

**May 11, 2016**

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
April 13, 2016  
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of April 13, 2016
3. Approval of the written Agenda
4. Procedural Explanation
5. Public Hearing #2016-06: The applicant, Calvary Church Quad Cities, has filed a request for a variance to allow two attached signs and a variance of 2 square feet of the 30 square-foot maximum area for each of the two attached signs for a church in an R-3 (one and two family residence) district at 823 - 20<sup>th</sup> Street.
6. Public Hearing #2016-07: The applicant, Jamie McDonald, has filed a request for a special exception to expand a non-conforming structure and use in an R-3 (one and two family residence) district at 4002 - 7<sup>th</sup> Avenue.
7. Public Hearing #2016-08: The applicant, Barry Harleben, has filed a request for a variance of 6 inches of the 3½-foot maximum height for a fence in a front yard in an R-2 (one family residence) district at 2730 - 34<sup>th</sup> Avenue Court.
8. Public Hearing #2016-09: The applicant, Rene J. R. Guerra, has filed a request for a variance of 2½ feet of the 3½-foot maximum height for a fence in a front yard in an R-4 (one to six family residence) district at 1618 - 15<sup>th</sup> Street.
9. Other Business
10. Adjournment

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

**Regular Meeting**

**7:00 p.m.**

**April 13, 2016**

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

City Council Members Present: Mayor Dennis Pauley, Alderman Virgil Mayberry, Alderman Stephen Tollenaer

Staff Present: Ben Griffith 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 March 9, 2016 meeting. Mr. Day seconded the motion, and it passed unanimously.

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

**Public Hearing #2016-05 - Request from Robert Gamrath (as attorney for Wal-Mart) has filed requests for the following for a proposed 189,541 square-foot Wal-Mart retail store and separate convenience store with gas pumps on the development site located in a B-4 (highway/intensive business) district at the site of the former Watch Tower Plaza, at approximately 3750 – 11th Street:**

- A. A special exception to approve an authorized use (convenience store with gas pumps);**
- B. A variance to allow more than one principal structure on one lot;**
- C. A variance of 1.5 of the 5.0 parking spaces per 1,000 gross square feet of floor area and one space for every two employees on a maximum shift requirement;**
- D. A variance of 1 foot in length from the 19-foot long parking space requirement;**
- E. A variance of 17 feet of the 25-foot maximum height for freestanding light poles within 500 feet of a protected residential property;**
- F. A variance of 1,231 square feet of the 500 square-foot maximum total sign area allowed; and**
- G. A variance of 60 square feet of the 160 square-foot maximum area allowed for total freestanding signs.**

Mr. Fries presented the staff report. He explained that the zoning ordinance requires Board authorization for an authorized use (Section 28.4), a variance to allow two principal buildings on one lot (Section 8.17), five (5) off-street parking space per 1,000 square feet of gross floor area

for a retail store (Section 8.14D [32]), a minimum parking space length of 19 feet (Section 8.14C [2]), freestanding luminaries of 25 feet in maximum height if located within 500 feet of a protected residential property (Section 35.3A [2]), a total sign area of 500 square feet allowed per property and a maximum freestanding area of 160 square feet (Section 9 [f] of the Sign Ordinance) . The applicant proposes to construct an approximate 189,541 square-foot Walmart Supercenter store and a separate convenience store with gas pumps on the development site.

Analysis:

The site is an approximate 20 acre infill commercial property, which was the location of the former Watchtower Plaza retail development. The proposed variances include are from both the Zoning and Sign Ordinances.

Zoning Ordinance Variances:

The first Zoning Ordinance request is a special exception to approve an authorized use for a convenience store with gas pump use in the B-4 zoning districts. This use is identified as an authorized use in the B-1 (neighborhood business) district, but the ordinance language is not clear about whether this use is allowed as permitted principal of uses in the B-2, B-3 and B-4 districts. Staff has historically and consistently interpreted the general description of the three more intense business zoning districts to allow a convenience store with gas pumps without the need for zoning authorization, but the language in the ordinance is not specific (this and other ordinance language will be addressed in the comprehensive review and rewrite of the City's land development regulation ordinances currently underway). Through the years the City has allowed similar convenience store uses in the B-2, B-3 and B-4 zoning districts (e.g. Circle K and BP convenience stores with gas pumps on 11<sup>th</sup> Street), but the applicant requested to include the special exception request with the other variances proposed. Staff does not have an issue with including this request with the other variances.

The second zoning variance is to allow two principal buildings on one lot (superstore and convenience store/fuel center). Walmart officials express the need for both uses to be part of the same commercial development site to provide for the most efficient use of the parcel as a single zoning lot, instead of making the convenience store/fuel center a separate zoning lot subject to separate setback, bulk and density requirements. Also, since there will be one owner and developer of both Walmart facilities, it is reasonable to allow both structures to be on one parcel.

The third and fourth zoning variances are connected with their relationship to off-street parking. The attached site plan identifies approximately 759 parking spaces. Ordinance parking ratio requirements are based on the gross square footage of the building(s) and number of employees on a maximum shift. Based on the proposed 189,541 gross square foot supercenter and estimated 100 employees on a maximum shift there should be 997 spaces provided for the site (convenience store/fuel center parking requirements are separate and meet Zoning Ordinance requirements).

Walmart officials indicate that this proposed superstore is the appropriate model size for the community and if not allowed would mean a reduction in the size of the supercenter and reduction of employment. The proposed total gross area for the supercenter is similar in size and

scope to other Walmart supercenters in the Quad Cities. However, other comparable Walmart supercenters were developed more on the edge of its communities, where there was undeveloped land to be obtained and developed.

As Walmart has moved into more urbanized areas over the years, they have found that overly large parking areas were not actually needed, due primarily to the proximity of residential areas and availability of multiple transportation options for both customers and employees. The Rock Island supercenter is an infill development on a former existing major commercial site in a totally developed urbanized area. The site is limited in total area due to the location of adjacent existing commercial and residential developments and by its location between two major public streets. The site is located along two MetroLink bus routes and within walking distance from several adjacent residential neighborhoods, which should reduce the need for the number of off-street parking spaces on the site.

The Walmart site will also include an approximate 1.5 acre storm water detention basin and significant perimeter and interior landscaping. These areas reduce the space available for off-street parking. Similar large scale Rock Island commercial development sites (Rock Valley Plaza, K-Mart and Hy-Vee) were either developed prior to storm water and/or landscape requirements, or received variances to these requirements.

Walmart proposes to increase the width of the parking spaces from the required 8.5 feet to 9 feet based on its experience developing, constructing and operating over 4,000 stores nationally. The increased width reduces the number of spaces, but improves parking maneuverability for customers. A variance is also being requested for 1 foot of the Ordinance required 19-foot parking space length. Staff believes that this variance will not be an issue since the aisle width will be 25 feet (24 feet width is standard aisle width for 90-degree parking lot configuration). Finally, the site will also have two “drive-up and drive-off” facilities (prescription and on-line sales located at the east side of the supercenter) that will also reduce the need for some off-street parking spaces on the site.

The fifth zoning variance requests to increase the height for freestanding light poles. The site plan identifies 16 freestanding light poles with three luminaires, 14 with double luminaires and 3 with single luminaires. The poles will be 42 feet in height from grade to top of pole. The luminaires will have a cutoff angle of 90 degrees to direct light mainly downward. The applicant submitted a lighting photometric plan that identifies that the site will meet Ordinance lighting requirements for foot-candle lighting levels at all property lines. The increased height is being requested to reduce the total number of light poles at the site to make more space available for parking spaces and landscaping.

#### Sign Ordinance Variances:

The first Sign Ordinance variance request is from the 500 square foot maximum total sign area requirement for a property in a B-4 zoning district. Walmart is proposing a total of 1,731 square feet of signs for the property. The second variance is to allow a total of 220 total square feet of freestanding signs as part of the 1,731 square-foot total of all signs on the site.

There will be a total of three freestanding signs for the site: one 64 square foot pylon sign off of 11<sup>th</sup> Street and a second pylon sign off of 9<sup>th</sup> Street. There will also be a smaller directional sign adjacent to the convenience store and gas pumps. There will also be approximately 12 attached signs located on the supercenter and convenience store structures. The largest attached sign is a 554-square foot identification sign located on the south facade between the two entrances (see attached facade and pylon sign drawings). There are also smaller Walmart identification signs on the east and west facades of the supercenter building and also several attached signs on the east, west and south facades identifying several departments in the store (e.g. outdoor living center, auto center, pharmacy and on-line sales drive up).

The site has frontage on two main public streets, so staff believes that the two sign variances are reasonable and justifiable. Approval of all the proposed signs for this previously developed commercial site will not alter the character of the neighborhood.

Finally, the existing freestanding Blackhawk “statue” will remain at its current location. Its total area is not calculated in the total signage for the site as it does not advertise Walmart. It will remain as an enduring long-term identification of the site and Rock Island.

He added that there have been two responses from neighbors. The first was from Ms. Pearl Clay, 3607 9<sup>th</sup> Street. She expressed concerns over potential gas fumes from the fuel island and its impact on herself and other people with respiratory issues. She said there is an adjacent elderly multi-family structure to the north of the site. The second was Joe and Karna Demay, 3712 12<sup>th</sup> Street, who had questions on the potential of paving over the bricks on 12<sup>th</sup> Street and concerns over lighting glare from the taller lamp posts.

Chairman Snyder called for proponents.

Robert Gamrath, 300 N. LaSalle Street in Chicago and attorney for Walmart, was sworn in. He said the number of variances requested is typical for the size of development that is proposed for Rock Island. He said that the site is long, but has a narrower width as many other sites Walmart has dealt with in other urban areas. He reviewed the request for the special exception to authorize the convenience store use and variance for two principal structures on one lot. He said the requests were made out of an abundance of caution, even though the City has a history of allowing convenience stores in B-4 zoning districts as permitted uses by right.

Ryan Solum, 900 Woodland Parkway in Vernon Hills, Illinois and representing Manhard Consulting, was sworn in. He said they are now proposing that the parking space width be at 9½ feet, rather than the 9 feet in width as stated in the staff report. He said this 9½-foot width is standard for new Walmart developments. He said there would be a total of six access points for the site and that delivery trucks would enter and exit at the rear (north) side of the development site. He said the lighting would have LED luminaires, which would have a softer glow than other types of lighting. He concluded by saying they are working with the City and Illinois Department of Transportation regarding traffic improvements for the site.

Zak Klobucar, 11 East Madison Street, Suite 300 in Chicago, was sworn in. He reviewed the sign variance requests and said there would be 11 attached signs on the supercenter building. He added that the directional sign by the convenience store would be 12 square feet in area.

Mr. Gamrath returned to the podium to add that the reasoning for the variance to allow two structures on one site was to be able to design the development in a more efficient way since it was under one ownership. He added that the storm water detention area would be designed taking into account current best practices and also meeting City standards.

Chairman Snyder called for opponents.

Dean Croegaert, 2300 127<sup>th</sup> Avenue in Milan, Illinois, was sworn in. He said he was not sure he was in opposition, but since he operates Croegaerts Great Outdoors Store at 4002 11<sup>th</sup> Street he had a few questions. He first asked for more information about what type of storm water detention area it would be and how long water would be held in the area.

Mr. Griffith replied that since the site had been previously developed Walmart is not required to provide any additional water treatment, but they have chosen to do so.

Mr. Croegaert then asked how long the area would hold storm water.

Mr. Griffith explained that the City has not received any detailed plans for the storm water detention area.

Mr. Croegaert then asked how tall the directional would sign would be because he would not want it to block his freestanding sign and if there would be turn lanes identified on the site.

Mr. Solum replied that final plans have not yet been developed for the storm water detention area it will likely have a 4- to 5-foot depth and hold water for 48 hours or less. He said the area will also be landscaped and have a 6-foot chain link fence surrounding it for safety and security. He added that they are working with Illinois Department of Transportation for lane widening and potential turn lanes issues.

Terry Harper, 3516 10<sup>th</sup> Street Court, was sworn in. He said there have been several water main breaks on 11<sup>th</sup> Street over the past months and questioned if locating Walmart on 11<sup>th</sup> Street would increase the risk for more water main breaks. Mr. Griffith replied that many of the former businesses in the former Watchtower Plaza had their own water connections and during demolition of the area work was needed to be done to cut off the service lines. He added that the other utility work on 11<sup>th</sup> Street was done in anticipation of Walmart coming to the area.

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

**Decision Case #2016-05** – Ms. Williams made a motion to approve the request because:

1. The proposed development will improve the return and condition of the property and will

- assist in the revitalization of the older commercial corridor.
2. The commercial site is an infill development of a former major commercial site that has frontage on two main public streets
  3. The proposed development will not alter the character of the neighborhood.

Mr. Wild seconded the motion.

Ms. Williams said the information provided by the applicant was the best proposal the Board has ever seen in her time on the Board.

Chairman Snyder called for a vote on the motion to approve the request, and it passed unanimously.

**Other Business:**

Mr. Griffith said there are at least three cases for the May meeting agenda. He reminded 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 7:54 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: April 26, 2016

SUBJECT: Case #2016-06- Request for variance to allow two attached signs and a variance from the maximum sign area requirements for a church in an in a R-3 (one and two family residence) district.

Applicant:  
Calvary Chapel Quad Cities

Location:  
823 20<sup>th</sup> Street

Request:  
To allow a variance to allow two attached signs and a variance of two square feet of the 30 square foot maximum area for each of the two attached signs for a church in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 64' x 140' (8,960 square feet).

Zoning History:  
Board of Zoning Appeals Case #65-43- Request to expand a non-conforming use by constructing an attached addition in the front yard and a front yard variance were approved.

BZA Case 73-28- Request to expand a non-conforming use by constructing a parking area was approved.

BZA Case #79-29- Requests to expand a non-conforming use by constructing a rear yard building addition and a rear yard variance were approved.

BZA Case #88-30- Requests to substitute one non-conforming use (ceramic and gift shop) for another non-conforming use (grocery store) and a variance to locate two signs on the property were approved.

BZA Case #90-5- Request to substitute one non-conforming use (foster care office) for another non-conforming use (grocery store) was approved.

BZA Case #94-27- Request to expand a non-conforming use and a parking variance for additional office space were approved.

BZA Case #2006-36- Request for special exception to authorize a church in an R-3 zoning district was approved.

Existing Land Use and Zoning:

The site is occupied by the church. To the north is a tri-plex, zoned R-3. To the east, south and west are single-family residences, zoned R-3.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

The sign ordinance requires that there be only one sign not to exceed 30 square feet in total sign area for a church in an R-3 zoning district (Section 5[a] [7]). The applicant proposes to locate two attached unlit Plexiglas signs (4' x 8' each) one on the west facade and one on the south facade of the structure.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed church signs will better identify the church.
2. Unique Circumstance: The structure has a long history on non-residential use and has a large visible building exposure adjacent to the church parking lot to the south of the subject site.
3. Character Alteration: The proposed church signs will not alter the character of the neighborhood.

Comments:

The church currently has a window sign on west facing windows, but is seeking the two larger unlit attached signs to better identify the church.

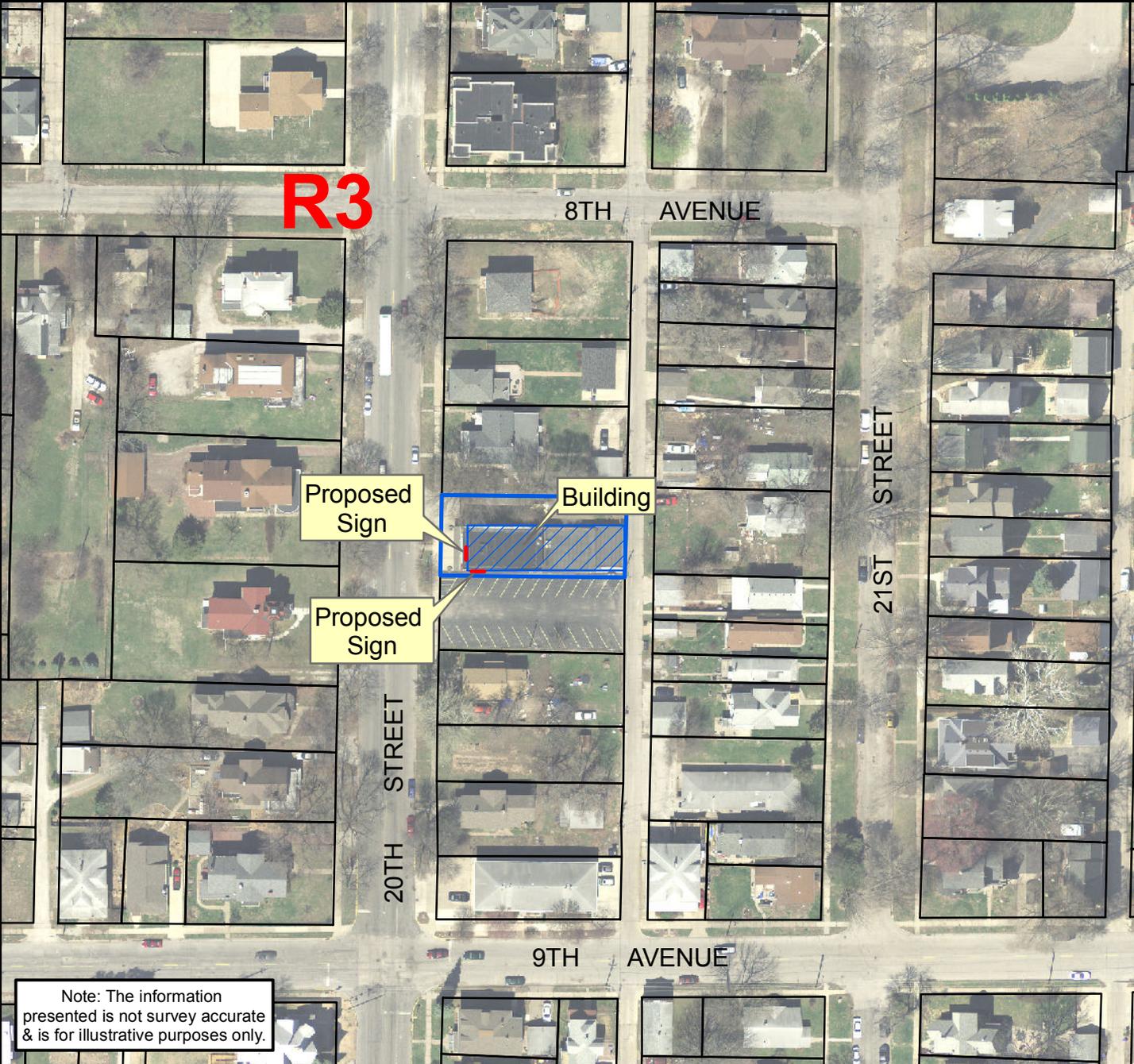
The site is across the street from a designated local landmark (816 20<sup>th</sup> Street) and is also located within the Broadway Historic District. The Rock Island Preservation Commission had a chance to comment on the sign variance request at its April 20th meeting. The Commission voted unanimously that the variances will not be a detrimental to the historic character of the adjacent local landmark and the Broadway Historic District.

Recommendation:

That the variances be approved because it will better identify the church, the structure has a long history of non-residential use, the structure has a large visible building exposure adjacent to the church parking lot to the south of the subject site and 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  
**2016-6 Aerial**  
**Legend**

-  Parcels
-  Subject Property

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



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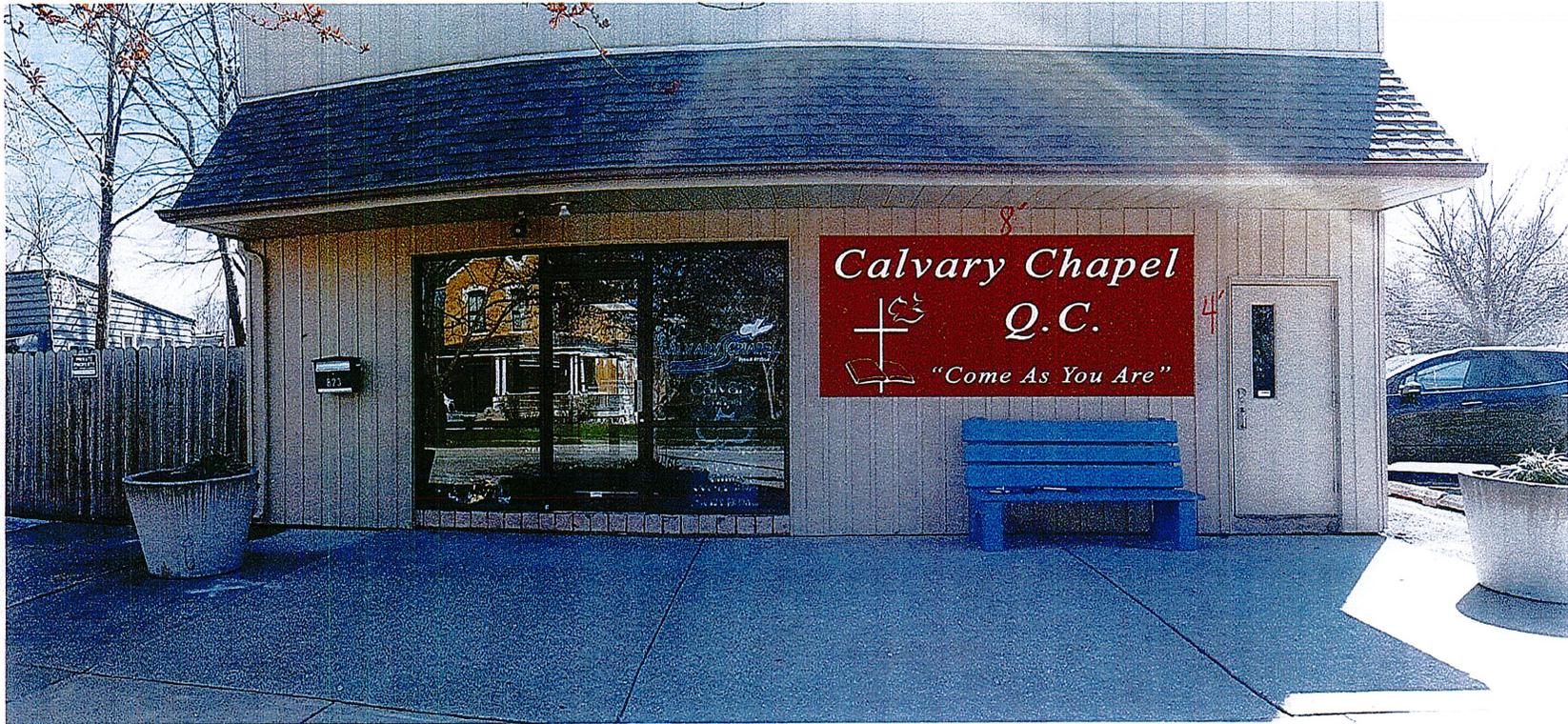
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



ROCK ISLAND ILLINOIS

1st Choice  
4x8 non  
lit  
sign



non lit sign





NO PARKING  
ANYTIME

422

GILBERT GALLERY

422

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: April 27, 2016

SUBJECT: Case #2016-07- Request for a special exception to further expand a non-conforming structure in an R-3 (one and two family residence) district.

Applicant:  
Jamie McDonald

Location:  
4002 7<sup>th</sup> Avenue

Request:  
To a special exception to further expand a non-conforming structure and use in an R-3 (one and two family residence) district.

Size of Property:  
The property measures 52.5' x 150' (7,875 square feet).

Zoning History:  
Board of Zoning Appeals Case #2015-21- Request for a special exception to expand a non-conforming attached porch by enclosing a 6' x 10.5' segment of the porch and adding a 10.5' x 10.5' enclosed attached addition was approved.

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

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

Affected Requirements:  
The Zoning Ordinance requires Board authorization to expand a non-conforming use (Section 5.12). The applicant proposes to expand a recently approved one-story 10.5' x 10' addition to an existing non-conforming attached porch by also constructing an additional 14' x 22' one-story addition all on the west side of the three-unit structure.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed special exception 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 special exception will not alter the character of the neighborhood.

Comments:

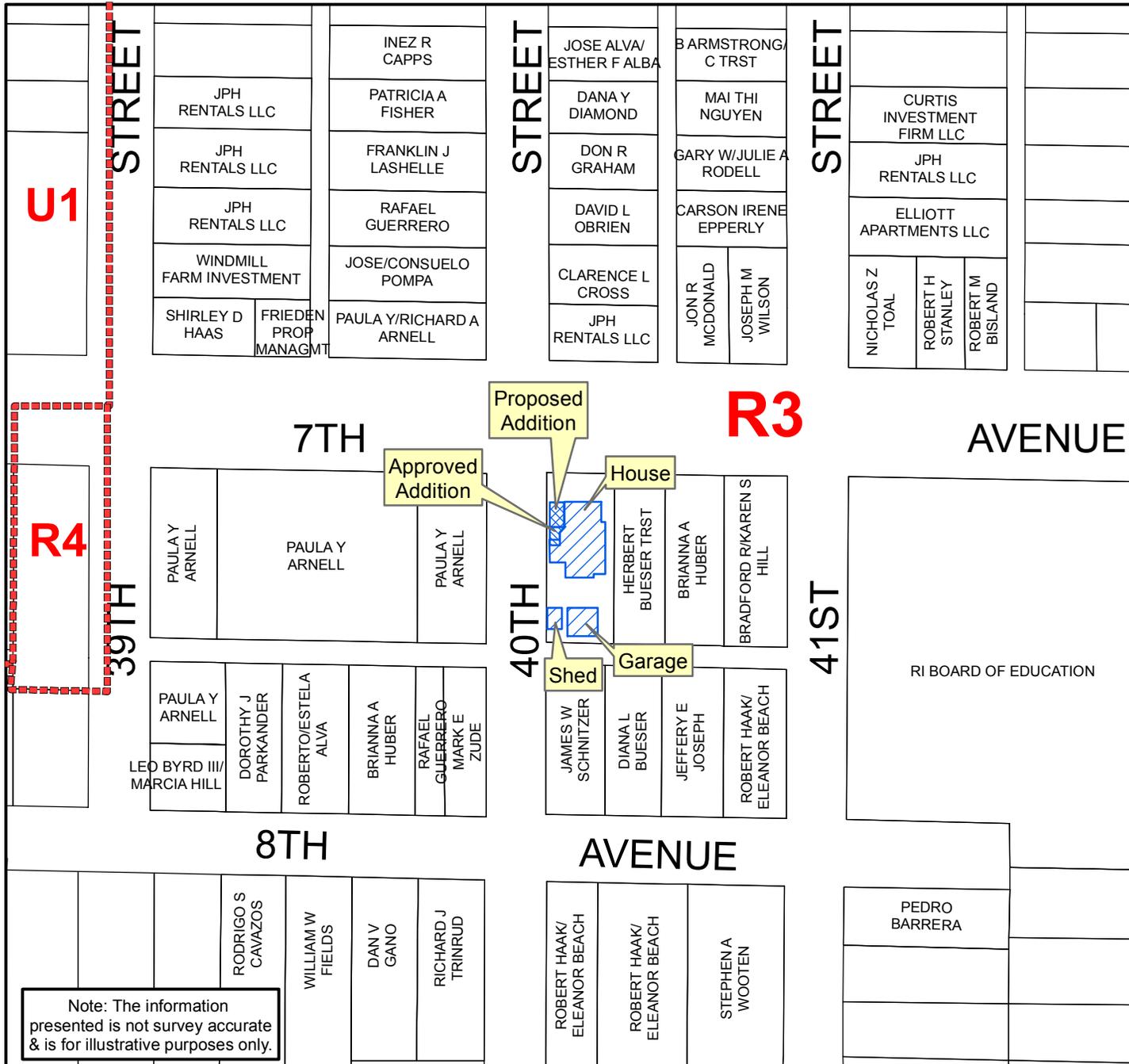
The recently approved building addition was for a one story space that has yet to be constructed, but will extend out to the existing porch line. Part of the existing porch will be enclosed in order to accommodate a new mud room. That addition was intended to square off an existing bay area to allow larger kitchen and pantry space.

The applicant now desires to extend the western exterior wall of the approved addition 22 feet further up to the existing north building line of the residence. This additional one-story space will provide the ability to further expand the kitchen and the living/family room.

Recommendation:

That the special exception 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 2016-7

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



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Feet

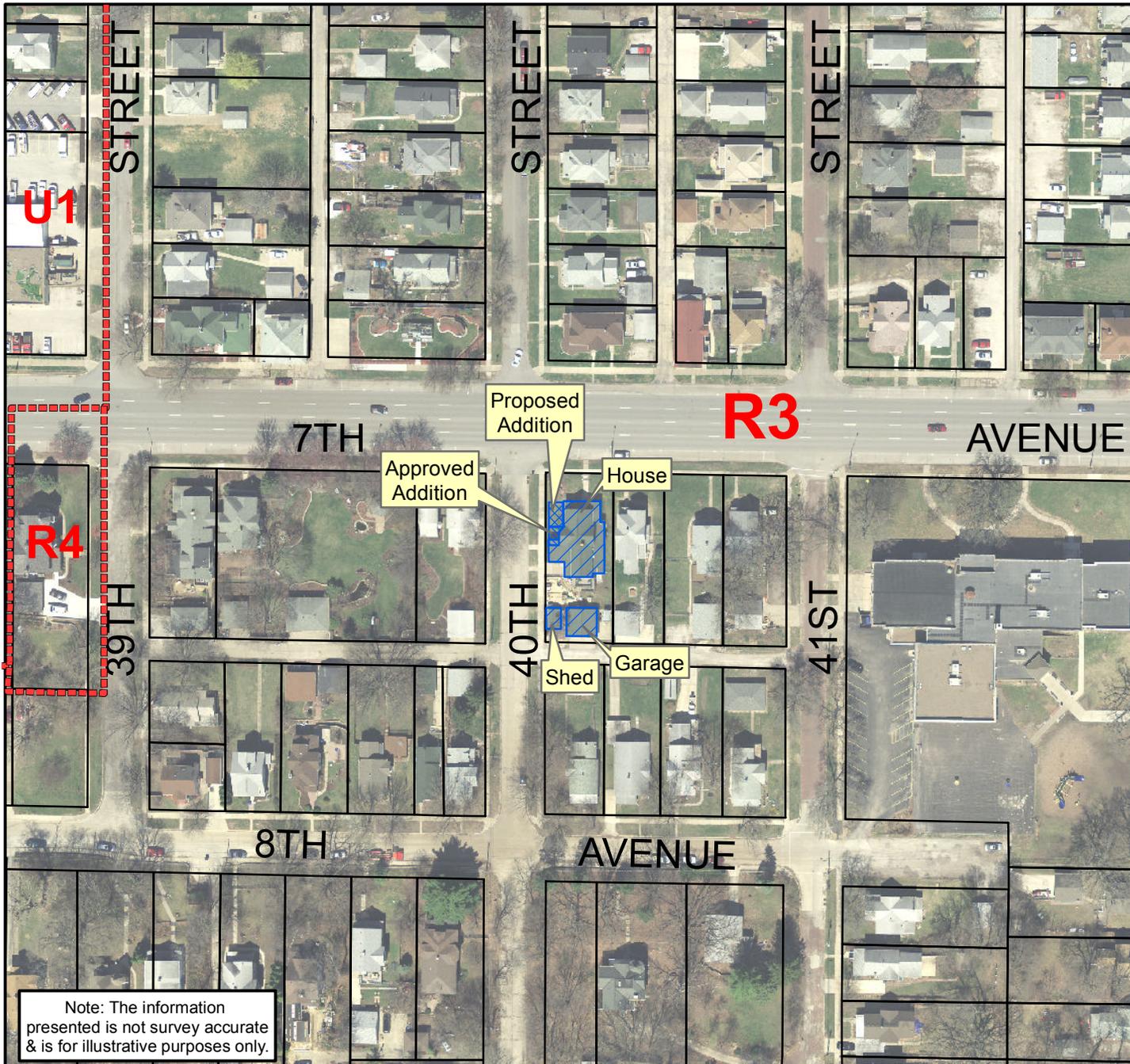
### City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

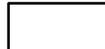
# BOARD OF ZONING APPEALS



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

## BOARD OF ZONING APPEALS 2016-7 Aerial

### Legend

-  Parcels
-  Subject Property

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

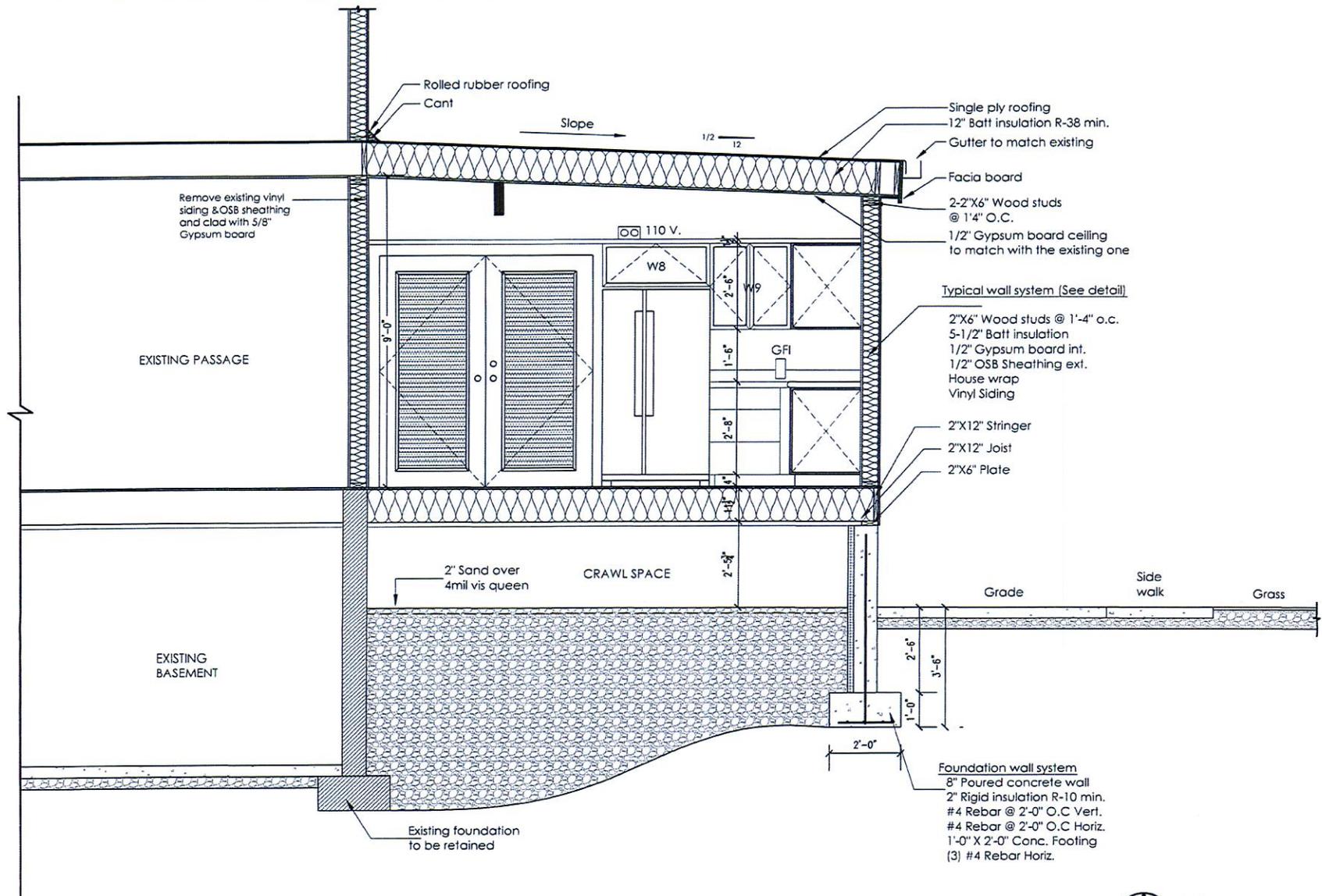


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 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
 DEVELOPMENT DEPARTMENT  
 Planning and Redevelopment



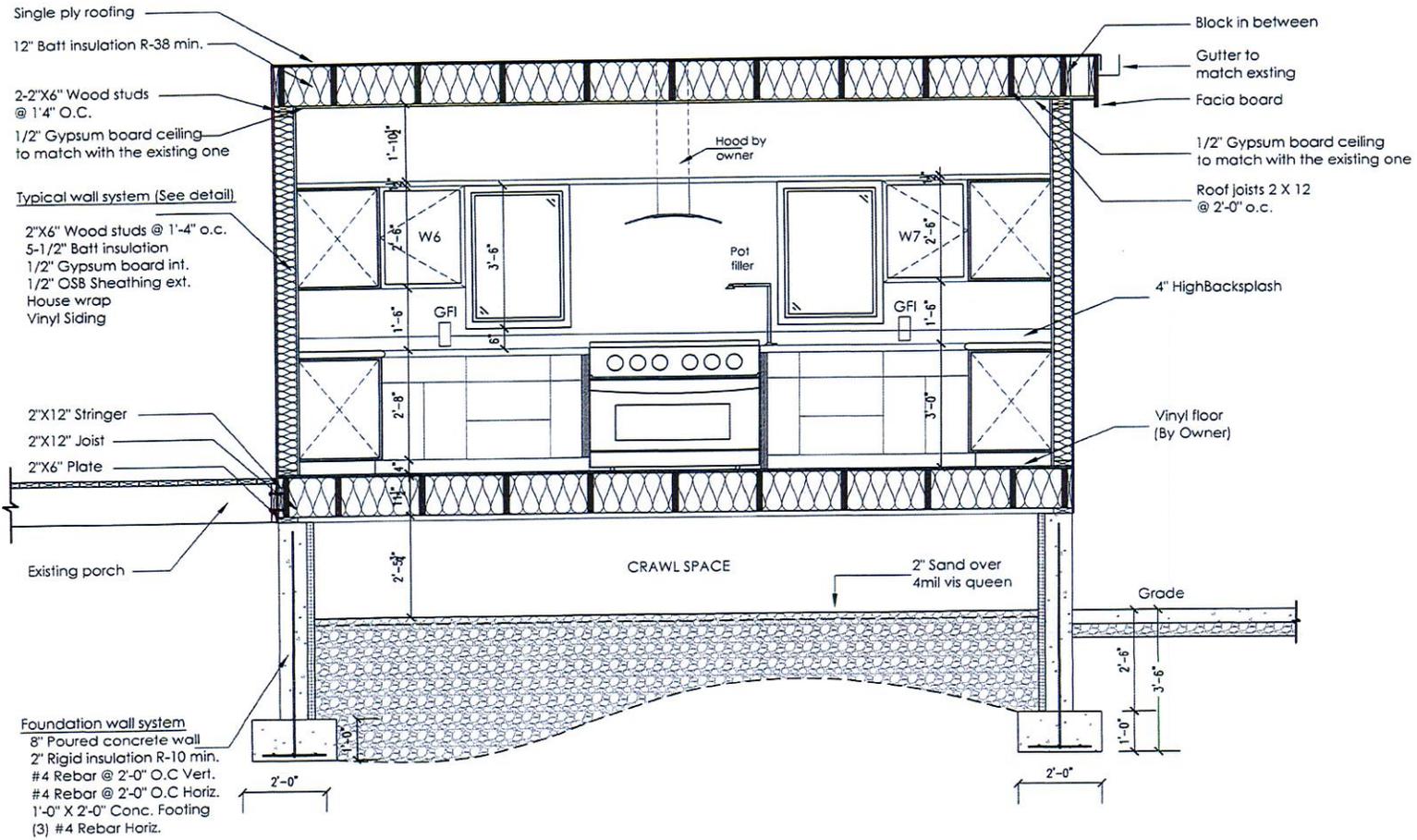


**SECTION C-C**  
 Scale: 3/8" = 1'-0"

1. CHECK EVERY DIM.  
 2. VERIFY ALL DIMENSIONS.  
 3. VERIFY ALL MATERIALS.  
 4. VERIFY ALL FINISHES.  
 5. VERIFY ALL NOTES.  
 6. VERIFY ALL SCHEDULES.  
 7. VERIFY ALL DETAILS.  
 8. VERIFY ALL CONDITIONS.  
 9. VERIFY ALL TOLERANCES.  
 10. VERIFY ALL REFERENCES.

DATE: 02/22/16  
 REVISION: . . .

PROJECT: 2011-6  
 NUMBER: A-6  
 SHEET: A-6  
 NUMBER: A-6



Single ply roofing  
12" Batt insulation R-38 min.

2-2"x6" Wood studs @ 1'4" O.C.  
1/2" Gypsum board ceiling to match with the existing one

Typical wall system (See detail)

2"x6" Wood studs @ 1'-4" o.c.  
5-1/2" Batt insulation  
1/2" Gypsum board int.  
1/2" OSB Sheathing ext.  
House wrap  
Vinyl Siding

2"x12" Stringer  
2"x12" Joist  
2"x6" Plate

Existing porch

Foundation wall system  
8" Poured concrete wall  
2" Rigid insulation R-10 min.  
#4 Rebar @ 2'-0" O.C Vert.  
#4 Rebar @ 2'-0" O.C Horiz.  
1'-0" X 2'-0" Conc. Footing  
(3) #4 Rebar Horiz.

Block in between  
Gutter to match existing  
Facia board

1/2" Gypsum board ceiling to match with the existing one  
Roof joists 2 X 12 @ 2'-0" o.c.

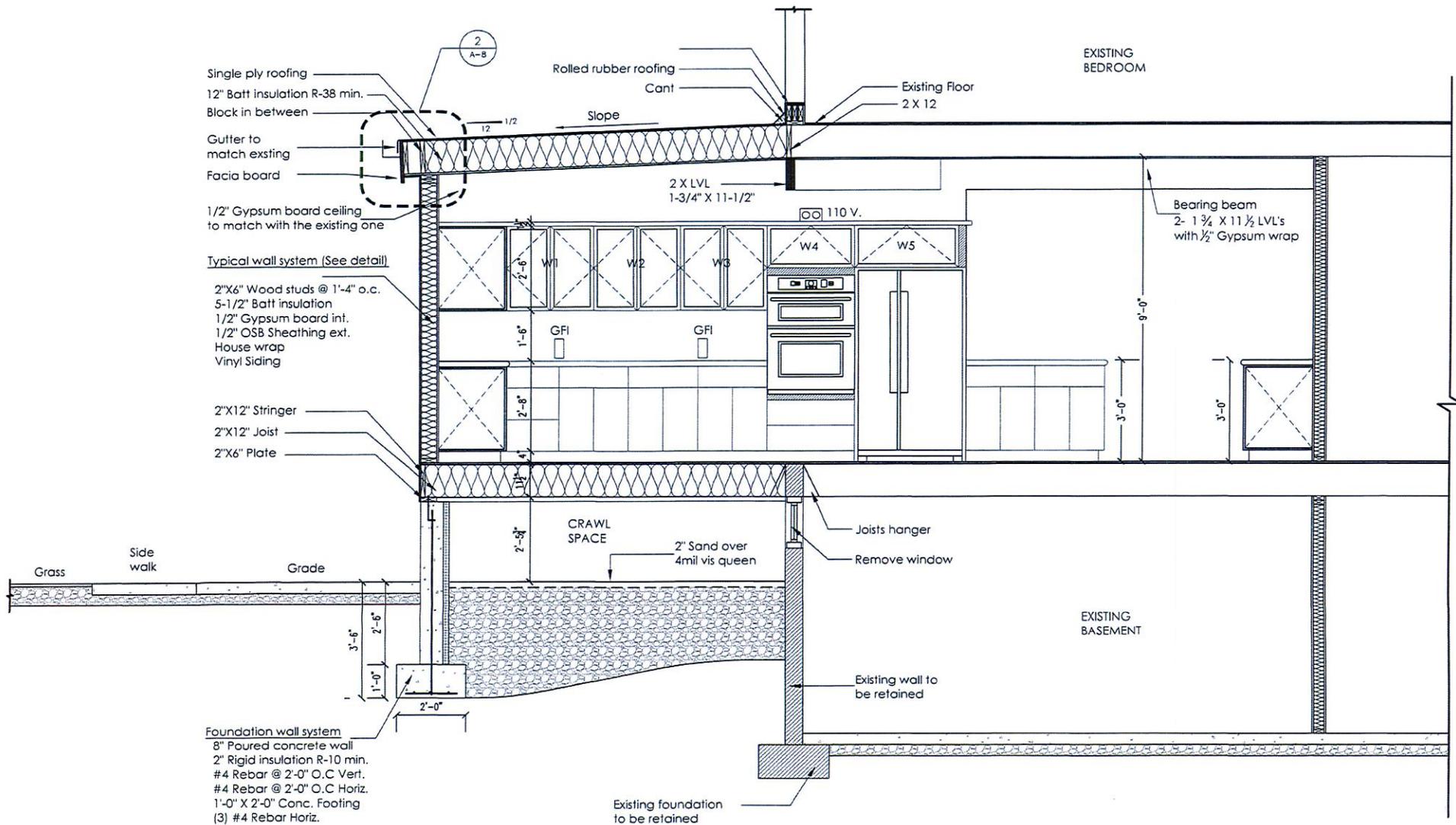
4" HighBacksplash

Vinyl floor (By Owner)

CRAWL SPACE  
2" Sand over 4mil vis queen

Grade  
2'-6"  
3'-6"  
1'-0"  
2'-0"

**SECTION B-B**  
Scale: 3/8" = 1'-0"



**ITALO MILANI**  
 ARCHITECT P.C. ILL  
 3801 14TH AVE, ROCK ISLAND, ILL

**JAMIE McDONNELL**  
 4002 7TH AVENUE  
 ROCK ISLAND, ILL

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

DATE: 02/22/16  
 REVISIONS: . . .

PROJECT: 2011-6:  
 NUMBER:  
 SHEET: A-4  
 NUMBER:

**SECTION A-A**  
 Scale: 3/8" = 1'-0"







## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: April 26, 2015

SUBJECT: Case #2016-08- Request for a variance from the maximum height for a fence in a front yard a chain-link fence at a corner lot of an R-2 (one family residence) district.

Applicants:  
Barry Hartleben

Location:  
2730 34<sup>th</sup> Avenue Court

Request:  
To allow a variance of six-inches of the 3.5 foot maximum height for a fence in a front yard in an R-2 (one family residence) district.

Size of Property:  
The property measures 92.5' x 82' x 105' x 69.5' (approximately 8,600 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single family residence. The neighborhood is primarily a single family residential neighborhood, zoned R-2.

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

Affected Requirements:  
The zoning ordinance requires that fences in a front yard not exceed 3.5 feet in height in a front yard (Section 8.12). The applicant proposes to locate a four foot tall chain-link fence in the south front yard.

Conditions to Authorize Special Exception:

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.

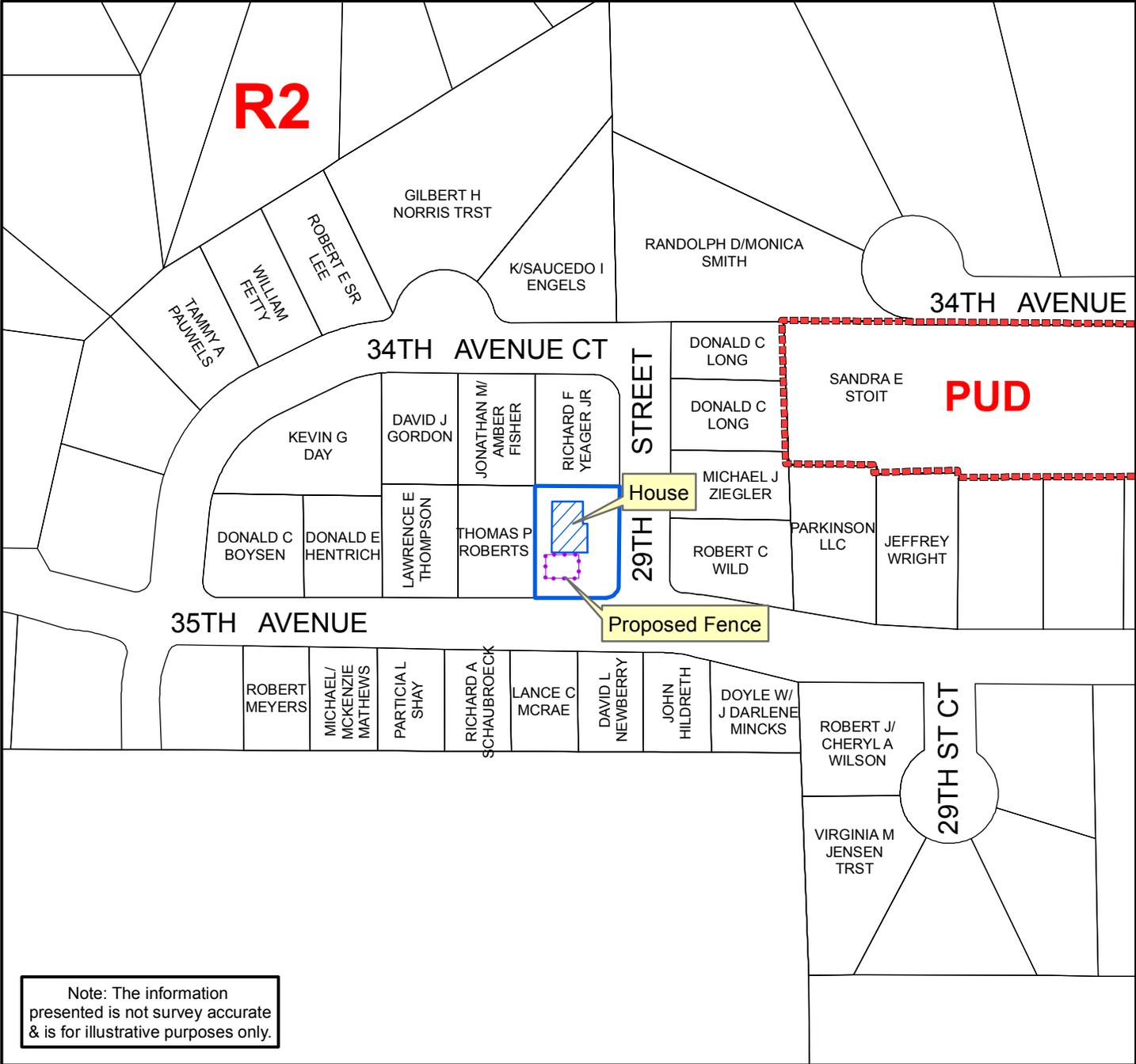
Comments:

Currently there is not a fence in the front yard. The proposed four foot tall chain-link fence will have black vinyl chink links and is proposed to extend out approximately 24 feet from the south facade of the residence. The fence will extend out from a concrete section in the west rear yard that is adjacent to the house. The fence will eventually extend back to the area of the residence just to the west of the eastern front porch area. The applicant desires this fenced in area because they have a dog that could jump over a 3.5 foot tall fence and the area will also be used as a secure play area for children.

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 will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS  
2016-8**

**Legend**

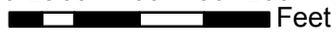
- Subject Property
- Parcels

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



0 25 50 100 150 200 Feet



**City of Rock Island**

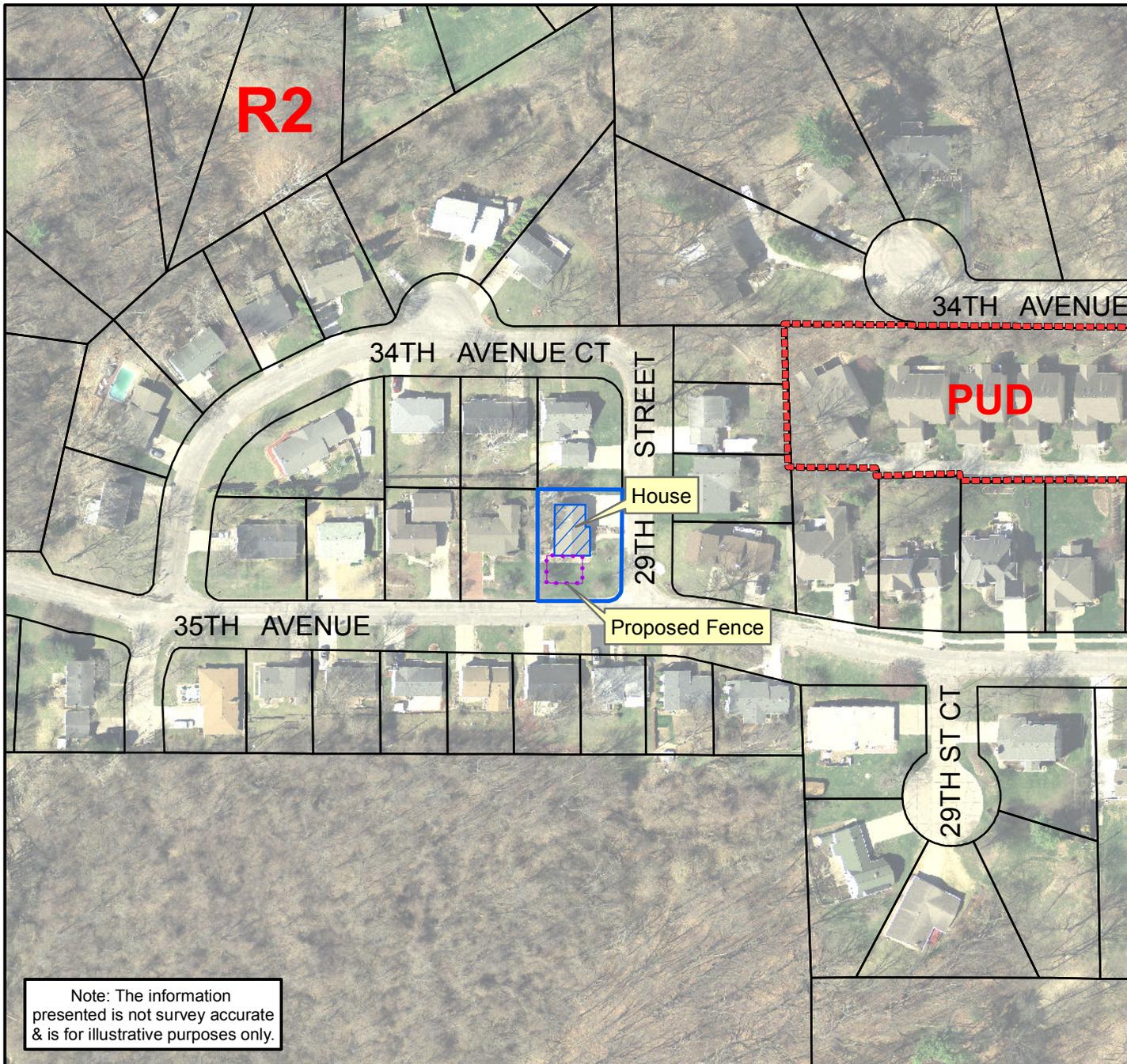
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



**ROCK ISLAND**  
ILLINOIS

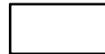
Note: The information presented is not survey accurate & is for illustrative purposes only.

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2016-8 Aerial

### Legend

-  Subject Property
-  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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34th AVENUE CT

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: April 26, 2015

SUBJECT: Case #2016-09- Request for a variance from the maximum height for a fence in a front yard a privacy fence at a corner lot of an R-4 (one to six family residence) district.

Applicants:  
Rene J. R. Guerra

Location:  
1518 15<sup>th</sup> Street

Request:  
To allow a variance of 2.5 feet of the 3.5 foot maximum height for a fence in a front yard in an R-4 (one to six family residence) district.

Size of Property:  
The property measures 80' x 101' (8,080 square feet).

Zoning History:  
None.

Existing Land Use and Zoning:  
The site is occupied by a single family residence. The neighborhood is primarily a single family residential neighborhood, zoned R-4 and R-3. Longview Park is located across 15<sup>th</sup> Street to the east, zoned R-4.

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

Affected Requirements:  
The zoning ordinance requires that fences in a front yard not exceed 3.5 feet in height in a front yard (Section 8.12). The applicant proposes to locate a six foot tall privacy fence in the east front yard.

Conditions to Authorize Variance:  
1. Reasonable Return: The proposed variance will improve the return on the property.

2. Unique Circumstances: The property is located across the street from a large public park and there is a need for more privacy and security for the subject site.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

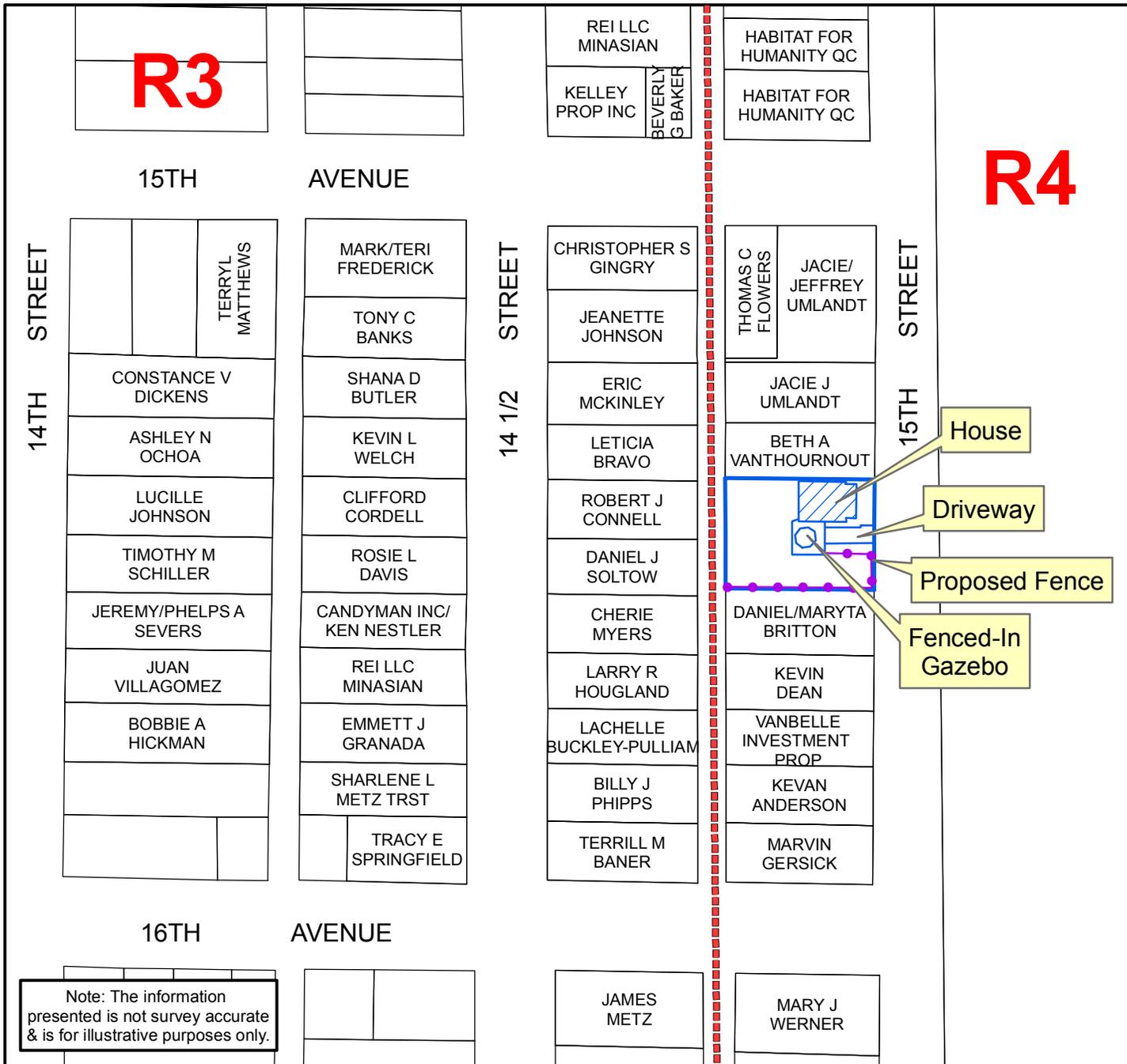
Comments:

Currently there is a four foot tall picket fence in the east front yard and a six foot tall privacy fence in the west rear yard and surrounding a gazebo also in the rear yard. The applicant would like to have a six foot tall privacy fence in part of the east front yard to tie into the existing privacy fence that surrounds the gazebo. The proposed fence would extend up to the driveway and then connect back to the gazebo fence. There would not be a six foot fence in front of the residence. The applicant has indicated that people exiting the park have cut through his yard and he desires to erect the taller fence to stop that activity.

Recommendation:

That the variance be approved because it will improve the return on the property, the property is located across the street from a large public park and there is a need for more privacy and security for the subject site and will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS



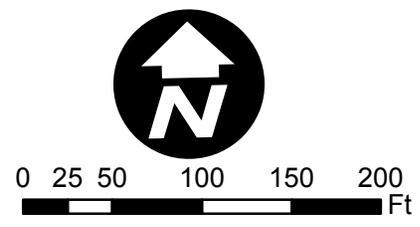
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## BOARD OF ZONING APPEALS 2016-9

**Legend**

- Parcels
- Subject Property

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

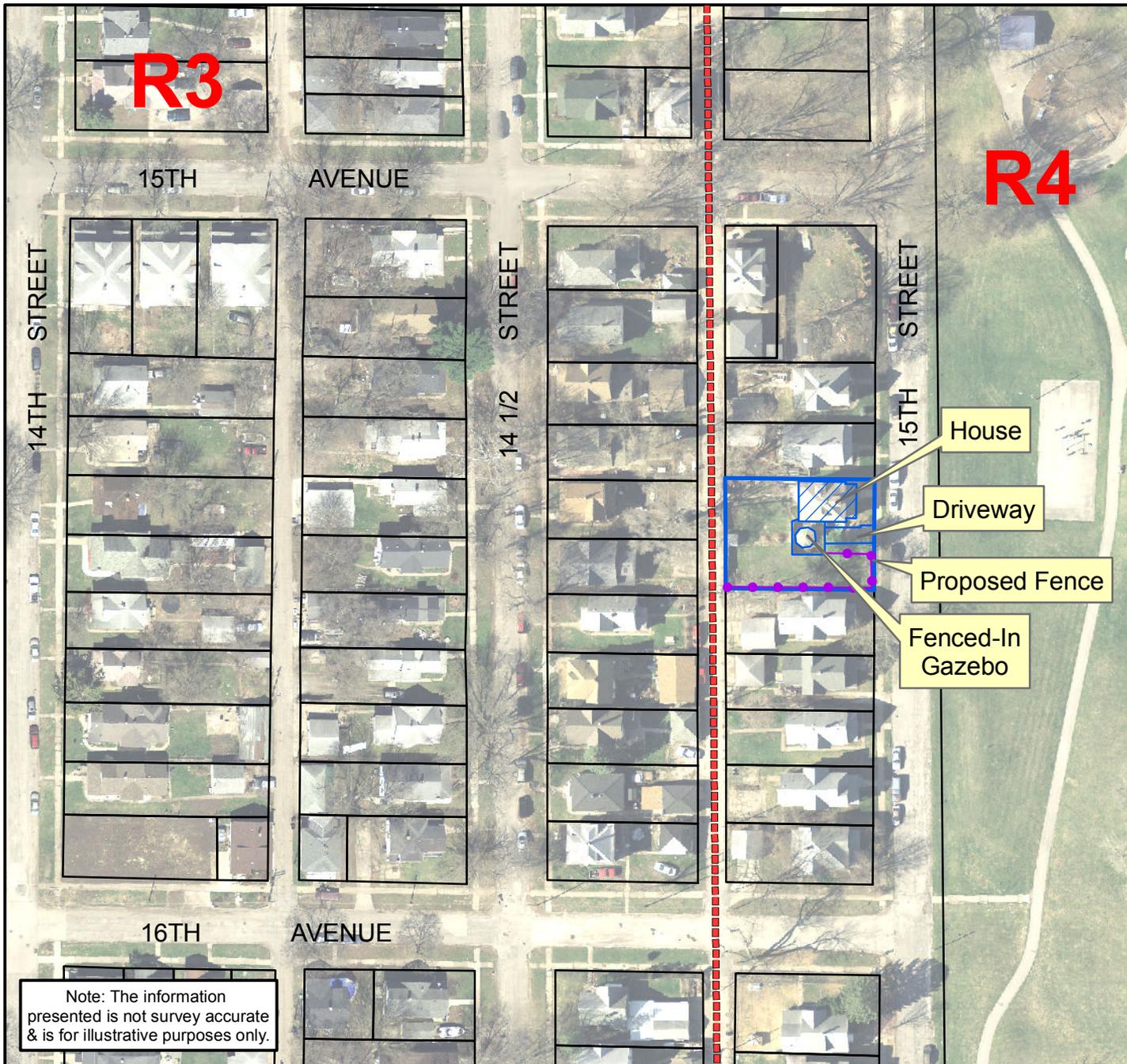


### City of Rock Island

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# BOARD OF ZONING APPEALS



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## BOARD OF ZONING APPEALS 2016-9 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  
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