

April 8, 2015

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall**

1528 – 3rd Avenue

Regular Meeting Agenda

April 8, 2015

7:00 PM

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of March 11, 2015
3. Procedural Explanation
4. Public Hearing #2015-04: The applicant, Augustana College, has filed a request for a variance of 200 feet of the 300 foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use and a variance to allow up to seven unrelated individuals to reside on site from the maximum of five unrelated individuals allowed for an approved Unrelated group Family Use in an U-1 (university and college) district at 3203 10th Avenue.
5. Other Business
6. Adjournment

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

Regular Meeting

7:00 p.m.

March 11, 2015

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
	<input checked="" type="checkbox"/> Kevin Day	<input type="checkbox"/> Karen Williams
	<input checked="" type="checkbox"/> Dave McAdam	<input type="checkbox"/> Larry Tschappat
	<input checked="" type="checkbox"/> Gary Snyder	<input checked="" type="checkbox"/> Robert Wild
	<input checked="" type="checkbox"/> Faye Jalloh	

Staff Present: Magda Dziembowski and Alan Fries.

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

Approval of Minutes – Mr. Wild made a motion to approve the Minutes of the January 9, 2015 and February 11, 2015 meetings. Ms. Jalloh seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing. He indicated that one Interested Party application had been received for Case #2015-3.

Public Hearing #2015-02 - Request from Bethel Church for a variance of two square feet of the 30 square foot maximum sign area and a variance of two feet of the six foot sign height requirement for a church sign in an R-1 (one family residence) district at 3535 38th Avenue.

Mr. Fries presented the staff report. He explained that the sign ordinance requires that the maximum sign area for a church sign is 30 square feet in total area and maximum is six feet (Section 5 [A] [6]). The applicant proposes to erect a new freestanding sign 32 square feet in total area and eight (8) feet in height in the east front yard.

Currently, there is a lighted freestanding sign off of 38th Street (approximately 20 square feet in area). The applicant is requesting the variance to replace this sign with a slightly larger lighted sign at the same location (see attached drawing). The proposed sign will be 32 square feet in area (4' x 8') and a total of eight feet in height from grade to top of sign.

The church will also replace a damaged sign off of 38th Avenue with a new lighted sign that is smaller in area and less in height than a previously approved lighted freestanding sign, so no variance is needed for that sign.

Chairman Snyder called for proponents.

Ron Martinez, 550 Oak Lawn Avenue in East Moline and representing the church, was sworn in. He did not give any testimony, but said he was available for questions.

There being no questions and no one else wished to speak, the public hearing was closed.

Decision Case #2015-02 – Mr. Wild made a motion to approve the request because:

1. The proposed sign will help identify the church property.
2. The property has frontage on two public streets.
3. The proposed sign will not alter the character of the neighborhood.

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

Public Hearing #2015-03 - Request from Steve Cinkovich for a variance of 15 feet of the 25 foot front yard setback requirement in an east front yard in an R-3 (one and two family residence) district at 4429 8th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 25 foot front yard setback in an R-3 zoning district (Section 16.5). The applicant proposes to construct a one-story single family residence (34' x 52') on the site. He said the Interested Party submittal is Joy Murphy, 4502 7th Avenue and Alderperson for the 6th Ward.

He said the former house that was located on the property was removed after a fire and the applicant desires to purchase the property and construct a new one-story house on the site. The proposed house will be oriented with the longer end situated north to south. He said the applicant has revised the design of the proposed residence due to the cost of the originally proposed house with a gable roof with window at the top. He said he will likely construct a one story ranch with no gable roof. In order to accommodate the 34 foot wide structure and maintain the six foot west side yard the east front yard setback needs to be ten feet from the east property line.

The public right-of-way of 45th Street is a total of 80 feet in width. The grass boulevard segment of the right-of-way (between the public sidewalk and the curb) is approximately 20 feet in width. The house located to the north of the subject site is a much larger structure on a larger parcel and is oriented towards 7th Avenue. It has a 40 foot east front yard. The house located across 8th Avenue to the south has only a ten foot east front yard. Staff believes that due to the wide boulevard on the east that the proposed residence will not be located too close to other homes in the area and will not alter the character of the neighborhood.

Chairman Snyder called for proponents.

Steve Cinkovich, 226 E. 7th Street in Davenport, was sworn in. He said that the house he will likely build on the site will not have a second floor or porch, but will have similar floor plan and total area. He added the front door would be oriented towards 45th Street.

Mr. McAdam said that as long as he is proposing the same setback and total building size he has no problem with the changes to the exterior design.

Chairman Snyder agreed and said he did not have a problem that there would not be a front porch.

Mr. Cinkovich said he cannot go wider than 34 feet due to the proposed variance, but may even go a little slimmer in total area.

Mr. Day asked if he would be living in the house. Mr. Cinkovich replied that he would be living there.

The Interested Party was not present at the meeting.

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

Decision Case #2015-03 – Mr. McAdam clarified in his motion that the correct address is 4429 8th Avenue, not the 4428 8th Avenue and identified in the report. He then made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The property is a corner lot with two front yards and there is an extra wide public right-of-way boulevard on 45th Street.
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business:

Dan Carothers, 221 34th Avenue, came to the podium to ask the Board about the outside storage and tree debris located at the vacant lot at 11th Street and 6th Avenue.

Chairman Snyder said that issue is not under the authorization of the Board. Mr. Fries said it is the location of a construction site for sewer work being done on 6th Avenue. He said he will pass along the inquiry on the condition of the site to the appropriate City officials.

Adjournment:

Chairman Snyder adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Alan Fries, Acting Secretary
Rock Island Board of Zoning Appeals

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: March 30, 2015

SUBJECT: Case #2015-04- Request for variances from the separation requirement between Unrelated Group Family Uses and the number of unrelated individuals residing in a single dwelling in a U-1 (university and college) district.

Applicant:
Augustana College

Location:
3203 10th Avenue

Request:
To allow a variance of 200 feet of the 300-foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Uses and a variance to allow up to seven unrelated individuals to reside on the site from the maximum of five unrelated individuals for an approved Unrelated Group Family Use in a U-1 (university and college) district.

Size of Property:
The property measures 100.5' x 150' (approximately 15,075 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. To the north are single family residences, zoned R-3. To the east and west are single family residences, zoned U-1. To the south are Augustana College campus dormitories, zoned U-1.

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

Affected Requirements:
The zoning ordinance requires that there be a 300-foot separation standard between Unrelated Group Family Uses and a maximum number of approved unrelated residents of no more than five (Section 4.6). The applicant proposes to establish an Unrelated Group Family Use within 100

feet from an approved Unrelated Group Family Use and also have up to seven residents on the site.

Conditions to Authorize Variances:

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 closest identified existing Unrelated Group Family Use is located to the northwest of the subject site at 3052 9th Avenue. A second Augustana operated Unrelated Group Family Use located within 300 feet is located at 3037 10th Avenue (see case map for both locations).

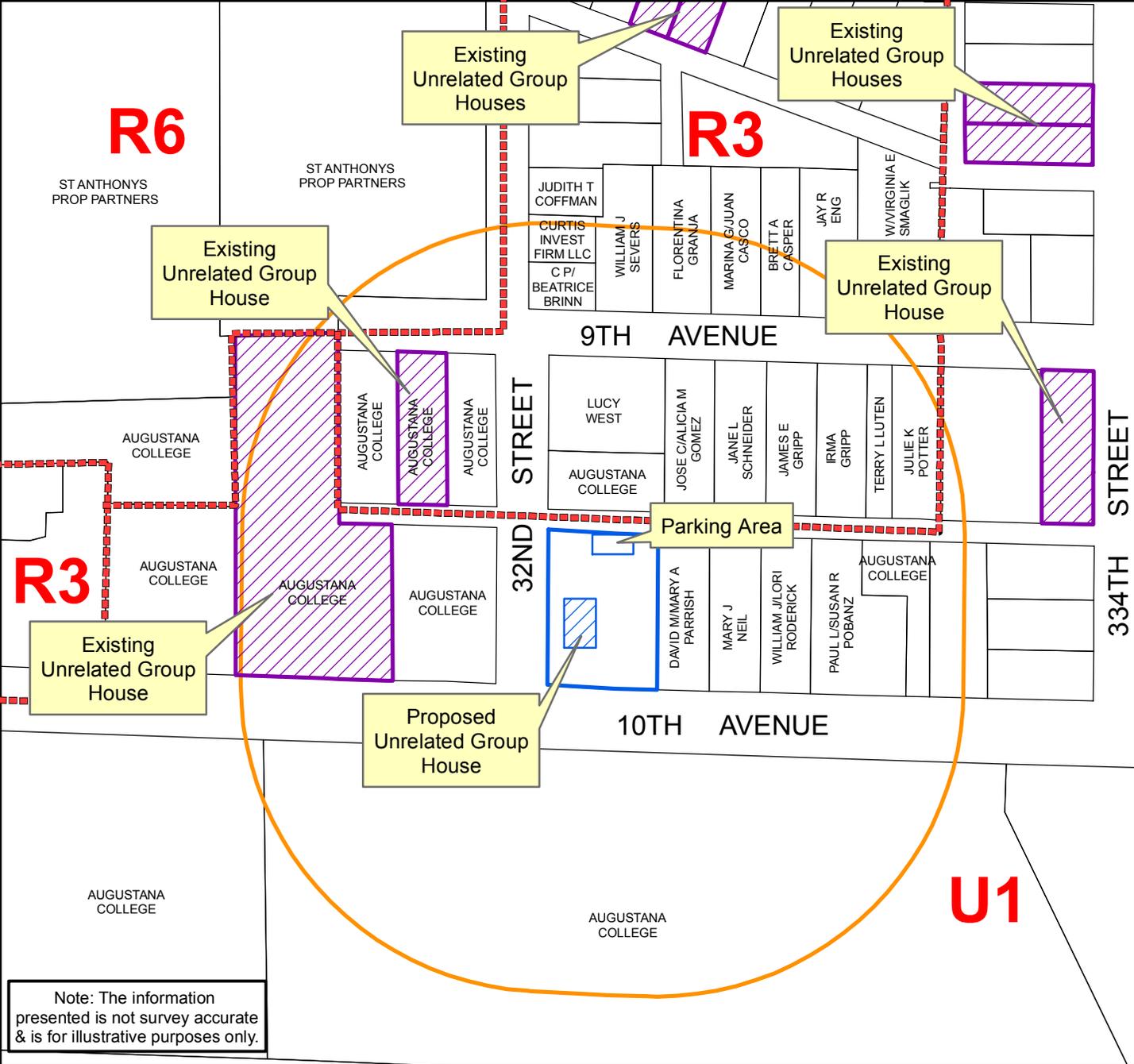
The Zoning Ordinance requires two off street parking spaces for any Unrelated Group Family Use. Two additional spaces for the two residents over the five resident limits are required (total of four spaces required by the Zoning Ordinance for proposed use with seven unrelated residents).

The subject property meets the off-street parking requirement because there are four improved driveway spaces in the north rear yard off of the alley. There are also two additional spaces on site adjacent to a detached garage off of 32nd Street (there is a no parking limitation on these two spaces from 8:00 a.m. to 5:00 p.m.). A College representative indicates that these spaces could be used during evening hours by residents and/or guests. The College representative also indicates that additional parking could be made available in a rear yard parking area at 3051 10th Avenue (located on another College owned residential site to the west across 32nd Street).

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 2015-4

Legend

- Subject Property
- 300 ft Buffer
- Unrelated Group Housing
- Parcels

DR. BY: K.G.D.

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



0 25 50 100 150 200
Feet

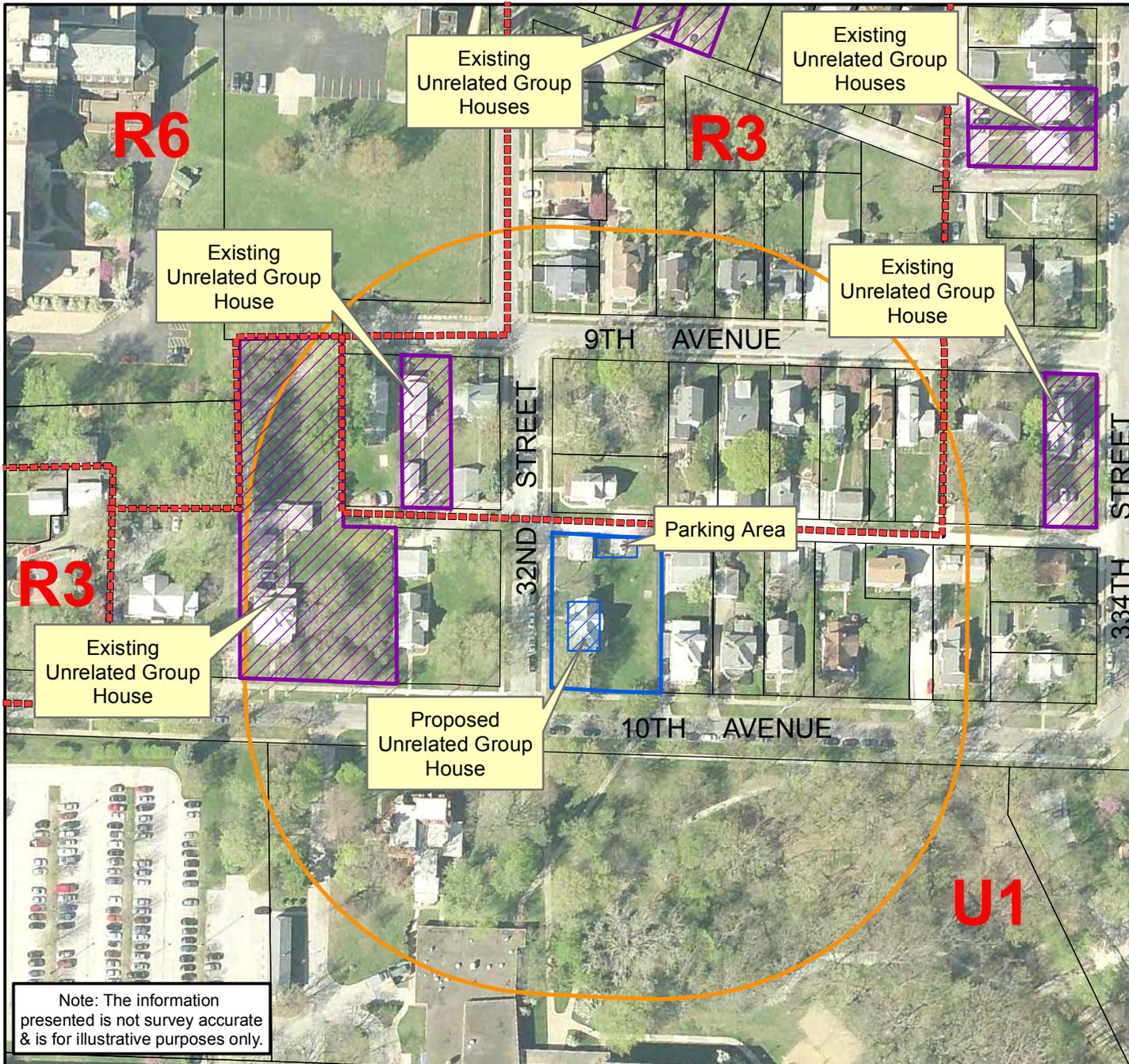
City of Rock Island

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 2015-4 Aerial

- Legend**
-  Subject Property
 -  300 ft Buffer
 -  Unrelated Group Housing
 -  Parcels

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
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