

October 8

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
October 8, 2014
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of September 10, 2014
3. Approval of the written agenda
4. Procedural Explanation
5. Public Hearing#2014-25: The applicants, Shawn Boyd and the Rock Island Economic Growth Corporation, have filed a request for a variance from the front yard setback requirement in an R-3 (one and two family residence) district at 605 10th Street.
6. Public Hearing #2014-27: The applicant, Paul Weathers, has filed a request for variances to maintain gravel vehicle and boat parking areas and an accessory structure in a north front yard in an R-3 (one and two family residence) district at 519 9th Avenue.
7. Other Business
8. Adjournment

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

Regular Meeting

7:00 p.m.

September 10, 2014

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

Staff Present: Ben Griffith and Alan Fries

Vice-Chairman McAdam called the meeting to order at 7:00 p.m.

Approval of Minutes – Mr. Wild made the motion to approve the Minutes of the August 13, 2014 meeting. Mr. Day seconded the motion, and it passed unanimously.

Procedural Explanation – Vice-Chairman McAdam explained the procedure to be followed for the public hearing.

Public Hearing #2014-23 - Request from the Rock Island Milan School District 41 for a variance of 8'9" of the 6-foot maximum height for a sign, a variance of 20 square feet of the 30 square-foot maximum sign area and a variance to allow a lighted sign in a residential zoning district in an R-3 (one and two family residence) district at 1400 25th Avenue.

Mr. Fries presented the staff report. He explained that the sign ordinance requires a maximum height of six feet and maximum area of 30 square feet for a freestanding sign for a school and a variance to allow a lighted sign in a residential zoning district for a school sign in an R-3 zoning district (Section 6A-6). The applicant proposes to erect a lighted identification sign with a digital information board (9' x 9' 11" in area and 14' 9" in height) in the south front yard.

The proposed freestanding sign will be located approximately ten feet from the south property line adjacent to 25th Avenue by the Field House. The lighted freestanding sign will have an identification sign and digital information board to highlight school information. The digital information board will meet Sign Ordinance requirements of a message being on display for five seconds before changing to another message. He said staff recommends that a stipulation be attached to approval of the request to have the lighting for the sign be set on a timer to turn off at 10:30 p.m.

Vice-Chairman McAdam called for proponents.

Bob Beckwith, Chief Financial Officer for the Rock Island Milan School District, was sworn in. He said he has met with and supports members of the sports Booster Club who have initiated the request.

Mr. Tschappat asked if he had any concerns regarding the staff recommended stipulation to have the lights set on a timer to turn off at 10:30 p.m. Mr. Beckwith said he had no problem with the stipulation.

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

Decision Case #2014-23 – Ms. Williams made a motion to approve the request because:

1. The proposed variance will improve communication on relaying information to students and parents.
2. The proposed variances will not alter the character of the neighborhood.

She included a stipulation that the light for the sign be set on a timer to turn off at 10:30 p.m.

Mr. Wild seconded the motion, and it passed unanimously.

Public Hearing #2014-24 - Request from Steve and Lisa Shippey for a variance to locate an accessory structure in a front yard in an R-2 (one family residence) district at 3207 14th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that all accessory structures be located in a side or rear yard (Section 8.5A). The applicant proposes to construct a detached garage (20' x 20') in the west front yard.

The applicant has a one-car attached garage that he is using more as a workshop. As a result they have to park their several vehicles outside on the driveway. They desire the two-car garage to park at least two of their vehicles. The rear yard is very small and not feasible for locating any type of accessory structure.

Mr. Tschappat asked what was the justification for the staff recommendation to approve the variance. Mr. Fries replied that the site has a very small rear yard that could not accommodate any type of accessory garage and that if the structure was proposed to be located in a north or south side yard it would also require a setback variance.

Vice-Chairman McAdam called for proponents.

Steve Shippey, 3207 14th Street, was sworn in. He said that he has lived in the house for 15 years and only has a one car attached garage. He said that through the years he has had three to four vehicles and would now like more garage space to park all his vehicles.

Mr. Tschappat asked why he thought the variance should be approved. Mr. Shippey replied he wants to get his vehicles parked inside a structure and he has no room in his rear or side yards to locate an accessory structure. He added he had researched building a garage addition onto his house, but the cost was prohibitive.

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

Decision Case #2014-24 – Mr. Wild made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: It is not feasible to locate any accessory structure in the rear yard due to its small size and setback.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Mr. Day seconded the motion, and it passed unanimously.

Public Hearing #2014-25 - Request from Shawn Boyd and the Rock Island Economic Growth Corporation for a variance of 8 feet of the 25-foot front yard setback requirement in an R-3 (one and two family residence) district at 605 10th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5). The applicant proposes to construct an attached covered porch (5' 4" x 25') in the west front yard.

The subject house is located in line with the new houses constructed to the south. It appears that previously there was some type of roofed over covering by the door, or a larger porch on the house, but it has since been removed. The proposed porch will be similar to the porch on the house to the south, but will not "wrap-around" the subject residence. There will be a remaining 17-foot front yard if the variance is approved for the porch.

Vice-Chairman McAdam called for proponents.

No one was present to represent the request.

Vice-Chairman McAdam asked what the Board wanted to do regarding the request.

Mr. Tschappat made a motion to defer the request until the Board's next regular meeting on October 8, 2014.

Mr. Wild seconded the motion, and it passed unanimously.

Public Hearing #2014-26 - Request from Elizabeth Narske for a variance of 100 feet of the 100-foot separation requirement between an animal clinic and residential zoning, a variance of 25 feet of the 30-foot south rear yard setback requirement, a variance of 5 feet of the 15-foot west side yard setback and a variance of 10 feet of the 20-foot east front yard setback to locate an animal clinic in a B-3 (general business) district at 23224 7th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 100-foot separation between an animal clinic and residential zoning (Section 27.2), a 30-foot rear yard setback, a 15-foot west side yard bufferyard setback and a 20-foot east front yard setback (Section 27.6 7 36.10). The applicant proposes to construct a 4,743 square-foot animal clinic structure on the site.

The undeveloped lot formerly had a gas station located on it. The applicant currently has her animal clinic located at 2312 5th Avenue, but desires to relocate and construct a larger facility on the subject site. The one-story structure will be situated on the southern segment of the parcel with a 5-foot "rear" yard setback from the south property lined. There is a non-conforming commercial use to the south, zoned R-4. The east front yard setback will be 10 feet and will be landscaped with bushes and canopy trees (see applicants attached site plan). The west setback will be 10 feet and will have several trees located in this landscaped area. There is a church owned structure and parking lot adjacent on the west side of the site.

A 19-space parking lot will be located on the north segment of the site. Access to this lot will be from 24th Street and the alley to the west. According to Zoning Ordinance parking requirements a total of 12 parking spaces should be provided based on the three proposed exam rooms and six employees. The site plan identifies a 19-space parking lot on the site. There will be a flood-lit monument sign located in the northeast corner of the site and a refuse area adjacent to the alley on the west.

The facility will not have a kennel. The only animals that would be kept overnight would be cats that have been declawed. No dogs are expected to be kept overnight (rarely there might be a rescue situation, but this is not expected to be very often).

Vice-chairman McAdam called for proponents.

Elizabeth Narske, 2312 5th Avenue, was sworn in. She distributed several photographs of the proposed structure and site plan.

Jason Sanderson, 16 West 361 S. Frontage Road, Suite #106 in Burr Ridge, Illinois, was sworn in. He cited the photograph of the proposed building elevation and indicated he had been involved with construction of a similar looking animal clinic building in the west suburbs of Chicago. He said the building façade will have a stone element veneer on the lower three feet then will extend up with vinyl siding to the roof line. He said there will be a second floor office area and will have a transitional but homey appearance that will fit in well with the adjacent residential neighborhood.

Ken Dennis, 2403 8th Avenue, was sworn in. He said that he would like to see something positive locate on the site and that a new business would be good for the city and also could add jobs.

Kristen Echols, 2320 18th Avenue in Moline, was sworn in. She said the applicant's existing business was very good because it provides walk-in treatment for animals and emergency care. She said the existing business location does not have adequate space for customer and employee parking and is located on a one-way street making it difficult for new customers to find.

Linda Wheatley, 2415 8th Avenue, was sworn in. She said the building and entire site plan will be an attractive addition to the neighborhood.

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

Decision Case #2014-26 – Ms. Jalloh made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The lot is a corner lot with two front yards and a non-conforming commercial use to the south.
3. The proposed variances will not alter the character of the neighborhood.

Mr. Wild seconded the motion, and it passed unanimously.

Other Business:

Mr. Griffith informed the Board that there is one new case and the now one deferred case for the October regular September 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:

Vice-Chairman McAdam adjourned the meeting at 7:40 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: August 29, 2014

SUBJECT: Case #2014-25- Request for a variance from the front yard setback requirement in an (one and two family residence) district.

Applicant:
Shawn Boyd/Rock Island Economic Growth Corporation

Location:
605 10th Street

Request:
To allow a variance of 8 feet of the 25-foot front yard setback requirement in R-3 (one and two family residence) district.

Size of Property:
The property measures 80' x 110' (8,800 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a vacant single family residence. To the north are undeveloped parcels and a church, zoned R-3. To the east is an undeveloped parcel, zoned B-3. To the west and south are single family residences, zoned R-3.

Topography:
The site is generally flat and slightly above street level.

Affected Requirements:
The zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5). The applicant proposes to construct an attached covered porch (5' 4" x 25') in the west front yard.

Conditions to Authorize Variances:

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

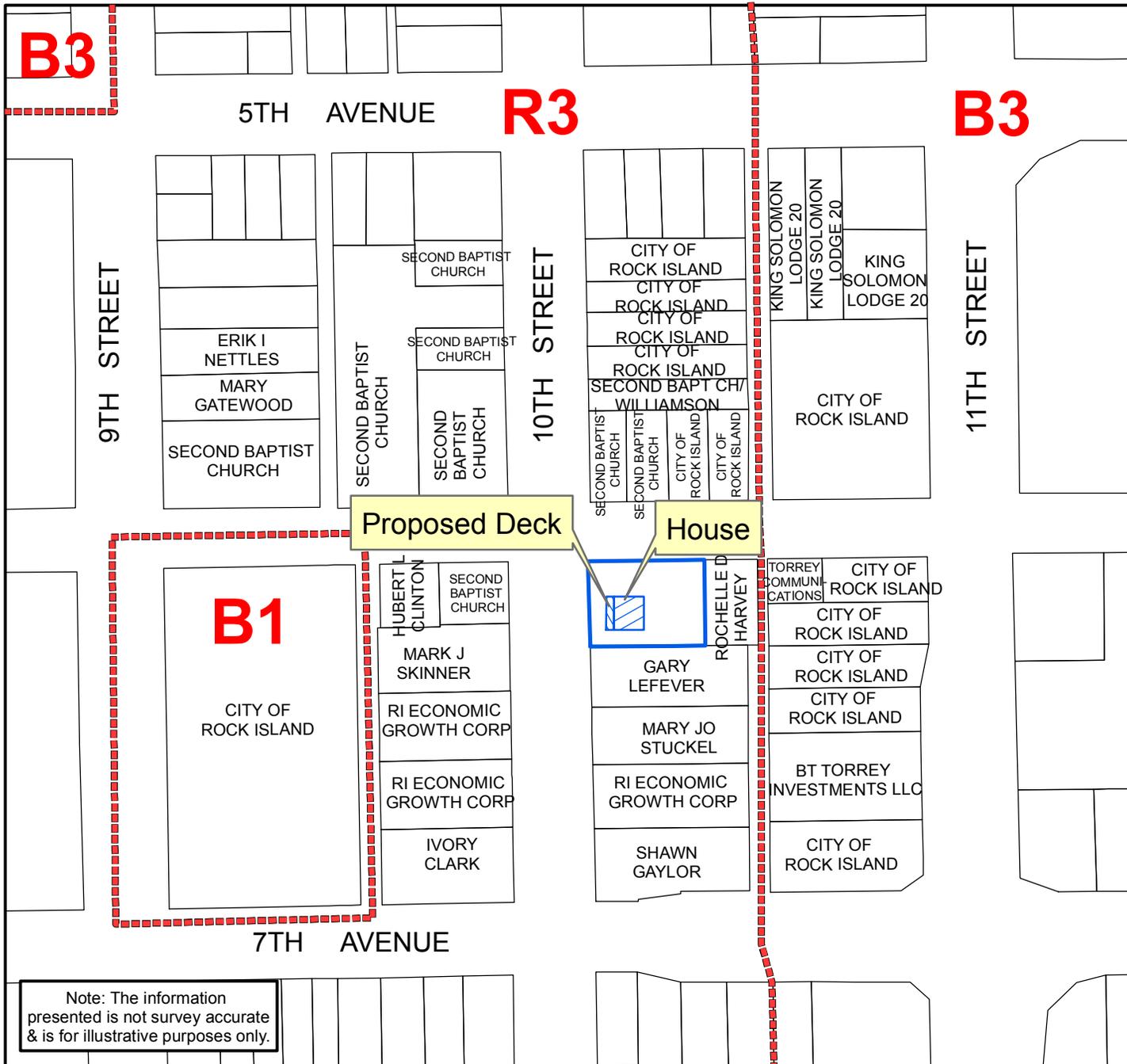
Comments:

The vacant house is located in line with the new houses constructed to the south. It appears that previously there was some type of roofed over covering by the door, or a larger porch on the house, but it has since been removed. The proposed porch will be similar to the porch on the house to the south, but will not “wrap-around” the subject residence. There will be a remaining 17-foot front yard if the variance is approved for the porch.

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 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
2014-25**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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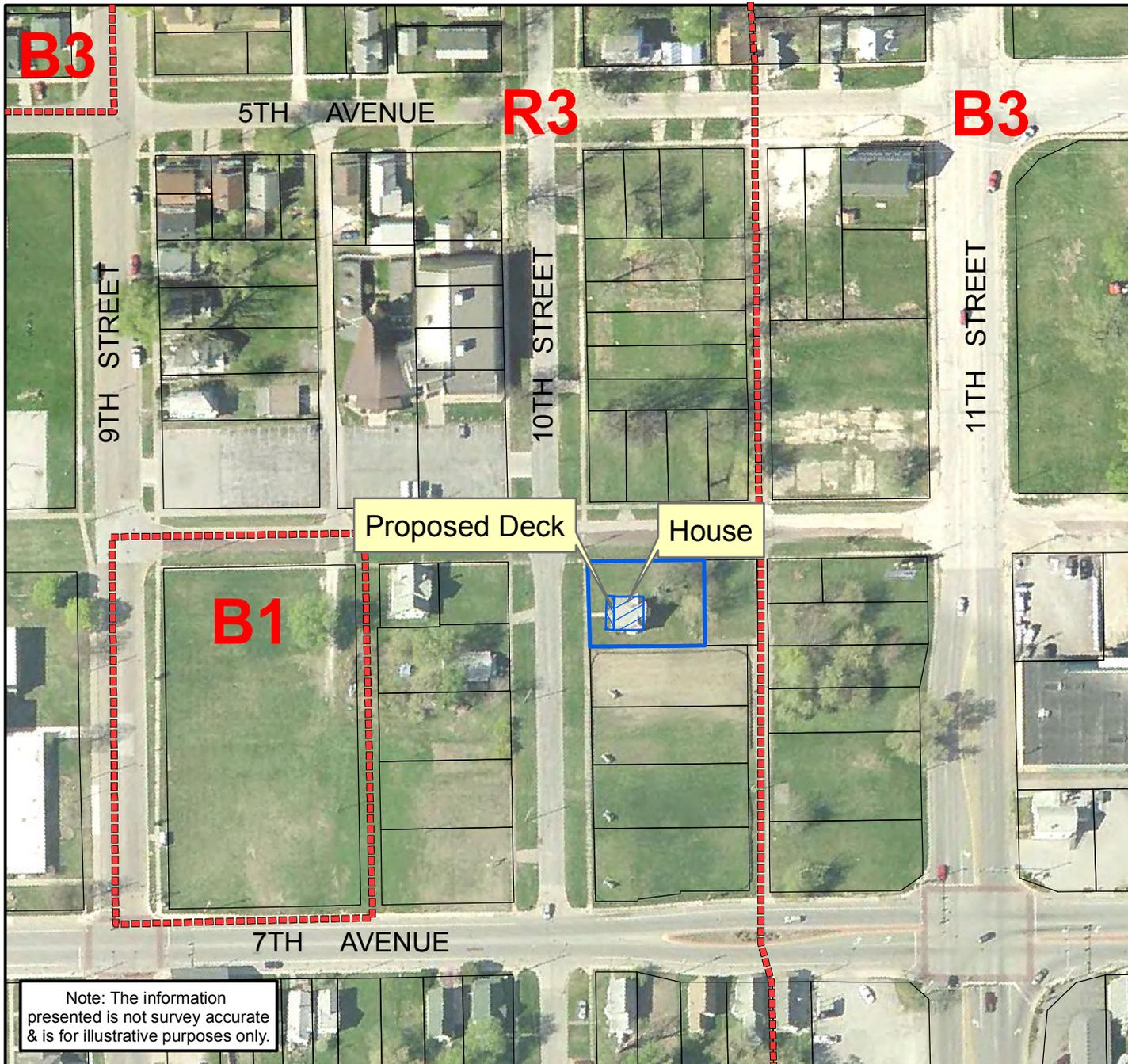
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2014-25 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

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





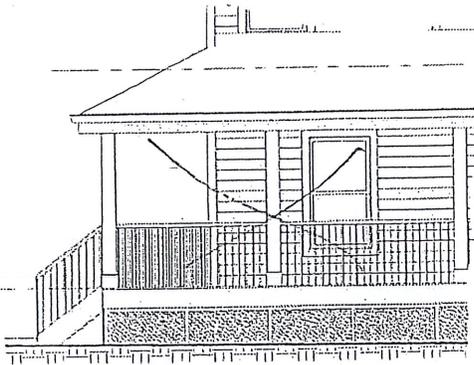
NEW FRONT PORCH IS
 BASED ON DESIGN OF
 NEW PORCH NEXT DOOR
 (613 10TH STREET).

ASPHALT SHINGLES CN
 1/8" FELT UNDERLAYMENT CN
 5/8" OSB SHEATHING CN
 PRE-ENGINEERED ROOF TRUSSES
 @ 24" O.C. TO MATCH EXISTING

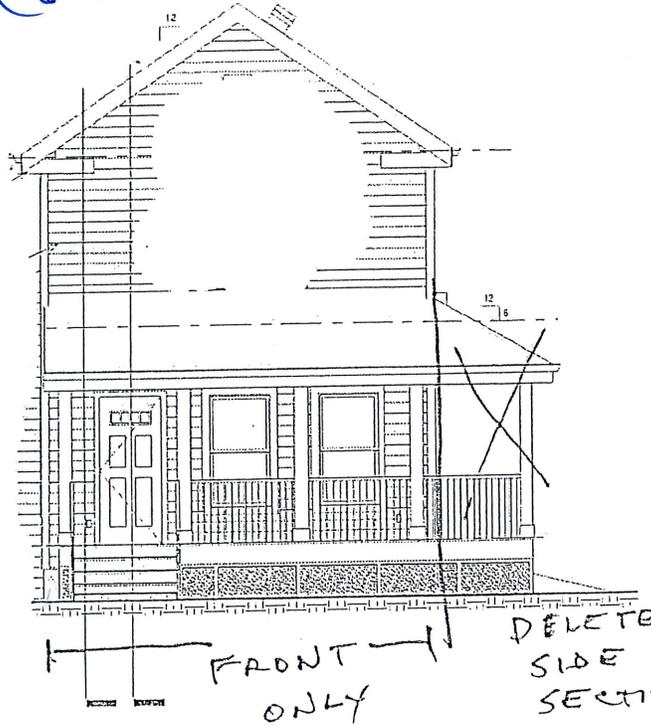
PRE-FINISHED METAL
 GUTTER & DOWNSPOUTS

WRAP FASCIA BOARD
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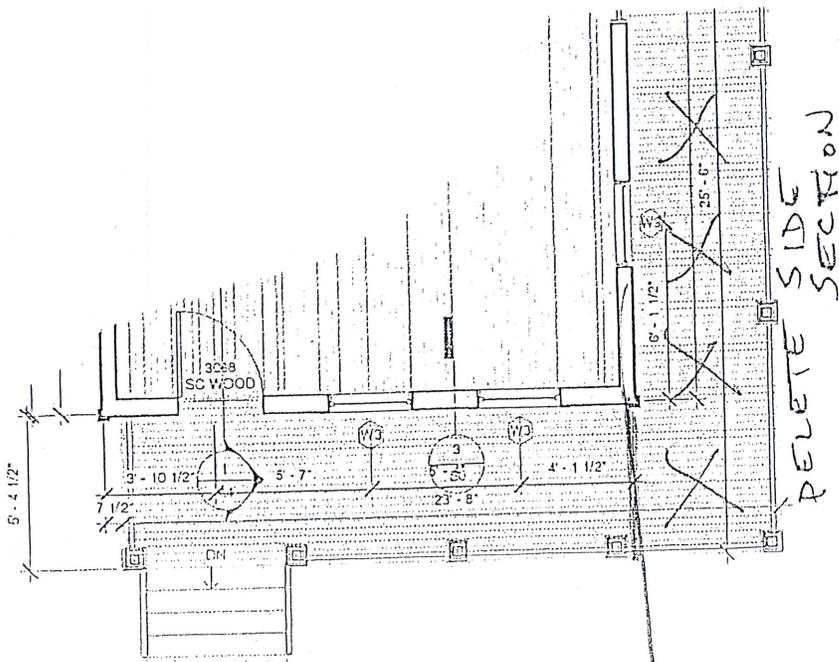
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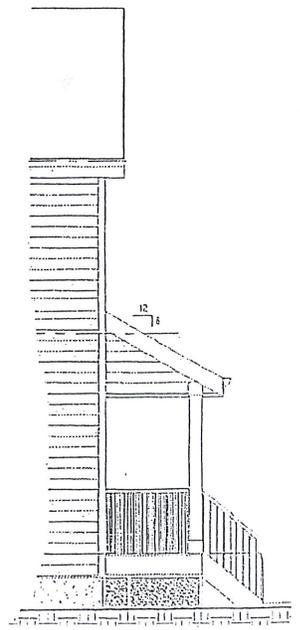
DELETE SIDE
 SECTION



DELETE
 SIDE
 SECTION



ACROSS FRONT
 PORCH



DELETE
 SIDE
 SECTION

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: September 29, 2014

SUBJECT: Case #2014-27- Request for variances to locate an accessory structure and a boat trailer in a front yard and to maintain and enlarge a gravel parking area in a front yard in a R-3 (one and two family residence) district.

Applicant:
Paul Weathers

Location:
519 9th Avenue

Request:
To allow a variance to locate an accessory structure in a front yard, a variance to locate a boat trailer in a front yard and a variance to maintain and enlarge a gravel parking area for parking a boat trailer and vehicle in the north front yard in an R-3 (one and two family residence) district.

Size of Property:
The property measures 30' x 102' x 34' x 20' x 90' x 31.8' x 102' (approximately 3,900 square feet).

Zoning History:
Board of Zoning Appeals Case #2007-15- Request for variances to locate an accessory structure at another location in the front yard, a variance for fence height and fence location from point of intersection in a front yard on a corner lot were approved.

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

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

Affected Requirements:
The Zoning Ordinance requires a that accessory structures be located in a side or rear yard (Section 8.5A), that boat trailers be located on a long term basis in a side or rear yard (Section 8.14H) and that all vehicles on the site be parked on an improved surface of either

asphalt or concrete (Section 8.14E). The applicant proposes to locate a storage shed (10' x 10') and maintain an existing boat trailer and vehicle parking space on a gravel area in the north front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The property can yield a reasonable return without the variances.
2. Unique Circumstances: The property has frontage on three public streets.
3. Character Alteration: The proposed variances will alter the character of the neighborhood.

Comments:

Staff received a complaint regarding the accessory structures and boat on the site. The applicant has removed one of the four storage structures identified on the case map, but still has one of the remaining three storage structures in the north front yard along with the boat trailer (two of the three storage structures do not require a variance).

The applicant indicates that there was a gravel parking area in the north front yard when he first began to live at the site. That gravel area was located there illegally after the 2007 variance case by the previous owner. The applicant has also indicated that he has added gravel to the parking area himself.

Recommendation:

That the variances be denied because the property can yield a reasonable return without the variance and it will alter the character of the.

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2014-27 Aerial Legend

-  Parcels
-  Subject Property

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



0 35 70 140 210 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



