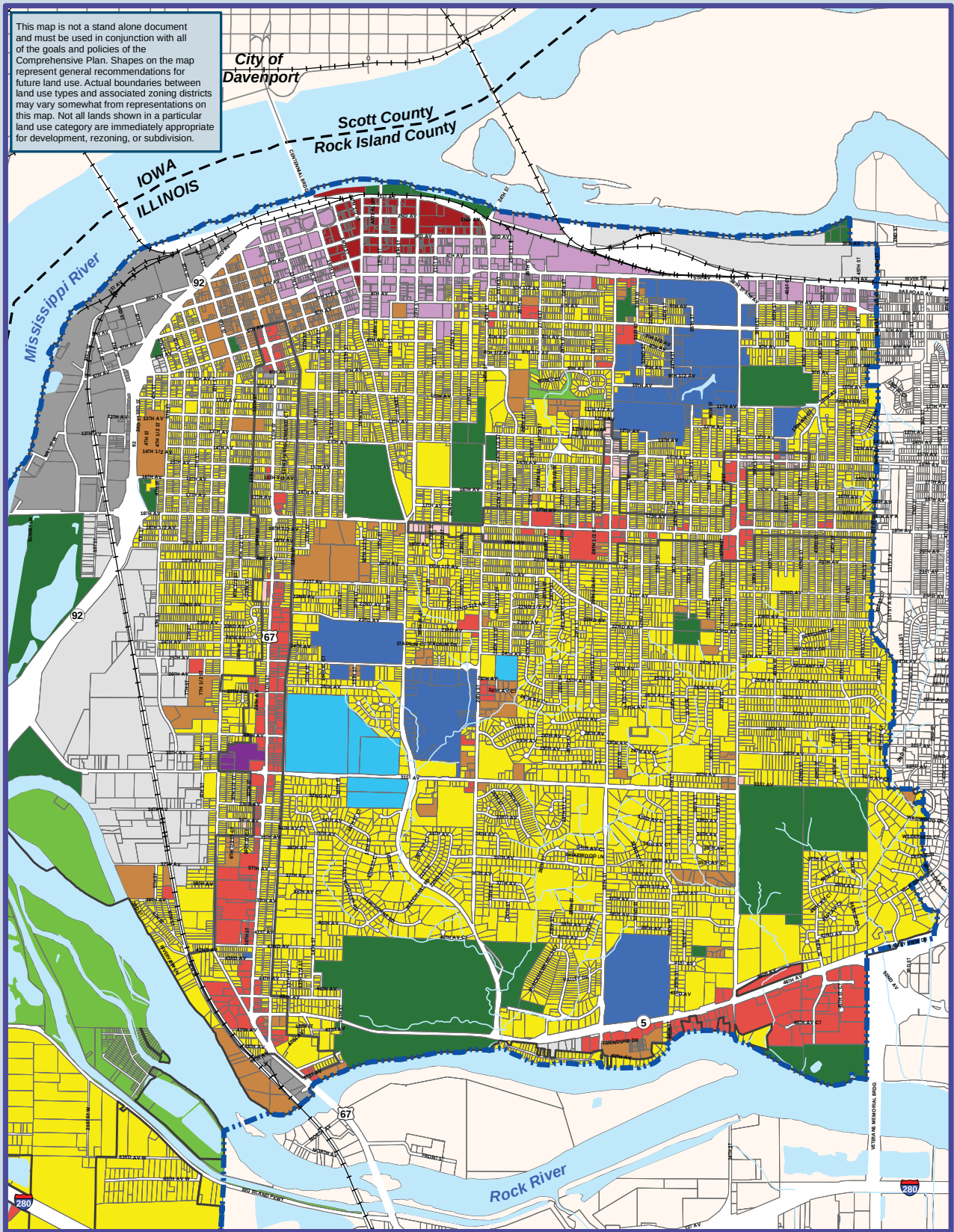
Industrial

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.

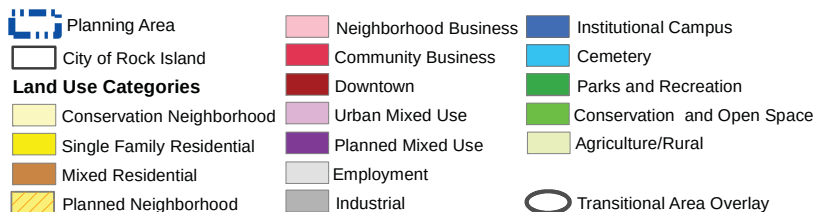
Industrial Policies

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 P11 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 "k," 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 actual consideration and facts 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 possess and hold title to real estate in Illinois, a partnership authorized to do business or possess and hold title to real estate in Illinois, or a seller entity recognized as a person and authorized to do business or possess 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 C 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 4 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

City

State

ZIP

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-C

Form PTAX-203-D

Form PTAX-203-E

Form PTAX-203-F

Form PTAX-203-G

Form PTAX-203-H

Form PTAX-203-I

Form PTAX-203-J

Form PTAX-203-K

Form PTAX-203-L

Form PTAX-203-M

Form PTAX-203-N

Form PTAX-203-O

Form PTAX-203-P

Form PTAX-203-Q

Form PTAX-203-R

Form PTAX-203-S

Form PTAX-203-T

Form PTAX-203-U

Form PTAX-203-V

Form PTAX-203-W

Form PTAX-203-X

Form PTAX-203-Y

Form PTAX-203-Z

Form PTAX-203-AA

Form PTAX-203-AB

Form PTAX-203-AC

Form PTAX-203-AD

Form PTAX-203-AE

Form PTAX-203-AF

Form PTAX-203-AG

Form PTAX-203-AH

Form PTAX-203-AI

Form PTAX-203-AJ

Form PTAX-203-AK

Form PTAX-203-AL

Form PTAX-203-AM

Form PTAX-203-AN

Form PTAX-203-AO

Form PTAX-203-AP

Form PTAX-203-AQ

Form PTAX-203-AR

Form PTAX-203-AS

Form PTAX-203-AT

Form PTAX-203-AU

Form PTAX-203-AV

Form PTAX-203-AW

Form PTAX-203-AX

Form PTAX-203-AY

Form PTAX-203-AZ

Form PTAX-203-BA

Form PTAX-203-BB

Form PTAX-203-BC

Form PTAX-203-BD

Form PTAX-203-BE

Form PTAX-203-BF

Form PTAX-203-BG

Form PTAX-203-BH

Form PTAX-203-BI

Form PTAX-203-BJ

Form PTAX-203-BK

Form PTAX-203-BL

Form PTAX-203-BM

Form PTAX-203-BN

Form PTAX-203-BO

Form PTAX-203-BP

Form PTAX-203-BQ

Form PTAX-203-BR

Form PTAX-203-BS

Form PTAX-203-BT

Form PTAX-203-BU

Form PTAX-203-BV

Form PTAX-203-BW

Form PTAX-203-BX

Form PTAX-203-BY

Form PTAX-203-BZ

Form PTAX-203-CA

Form PTAX-203-CB

Form PTAX-203-CC

Form PTAX-203-CD

Form PTAX-203-CE

Form PTAX-203-CF

Form PTAX-203-CG

Form PTAX-203-CH

Form PTAX-203-CI

Form PTAX-203-CJ

Form PTAX-203-CK

Form PTAX-203-CL

Form PTAX-203-CM

Form PTAX-203-CN

Form PTAX-203-CO

Form PTAX-203-CP

Form PTAX-203-CQ

Form PTAX-203-CR

Form PTAX-203-CS

Form PTAX-203-CT

Form PTAX-203-CU

Form PTAX-203-CV

Form PTAX-203-CW

Form PTAX-203-CX

Form PTAX-203-CY

Form PTAX-203-CZ

Form PTAX-203-DA

Form PTAX-203-DB

Form PTAX-203-DC

Form PTAX-203-DD

Form PTAX-203-DE

Form PTAX-203-DF

Form PTAX-203-DG

Form PTAX-203-DH

Form PTAX-203-DI

Form PTAX-203-DJ

Form PTAX-203-DK

Form PTAX-203-DM

Form PTAX-203-DN

Form PTAX-203-DO

Form PTAX-203-DP

Form PTAX-203-DQ

Form PTAX-203-DR

Form PTAX-203-DS

Form PTAX-203-DT

Form PTAX-203-DU

Form PTAX-203-DV

Form PTAX-203-DW

Form PTAX-203-DX

Form PTAX-203-DY

Form PTAX-203-DZ

Form PTAX-203-EA

Form PTAX-203-EB

Form PTAX-203-EC

Form PTAX-203-ED

Form PTAX-203-EE

Form PTAX-203-EF

Form PTAX-203-EG

Form PTAX-203-EH

Form PTAX-203-EI

Form PTAX-203-EJ

Form PTAX-203-EK

Form PTAX-203-EL

Form PTAX-203-EM

Form PTAX-203-EN

Form PTAX-203-EO

Form PTAX-203-EP

Form PTAX-203-EQ

Form PTAX-203-ER

Form PTAX-203-ES

Form PTAX-203-ET

Form PTAX-203-EU

Form PTAX-203-EV

Form PTAX-203-EW

Form PTAX-203-EX

Form PTAX-203-EY

Form PTAX-203-EZ

Form PTAX-203-FA

Form PTAX-203-FB

Form PTAX-203-FC

Form PTAX-203-FD

Form PTAX-203-FE

Form PTAX-203-FF

Form PTAX-203-FG

Form PTAX-203-FH

Form PTAX-203-FI

Form PTAX-203-FJ

Form PTAX-203-FK

Form PTAX-203-FL

Form PTAX-203-FM

Form PTAX-203-FN

Form PTAX-203-FO

Form PTAX-203-FP

Form PTAX-203-FQ

Form PTAX-203-FR

Form PTAX-203-FS

Form PTAX-203-FT

Form PTAX-203-FU

Form PTAX-203-FV

Form PTAX-203-FW

Form PTAX-203-FX

Form PTAX-203-FY

Form PTAX-203-FZ

Form PTAX-203-GA

Form PTAX-203-GB

Form PTAX-203-GC

Form PTAX-203-GD

Form PTAX-203-GE

Form PTAX-203-GF

Form PTAX-203-GG

Form PTAX-203-GH

Form PTAX-203-GI

Form PTAX-203-GJ

Form PTAX-203-GK

Form PTAX-203-GL

Form PTAX-203-GM

Form PTAX-203-GN

Form PTAX-203-GO

Form PTAX-203-GP

Form PTAX-203-GQ

Form PTAX-203-GR

Form PTAX-203-GS

Form PTAX-203-GT

Form PTAX-203-GU

Form PTAX-203-GV

Form PTAX-203-GW

Form PTAX-203-GX

Form PTAX-203-GY

Form PTAX-203-GZ

Form PTAX-203-HA

Form PTAX-203-HB

Form PTAX-203-HC

Form PTAX-203-HD

Form PTAX-203-HE

Form PTAX-203-HF

Form PTAX-203-HG

Form PTAX-203-HH

Form PTAX-203-HI

Form PTAX-203-HJ

Form PTAX-203-HK

Form PTAX-203-HL

Form PTAX-203-HM

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.

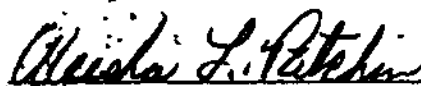


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 20, 2012

APPROVED: February 21, 2012

ATTEST:


CITY CLERK

AYES: Aldermen Austin
Brooks
Conroy
Tollenaar
Jones
Murphy

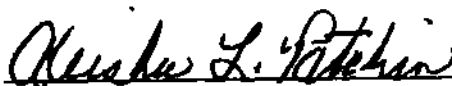
NAYS: None
ABSENT: Foley

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. 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

**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

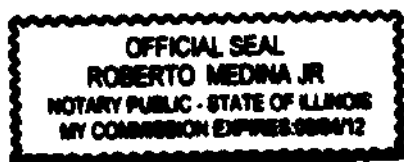
By: [Signature] (Seal)
DENNIS E. PAULEY, Mayor

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

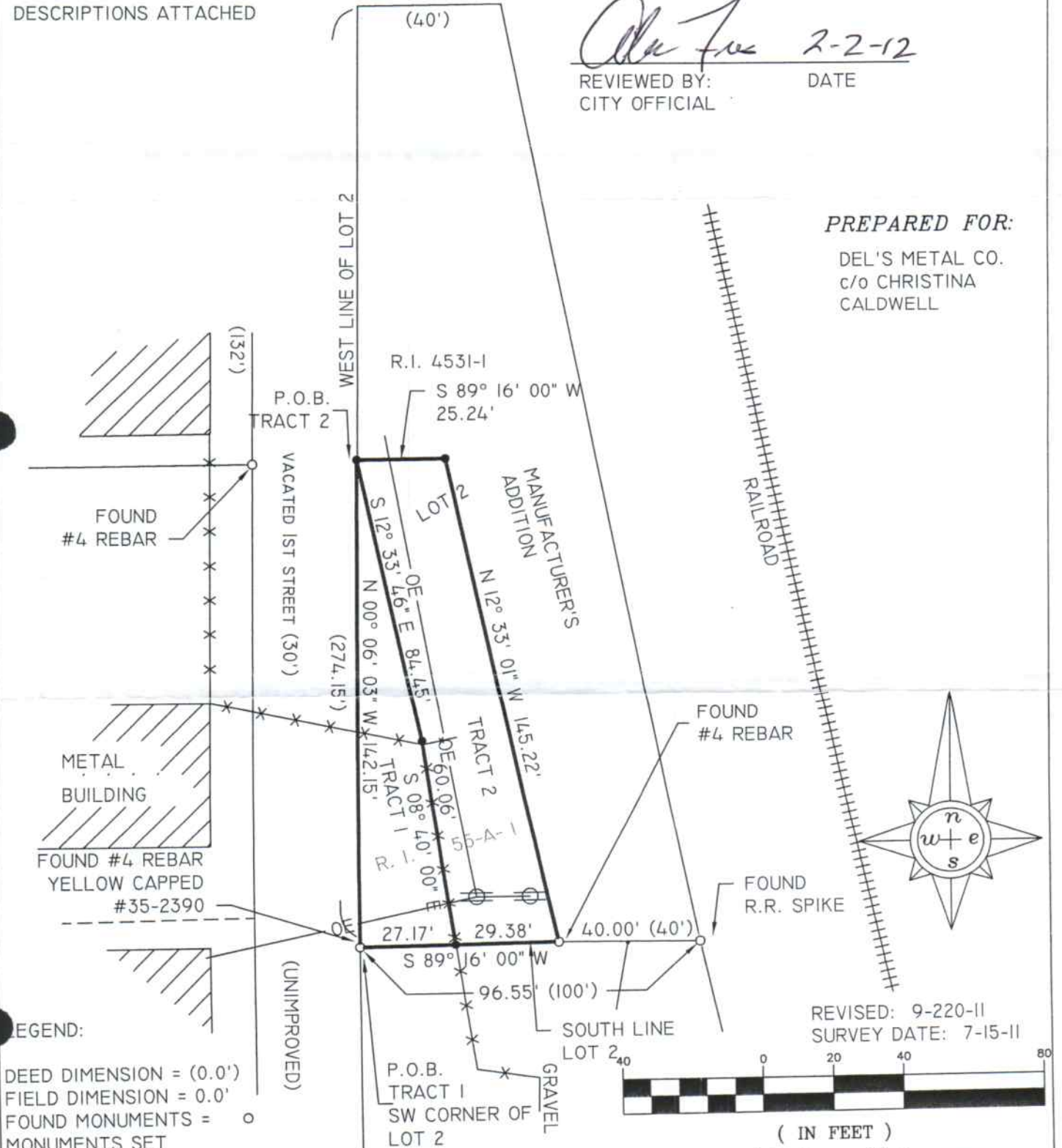
PLAT OF SURVEY

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

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

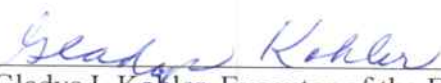
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Party of the Second Part, WANDA S. SCHUMACHER, the interest of Arvid A. Kohler of the following-described property:

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.




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

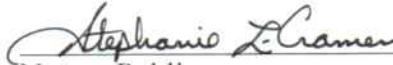
Grantor avows that the premises have never been used as a Homestead by the Grantor, nor by any spouse of the Grantor.

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

**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. Lutwurm
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

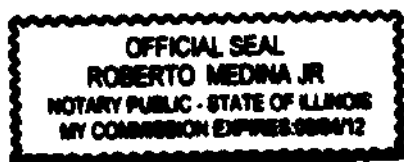
By:  (Seal)
DENNIS E. PAULEY, Mayor

By:  (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.




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

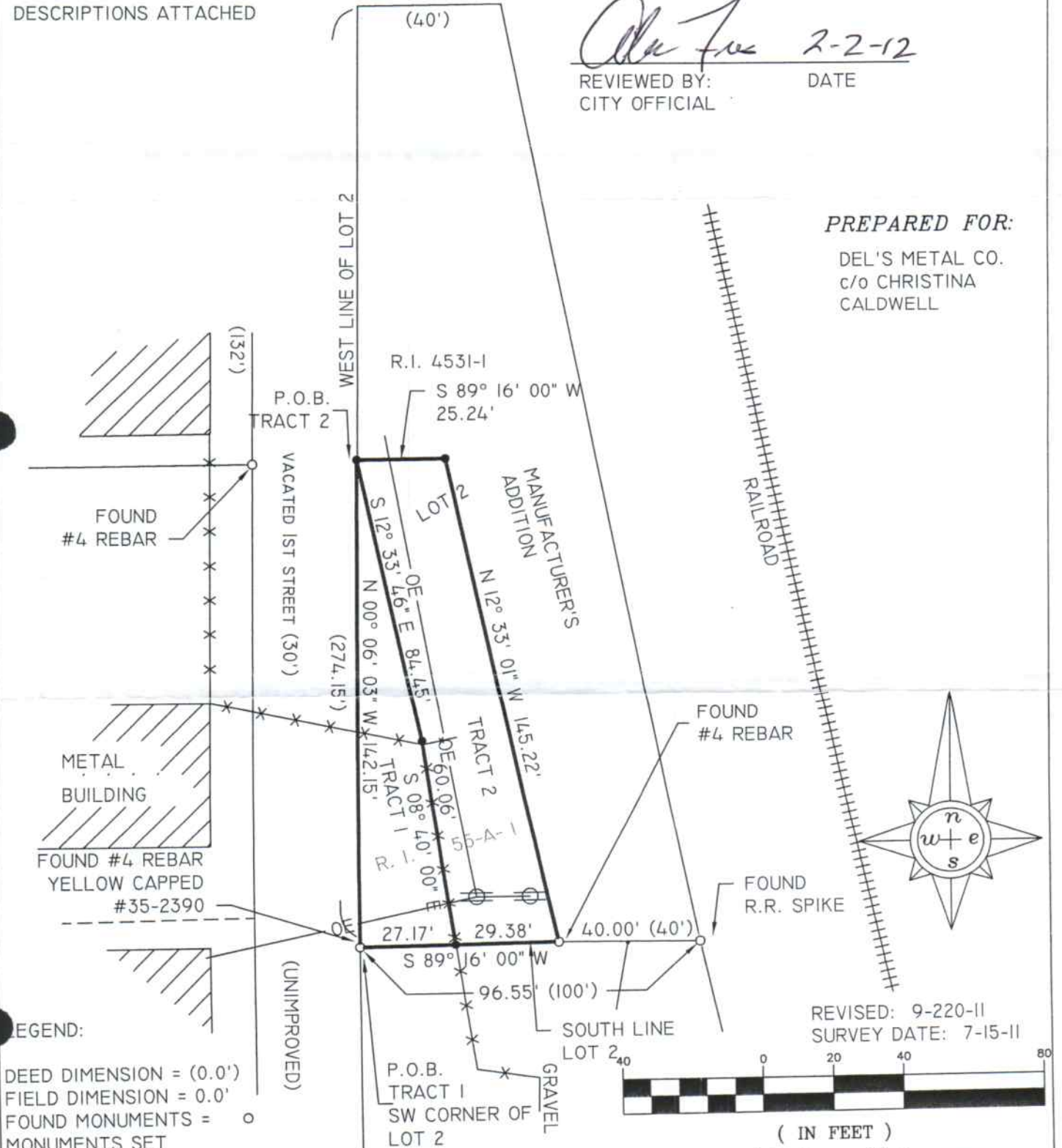
PLAT OF SURVEY

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

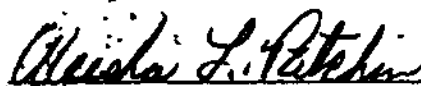
PASSED: February 20, 2012

AYES: Aldermen

APPROVED: February 21, 2012

Austin
Brooks
Conroy
Tollenaar
Jones
Murphy

ATTEST:


CITY CLERK

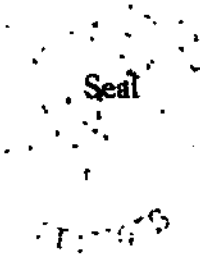
NAYS: None

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

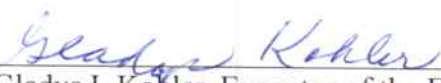
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Party of the Second Part, WANDA S. SCHUMACHER, the interest of Arvid A. Kohler of the following-described property:

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.

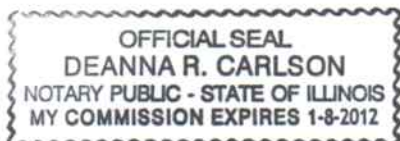

Gladys I. Kohler, Executor of the Estate of Arvid A. Kohler, deceased

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

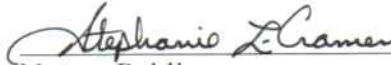
Grantor avows that the premises have never been used as a Homestead by the Grantor, nor by any spouse of the Grantor.

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:

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