

February 8, 2017

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
February 8, 2017
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of January 11, 2017
3. Procedural Explanation
4. Public Hearing #2017-02: The applicant, Scott MacDonald, has filed a request for a special exception to authorize a boarding and lodging house for up to six residents in a R-3 (one and two family residence) district at 717 29th Street.
5. Other Business
6. Adjournment

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

Regular Meeting

7:00 p.m.

February 8, 2017

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

Staff Present: Alan Fries.

Acting Chairman Tschappat 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 11, 2017 meeting. Mr. Day seconded the motion, and it passed unanimously.

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

Public Hearing #2017-02 - Request from Scott MacDonald for a special exception to authorize a boarding and lodging house for up to six residents in an R-3 (one and two family residence) district at 717 29th Street.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires Board authorization to approve a boarding and lodging house in an R-3 zoning district (Section 16.3b). The applicant proposes to establish a boarding and lodging house for up to six residents.

The existing structure has been on a City list for recommended demolition properties, but has been recently purchased by the applicant in an effort to rehab the structure and use it for a six bedroom rental property. The applicant has submitted the attached revised site and floor plan and building elevations identifying the reconfiguration of a proposed nine (9) space parking lot in the rear of the property utilizing the existing driveway off of 29th Street as one of the two access points for the parking lot. The second access point is off the alley.

Staff believes that since only six off-street parking spaces are required for a six bedroom boarding and lodging house that only six spaces should be located in the rear yard to minimize the impermeable surface coverage of the rear yard and maintain a more residential character of the neighborhood. Staff also supports requiring that the driveway not be used for parking but only for access to the rear yard to alleviate any parking that would adjacent to the residential structure to the south. Finally, staff also recommends that an adequate landscape buffer be provided along the south property line adjacent to the parking area as identified in the staff recommended stipulations.

Acting Chairman Tschappat asked if the tenants would be on a short term lease utilizing the dwelling as sleeping rooms. Mr. Fries replied that it would not be used for sleeping rooms on a short term basis.

Acting Chairman Tschappat called for proponents.

Scott MacDonald 1426 Haines Court in Batavia, Illinois, was sworn in. He said he would have a yearly lease for the tenants and that it would likely be Augustana College students who would lease the house. He said he has had several of his children attend Augustana and has one student who will attend next school year. He said the house will have six bedrooms and four baths and that he also will keep as much of the original character of the dwelling intact on the inside.

Mr. Day asked if he wanted to have the nine parking spaces he originally proposed in the rear parking lot instead of the staff recommended six spaces. Mr. MacDonald replied that he would prefer the nine spaces because it would accommodate parking for friends and family visiting the residents of the dwelling.

Ms. Williams asked if he was supportive of the staff recommendation for landscaping along the south property line. Mr. MacDonald replied that supportive of it and that landscaping was a hobby of his.

Lo Milani, 2801 12th Avenue and architect for the project, was sworn in. He said the house had been at this location for over 100 years and it was originally built by an individual who worked at the Leather Department at the Rock Island Arsenal who made horse saddles for the military. He said the only exterior change for the house will be an added third floor access stairway that will be located in the rear of the structure, per building code requirements.

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

Decision Case #2017-02 – Ms. Williams made a motion to approve the request because:

1. The special exception and rehabbed house will improve the return on the property.
2. The proposed use will not alter the character of the neighborhood.

She added the following stipulations:

1. The driveway from 29th Street be limited to access to the rear yard parking lot only, no parking shall be allowed in the driveway.
2. That six to eight off street parking spaces be allowed in the rear yard improved parking lot.
3. A minimum of a five foot wide landscaped area be provided along the south property line with arborvitae evergreen plantings.

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

Other Business:

Mr. Fries informed the Board there are two cases for the regular March 8, 2017 meeting.

Adjournment:

Acting Chairman Tschappat adjourned the meeting at 7:28 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: February 27, 2017

SUBJECT: Case #2017-03- Request for a variance to allow a second ground level dwelling unit in the rear of a commercial structure in a B-1 (neighborhood business) district.

Applicant:
Terry Woolison

Location:
1303/1305 30th Street

Request:
To allow a variance to allow a second ground level dwelling unit in the rear of a commercial structure in a B-1 (neighborhood business) district.

Size of Property:
The property measures 45' x 140' (6,300 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a vacant commercial space and one existing rear ground level dwelling unit. To the north, south and west are primarily business uses, zoned B-1. To the east are single family residential uses, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires that dwelling units in a B-1 zoning district be above a ground level (Section 25.2N). The applicant proposes to reestablish a second dwelling unit on the ground level of the commercial structure.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Unique Circumstances: There had been a second dwelling at one time at the property, but one of the past commercial tenants expanded into part of that dwelling space.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

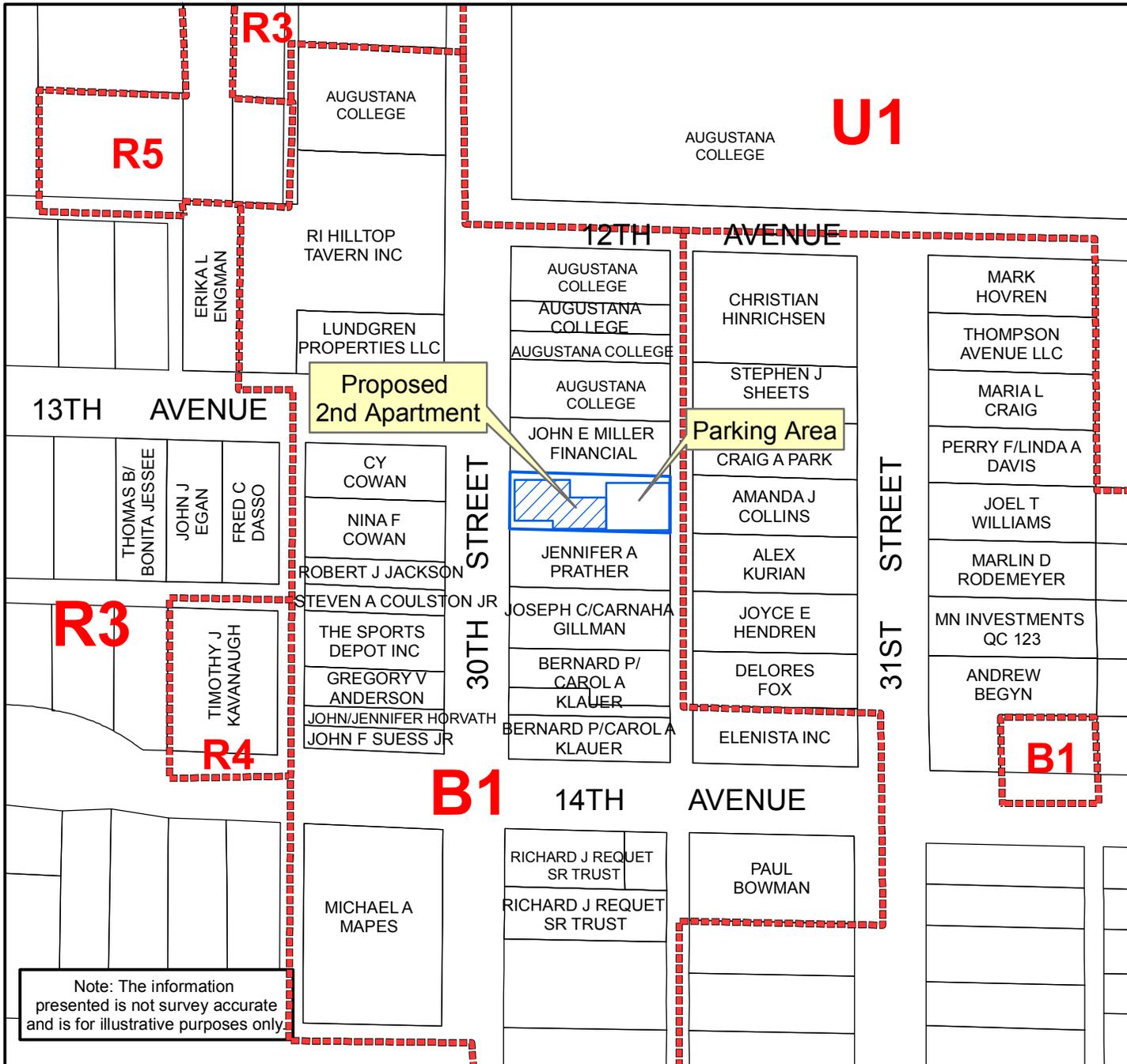
The applicant desires to re-establish a second ground level apartment dwelling unit in the rear of the structure (commercial spaces are in the western front of the structure). One of the past commercial tenants expanded into part of the dwelling space for its use and the balance of the space was not useable for a dwelling, so it remained unused. Currently there is one dwelling unit in the rear of the structure that was established prior to the current ordinance, so it remains an allowable nonconforming use. Both residential uses would have separate entrances.

There is a rear yard improved parking area with 8 off-street parking spaces with access to the alley. The site meets ordinance parking requirements for the two residences and the commercial space.

Recommendation:

That the variance be approved because it will improve the return on the property, the unique circumstance of there being a past second dwelling space 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 and is for illustrative purposes only

BOARD OF ZONING APPEALS
2017-3

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



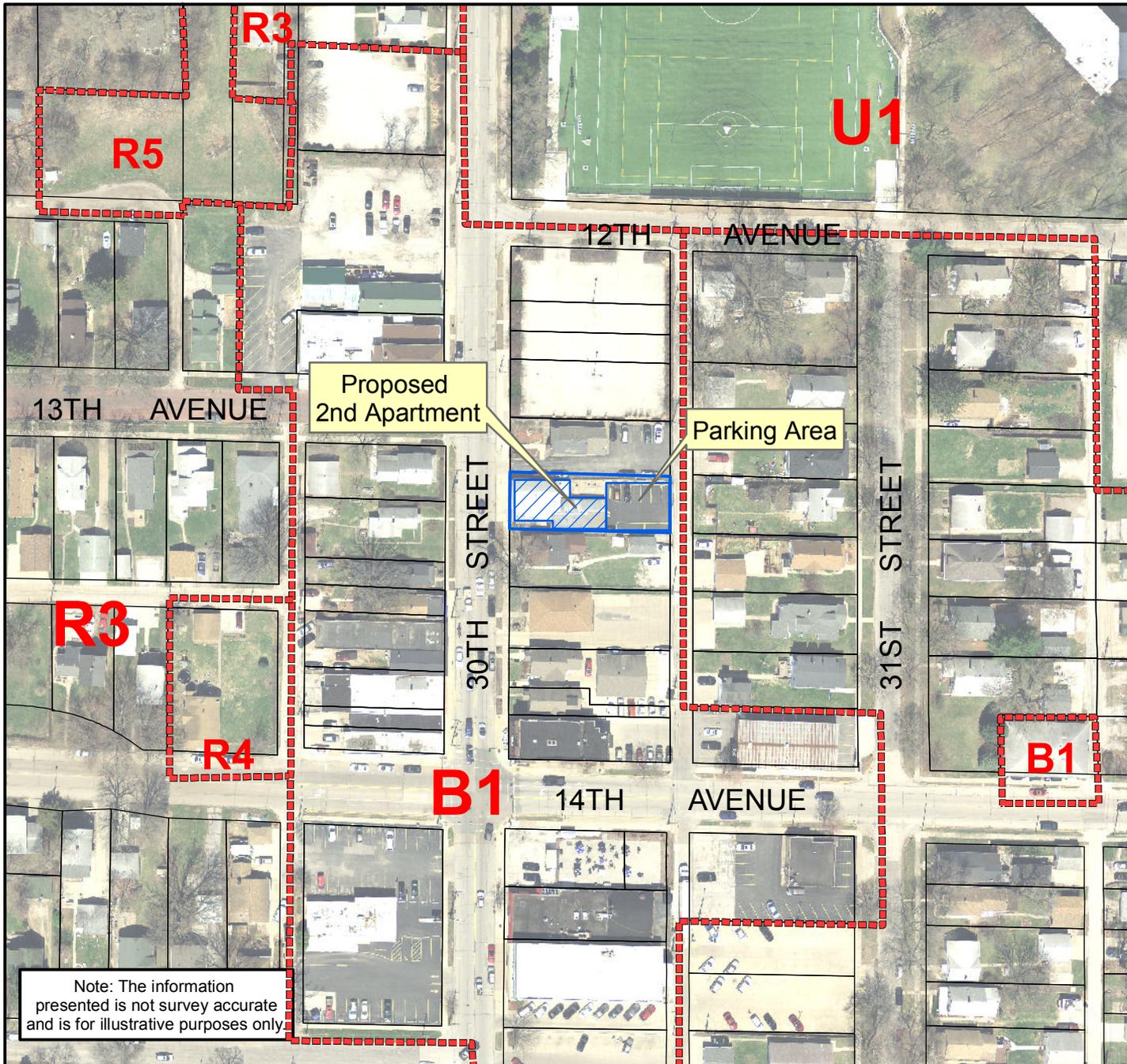
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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-3 Aerial Legend

-  Parcels
-  Subject Property

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



0 25 50 100 150 200
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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



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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: February 27, 2017

SUBJECT: Case #2017-04- Request for a variance of 12 feet of the 45 foot maximum building height, a variance of 3 feet of the 6 foot maximum fence height and a variance of 18 feet of the 25 foot separation requirement for an exterior flammable liquid storage tank from a structure in a B-3 (community business) district.

Applicant:

Rock Island County Building Commission

Location:

1401 3rd Avenue

Request:

To allow a variance of 12 feet of the 45 foot maximum building height, a variance of 3 feet of the 6 foot maximum fence height and a variance of 18 feet of the 25 foot separation requirement for an exterior flammable liquid storage tank from a structure in a B-3 (community business) district.

Size of Property:

The property measures 228.5' x 319.76' x 170' x 155.76' x 58.5' x 165.5' (approximately 64,041 square feet).

Zoning History:

Board of Zoning Appeals Case #99-48-Request to allow a 500 gallon above ground diesel fuel storage tank in the north rear yard was approved.

Board of Zoning Appeals Case #98-75- Request for parking and height variances were approved (height variance allowed up to a 79 foot tall structure)

Existing Land Use and Zoning:

The site is occupied by the Rock Island County Justice Center. To the east is the Rock Island County Courthouse, zoned B-3. To the west is the Rock Island County Jail, zoned B-3. To the south are Rock Island County employee and public parking lots, zoned B-3. To the north is a vacant commercial structure, zoned B-3 and the Centennial Bridge approach, zoned B-2.

Topography:

The site is generally flat and slightly above street level.

Affected Requirements:

The zoning ordinance requires a maximum height of 45 feet in a B-3 district (Section 27.6), a maximum fence height of six feet in districts other than industrial districts (Section 8.12) and a 25 foot separation requirement between an exterior wall and bulk storage for flammable liquids (Section 34.9B).

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variances will improve courtroom space and security for the County.
2. Unique Circumstances: The proposed variances are similar to previous variances approved for the existing Justice Center.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:

The applicant proposes to construct an approximate three-story, 53,000 square foot building addition to the north side of the existing Justice Center structure along with locating a 1,500 gallon flammable liquid storage tank to the north of the existing Justice Center and a 9 foot architectural ornamental steel picket fence surrounding a secured surface parking lot off of 2nd Avenue. The proposed project is expected to be completed by December 2018.

The three story addition will have 6 courtrooms and several court related offices (Circuit Clerk, States Attorney and court administration) relocated from the existing Courthouse. The addition will be connected to the existing Justice Center by two above ground passageways. Public access to the new addition will be through the existing 3rd Avenue secured entrance. The proposed 57 foot height addition is 22 feet less in height than the 79 foot existing Justice Center (received a height variance in 1988). The north building setback will be approximately 23 feet.

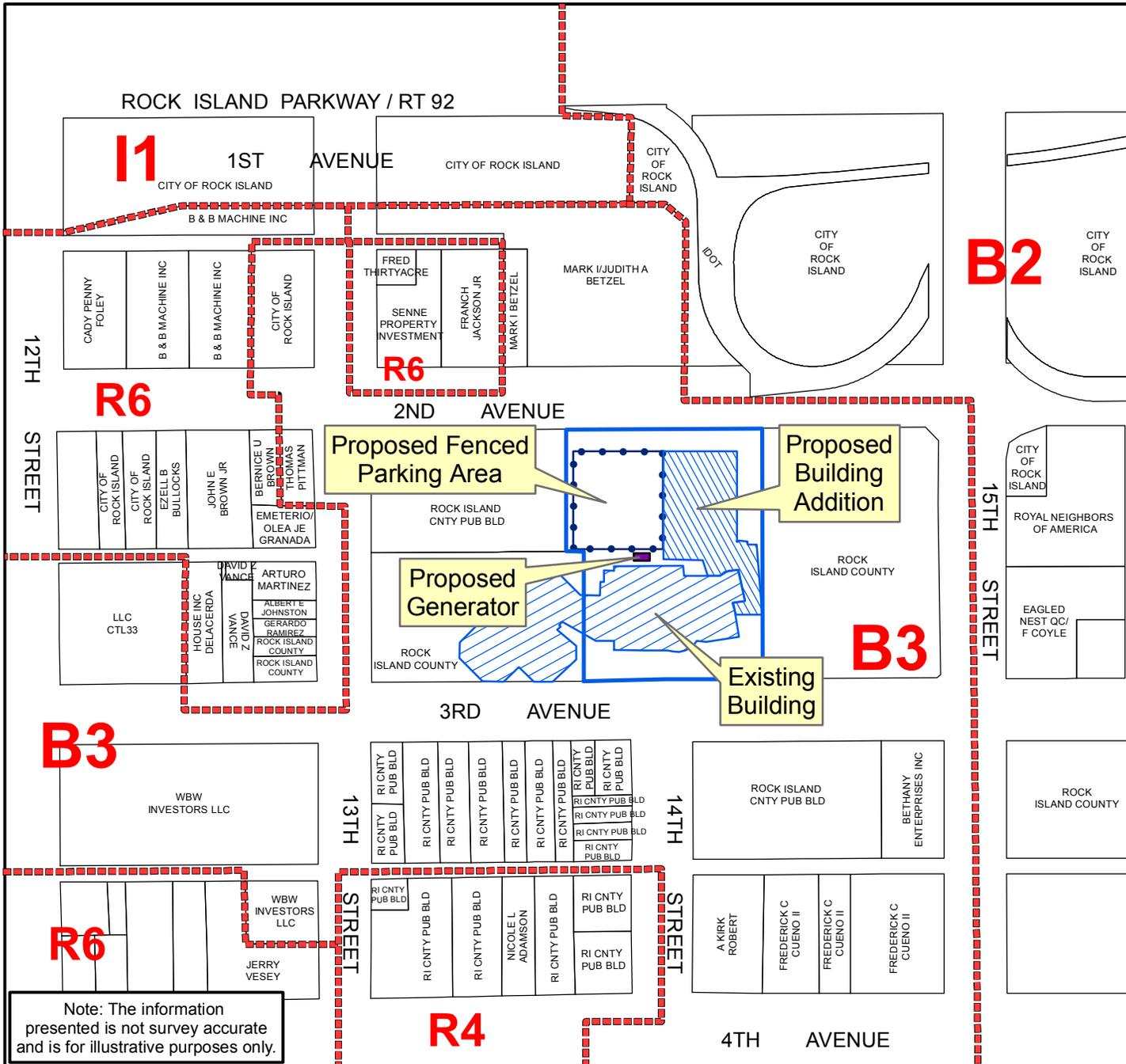
The 9 foot tall steel picket fence will enclose a 27 space secured parking area to be used by judges and other court personnel. Access will be from 2nd Avenue. The proposed diesel fuel tank/generator will be used for emergency backup for the Justice Center power system as the County Jail has its own existing underground storage tank for the backup generator). The City Fire Marshall has no objections to the location of the diesel fuel tank because there are noncombustible exterior walls adjacent to its proposed location and there are also no nearby openings.

The proposed development will result in the relocation of 170 surface parking from the subject site to County owned parking lots on the south side of 3rd Avenue. The Board approved several landscape variances for a 122 employee parking lot between 12th and 14th Street. The County also improved a 91 space public parking lot at the southeast corner of 3rd Avenue and 14th Street (218 total parking spaces added), so no parking variances are required for the development.

Recommendation:

That the variances be approved because it will improve courtroom space and security for the County facilities, the proposed variances are similar to previous variances approved for the existing Justice Center and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS

2017-4

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



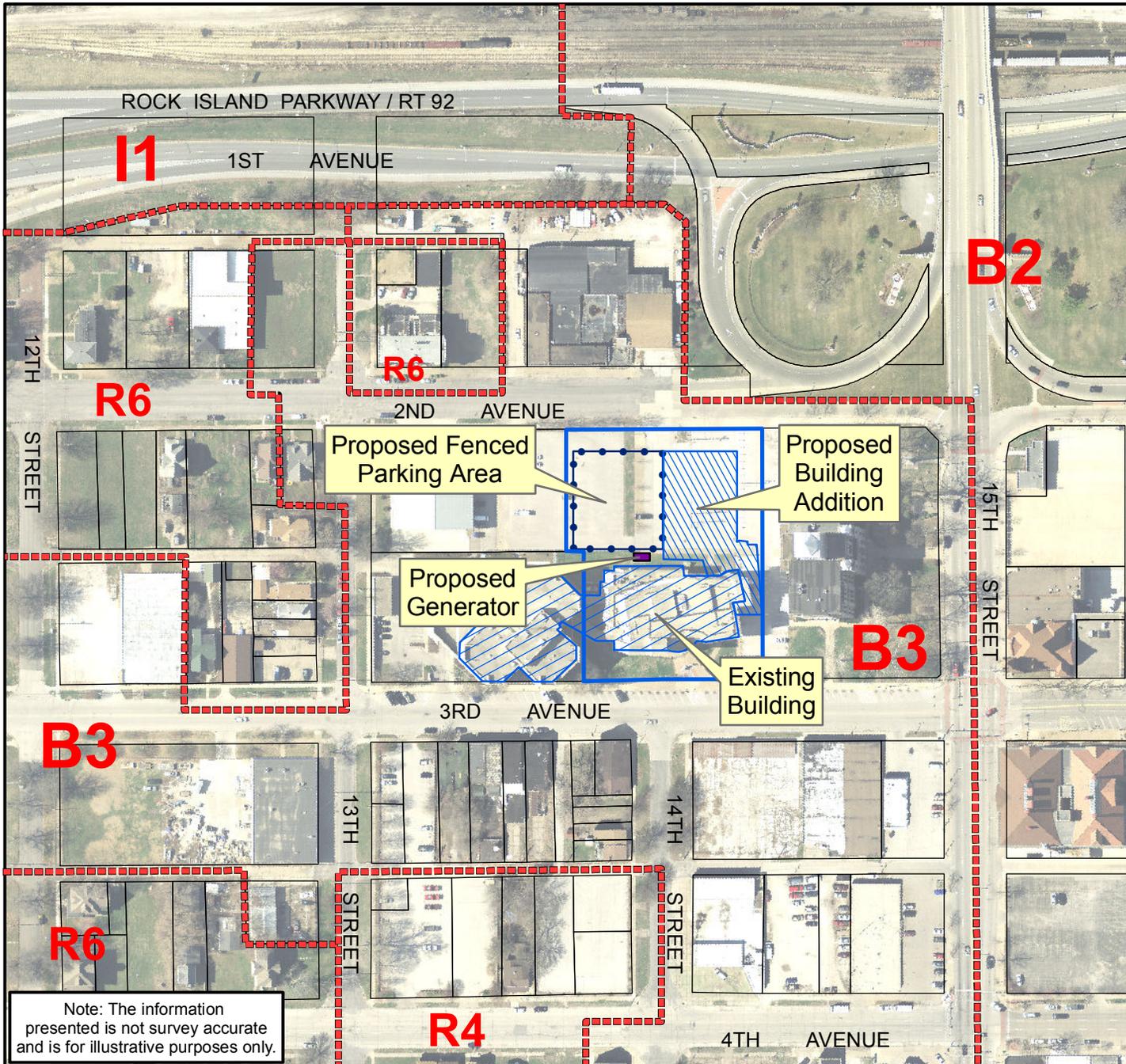
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City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS

2017-4 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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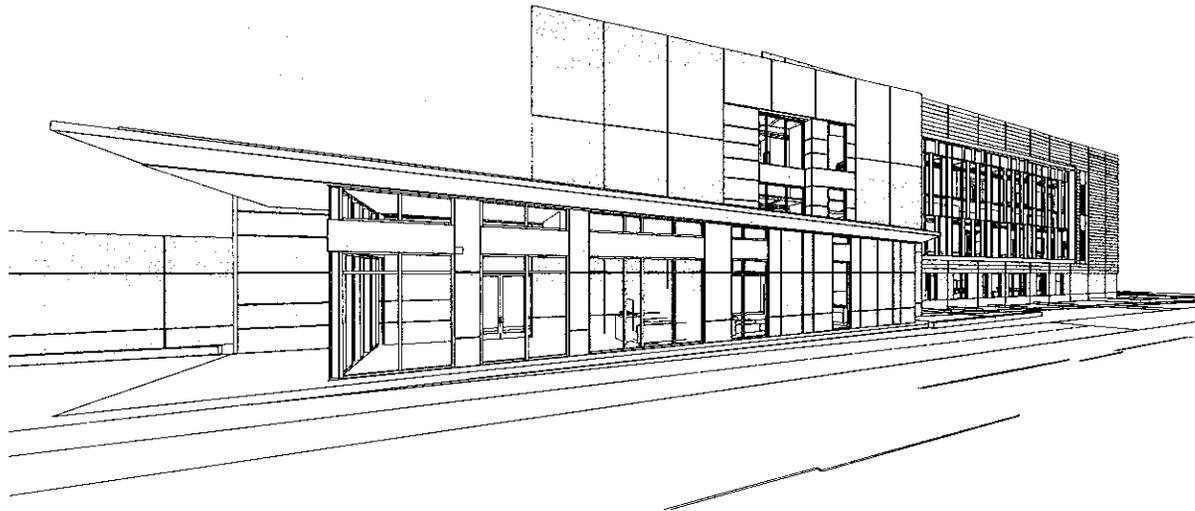
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

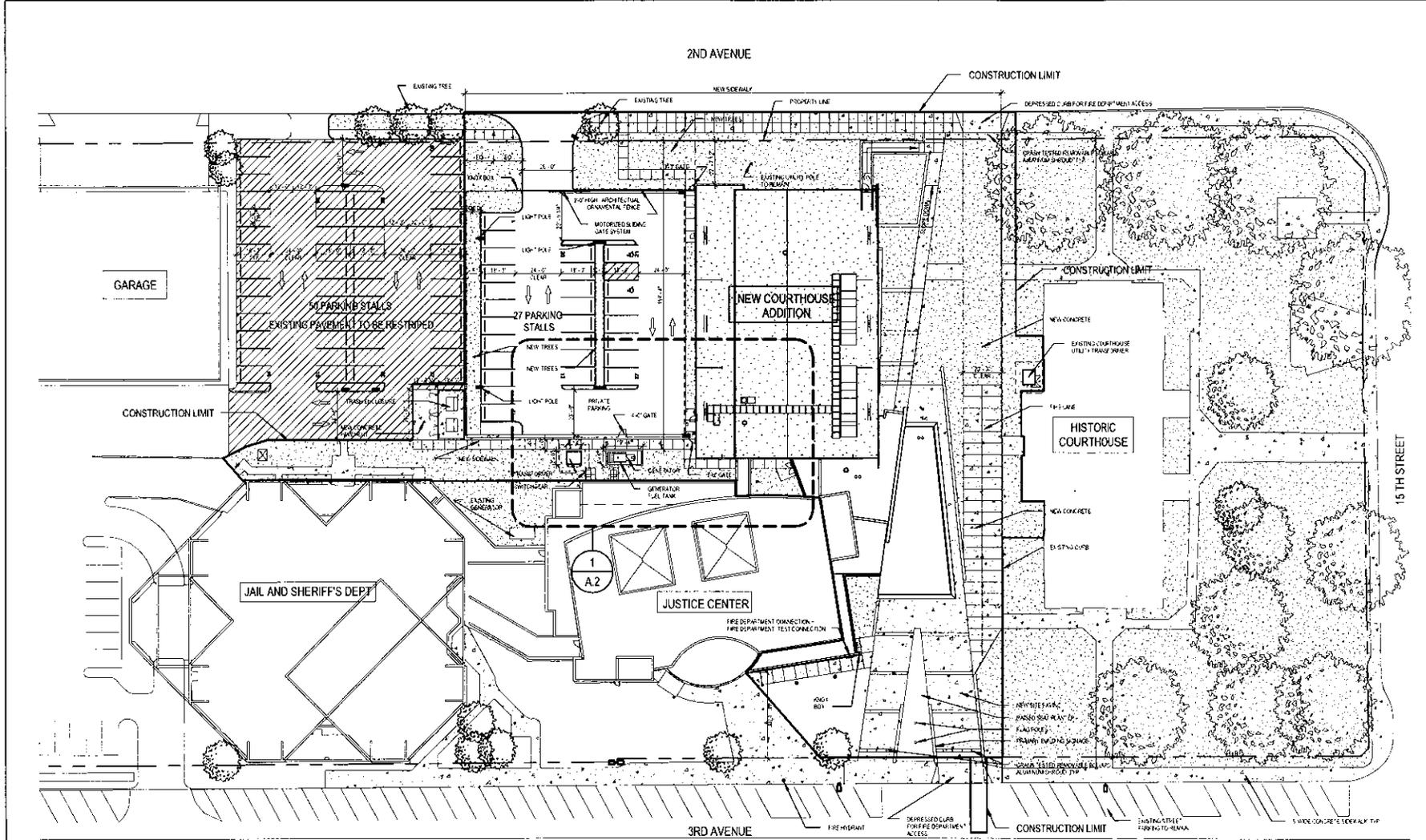


ROCK ISLAND JUSTICE CENTER

ROCK ISLAND, IL



ZONING VARIANCE APPLICATION
EXHIBIT
FEBRUARY 02, 2017



Attachment No.
to
Date:

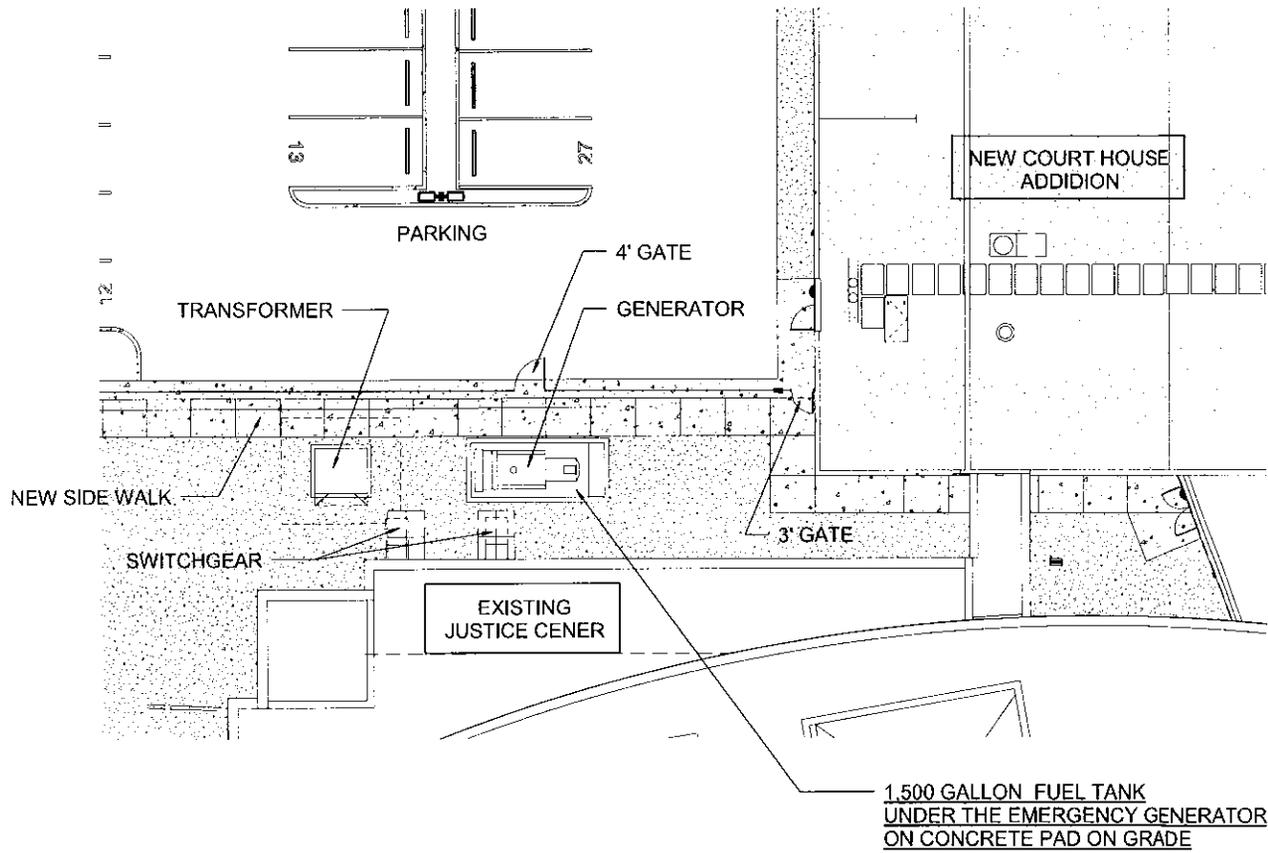
SITE PLAN
ROCK ISLAND JUSTICE CENTER
 1317 THIRD AVENUE, ROCK ISLAND, IL

A.1
 (2-19-14) (30)
 FEBRUARY 20, 2017

DLR Group
 THIS IS A DEFAULT - Special Site - Default
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PROJECT: 1317-000-000

 **SITE PLAN**
 SCALE: 1" = 50'-0"
 NORTH



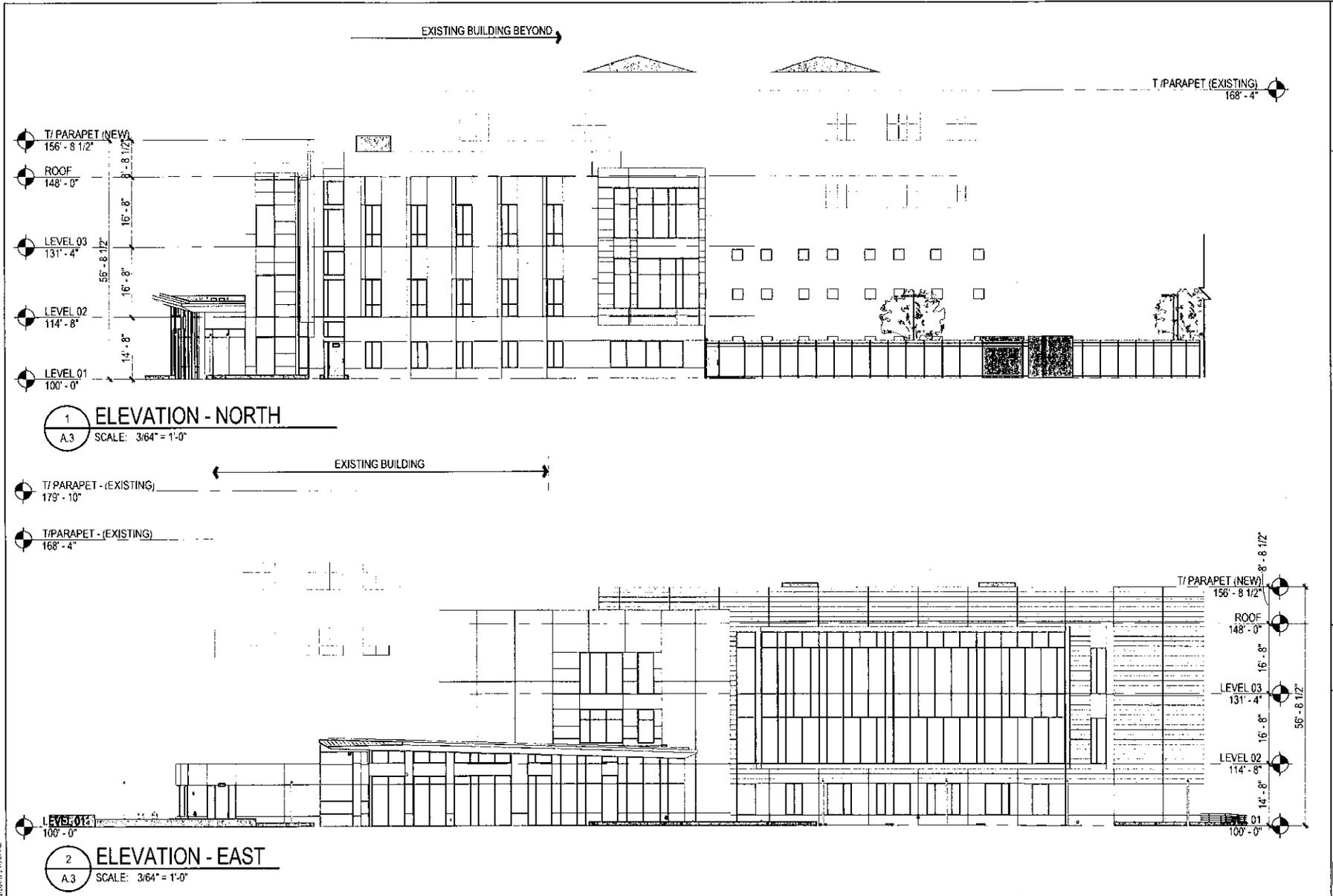
1 SITE PLAN - EMERGENCY GENERATOR FUEL TANK
 A.2 SCALE: 1/16" = 1'-0"

Attachment No.
 to
 Date:

EMERGENCY GENERATOR FUEL TANK
 ROCK ISLAND JUSTICE CENTER
 1317 THIRD AVENUE, ROCK ISLAND, IL

A.2
 02/14/2009
 FEBRUARY 02
 2011

DLR Group
 THIS IS A DEFAULT - Shared Site - Default
 2011/02/14 10:00 AM



Attachment No.
to
Dated:

ELEVATION - EAST & NORTH
ROCK ISLAND JUSTICE CENTER
 1317 THIRD AVENUE, ROCK ISLAND, IL

A.3
 10/15/2015
 10/15/2015

DLR Group
 THIS IS A DEFAULT - Select Style - Default
 2015

QUANTITY: 2/10/15/15

T/ PARAPET - (EXISTING)
179' - 10"

T/ PARAPET (EXISTING)
168' - 4"

LEVEL 01
100' - 0"

T/ PARAPET
151' - 4"

ROOF
148' - 0"

LEVEL 03
131' - 4"

LEVEL 02
114' - 8"

LEVEL 01
100' - 0"

EXISTING BUILDING

1 ELEVATION - SOUTH

A.4 SCALE: 3/64" = 1'-0"

EXISTING BUILDING

T/ PARAPET - (EXISTING)
179' - 10"

T/ PARAPET (NEW)
156' - 8 1/2"

ROOF
148' - 0"

LEVEL 03
131' - 4"

LEVEL 02
114' - 8"

LEVEL 01
100' - 0"

PROPERTY LINE

2 ELEVATION - WEST

A.4 SCALE: 3/64" = 1'-0"

EMERGENCY GENERATOR
FUEL TANK

79' - 10"

LEVEL 01
100' - 0"

Attachment No.
to
Dated:

ELEVATION - WEST & SOUTH
ROCK ISLAND JUSTICE CENTER
1317 THIRD AVENUE, ROCK ISLAND, IL

A.4

DLR Group
THIS IS A DEFAULT - Select Style - Default
ARCHITECTURE, INC. 1000 N. UNIVERSITY AVENUE, SUITE 100, ROCK ISLAND, IL 61201
PHONE: 309.399.1100 FAX: 309.399.1101

DATE PLOTTED: 11/14/11 10:54 AM

