

May 10, 2017

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
May 10, 2017
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of April 12, 2017
3. Procedural Explanation
4. Public Hearing #2017-07: The applicant, Randy Dickson/U-Haul Company of Iowa and Illinois, has filed a request for a special exception for an authorized use (two mini-warehousing uses as identified in the Zoning Ordinance), a variance of 15 square feet of the 393 maximum total sign area on the site (including attached and freestanding signs) and a variance to allow two principal structures on a property in a B-4 (highway/intensive business) district at 3840 46th Avenue (Blackhawk Road).
5. Public Hearing #2017-08: The applicant, Heather DePauw, has filed a request for a variance of 2.5 feet of the 6 foot maximum height for a fence in an R-3 (one family residence) district at 501 22nd Avenue.
6. Public Hearing #2017-09: The applicant, Dennis Weiss-Eugene Field School, has filed a request for a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted sign (4' x 6') in an R-2 (one family residential) district.
7. Public Hearing #2017-10: The applicant, Andrew and Sarah Freeman, have filed a request for a variance to locate an above ground swimming pool with a surrounding deck with railing in a front yard and a variance of .5 feet of the 3.5 foot maximum front yard height fence requirement in an R-3 (one and two family residential) district.
8. Other Business
9. Adjournment

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

Regular Meeting

7:00 p.m.

April 12, 2017

ATTENDANCE:	(x) Present	() Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
(x) Gary Snyder		() Robert Wild
(x) 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 March 8, 2017 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 #2017-05 - Request from Michael Pate/Nikki Huggins of Electric Guard Dog, LLC for a variance to allow an electric fence in an I-1 (light industrial) district at 1931 1st Street

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires that electric fences only be located in agricultural and SE-1 (suburban estates) districts (Section 8.12). The applicant proposes to maintain a 10 foot tall electric fence surrounding the towing business site.

Staff became aware of the proposed electric fence and contacted the owner about the need for the variance. The applicant desires to maintain the electric fence that surrounds the towing storage yard and structure. The fence was located on the property without a variance or building permit and staff contacted the owner for the need for the variance. The applicant explains that the electric fence is needed in order to reduce the potential for vehicle equipment theft on the property. The applicant also has a towing storage facility at 2550 5th Street and received a variance there to locate a similar electric fence after experiencing thefts from people scaling a six foot tall privacy fence and stealing car stereos and other electronic equipment from vehicles parked in that outside storage yard. Two other vehicle storage businesses in the Quad City area have erected similar electronic fences at their businesses.

The subject electric fence will be located inside the existing six-foot tall chain link fence. Signs are already posted identifying that there is an electric fence surrounding the vehicle storage area.

The “voltage” of the fence will be less than the maximum allowed in the Zoning Ordinance (ordinance requirements are to not exceed 25 milliamperes nor a pulsating current lower than one-tenth second in a one-second cycle). These voltage levels are set for agricultural uses. The voltage for the proposed fence will be set much lower (since it will be set to deter, not injure, humans).

Chairman Snyder called for proponents.

Michael Pate, 550 Assembly Street in Columbia South Carolina and representing Electric Guard Dog LLC, was sworn in. He said the system does not use the local electric infrastructure on the site, but uses two 6-volt batteries and charged with solar panels. He said if the fence goes off there is an alarm and the reason for the alarm going off is identified to his business. The owner is then notified and asked to verify if there is someone illegally at the site and if so, to call the Police Department. He said there is also a knock box at the site with the ability for the Fire and Police Department to turn off the electricity to investigate the site for fire and/or theft.

Mr. Tschappat asked if the electric fence extends from grade to the top of the fence. Mr. Pate replied that it does go down to the bottom of the fence as most incursions into a property are at the lower level of a fence. He added that a 10 foot fence is needed as if the electric fence was only 6 feet high someone could climb up the 6 foot chain link fence that is adjacent to the 6 foot electric fence and jump from the chain link fence over the electric fence.

Dan Forgie, 2718 54 Avenue West in Milan, Illinois, was sworn in. He said he is the property owner and this tow lot will not be open to the public as it is to only be for impounded vehicles from several local police departments and Federal officials. He said he needs the electric fence for security at the subject site.

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

Decision Case #2017-05 – Mr. McAdam made a motion to approve the request because:

1. The proposed fence will improve the return on the property by providing better security.
2. The proposed variance will not alter the character of the neighborhood.

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

Public Hearing #2017-06 - Request from the Sue McDevitt for a variance of 2 feet of the 6 foot maximum fence height requirement in an R-2 (one family residence) district at 2940 17th Street.

Mr. Fries presented the staff report. He explained that The zoning ordinance requires a maximum height of 6 feet for a fence in a residential zoning district (Section 8.12). The applicant proposes to install a black 8 foot tall chain-link fence surrounding the residence on the property.

As described in the attached letter from the applicant the reason for the taller fence is to keep the growing deer population out of her yard in order to protect her garden (see attached letter). The letter identifies an article from the University of Illinois Extension service that indicates that “white-tailed deer are excellent jumpers. Permanent fences need to be at least 8-feet high to keep deer out of the area”.

The proposed fence will be painted black to blend in more with the heavily wooded property. The applicant has placed markers to identify where the fence will be located in relation to property lines and 17th Street (see attached photos). Due to the sites slope down from 17th Street the fence will not be easily visible from the street or adjacent properties.

Chairman Snyder called for proponents.

Sue McDevitt, 2940 17th Street, was sworn in. She said she has a passion for her gardening hobby and has done everything she can to keep deer out of her garden, but to no avail. She said the deer population is still increasing despite local bow hunts and she has observed several large heard of deer inside and just outside her property. She said most research identifies that deer can easily jump over a six foot fence and due to the topography of her property deer would be able to get a running jump towards a fence, so that is the reason she needs an 8 foot fence.

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

Decision Case #2017-06 – Mr. Tschappat made a motion to approve the request because:

1. The proposed fence will improve courtroom space and security for the County.
2. The property slopes down from the street, so the taller fence will not be easily visible from the street.
3. The proposed fence will not alter the character of the neighborhood.

Ms. Williams seconded the motion.

Mr. McAdam said that the City should look again at the bow hunting schedule to perhaps allow for more and/or longer hunts in order to reduce the deer population more.

Chairman Snyder agreed and said that the large deer population has become a public safety hazard particularly to motorists.

He then called for a vote on the motion to approve the variance, and it passed with Mr. Tschappat, Ms. Jalloh, Mr. McAdam, Ms. Williams and Chairman Snyder voting aye and Mr. Day voting nay.

Other Business:

Mr. Fries informed the Board there are four cases for the regular May 10, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Alan Fries, Acting Secretary of the Board of Zoning Appeals

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: May 3, 2017

SUBJECT: Case #2017-07- Request for a special exception for authorized uses and variances for two principal structures and from total sign area on the property located in a B-4 (highway/intensive business) district.

Applicant:

Randy Dickson/U-Haul Company of Iowa and Illinois

Location:

3840 46th Avenue (Blackhawk Road)

Request:

To allow a special exception for an authorized use (two mini-warehousing uses as identified in the Zoning Ordinance), a variance of 15 square feet of the 393 maximum total sign area on the site (including attached and freestanding signs) and a variance to allow two principal structures on a property in a B-4 (highway/intensive business) district.

Size of Property:

The property measures 392.99' x 171.42' x 200' x 363' x 715' x 85.27' x 191.46' x 48.74' x 30' x 130.10' x 60.42' x 95.13' x 41.27' (approximately 424,884 square feet, or 9.754 acres in area).

Zoning History:

No zoning files on record. The former K-Mart commercial retail use dates back to the late 1970's.

Existing Land Use and Zoning:

The site is occupied by U-Haul truck renting and small sales area for boxes and other accessories, zoned B-4. To the east and west are retail, banking and restaurant uses, zoned B-4. To the northwest are restaurant, office and service uses, zoned B-4. Directly to the north is an undeveloped property located in unincorporated Rock Island County, zoned R-1, (one family residential). To the south is single family residential uses also located in unincorporated Rock Island County, also zoned R-1.

Topography:

The site slopes down from approximately five feet from 46th Avenue. The balance of the site is generally flat.

Affected Requirements:

The zoning ordinance requires a special exception to authorize mini-warehousing uses in a B-4 zoning district (Section 28.4 of Zoning Ordinance), a maximum sign area of 393 square feet adjacent to 46th Avenue (Sections 5 {a} {2} and 6 {a} {3} of Sign Ordinance) and only one principal building on one lot (Section 8.17 of Zoning Ordinance). The applicant proposes to use the former retail structure as an interior self storage facility and construct an approximate 1,000 square foot outdoor access storage structure in the northwest corner of the site (both identified as mini-warehousing uses in Zoning Ordinance), and erect approximately 260 square feet of attached building sign area and 148 square feet of freestanding sign area (on a illuminated freestanding sign 25 feet in height from grade to top of sign) on the site.

Conditions to Authorize Variances:

1. Reasonable Return: The property can yield a reasonable return without the requested variances.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The proposed variances will alter the character of the neighborhood.

Analysis:

The former K-Mart building had been in retail commercial use for almost 40 years before its closing in recent months. The City has been involved in promoting the building for retail use since the announcement was made of its closing because of its importance as the largest commercial building and site along the Blackhawk Road corridor, which is an important commercial corridor for the City.

Blackhawk Road is a State highway and is one of two major east/west commercial corridors south of downtown that has a significant number of larger size business zoned properties (18th Avenue is the other). The pattern of development in Rock Island is that most properties along 18th Avenue were originally platted as single family residential lots that are too small in themselves to meet building setback and off-street parking requirements for businesses. Commercial development along 18th Avenue has been more of a financial and logistic challenge for developers as they need to obtain and accumulate the adequate number of smaller former residential zoned lots and request rezoning in order to develop larger scale commercial uses.

The Blackhawk Road corridor has been the area of the city that has had the most developable land area for larger commercial developments since the 1970's. K-Mart served as the only "big-box" anchor for adjacent retail, restaurant and other commercial uses in the area for the time since its development since the late 1970's. The adjacent Rock Valley Plaza shopping center was developed in the mid 1980's and never had a significant "anchor store" to help draw customers that would also be carry-over customers for the smaller specialty shops and other commercial uses that have located at Rock Valley Plaza through the years. K-Mart served as that anchor for that development also. Recent staff discussions with Rock Valley Plaza business people have indicated that many have experienced less customer traffic since K-mart closed.

The former K-Mart property is also the largest B-4 property along Blackhawk Road and is one of only two large developable sites located in the area of Rock Island north of the Rock River. The

area of Rock Island north of the Rock River is landlocked on the east by Moline and has the Mississippi and Rock rivers located at its north, west and southern boundaries. This makes growing Rock Island's commercial tax base a challenge compared to other Quad City communities. The only other potential large B-4 commercial zoned site is the former Watchtower Plaza site on 11th Street.

The subject site is a vital commercial retail property because it is located at a major intersection that has excellent visibility for traffic coming down the hill on 38th Street. The site is also vital to continue to have a large retail business presence along Blackhawk Road drawing customers to the area that will draw people to the area to also shop at adjacent smaller commercial uses located near the site. The site is also vital to further help increase the City's commercial tax base. Rock Island's retail sales tax has consistently been less than adjacent similar cities (Moline and Davenport). Other City staff members that work more with the City's economic development programs and its sales tax situation are expected to make reports to the Board at the public hearing.

Southwest Rock Island does have some large available commercial zoned parcels, but this area lacks the population and traffic counts to support significant expanded retail commercial growth in the near future. Most of the existing retail commercial uses south of the Rock River are located in Milan, which also has a larger residential population than Southwest Rock Island.

The subject site is located in an area of the city that the Zoning Ordinance identifies as the Riverfront Corridor Overlay District. This Overlay District evolved from the original Blackhawk Road Overlay District that was developed following the adoption of the Blackhawk Road Corridor Development Plan in December 1984. The Riverfront Corridor Overlay District was adopted in 1988 and it extends along the Mississippi River and Rock River (see attached map). Section 33.1 of the Ordinance identifies the intent of the Overlay District as the following:

- To recognize, preserve, maintain and promote economically viable uses that are a benefit to the City;
- To maximize public benefit for further development of the riverfront area;
- To provide for improved scenic and aesthetic controls;
- To recognize the riverfront area as a visual, environmental and recreational resource that affects and benefits the City as a whole;
- To protect adjacent properties from the negative effects of incompatible development;
- To establish a physically attractive pattern of development for the general welfare of the City.

Section 33.6 of the Zoning Ordinance identifies "Development Incentives" if the property owner provides public pedestrian/bike easements "running continuously through the property". Also Section 33.9 identifies "Performance Standards for Site Development", which include the following:

- To screen incompatible land uses and protect residential area from negative

- effects such as noise, glare and litter;
- To provide a visually attractive site design;
 - To encourage the creative use of landscaping to frame or enhance views and vistas and discourage the obstruction of existing views;
 - To be sensitive to the environmental nature of the riverbank by limiting its alteration except as necessary.

It is clear that in the intent of the regulations for the Riverfront Corridor Overlay District are to recognize the area's importance economically and aesthetically. The site plan review and authorized use regulations were developed to protect adjacent land use and enhance commercial development (single family residential uses are exempt from regulations) that will be both physically and economically viable for the city serving the public interest of the citizens of Rock Island.

The site plan identifies no additional landscaping for the large parking lot that will be used for customer parking and an outdoor parking area for U-Haul vehicles and trailers. The proposed site plan also does not provide any public easements as encouraged by the Riverfront Corridor Overlay District site plan review, but the applicant has indicated an intention to consider it when more detailed plans for the site are developed. The applicant indicated to staff that the Rock Island U-Haul facility will be similar in design and appearance to a former K-Mart turned into a U-Haul facility at the intersection of Fairmount and Hickory Grove Road in west Davenport (see attached photos of Davenport site).

The exterior access mini-warehouse structure (second principal building variance) is proposed to be located at the northwest corner of the existing parking lot adjacent to the previously stated major intersection of Blackhawk Road and 38th Street. The proposed new structure will be situated 20 feet from the north and west property lines (see site plan and photo from Davenport location). Staff believes that this one-story shed style roof structure is not a visually attractive design addition to this major commercial intersection. According to the applicant one side of this structure will have useable bright orange painted exterior overhead doors, while the other side will have faux exterior overhead doors similarly painted. The northwest corner of the site is also the proposed location for a new 25 foot tall freestanding sign. The combined area of this sign and all attached building signs facing Blackhawk Road require a total sign area variance from Sign Ordinance regulations.

Staff has researched similar storage facilities located in Rock Island and the western segment of Moline near the proposed mini-warehousing authorized use location. These uses are more of a destination use that does not require it to be clustered with other commercial uses. Currently there are a total of 187 exterior door mini-warehousing units in the area of Rock Island north of the Rock River.

There is a new similar mini-warehousing development located near the southwest corner of the Rock Island Parkway and Andalusia Road in Southwest Rock Island that has been approved for two Special Use Permits for two adjacent locations (one site will have 177 exterior units and the other at 480 exterior units). There is also a new inside storage facility located in a former

clothing manufacturing/warehouse building (non-conforming use) at 2820 Blackhawk Road that is re-developing its site for approximately 150 to 200 indoor climate control storage spaces. In two nearby Moline locations just east of Trinity Medical Center there are a total of 237 exterior access mini-warehousing storage units.

Section 5.15 of the Zoning Ordinance also identifies the following “Requirements and Conditions” for Board of Zoning Appeals authorizing special exceptions: “Upon authorizing a temporary use and/or special exception, the Board may impose such reasonable requirements and conditions – in addition to those expressly stipulated in this Ordinance for the particular temporary use and/or special exception as the Board may deem necessary for the protection of adjacent properties and the public interest”.

Staff believes that the proposed authorized use (with its proposed site plan) and requested variances do not meet the intent and standards of the Riverfront Corridor Overlay District. The site plan and use identifies an incompatible land use and development does not aesthetically protect adjacent commercial retail or nearby residential properties because the proposed use is more of a warehousing/storage semi-industrial use. Staff also believes that the proposed authorized use (with its proposed site plan) is not an economic viable use in the best interest of the citizens of Rock Island because there are an adequate number of similar mini-warehouse uses in reasonably close proximity to the site. Finally, staff also believes that a commercial retail use or uses can better serve the interests of improving the City’s commercial tax base.

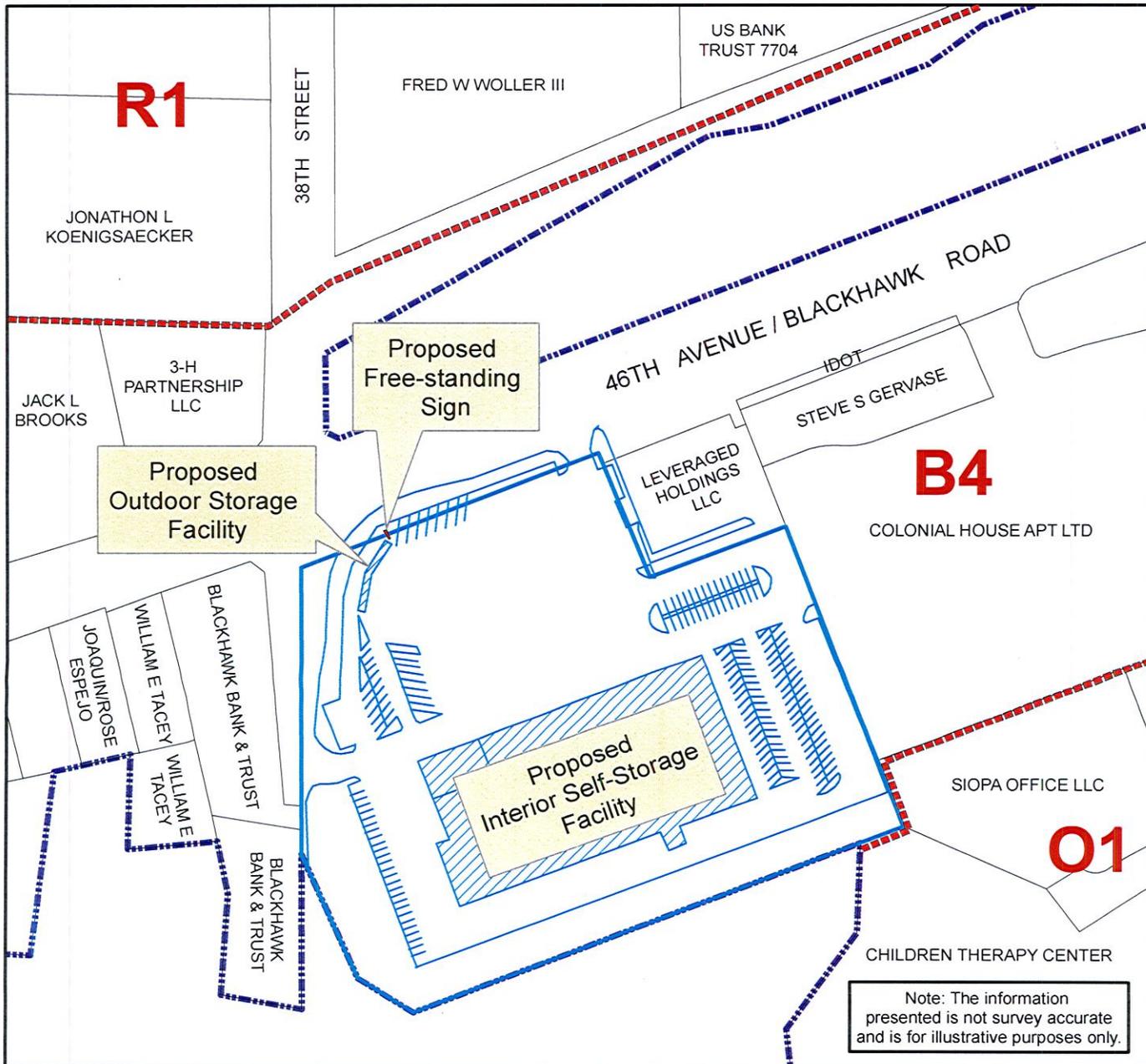
The City is also proposing revisions to the Zoning Ordinance to better define and regulate these types of uses. The Planning Commission is considering proposed revisions to the Zoning Ordinance regarding defining interior and exterior self storage uses and proposing to allow them only in industrial zoning districts because they can detract from commercial retail corridors and are perceived more of a semi-industrial land use.

Recommendation:

That the variances be denied because the property can yield a reasonable return without the two requested variances and the requested variances will alter the character of the neighborhood.

Staff further recommends that the special exception to authorize the mini-warehouse use be denied because the proposed authorized use (with its proposed site plan) do not meet the intent and standards of the Riverfront Corridor Overlay District because it is incompatible land use and development does not aesthetically protect adjacent commercial retail or nearby residential properties, it is not an economic viable use in the best interest of the citizens of Rock Island because there are an adequate number of similar mini-warehouse uses in reasonably close proximity to the site and a commercial retail use or uses can better serve the interests of improving the City’s commercial tax base.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-7

Legend

-  Subject Property
-  Municipal Boundary
-  Parcels

DR. BY: K.G.D.
 APPR. BY: AK RB



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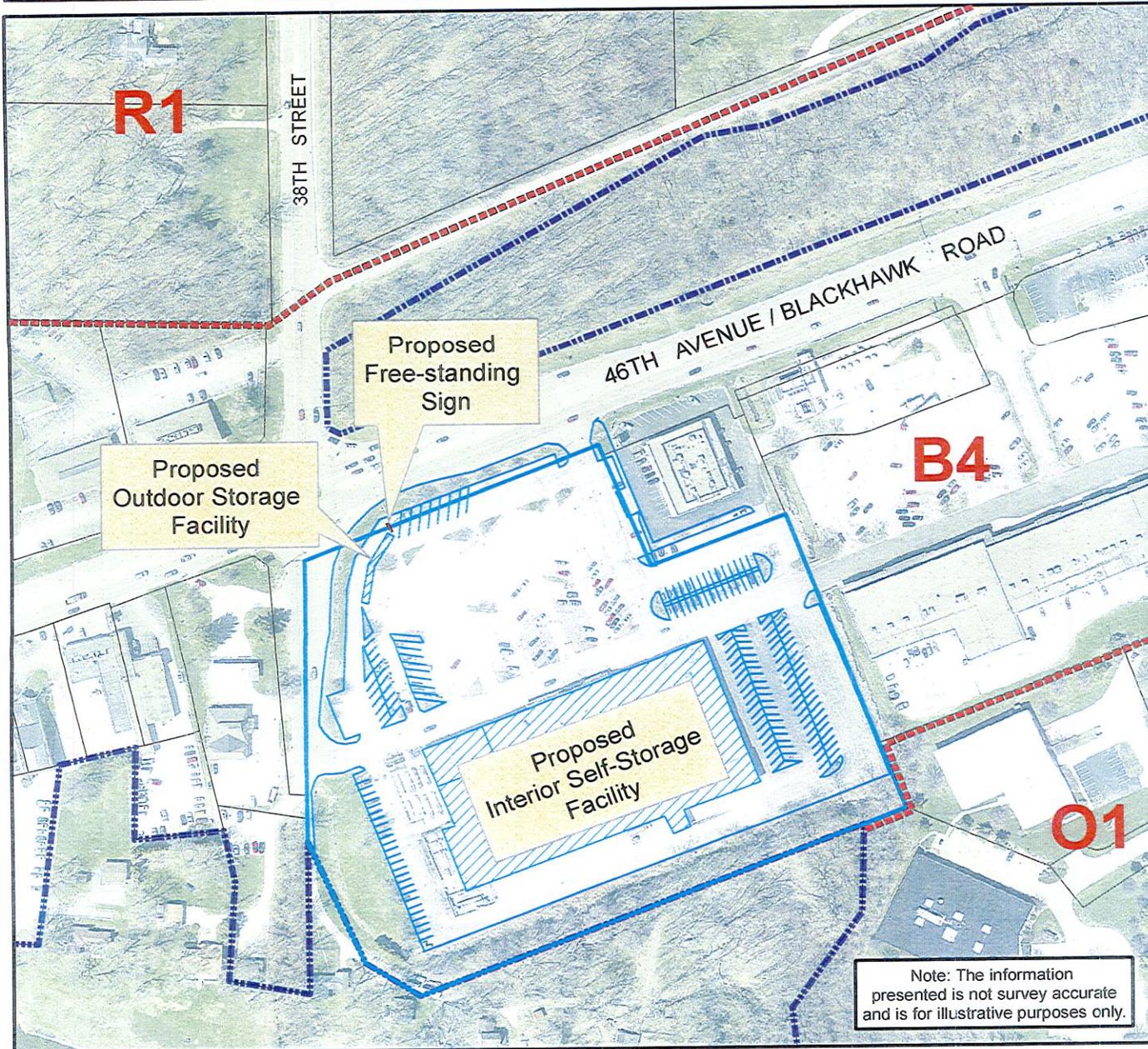
City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



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

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2017-7 Aerial

Legend

-  Subject Property
-  Municipal Boundary
-  Parcels

DR. BY: K.G.D.

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



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City of Rock Island

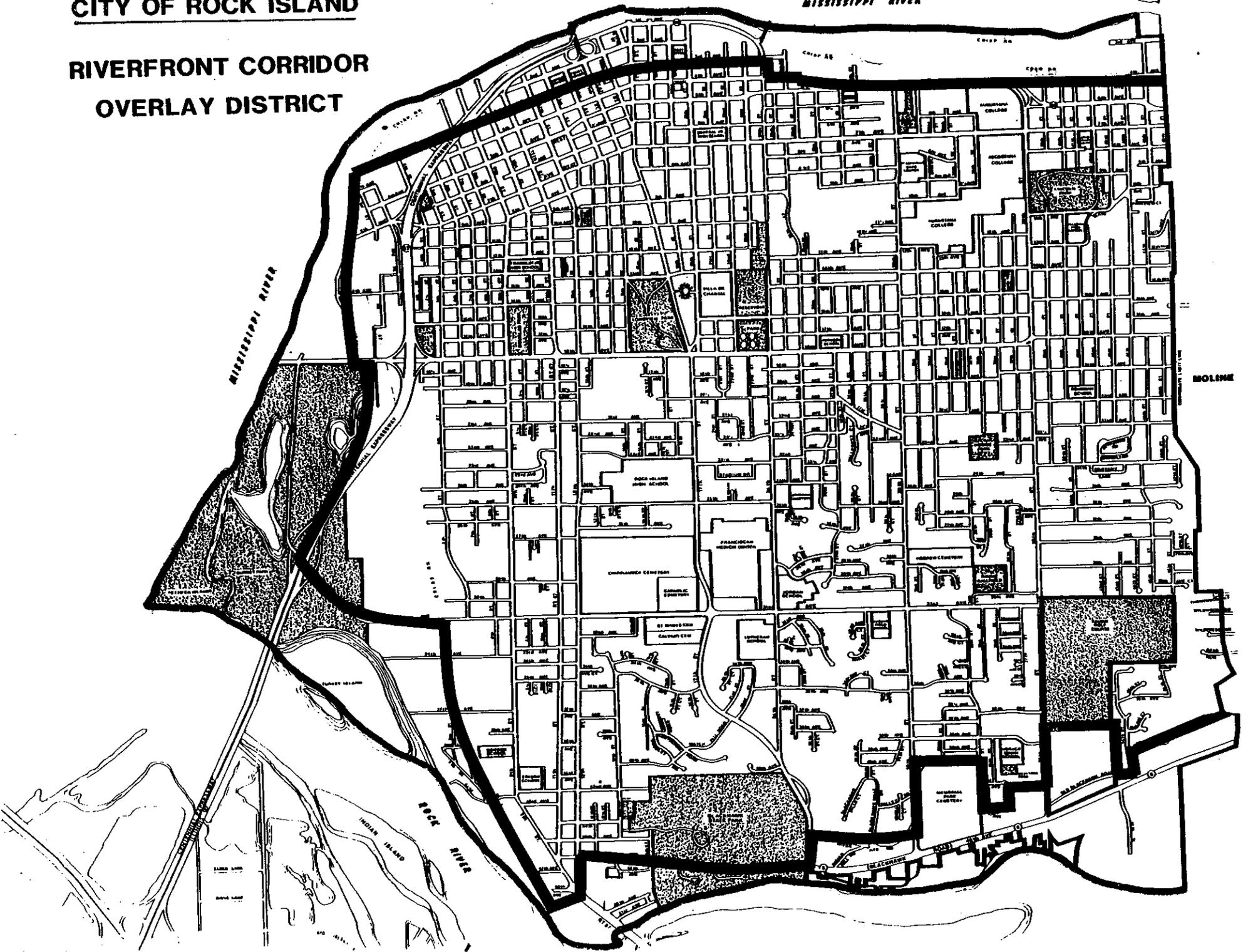
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



CITY OF ROCK ISLAND

RIVERFRONT CORRIDOR OVERLAY DISTRICT

MISSISSIPPI RIVER



MOLINE



NORTHWEST ELEVATION / CONCEPTUAL IMAGING

U-HAUL

OF
ROCK ISLAND

3840 46TH AVE
ROCK ISLAND, IL 61201

-  Faux Brick
-  Burnt Copper
-  Nichiha Illumination Series
- SW 6224 Mountain Air
-  Nichiha Illumination Series
- Match Building Color
-  Nichiha Illumination Series
- SW 6372 Vanillin
-  Nichiha Illumination Series
- Match Uhaul P5 Green
-  Paint
- Automotive Sierra Sunset
-  Paint
- Match Uhaul P9 Green

PRELIMINARY
IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

793072
793072 MSTR ART JS01
03/31/2017

am
ADVERTISING & MARKETING ASSOCIATES, INC.
2727 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 745-4400

U-HAUL

OF
ROCK ISLAND

3840 46TH AVE
ROCK ISLAND, IL 61201

-  Faux Brick
-  Burnt Copper
-  Nichiha Illumination Series
- SW 6224 Mountain Air
-  Nichiha Illumination Series
- Match Building Color
-  Nichiha Illumination Series
- SW 6372 Vanillin
-  Nichiha Illumination Series
- Match Uhaul P5 Green
-  Paint
- Automotive Sierra Sunset
-  Paint
- Match Uhaul P9 Green

PRELIMINARY
IMAGING

YSP Signage: 34.29' x 5' = 171.45'
Showroom Signage: 32.17' x 2' = 64.35'
Uhaul Center: 6' x 4' = 24'
Total Sqft: 259.80 sqft

ANY CHANGES REQUIRE
REBID OF PROJECT

793072
793072 MSTR ART JS01
04/13/2017


ADVERTISING & MARKETING ASSOCIATES, INC.
1777 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 763-4982

NICHIHA ILLUMINATION
SERIES PANELS

CHANGE IN MATERIALS TO PROVIDE
ARTICULATION TO THE ELEVATION



NORTH ELEVATION / CONCEPTUAL IMAGING

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER ENTRANCE

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA.

CHANGE IN MATERIALS TO PROVIDE
VISUAL SEPARATION TO THE ELEVATION

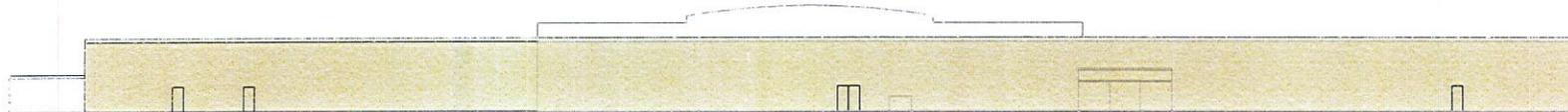


EAST ELEVATION / CONCEPTUAL IMAGING

WEST ELEVATION / CONCEPTUAL IMAGING



SOUTH ELEVATION / CONCEPTUAL IMAGING



WEST DAVENPORT SITE



WEST DAVENPORT SITE



WEST DAVENPORT SITE



WEST DAVENPORT SITE



WEST DAVENPORT SITE



WEST DAVENPORT SITE



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 28, 2017

SUBJECT: Case #2017-08- Request for a variance for a 6 foot privacy fence in the west front yard in an R-3 (one and two family residence) district.

Applicant:
Heather DePauw

Location:
501 22nd Avenue

Request:
To allow a variance of 2.5 feet of the 3.5 foot maximum front yard fence height requirement in an R-3 (one and two family residence) district.

Size of Property:
The property measures 47.5' x 173' (approximately 8,217 square feet in area).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence, zoned R-3. To the north, east and south are single family residences, zoned R-3. To the west are single family residences and industrial uses, zoned I-1.

Topography:
The site slopes up one foot from street level.

Affected Requirements:
The zoning ordinance requires a maximum fence height of 3.5 feet in a front yard (Section 8.5A). The applicant proposes to install a six foot privacy fence in the west front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The property can have a reasonable return without the variance for a 6 foot tall privacy fence.
2. Unique Circumstances: The site is a corner lot with two front yards.

3. Character Alteration: The proposed variance for a six foot tall privacy fence will alter the character of the neighborhood.

Comments:

Currently there is a 3.5 foot tall chain link fence in the west front yard. The applicant has a deck in the north rear yard and is seeking the variance for a taller privacy fence for more privacy and security for her family. The proposed fence would extend out from the southwest corner of the residence and then turn northward along the west property line adjacent to 5thh Street. The fence would stop at the driveway for the detached garage, but continue on the north side of the garage and then back along the north property line into the rear yard.

Recommendation:

That the variance for a six foot privacy fence be denied because the property can yield a reasonable return without the variance and it will alter the character of the neighborhood.

Staff further recommends that a variance be allowed for a four foot tall privacy fence. Since the site has a one foot slope from street level the fence would provide approximately five feet of privacy. Staff believes that a four foot tall privacy fence would improve the return on the property, the lot is a corner lot with two front yards and it would not alter the character of the neighborhood.

BOARD OF ZONING APPEALS

BOARD OF ZONING APPEALS 2017-8

Legend

-  Parcels
-  Subject Property

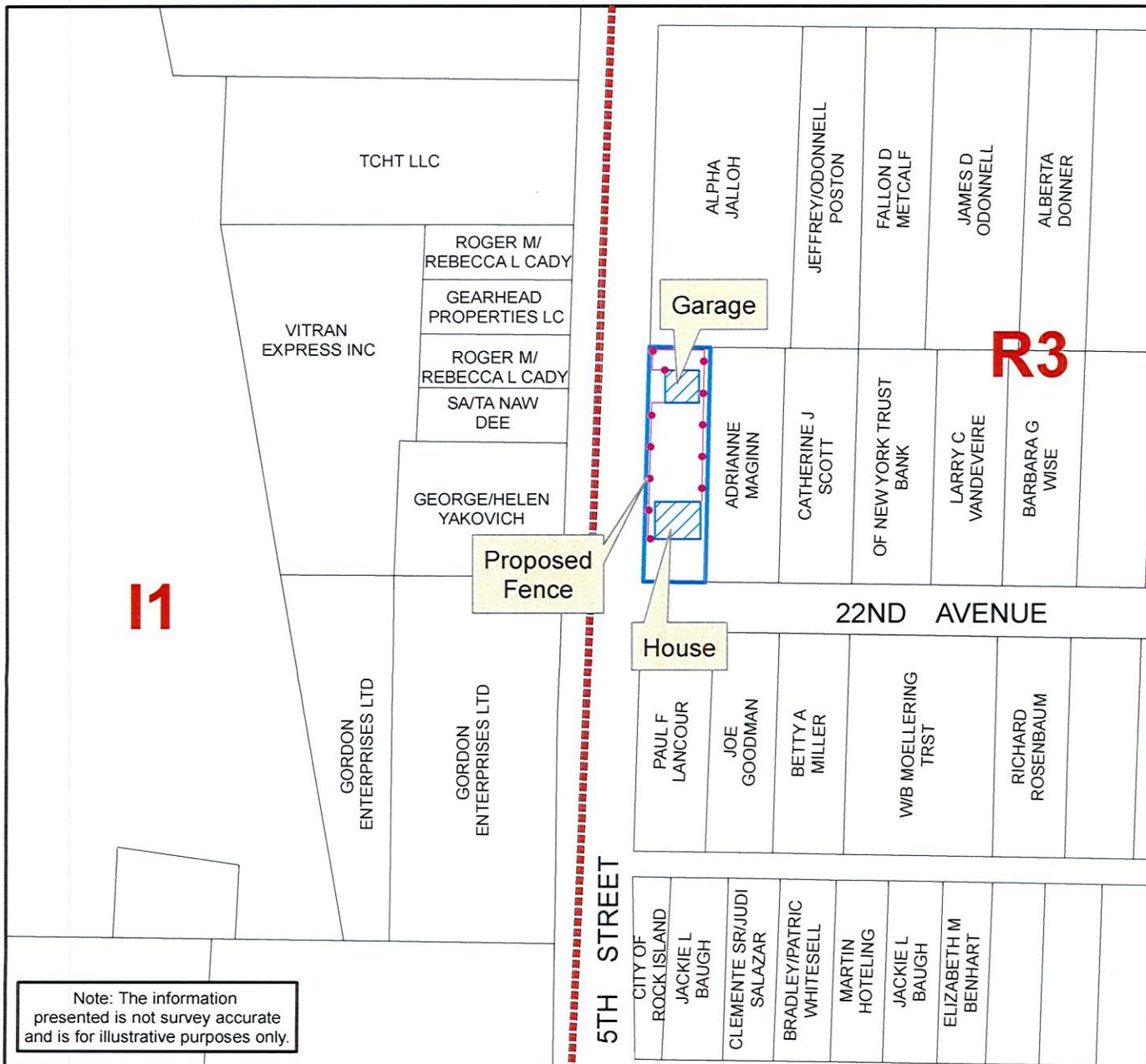
DR. BY: K.G.D.
 APPR. BY: A.F. R.S.



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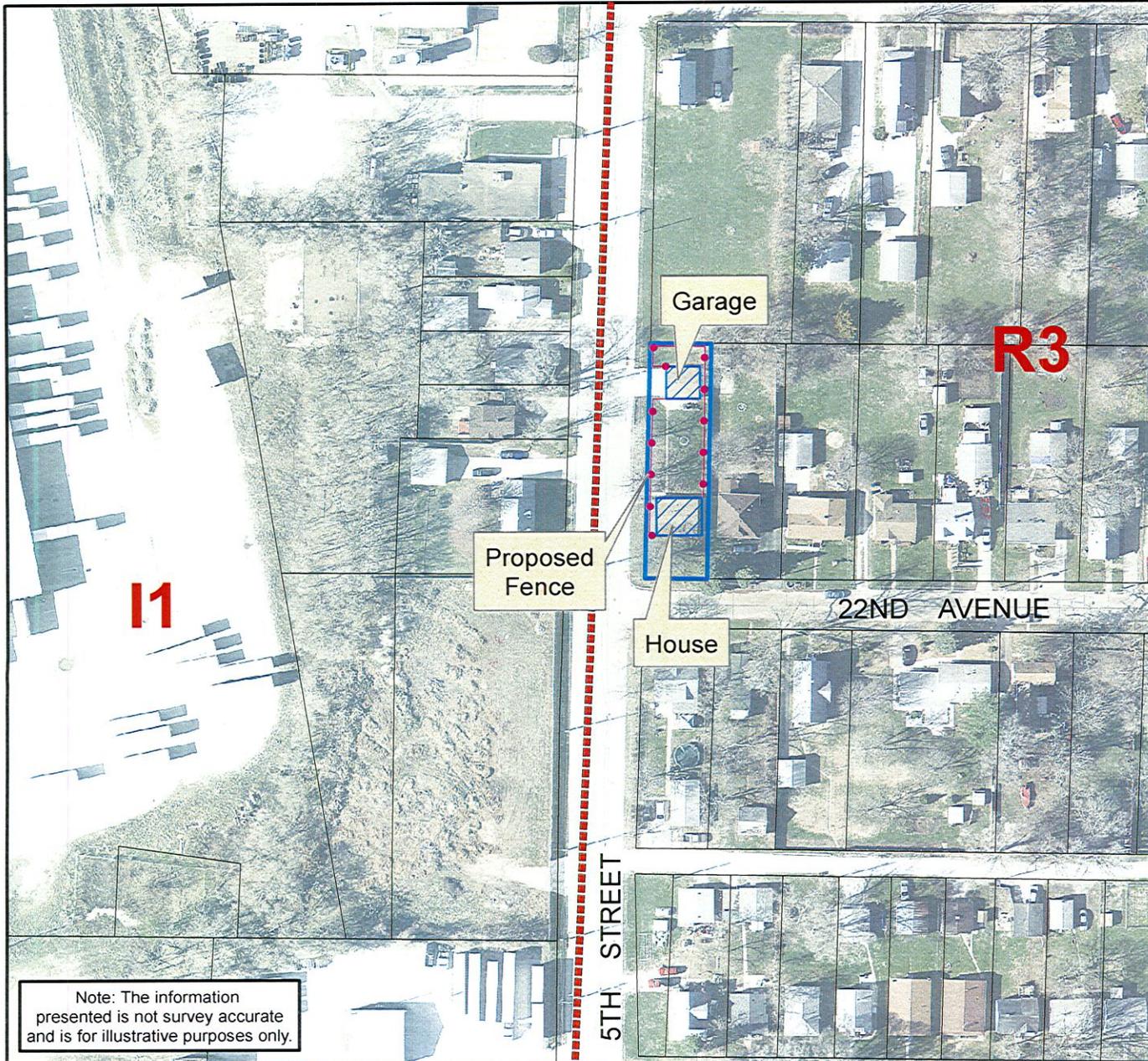
City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-8 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 28, 2017

SUBJECT: Case #2017-09- Request for a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted sign (4' x 6') in an R-2 (one family residence) district.

Applicant:
Dennis Weiss/Eugene Field Elementary School

Location:
2800 31st Avenue

Request:
To allow a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted Sign (4' x 6') in an R-2 (one family residence) district.

Size of Property:
The property measures 360' x 550' (approximately 198,000 square feet in area).

Zoning History:
Board of Zoning Appeals Case #97-51- Request for variance to allow a lighted freestanding sign was approved.

Board of Zoning Appeals Case #2008-20-Request for 2,600 square foot building expansion was approved.

Board of Zoning Appeals Case #2008-38- Request for parking lot authorization was approved.

Existing Land Use and Zoning:
The site is occupied by a public elementary school. To the north, west and south are single family residences, zoned R-2. To the east is a church, zoned R-2.

Topography:
The site slopes up one to two feet from street level.

Affected Requirements:
The sign ordinance requires a variance to locate a lighted sign for an institutional use in a

residential zoning district (Section 6 {a} {6}). The applicant proposes to install the 24 square foot LED message board sign in the north front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance for the LED sign will improve and enhance the school being able to provide information to parents and the community.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

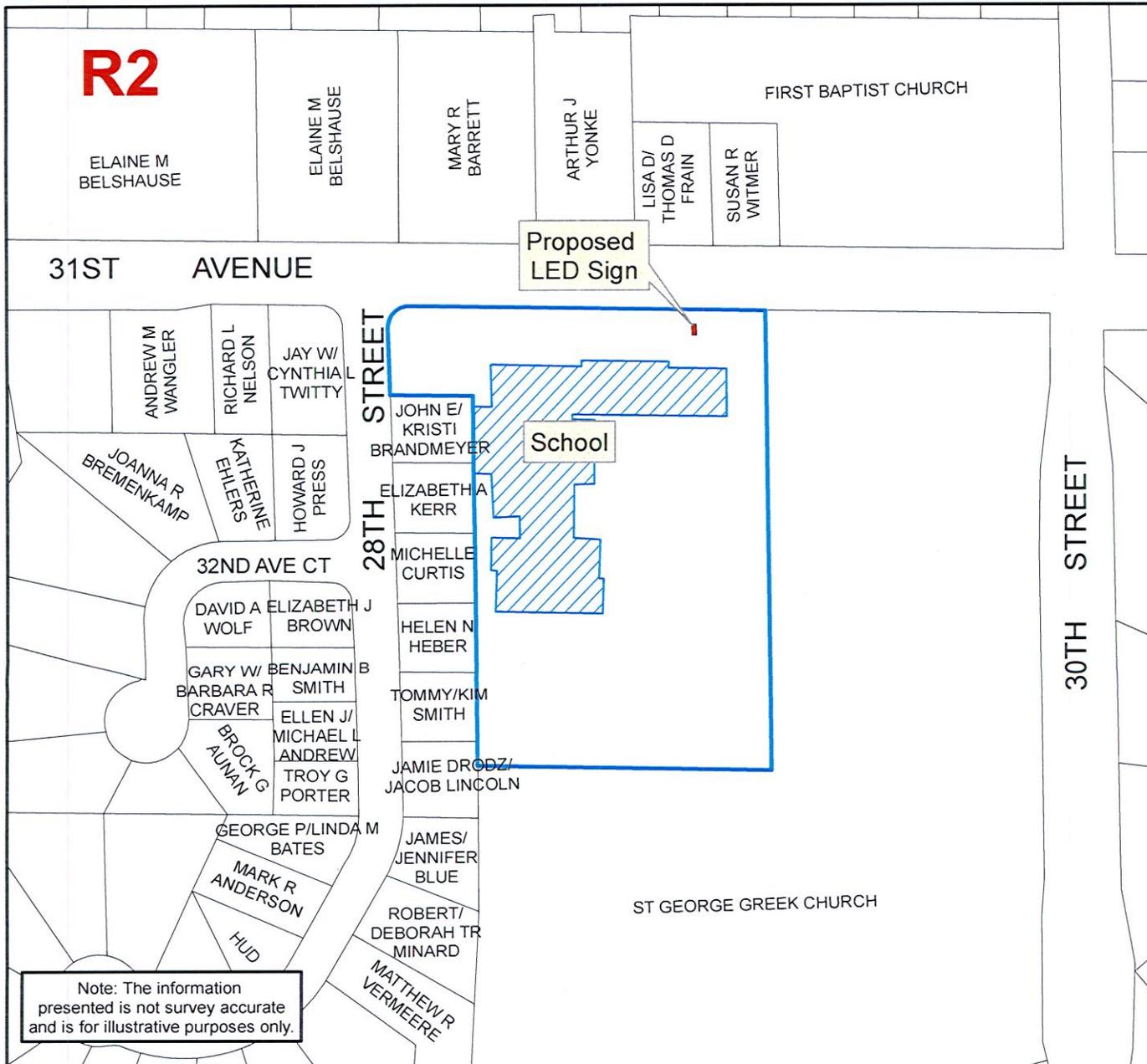
The applicant first obtained a variance to locate a 4' x 6' message board freestanding sign with internally lighted sign cabinet in 2003. The applicant now desires to change the existing sign cabinet for a LED lighted message board sign similar to other LED signs that have been approved for some churches and schools in the city. LED signs are more economical to light and messages can be quickly changed electronically inside the building rather than manually changing the lettering outside.

Recommendation:

That the variance be approved because it will improve and enhance the school being able to provide information to parents and the community and it will not alter the character of the neighborhood.

Stipulation: The Board placed a stipulation in 2003 to have the lighting of the sign set on a timer to turn off at 9:00 p.m. Staff recommends that a similar stipulation also be placed on the proposed LED sign.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS

2017-9

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: AS KB



0 50 100 200 300 Feet

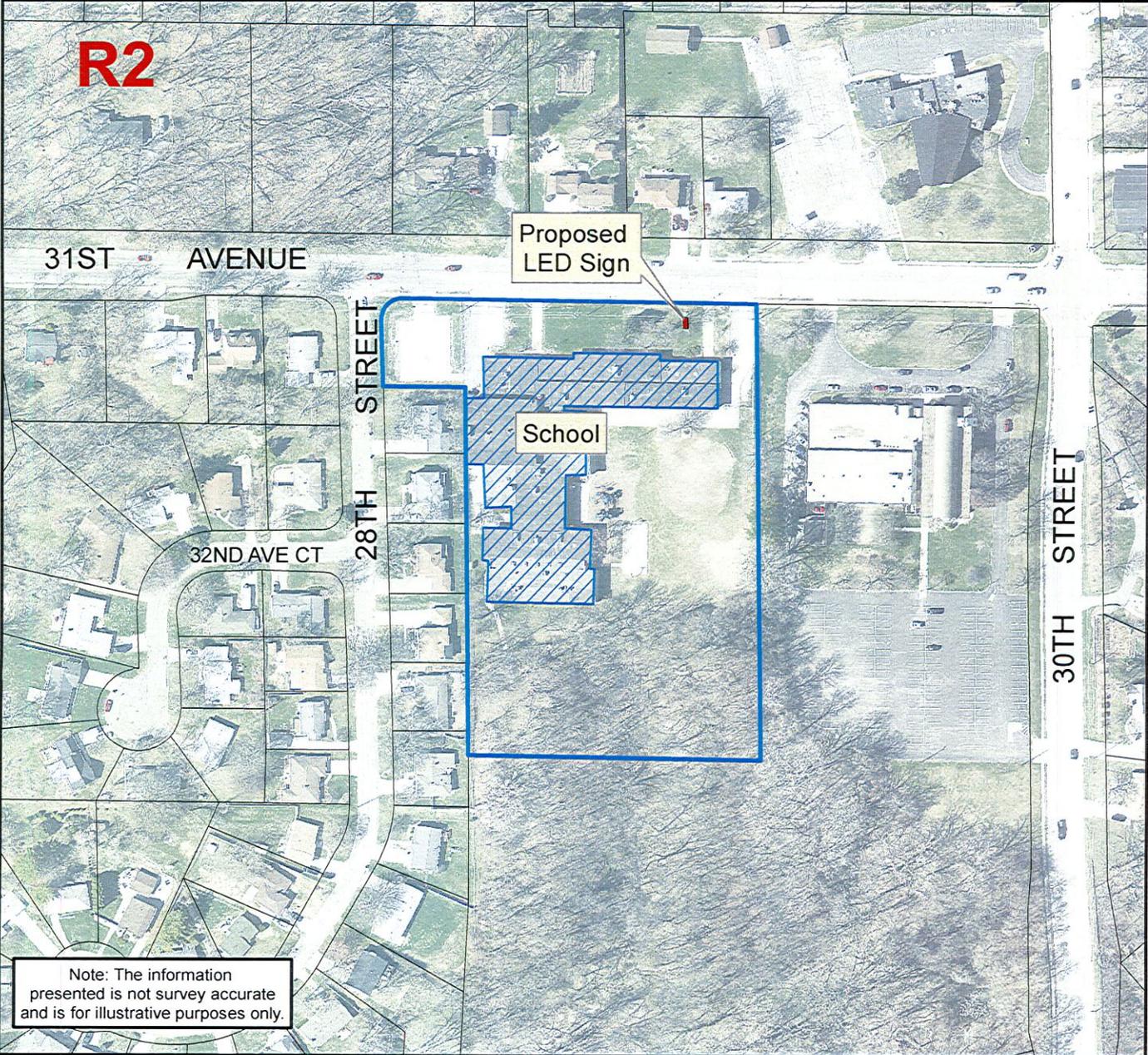
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-9 Aerial

Legend

- Parcels
- Subject Property

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



0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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EUGENE FIELD

HOME OF THE SOARING
EAGLES

MAR 13-27 SPRING BREAK
28 SCHOOL RESUMES
APR 1 SCAVENGER HUNT
7 SPRING PICTURES
14 NO SCHOOL



EUGENE FIELD



HOME OF THE SOARING EAGLES

REPORT CARDS
TOMORROW



TekStar 20mm 32x80 4'x6'

Cabinet: 4' x 6'
Mount: 14

Cabinet Color: Holly Green
Face Color: Holly Green
Line Colors: WhiteHolly Green

Fonts: Primaserif, Frankfurter D(b)
Logos: square, S91



stewart signs

America's Premier Sign Company

1-800-237-3928 WWW.STEWARTSIGNS.COM

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 RENDERING OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE. A STEWART SIGN IS DESIGNED TO BE ILLUMINATED AT ALL TIMES, AS IT INCREASES THE LIFE OF THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PREMISE.

APPROVED AS SHOWN.

X _____ DATE _____ 1. _____

APPROVED WITH LISTED CHANGES.

X _____ DATE _____ 2. _____

X _____ DATE _____ 3. _____

Sketch #232347 Customer #1113315
2/8/2017 Corey M -PROPOSAL-

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 28, 2017

SUBJECT: Case #2017-10- Request for a variance to allow above ground swimming pool and deck in a front yard and fence height variance in a front yard in a PUD (planned unit development) district.

Applicant:

Andrew and Sarah Freeman

Location:

2343 27th Street

Request:

To allow a variance to locate an above ground swimming pool with a surrounding deck with railing and a variance of .5 feet of the 3.5 foot maximum front yard height fence requirement in an R-3 (one and two family residential) district.

Size of Property:

The property measures 166' x 160' x 285' x 130' x 118' x 30' (approximately 42,048 square feet in area).

Zoning History:

The site was designated a Dwelling Group for a duplex use in a single family area through a subdivision process in 1960. When the Rock Island Unified Zoning Ordinance was approved in 2002 the property was designated as a Planned Unit Development since it was still a duplex on one lot. The property is now occupied by a single family residence.

Existing Land Use and Zoning:

The site is occupied by a single family residence, zoned R-3. To the north, east and south are single family residences, zoned R-3. To the west are single family residences and industrial uses, zoned I-1.

Topography:

The site slopes down over 10 feet from 27th Street and then back up in the east rear yard behind the structure.

Affected Requirements:

The zoning ordinance requires that accessory structures be located in a rear yard (Section 8.5A) and that fences not exceed 3.5 feet in a front yard (Section 8.12). The applicant proposes to locate a 54-inch tall above ground swimming pool with a temporary 4 foot tall privacy fence surrounding the pool and then later remove the fencing and install an approximate 54 inch tall deck surrounding the pool with a 36-inch tall deck railing all in the west front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variances will improve the return on the property.
2. Unique Circumstances: The site slopes down and then upward in the front and rear yard locations. There are also overhead utility lines and utility easements that limit the locations of the proposed accessory structures on the site.
3. Character Alteration: The proposed variances will alter the character of the neighborhood.

Comments:

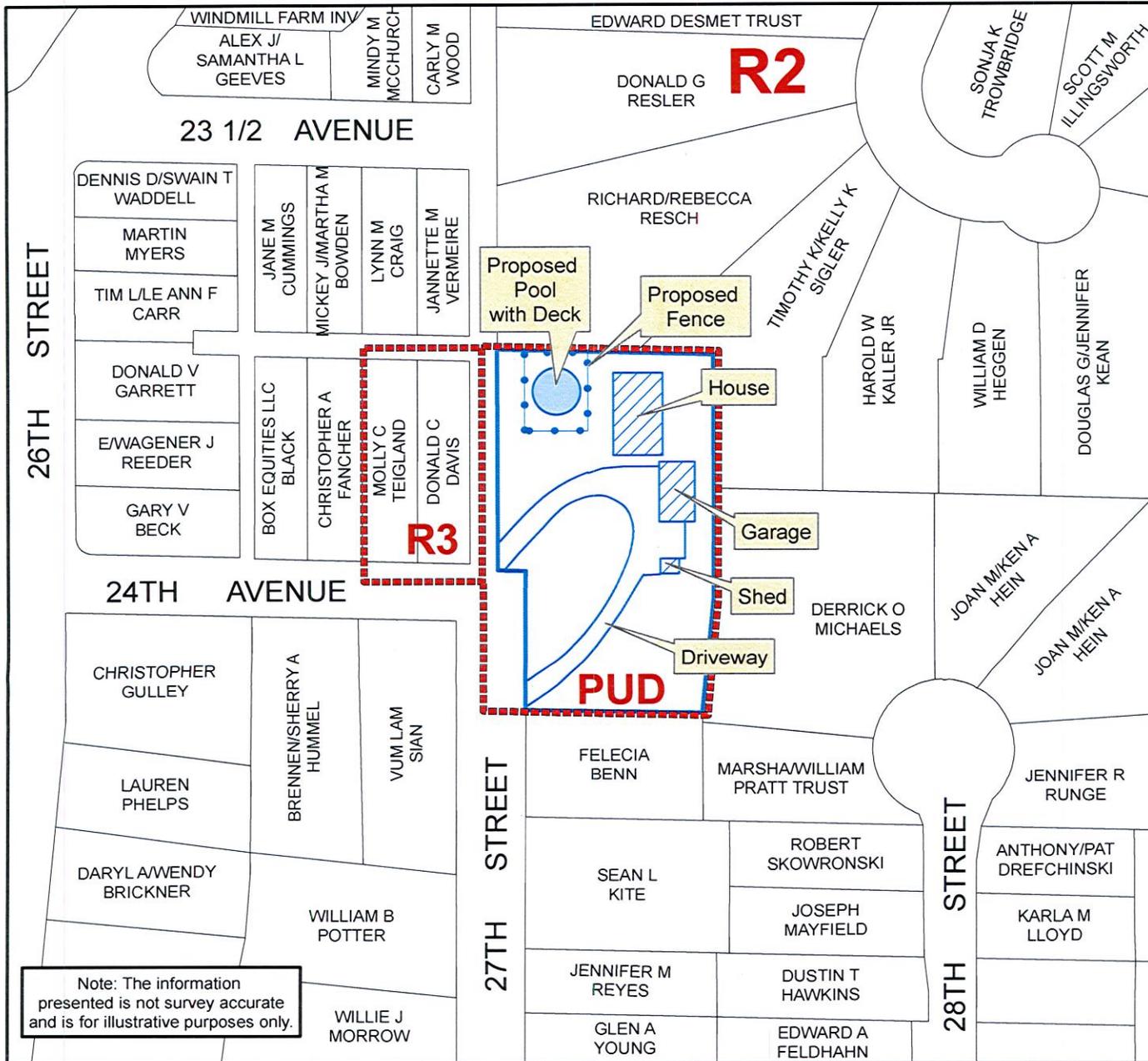
The applicant has looked at several options to locate the proposed 33 foot diameter swimming pool in a side yard. However, due to overhead utility lines and underground sewer and water drainage lines the only feasible location is to locate the swimming pool in the front yard location that is 38' from the west property line, 22 feet from the north property line and 26 feet from the house.

The applicant has already purchased a foot tall privacy fence that they intend to locate around the pool for security. Their long term intention is to locate a raised deck around the pool with 36" tall railing. The deck would be secured so no one could enter the pool area.

Recommendation:

That the variances be approved because they will improve the return on the property, the site slopes down in the front yard and then upward in the rear yard, there are overhead utility lines and utility easements that limit the location of accessory structures and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS

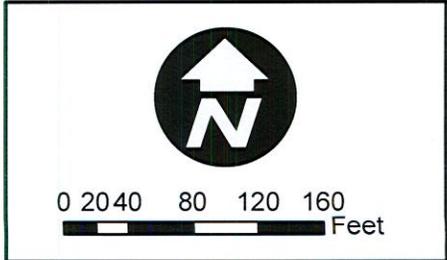


BOARD OF ZONING APPEALS
2017-10

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
 APPR. BY: [Signature]

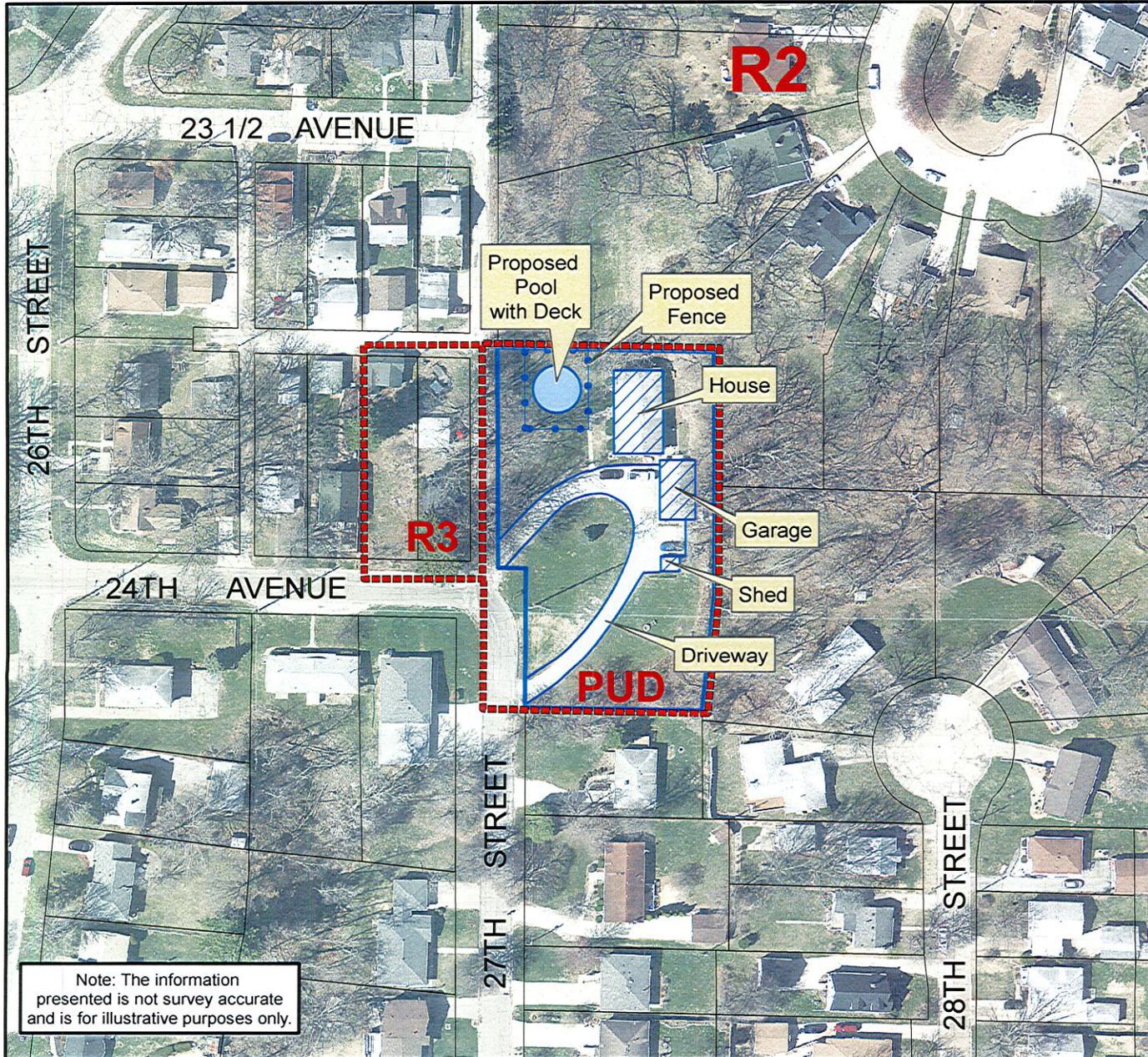


City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning and Redevelopment

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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-10 Aerial Legend

- Parcels
- Subject Property

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



0 20 40 80 120 160
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

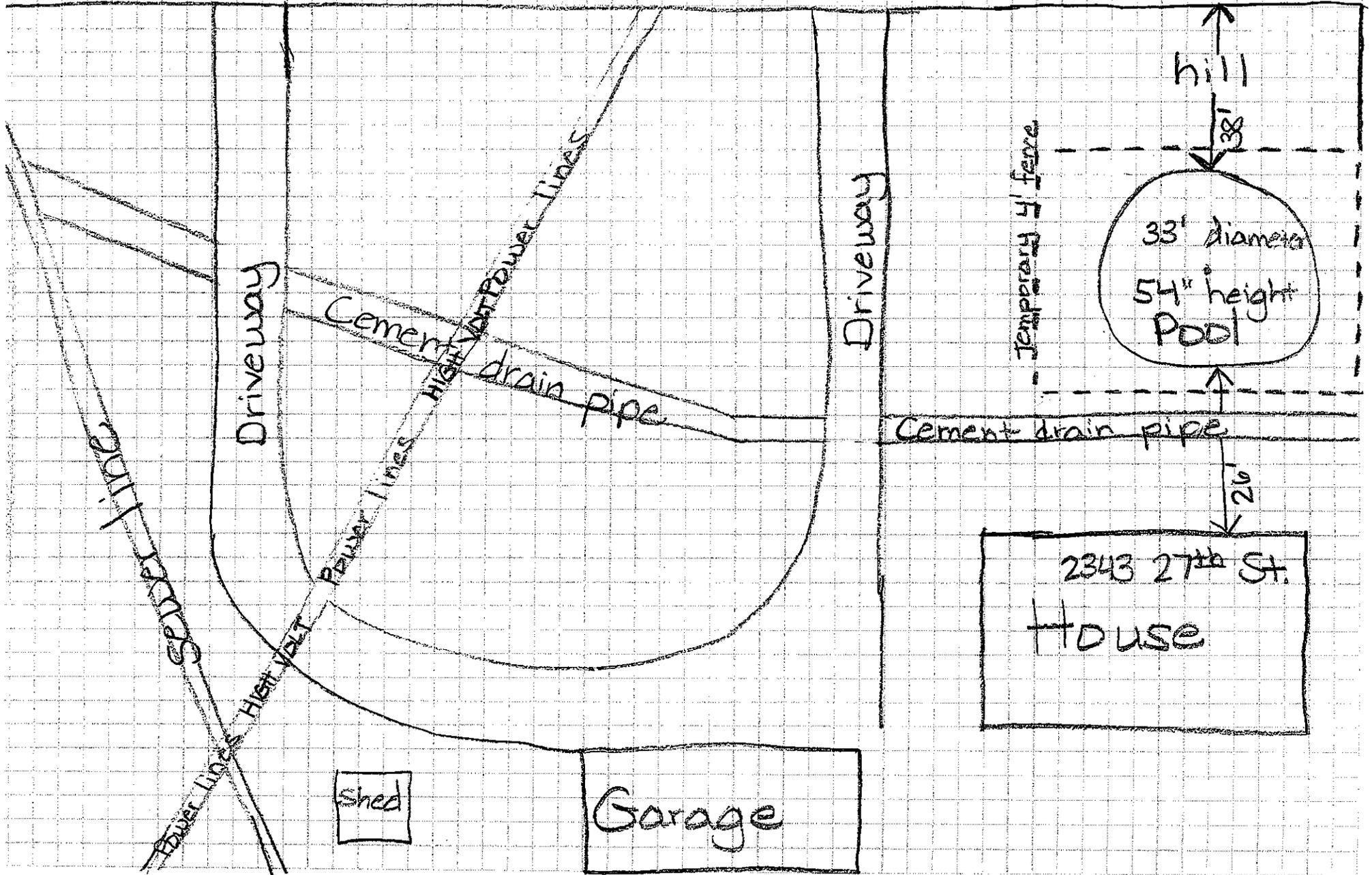


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24th
Ave

27th Street

27th Street



hill

38'

Temporary fence

33' diameter
54" height
POOL

Cement drain pipe

26'

2343 27th St.

HOUSE

shed

Garage

Driveway

Driveway

Cement drain pipe

Power Lines
High Volt Power Lines

SEWER LINE

Power Lines
High Volt

