

September 13, 2017

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue**

Regular Meeting Agenda

September 13, 2017

7:00 PM

1. Call to Order and Roll Call
2. Procedural Explanation
3. Approval of the Minutes of the regular meeting of August 9, 2017.
4. Public Hearing #2017-18: The applicant, Angela M. Brewer, has filed a request for a variance of 169 square feet of the 315 square foot maximum 30 percent rear yard coverage for a new detached garage (22' x 22') and a variance to locate an existing storage shed (8' x 8') in the west front yard in an R-3 (one and two family residence) district at 804 9th Avenue.
5. Public Hearing #2017-19: The applicant, Martin Pizano, has filed a request for a variance of 47 square feet of the 15 square foot maximum sign area for an attached 62 square foot unlighted sign for a nonconforming commercial use in an R-4 (one to six family residence) district at 716 24th Street.
6. Public Hearing #2017-20: The applicant, Kevin J. Rafferty of Blackhawk Crematory, has filed a request for a variance of 6 square feet of the 15 square foot maximum sign area requirement for a 21 square foot unlighted freestanding sign for an approved expansion of a nonconforming use in an R-2 (one family residence) district at 4141 309th Street.
7. Other Business
8. Adjournment

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

Regular Meeting

7:00 p.m.

August 9, 2017

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

Staff Present: Alan Fries.

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

Approval of Minutes – Mr. Day made a motion to approve the Minutes of the July 5, 2017 special meeting and the July 12, 2017 regular meeting. Ms. Williams seconded the motion, and it passed unanimously.

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

Public Hearing #2017-17: Request from Richard Crosby for a variance of 20 feet of the 25 foot front yard setback requirement in an R-2 (one family residence) district at 2510 17th Street.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a maximum front yard setback of 25 feet in an R-2 zoning district (Section 15.5). The applicant proposes to construct a new attached open porch with a roof (6' x 24') in the east front yard.

The applicant indicates that there had been a front porch on the house at one time, but it was removed and replaced with the current stairs. Currently, there is an approximate 11 foot front yard depth. The steps will be removed and the proposed porch will extend out six feet and will maintain an approximate five foot front yard setback. See attached drawing of proposed open porch.

Chairman Snyder called for proponents.

Dave Crosby, 2015 43rd Street, was sworn in. He said he is representing his father and that his father has lived at the subject property for 60 years and that he removed the front porch 40 years ago and now wants to replace it. He said his father been doing other remodeling projects in the house to improve its interior.

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

Decision Case #2017-17 – Ms. Williams made a motion to approve the request because:

1. The proposed addition will improve the return on the property.
2. The house already does not meet the 25 foot setback requirement. Other single family homes to the south and on the same side of the block front also do not meet the 25 foot front yard setback

requirement.

3. The proposed variance will not alter the character of the neighborhood.

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

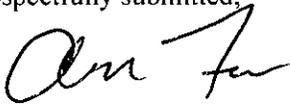
Other Business:

Mr. Fries informed the Board there were three cases for the regular September 13, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alan Fries". The signature is written in a cursive, flowing style.

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: September 5, 2017

SUBJECT: Case #2017-18- Request for a variance from the rear yard area coverage for an accessory structure and a variance to locate an additional accessory structure in a front yard in an R-3 (one and two family residence) district.

Applicant:
Angela M. Brown

Location:
804 9th Avenue

Request:
To allow a variance of 169 square feet of the 315 square foot maximum 20 percent rear yard coverage for a new detached garage and a variance to locate an existing storage shed (8' x 8') in the west front yard in an R-3 (one and two family residence) district.

Size of Property:
The property measures 60' x 102' (6,120 square feet in area).

Zoning History:
None.

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

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

Affected Requirements:
The zoning ordinance requires a maximum area coverage of 20 per cent in a rear yard for accessory structures and that accessory structures be entirely located in a rear yard (Section 8.5A). The applicant proposes to construct a detached garage (22' x 22') in the south rear yard and relocate an existing shed (8' x 8') into the west front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The area coverage variance for the proposed detached garage will improve the return on the property.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The area coverage variance for the proposed garage will not alter the character of the neighborhood.

Comments:

The applicant desires to use the existing concrete parking area for the location for the proposed two-car detached garage and to also keep the existing shed on the property. The proposed garage will meet the 6 foot setback from the alley and the subject house and it will also meet the 3 foot setback from the east property line. However, in order to meet the 6 foot separation between the proposed garage and the shed the applicant will need to relocate the shed somewhere else on the property or remove it. The applicant proposes to move the shed 6 feet to the west, which will then locate it in the west front yard of this corner lot and require the second variance.

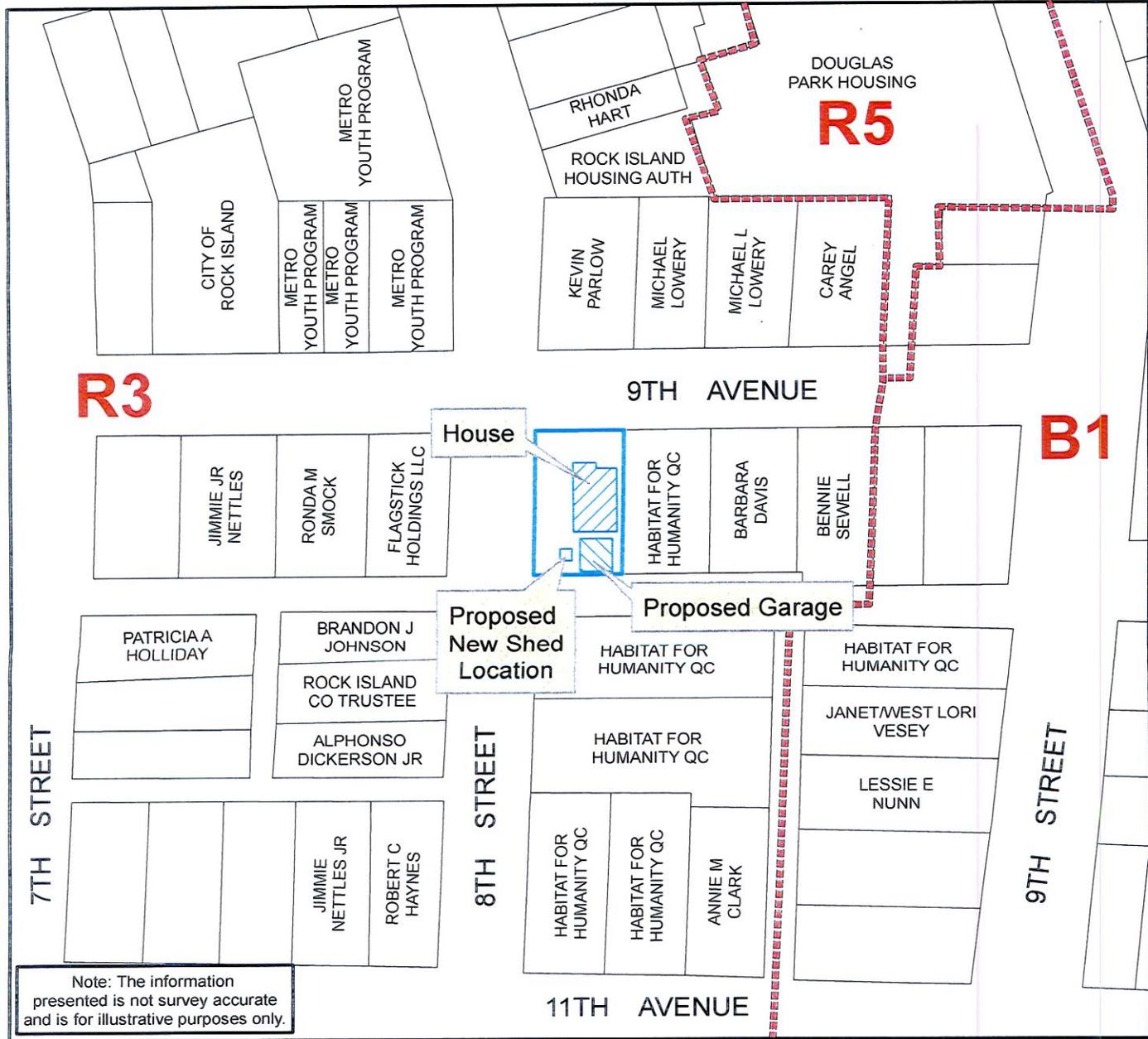
Staff believes that the area coverage variance will not alter the character of the neighborhood, but that the location of the shed would have a negative effect on the character of the neighborhood.

Recommendation:

That the variance for the area coverage of the rear yard for the proposed detached garage 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.

Staff also recommends that the variance to locate the existing shed in the west front yard be denied because the property will have a reasonable return without the shed and it will 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
2017-18

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
 APPR. BY: Q7 R.B.

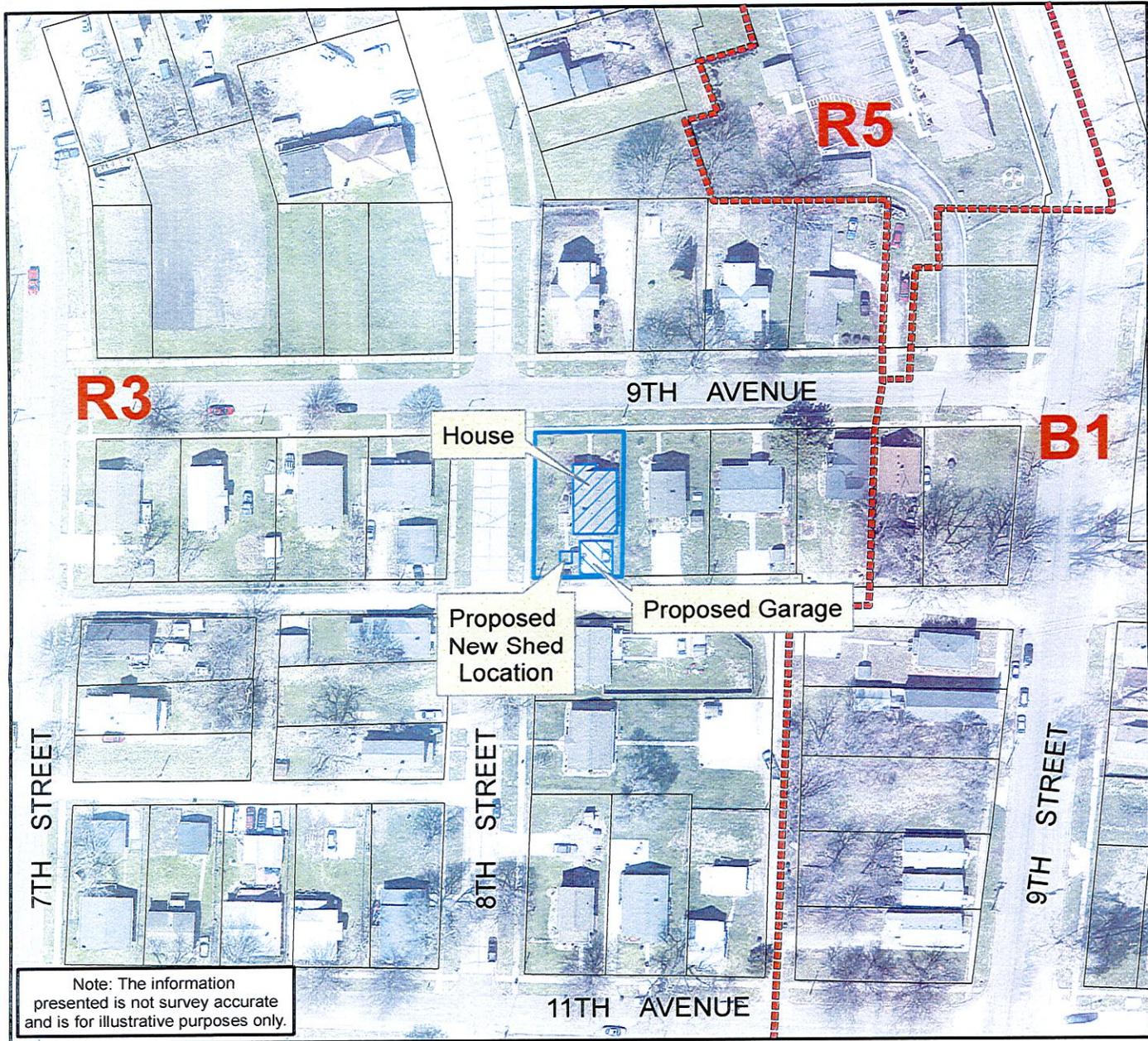
North arrow pointing up with 'N' below it.

Scale bar: 0 25 50 100 150 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning and Redevelopment

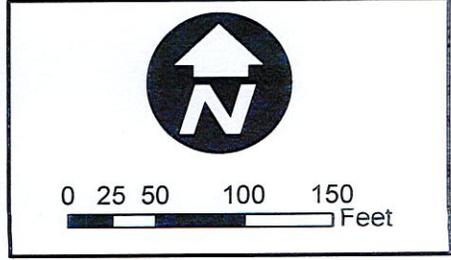
BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-18 Aerial Legend

-  Parcels
-  Subject Property

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



City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



The logo for Rock Island, Illinois, featuring the letters 'RI' in a stylized font above the words 'ROCK ISLAND ILLINOIS'.



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: September 5, 2017

SUBJECT: Case #2017-19 Request for a variance of 47 square feet of the 15 square foot maximum sign area for a nonconforming use in an R-4 (one to six family residence) district.

Applicant:
Martin Pizano

Location:
716 24th Street

Request:
To allow a variance of 47 square feet of the 15 square foot maximum sign area for a nonconforming commercial use in an R-4 (one to six family residence) district.

Size of Property:
The property measures 73' x 110' (8,030 square feet in area).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a vacant commercial structure, zoned R-4. To the north is an animal clinic, zoned B-3. To the east is a convenience store, zoned B-1 and a single family residence, zoned R-4. To the south is a vacant parcel and a single family residence, zoned R-4. To the west is a church parking lot, zoned R-3.

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

Affected Requirements:
The sign ordinance requires a maximum sign area of 15 square feet for attached signs for non-conforming uses (Section 10 [a] {4a}). The applicant proposes to erect an attached 62 square foot unlighted sign (8' x 7.75') on the east façade of the commercial structure.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed unlighted attached sign variance will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed unlighted attached sign variance will not alter the character of the neighborhood.

Comments:

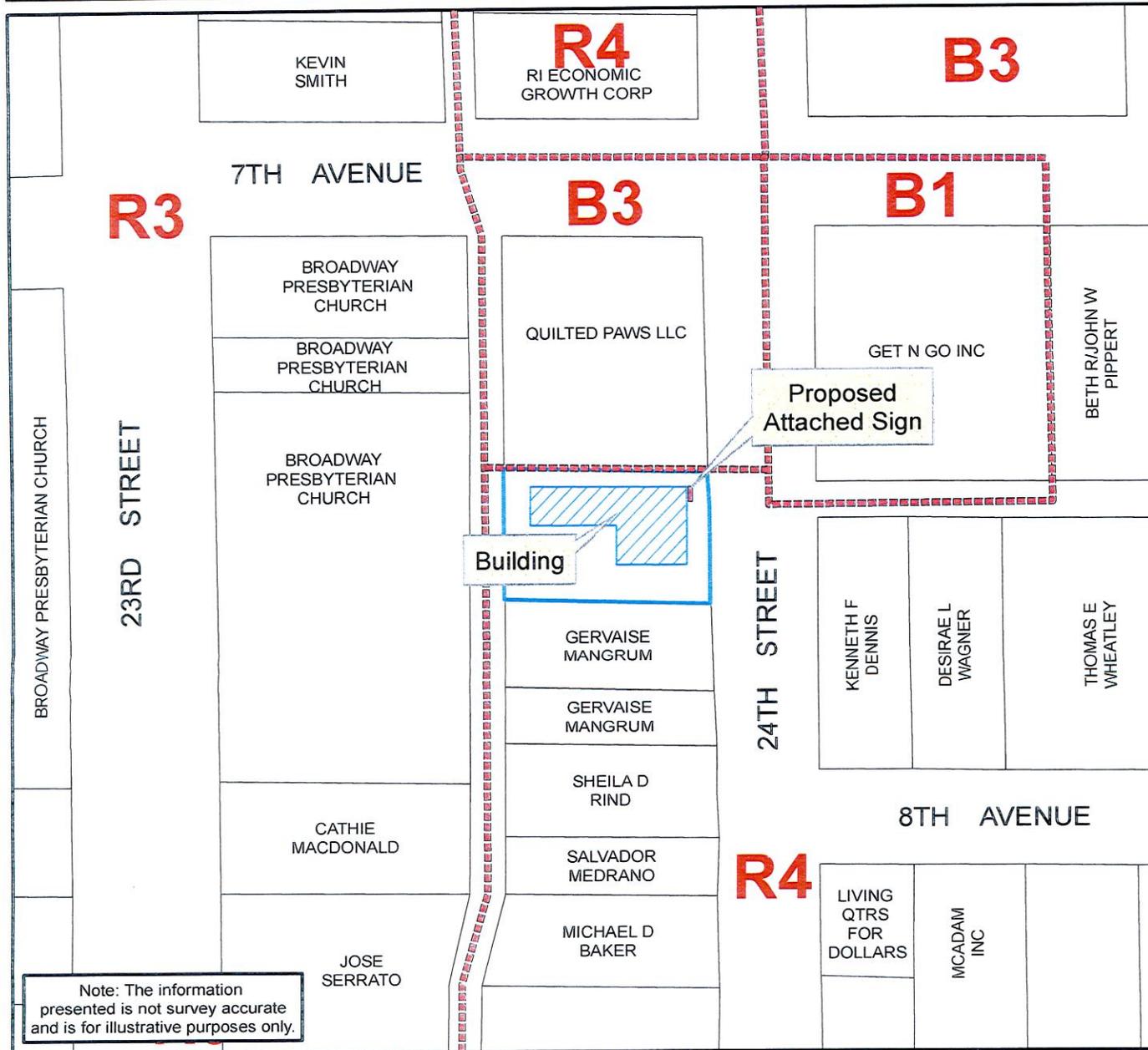
The existing nonconforming commercial structure has commercial uses located to the east and north and a church parking lot to the west. There have been several commercial uses in the two space commercial structure through the years with a commercial printing company being the most recent. The building has been renovated and there is a need for commercial signs to identify the new use. The applicant is an electrical contractor that currently employs five people. There is off street parking located to the south and west of the structure.

The proposed sign will not be lighted and, will be located in a concrete façade space at the northeast corner of the structure facing 24th Street. Staff does not believe the proposed sign will alter the character of the neighborhood as it is a commercial node near a major intersection where there have previously been other businesses.

Recommendation:

That the variance be approved because it will improve the return of the property and will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-19

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
 APPR. BY: AT



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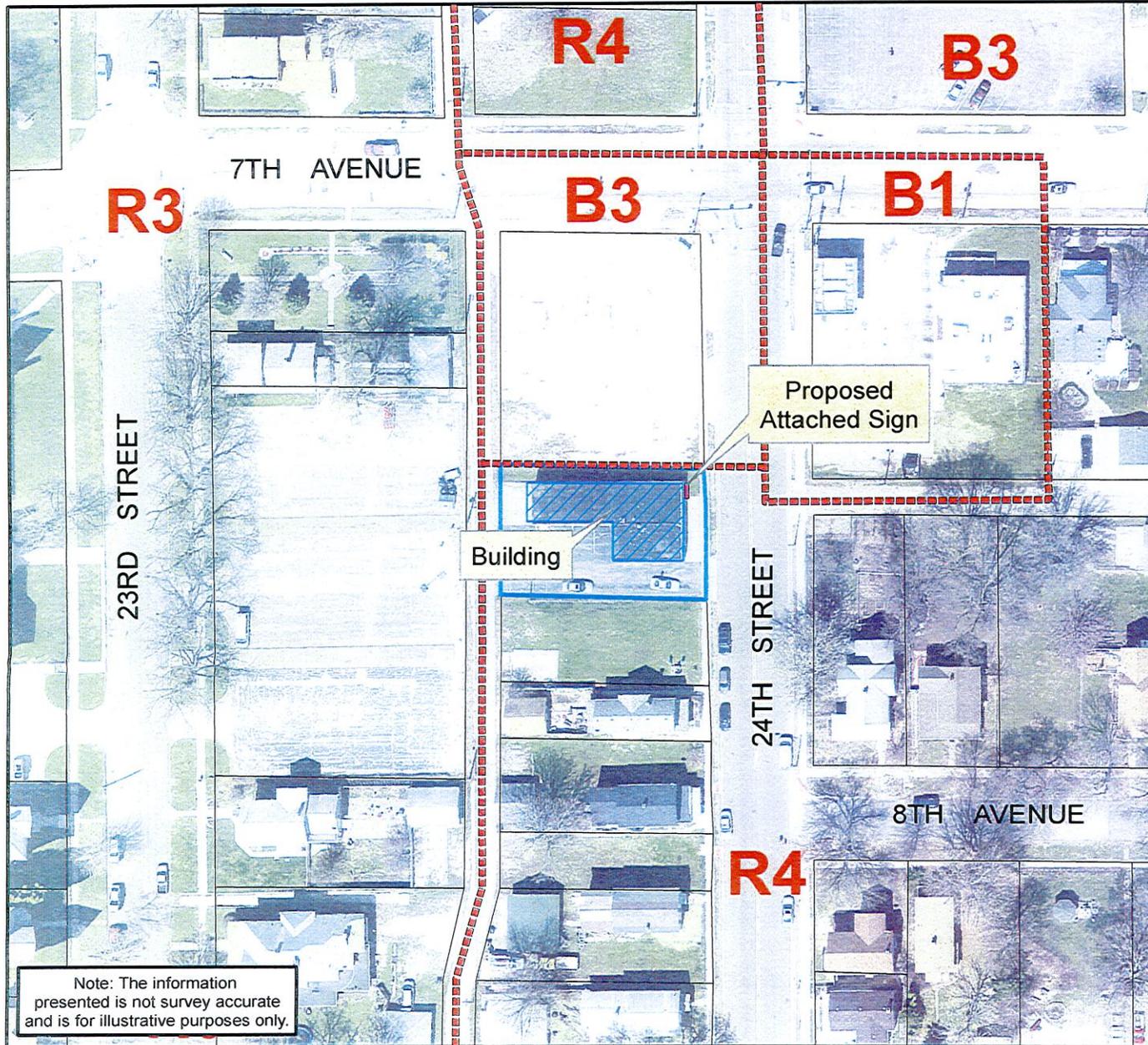
City of Rock Island

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 2017-19 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
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Note: The information presented is not survey accurate and is for illustrative purposes only.

716

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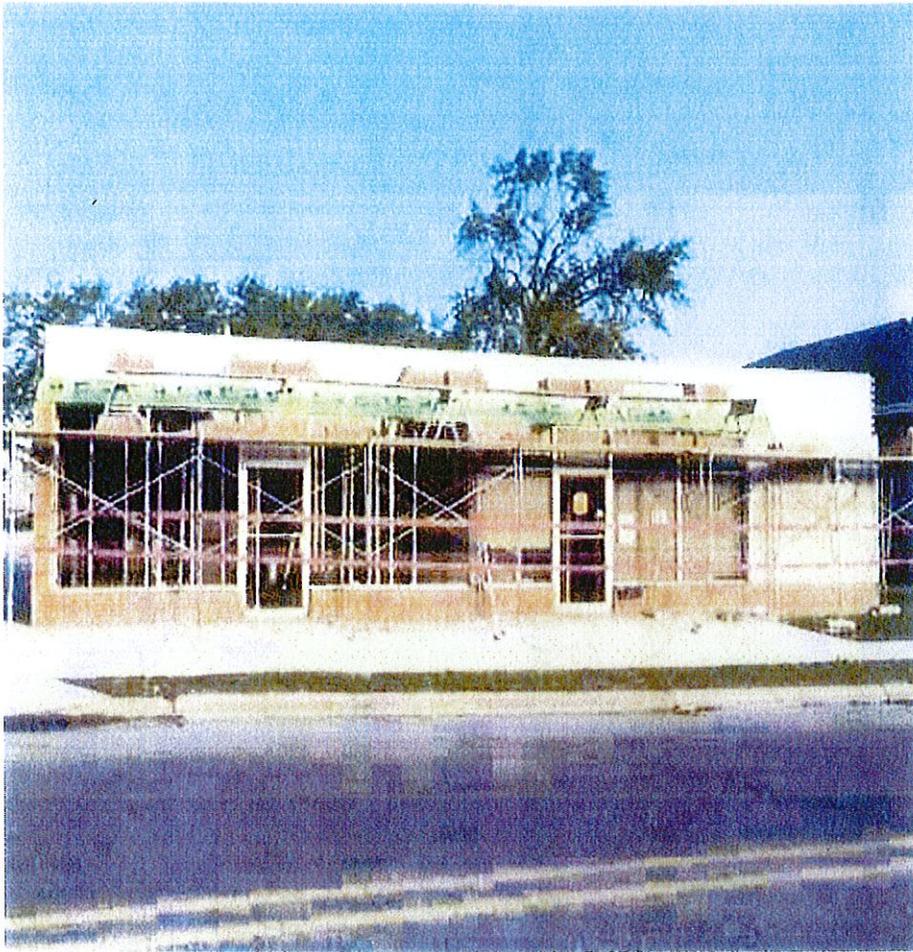
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pizanoelectrical@gmail.com



pizanoelectric.com

991/2





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: September 5, 2017

SUBJECT: Case #2015-20- Request for a special exception to expand a non-conforming use in an R-2 (one family residence) district.

Applicants:

Kevin J. Rafferty of Blackhawk Crematory

Location:

4141 30th Street

Request:

To allow a variance of 6 square feet of the 15 square foot maximum sign area requirement for an approved expansion of a nonconforming use in an R-2 (one family residence) district.

Size of Property:

The property measures 36' x 99' x 309' x 229' x 112' x 56' x 44' x 198' (53,579 square feet, or 1.23 acres).

Zoning History:

Board of Zoning Appeals Case #2015-11- Request for a Special Exception to expand a non-conforming use to allow a 2,400 square foot crematory structure was approved.

Existing Land Use and Zoning:

The site is occupied by a crematory and is directly surrounded to the north, east and south by Memorial Park Cemetery. The balance of the neighborhood is primarily single family residential, zoned R-2.

Topography:

The site slopes up five to six feet from 30th Street.

Affected Requirements:

The sign ordinance requires a maximum sign area of 15 square feet for attached signs for non-conforming uses (Section 10 [a] {4a}). The applicant proposes to erect an unlighted freestanding sign (6' x 3.5', or 21 square feet in total area and 4.5 feet in total height) in the west front yard adjacent to the entrance to the crematory facility.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed unlighted freestanding sign use will improve the return on the property.
2. Unique Circumstances: The structure is set back from approximately 150 feet from 30th Street, so a freestanding sign will help identify the use.
3. Character Alteration: The proposed unlighted freestanding sign will not alter the character of the neighborhood.

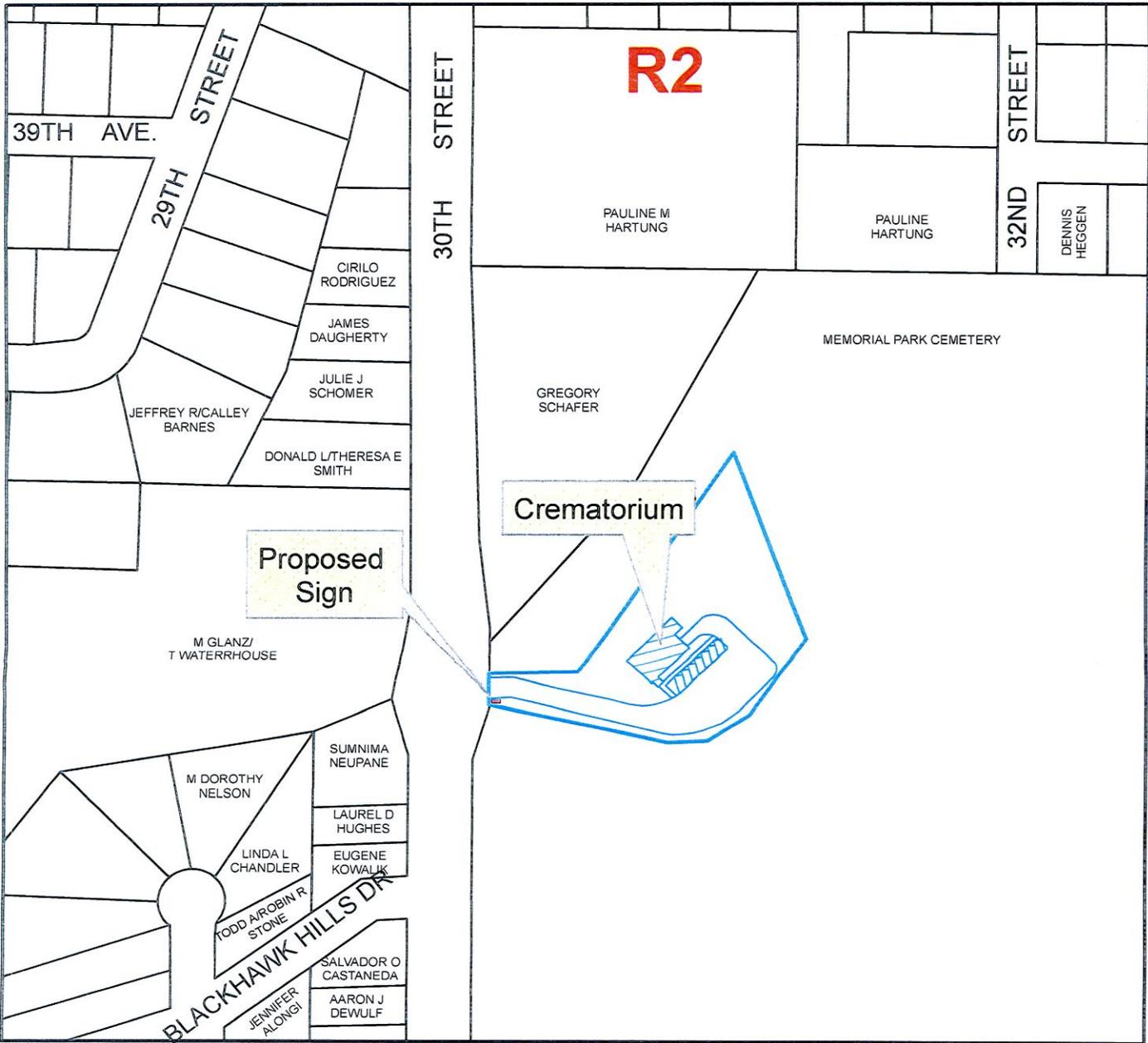
Comments:

The applicant desires an unlighted freestanding sign to better identify the property. The proposed sign will be located approximately 10 feet from the west property line adjacent to the 30th Street access point to the site. At the writing of this report the applicant has yet to choose what color (black or white background) for the sign from the two options proposed. Staff believes that the proposed sign will be a practical and attractive addition to the site.

Recommendation:

That the variance be approved because it will improve the return on the property, the location is unique circumstance since the structure is located so far from the roadway and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2017-20**

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



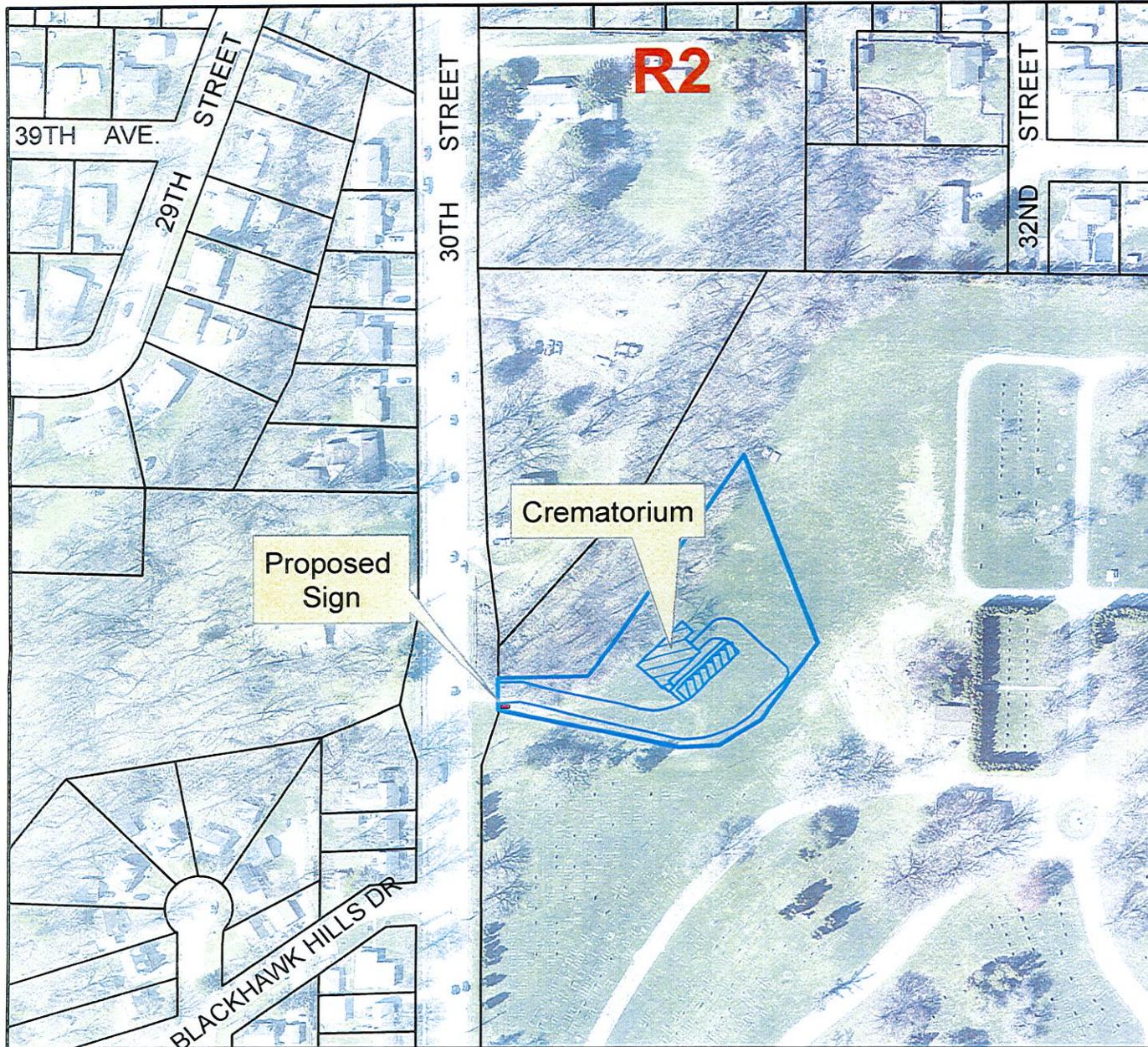


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DEVELOPMENT DEPARTMENT
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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2017-20 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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

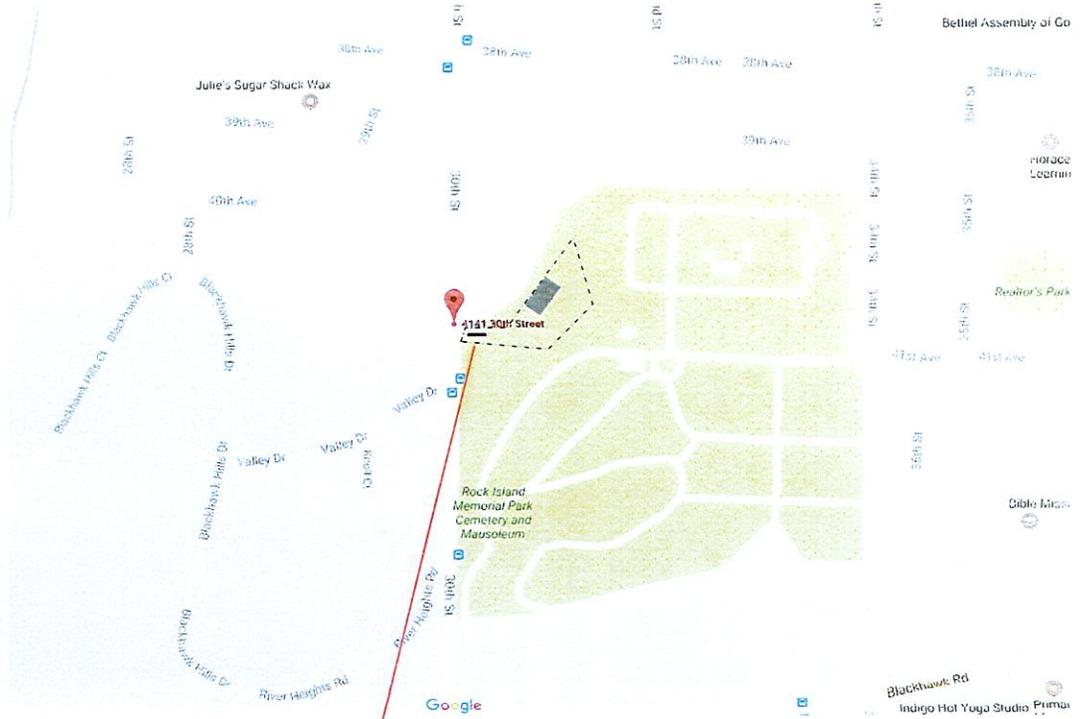


0 50 100 200 300 Feet

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment





LAND IDENTITY DESIGN
CHARBONEAU
 LANDSCAPE ARCHITECTURE

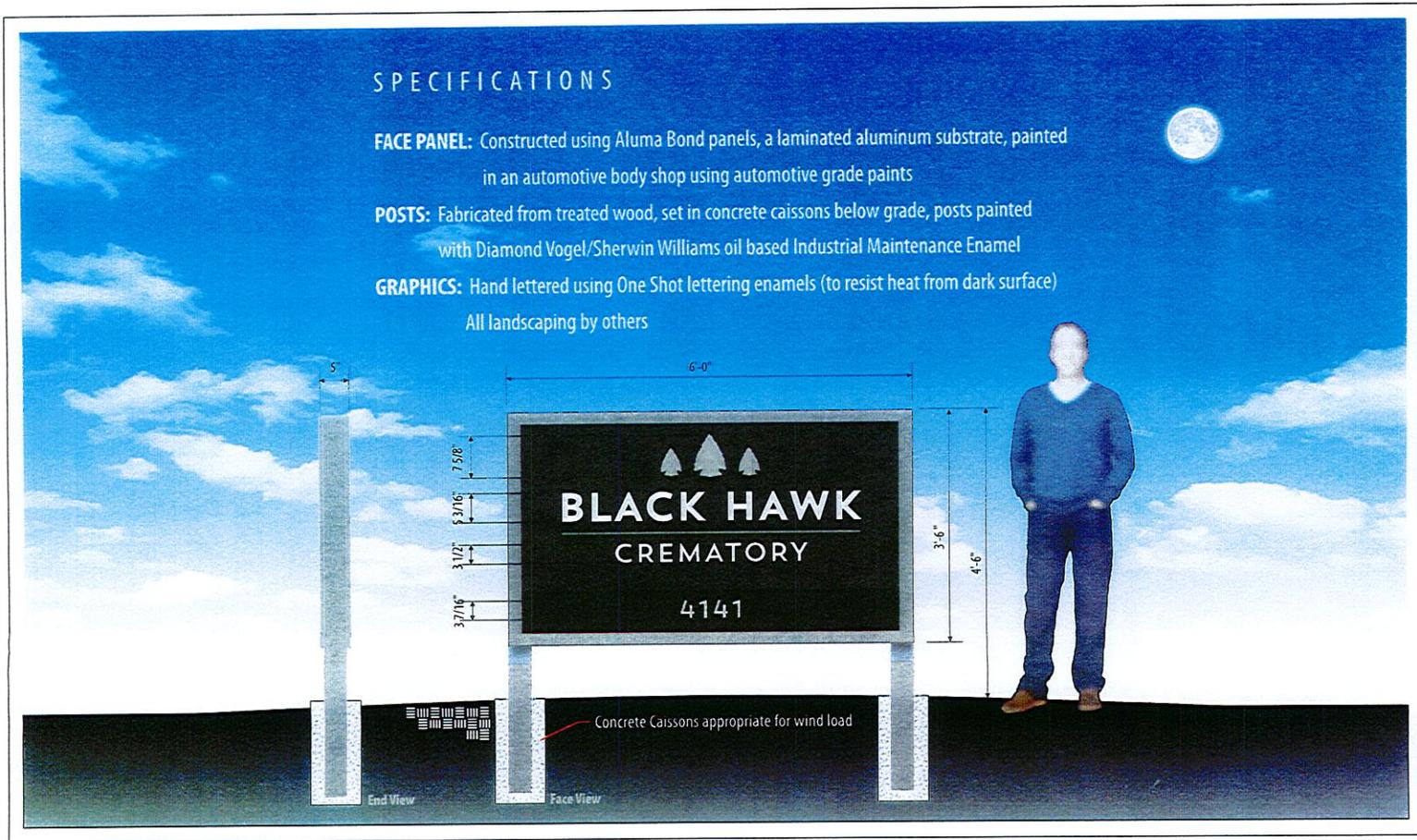
Proposed location of sign



Scale: 3/32" = 1'-0"



Placement of Color Option 1



Scale: 1/2" = 1'-0"



Post-N-Panel specs for Option 1

