

January 11, 2017

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
January 11, 2017
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of December 14, 2016
3. Procedural Explanation
4. Public Hearing #2017-01: The applicant, Timothy Niemiec (LaMancchia Group) for the Gas and Electric Credit Union, has filed a request for a variance of 11 off-street parking spaces of the 28 off-street parking space requirement for a credit union office in a B-3 (community business) district at 2300 4th Avenue.
5. Other Business
6. Adjournment

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

Regular Meeting

7:00 p.m.

December 14, 2016

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

Staff Present: Alan Fries.

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

Approval of Minutes – Mr. Tschappat made a motion to approve the Minutes of the November 9, 2016 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

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

Public Hearing #2016-25 - Request from Shawn Boyd for a variance of 23 feet of the 30 foot rear yard setback requirement in an R-3 (one and two family residence) district at 605 10th Street.

Mr. Fries said the applicant was not present at the November 9th meeting, so the Board deferred the case until tonight.

He then presented the staff report. He explained the Zoning Ordinance requires a 30-foot rear yard setback requirement in an R-3 zoning district (Section 14.5). The applicant proposes to construct an attached one-story building addition (30' x 24') in the east rear yard.

The proposed addition would be in-line with the north façade of the existing residence. The addition would include a first floor living space and a two car attached garage with doors facing north to an access drive to 6th Avenue.

The applicant has made an attempt to purchase the undeveloped property to the east, but at the time of writing this report it has not yet come to fruition. The applicant desires indoor parking prior to the winter months.

Chairman Snyder called for proponents.

Shawn Boyd, 605 10th Street, was sworn in. He said the proposed addition will add a two car attached garage and a breezeway adjacent to the east side of his residence.

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

Decision Case #2016-26 – Ms. Williams 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.
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business:

Mr. Fries distributed 2017 meeting schedules and informed the Board there is one case for the regular January 11th meeting.

Adjournment:

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

Respectfully submitted,

Alan Fries

Interim Secretary, Rock Island Board of Zoning Appeals

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: December 30, 2016

SUBJECT: Case #2017-01- Request for a variance from the off street parking requirements for a credit union building expansion in a B-3 (community business) district.

Applicant:

Timothy Niemiec (LaMacchia Group) for the Gas and Electric Credit Union

Location:

2300 4th Avenue

Request:

To allow a variance of 11 off-street parking spaces of the 28 off-street parking space requirements for a credit union office in a B-3 (community business) district.

Size of Property:

The property measures 120' x 220' (26,400 square feet).

Zoning History:

None.

Existing Land Use and Zoning:

The site is occupied by a credit union office with a drive-thru facility. The site is located in a commercial, office and restaurant business area, zoned B-3.

Topography:

The site is generally flat and slightly above street level.

Affected Requirements:

The zoning ordinance requires a total of 28 total off-street parking spaces for the existing structure and proposed addition. The applicant proposes to construct an attached 2,136 square foot, one-story building addition in the south front yard, which will remove some existing parking on the site. Additional off-street parking will be leased from an adjacent property owner.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: The lot is a corner lot with three front yards and a smaller rear yard.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

The proposed one-story addition will be in-line with the west façade of the existing office structure. The original 4,378 square foot structure was constructed when the previous zoning ordinance identified no front yard setback. The current structure is set back approximately seven feet from the west property line. The proposed addition will also match the existing façade materials of the current structure and will be located in an area currently used for employee parking and access to the drive-thru stations. 17 customer parking spaces will remain on the north side of structure, while 9 primarily employee spaces will be removed on the south side to accommodate the new addition. The applicant indicates that up to two new employees are expected to be added. The credit union has made arrangements to lease additional off-street parking from the adjacent property owner to the west across 23rd Street (JTM Concepts, 2222 4th Avenue).

In a related request not reviewable by the Board, the applicant has submitted a public right-of-way vacation request to the City Council for an approximate 3,340 square foot area located adjacent to 5th Avenue south of the existing employee parking spaces (see attached vacation map). This vacation request is needed in order to meet the 20 foot south front yard setback requirement required in the existing Zoning Ordinance. The site plan identifies that the proposed addition is located within 14 to 15 feet from the existing south property line (ordinance requires a 20 foot front yard setback). The applicant proposes to locate a new monument freestanding sign in this area and provide a landscape plan identifying several low level landscaped areas. The City Council will consider this request sometime in late January or early February.

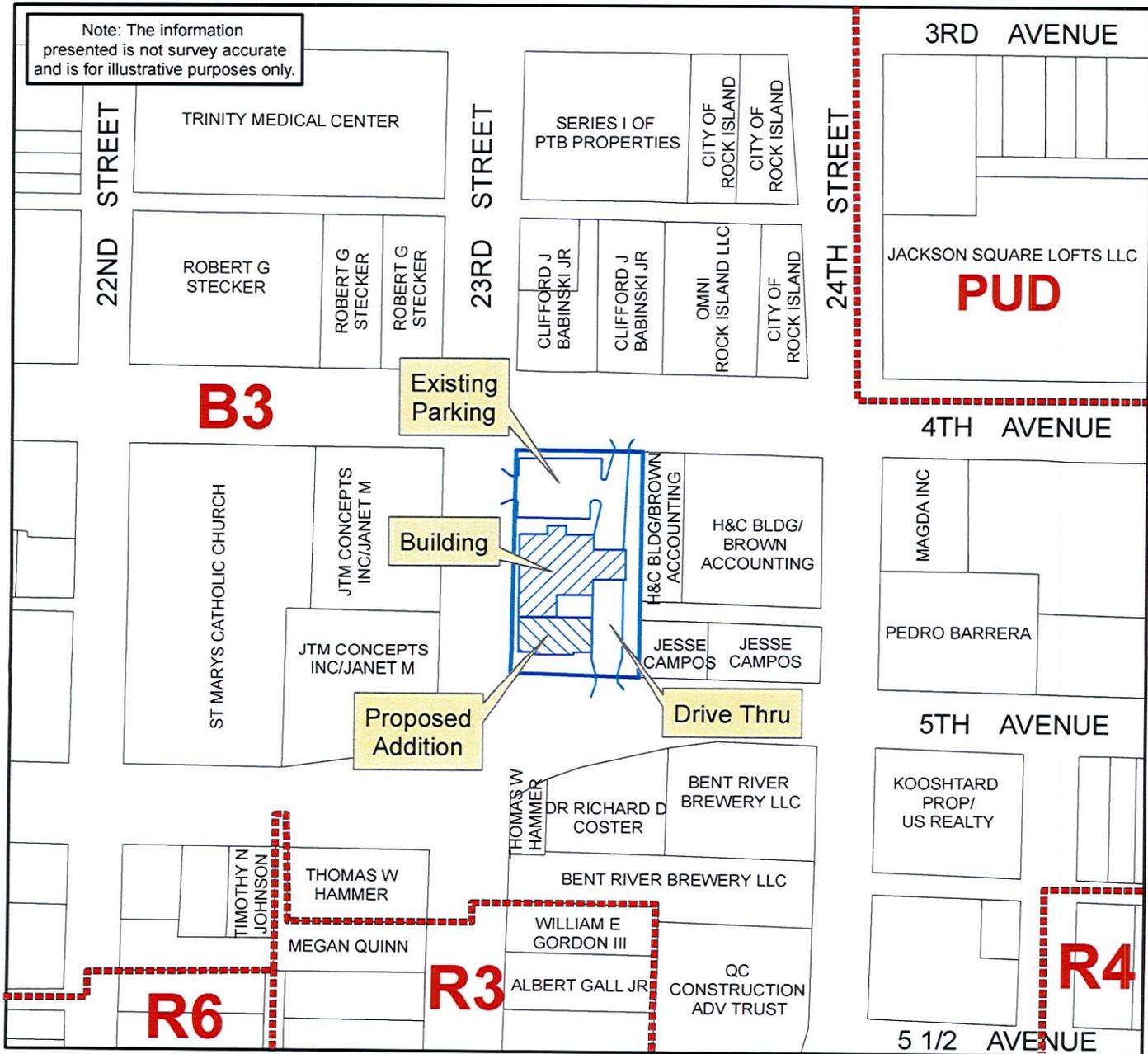
Recommendation:

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 a smaller rear yard and it will not alter the character of the neighborhood.

Staff recommends the Board add the stipulation that the applicant provide a copy of the lease arrangement for the lease of parking spaces on the adjacent property.

BOARD OF ZONING APPEALS

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



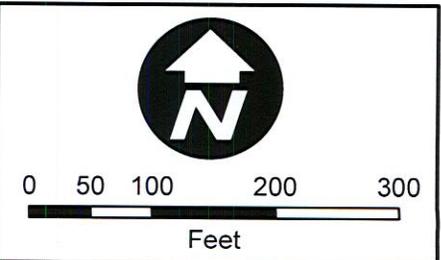
BOARD OF ZONING APPEALS 2017-1

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: GA RB

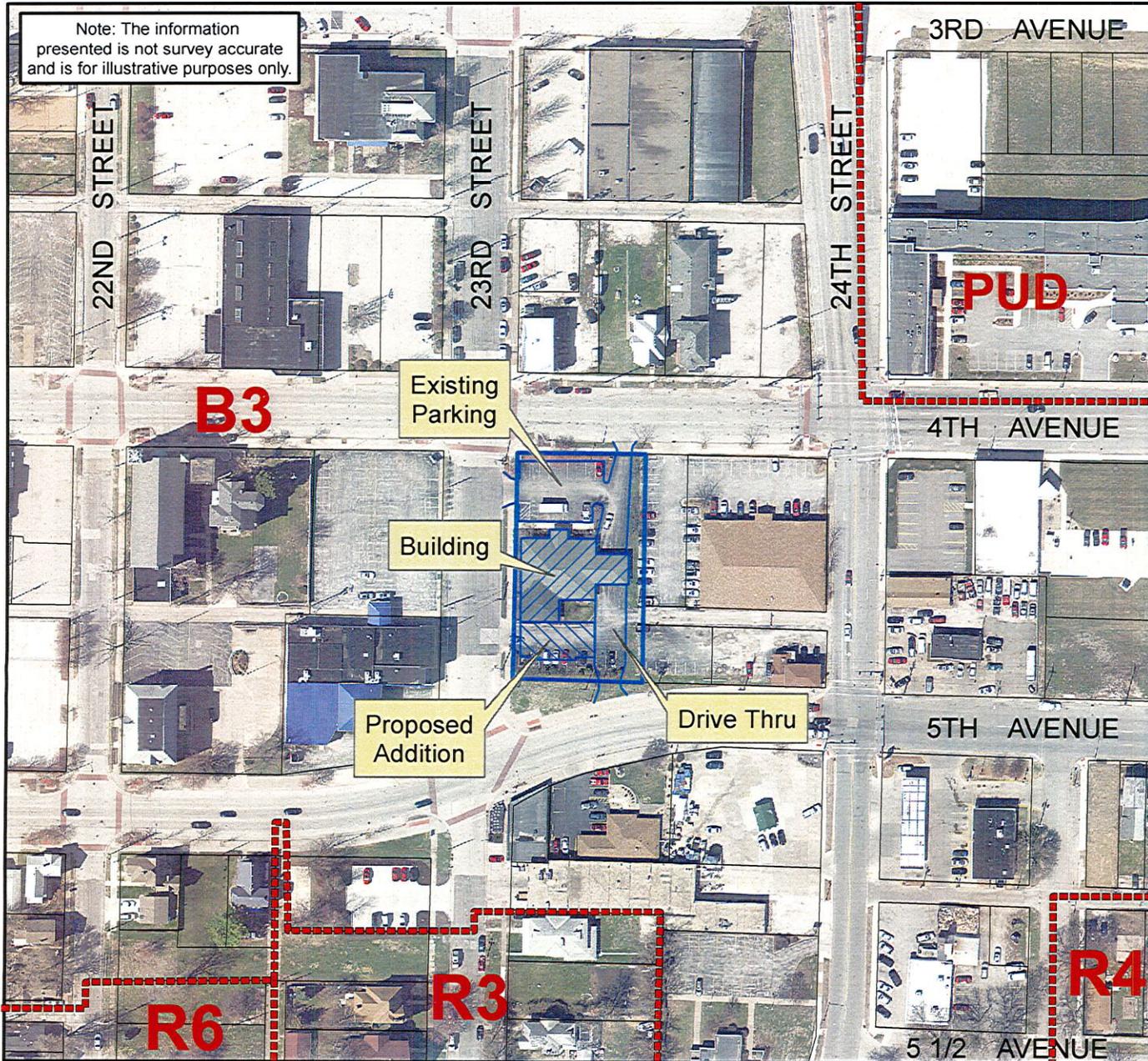


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

BOARD OF ZONING APPEALS

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BOARD OF ZONING APPEALS 2017-1 Aerial Legend

- Parcels
- Subject Property

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



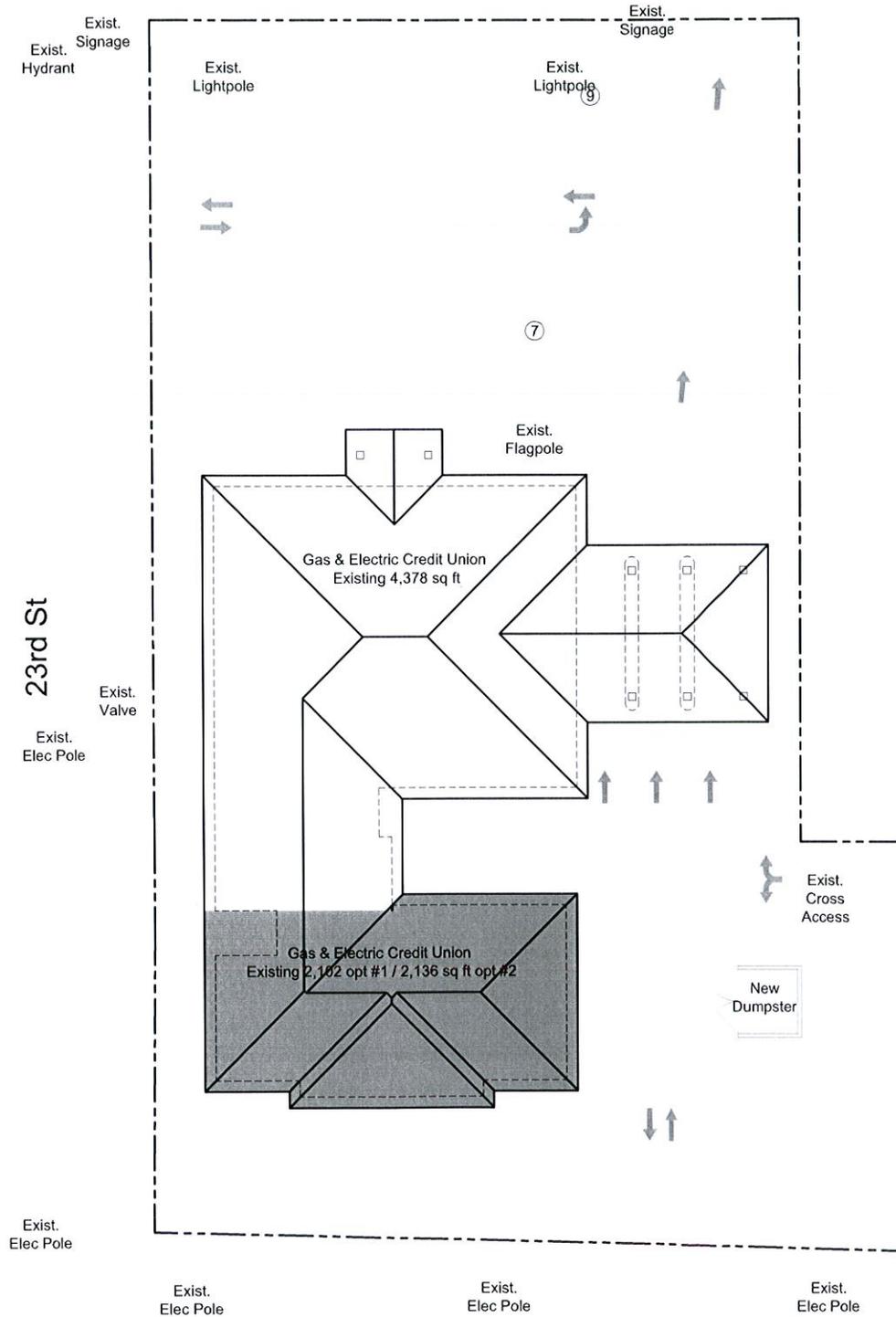
0 50 100 200 300
Feet

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Planning and Redevelopment

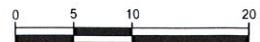


4th Ave

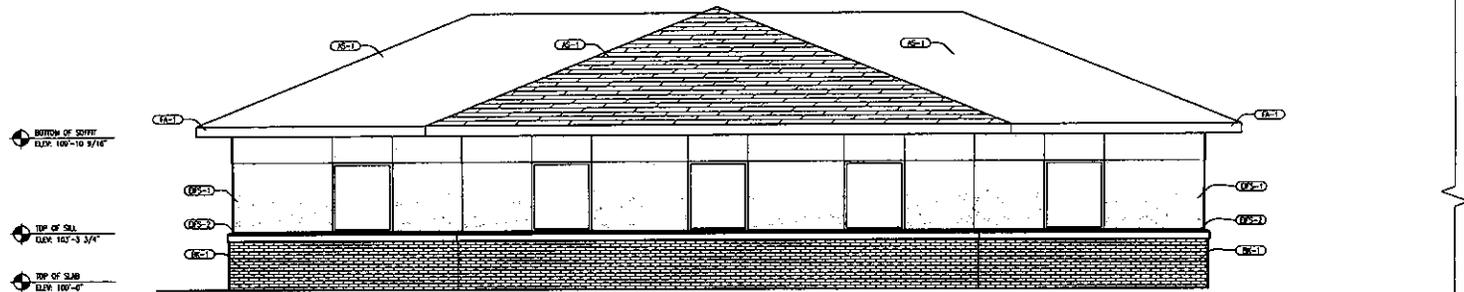


PROPOSED SITE PLAN
Rock Island, IL - 28,219 SQ FT / .68 ACRES
SCALE: 1:20

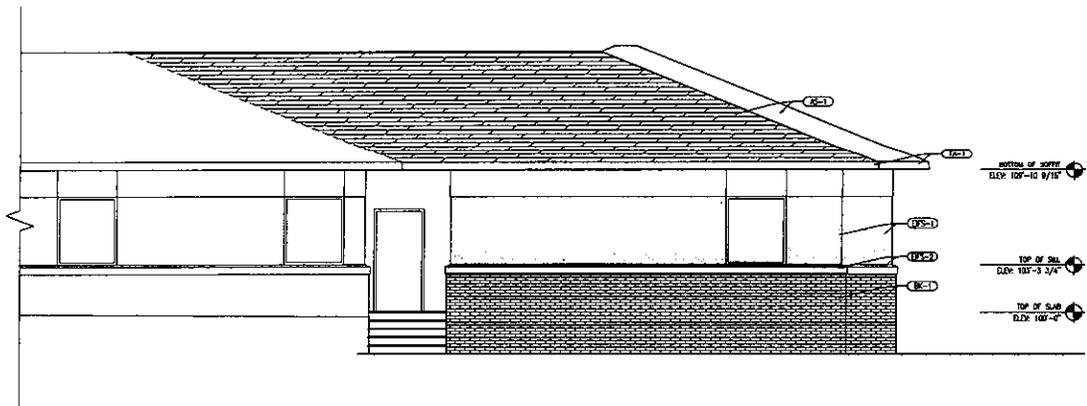
8-22-16



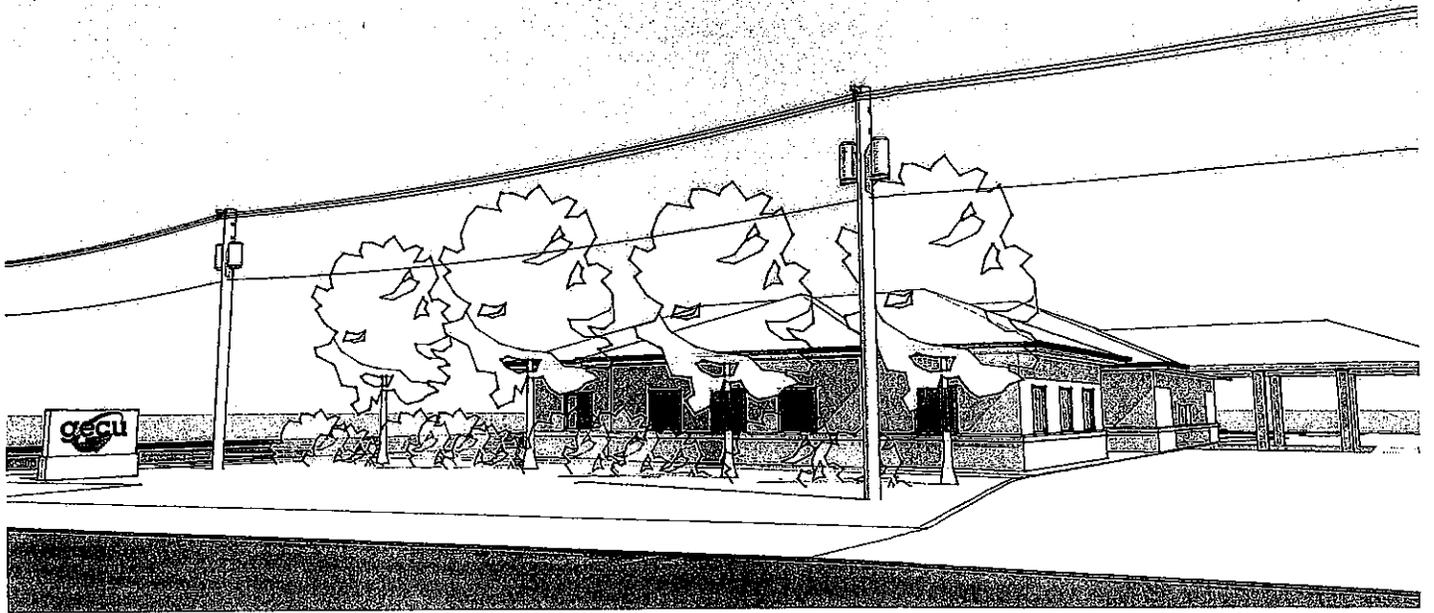
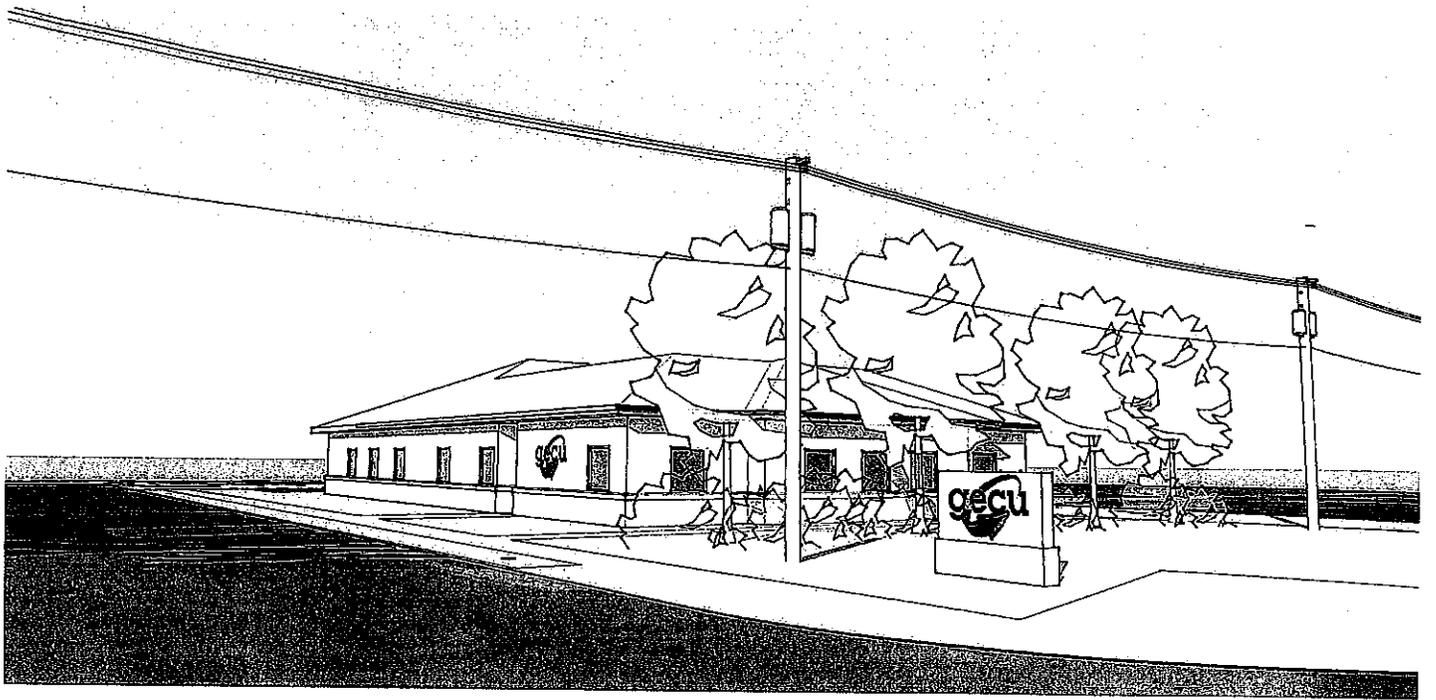
OUR BUSINESS IS BUILDING YOURS
LaMACCHIA
GROUP



1 EAST ELEVATION
 A-200 SCALE: 1/8" = 1'-0"
 1/8"



2 SOUTH ELEVATION
 A-200 SCALE: 1/8" = 1'-0"
 1/8"

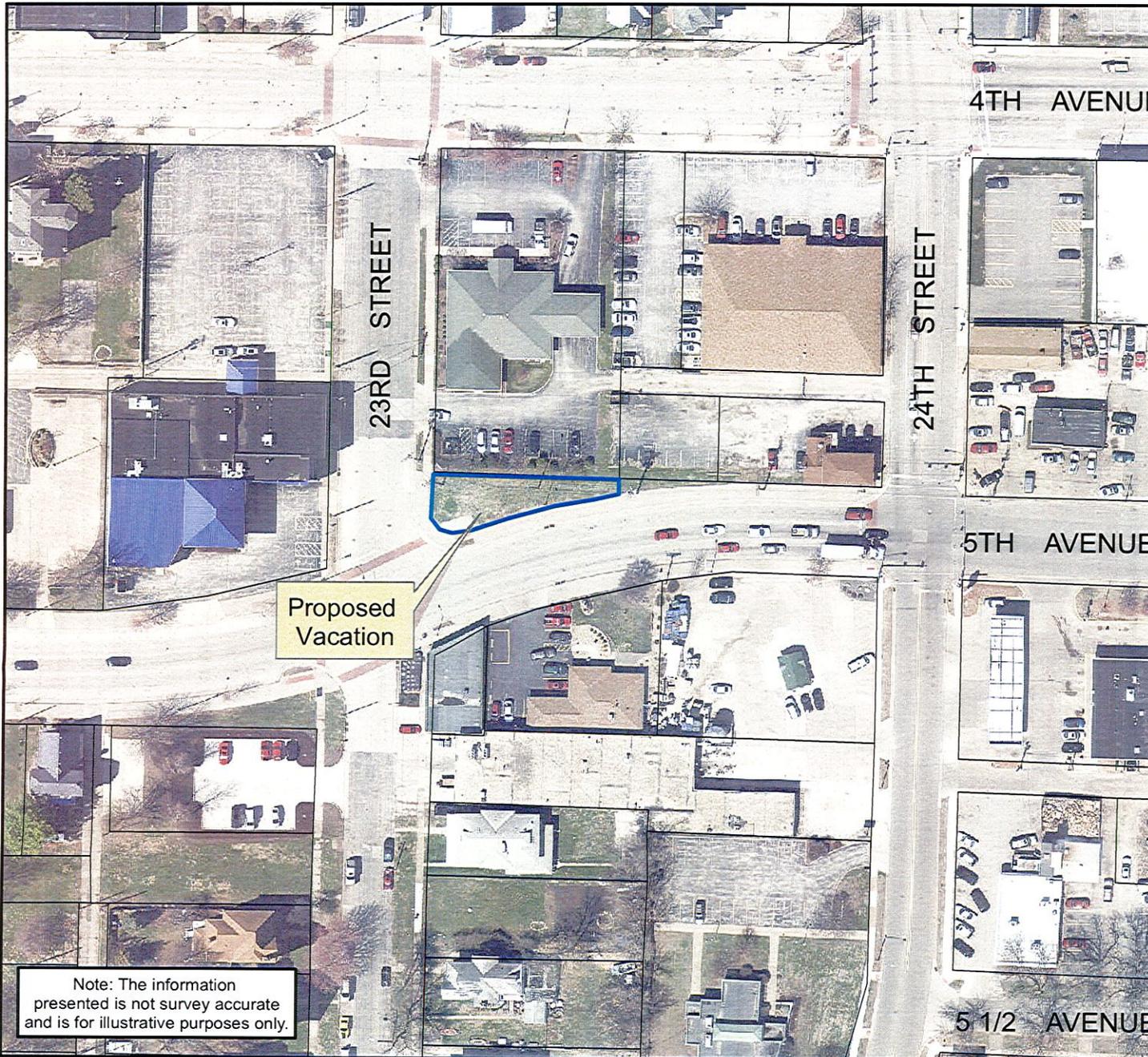




gecu
DRIVE UP ATM

DRIVE UP ATM

VACATION LOCATION



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

VACATION LOCATION AERIAL 23rd Street & 5th Avenue

- Legend**
-  Parcels
 -  Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 Feet

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