

June 11

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
June 11, 2014
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of May 14, 2014
3. Procedural Explanation
4. Public Hearing #2014-09: The applicant, Rose Lee M. Williams, has filed a request for a variance from the minimum side yard setback for a building addition in an R-3 (one and two family residence) district at 957 34th Avenue.
5. Public Hearing#2014-10: The applicant, Tom Phillis, has filed a request for two variances. The first is a variance from the maximum height for an accessory structure and the second is for a building setback for an accessory structure in a side yard adjacent to a public alley in an R-2 (one family residence) district at 2418 22 ½ Avenue.
6. Public Hearing#2014-11: The applicant, Jack Viviani, has filed a request for two variances. The first is a variance from the maximum height for a fence in a front yard and the second is for the setback from point of intersection for a fence at the intersection of a street to an alley in an R-2 (one family residence) district at 1405 23rd Avenue.
7. Public Hearing#2014-12: The applicant, the Rock Island Housing Authority, has filed an application for variances. The first variance is from the minimum side yard setback and the second is from the sum of side yard setbacks for a new two-story residence in an R-4 (one to six family residence) district at 1014 15th Street.
8. Public Hearing#2014-13: The applicant, MV Affordable Housing LLC, has filed an application for a variance to allow residential dwellings on the first floor and basement area of an existing commercial building in a B-3 (community business) district at 500 20th Street.
9. Public Hearing#2014-14: The applicant, Acme Sign Company/Titlemax Loans, has filed an application for a variance from the maximum total sign area allowed for a 50 foot wide parcel in a B-3 (community business) district at 2926 11th Street.
10. Other Business
11. Adjournment

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

Regular Meeting

7:00 p.m.

May 14, 2014

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
	<input type="checkbox"/> Kevin Day	<input checked="" type="checkbox"/> Karen Williams
	<input checked="" type="checkbox"/> Dave McAdam	<input checked="" type="checkbox"/> Larry Tschappat
	<input checked="" type="checkbox"/> Gary Snyder	<input type="checkbox"/> Robert Wild
	<input checked="" type="checkbox"/> 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. McAdam made the motion to approve the Minutes of the April 9, 2014 meeting. Ms. Williams seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing. He said a statement of interested party had been received from Alan and Sheila Christensen, 8002 7th Street West.

Public Hearing #2014-07 - Request from Elnora Kempf for 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 at 8004 7th Street West.

Mr. Fries presented the staff report. He explained that 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.

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.

Chairman Snyder called for proponents.

Elnora Kempf, 8004 7th Street West, was sworn in. She said she needs the variance due to the topography of her property in the rear yard. She added that she wants to be fair and do things the right way.

Chairman Snyder called for the interested party.

Alan Christensen, 8002 7th Street West, was sworn in. He required the use of a sign language interpreter (Ms. Andrea Holsomback from the Center for Independent Living) because of a hearing disability. Mr. Christensen stated that a smaller two-foot fence should be sufficient and that he would not like the

appearance of a taller fence and would also be concerned he could not see into the subject property to help in any time Ms. Kempf needed assistance. He said that it would also be difficult to see when he backed out of his driveway. He said there was so much snow this past winter that in order for his driveway to be cleared by his son when they are out of town. He added that his son did the shoveling for him when he and his wife were out of town and his son is the one who placed the snow on Ms. Kempf's property.

Chairman Snyder asked if Ms. Kempf were able to put up the taller fence, where he would put the snow in the future and is it fair to put the snow on her air conditioner unit. Mr. Christensen replied that he did not know where to put the snow in the future and he understands her concern about her air conditioner.

Mr. McAdam said it is asking a lot of your neighbor to have them take all of your snow from your driveway.

Mr. Christensen said she never complained to him and they try to be respectful of their neighbors. He added that having snow removed is not easy for him, but he knows it is his responsibility.

Sheila Christensen, 8002 7th Street West, was sworn in. She said she is against the variance because it is a tight space from their driveway to the proposed fence and they do not want to damage their car.

Chairman Snyder called for the rebuttal.

Ms. Kempf said when she put in her retaining wall the Christensen's widened their driveway up to the wall taking out some grass.

Chairman Snyder then asked if the Christensen's had any questions for Ms. Kempf.

Mr. Christensen asked how far back into the rear yard would the fence extend. Ms. Kempf replied back across to the west property line.

Mr. Christensen said he still opposes the fence because if Ms. Kempf fell on her property he would like to help her, but would not be able to see because of the taller fence. He added that a taller fence would block his view up and down the block.

As no one else wished to speak, the public hearing was closed.

Decision Case #2014-07 – Ms. Williams made a motion to approve the request because:

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

Mr. McAdam seconded the motion. He said the applicant is right that people should not shovel their snow onto other people's property.

Ms. Williams said it is not really about snow, but the fence height and no one will really see it since the taller part will extend into the rear yard.

Chairman Snyder called for a vote on the motion to approve the request, and it passed unanimously.

Public Hearing #2014-08 - Request from City of Rock Island for a variance of 10 feet of the 25-foot front yard setback requirement off 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.

Mr. Fries presented the staff report. He explained that 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).

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 12th Street.

The proposed police station structure will be 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 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.

Chairman Snyder called for proponents.

Jeff VenHuizen, Police Chief of the City of Rock Island, was sworn in. He said that during the long planning process the architects and City staff have given a lot of attention to assure that the proposed police station will fit in with the neighborhood. He said he and Mr. Griffith met with several neighbors in an open house on the site to talk about the project and be available for neighbor's questions. He said that he and 109 other Police Department employees are excited to see the project go forward.

He said that the current police station has an above ground natural gas generator and the proposed generator for the site will have a self-test once a week and provide for critical functions like the dispatch center and the energy communications center, but will not power the whole building.

Ms. Williams asked if the proposed location of the generator is critical to the functions of these two important areas of the facility. Chief Venhuizen replied that it was.

Mr. Tschappat asked where handicapped parking would be located. Chief Venhuizen replied two spaces would be located in the north public parking lot and one space would be located within the staff parking area.

Decision Case #2014-08 – Mr. Tschappat made a motion to approve the request because:

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

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

Other Business:

Mr. Griffith informed the Board that there are six cases on the agenda for the regular June meeting. He reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

Adjournment:

Chairman Snyder adjourned the meeting at 7:55 p.m.

Respectfully submitted,



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

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-09- Request for a variance from the side yard setback requirement in an R-3 (one and two family residence) district.

Applicant:
Rose Lee M. Williams

Location:
957 34th Avenue

Request:
The request is for a variance of two feet of the six-foot minimum side yard setback requirement for a one-story single family residence in an R-3 (one and two family residence) district.

Size of Property:
The property measures 80' x 127.73' (5,109 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. The neighborhood primarily consists of single family residences, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires a six-foot minimum side yard setback requirement in an R-3 zoning district (Section 16.5). The applicant proposes to construct a building addition (5' x 11.5') in the west side yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

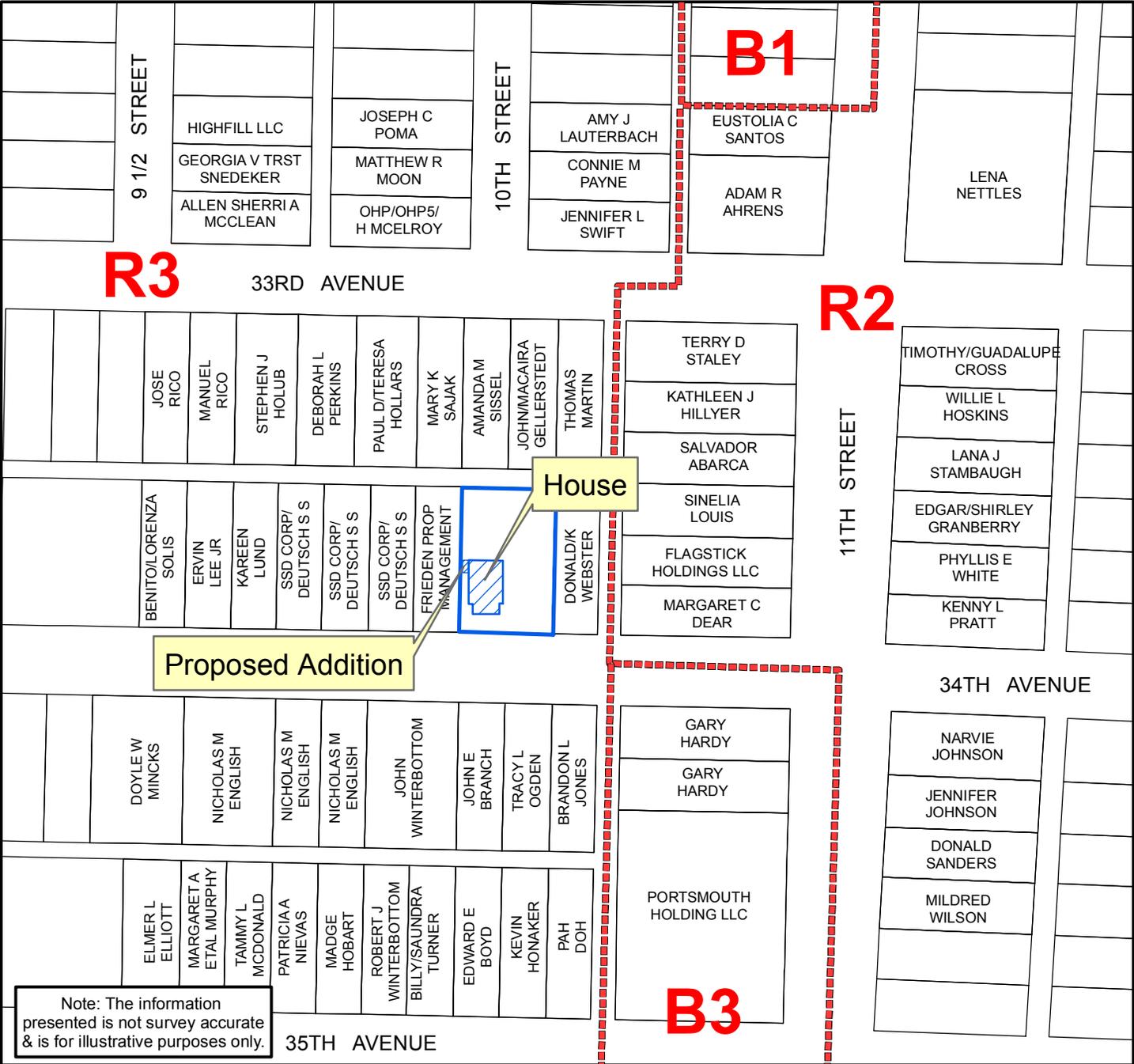
Comments:

The existing residence is located further to the west on the double lot site. The applicant desires to construct the addition off of a kitchen on the west side of the dwelling. A four-foot side yard will be maintained. There is a driveway located on the neighbor's property between the subject house and the neighbor's house, so impact should be minimal on this neighbor.

Recommendation:

That the variance be approved because it will improve the return on the property and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



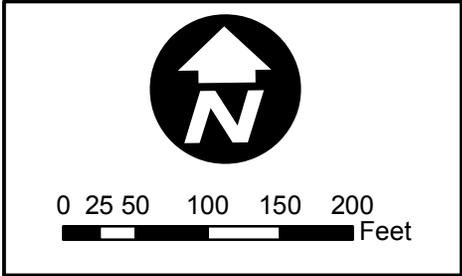
BOARD OF ZONING APPEALS 2014-9

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

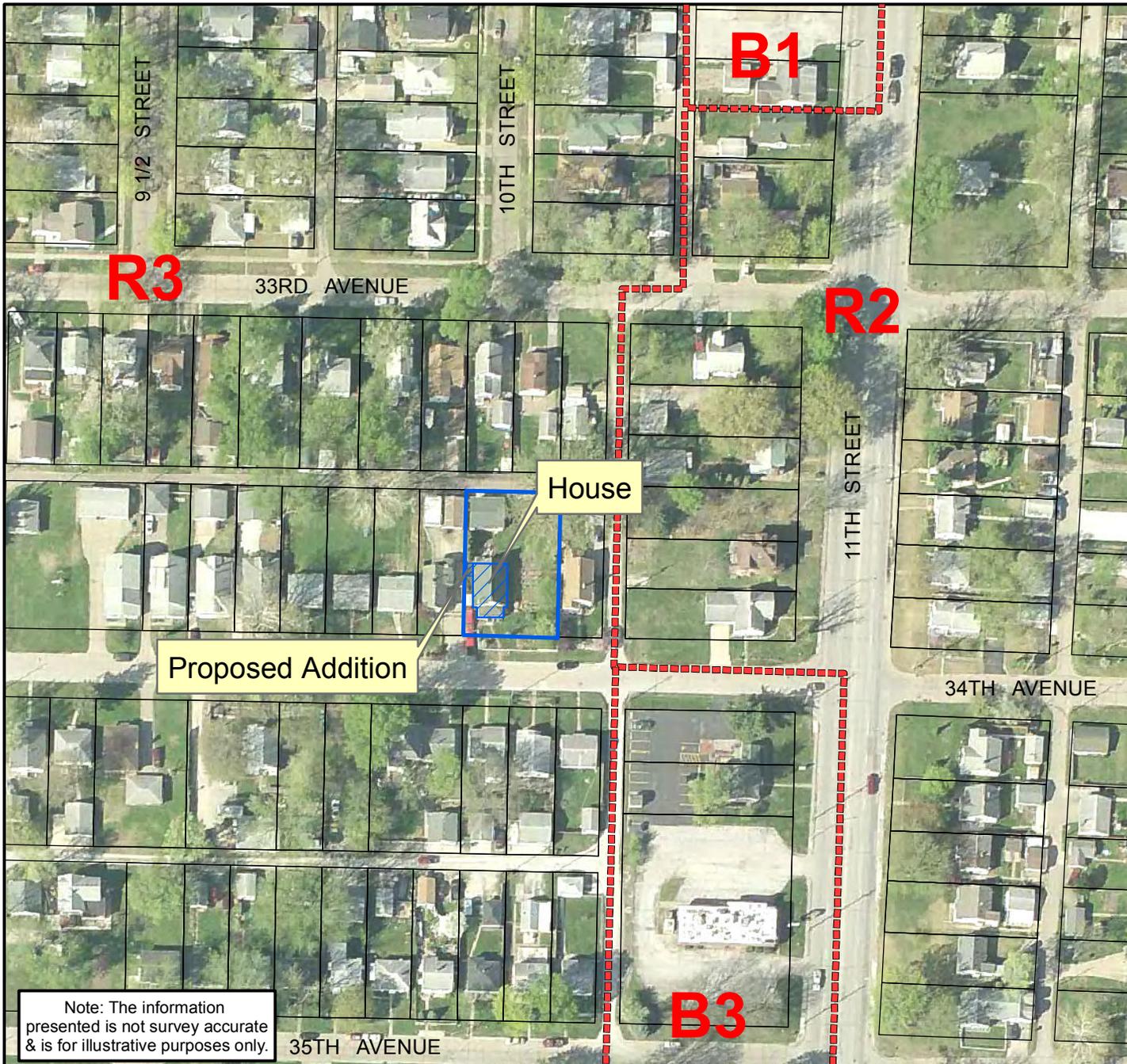


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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

BOARD OF ZONING APPEALS

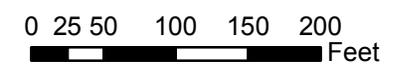


Note: The information presented is not survey accurate & is for illustrative purposes only.

BOARD OF ZONING APPEALS 2014-9 Aerial

- Legend**
-  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



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-10- Request for a variance from the maximum height for an accessory building and minimum setback from a side property line in an R-2 (one family residence) district.

Applicant:
Tom Phillis

Location:
2418 22 ½ Avenue

Request:
The request is for a variance of six inches of the 15 foot maximum height for an accessory structure and a variance of six feet of the six foot side yard setback requirement for an accessory structure in a side yard in an R-2 (one family residence) district.

Size of Property:
The property measures 129.25' x 120' x 10' x 47.5' x 31' x 61' x 70' x 30' x 26' x 120' (approximately 28,518 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. To the north, east and west are single family residences, zoned R-2. To the southwest is an apartment building, zoned R-5. To the south are single family residences, zoned R-2.

Topography:
The buildable area is flat and at street level. The rear yard slopes downward approximately two to three feet.

Affected Requirements:
The zoning ordinance requires a maximum height of 15 feet for an accessory structure and a six foot setback for an accessory structure in a side yard (Section 8.5A). The applicant proposes to construct a detached garage (24' x 36') in the west side yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

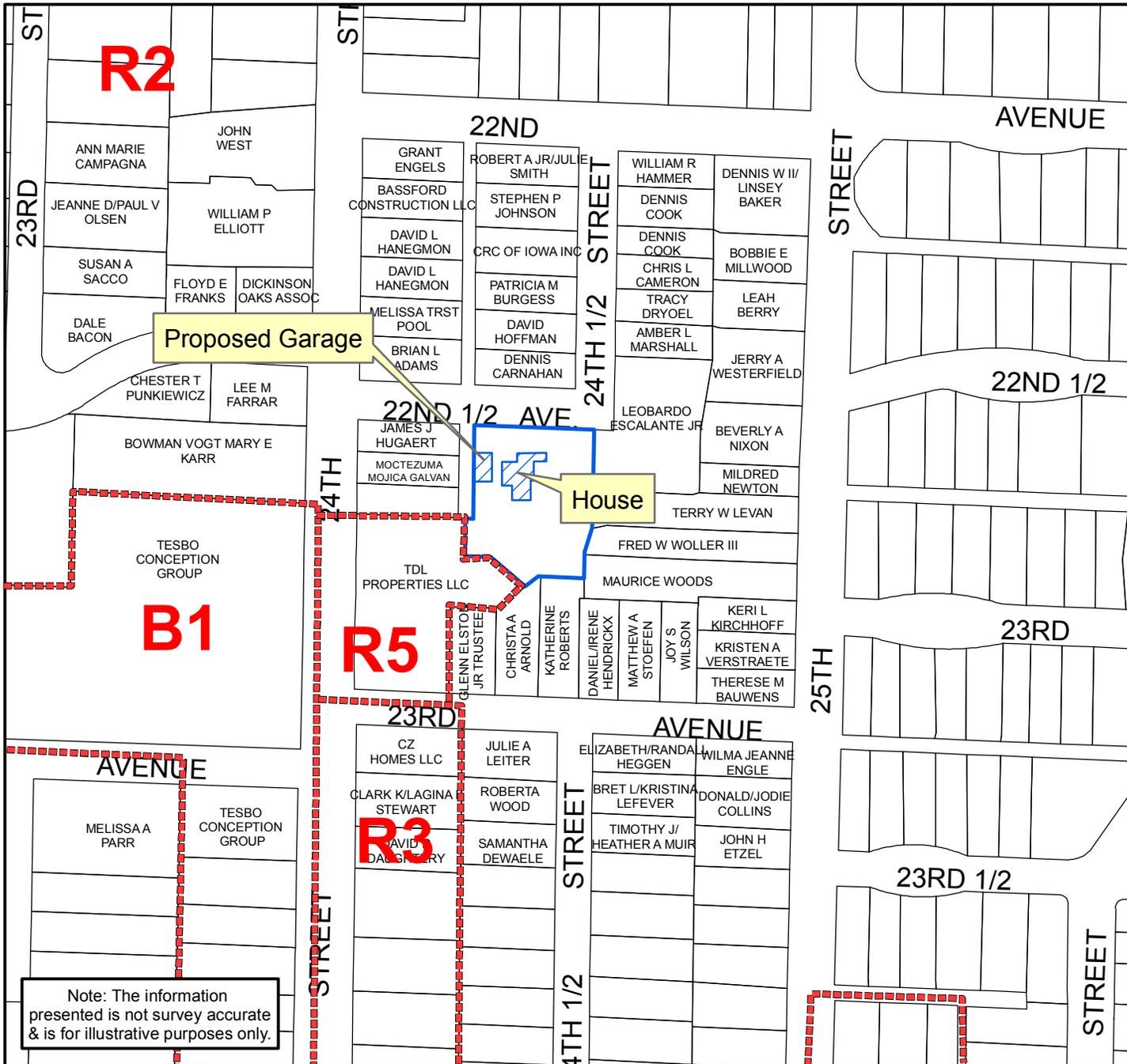
Comments:

The detached garage located at his location at the site was destroyed by fire and the applicant desires to build another garage at approximately the same location. The proposed detached garage will line up with the front deck of the residence and be located along the west alley property line. The previous garage had also been located along this west property line. The proposed larger style detached garage will require a 6-inch height variance.

Recommendation:

That the variance be approved because it will improve the return on the property and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS

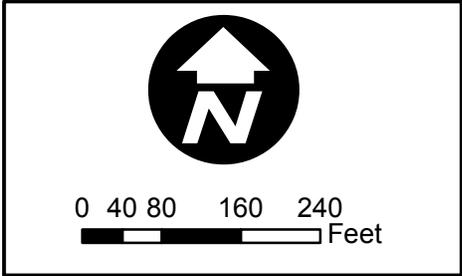


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BOARD OF ZONING APPEALS 2014-10

- Legend**
- Parcels
 - Subject Property

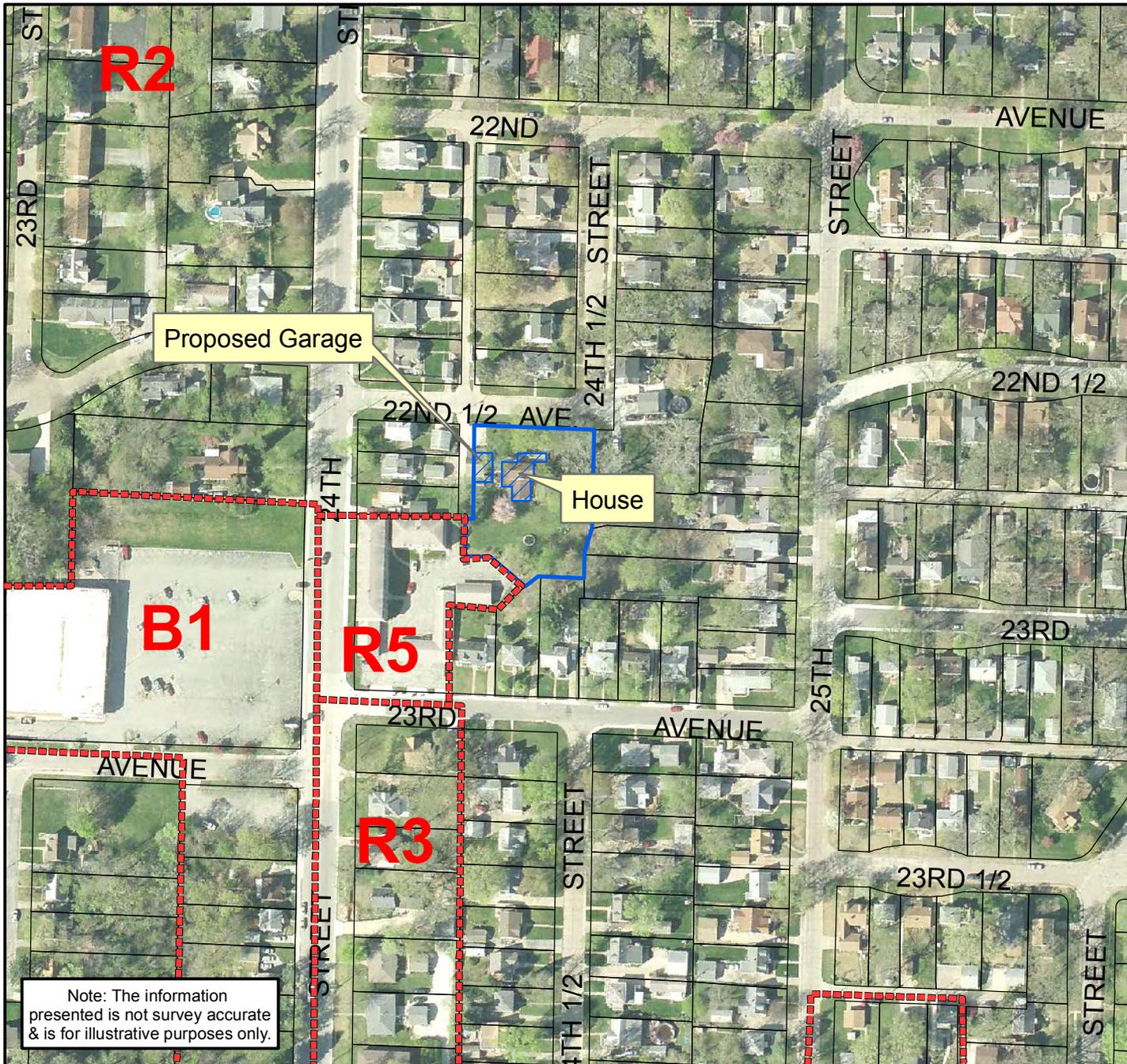
DR. BY: K.G.D.
 APPR. BY: B.G./A.F.



City of Rock Island
 COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2014-10 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
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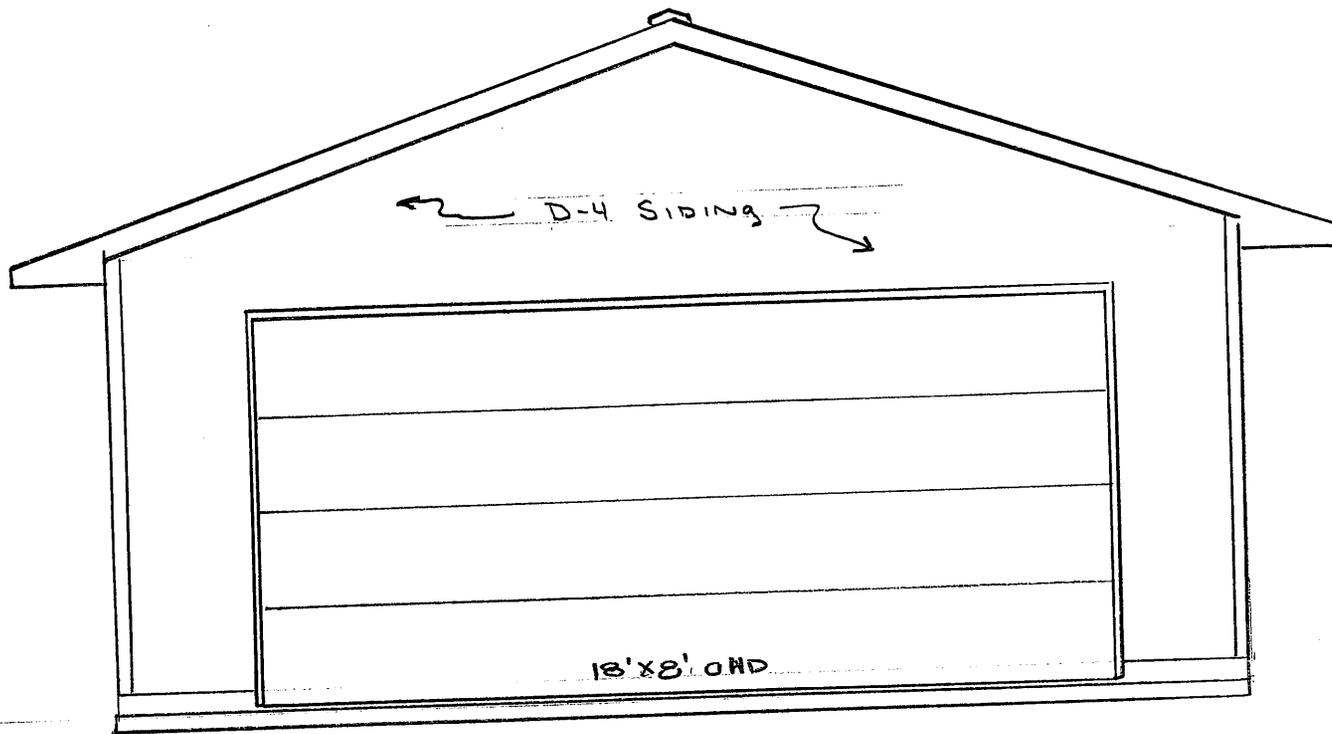


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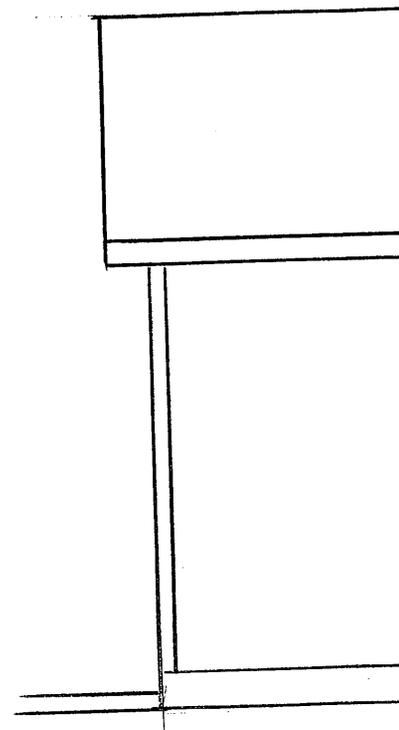
City of Rock Island

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DEVELOPMENT DEPARTMENT
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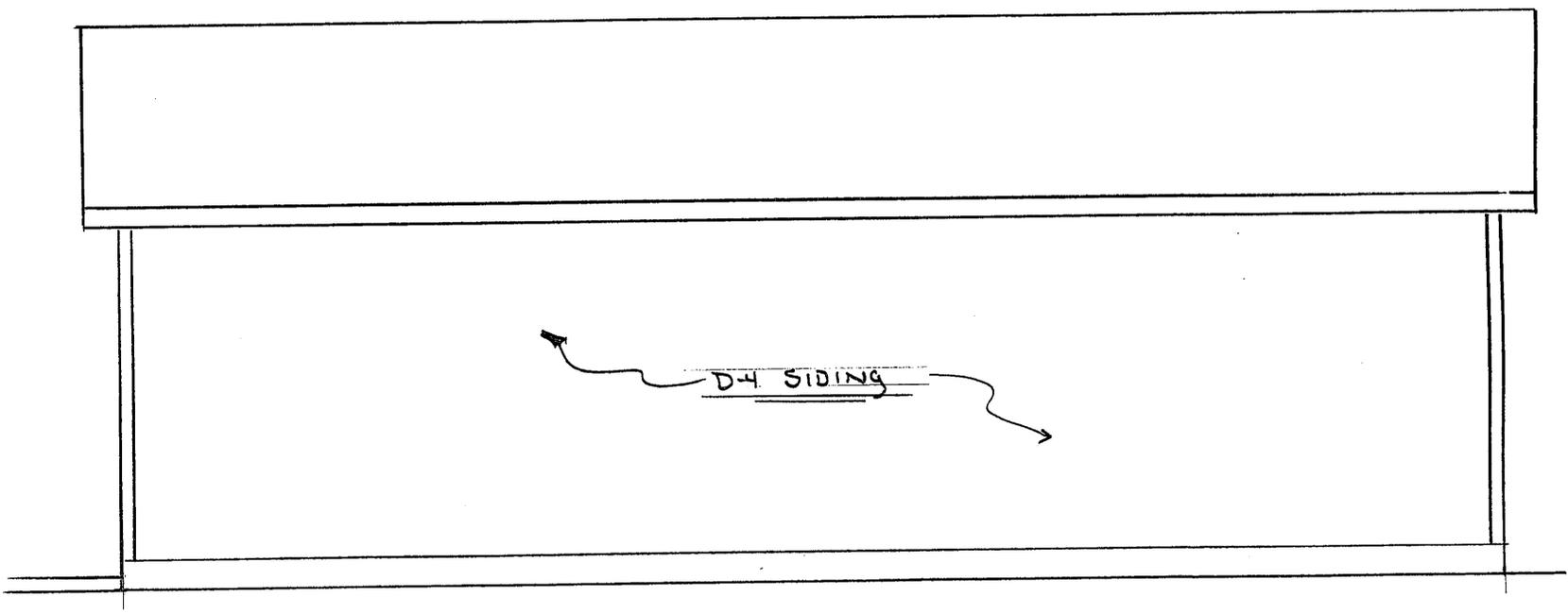




FRONT



TOM PAULS



D-4 SIDING

RIGHT SIDE



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-11- Request for a variance from the maximum height for a fence in a front yard and setback from point of intersection from an alley to a public street in an R-2 (one family residence) district.

Applicant:
Jack Viviani

Location:
1405 23rd Avenue

Request:
The request is for a variance of 2.5 feet of the 3.5 foot maximum height for a fence in a front yard and a variance of 20 feet of the 25 foot setback from point of intersection for a fence at the intersection of an alley to a public street in an R-2 (one family residence) district.

Size of Property:
The property measures 126.4' x 90.6' (approximately 11,452 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. To the north, east and west are single family residences, zoned R-2. To the south is Rock Island High School, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires that a fence in a front yard not exceed 3.5 feet in height and that there be a 25 foot setback from point of intersection of an alley to a street intersection (Section 8.12). The applicant proposes to erect a six foot tall wood privacy fence in the south front yard.

Conditions to Authorize Variance:
1. Reasonable Return: The proposed variance will improve the return on the property.

2. Unique Circumstances: The lot is a corner lot with two front yards that is also adjacent to an alley.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

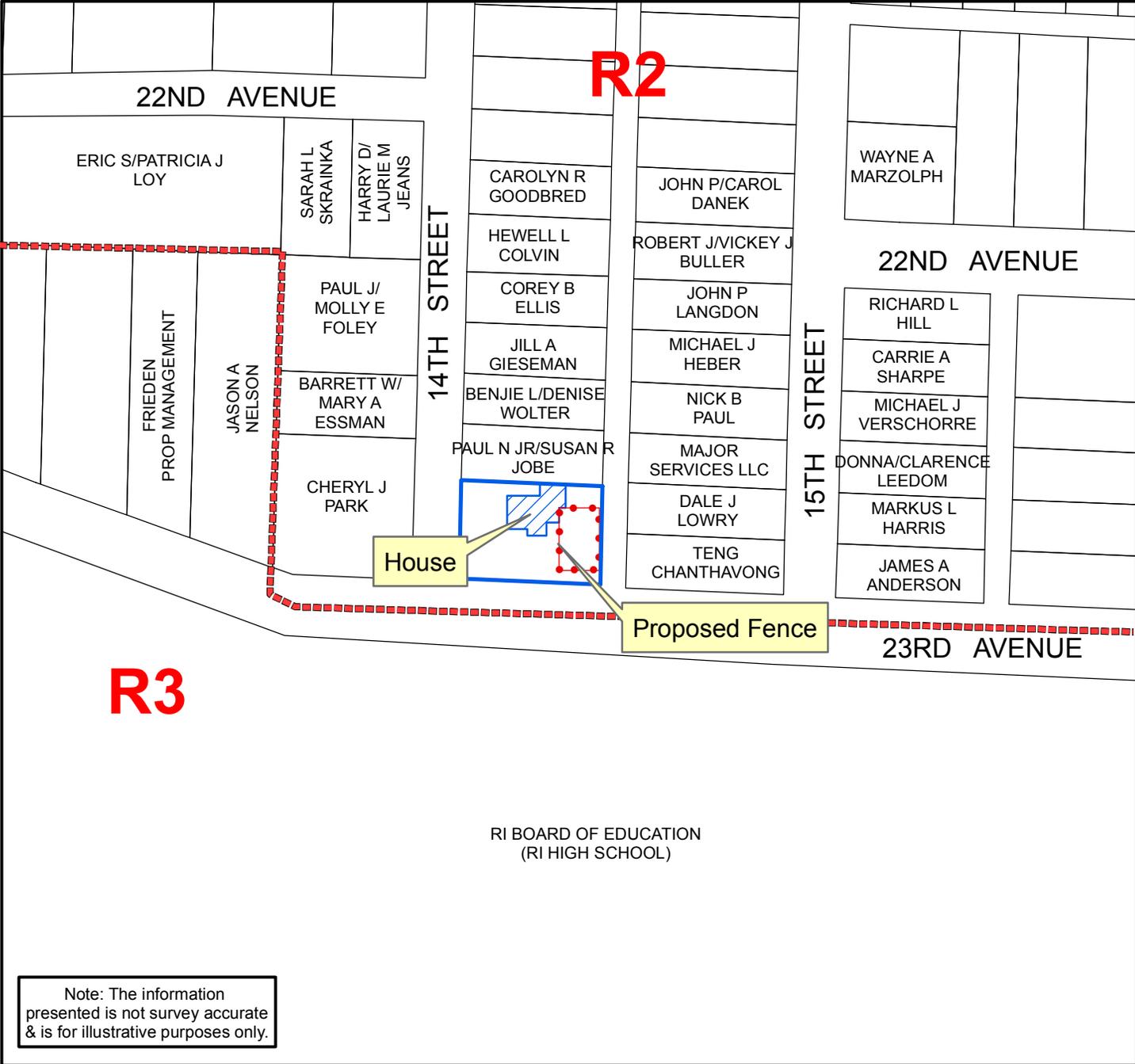
The applicant will remove the existing chain link fence along the south front yard and replace it with the proposed six foot tall privacy fence. The fence will extend out from the southeast corner of the house 16 feet into the south front yard and then extend east towards the ally. There will be a setback of five feet from point of intersection maintained instead of the required 25 feet. The fence will then extend along the alley to the driveway on the northeast corner of the house.

The City Engineer has reviewed the request and has no concerns about visibility at the alley intersection at 23rd Avenue with the proposed fence location.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot with two front yards and adjacent to an alley and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS
2014-11

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

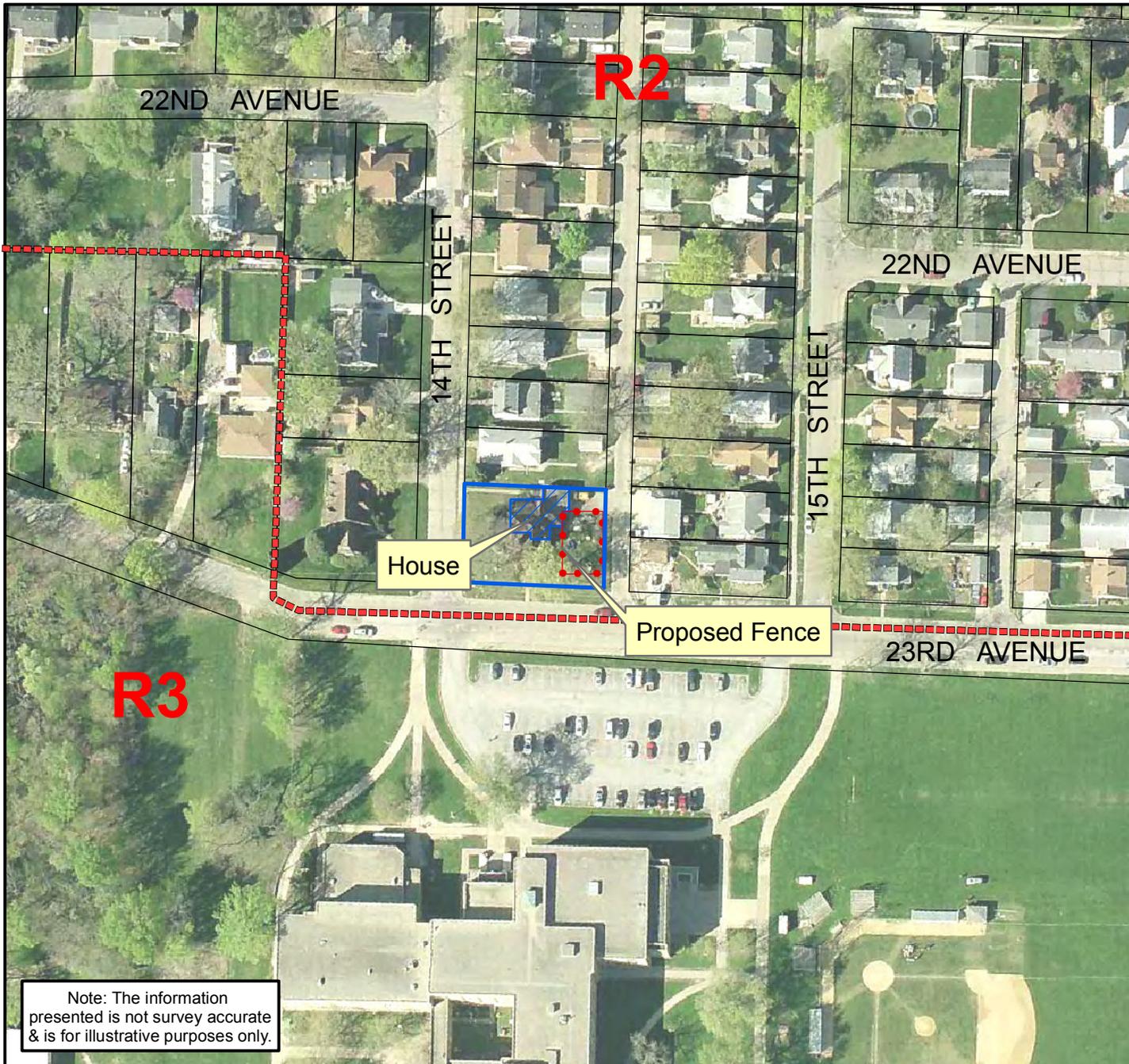

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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2014-11 Aerial Legend

-  Parcels
-  Subject Property

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



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-12- Request for a variance from the side yard setback requirements in an R-4 (one to six family residence) district.

Applicant:

The Housing Authority of the City of Rock Island

Location:

1014 15th Street

Request:

The request is for a variance of three feet of the eight foot minimum side yard setback requirement and a variance of nine feet of the 20 foot sum of side yard setback requirement for a two-story single family residence in an R-4 (one to six family residence) district.

Size of Property:

The property measures 50' x 101' (5,050 square feet).

Zoning History:

Board of Zoning Appeals Case #2013-29- Request for variance for rear yard setback requirement for attached garage for proposed single-family residence was approved. Residence has not yet been constructed on the property.

Existing Land Use and Zoning:

The site is undeveloped. The neighborhood consists of single family and duplex uses, zoned R-4.

Topography:

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

Affected Requirements:

The zoning ordinance requires an eight foot minimum side yard setback and a 20 foot sum of side yard setbacks for a two-story residence in an R-4 zoning district (Section 17.5). The applicant proposes to construct a two-story single family residence with a six foot north side yard and a five foot south side yard on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The variance is needed to provide a wheel-chair lift for the residents of the dwelling.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

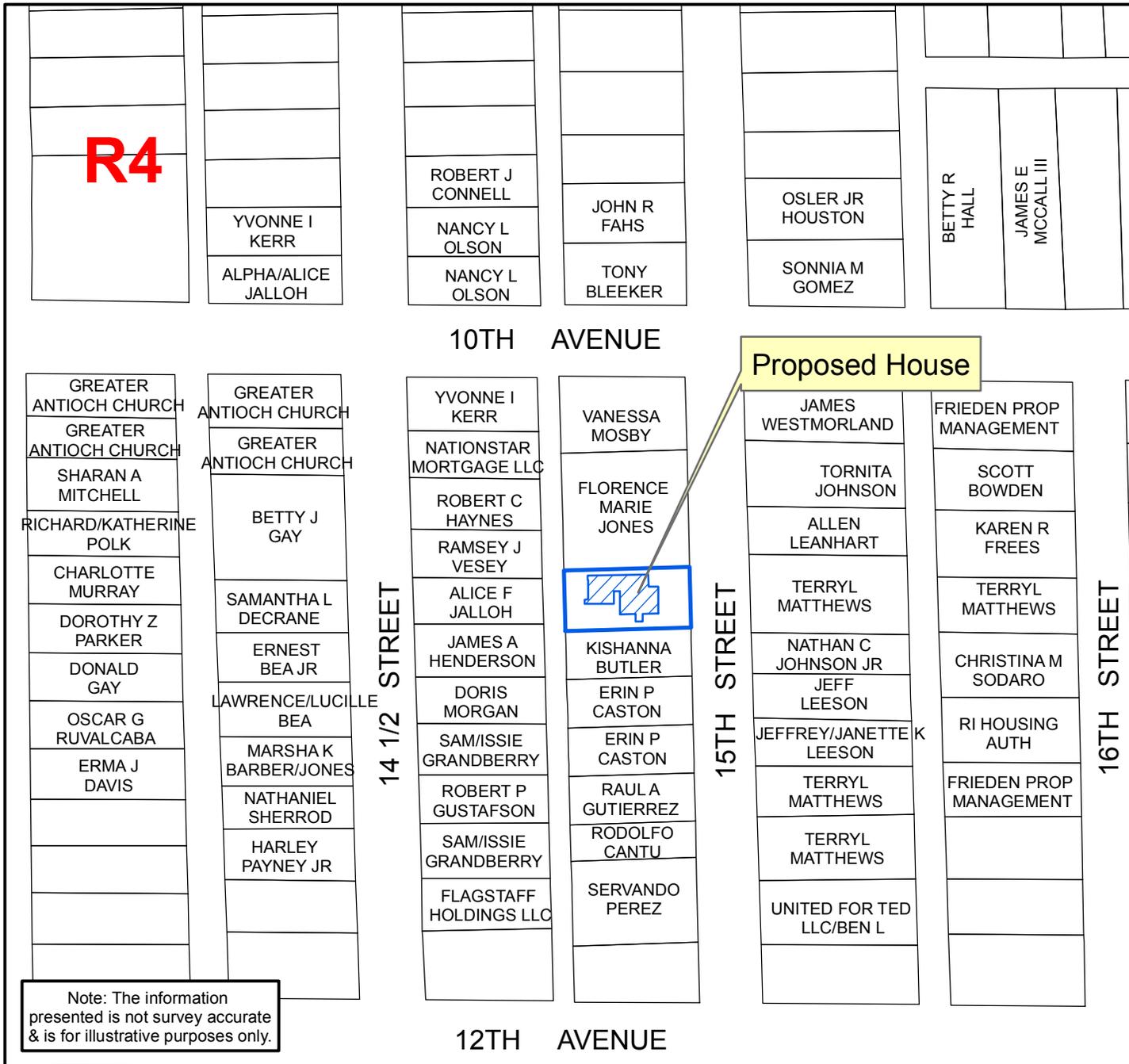
Comments:

The applicant has revised its original plan for a one-story ranch style house in order to construct a two-story residence with an attached rear yard garage. The variance is needed along the south side yard to accommodate a wheel-chair lift for the prospective residents. The south side yard will be five feet, while the north setback will be six feet.

Recommendation:

That the variance be approved because it will improve the return on the property, the variance is needed to provide a wheel-chair lift for the residents and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



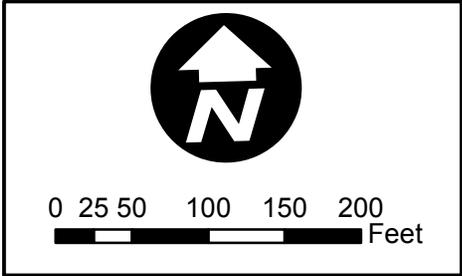
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BOARD OF ZONING APPEALS 2014-12

Legend

- Parcels
- Subject Property

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

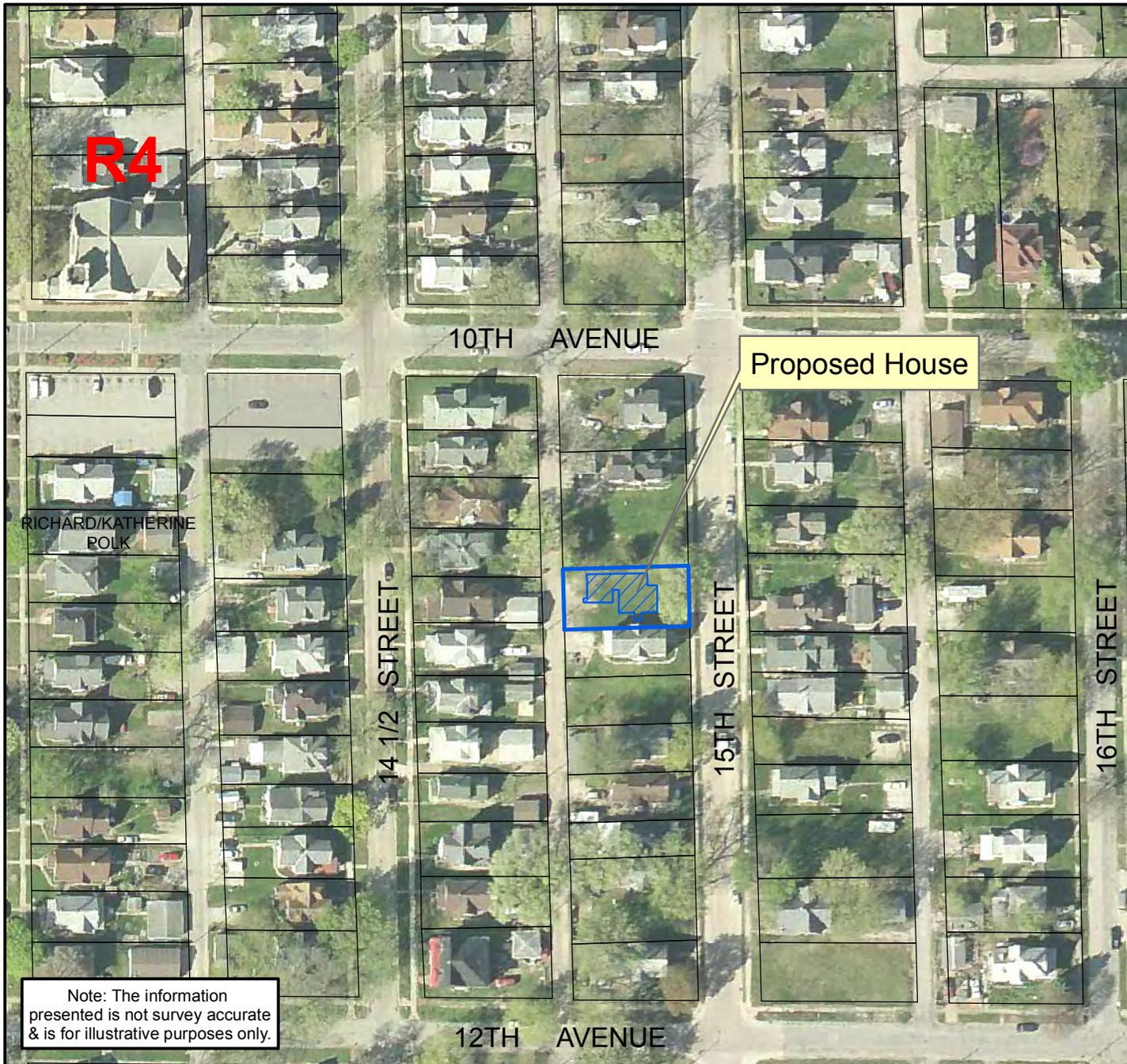


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



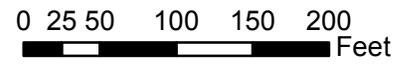
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BOARD OF ZONING APPEALS 2014-12 Aerial

Legend

-  Parcels
-  Subject Property

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



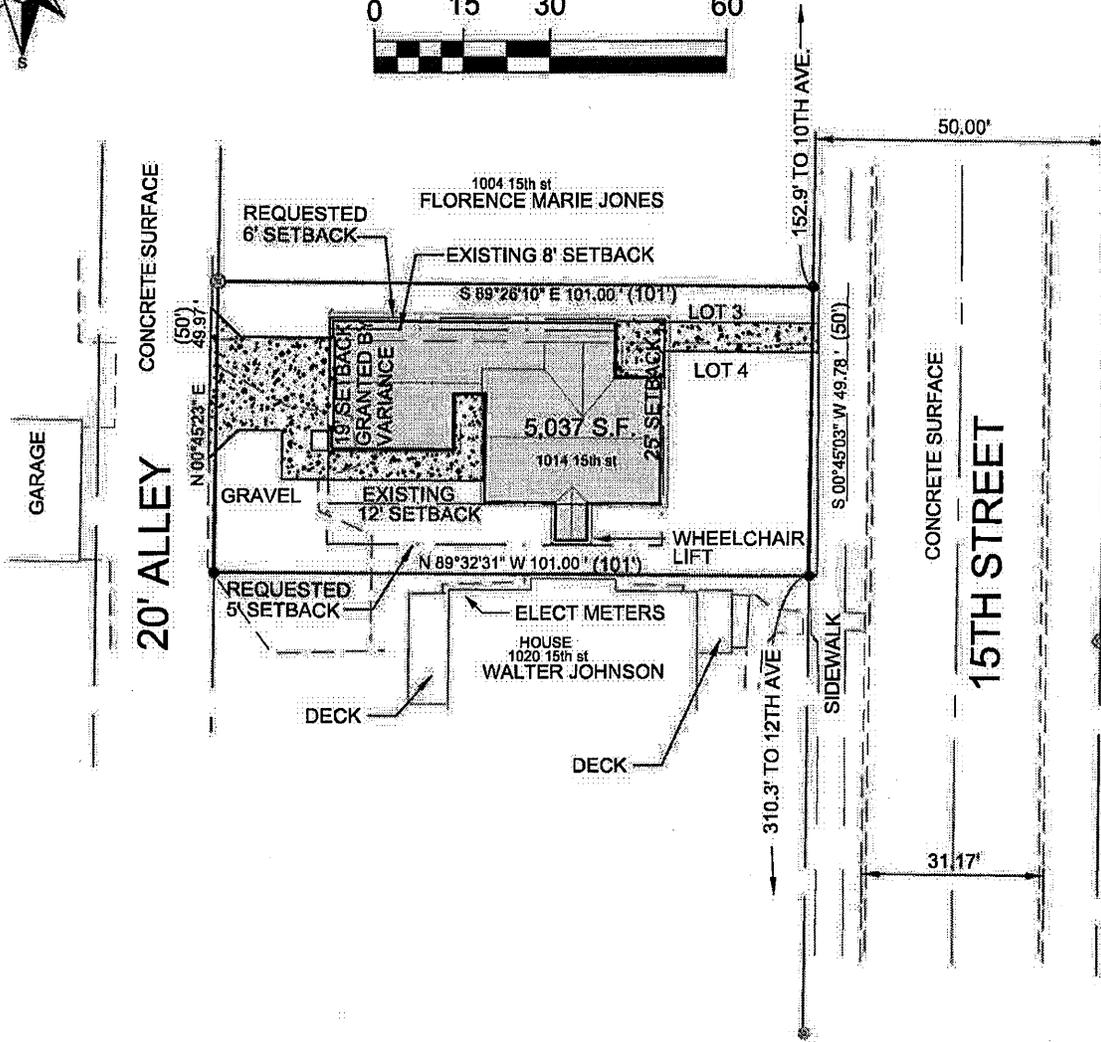
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



EXHIBIT 'A' - VARIANCE REQUEST

1014 15th Street, Rock Island, Rock Island County, Illinois
 N 40' LOT 4, S 10' LOT 3, BLOCK 7 OF BLACK HAWK ADDITION



ZONING DISTRICT: "R-4" ONE TO SIX FAMILY DWELLING DISTRICT
 MIN. LOT AREA = 5,000 S.F.
 MIN. FRONTAGE = 50 FEET
 SETBACKS : 25' FRONT, 19' REAR (BY VARIANCE), SIDE 6' MINIMUM WITH 15' COMBINED
 FOR 1 TO 1-1/2 STORY STRUCTURE, 8' MINIMUM WITH 20' COMBINED
 FOR 2 TO 2-1/2 STORY STRUCTURE
 HEIGHT RESTRICTION: 2-1/2 STORY OR 35' FOR PRINCIPAL, 15' FOR ACCESSORY



TRANSCRIPTION - MISSOURI
 DEVELOPMENT - MISSOURI
 1500 Astor Lane, Des Moines, IA 50319
 563-685-0778 Fax: 563-685-2400
 www.msaonline.com

EXHIBIT 'A'

SIDE SETBACK VARIANCE
 REQUEST FOR 1014 15TH STREET
 ROCK ISLAND, IL

FILED
 ALTA 2 V E
 SHEET
 1



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-13- Request for a variance to allow residential dwellings on the first floor and basement area of a B-3 (community commercial business) district.

Applicant:
MV Affordable Housing LLC

Location:
500 20th Street

Request:
The request is for a variance to locate residential dwelling units on the first floor and basement area of the three story existing commercial structure in a B-3 (community business) district.

Size of Property:
The property measures 5301' x 151' x 129' x 26' x 172' x 122' (40,946 square feet).

Zoning History:
Board of Zoning Appeals Case #2008-47- Request for variance to allow up to 48 senior spaces on a first floor and the upper two stories was approved.

Existing Land Use and Zoning:
The site is occupied by a furniture business with storage on the upper two floors. The neighborhood consists of commercial, church and service related uses, zoned B-3.

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

Affected Requirements:
The zoning ordinance only allows residential dwellings above a first floor in business zoning district (Section 25.2 N). The applicant proposes to renovate the existing structure into an adaptive re-use as a total of 40 unit residential apartment development for seniors.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: None.

3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

The applicant will invest approximately eight million dollars to renovate the existing commercial structure in order to convert it into a 40 unit independent living center for seniors. Dwelling units would be located on all three floors and also in the basement area. The previous request did not include dwelling units in the basement area.

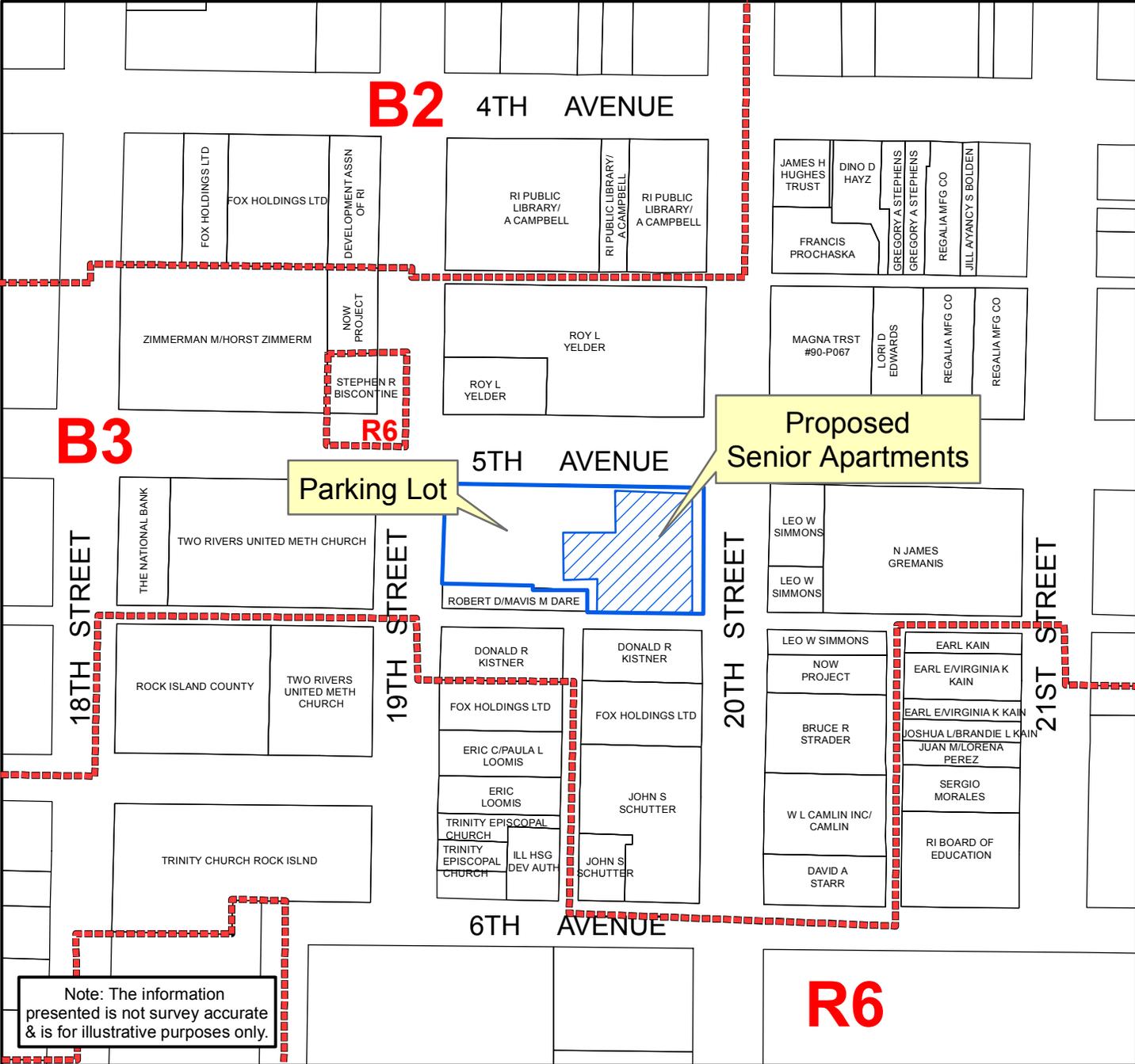
Parking for the site will be utilized in the existing parking lot to the west of the structure. The Zoning Ordinance requires three parking spaces for every four units, plus one space for every employee on a maximum shift for senior housing. There would be approximately two employees working at the residential facility. The parking required by the ordinance would be a total of 32 parking spaces. Staff has determined that the parking lot could be stripped to accommodate approximately 56 spaces.

The establishment of downtown housing is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004) and the City of Rock Island Consolidated Plan.

Recommendation:

That the variance be approved because it will improve the return on the property 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.

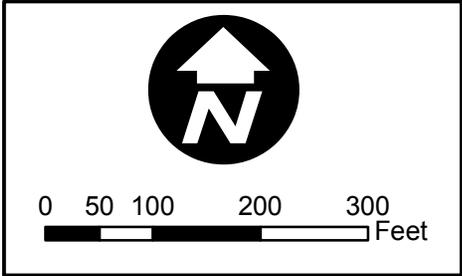
**BOARD OF ZONING APPEALS
2014-13**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

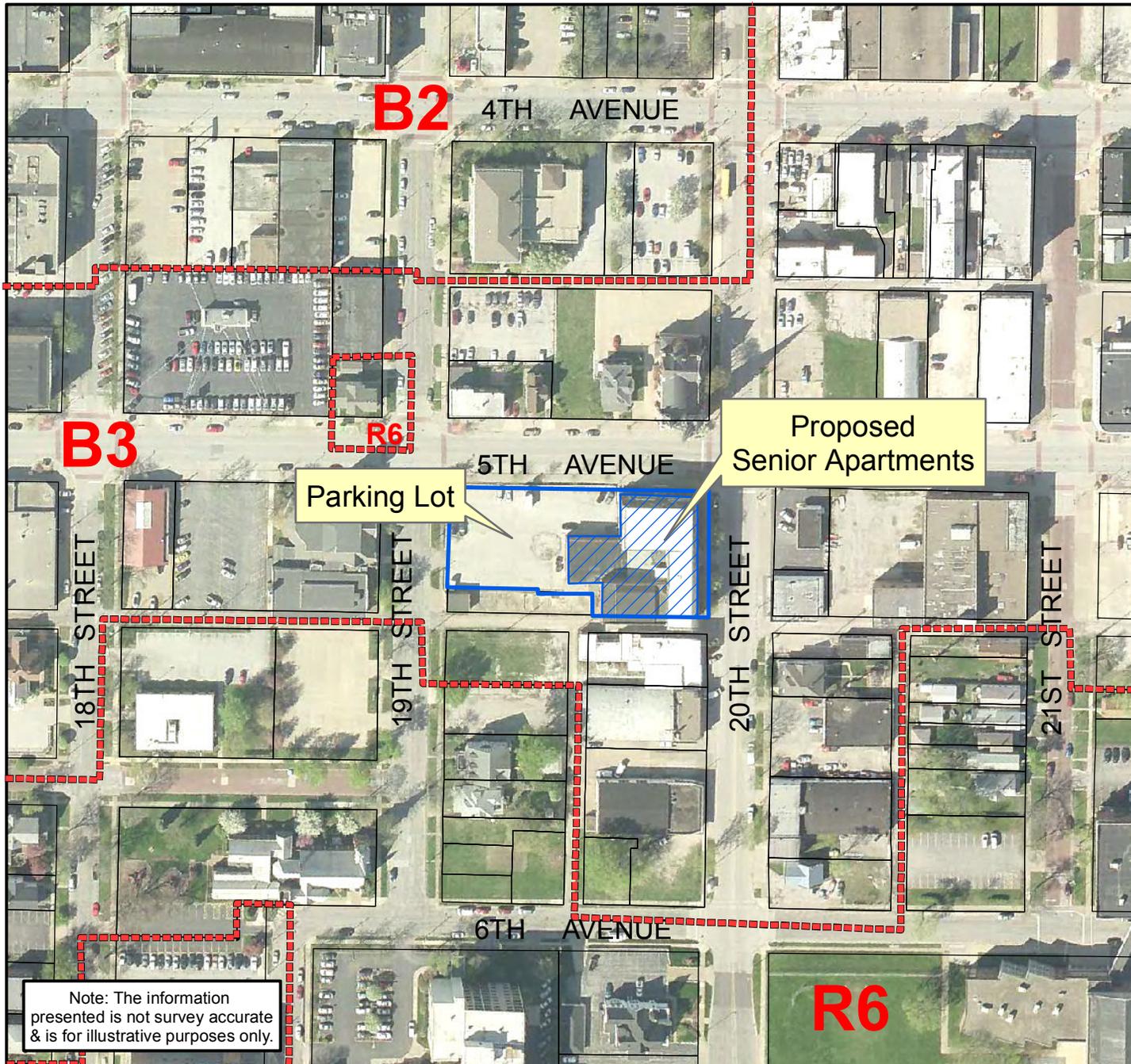
APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS 2014-13 Aerial Legend

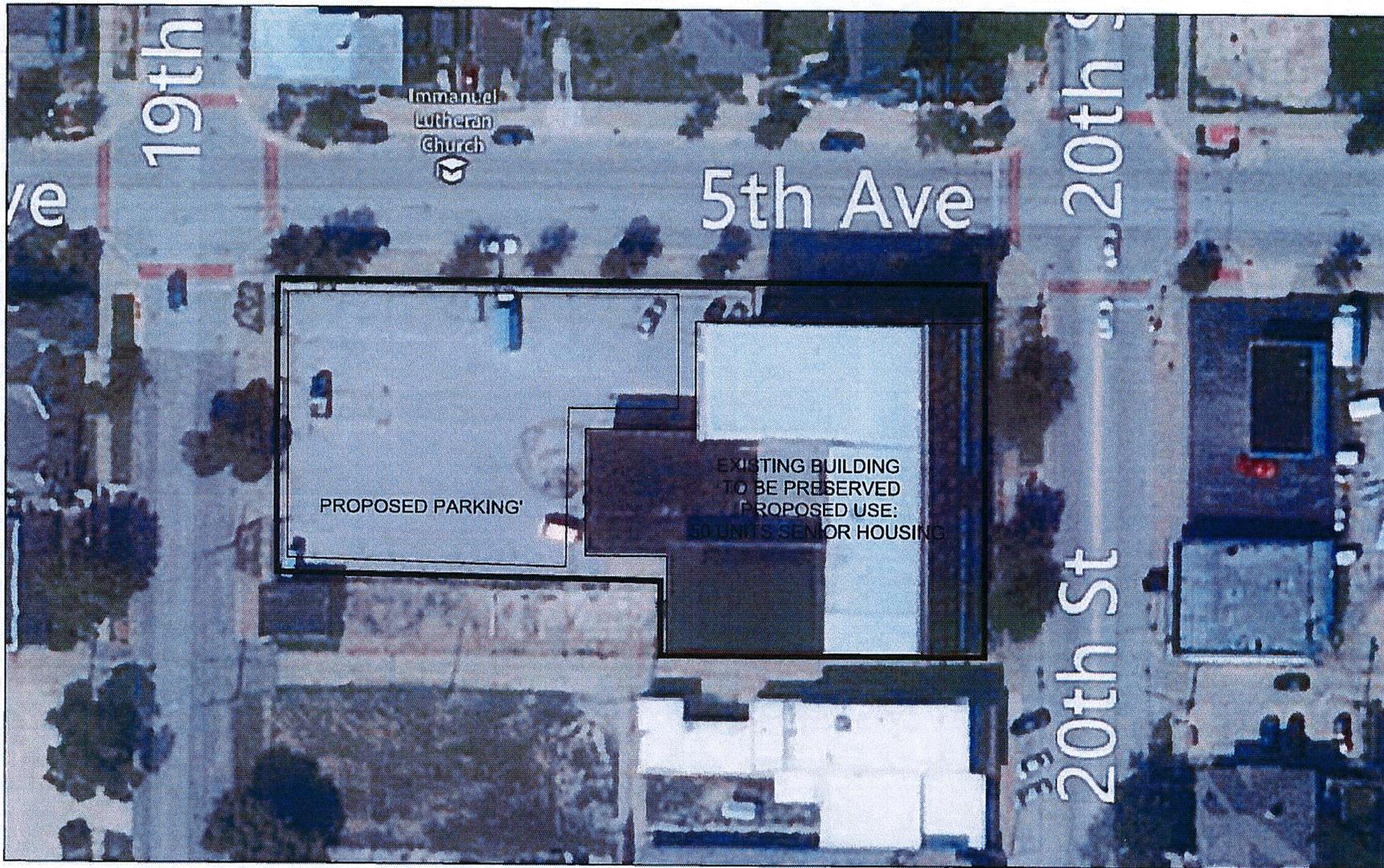
-  Parcels
-  Subject Property

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



City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





20TH STREET LOFTS - SITE PLAN



SED FILES
2 3 4
DRAWERS

DAN
VINAR FURNITURE STORE

CO., INC. SINCE 1912



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 29, 2014

SUBJECT: Case #2014-14- Request for a variance from the maximum total sign area allowed for a commercial property in a B-3 (community business) district.

Applicant:
Acme Sign Company/Titlemax Loans

Location:
2926 11th Street

Request:
The request is for a variance of 47.5 square feet of the maximum 50 square foot total sign area requirement in a B-3 (community business) district.

Size of Property:
The property measures 50' x 149' (7,450 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a commercial structure (former Beaks and Barks). The neighborhood is primarily a commercial area, zoned B-3.

Topography:
The site is flat and at street level.

Affected Requirements:
The sign ordinance requires that there be a total sign area of 50 square feet matching the 50 foot wide total lot width (Section 5[a] [2]). The applicant proposes to erect an attached sign (49.5 square feet in area) on the east façade of the building and a freestanding sign (48 square feet in area) to be located in the east front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The lot is small in frontage compared to other commercial lots in the

area.

3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

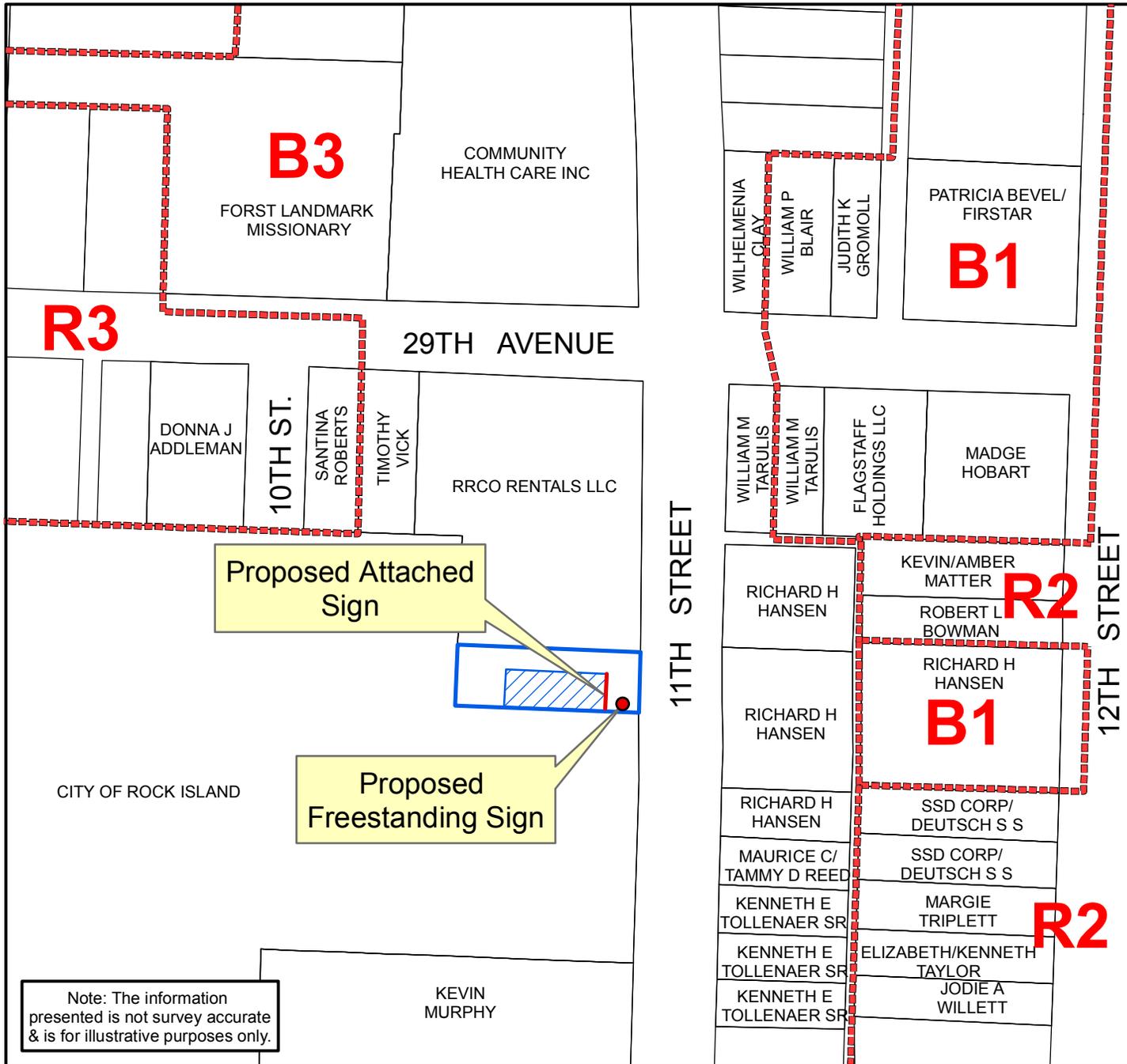
The former business had a freestanding sign on the southeast corner of the site (see attached photo of existing site). The applicant proposes an attached sign with a 49.5 square foot copy area on an awning on the east façade and a 48 square foot freestanding sign on a new pole at the southeast corner of the site (see proposed sign photos). Total area of the two proposed signs is 97.5 square feet in area.

The site has only 50 feet of frontage, so the maximum sign area allowed by the Sign Ordinance would only be 50 square feet. Staff believes that two signs are acceptable because the lot has a small frontage compared to other properties in the area that have larger signs and that 11th Street is a four lane highway

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is small in frontage compared to other commercial lots in the area 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
2014-14**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

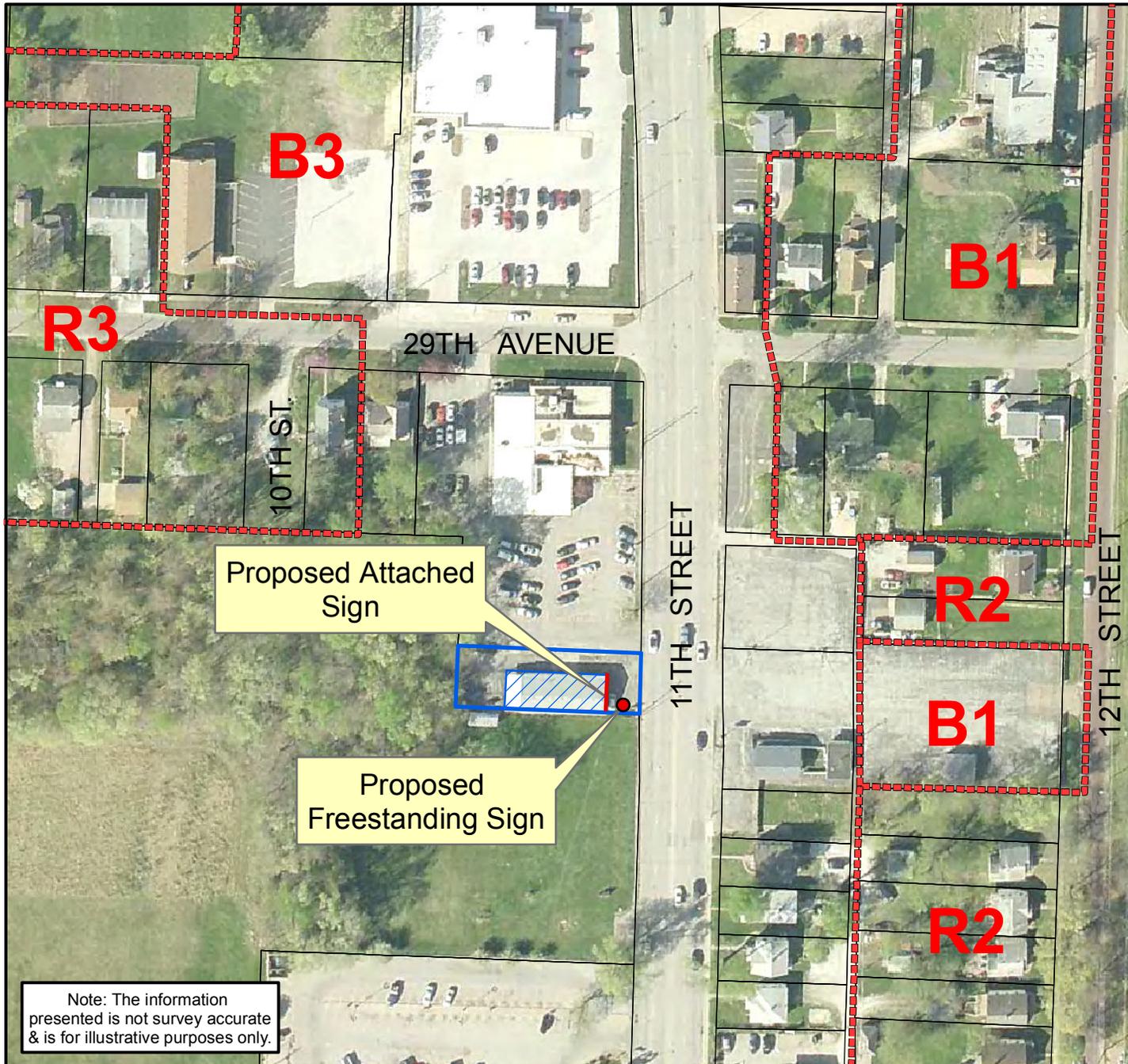

 0 25 50 100 150 200
 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
 ILLINOIS

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS 2014-14 Aerial

Legend

- Parcels
- Subject Property

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


0 25 50 100 150 200 Feet

City of Rock Island

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DEVELOPMENT DEPARTMENT
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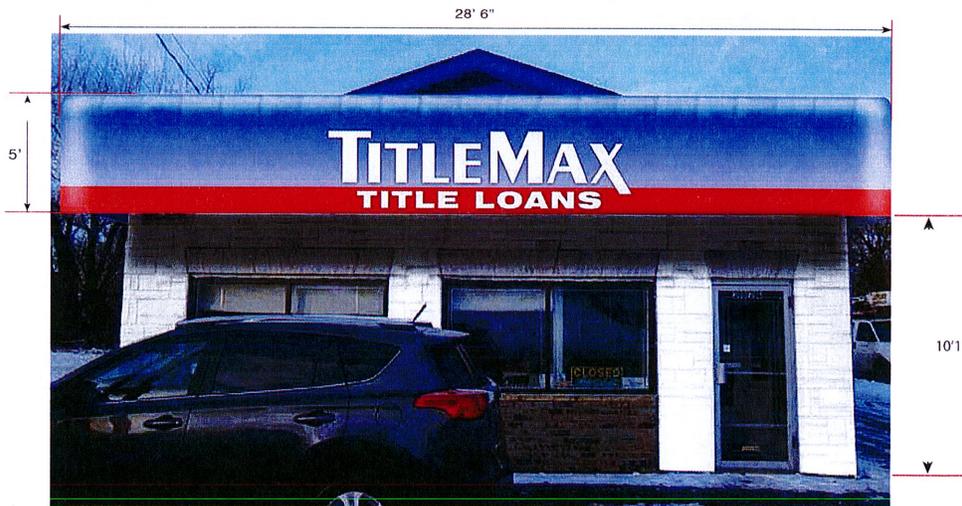
20645

AWNING RENDERING SHEET

TITLEMAX
2926 11th St.
Rock Island, IL 61201

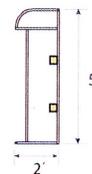
NOTE: AWNING WILL REQUIRE A SEPARATE BUILDING PERMIT

Front Elevation



*COPY SIZE 49.5 sqft

SIDE VIEW



eureka!sign

www.eurekasigns.com

8201 LOCKHEED DR. STE. 131
EL PASO, TX 79924
Tel. 915. 875. 8000
Fax 915. 875. 8099

CLIENT INFO

TITLEMAX

CONTACT PERSON
Jill Cerverizzo

SITE NUMBER
20645

SITE ADDRESS
2926 11th St.
Rock Island, IL 61201

PROJECT INFO

DATE ISSUED
12-18-13

SALES PERSON
Axel Webb

DESIGNER
Maribel Calzada

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