

**March 11, 2015**

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
March 11, 2015  
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of January 9, 2015
3. Approval of the minutes of the regular meeting of February 11, 2015
4. Approval of the written agenda
5. Procedural Explanation
6. Public Hearing #2015-02: The applicant, Bethel Church, has filed a request for 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 38<sup>th</sup> Avenue.
7. Public Hearing #2015-02: The applicant, Steve Cinkovich, has filed a request 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 4428 8<sup>th</sup> Avenue.
8. Other Business
9. Adjournment

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

**Regular Meeting**

**7:00 p.m.**

**January 14, 2015**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		<input type="checkbox"/> Karen Williams
(x) Dave McAdam		<input type="checkbox"/> Larry Tschappat
(x) Gary Snyder		<input checked="" type="checkbox"/> 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. Day made a motion to approve the Minutes of the December 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 #2015-01 - Request from Tim McGuire for a variance of 2.5 feet of the 3.5 foot maximum fence height requirement in a front yard in an R-3 (one and two family residence) district at 804 20th Street.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that fences not exceed 3.5 feet in height in a front yard on a residential zoned property (Section 8.12). The applicant proposes to complete construction of a 6-foot tall privacy fence in the north front yard.

Staff received an inquiry from a citizen about the fence in relation to City regulations. Staff contacted the property owner and the applicant indicated that he has recently purchased the property and was not aware of the regulations when he started to construct a 6-foot tall privacy fence in the north front yard. He indicated that his family desires a taller fence for better privacy and security because they have a little girl and a dog.

The property is located near a local landmark to the south (816 20<sup>th</sup> Street) and is also located in a National Registry historic district. The Preservation Ordinance allows for comment to the Board on any variance requests located near to local landmarks. The Preservation Commission provided a memo recommending that the Board deny the request.

Staff agreed that a 6-foot tall privacy fence would alter the character of this historic neighborhood, but understood the concerns for better privacy and security on a corner lot on a busy street. Staff's position is that a 4-foot tall privacy fence would not alter the character of the neighborhood.

Mr. Fries said the City had received one letter of support for the staff recommendation to approve a 4-foot tall fence from Diane Oestreich, 816 22<sup>nd</sup> Street.

Chairman Snyder called for proponents.

Tim McGuire, 804 20<sup>th</sup> Street, was sworn in. He said the second front yard identification is a technical definition and that the north yard acts practically more as a side yard for his residence. He said the fence is located near a rear door of the house and the design of the privacy fence would not clash with the house. He said they have legitimate privacy concerns regarding a unique security need for their family.

Chairman Snyder asked if the fence would be a picket fence. Mr. McGuire replied that it would be a privacy fence with solid slats and a dog-eared design on top.

Molly McGuire, 804 20<sup>th</sup> Street, was sworn in. She said that they are open to making the fence as historically and aesthetically pleasing as possible, but they still need a tall fence that provides adequate visual security for their family.

Chairman Snyder asked if a 4.5 tall fence would be adequate. Ms. McGuire replied that it would not be the ideal, but they would accept what the Board decided.

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

**Decision Case #2015-01** – Mr. Wild made a motion to approve the request for a 6-foot tall fence because:

1. The proposed variance will improve the return on the property.
2. The lot is a corner lot with two front yards and there is a unique security need for a taller fence for the family.
3. The proposed variance will not alter the character of the neighborhood.

Chairman Snyder called for a vote on the motion to approve a 6-foot tall privacy fence, and it passed unanimously.

**Other Business:**

Mr. Griffith informed the Board that there is one case on the agenda for the regular February 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 7:28 p.m.

Respectfully submitted,



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

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

**Regular Meeting**

**7:00 p.m.**

**February 11, 2015**

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

Staff Present: Ben Griffith

Chairman Snyder called the meeting to order at 7:00 p.m. He announced that there was no quorum present and no business would be acted upon. There were no members of the public present. Chairman Snyder announced that there was an advertised public hearing scheduled that evening for Bethel Church (#2015-02) which would be continued to the next regularly scheduled Board of Zoning Appeals meeting on Wednesday, March 11, 2015 at 7:00 p.m. He stated that notification letters would be sent to adjacent property owners to notify them of the continuation of the public hearing to that date. Chairman Snyder adjourned the meeting at approximately 7:15 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: February 16, 2015

SUBJECT: Case #2015-02- Request for variances from the maximum sign area and height requirements for a new second freestanding sign on a church property in an R-1 (one family residence) district.

Applicant:  
Bethel Assembly of God Church

Location:  
3535 38th Avenue

Request:  
To allow a variance of two square feet of the 30 square foot maximum sign area and a variance of two feet of the six foot maximum height for a church sign in an R-1 (one family residence) district.

Size of Property:  
The property measures 218' x 419' x 308' x 304' x 110' x 170' (approximately 136,324 square feet, or 3.13 acres).

Zoning History:  
Board of Zoning Appeals Case #2009-12- Request to locate second attached sign on the east façade was approved.

Board of Zoning Appeals Case #98-72- Request to locate a second freestanding sign on the church property was approved.

Board of Zoning Appeals Case #93-24- Request for expansion of non-conforming use was approved. The building expansion has not been constructed.

Existing Land Use and Zoning:  
The site is occupied by a church. To the west is an accessory parking lot owned by the church, zoned R-1. The neighborhood is primarily a single family residential area, zoned R-2 and R-1.

Topography:  
The site gently slopes up approximately ten feet from 38th Street.

Affected Requirements:

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.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed sign will help identify the church property.
2. Unique Circumstances: The property has frontage on two public streets.
3. Character Alteration: The proposed sign will not alter the character of the neighborhood.

Comments:

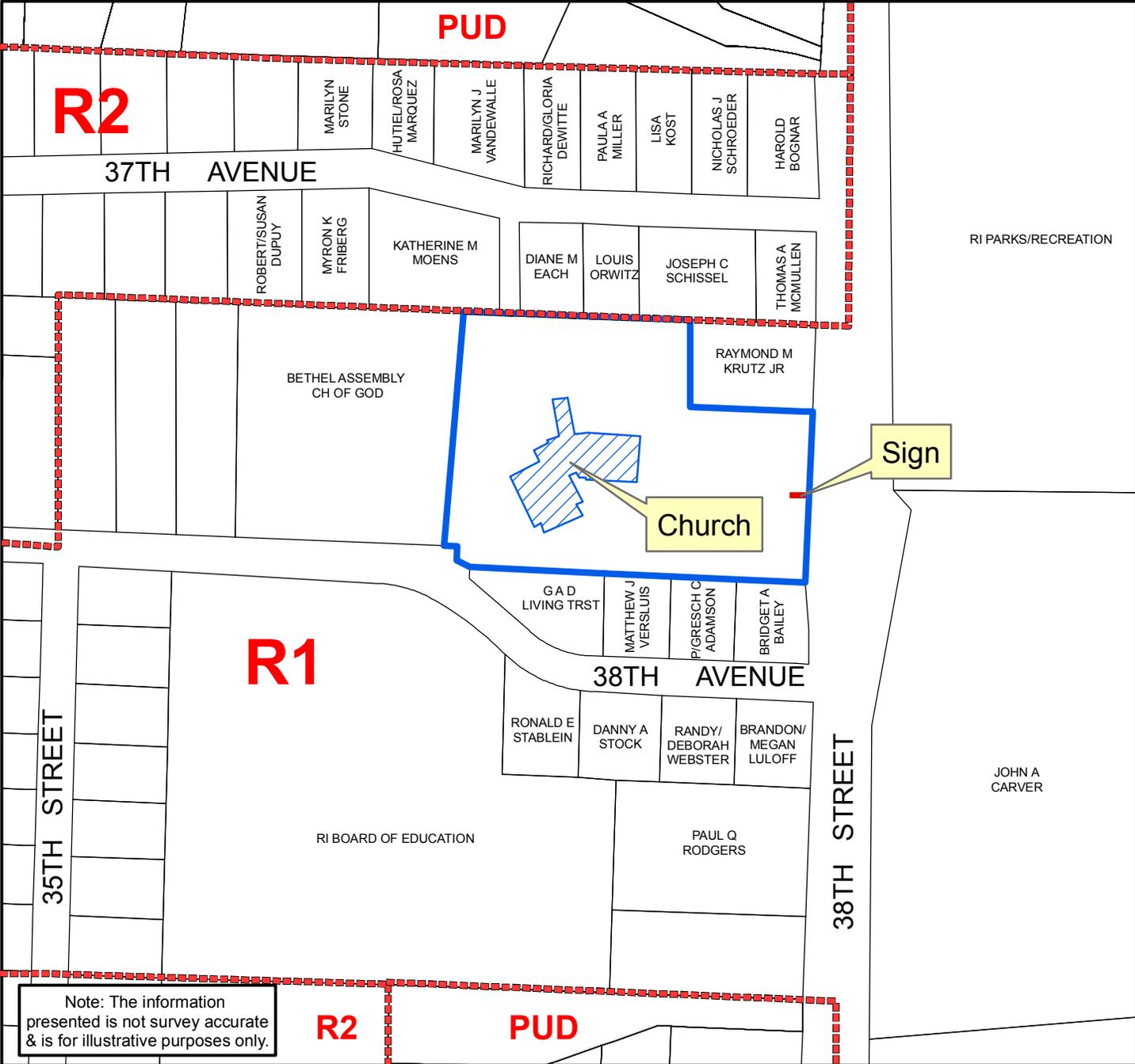
Currently, there is a lighted freestanding sign off of 38th Street (approximately 20 square feet in area). The applicant is requesting the variance to replace this sign with a slightly larger lighted sign at the same location (see attached drawing). The proposed sign will be 32 square feet in area (4' 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 38<sup>th</sup> 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.

Recommendation:

That the variances be approved because it will improve the identification of the property, the lot has frontage on two public streets and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



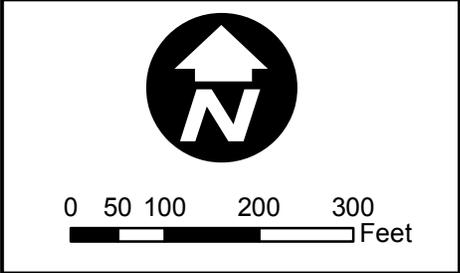
Note: The information presented is not survey accurate & is for illustrative purposes only.

## BOARD OF ZONING APPEALS 2015-2

### Legend

- Parcels
- Subject Property

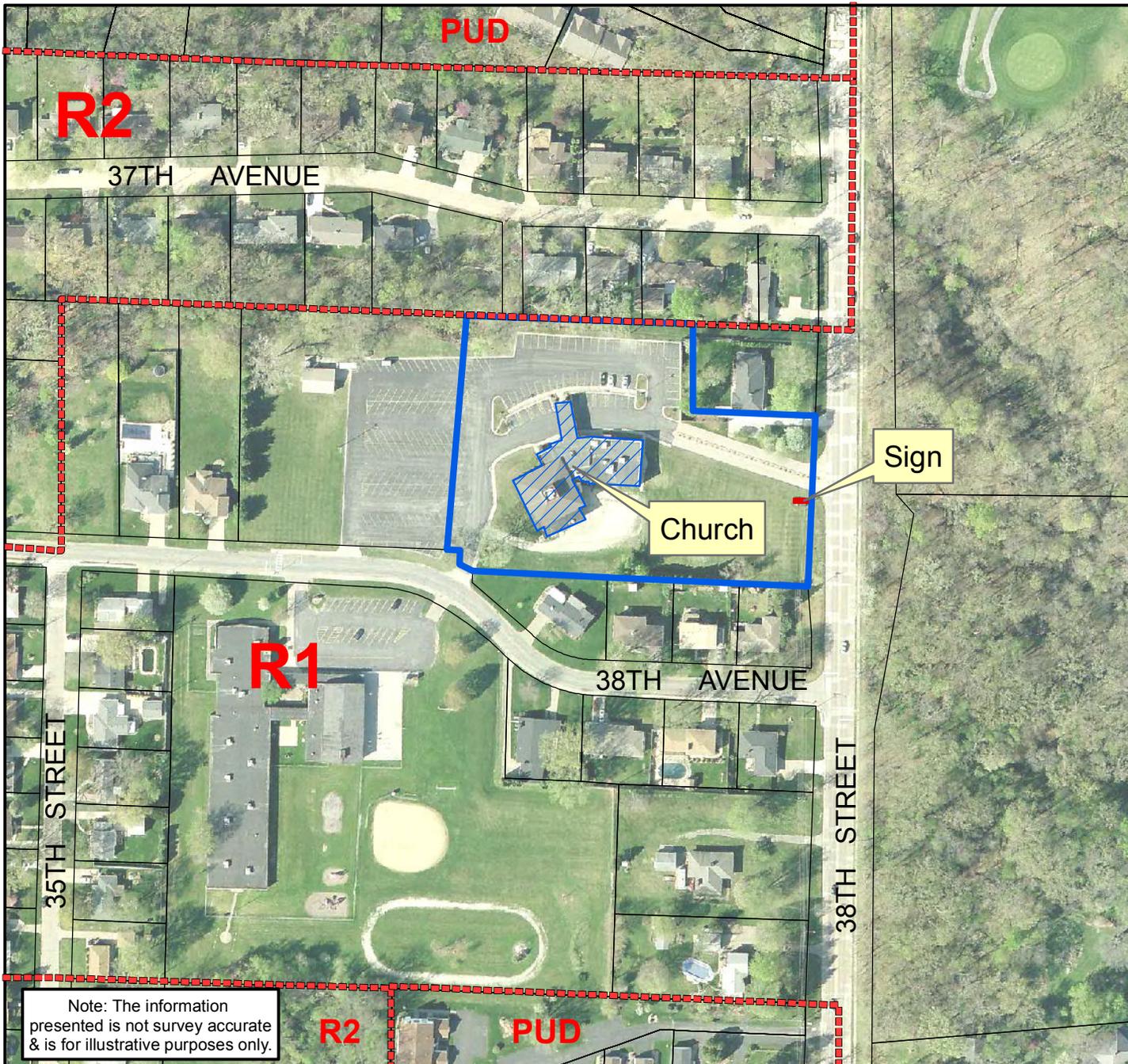
DR. BY:     K.G.D.      
 APPR. BY:     B.G./A.F.    



## 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 2015-2 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





**BETHEL CHURCH**

*Loving God • People • Life*

**SUNDAY 10:15 AM**

**www.bethelqc.org**

**3535**

**SIGNATURE 48**  
CABINET SIZE: 4'x8'  
with 1 Line of 6" Tracking



PH. 1-800-237-3928 FAX 1-800-485-4280

5/8"=1' SK#850253-1c CUST#1067301 11-11-14 O/SMURPHY PROPOSAL

ORIGINAL DESIGN DO NOT DUPLICATE

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS. DIMENSIONS OF FINAL PRODUCT MAY VARY.

APPROVED AS SHOWN.

X \_\_\_\_\_ DATE \_\_\_\_\_ 1. \_\_\_\_\_

APPROVED WITH LISTED CHANGES \_\_\_\_\_ 2. \_\_\_\_\_

X \_\_\_\_\_ DATE \_\_\_\_\_ 3. \_\_\_\_\_



*Bethel*  
ASSEMBLY OF GOD



## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: February 19, 2015

SUBJECT: Case #2015-03- Request for a variance from the front yard setback requirement in the east front yard of a corner property for a proposed one-story single family residential structure in an R-3 (one and two family residence) district.

Applicant:  
Steve Cinkovich

Location:  
4428 8<sup>th</sup> Avenue

Request:  
To allow a variance of 15 feet of the 25 foot front yard setback requirement in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 50' x 150' (7,500 square feet).

Zoning History:  
None.

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

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

Affected Requirements:  
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.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The property is a corner lot with two front yards and there is an extra wide public right-of-way boulevard on 45<sup>th</sup> Street.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

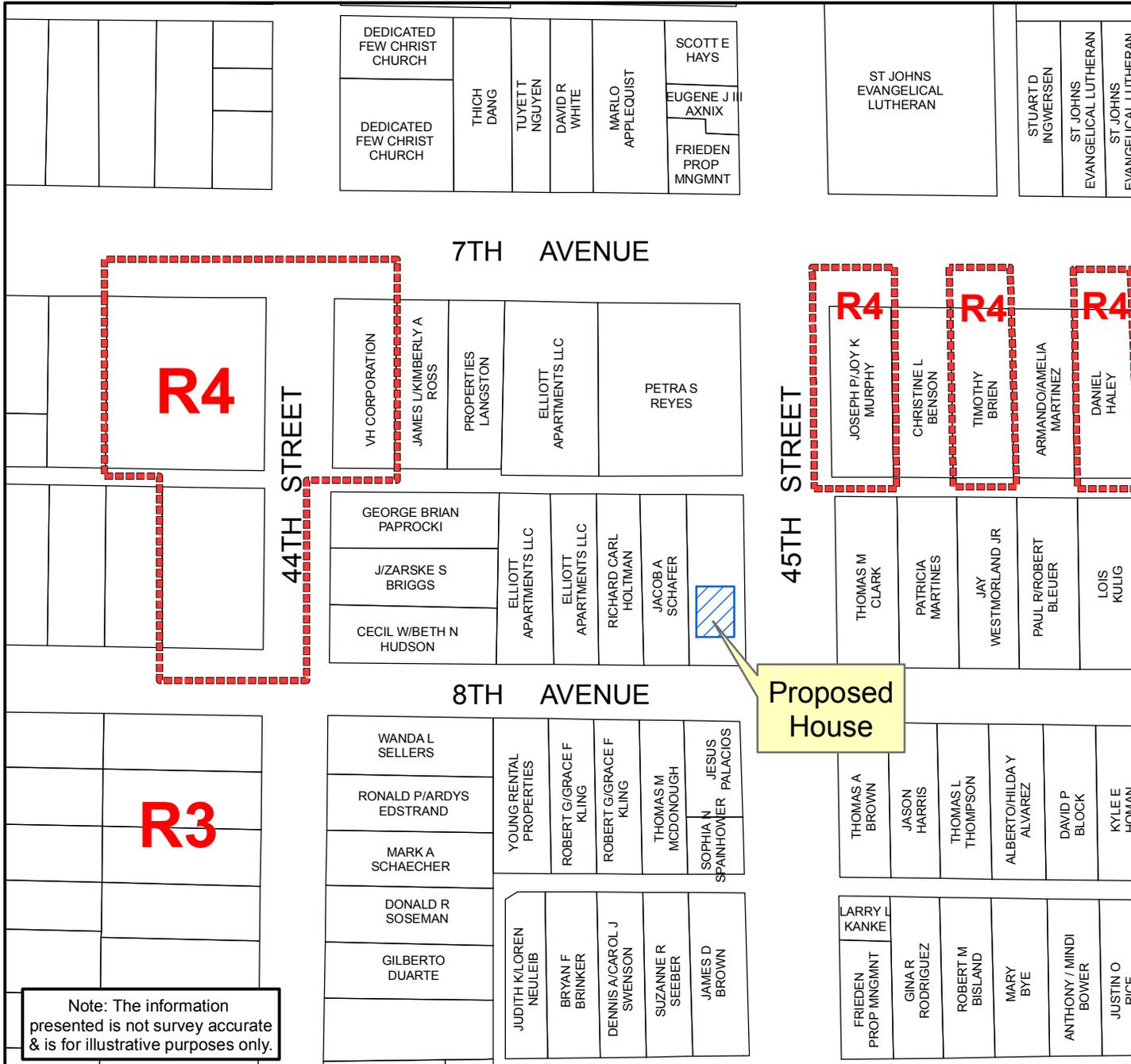
The former house that was located on the property was removed after a fire and the applicant desires to purchase the property and construct a new one-story ranch style house on the site. The proposed house will be oriented with the longer end situated north to south. In order to accommodate the 34 foot 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. Staff has requested the applicant provide a building elevation of the proposed structure. He has indicated he is working on providing one and hopes to have it by the Board meeting.

The public right-of-way of 45<sup>th</sup> 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 7<sup>th</sup> Avenue. It has a 40 foot east front yard. The house located across 8<sup>th</sup> 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.

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, there is an extra wide public right-of-way boulevard on the east 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 2015-3

### Legend

Parcels
  Subject Property

DR. BY:           K.G.D.          

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

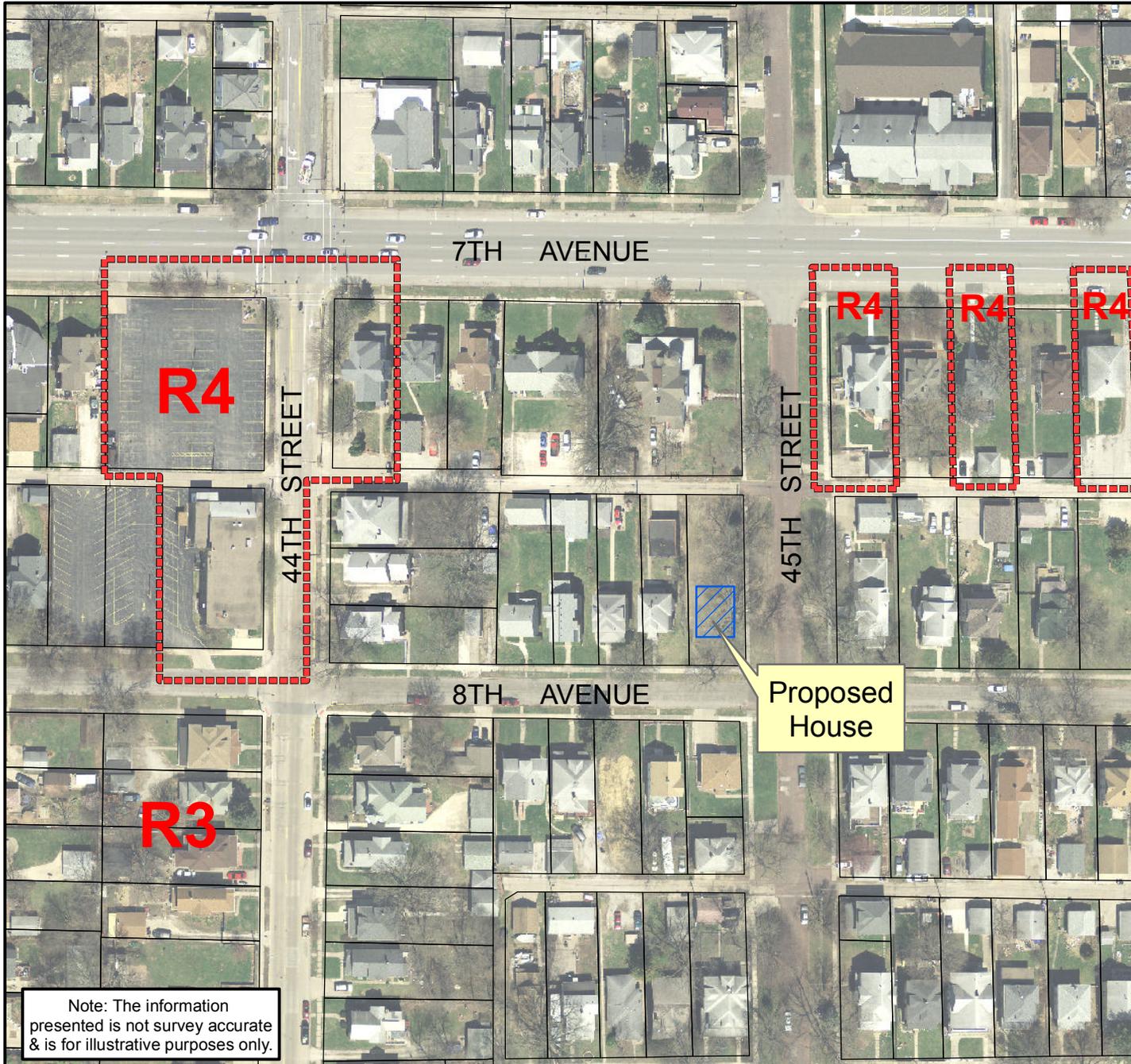
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## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

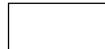
ROCK ISLAND ILLINOIS

# BOARD OF ZONING APPEALS



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

## BOARD OF ZONING APPEALS 2015-3 Aerial Legend

-  Parcels
-  Subject Property

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

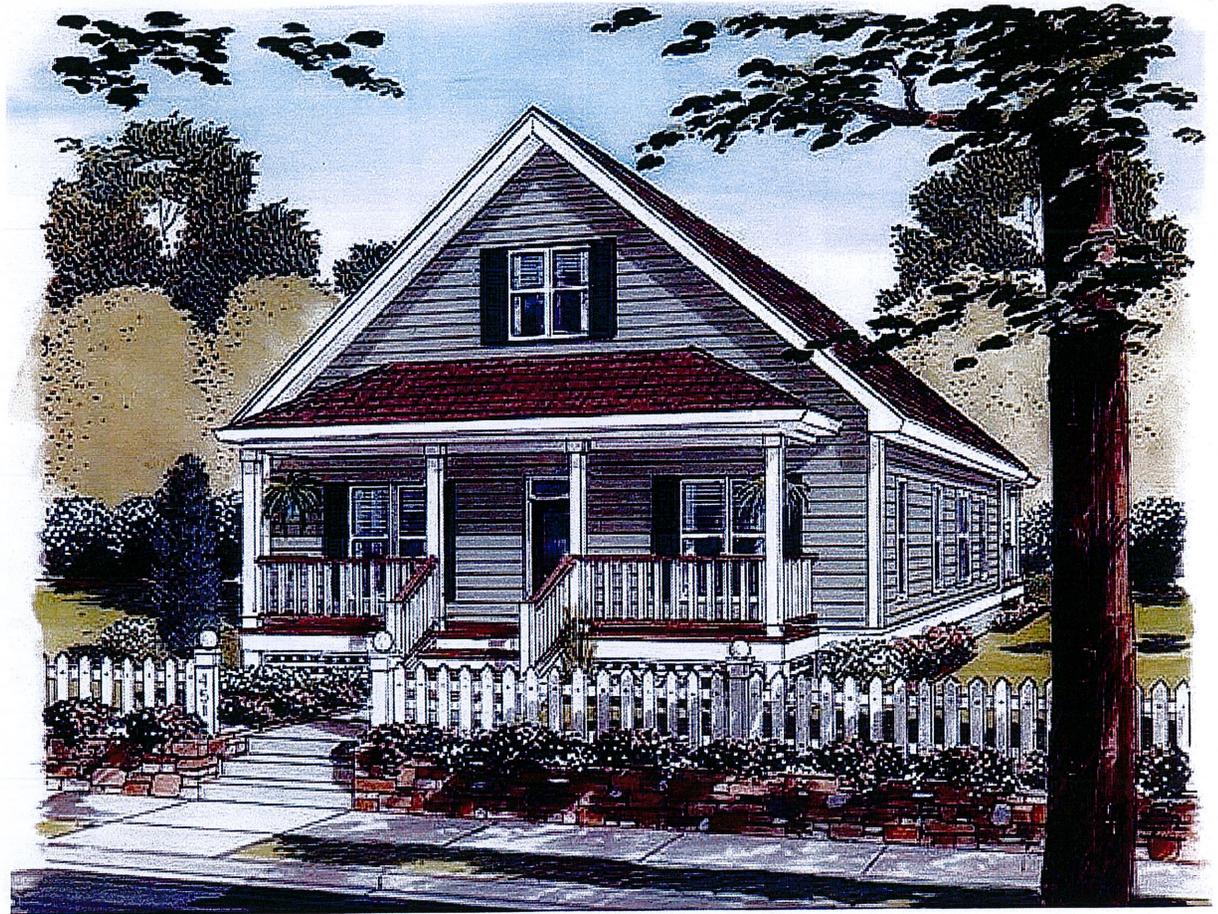
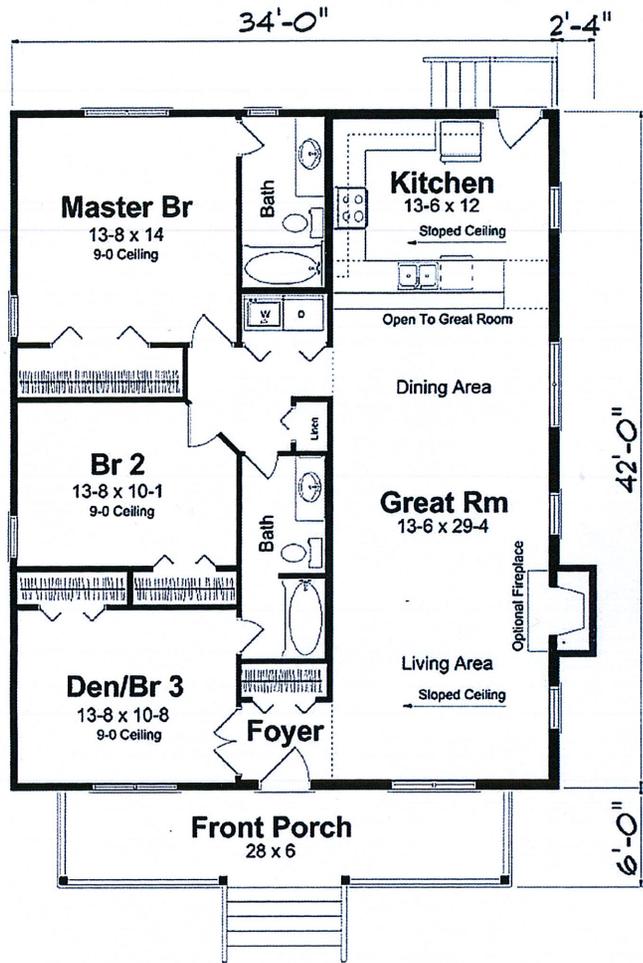


0 25 50 100 150 200 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





**Floor Plan**



**Alternate Kitchen with Panty**

