

## Rock Island Board of Zoning Appeals Agenda

Council Chambers (3<sup>rd</sup> Floor), City Hall

1528 3rd Avenue

November 8, 2023

5:30 PM



1. Call to Order and Roll Call
  - Gary Snyder
  - Nicole Parker
  - Kevin Day
  - Donald Mewes
  - Bill Sowards
  - Tanja Whitten
  - Pandora Lawrence
2. Public Comment
3. Opening Items
  - A. Approval of the Written Agenda for November 8, 2023  
*Recommended Motion: Move to approve the written agenda for November 8, 2023*
  - B. Approval of the October 11, 2023 Meeting Minutes  
*Recommended Motion: Move to approve the meeting minutes for October 11, 2023.*
4. Old Business
5. New Business
  - A. 2023-23 Public Hearing: Rob Miller of Executive AutoWerks at 2223 11<sup>th</sup> Street – Variance to maintain the existing 425 square feet attached (painted) wall signs on the property.  
*Recommended Motion: Move to postpone action on the variance until the December 13<sup>th</sup> meeting.*
  - B. 2023-24 Public Hearing: Jean Bosco Muzerwa of Innovative Transport Enterprise, LLC at 534 16<sup>th</sup> Street – Use Authorization to operate minor automobile repair in a B-3 (community business) zoning district  
*Recommended Motion: Move to deny the use authorization request.*
  - C. 2023-25 Public Hearing: Blake Christian Davis of Happy Day Properties LLC at 1301 30<sup>th</sup> Street – Variances to maintain the existing letter sign on the north roof of the property that is approximately 70 square feet.  
*Recommended Motion: Move to deny the requested variances.*
  - D. 2023-26 Public Hearing: Kakozi Elangi at 830 14 ½ Street – Variance to allow less parking spaces than the minimum requirement for a church use.  
*Recommended Motion: Move to deny the variance request.*
6. Other Business
7. Adjournment:  
*Recommended Motion: Move to adjourn.*

## Rock Island Board of Zoning Appeals Minutes

Council Chambers (3<sup>rd</sup> Floor), City Hall

1528 3rd Avenue

October 11, 2023

5:30 PM



<b>Voting Members Present</b>	Gary Snyder Bill Sowards Tanja Whitten Pandora Lawrence Nichole Parker
<b>Voting Members Absent</b>	Donald Mewes Kevin Day
<b>Staff Present</b>	Tanner Osing Eunice A. Amissah-Mensah
<b>Guests</b>	

### Call to Order and Roll Call

Vice Chair Day called the meeting to order at 5:33 PM and read the roll call.

### Public Comment

There was no one present to make any general public comments. The meeting continued.

### Approval of the Agenda

Sowards moved to approve the written agenda for October 11, 2023. Lawrence seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### Approval of the Previous Meeting Minutes

Lawrence moved to approve the minutes for September 13, 2023. Parker seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### Old Business

### New Business

Chair Snyder explained the procedure to be followed for public hearings.

2023-21 Public Hearing: Robert York at 3201 25<sup>th</sup> Street – Variance to store a boat on a trailer (recreational vehicle) to be parked in the front yard of the property.

Amissah-Mensah presented the staff report. The Zoning Ordinance requires that all recreational vehicles are to be parked or stored in the side or rear yard (Article 11, Section 17-G-i). The boat on the trailer is located in the front yard, so a variance is needed. The applicant proposes to store his boat on a trailer in the driveway in the front yard of his property.

She noted staff recommends the board deny the variance as it is not needed for the property to yield a reasonable return and the location of the recreational vehicle alters the character of the neighborhood. However, if the Board decides to approve the variance with different findings, staff recommend the following stipulations: the variance shall apply to only (1) recreational vehicle not to exceed 28 feet in length, 7 ½ feet in height, or 8 feet in width, the recreational vehicle is permitted to protrude a maximum of 12 feet in the front yard adjacent to 25<sup>th</sup> Street and shall be located in front of the existing garage and the recreational vehicle is permitted to be in the front yard on a seasonal basis from beginning of May through the end of October.

Chair Snyder called for the applicant, Robert York.

Robert York of 3201 25<sup>th</sup> Street was sworn in. He stated there is a yard situation as the property is pie shaped. The property also has little to no rear yard. The boat hardly ever sits at the property but the extremely low water has caused the boat to be in the driveway a lot this year. The boat will be at the property for repairs and maintenance in the Spring. He also stated he has not had problems with his neighbors about the position of the boat.

Whitten asked how long the applicant has the boat at the property during a normal year. The applicant responded that he has the boat a week or two in the Spring and a week or two in the Fall. He brings it to the property for maintenance and stores it in the winter time.

Lawrence wanted to know if the boat is covered all the time as it sits in the driveway. The applicant responded that the boat has a cover on it all the time and covers the entirety of the boat.

Whitten asked when the seasonal storage starts. The applicant responded at the end of October.

Gregory Schmidt spoke in favor of the applicants request as it is reasonable to have the boat on the property to be work on.

Osing clarified that per the zoning ordinance boats can be at the property on a temporary basis.

Frank York was sworn in, spoke in favor of the request and stated that the water is an issue this year. He stated the reason the boat has been on the property this long can be attributed to the low water.

Bill Fowler was sworn in and spoke in favor of the applicants request. He stated that the applicant has made improvements to the property and has seen the boat is set back far enough that it does not obstruct the view of anyone in the neighborhood.

As there were no other questions and no one else wished to speak, the public hearing was closed.

Decision Case 2023-21 - Whitten made a motion to approve the request for the variance because:

1. Unique Circumstances: There is a unique circumstance.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Additionally, Whitten added the following stipulation to the approval request:

1. The variance shall apply to only (1) recreational vehicle not to exceed 28 feet in length, 7 ½ feet in height, or 8 feet in width.
2. The recreational vehicle is permitted to protrude a maximum of 12 feet in the front yard adjacent to 25<sup>th</sup> Street and shall be located in front of the existing garage.
3. The recreational vehicle is permitted to be in the front yard on a seasonal basis two (2) weeks of the year between the beginning of May through the end of October.

Sowards seconded the motion. The motion passed unanimously on a vote of 5 to 0 (Snyder, Whitten, Lawrence, Sowards, and Parker).

2023-22 Public Hearing: Robert Timm at 3301 25<sup>th</sup> Street – Temporary use variance to a camper trailer and utility trailer to be parked on gravel (unimproved surface).

Amissah-Mensah presented the staff report. She noted the Zoning Ordinance requires that recreational vehicles are to be located in the side or rear yard and on an improved surface (e.g. asphalt or concrete) (Article 11, Section 17-G-i). The trailers are being parked or stored on gravel so a variance is needed.

Amissah-Mensah noted that the applicant proposes to temporarily store a utility trailer and camper trailer on gravel in the side yard of the property. Historically, the building was likely a single-family residence as a land use map from 1984 indicates it as such. There is ample parking space to the south of the building to accommodate guest parking. The Zoning Ordinance allows dwellings in all business zoning district, but only above the ground floor. Access to the proposed dwelling will be on the south side of the building by the parking lot.

She noted staff recommends the board deny the temporary use variance because the property can yield a reasonable return without it and there are no unique circumstances. However, if the Board decides to approve the temporary use variance with different findings, staff recommend the following stipulations be added to approval: Only one (1) camper trailer and one (1) utility trailer are permitted to be parked on the gravel area and all other yard location requirements for recreational vehicles shall be met, the existing gravel area shall not be expanded for parking or ingress and egress and the temporary use variance shall expire on May 1, 2024.

Whitten wanted to know the basis for the variance is because of gravel surface on the property. Amisah-Mensah responded affirmatively. Osing also added that if the area was improved, there would have been no case as the trailers are in the proper location. He also provided the applicant with the letters from two (2) adjacent property owners and has provided same to the Board.

Robert Timm of 3301 25<sup>th</sup> Street was sworn in. Mr. Timm stated he is asking for a variance to take care of the gravel to come into compliance with which he has spoken to staff about.

Whitten wanted to know if there was a timeline on when the concrete will be put in. Mr. Timm says it can be done in the spring. Whitten also wanted to know if the camper can fit in the garage or under the carport. Mr. Timm responded that camper cannot fit in the garage as it is used for his workshop and the camper can fit under the carport if he had to.

Whitten asked for the location of the camper. Osing responded that the camper is underneath the temporary car canopy.

Bill Fowler stepped forward to speak against the request. He asserted Mr. Timm has ample space to parked all vehicles and trailers on the property and did not need to go through the variance process.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-22: Whitten made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Additionally, Whitten added the following stipulation to the approval request:

1. Only one (1) camper trailer and one (1) utility trailer are permitted to be parked on the gravel area and all other yard location requirements for recreational vehicles shall be met.
2. The existing gravel area shall not be expanded for parking or ingress and egress.
3. The temporary use variance shall expire on May 31, 2024.

Lawrence seconded the motion. The motion passed unanimously on a vote of 5 to 0 (Snyder, Whitten, Lawrence, Sowards, and Parker).

### **Other Business**

Osing stated staff will look into fine tuning the language in the ordinance about temporary storage of recreational vehicles. Information was sent out by the City Clerk and Osing about the study session that took place on Monday October 9<sup>th</sup>. The consolidation got

tabled at the September meeting and will be back on the City Council agenda on October 23<sup>rd</sup>. The study session went over the reasons for the consolidations and also addressed the consolidation efforts with the Arts and Beautification Commissions.

The Board wanted to know the difference between the Planning Commission and the Board of Zoning Appeals. Chair Snyder explained that Planning Commission deals with the zoning issues for an area such as rezoning and the Board of zoning Appeals deals with variances for a particular piece of property. Whitten stated that the rezoning was a little more permanent.

Osing cited examples on major and minor home occupations, special use permits and authorized use to clarify the differences in roles for the Commission and Board and where they might overlap.

Lawrence asked if there are or can be follow ups on cases that come before the Board. Osing responded that certain cases are given an amount of time to come into compliance and if they do not come into compliance, they will be sent before the Municipal Court.

**Adjournment**

Chair Snyder adjourned the meeting at 6:45 pm.

Minutes submitted by Eunice Amissah-Mensah and Tanner Osing.

**Memorandum**

**Community and Economic Development Department**

**To:** Rock Island Board of Zoning Appeals

**Subject:** Case 2023-24: Zoning Authorized Use Request

**Date:** November 3, 2023



---

Applicant:

Jean Bosco of Innovative Transport Enterprise LLC

Location:

534 16<sup>th</sup> Street

Size of Property:

The property measures 12,490 square feet with 100 feet of frontage along 16<sup>th</sup> Street and 124.9 square feet of frontage along 6<sup>th</sup> Avenue.

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 of the property is a parking lot used as storage by the Innovative Transport Enterprise zoned B-3 and a bank zoned B-2 (downtown business). To the south and west of the property are non-conforming dwellings, business, and an automobile repair shop zoned B-3 (community business) district. To the east of the property are businesses zoned B-3 (community business) district.

Project Details:

Innovative Transport Enterprise operates on the subject property and also the parking lot to the north at 1522 5 1/2<sup>th</sup> Avenue. The business provides non-emergency medical transportation services. Originally, the business had office space at the subject property but now uses the space solely for automobile repair and storage of vehicles not in-service.

Staff received complaints about the volume and condition of vehicles found at the property, and engaged the business on the activities being conducted there. Staff noticed that many of the vehicles stored are wrecked and unregistered, and also that repair work was being conducted on the property. Through the enforcement process, staff informed the applicant that an authorized use from the Board of Zoning Appeals would be needed to conduct minor automobile repair. The applicant decided to apply for

a use authorization in order to keep repairing vehicles in the garage space at the property.

Requested Action and Affected Requirements:

The request is a use authorization from the Zoning Ordinance a minor automobile repair use as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to operate minor automobile repair to primarily service vehicles for a non-emergency medical transport business.	The Zoning Ordinance requires that automobile repair uses in a B-3 zoning districts be authorized by the Board of Zoning Appeals (Article 20, Section 4).

Conditions to Authorize Use & Staff Analysis:

A use 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. Table 2 includes the conditions for use authorization with the corresponding staff analysis and conclusion of if the condition is met. The Board will make the final decision regarding this request.

Table 2

Conditions to Authorize Use	Staff Analysis	Meets Condition (Yes/No)
i. 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;	(1) Staff believe that the property can yield a reasonable return without the use authorization. The property was previously used successfully by another business as office and storage space. The office space is currently unused. Staff reason that the garage spaces simply used as storage would provide a reasonable return.	(1) No.
ii. The plight of the owner is due to unique circumstances. There	(1) The building is a one-story commercial building with office and	(1) No.

	<p>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</p>	<p>storage space. The garages on the property are not repair garages, but designed to be for storage. The garages need modifications to meet building code requirements for automobile repair. Therefore, staff believe there are no unique circumstances applying to the property for an automobile repair use.</p>
<p>iii. The use, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.</p>	<p>(1) There are other automobile repair shops near the property, most notably on 17<sup>th</sup> Street. Staff believe that authorizing an additional repair shop will concentrate this use in a main corridor leading to downtown and alter the character of the neighborhood. Further, the Comprehensive Plan designates the site as “urban mixed use.” This land use category is intended to transition from the downtown core to other neighborhoods and calls for a wide range of activities. Given the subject property’s proximity to the downtown core, staff believe the use is incompatible with future redevelopment strategies.</p>	<p>(1) No.</p>

**Recommendation:**

The Community & Economic Development Department recommends that the Board deny the use authorization as it is not needed for property to yield a reasonable return, there are no unique circumstances, and the use alters the character of the neighborhood.

However, if the Board decides to approve the use authorization with different findings, staff recommend the following stipulations.

1. All repair work and servicing shall take place within a fully enclosed building. Repair garage doors are permitted to be open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored on the property.
3. A maximum of three (3) vehicles per active repair bay be are permitted to be parked outside. All vehicles shall be parked in designated parking spaces with clear drive aisles for ingress and egress.
4. Any outside storage besides vehicles including but not limited to vehicle parts, tires, or similar materials shall be prohibited.
5. All necessary building permits to convert the storage garage to repair bays shall be filed within one year of approval. If not, the use authorization shall expire and become null and void.
6. The use shall meet all other applicable codes and ordinances.

**Submitted by:** Eunice Amisah-Mensah, Urban Planner  
Tanner Osing, Planning & Zoning Manager

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-24 Aerial

### Legend

-  Subject Property
-  Parcels
- B2** Zoning District



0 20 40 80 120 160 Feet



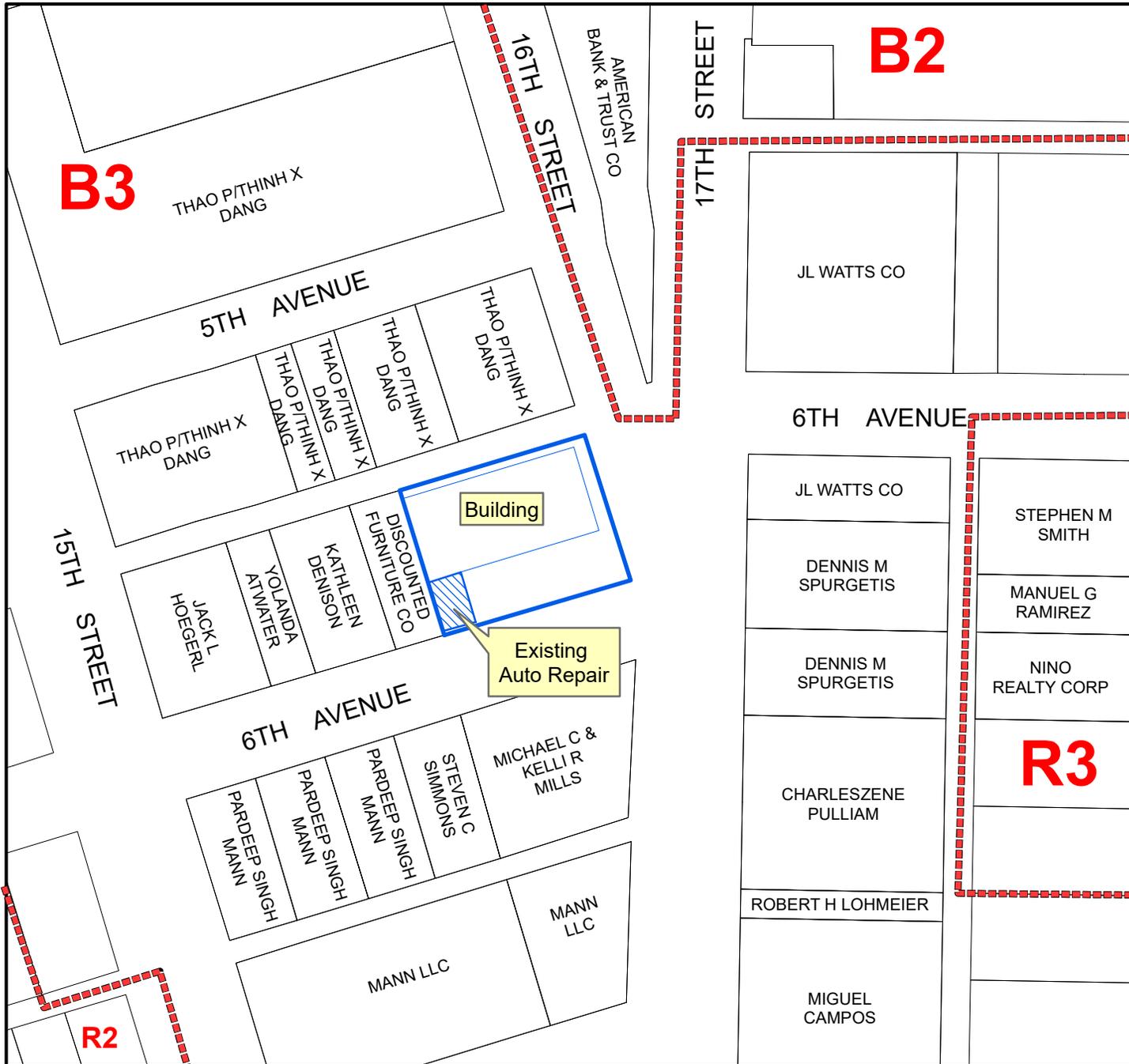
A horizontal scale bar with markings at 0, 20, 40, 80, 120, and 160 feet.

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



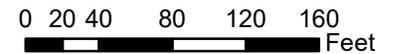
# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-24

### Legend

-  Subject Property
-  Parcels
- B2** Zoning District



## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



Oct 30, 2023 at 2:24:39 PM  
534 16th St  
Rock Island IL 61201  
United States



Figure 1: Photo of garages and parking from 16<sup>th</sup> Street perspective



Figure 2: Photo of garages with vehicle repairs being done at the property

**Memorandum**  
**Community and Economic Development Department**  
**To:** Rock Island Board of Zoning Appeals  
**Subject:** Case 2023-25: Sign Variance Request  
**Date:** November 3, 2023



---

Applicant:  
Blake Christian Davis of Happy Day Properties LLC

Location:  
1301 30<sup>th</sup> Street

Size of Property:  
The property measures 6,752 square feet. The business has approximately 46 feet of frontage along 30<sup>th</sup> Street.

Topography:  
The property sits slightly above street level.

Zoning History:  
None.

Existing Land Use & Zoning:  
The property is zoned B-1 (neighborhood business) district. To the north, south, and west are other businesses and parking lots zoned B-1 (neighborhood business) district. To the east are dwellings zoned R-2 (one-and-two unit residential) district.

Project Details:  
Staff became aware of the sign violation for the business and issued a notice of violation. Upon receipt of the notice, the applicant spoke to staff to find out what options or alternatives were available. Staff informed the applicant a variance would be needed to keep the sign on the roof. The applicant, wishing to keep the sign, decided to apply for a variance.

Requested Action and Affected Requirements:  
The request is for two (2) variances from the Sign Ordinance to maintain the existing roof sign as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant proposes to maintain the existing letter sign on the north roof of the property that is adjacent to another property line.	The Sign Ordinance allows attached signs (wall and window signs) to be located on any building

		façade facing a street. (Section 4-64-a-2 & Section 4-64-a-5). The sign is not located on a street-facing façade.
(2)	The applicant requests to maintain the existing sign size, which is 70 square feet.	The Sign Ordinance allows attached signs to have an aggregate of (one) 1 square foot and every linear of building frontage. The north side of the building is approximately 50 feet long, so the sign is 20 square feet greater than what would normally be allowed.

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. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met. Numbers (1 & 2) are provided that correspond to the requested variances in Table 1. If no numbers are provided, the analysis pertains to all requested variances. The Board will make the final decision regarding this request.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
i. 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 believe that the property can yield a reasonable return without the variances. The property has a well-placed sign along 30 <sup>th</sup> Street advertising the business and has unused space on the front of the building to have an attached sign.	No.
ii. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or	Staff does not believe the property has any unique circumstances pertaining to the requested variances. Other businesses along	No.

	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	the stretch have made use of their 30 <sup>th</sup> Street frontage for signage, which is compliant with the Sign Ordinance. The subject property is similar to others in the immediate vicinity.	
iii.	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 size and location of the existing sign creates a billboard-like effect that is incompatible with neighborhood businesses in close proximity to residences. Therefore, the location and size of the sign alters the character of the neighborhood.	No.

**Recommendation:**

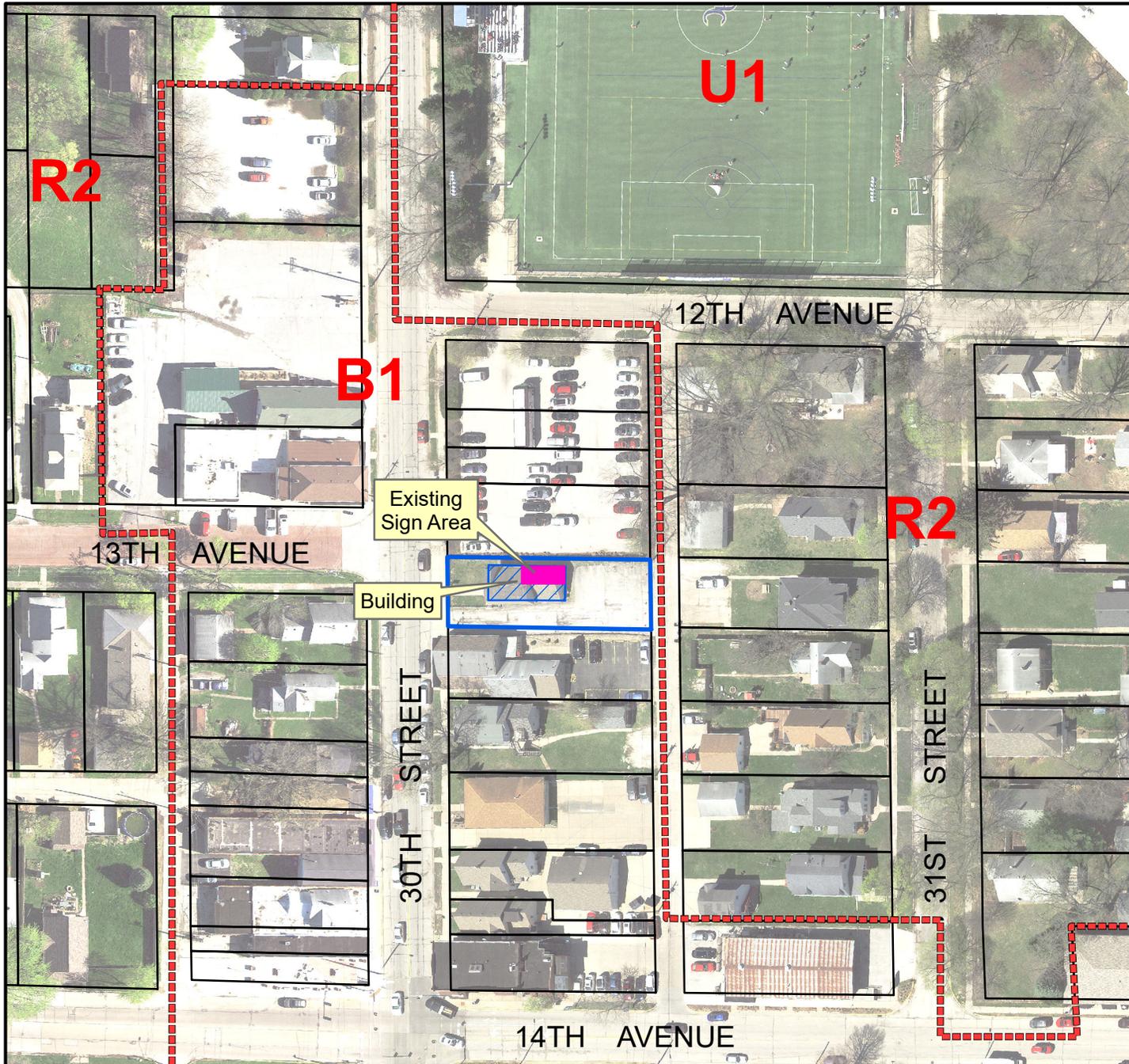
The Community & Economic Development Department recommends that the Board deny the variances as they are not needed for property to yield a reasonable return, there are no unique circumstances and the sign the character of the neighborhood.

However, if the Board has different findings than staff to approve the variances, staff recommend that following stipulations.

1. The variances shall apply to the existing attached sign along the north façade of the building.
2. No other attached sign shall be allowed on the property.
3. The existing freestanding sign on the property shall not be expanded.

**Submitted by:** Eunice Amisah-Mensah, Urban Planner  
Tanner Osing, Planning & Zoning Manager

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-25 Aerial

### Legend

-  Subject Property
-  Parcels
- B1** Zoning District



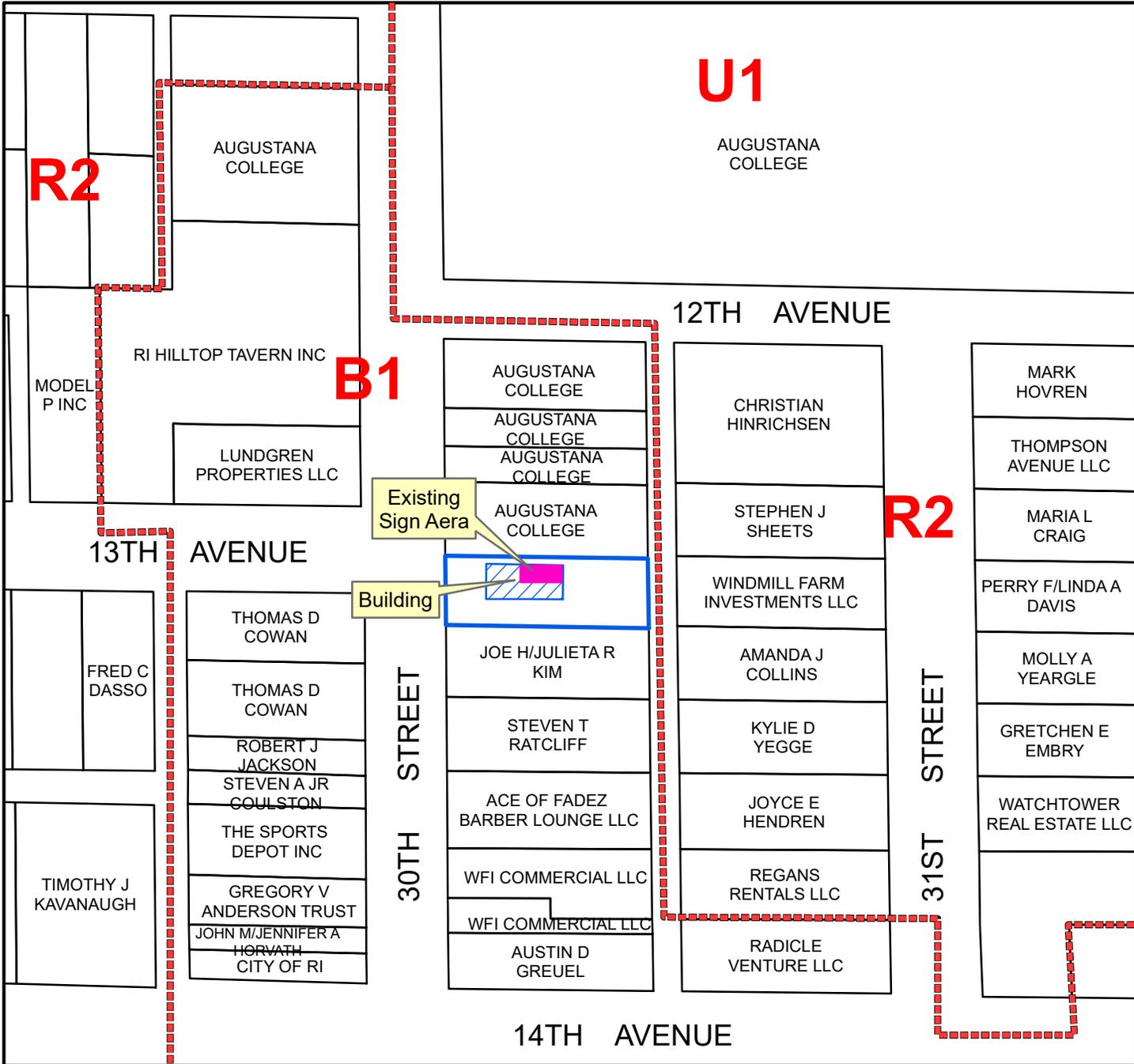
0 25 50 100 150  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-25

**Legend**

- Subject Property
- Parcels
- B1 Zoning District



0 25 50 100 150  
Feet



## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS



Oct 30, 2023 at 3:16:04 PM  
1303 30th St  
Rock Island IL 61201  
United States

Figure 1: Photo of property frontage with existing freestanding sign along 30<sup>th</sup> Street.

Oct 30, 2023 at 3:17:07 PM  
1230 30th St  
Rock Island IL 61201  
United States



Figure 2: Photo of property showing attached roof sign from across 30<sup>th</sup> Street.



Figure 3: Photo of property with attached roof sign from near the intersection of 30<sup>th</sup> Street & 13<sup>th</sup> Avenue.

**Memorandum**  
**Community and Economic Development Department**

**To:** Rock Island Board of Zoning Appeals  
**Subject:** Case 2023-26: Zoning Variance Request  
**Date:** November 1, 2023



---

Applicant:

Kakozi Elangi

Location:

830 14 ½ Street

Size of Property:

The property measures 5,775 square feet with 55 feet of frontage along 14 1/2th Street and 105 feet of frontage along 9<sup>th</sup> Avenue.

Topography:

The property is flat and sits slightly above street level.

Zoning History:

- Board of Zoning Appeals Case 1971-02: A variance was granted to allow an attached sign on a nonconforming use (Office in residential zoning district).
- Planning Commission Case 1977-02: A special use permit to allow a restaurant to operate on the property was approved by the City Council despite being recommended for denial by the Planning Commission
- Planning Commission Case 1996-03: A special use permit to allow an apartment building with seven (7) dwelling units was approved.

Existing Land Use & Zoning:

The property is zoned R-2 (one- and two-unit residential) district, with an attached garage. To the north, south, east, and west of the property are residences zoned R-2 (one- and two-unit residential) district.

Project Details:

The subject property contains a two-story masonry building with 5,140 square feet of building space and a 4-car attached garage that is 722 square feet. Historically, the building was used for Larson's Confectionary that operated a soda fountain in the early-to-mid 1900s. Records also show that Project Now had office space in the building in the 1970s. In 1977, a Special Use Permit allowed a barbeque restaurant to operate on the property. The property underwent a rehabilitation project in the mid-1990s that converted the mixed use building into a seven (7) unit apartment building. Demising walls were added to the commercial/office area on the first floor to create three (3) apartments in addition to the four (4) on the second floor.

At present, the property was acquired for Jerusalem Free Methodist Church in hopes of developing a small church. The applicant plans to convert the first floor of the building to a church with an expected occupancy of 50 people. The first floor is proposed to have a fellowship hall, two bathrooms, kitchen, and an office as shown on the attached interior site plan. There is currently no development proposed for the second floor where there are four (4) existing apartments, which are unoccupied. A rezoning to O-1 (small office) district is required for the conversion to a church use since the first floor was previously used for apartments. That request will be heard by the Planning Commission at their December 6<sup>th</sup> meeting.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance to allow less parking spaces than the minimum requirement for a church use as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	The applicant requests to allow less off-street parking spaces than the minimum requirement for a church use.	The Zoning Ordinance requires that religious institutions provide one (1) parking space for every four (4) sanctuary seats. (Article 11, Section 17-d-10). The property currently has four (4) off-street parking spaces, which is nine (9) less than required for a church with an expected occupancy of 50 people.

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

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
i. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by	(1) Staff believe that the property can yield a reasonable return without the variance. The property served as an apartment building in	No.

<p>the regulations in that zone;</p>	<p>the past and if reestablished together with the church use, will require additional parking spaces. The property depends on the adjacent public parking even though they do not count towards its parking requirement. Staff recognize that a parking variance would likely be needed for other uses with the current building configuration. However, the church use is likely to generate more parking demand than other potential uses.</p>	
<p>ii. 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</p>	<p>(1) Staff believe that there are unique circumstances. Historically, the property has been a mixed use building. The property was likely developed before local zoning standards were in place and was then zoned residential, which created nonconformities. There is also more on-street parking than typical and even an ADA space surrounding the property.</p>	<p>(1) Yes.</p>
<p>iii. 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</p>	<p>(1) Staff believe the variance will alter the character of the neighborhood by creating greater parking demand in a predominately</p>	<p>(1) No.</p>

right-of-way possessed by other properties in the same zoning district and in the vicinity.	residential neighborhood.	
---	---------------------------	--

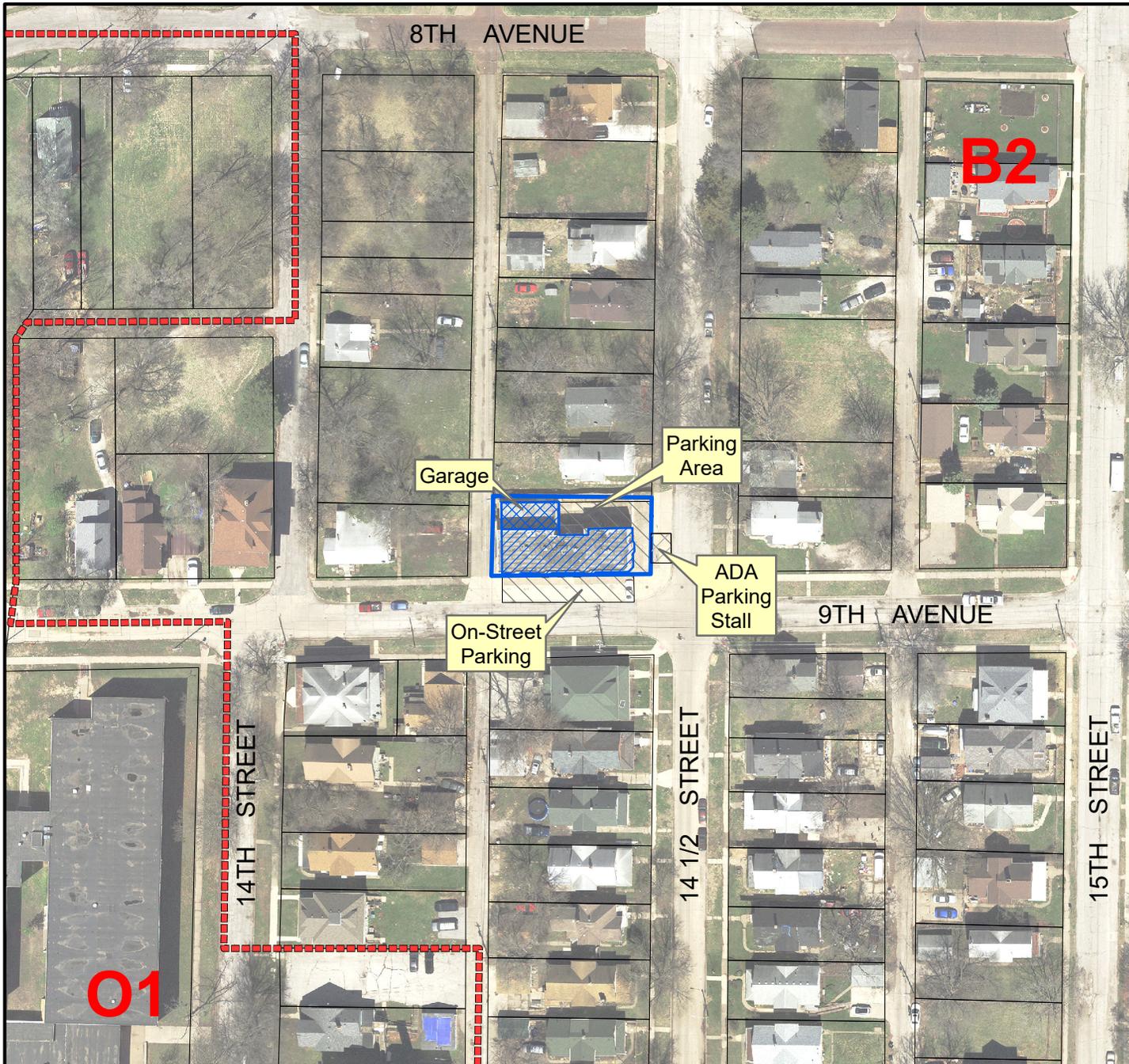
**Recommendation:**

The Community & Economic Development Department recommends that the Board deny the variance as it is not needed for property to yield a reasonable return and the variance will alter the character of the neighborhood.

However, the Board may choose to approve the variance with different findings. Staff have no recommended stipulations if so.

**Submitted by:** Eunice Amissah-Mensah, Urban Planner  
Tanner Osing, Planning & Zoning Manager

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-26 Aerial

### Legend

-  Subject Property
-  Parcels
- B2** Zoning District



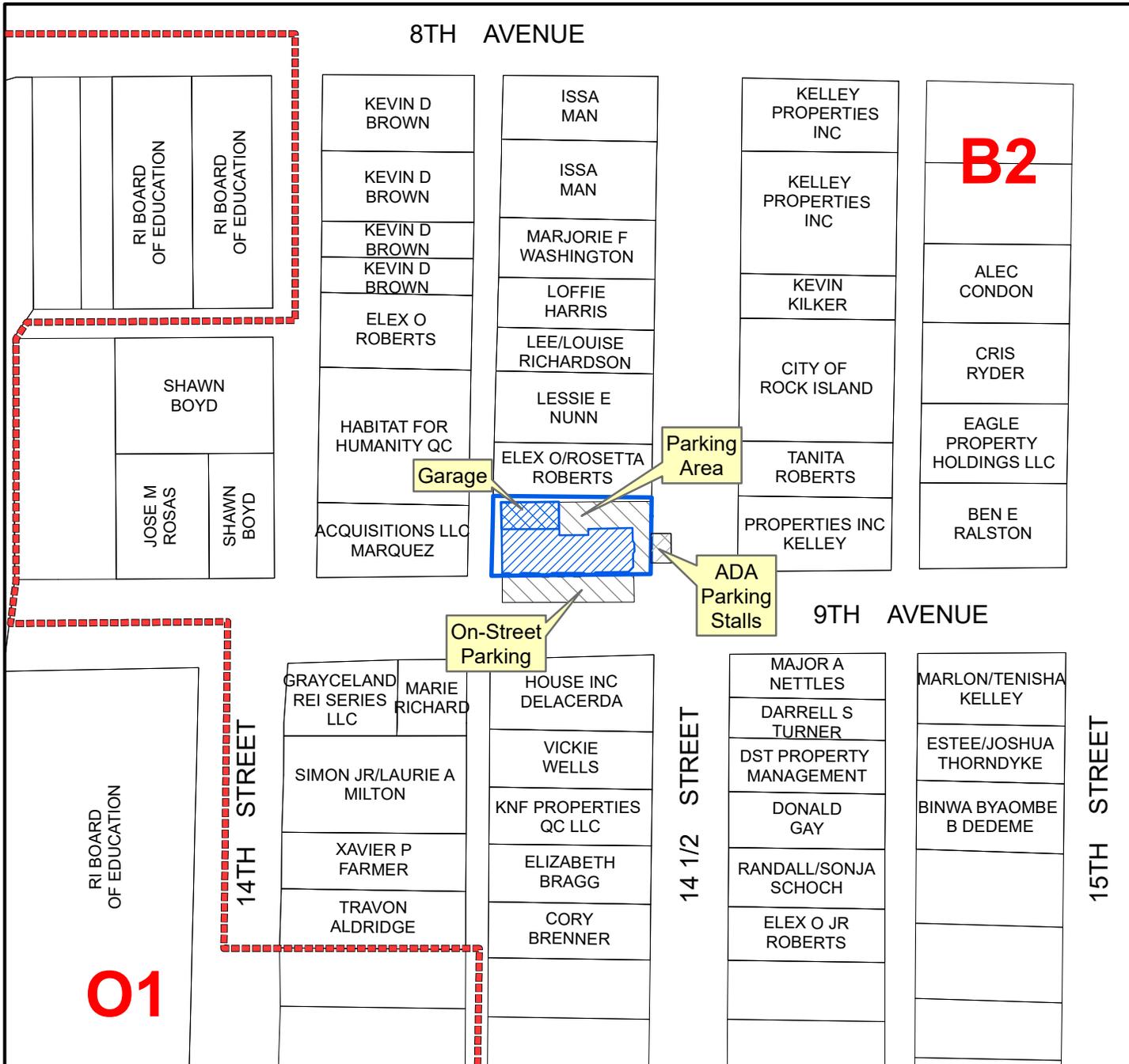
0 20 40 80 120 160 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



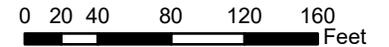
# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2023-26

### Legend

-  Subject Property
-  Parcels
- B2** Zoning District



## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





Figure 1: Photo of existing four (4) car garage and accessory parking area.

Oct 30, 2023 at 2:31:03 PM  
832 14 1/2 St  
Rock Island IL 61201  
United States



Figure 2: Photo showing ADA parking space provided to the east of the building.



Figure 3: Photo showing the property with existing on-street parking to the south of the building.



Figure 5 Photo showing another perspective of the four (4) car garage at the property.