

## **Committee-of-the-Whole Agenda**

**6:00 p.m.**

**Tuesday, April 27, 2021**

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### **Questions on the Agenda**

#### **Agenda Items**

- 1. Final Plat of Unity Point 7<sup>th</sup> Street Subdivision** (Marty Vanags, Interim City Administrator)
- 2. Other**

#### **Public Comment**

Members of the Public are permitted to speak after coming to the podium and stating their names. Comments may also be emailed the day of the meeting, by 5:30 p.m., to the City Clerk, at [jparr@moline.il.us](mailto:jparr@moline.il.us). Please type **Public Comment** in the Subject line.

Council Bill/Resolution No. 1109-2021

Sponsor: \_\_\_\_\_

A RESOLUTION

APPROVING the Final Plat for Unity Point 7<sup>th</sup> Street Subdivision (a two-lot subdivision at John Deere Road and 7<sup>th</sup> Street).

WHEREAS, \_\_\_\_\_  
an application for a subdivision has been made by Trinity Medical Center;  
and

WHEREAS, Plan Commission approved the Preliminary Plat for Unity Point 7<sup>th</sup> Street Subdivision on January 13, 2021; and

WHEREAS, all procedural steps required by Chapter 29 and 35 of the Moline Code of Ordinances have been complied with prior to submission of same to Plan Commission; and

WHEREAS, this Council believes and finds approval of said Final Plat of Unity Point 7<sup>th</sup> Street Subdivision to be in the best interest of the City of Moline.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the final plat of Unity Point 7th Street Subdivision, a subdivision of property described as follows:

A RE-PLAT OF PART OF LOTS 1 AND 3 IN ROCK VALLEY 2<sup>ND</sup> ADDITION, AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4<sup>TH</sup> PRINCIPAL MERIDIAN IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 41.99 ACRES, MORE OR LESS; AND IS SUBJECT TO EASEMENTS OF RECORD.

be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Applicant's deposit of funds in the amount of \$393,076 with the City of Moline for the future construction of an 8-foot wide bicycle path on Lot 2, from 43<sup>rd</sup> Avenue to 52<sup>nd</sup> Avenue (not shown on the final plat at this time), and the Applicant's covenant to permit the construction of said bicycle path, between 43<sup>rd</sup> Avenue and 52<sup>nd</sup> Avenue, satisfies all of the Applicant's obligations with respect to sidewalks to be dedicated to the City in connection with this final plat.

BE IT FURTHER RESOLVED that all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of the conflict, expressly repealed on the effective date of this Resolution.

BE IT FURTHER RESOLVED that all provisions of this Resolution shall be deemed severable; in the event any provision of this Resolution, or any application thereof, shall be found invalid or unenforceable, such finding shall not affect all other provisions of this Resolution and all other lawful applications thereof.

BE IT FURTHER RESOLVED: That this Resolution shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

\_\_\_\_\_  
Mayor

April 27, 2021

\_\_\_\_\_  
Date

Passed: April 27, 2021

Approved: May 11, 2021

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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°25'38" W	167.33'	L21	N 75°34'54" E	22.11'	L41	N 15°43'21" E	91.26'	L59	S 77°35'38" W	102.51'	L74	S 12°22'03" W	43.71'
L2	N 86°50'05" W	84.70'	L22	N 10°09'20" E	233.27'	L42	N 10°09'20" E	62.30'	L60	S 62°01'06" W	83.05'	L75	S 02°17'23" E	158.76'
L3	N 53°59'08" W	53.33'	L23	N 33°46'56" E	79.94'	L43	N 18°12'36" E	71.26'	L61	S 58°40'17" W	82.38'	L76	N 89°25'38" W	95.00'
L4	N 13°57'09" W	84.21'	L24	N 64°02'46" E	66.70'	L44	N 58°40'17" E	86.36'	L62	S 18°12'36" W	66.87'	L77	N 89°25'38" W	72.33'
L5	N 03°26'56" E	63.08'	L25	N 77°48'38" E	114.75'	L45	N 62°01'06" E	84.71'	L63	S 10°09'26" W	62.08'	L78	S 00°34'22" W	128.34'
L6	N 14°40'37" W	72.74'	L26	S 14°26'24" E	59.27'	L46	N 77°35'38" E	104.70'	L64	S 15°43'21" W	92.40'	L79	N 09°56'03" W	50.00'
L7	S 80°01'06" W	55.96'	L27	S 45°03'39" W	193.37'	L47	N 86°57'31" E	67.99'	L65	S 23°06'07" W	79.30'	L80	N 89°44'25" E	130.40'
L8	S 23°12'41" W	32.47'	L28	S 06°14'07" E	60.34'	L48	S 79°16'35" E	30.27'	L66	S 50°34'37" W	50.43'	L81	N 89°44'25" E	133.64'
L9	N 83°37'28" W	95.75'	L29	S 14°23'11" E	103.36'	L49	S 74°27'47" E	445.40'	L67	S 73°02'51" W	103.81'			
L10	N 81°34'09" W	82.39'	L30	N 89°34'17" W	128.70'	L50	N 69°31'31" E	148.59'	L68	S 89°37'49" E	26.45'			
L11	N 65°08'17" W	82.39'	L31	S 89°21'03" E	84.78'	L51	S 06°23'18" E	10.31'	L69	N 00°02'19" W	6.69'			
L12	N 57°00'49" W	154.23'	L32	N 00°30'30" E	10.22'	L52	S 69°31'31" W	149.49'	L70	S 77°36'39" E	94.71'			
L13	N 63°24'30" W	68.68'	L33	S 77°36'39" E	94.61'	L53	S 23°37'18" W	430.00'	L71	N 02°17'23" W	159.58'			
L14	N 00°30'22" E	6.69'	L34	N 00°02'19" W	22.92'	L54	N 66°22'42" W	10.00'	L72	N 12°22'03" E	45.00'			
L15	S 15°44'13" W	49.94'	L35	S 89°38'12" E	10.01'	L55	N 23°37'18" E	428.68'	L73	S 77°37'57" E	10.00'			
L16	S 74°16'54" E	126.30'	L36	S 00°01'04" E	29.85'	L56	N 74°27'47" W	438.01'						
L17	S 15°45'00" W	81.18'	L37	S 89°37'49" E	15.00'	L57	S 79°16'35" E	28.64'						
L18	N 80°38'21" E	108.65'	L38	N 73°02'51" E	100.30'	L58	S 86°57'31" W	65.96'						
L19	S 06°23'22" E	119.44'	L39	N 50°34'37" E	46.00'									
L20	S 00°18'02" W	8.58'	L40	N 23°06'07" E	76.21'									

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	1,486,413 SF±	34.12 AC±
LOT 2	342,800 SF±	7.87 AC±
TOTAL AREA	1,829,212 SF±	41.99 AC±

NOTE: THE 33.25 AC± THAT MAKES UP LOT 1 INCLUDES THE 1.03 AC± LEASE AREA. RECORD DOCUMENTS FOR LEASE ARE: 97-05073; 97-13902; 2001-25953; 2010-02993

# FINAL PLAT

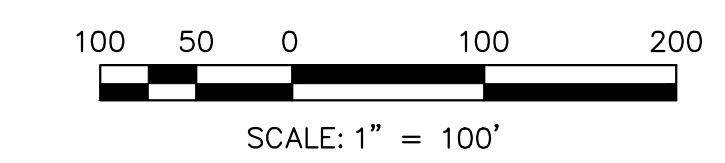
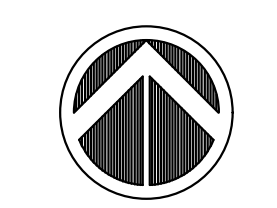
OF  
**UNITY POINT 7TH STREET SUBDIVISION**  
 A RE-PLAT OF PART OF LOTS 1 AND 3 IN ROCK VALLEY 2ND ADDITION,  
 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH,  
 RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN  
 IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

**OWNER**  
 Trinity Medical Center  
 2701 17th Street  
 Rock Island, IL 61201  
 Attn: Katherine Marchik

**DEVELOPER**  
 Encompass Health  
 9001 Liberty Parkway  
 Birmingham, AL 35242  
 Attn: Rodney Gilchrist  
 (205) 970-5589

Zoning Classification  
 ORT-1

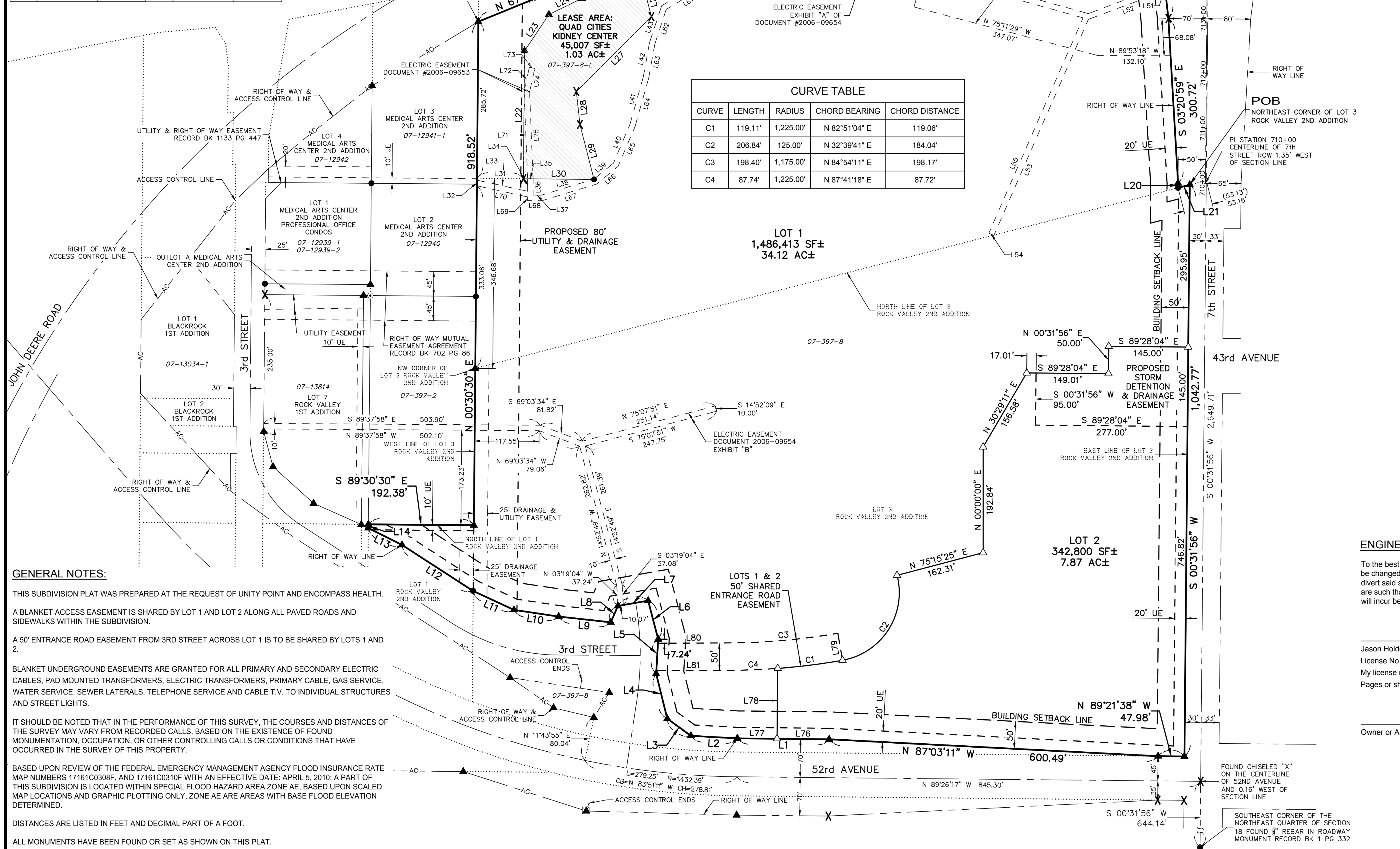
NORTH IS BASED ON THE NORTH AMERICAN DATUM OF 1983,  
 ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE  
 (2011 ADJUSTMENT)



### LEGEND

- ⊗ R.O.W. MARKER, FOUND
- ⊙ RAILROAD SPIKE, FOUND
- REBAR, FOUND
- ⊗ CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- ▲ REBAR WITH CAP # \_\_\_\_\_, FOUND
- △ 5/8" REBAR WITH CAP #35-3125 SET
- 1/2" SQ. PIN, FOUND
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND
- ⊗ CONCRETE MONUMENT, FOUND
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- 07-100 SOUTH MOLINE TAX PARCEL NO.
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT / PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- SECTION LINE
- RIGHT OF WAY LINE
- AC RIGHT OF WAY AND ACCESS CONTROL LINE
- SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	119.11'	1,225.00'	N 82°51'04" E	119.06'
C2	206.84'	125.00'	N 32°39'41" E	184.04'
C3	198.40'	1,175.00'	N 84°54'11" E	198.17'
C4	87.74'	1,225.00'	N 87°41'18" E	87.72'



**GENERAL NOTES:**  
 THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF UNITY POINT AND ENCOMPASS HEALTH.  
 A BLANKET ACCESS EASEMENT IS SHARED BY LOT 1 AND LOT 2 ALONG ALL PAVED ROADS AND SIDEWALKS WITHIN THE SUBDIVISION.  
 A 50' ENTRANCE ROAD EASEMENT FROM 3RD STREET ACROSS LOT 1 IS TO BE SHARED BY LOTS 1 AND 2.  
 BLANKET UNDERGROUND EASEMENTS ARE GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRICAL CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.  
 IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.  
 BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 17161C0308F, AND 17161C0310F WITH AN EFFECTIVE DATE: APRIL 5, 2010; A PART OF THIS SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE, BASED UPON SCALED MAP LOCATIONS AND GRAPHIC PLOTTING ONLY. ZONE AE ARE AREAS WITH BASE FLOOD ELEVATION DETERMINED.  
 DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.  
 ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

### ENGINEER'S CERTIFICATE

To the best of our knowledge and belief the drainage of surface waters either within or around this subdivision will be changed by the construction of same or parts thereof but adequate provision has been made to collect and divert said surface waters to public drains or private drains to which the owner has legal access and said provisions are such that the capacity of no natural or man-made drain will be exceeded and no damage to adjoining properties will incur because of said provisions.

Jason Holdorf \_\_\_\_\_ Date \_\_\_\_\_  
 License No. 062-062975  
 My license renewal date is November 30, 2021  
 Pages or sheets covered by this seal: 1



Owner or Attorney \_\_\_\_\_ Date \_\_\_\_\_

**PROVISIONAL FOR REVIEW ONLY**  
 03/17/2021  
 Daryl A. Brickner, PLS No. 35-3125  
 License expires on November 30, 2022  
 Seal of the State of Illinois, Professional Land Surveyor

NO.	REVISIONS	DESCRIPTION	DATE
1		REVISED PROPOSED STORM WATER DETENTION & DRAINAGE EASEMENT FOR LOT 2	1/11/2021
2		ADDED 20 FT UTILITY EASEMENT ALONG 7TH STREET & 52ND AVENUE	2/09/2021
3		SHORTENED 50' SHARED ENTRANCE ROAD EASEMENT	4/12/2021

IMEG Project No: 18003587.03  
 File Name: 18003587-03 Subdivision.dwg  
 © COPYRIGHT 2021 ALL RIGHTS RESERVED  
 Field Book No:  
 Drawn By: DAB  
 Checked By: \*\*\*  
 Date: 2/09/2021  
 Sheet 1 of 3