

May 14

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
May 14, 2014
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of April 9, 2014
3. Procedural Explanation
4. Public Hearing #2014-07: The applicant, Elnora Kempf, has filed a request for a variance from the maximum height for a privacy fence in a side and rear yard in an R-2 (one family residence) district at 8004 7th Street West.
5. Public Hearing#2014-08: The applicant, the City of Rock Island, has filed a request for three variances. The first is a building setback variance from the east front yard, the second is a separation variance for an above-ground fuel storage container from a property line and the third is a variance from the maximum light illumination at a property line for a new police station facility in a B-3 (community business) district at approximately 530 13th Street.
6. Other Business
7. Adjournment

**DRAFT MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Regular Meeting

7:00 p.m.

April 9, 2014

ATTENDANCE:	(x) Present	() Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
(x) Gary Snyder		(x) Robert Wild
(x) Faye Jalloh		

Staff Present: Ben Griffith and Alan Fries

Chairman Snyder called the meeting to order at 7:00 p.m.

Approval of Minutes – Mr. Wild made the motion to approve the Minutes of the March 12, 2014 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing.

Public Hearing #2014-06 - Request from Lee's on 14th Restaurant for a variance of five feet of the maximum 18-inch maximum projection into public right-of-way, a variance of one foot of the ten foot requirement the sign needs to be placed above the ground over which it is erected and a variance of four square feet of the 24 square foot maximum total area requirement for an attached sign in a B-1 (neighborhood business) district.

Mr. Fries presented the staff report. He explained that the sign ordinance requires a maximum projection of 18 inches into the public right-of-way, ten foot height requirement from base of attached sign to the ground and a maximum sign area of 24 square feet for a lot with 24 feet of lot frontage (Sections 5 (a) (1 and 2). The applicant proposes to erect an attached digital sign (2' x 4') onto the existing attached sign (5' x 4') located on the north façade of the restaurant structure.

The applicant desires to use the proposed digital message board to advertise specials for the restaurant. The existing attached sign already projects out approximately 6.5 feet from the exterior wall of the structure. The applicant desires to attach a 2' x 4' digital message board to the bottom of the existing sign, which will not extend out any further than the edge of the existing sign. However, the sign will then only be nine feet above grade. Total area of the two signs will be 28 square feet.

Chairman Snyder called for proponents.

Brian McCreight, 2804 Oak Street in Davenport, was sworn in. He said his restaurant has a good breakfast business, but there is room to grow for his lunch business. He said he wants to use the sign to advertise his lunch specials along this high traffic street.

Decision Case #2014-06 – Mr. Wild made a motion to approve the request because:

1. The proposed sign will improve the return on the property.
2. The lot is a corner lot with two front yards.
3. The proposed sign will not alter the character of the neighborhood.

Ms. Williams seconded the motion, and it passed unanimously.

Other Business:

Mr. Griffith informed the Board that there are two cases on the agenda for the regular May meeting and one of the cases is for the proposed Rock Island Police Station.

Chairman Snyder adjourned the meeting at 7:16 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive style with a large initial "B".

Ben Griffith, AICP, Secretary
Rock Island Board of Zoning Appeals

DRAFT

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 24, 2014

SUBJECT: Case #2014-07- Request for variance from the maximum height for a fence in a side and rear yard in an R-2 (one family residence) district.

Applicant:
Elnora Kempf

Location:
8004 7th Street West

Request:
To allow a variance of one foot, eleven inches of the six foot maximum height requirement for a fence in a side and rear yard in an R-2 (one family residence) district.

Size of Property:
The property measures 60' x 100' (6,000 square feet).

Zoning History:
Board of Zoning Appeals Case #93-31- Request for front yard variance for an attached porch was approved.

Existing Land Use and Zoning:
The site is occupied by a single family residence, zoned R-2. The neighborhood is primarily a single family residential area, zoned R-2.

Topography:
The site slopes up one to two feet from street level.

Affected Requirements:
The zoning ordinance requires fences in a side and rear yard to not exceed six feet in height (Section 8.12). The applicant proposes to construct a four-foot tall privacy fence on top of an approximate two-foot stone retaining wall along the north side yard extending into the west rear yard. Due to topography the proposed fence will extend up to a height of 6 feet 10.75 inches in the west rear yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The lot and existing retaining wall slopes up into the west rear yard.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

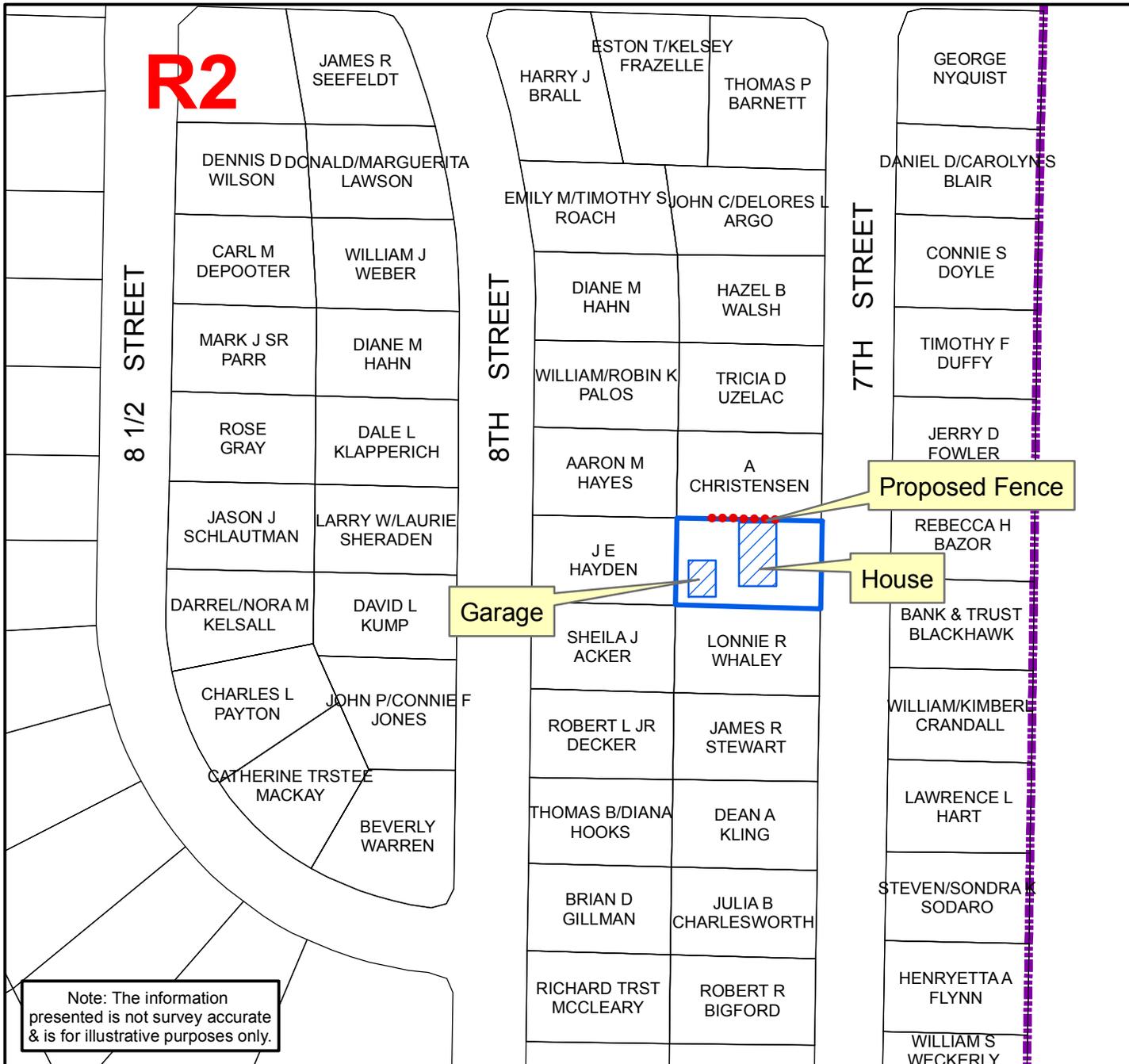
Comments:

The existing masonry retaining wall helps maintain the north slope of subject property adjacent to a neighbor's driveway. The wall slopes up with the yard as it extends into the rear yard. The applicant desires to locate a four foot tall privacy fence on top of the wall to provide better privacy for her home and protection for her air conditioning unit located on the north side of the residence.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot and existing retaining wall slopes up into the west rear yard and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



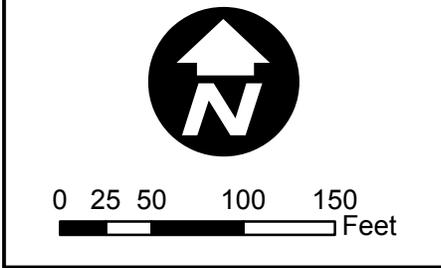
Note: The information presented is not survey accurate & is for illustrative purposes only.

BOARD OF ZONING APPEALS 2014-7

- Municipal Boundary
- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.

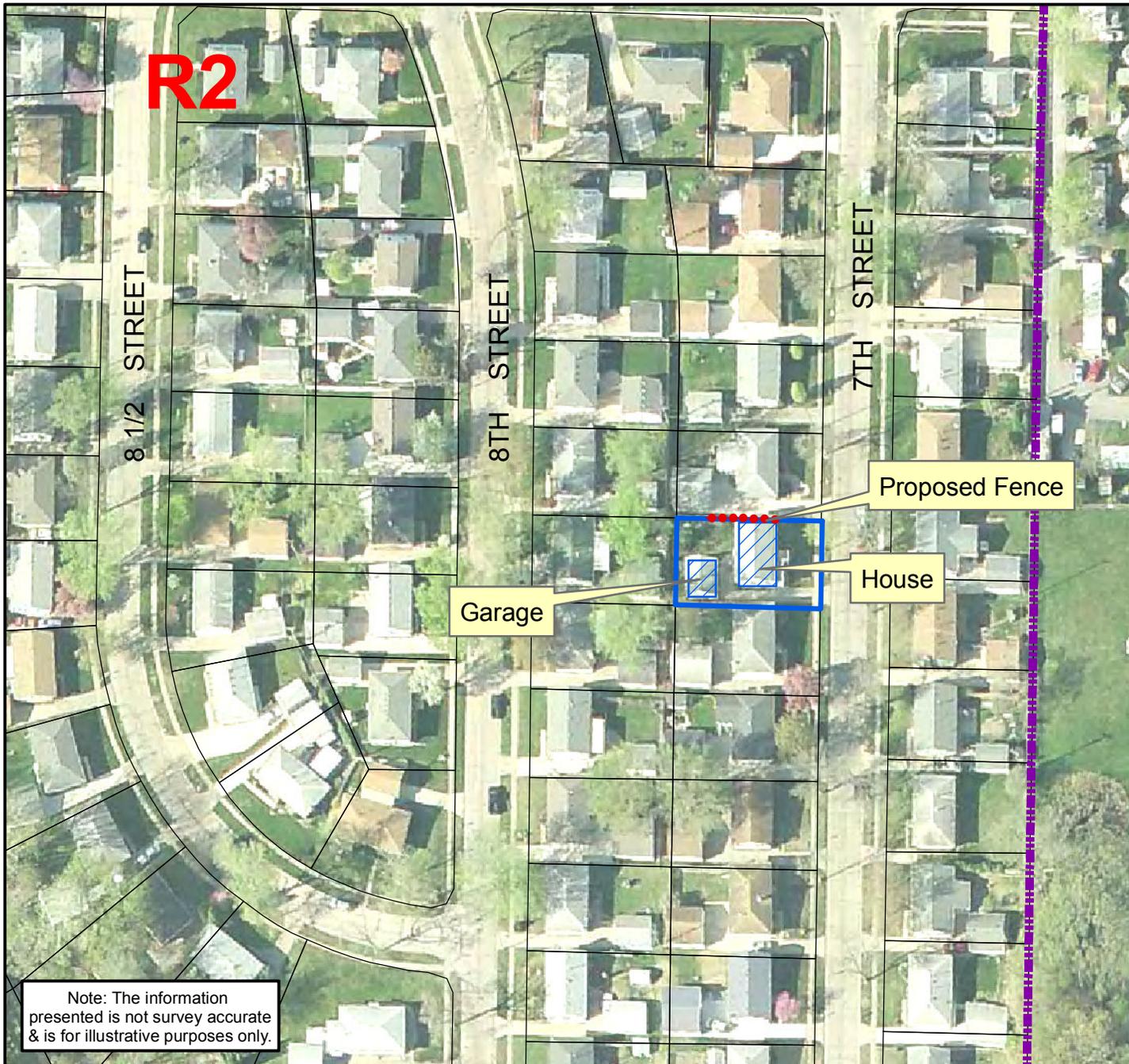


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2014-7 Aerial

-  Municipal Boundary
-  Parcels
-  Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.



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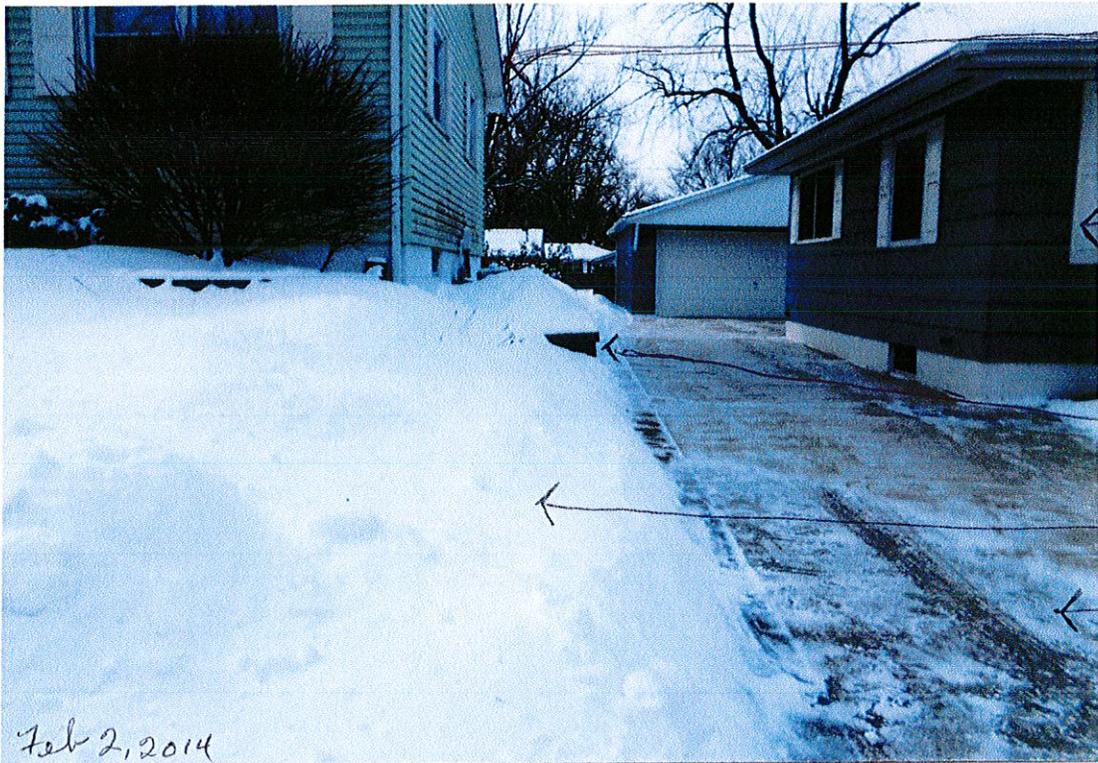
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Ms. Elnora C. Kempf
8004 7th St. W.
Rock Island, IL 61201



← Alan Christensen's
House - 8002 - 7th St
Rock Island, IL 61201 West
← Top of my Retaining Wall
← my front yard
← Christensen's
Driveway

Feb 2, 2014

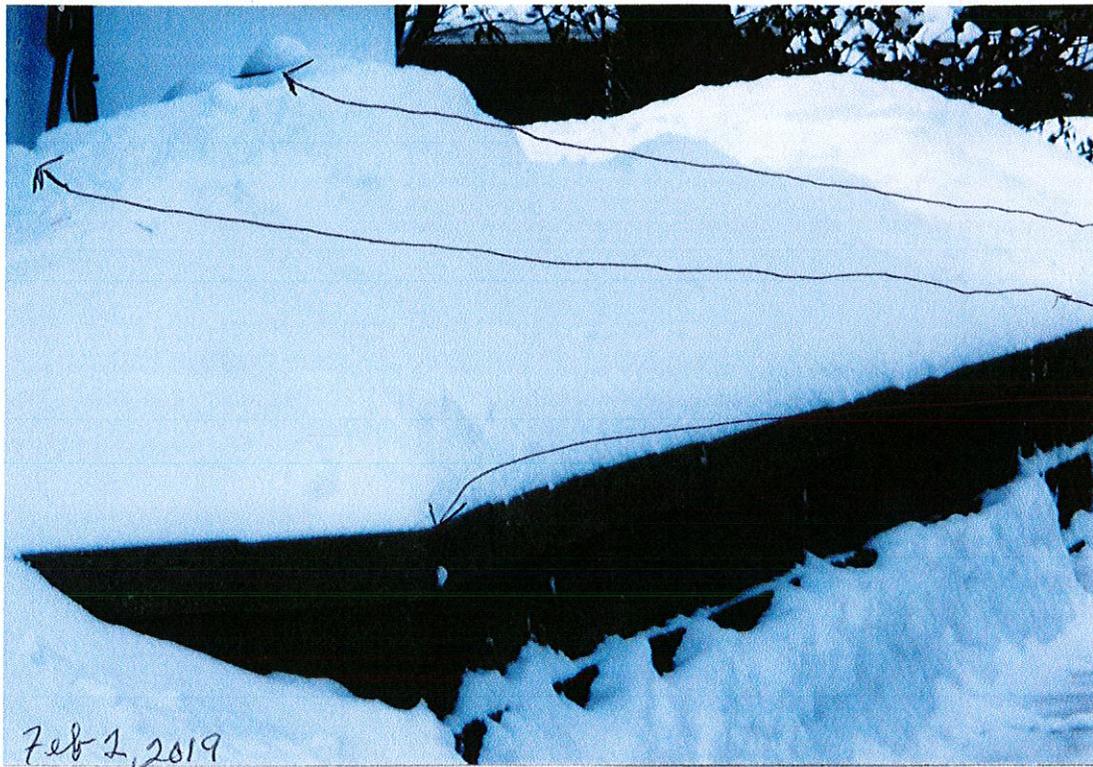


← my front yard

Feb 2, 2014



Ms. Elnora C. Kempf
8004 7th St. W.
Rock Island, IL 61201



my Air Conditioner
my Gas meter
Top of my Retaining Wall

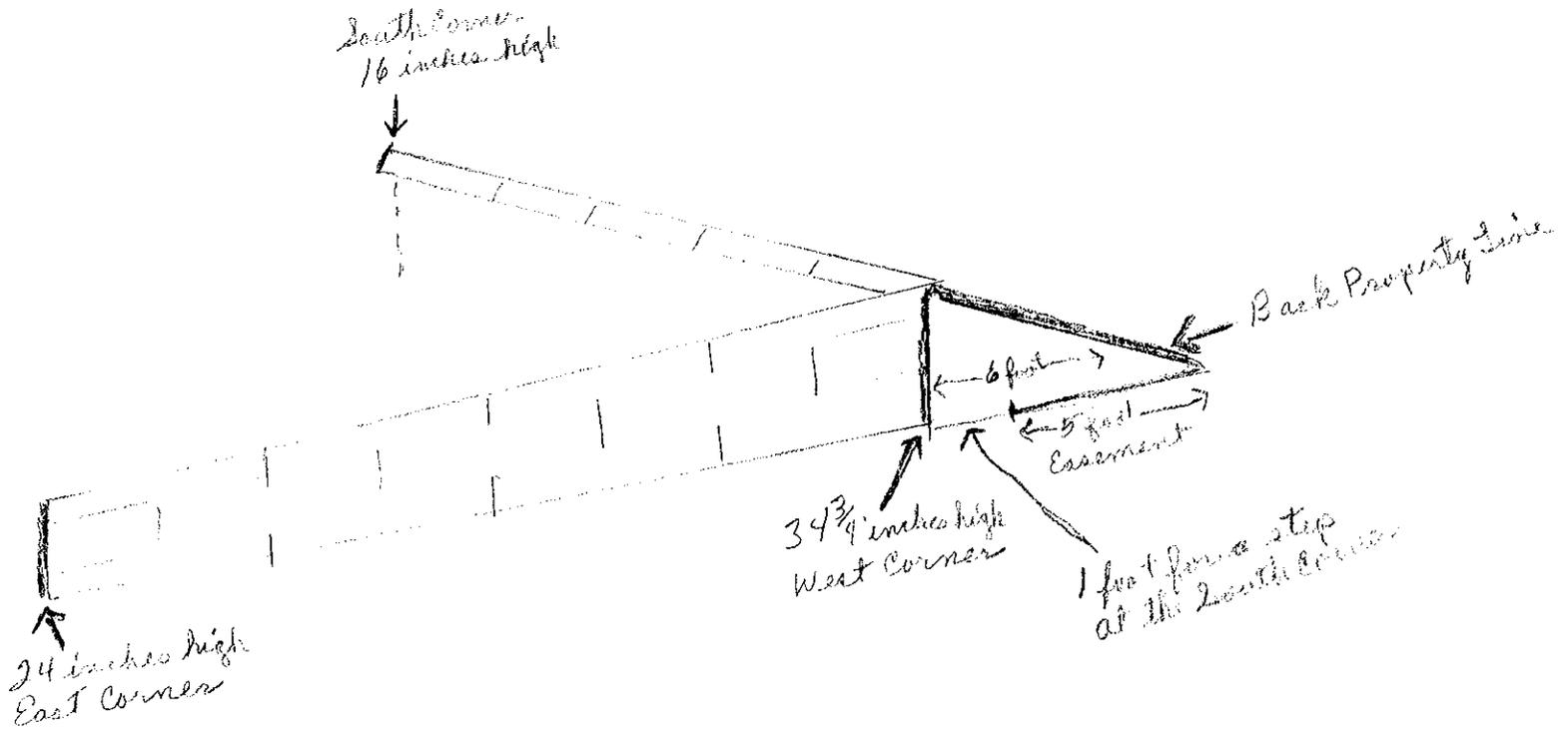


my air conditioner
Gas meter
Alan Christensen's Driveway

A rough drawing of my existing Retaining Wall.



Ms. Elnora C. Kempf
8004 7th St. W.
Rock Island, IL 61201





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 28, 2014

SUBJECT: Case #2014-08- Request for variances from the front yard setback requirement, separation requirement for storage of a flammable liquid storage container from property line and illumination requirement at a property line in a B-3 (community business) district.

Applicant:
City of Rock Island

Location:
Approximately 530 13th Street

Request:
The request is for a variance of ten feet of the 25-foot front yard setback requirement off of 13th Street, a variance of 35 feet of the 50-foot separation requirement from a lot line for a 2,200 gallon above-ground flammable liquid storage container and a variance of .5 foot-candle illumination level at a property line in a B-3 (community business) district.

Size of Property:
Total site (includes two multi-lot areas) measures 505' x 80' x 60' x 100' x 60' x 100' x 73' x 540' x 150' x 129' x 270' x 79' x 100' (approximately 191,664 square feet, or 4.4 acres).

Zoning History:
Planning Commission Case #2013-12- Rezoning request from City of Rock Island from PUD to B-3 was approved.

Planning Commission Case #2012-3- Rezoning from B-3 to PUD from Rock Island Economic Growth Corporation for proposed 40 dwelling unit development for housing and support services for veterans was approved but never constructed due to lack of State funding.

Existing Land Use and Zoning:
The site is occupied by one industrial building. To the north is an industrial building, zoned B-3. To the east are single-family residences, zoned R-4. To the south are single-family residences and an undeveloped property, zoned B-3. To the west are industrial uses, a church use and single-family residences, zoned B-3.

Topography:

The site is primarily flat and slightly above street level (fill dirt has been located on the site to bring the elevation up from the base flood elevation line (site is located in an area of ponding as identified by the Flood Insurance Rate Map produced by the Federal Emergency Management Agency)).

Affected Requirements:

The zoning ordinance requires there be a 25-foot front yard setback requirement in a front yard adjacent to a residential zoning district (Section 27.6), that there be a 50-foot separation requirement between a flammable liquid storage container and a lot line (Section 34.9B) and a maximum illumination of 1.0 foot-candle at a property line (Section 35.5B).

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variances will provide for a safe and secure police station within the neighborhood and community.
2. Unique Circumstances: The property has three front yards.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:

The proposed two-story police station will have a total area of 45,105 square feet (approximately 9,972 square feet of the structure will be utilized as an indoor parking area and is excluded from calculating parking requirements). There will also be an adaptive re-use of an existing one-story 10,245 square foot former industrial structure for non-office police purposes. This existing structure is located on the southwest segment of the site off of 12th Street.

The proposed police station structure will have a west front yard setback of approximately 16 feet, which is 16 feet to the east of the existing adaptive re-use structure along 12th Street (this existing structure has an existing zero to one foot setback from property line adjacent to 12th Street). The proposed police station will also be separated from this existing structure by approximately 75 feet. The north front yard setback of the proposed police station will be 75 feet and the east front yard setback will be approximately 15 feet (this setback will require a building setback variance because it is adjacent to residential zoning to the east).

The Zoning Ordinance requires four parking spaces per 1,000 square feet of floor area. Based on the total floor area of offices (excluding inside parking area) a total of 135 parking spaces is required. The final site plan identifies a total of 135 parking spaces.

There will be security LED type lights located at the gate off of 12th and 13th Streets and the former 6th Avenue. The City Council has already approved the vacation of 6th Avenue to accommodate the police station staff parking area. The lights will have a foot-candle illumination of 1.5, which is .5 higher than the Zoning Ordinance allows. The extra light intensity is needed for security at these two gates. Both 12th and 13th Streets have an 80-foot wide public right-of-way (ROW) width, which is much wider than the normal 50- to 60-foot ROW width for local and/or collector streets. The wider ROW width increases the distance from

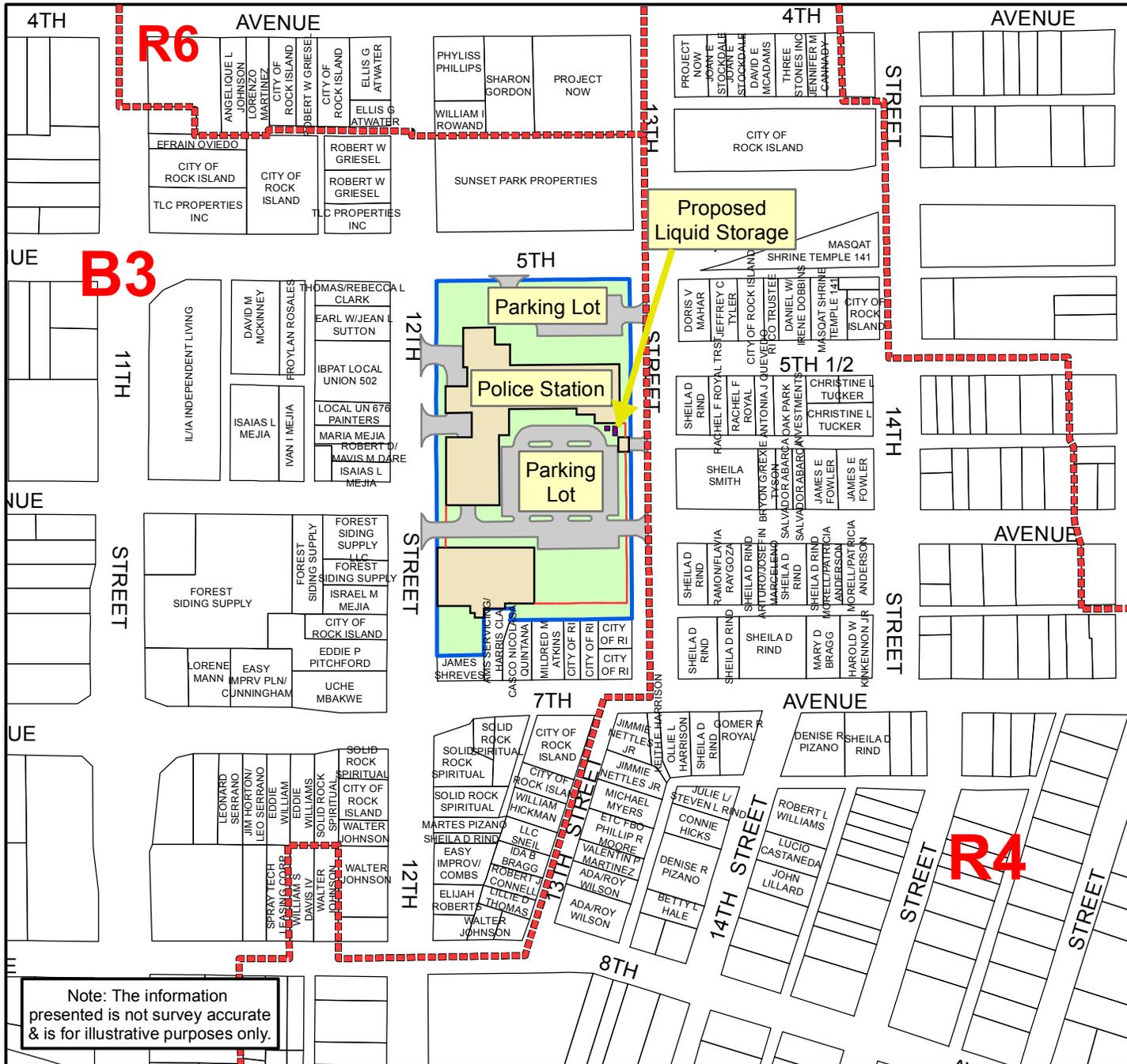
the subject property line from adjacent property lines for residential properties on the east side of 13th Street.

The final variance is for the separation of a 2,200 gallon above-ground fuel tank for a generator. This tank is located in alignment with the eastern facade of the structure (15 feet from the eastern property line off of 13th Street). There is an 8-foot high masonry wall located along the eastern building line that will be located between the tanks and the property line. The Fire Marshal has reviewed this location and determined that it meets Fire Code requirements.

Recommendation:

That the variances be approved because it will provide for a safe and secure police station within the neighborhood and community, the site has three front yards, and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS

2014-8

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

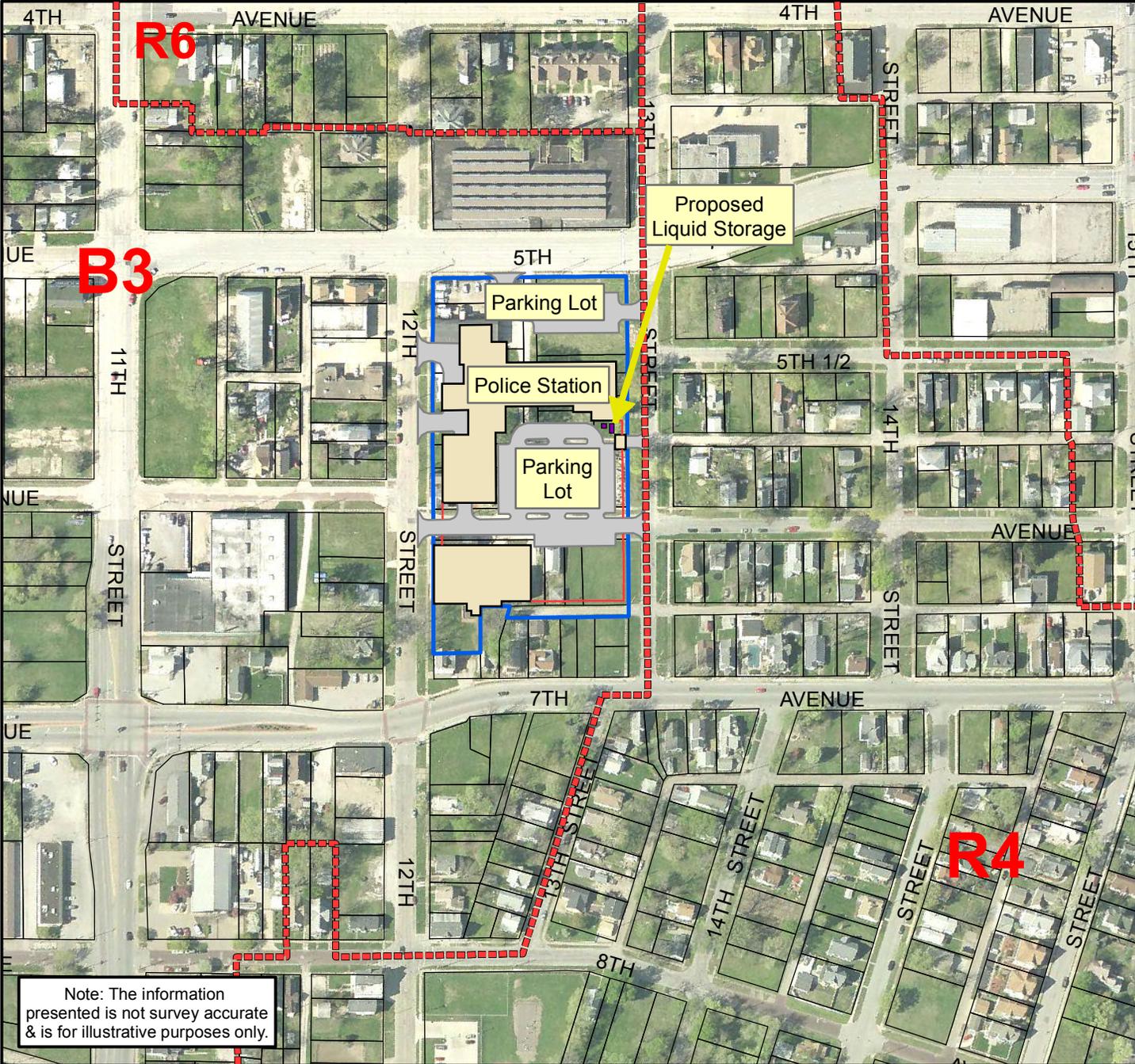
APPR. BY: B.G./A.F.

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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2014-8 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.

0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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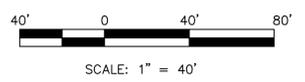
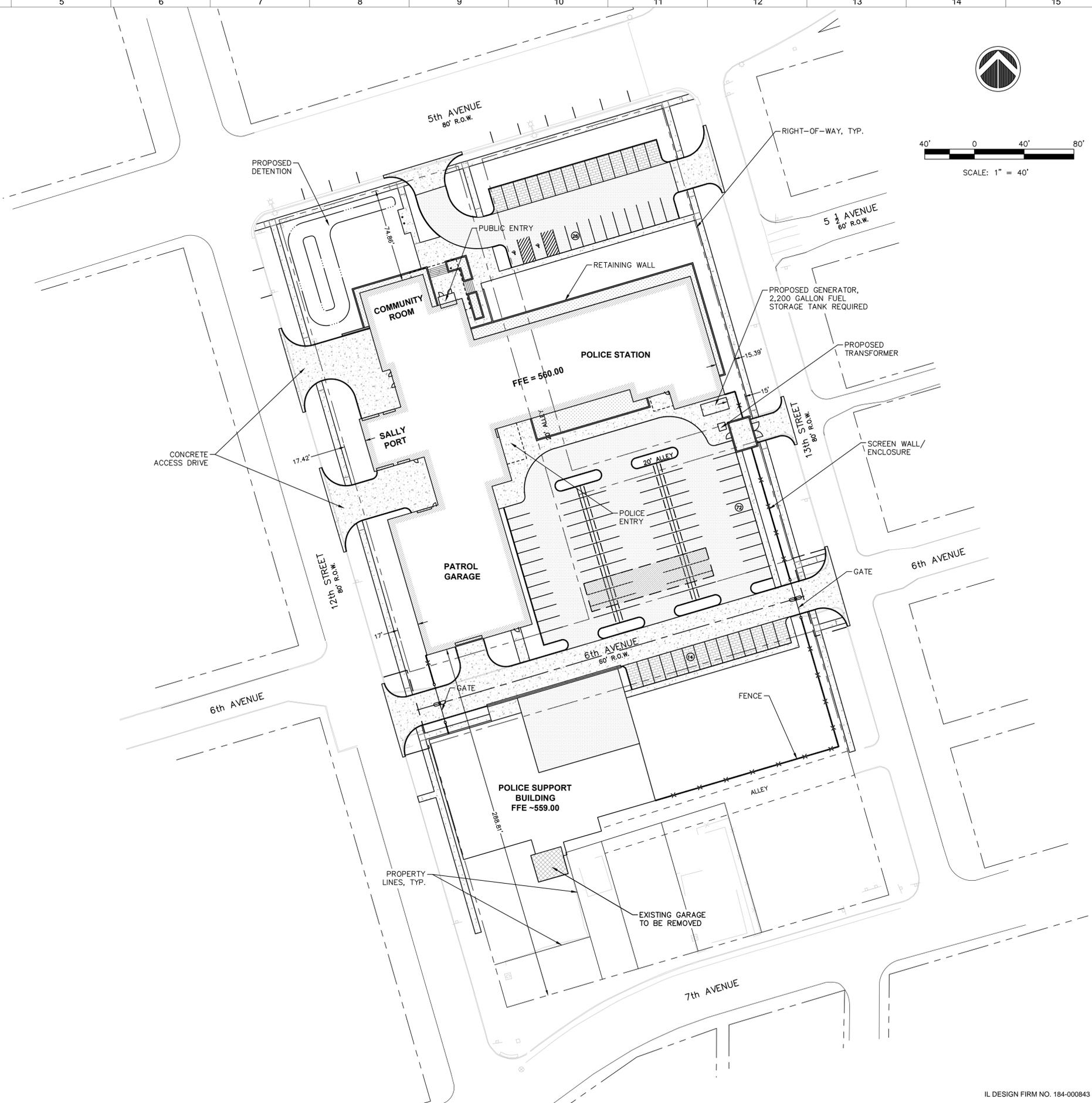
SITE DATA

BUILDING AREA
 POLICE STATION: 45,105 SF
 PATROL GARAGE: 9,972 SF
 POLICE SUPPORT BUILDING: 10,245 SF
TOTAL BUILDING AREA: 65,322 SF

SITE AREA: 4.4 ACRES

PUBLIC PARKING: 26
POLICE PARKING: 86
PATROL GARAGE: 22
SUPPORT BUILDING: 1
TOTAL PARKING: 135

REQUIRED PARKING: 135



ILLINOIS
 124 Arts Alley
 Rock Island, Illinois 61201
 309.786.9910

IOWA
 210 Emerson Place
 Suite 222
 Davenport, Iowa 52801
 563.424.7675
 www.geredismer.com

PROJECT# 1321
McCLAREN, WILSON & LAWRIE, INC.
 PUBLIC SAFETY ARCHITECT

330 S. NAPERVILLE ROAD #202
 WHEATON, IL 60187
 630-869-3764

MISSMAN, INC.
 1717 STATE ST, SUITE 201
 BETTENDORF, IA 52722
 563-344-0260

KJWW ENGINEERING CONSULTANTS
 MECHANICAL/ELECTRICAL/PLUMBING & STRUCTURAL
 623 26TH AVENUE
 ROCK ISLAND, ILLINOIS 61201
 309-789-0673

PARAGON COMMERCIAL INTERIORS, INC.
 210 EMERSON PLACE
 DAVENPORT, IOWA 52801
 563-326-1611

RIPD POLICE STATION
CITY OF ROCK ISLAND
 ROCK ISLAND, ILLINOIS

ZONING SUBMITTAL

07 APRIL 2014

SHEET TITLE:
 SITE PLAN

DISCIPLINE: SHEET NUMBER:
C 1.01

