

# **November 12**

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
November 12, 2014  
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of October 8, 2014
3. Procedural Explanation
4. Public Hearing #2014-28: The applicant, the Rock Island Economic Growth Corporation, has filed a request for variances from the front yard setback requirements in the north and south front yards in an PUD (planned unit development) district at 11 College Hill Circle.
5. Other Business
6. Adjournment

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

**Regular Meeting**

**7:00 p.m.**

**October 8, 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. Tschappat made the motion to approve the Minutes of the September 10, 2014 meeting. Mr. Wild seconded the motion, and it passed unanimously.

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

**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 10<sup>th</sup> 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.

Chairman Snyder called for proponents.

Ryan Marik, 1815 21<sup>st</sup> Street, was sworn in. He said he was representing the Rock Island Economic Growth Corporation and this project was putting their finishing touch on the 10<sup>th</sup> Street development project. He said the proposed porch will add an important element to the return on the property.

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

**Decision Case #2014-25** – Ms. Williams 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.
3. The proposed variance will not alter the character of the neighborhood.

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

**Public Hearing #2014-27 - Request from Paul Weathers for 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.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires 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.

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.

Chairman Snyder called for proponents.

Paul Weathers and Roxanne Weathers, 519 9<sup>th</sup> Avenue, were both sworn in. Mr. Weathers said that he has removed a wooden shed and relocated a metal shed onto his property. He said that he placed gravel under the area where the boat is parked, but did not add gravel to the area where he parks his truck.

Mrs. Weathers said there are other problems in the neighborhood including a house next door that is not in good condition.

Mr. Fries identified in a photograph staff took for the 2007 variance request on the site show clearly shows there was no gravel on the site and that the entire area was grass.

Chairman Snyder asked how long has his boat been on the property. Mr. Weathers replied six and one-half years. He stated that at one time, it was located closer to his house, but he moved it to the current location about one year ago.

Ms. Williams asked what options he had to keep the boat on his property. Mr. Fries replied that it would need to be located on an improved area and not within the 25-foot north front yard location. He also said that a new driveway would be required to provide access to a public street and that it would need to be improved to City standards.

Mr. McAdam said that the Board could approve a time period to bring the property into conformance

with zoning requirements. He suggested two years to provide an adequate hard surface location on the site. He said there is a hardship since the property has three front yards.

**Decision Case #2014-27** – Mr. McAdam made a motion to approve the variances for the accessory building and boat trailer to be located in the north front yard and approved the gravel parking area and driveway with the stipulation that they be improved to Zoning Ordinance standards within two years from this date (improved by October 8, 2016).

1. The property has frontage on three public streets.
2. The proposed variances will not alter the character of the neighborhood.

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

**Other Business:**

Mr. Griffith informed the Board that there is one case on the agenda for the regular November 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 7:45 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: November 3, 2014

SUBJECT: Case #2014-28- Request for variances from the front yard setback requirement in a PUD (planned unit development) district.

Applicant:  
Rock Island Economic Growth Corporation

Location:  
11 College Hill Circle

Request:  
To allow a variance of two feet of the 25-foot north front yard setback requirement and a variance of seven feet of the 25-foot south front yard setback requirement in a PUD (planned unit development) district.

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

Zoning History:  
Planning Commission Case #2005-5- Request for rezoning from R-3 (one and two family residence) district to PUD (planned unit development) district and final site plan review for 74 condominium lots was approved.

Planning Commission Case #2007-8- Request to revise the approved final PUD site plan to remove from the plan a proposed eight-unit townhouse and 12 duplex units and propose to have 14 one-unit structures for the northeast corner of the site was approved.

Existing Land Use and Zoning:  
The subject site is undeveloped. The balance of the College Hill Villas site to the east, south and west is occupied by four duplex dwellings and a one one-unit structure under construction. To the north are single family uses, zoned R-3.

Topography:  
The subject site is generally flat in the buildable area of the property. The site slopes downward approximately six to seven feet along the north edge.

Affected Requirements:

The zoning ordinance requires a 25-foot front yard setback requirement in an R-3 zoning district (Section 15.5), which were the standards identified in the PUD final site plan. The applicant proposes to construct a 1½ story single family dwelling on the site.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The lot has two front yards (north and south).
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

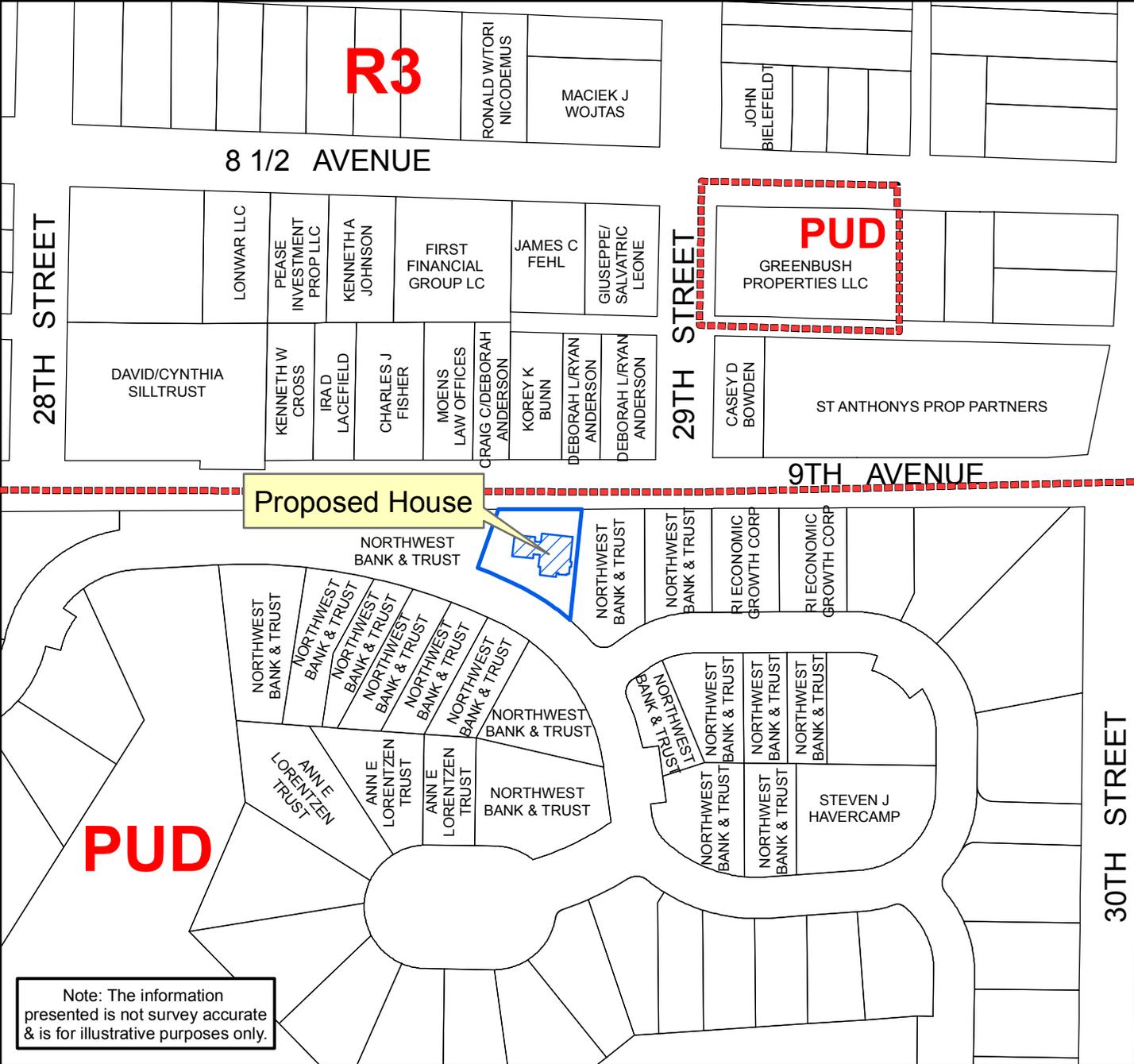
Comments:

The proposed 1,500 square foot residence will be similar in design to other two unit and one unit structures on or proposed for the site. The structure will have an attached two-car garage connected to the main part of the residence by a breezeway. The north front yard setback will be 23 feet and the south front yard setback will be 18 feet. The east side yard will be six feet and the west side yard will be approximately 23 feet.

Recommendation:

That the variances be approved because it will improve the return on the property, the lot has 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 2014-28

### Legend

- Parcels
- Subject Property

DR. BY:           K.G.D.          

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



0 25 50 100 150 200 Feet



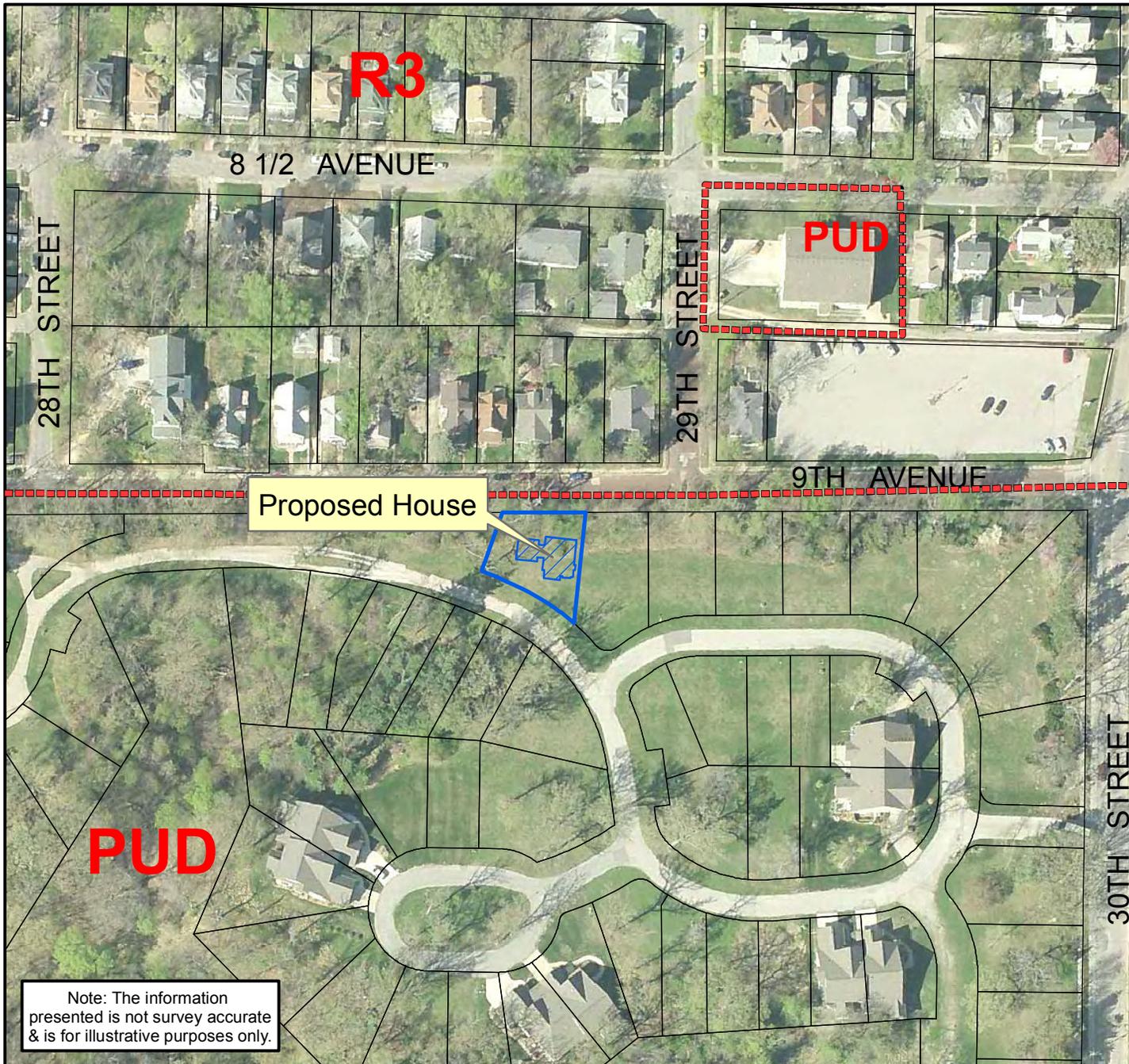
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



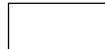
**ROCK ISLAND**  
ILLINOIS

# BOARD OF ZONING APPEALS



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

## BOARD OF ZONING APPEALS 2014-28 Aerial Legend

-  Parcels
-  Subject Property

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



0 25 50 100 150 200 Feet

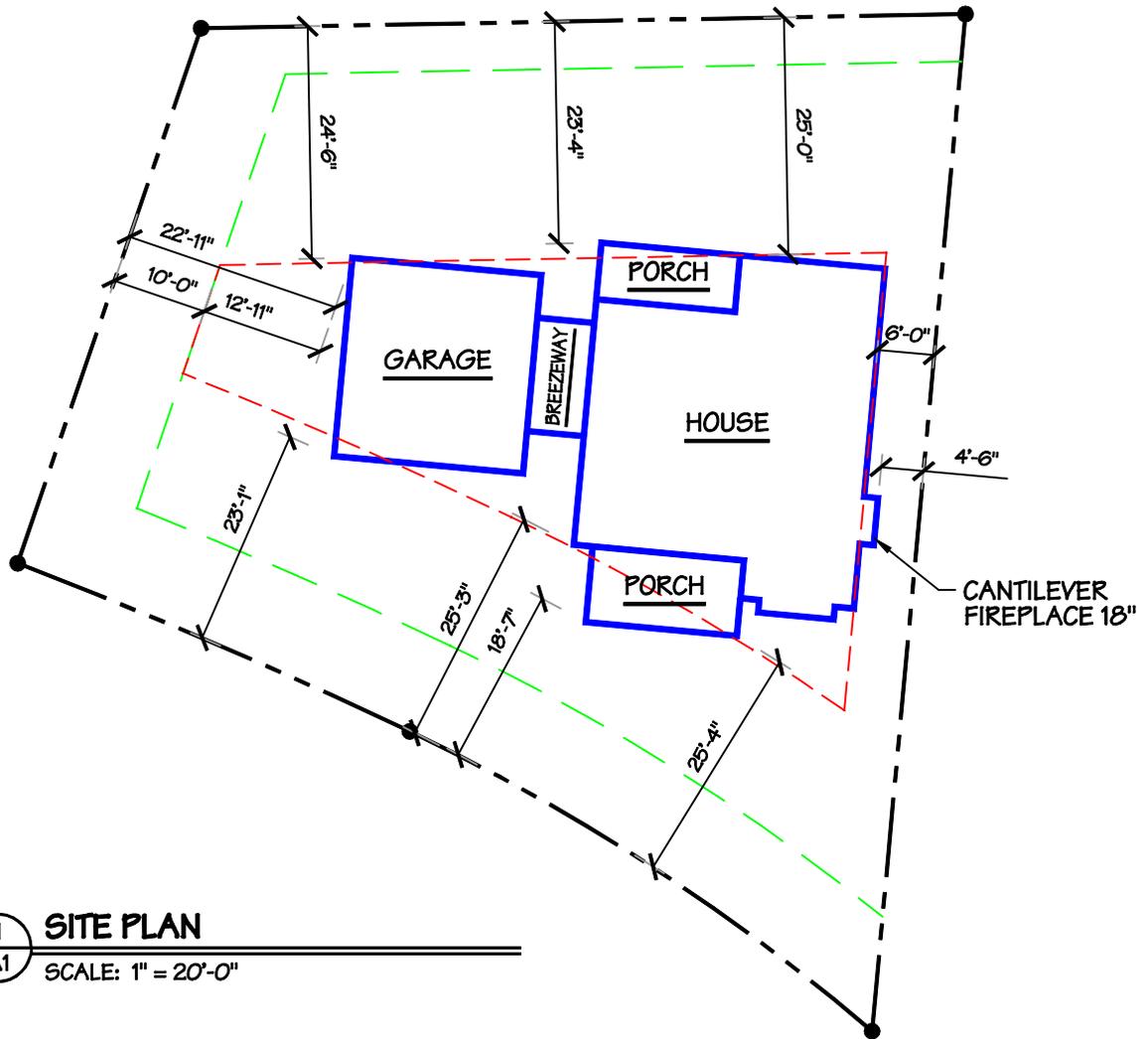
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**BUILDER:**

ROB WOOD  
RIVERWOOD HOMES



1  
A1 SITE PLAN  
SCALE: 1" = 20'-0"

**LEGAL DESCRIPTION:**

LOT #13 IN COLLEGE HILL ADDITION  
TO THE CITY OF ROCK ISLAND







VILLAS AT COLLEGE HILL  
www.LiveIt.com • 309-788-6311  
13 \$229,900  
Prestige  
Rt  
Bank