

**March 9, 2016**

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
March 9, 2016  
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of January 13, 2016
3. Procedural Explanation
4. Public Hearing #2016-02: the applicants, Andrew Parer and Andrea Bonner, have filed a request for a special exception to expand a non-conforming single family residential use in an I-1 (light industrial) district at 302 35<sup>th</sup> Avenue.
5. Public Hearing #2016-03: The applicant, Peggy Crawford (Jackson Square Apartments) has filed a request for a variance to allow three portable freestanding signs in a PUD (planned unit development) district at 2411 4<sup>th</sup> Avenue.
6. Public Hearing #2016-04: the applicant, John Curtis, has filed a request for a variance of 280 feet of the 300 foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in an R-3 (one and two family residence) district at 721 29<sup>th</sup> Street.
7. Other Business
8. Adjournment

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

**Regular Meeting**

**7:00 p.m.**

**January 13, 2016**

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
(x) Gary Snyder		<input 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 November 11, 2015 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

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

**Public Hearing #2016-01 - Request from Donald William Johnson 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 15 feet of the 25-foot setback of point of intersection of a fence in a front yard of a corner lot in and R-6 (multi-family residence) district at 1108 4<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that fences in a front yard not exceed 3.5 feet in height and that there be a setback of 25 feet from the point of intersection of the two property lines meeting at the corner of the corner lot (Section 8.12). The applicant proposes to construct a six-foot tall privacy fence in the north and west front yards, ten feet from the point of intersection of the north and west property lines.

The applicant indicates that people cut through his corner lot and that he has concerns over the safety of several of his grandchildren that are frequently at the property. He desires the proposed privacy fence to better provide for their safety, security and privacy.

The Assistant City Engineer has reviewed the proposal and determined that the six-foot tall privacy fence located ten feet from the point of intersection at the corner will not be a visibility issue.

Chairman Snyder called for proponents.

Donald William Johnson, 1108 4<sup>th</sup> Avenue was sworn in. He said there are three reasons that he is requesting the fence variance. He said the first reason was for safety of his grandchildren when they are outside playing in the yard as vehicles run through the stop sign on 11<sup>th</sup> Street in

particular and many turn the wrong direction on 4<sup>th</sup> Avenue and pull up in to his yard or driveway to turn around. He said the second and third reasons are connected as people trespass through his yard as they cut the corner and also leave refuse. He added that people in vehicles sometimes throw refuse out of their windows. He thanked Justin Johnson, Assistant City Engineer, for his assistance in the variance request.

Mr. Tschappat asked about the solid fence located on the south side of his property. Mr. Johnson replied that his neighbor erected the fence. He added that he will get a survey prior to locating the fence on his property.

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

**Decision Case #2016-01** – Mr. Tschappat made a motion to approve the request because:

1. The proposed variances will improve the return on the property.
2. The lot is a corner lot with two 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 said there are no cases for the December meeting agenda, so there will be no meeting. He reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions.

**Adjournment:**

Chairman Snyder adjourned the meeting at 7:30 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 23, 2016

SUBJECT: Case #2016-02- Request for a Special Exception to expand a non-conforming single family use in an I-1 (light industrial) district.

Applicant:  
Andrew Parer and Andrea Bonner

Location:  
302 35<sup>th</sup> Avenue

Request:  
To allow a special exception to expand a non-conforming single family residential use in an I-1 (light industrial) district.

Size of Property:  
The property measures (56' x 433' x 90' x 249' x 163' (36,049 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single family residence. To the south is a single family residence, zoned I-1. To the north and east are industrial uses, zoned I-1. To the west is the Rock River.

Topography:  
The development area of the site is flat and at street level. The site slopes downward towards the river on the western segment of the property.

Affected Requirements:  
The zoning ordinance requires Board authorization to expand a non-conforming use (Section 5.12). The applicant proposes to construct a 1,450 square-foot second floor addition to the existing single-family residence.

Conditions to Authorize Approval:

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

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

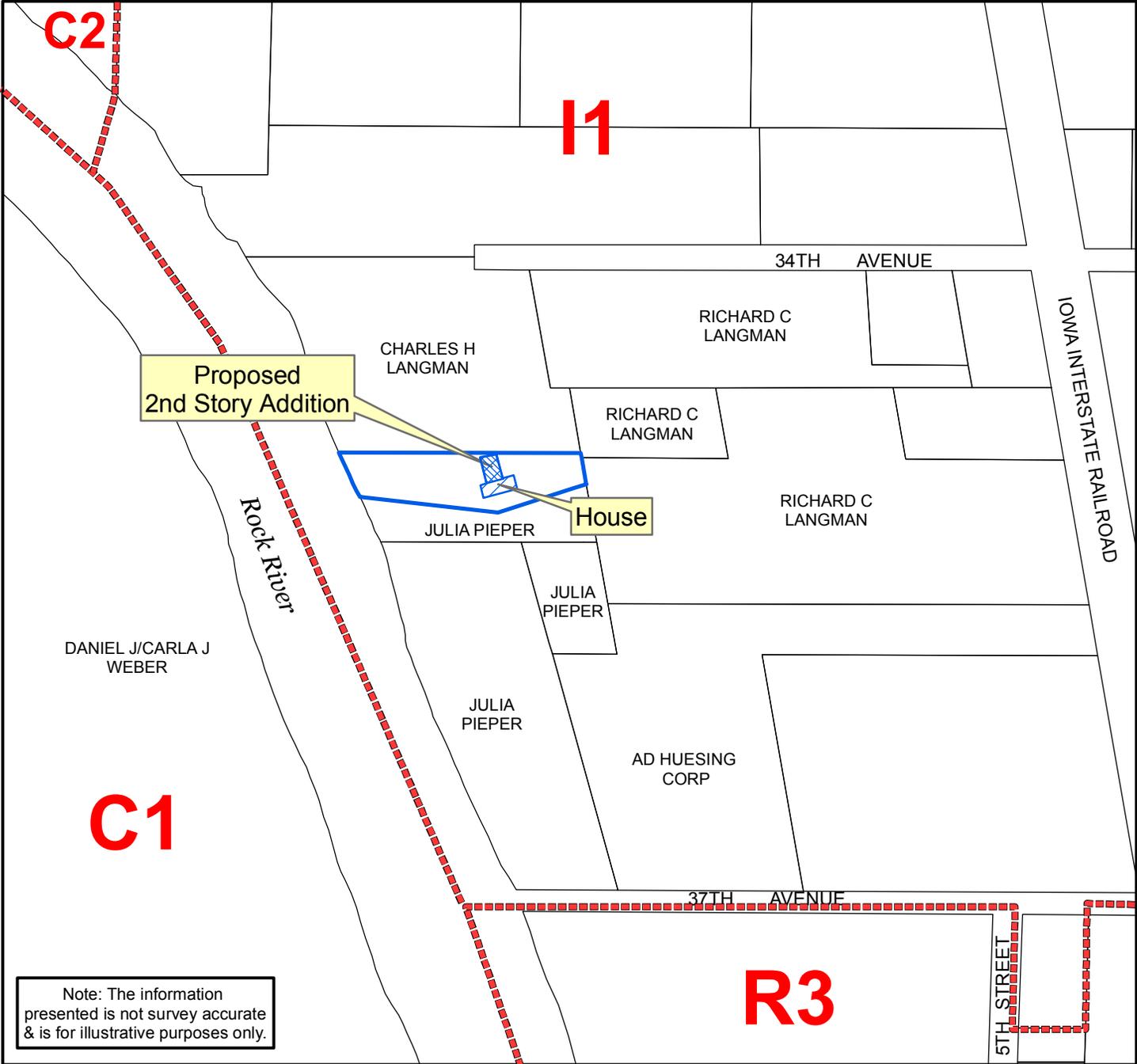
Comments:

The subject residence and adjacent residence to the south have been located in the area for over 35 years. The expansion for the subject property will not increase the building footprint, but will only add a second story to part of the structure. The floor plan indicates that the second floor expansion will include more bedroom space along with a two additional restrooms and a laundry room.

Recommendation:

That the special exception 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  
2016-2

**Legend**

-  Subject Property
-  Parcels

DR. BY: K.G.D.

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



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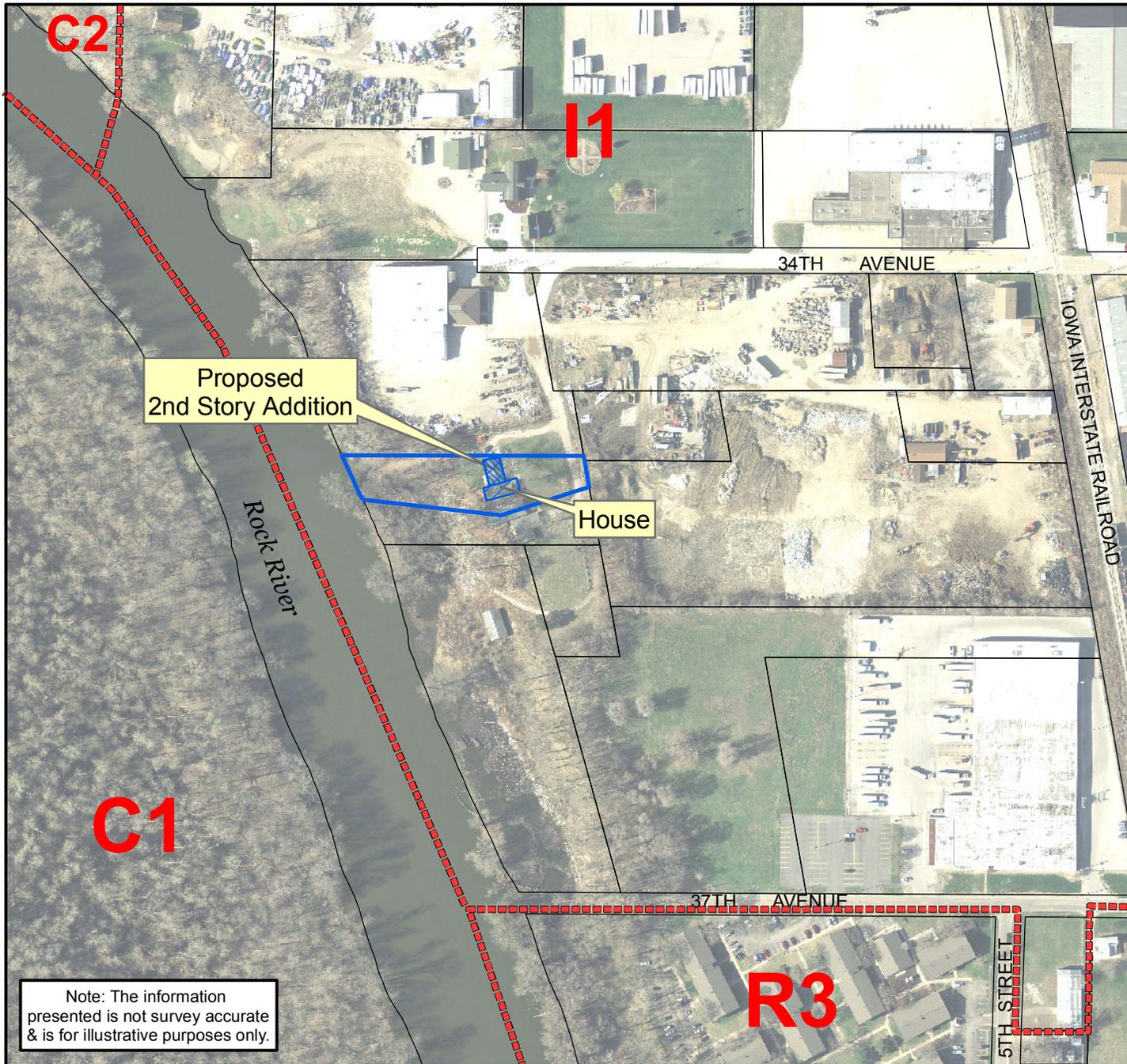
City of Rock Island

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 2016-2 Aerial

### Legend

-  Subject Property
-  Parcels

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



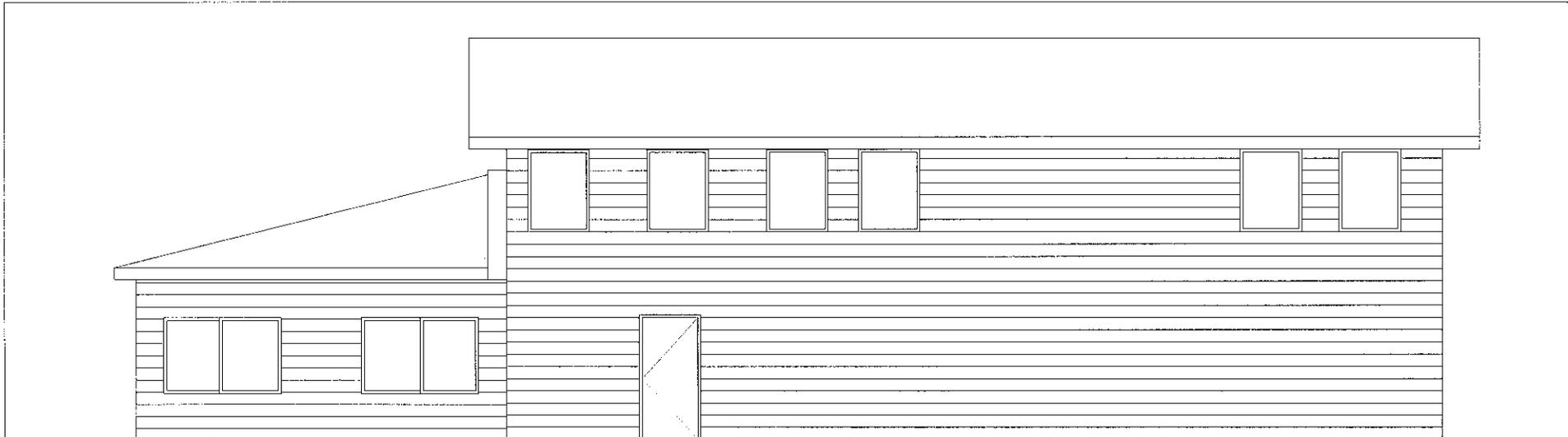
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## City of Rock Island

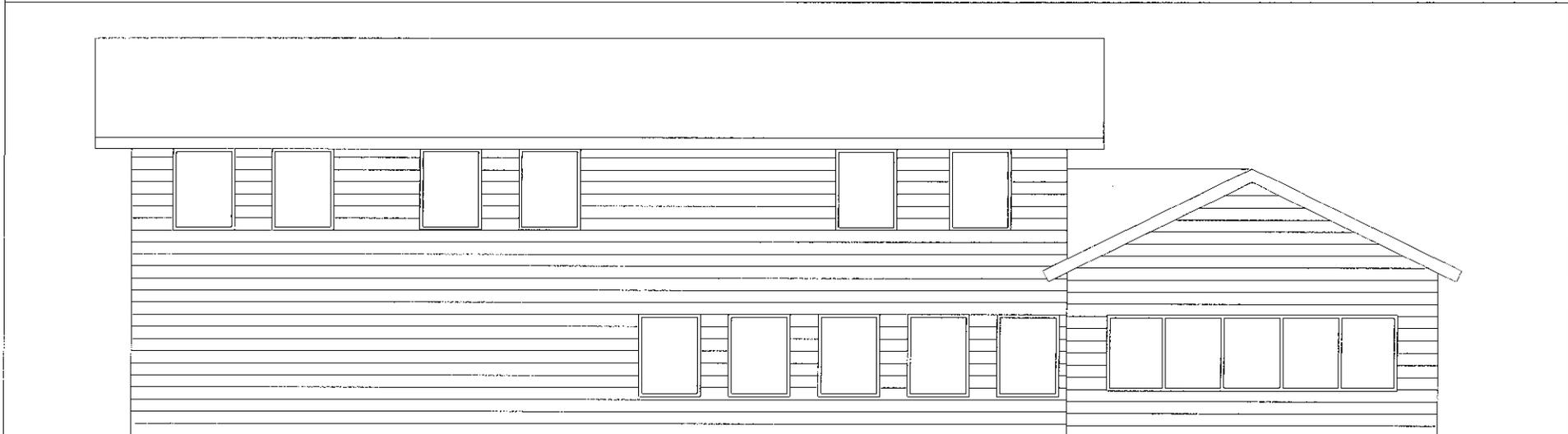
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment







**(A-A) WEST ELEVATION**  
 Scale: 3/16" = 1'-0"



**(A-A) EAST ELEVATION**  
 Scale: 3/16" = 1'-0"

**ITALO MILANI**  
 ARCHITECT, P.C. - ILL.  
 280A 12TH AVE. ROCK ISLAND, IL  
 PUL. (815) 786-5354 FAX (815) 786-5106

**ANDY PARRER**  
 302 34TH AVE  
 ROCK ISLAND, IL

I, ANDY PARRER, ARCHITECT, HAVE DRAWN THESE PLANS AND I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS. I AM NOT PROVIDING ANY CONTRACT DOCUMENTS TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF ITALO MILANI ARCHITECT, P.C.

DATE

01/19/16

REVISIONS

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PROJECT

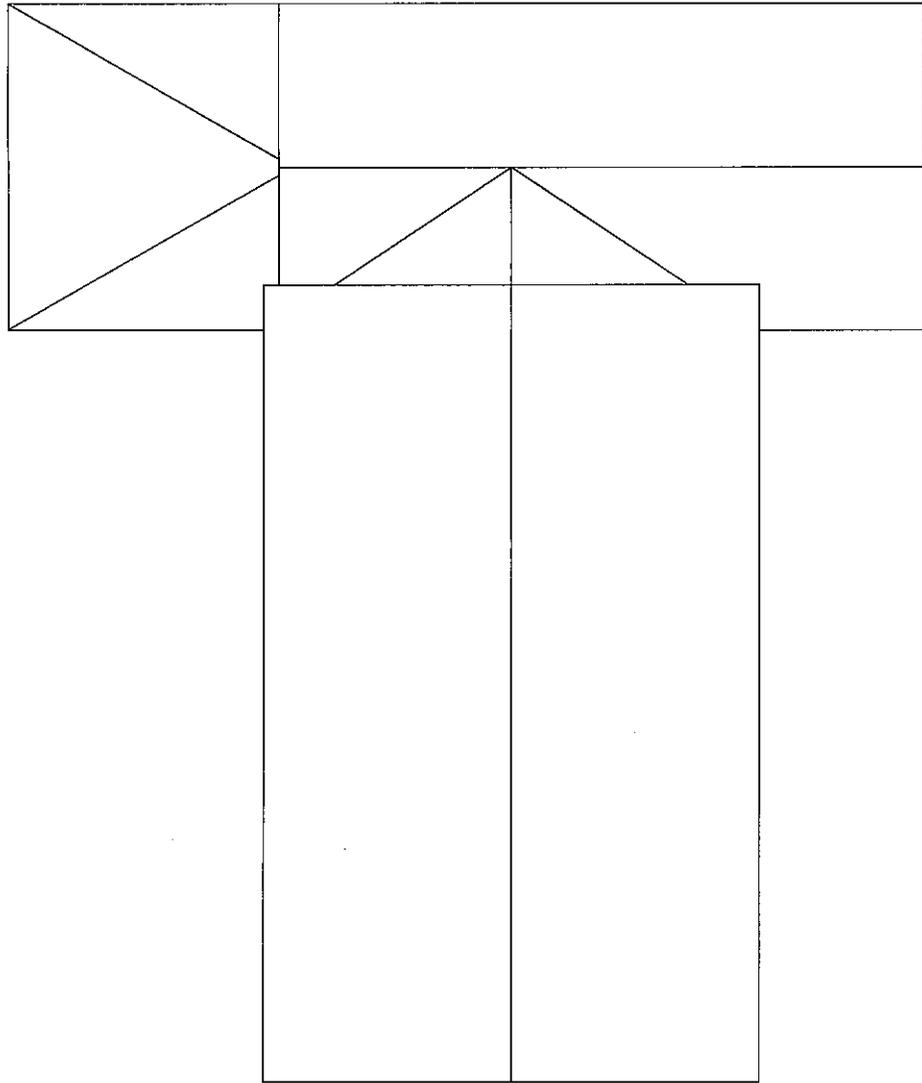
2015-74

NUMBER

SHEET

A-3

NUMBER




**ROOF PLAN**  
 Scale: 1/8" = 1'-0"

**ITALO MILANI**  
 ARCHITECT P.C. ILL.  
 2801 17TH AVE., ROCK ISLAND, IL  
 PH. (815) 798-5254 FAX (815) 798-5108

**ANDY PARRER**  
 307 37TH AVE  
 ROCK ISLAND, IL

I HEREBY ACCEPT THIS PLAN  
 AND SPECIFICATIONS TO BE  
 CONSTRUCTION AND TO BE  
 SOLELY THE RESPONSIBILITY  
 OF THE ARCHITECT.

DATE  
 01/19/16  
 REVISIONS  
 . . .

PROJECT  
**2015-74**  
 NUMBER

SHEET  
**A-4**  
 NUMBER

Safely remove existing roof trusses and reuse them.  
 Add R31 Insul. across ceiling  
 5/8" Drywall on inside

2" x 6" Stud wall  
 w/ R19 Insul.  
 5/8" Gypsum on inside  
 Siding to match existing

2" x 12" Joist @ 1'-4" O.C.  
 5/8" Plywood sub-floor  
 1/2" Drywall Ceiling

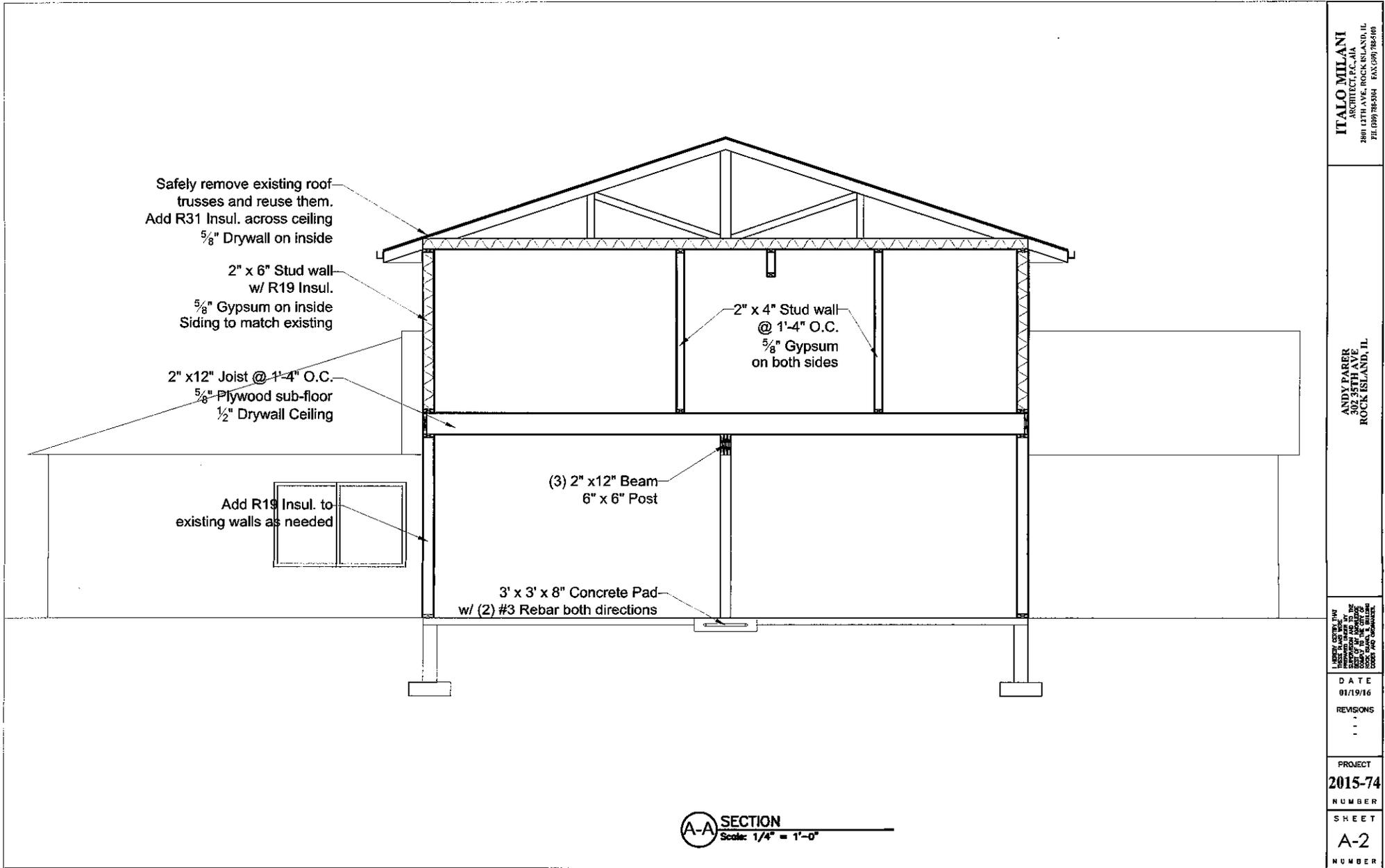
Add R19 Insul. to  
 existing walls as needed

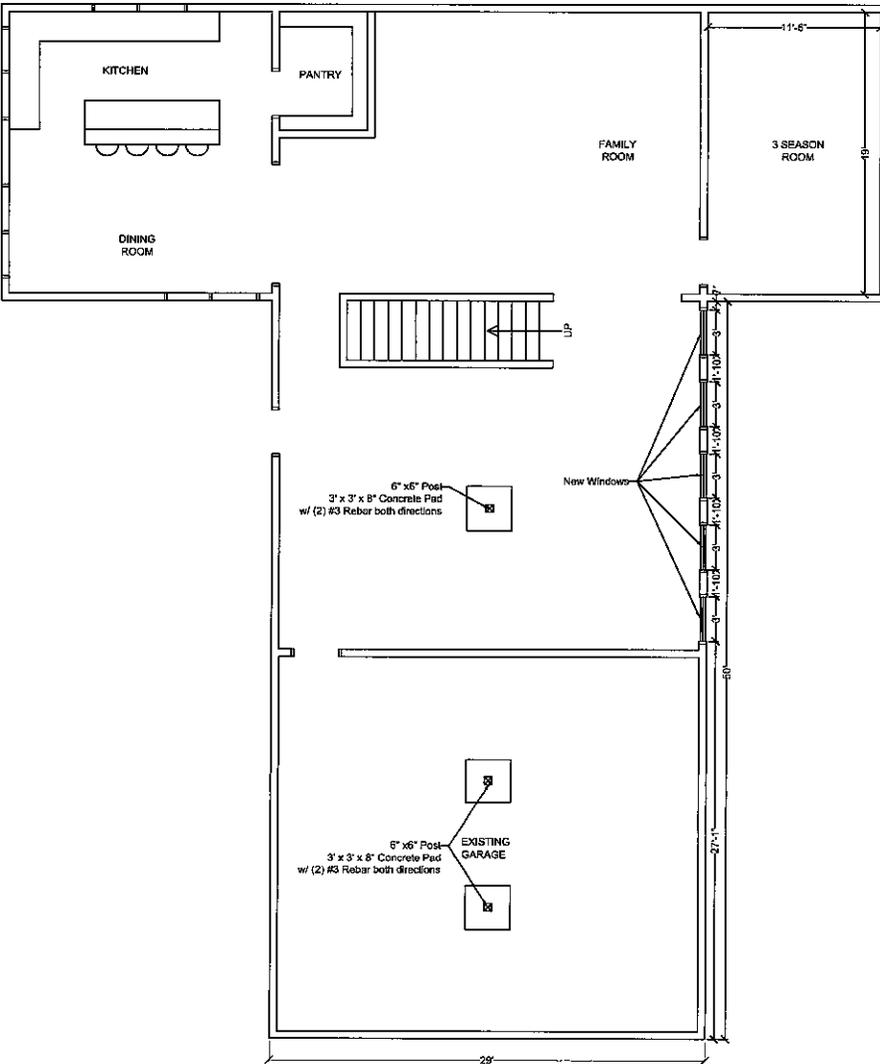
2" x 4" Stud wall  
 @ 1'-4" O.C.  
 5/8" Gypsum  
 on both sides

(3) 2" x 12" Beam  
 6" x 6" Post

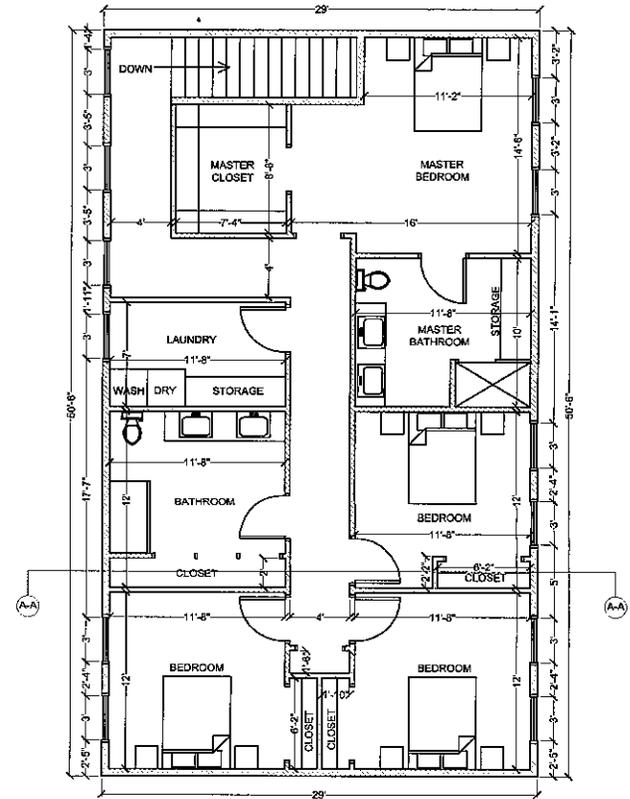
3' x 3' x 8" Concrete Pad  
 w/ (2) #3 Rebar both directions

**(A-A) SECTION**  
 Scale: 1/4" = 1'-0"





**1ST FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**2ND FLOOR PLAN**  
Scale: 1/8" = 1'-0"

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: February 23, 2016

SUBJECT: Case #2016-03 - Request for a variance to allow three portable freestanding signs in a PUD (planned unit development) district.

Applicant:  
Peggy Crawford (Jackson Square)

Location:  
2411 4<sup>th</sup> Avenue

Request:  
A variance to allow three portable freestanding signs in a PUD (planned unit development) district.

Size of Property:  
410' x 330' (135,300 square feet or 3.10 acres).

Zoning History:  
Board of Zoning Appeals case #2014-5 Request to locate four portable signs on site was approved for only three signs for up to 60 days.

Planning Commission Case #2010-06- Final site plan was approved.

Planning Commission Case #2010-05- Amended preliminary site plan for 30 apartments with parking variances was approved.

Planning Commission Case #2009-01- Original PUD and Riverfront Corridor Overlay District preliminary site plan was approved.

Board of Zoning Appeals Case #88-23- Request for variance from separation requirements from adjacent non-industrial zoning for locating a tank farm on the site was approved.

Existing Land Use and Zoning:  
The site is occupied by the Jackson Square residential apartment development. To the north and east is the Quad City Botanical Center, zoned B-3. To the south is an office use, zoned B-3. To the west are commercial, office and service uses, zoned B-3.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

The sign ordinance prohibits portable signs (Section 11 a 5). The applicant proposes to erect three unlighted freestanding portable “flag” signs (2’ x 12’ and approximately 16 feet in height from grade to top of sign) in the south front yard.

Conditions to Authorize Variance for Portable Signs:

1. Reasonable Return: The property can yield a reasonable return without the variance.
2. Unique Circumstance: None.
3. Character Alteration: The portable signs will alter the character of the neighborhood.

Comments:

The apartment development has 30 total units and there are approximately four units vacant and available for lease. The applicant desires the three portable “flag” type signs to advertise they are “now leasing” apartments (see drawing of proposed flag signs). The applicant is asking to locate the three signs along the south landscaped area adjacent to 4<sup>th</sup> Avenue (see site map and site drawing supplied by applicant). The applicant has not given a time-frame to have the portable signs displayed, but obviously hopes to lease the apartments as quickly as possible.

Portable signs are defined in the Sign Ordinance as “any sign designed...to be self-supporting, self-contained, portable, and not permanently attached to the ground or other permanent structure...” They are popular with businesses and other uses because of their low cost and high visibility. Many sign ordinances regulate these types of signs because they can be easily damaged by weather conditions and can blow into other properties or public-right-of-way. The proliferation of portable signs also can add to the visual clutter of commercial properties and corridors as businesses tend to add more and more portable signs to compete with other businesses.

The property is located in the Riverfront Corridor Overlay District. This area is identified to “establish a physically attractive pattern of development for the general welfare of the City” according to the Zoning Ordinance. Ordinance regulations allow only one permanent freestanding sign per parcel to help provide an attractive site design for this important gateway area of the City near the Government Bridge (there is a monument type freestanding sign on the property adjacent to the parking lot). Staff believes that the proposed portable signs do not add to the physical attractiveness of this mixed use area and that allowing variances will alter the design and character of this gateway and corridor.

Recommendation:

Planning Staff is recommending denial of the request, as it has for previous portable sign variance requests, based on the following:

1. The property can yield a reasonable return without the use of temporary banner signs;

2. There are no unique circumstances; and
3. It will alter the character of the neighborhood, which is a highly visible corridor and gateway into the downtown area.

If the Board were to disregard Planning Staff's recommendation to deny the use of such signs, as it has done in the past, the Board should at least consider placement of the following two conditions on their approval:

1. Reduce the number of signs requested. It would seem that one such sign would get the message across to the travelling public.
2. Placement of a time limit for the display of such signs. The Board approved a sixty (60) day temporary use in 2014.

# BOARD OF ZONING APPEALS

## BOARD OF ZONING APPEALS 2016-3

### Legend

-  Parcels
-  Subject Property

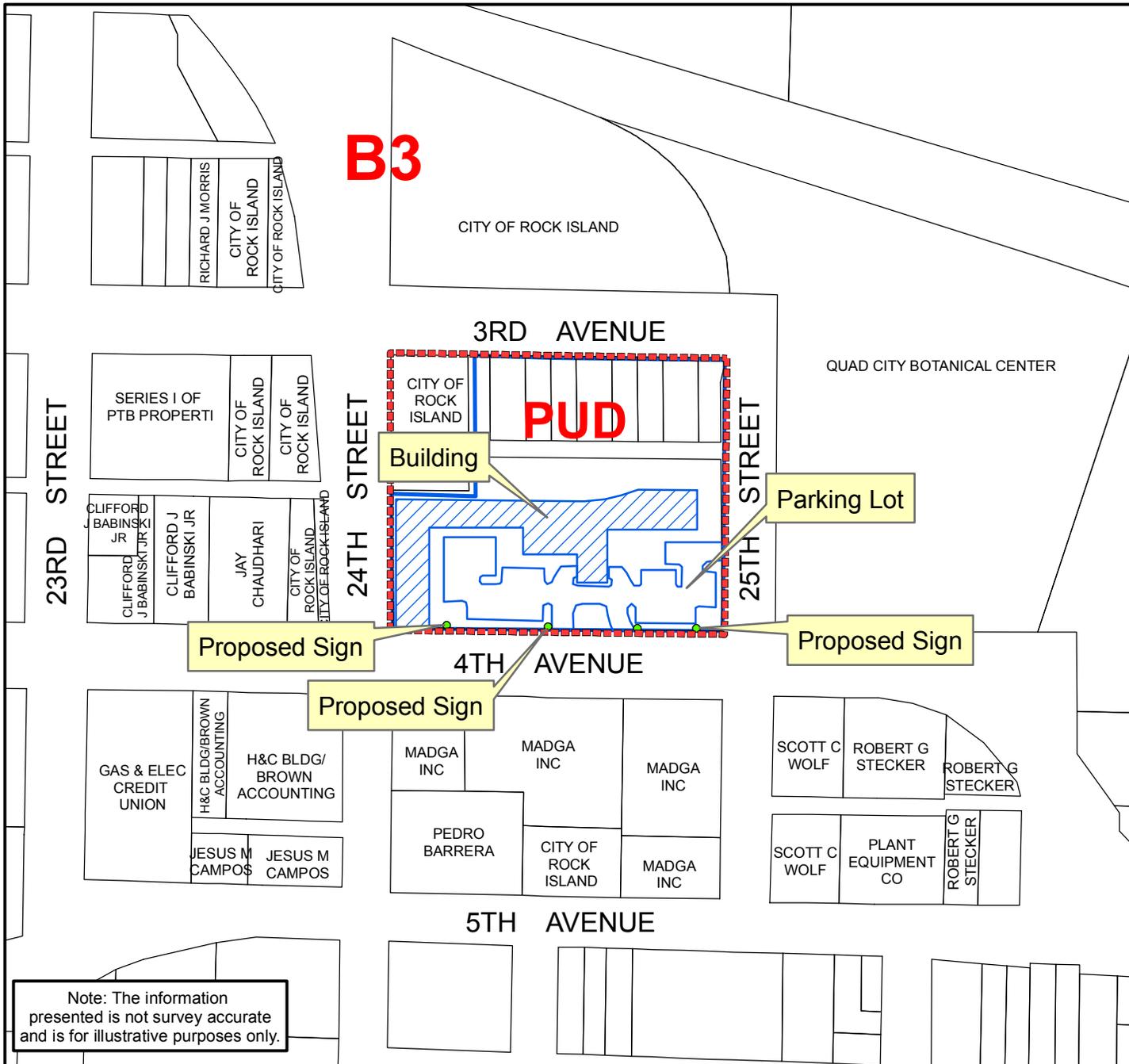
DR. BY: K.G.D.  
 APPR. BY: B.G./A.F.



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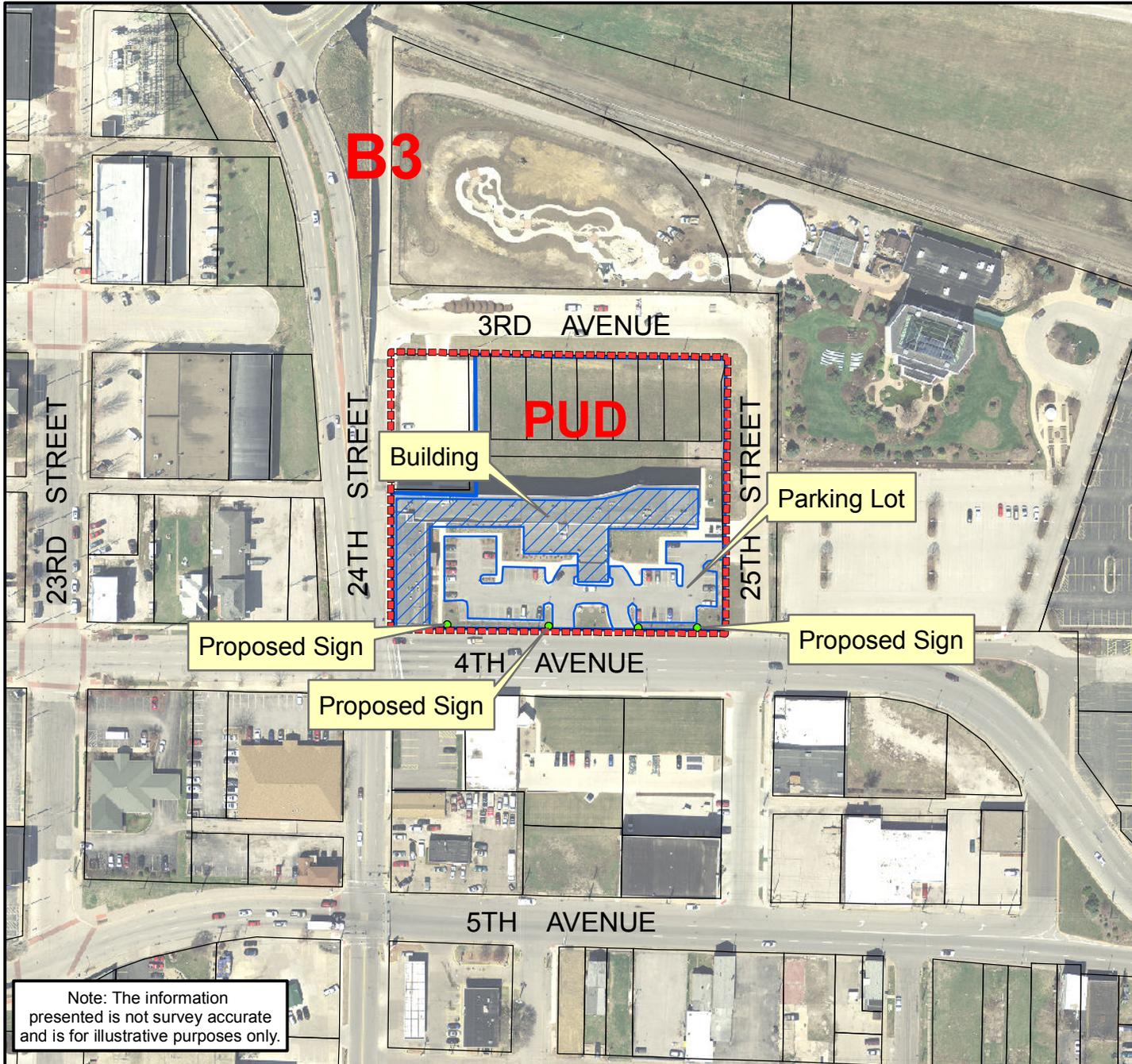
### City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2016-3 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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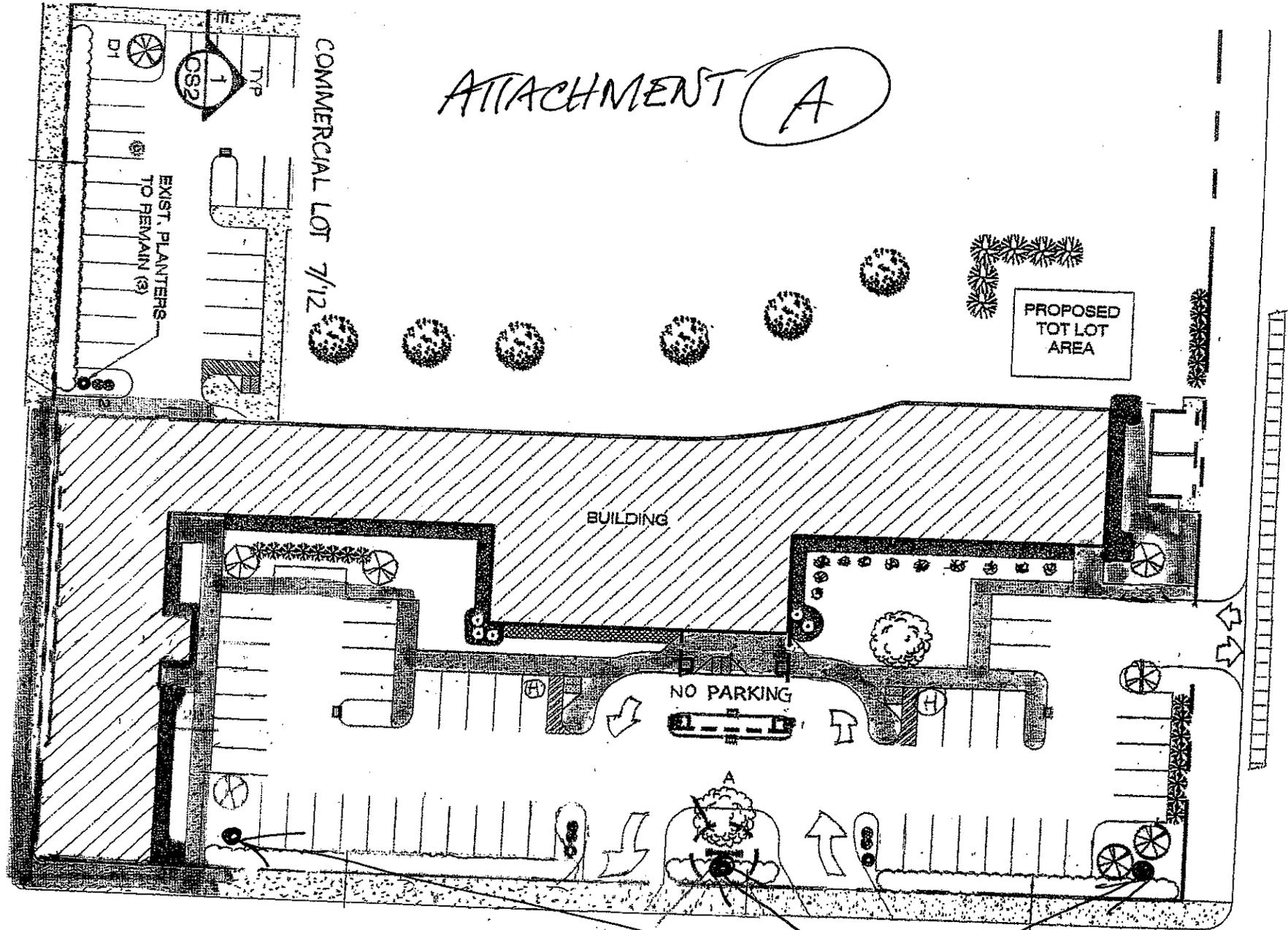
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment





# ATTACHMENT A



SETBACK 10' ——— SIGN FLAG LOCATIONS

25TH STREET

# MARKETING & ADVERTISING

FEATHER FLAGS

## Create Larger-Than-Life Curb Appeal



Easy-to-carry case allows for fast set-up and storage

### CUSTOM

Custom 16 1/2' Feather Flag Kit

Item	Price Each	
	1-2	3+
KFWF-C1	\$389	\$353

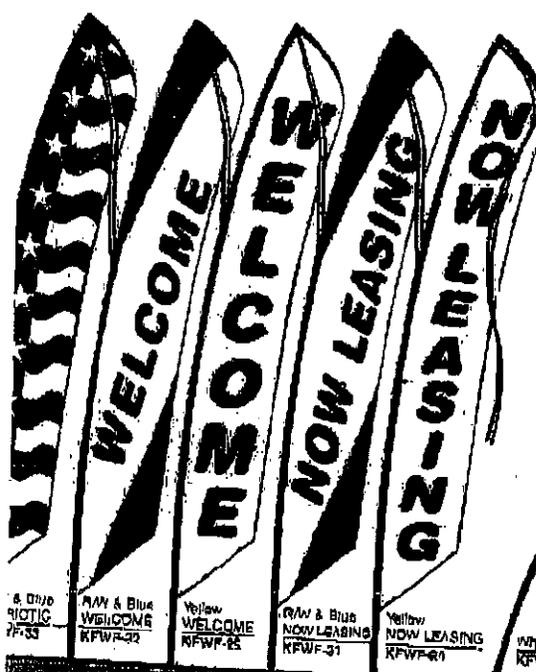
**FREE SHIPPING**



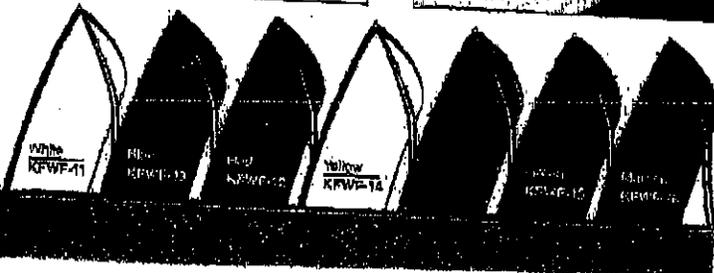
### 16 1/2' Feather Flag Kit Helps Flag Down Drivers

- Easy set-up and storage allow for use anywhere
- Kit includes: Feather flag banner, quality fiberglass pole, ground stake, 12' streamers and carrying case
- Quality, state-of-the-art pole sets up easily and won't collapse even under windy conditions
- Feather flags made in USA from durable, long-lasting 200 denier nylon
- Font shown may vary

Stock 16 1/2' Feather Flag Kit	FREE SHIPPING	
Description	1-2	3+
Patriotic & Stock Worded	\$389	\$353
Stock Solid Color	\$409	\$373



Black & White Patriotic KFWF-01  
 Navy & Blue WELCOME KFWF-02  
 Yellow WELCOME KFWF-03  
 Navy & Blue NOW LEASING KFWF-04  
 Yellow NOW LEASING KFWF-05



White KFWF-11  
 Blue KFWF-12  
 Red KFWF-13  
 Yellow KFWF-14  
 Green KFWF-15  
 Purple KFWF-16  
 Black KFWF-17

ATTACHMENT B



## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: February 23, 2016

SUBJECT: Case #2016-04- Request for a variance from the separation requirement between Unrelated Group Family Uses in an R-3 (one and two family residence) district.

Applicant:  
John Curtis

Location:  
721 29<sup>th</sup> Street

Request:  
To allow a variance of 280 feet of the 300-foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 51' x 180' (9,180 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The neighborhood is primarily a single family residential area, zoned R-3. There are also four existing Unrelated Group Family Uses identified on the case map. The closest is located across the alley at 730 30<sup>th</sup> Street.

Topography:  
The site slopes up approximately three to four feet from street level.

Affected Requirements:  
The zoning ordinance requires that there be a 300-foot separation between Unrelated Group Family Uses (Section 4.6). The applicant proposes to establish an Unrelated Group Family Use for up to four residents at 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.

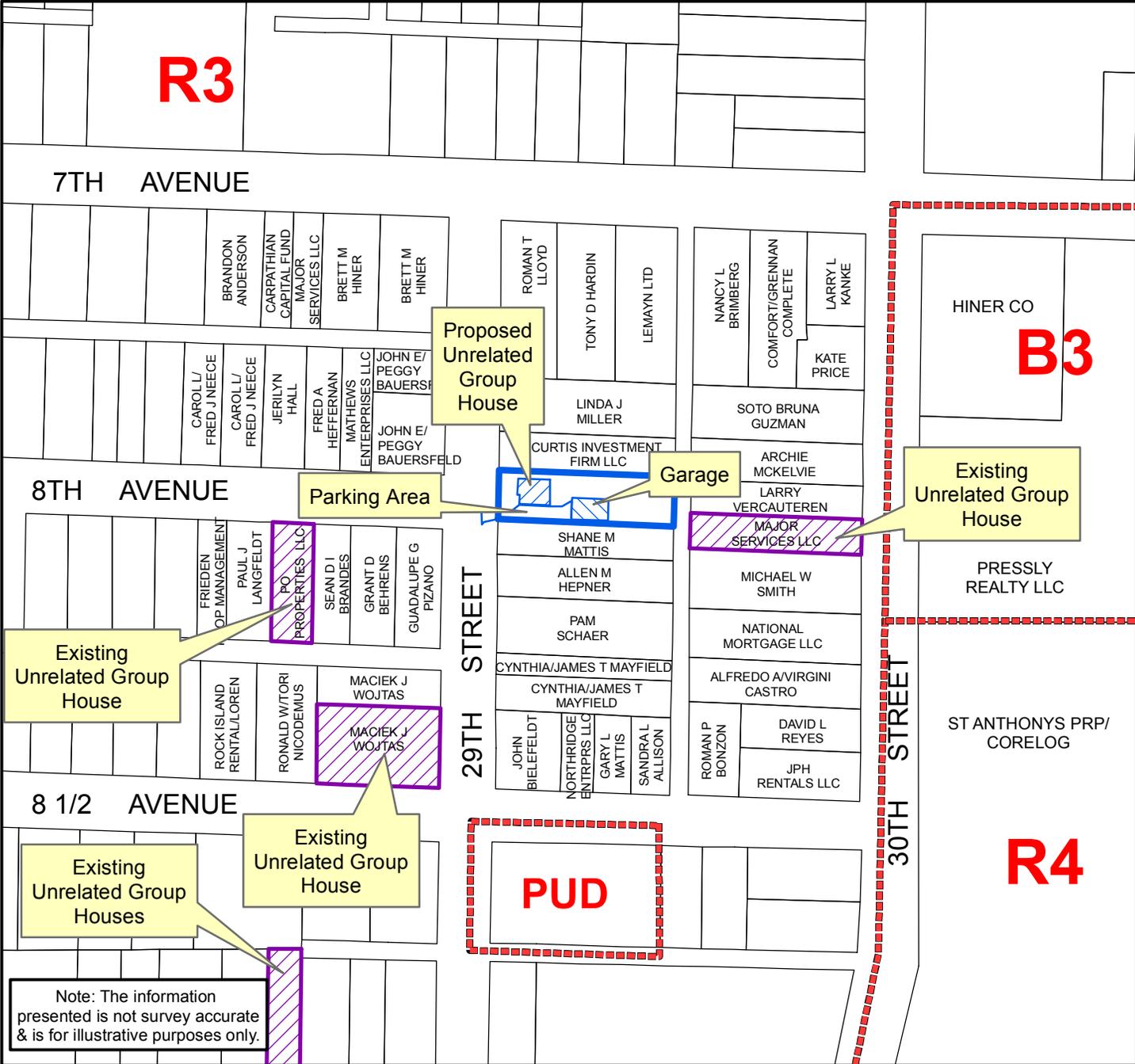
Comments:

The closest identified existing Unrelated Group Family Use is located across the alley approximately 20 feet to the east. Three other similar uses are also identified on the case map and are located southwest of the subject site. The Zoning Ordinance requires two off street parking spaces for any Unrelated Group Family Use. The site has a two car detached garage and space to park three to four additional vehicles on the driveway.

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**  
**2016-4**

**Legend**

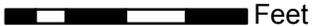
- Subject Property
- Unrelated Group Housing
- Parcels

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



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**City of Rock Island**

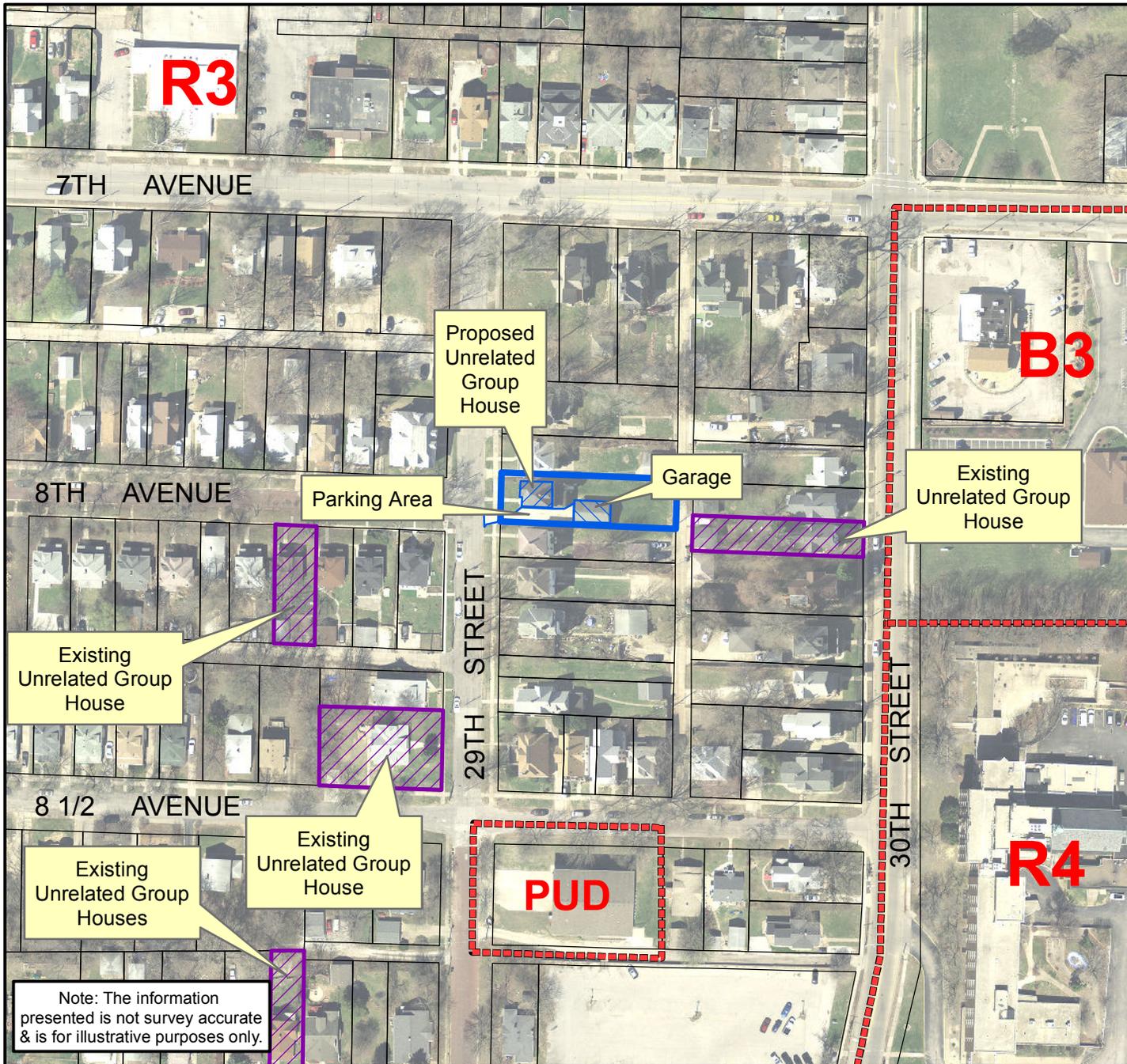
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

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

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2016-4 Aerial

### Legend

-  Subject Property
-  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



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**FOR  
RENT**