1. Call to Order and Roll Call

2. Procedural Explanation

3. Approval of the Minutes of the regular meetings of January 9, 2019.

4. Public Hearing #2019-01: The applicants, David Howard and Ron O’Tool, have filed for a variance to allow a 4th attached sign (lighted digital message board) from the requirement that allows only one attached sign for a non-conforming commercial use in an R-3 (one and two family residence) district at 4010 18th Avenue.

5. Public Hearing #2019-02: The applicant, the Rock Island Moose Lodge #190, has filed for a variance to allow a second freestanding sign and a variance of 5 feet of the 10 foot front yard setback requirement for signs identifying churches, fraternities and other similar uses in an R-4 (one to six family residence) district at 4410 9th Street.

6. Public Hearing #2019-04: The applicant, Eric Lockhart, has filed for a Riverfront Corridor Overlay District site plan review and a variance of 2 canopy trees from the required number of 5 canopy trees for a parking lot, a variance to locate all 3 canopy trees in the south rear yard instead of the north front yard and a variance of 61 square feet of the 119 square foot total sign area allowed for the site located in a B-4 (highway/intensive business) district at 4200 46th Avenue.

7. General Public Comments.

8. Other Business.

MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS

Regular Meeting
5:30 p.m.
January 9, 2019

ATTENDANCE:
(x) Present
( ) Absent
( ) Kevin Day
(x) Donald Mewes
( ) Gary Snyder
(x) Jeffrey Wright
(x) Dave McAdam
(x) Nicole Finnie
(x) Bill Sowards

Staff Present: Alan Fries.

Vice-Chairman McAdam called the meeting to order at 5:30 p.m.

Approval of Minutes – Mr. Sowards made a motion to approve the Minutes of the November 14 and December 7, 2018 regular meetings. Mr. Wright seconded the motion, and it passed unanimously.

Procedural Explanation – Vice-Chairman McAdam explained the procedure to be followed for the public hearing.

Public Hearing #2018-31: The applicant, Chris Belzer, has filed for a variance of 5 feet of the 15 foot maximum height for an accessory building and a variance to locate an accessory structure larger than a principal structure in an I-1 (light industrial) district at 3511 8th Street.

Mr. Fries presented the staff report. He said the request was tabled at the December 7, 2018 meeting. There were no questions.

Vice-Chairman McAdam called for proponents.

No one was present to speak to the request.

Mr. Mewes made a motion to table Public Hearing #2108-31 until the February 13, 2019 regular meeting of the Board of Zoning Appeals because no one was present at the public hearing. Mr. Wright seconded the motion, and it passed unanimously.

Public Hearing #2019-01: The applicants, David Howard and Ron O’Tool, have filed for a variance to allow a 4th attached sign (lighted digital message board) from the requirement that allows only one attached sign for a non-conforming commercial use in an R-3 (one and two family residence) district at 4010 18th Avenue.

Mr. Fries said that the applicants have requested the request be tabled until the February 13th meeting to revise their request and have it heard before a full Board.

Mr. Mewes made a motion to table Public Hearing #2109-01 until the February 13, 2019 regular meeting of the Board of Zoning Appeals at the request of the4 applicants. Mr. Wright seconded the motion, and it passed unanimously.
Public Hearing #2019-02: The applicant, the Rock Island Moose Lodge #190, has filed for a variance to allow a second freestanding sign and a variance of 5 feet of the 10 foot front yard setback requirement for signs identifying churches, fraternities and other similar uses in an R-4 (one to six family residence) district at 4410 9th Street.

Mr. Fries presented the staff report. There were no questions.

Vice-Chairman McAdam called for proponents.
No one was present to speak to the request.

Mr. Sowards made a motion to table Public Hearing #2109-03 until the February 13, 2019 regular meeting of the Board of Zoning Appeals because no one was present at the public hearing. Mr. Wright seconded the motion, and it passed unanimously.

Public Hearing #2019-03: The applicants, Robert Lanzerotti/Augustana College, have filed for a variance of 15 feet of the 30 foot setback requirement between a building affiliated with an institution of higher education and an existing one and two family residential used lot in a U-1 (university/college) district at 851 34th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires there be a minimum of 30 foot setback from a building affiliated with an institution of higher education and a two family used lot (Section 21.5A). The applicant proposes to construct a two story building addition (approximately 6,378 total square feet) in the north side yard.

The existing building identified as Brodahl Hall is 2,694 square feet in area and the proposed addition will add a 3,682 square feet to the total footprint resulting in a total building footprint of 6,378 square feet. The new building space will be used for additional classrooms, offices and audio labs for the Center for Speech Language.

The proposed two story addition onto the exiting two story structure will be located 15 feet from the north property line. The two story single family residence to the north of the site is occupied by college students and is situated approximately 30 feet to the north of the shared property line (there will be a total of a 45 foot distance between the residence and the proposed structure).

Construction of the proposed addition will result in a large tree needing to be removed along the north property line. However, four new canopy trees will be planted along the north property line along with low level landscaping around a new mechanical unit (see attached landscaped plan). Additional trees and low level shrubs will be planted along the existing and new building exterior and adjacent to the parking lot to the east of the structure.

Some parking will need to be removed due to the building addition (27 spaces will remain on site), but parking is also available to students and staff in the College owned parking lot to the south of the site.

Vice-Chairman McAdams called for proponents.

Robert Lanzerotti, representing Augustana College, was sworn in. He said he was available for questions.

Mr. Mewes asked if the exterior façade of the addition will be made of similar materials as the existing structure. Mr. Lanzerotti replied that it would.
As no one wished to speak, the public hearing was closed.

**Decision Case #2019-03** – Mr. Wright made a motion to approve the request because:
  1. The proposed variances will expand the educational facilities of the college.
  2. The proposed variance will not alter the character of the neighborhood.

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

**Other Business:**
Mr. Fries said the cases tabled will be added to any new cases that will be received for the February 13, 2019 regular meeting.

**Adjournment:**
Vice-Chairman McAdam adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Alan Fries  
Acting Secretary  
Rock Island Board of Zoning Appeals
REvised REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
     Planning and Redevelopment Division

DATE: January 24, 2019

SUBJECT: Case #2019-01- Request for a variance to allow three attached signs for a non-conforming use in an R-3 (one and two family residence) district.

Applicant:
David Howard and Ronald O’Tool

Location:
4010 18th Avenue

Request:
To allow a variance to allow a digital attached sign to replace an unlighted banner attached sign from the requirement that allows only one (1) attached sign for a non-conforming commercial use in an R-3 (one and two family residence) district.

Size of Property:
40' x 80' (3,200 square feet).

Zoning History:
Board of Zoning Appeals Case #75-47- Request to review the Building Inspectors decision to allow construction of a 3 car garage was withdrawn.

BZA Case #82-28- Request to substitute a costume storage and rental business for a carpet cleaning business was approved.

BZA Case #99-28- Request to substitute a tattoo business for a TV-VCR repair shop was approved.

BZA Case #2000-39- Request to allow 3 attached signs for the tattoo business was approved.

Existing Land Use and Zoning:
The site is occupied by a commercial tattoo business on the first floor and two upstairs apartments. To the north, east and north is a primarily a single family residential area, zoned R-3. To the south is a single family residential area, zoned R-2.

Topography:
The site is flat and slightly above street level.
Affected Requirements:
The sign ordinance requires only one attached sign with a total area of 15 square feet for a non-conforming use (section 5 [a] [6]). The applicant proposes to locate a digital lighted message board attached sign (3’ x 5’) on the east façade of the building.

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

Comments:
Currently there are four attached signs on the property (one of the existing two attached signs on the photo located on the west façade was not approved by the Board in 2000). The proposed new digital sign will replace the attached banner sign currently on the east façade (see other photo). The applicants have indicated that they will angle the proposed digital sign so it is faced more towards 18th Avenue. They have also indicated they will remove one of the two attached signs on the west façade, so if the digital attached sign is approved there will only be three attached signs at the site.

There is a lighted digital sign located to the east of the subject site (Poor Boys Pizza and Pub at 4121 18th Avenue). The sign is located on public right-of-way and was approved by the City Council in 2017. Staff believes the digital sign with the recommended stipulations will not have a negative effect on the character of the neighborhood.

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

Approval should be subject to the following stipulations:
1. The larger banner attached sign on the west façade be removed.
2. The digital sign on the east façade be angled at minimum 45 degrees towards 18th Avenue.
3. The lights for the digital sign shall be set at the lowest light brightness and also be set on a timer to turn off at 10:00 p.m.
REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: December 31, 2018

SUBJECT: Case #2019-02- Request for variances to locate a second freestanding sign and sign setback from front property line in an R-4 (one to six family residence) district.

Applicant:
Rock Island Moose Lodge #190

Location:
4410 9th Street

Request:
To allow a variance for a second freestanding sign and a variance of 5 feet of the 10 foot front yard setback requirement for signs identifying a lodge in an R-4 (one to six family residence) district.

Size of Property:
115' x 184' x 149' x 283' x 335' x 548' (approximately 122,796 square feet)

Zoning History:
Planning Commission Case #74-16- Request to rezone property from R-3 to R-4 was approved.

Board of Zoning Appeals #76-10- Special exception to authorize a lodge hall in an R-4 district was approved.

Board of Zoning Appeals Case #92-27- Request to expand authorized use for a detached garage was approved.

Board of Zoning Appeals Case #2000-39- Request to expand the authorized use for a 20' x 79' attached addition on the south side of the structure was approved.

Existing Land Use and Zoning:
The site is occupied by a lodge. To the north, east and west are single family residences, zoned R-3. To the south is an office building, zoned PUD.

Topography:
The site is flat and slightly above street level.
Conditions to Authorize Variance:
1. Reasonable Return: The proposed sign will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Affected Requirements:
The sign ordinance requires there be only one freestanding sign to be located on a residentially zoned property where a lodge, or similar institution is located (Section 6A [6]). The applicant proposes to locate a digital lighted message board freestanding sign (approximately 6’ x 2’, or 12 square feet in total area) in the east front yard.

Comments:
The applicant will remove the manual freestanding message board sign currently located on the south side of the access drive and replace it with the proposed digital message board sign. The proposed sign will be located at approximately the same five foot setback as the existing sign and will also be similar in height (6 feet from grade to top of sign). Staff believes that the sign is appropriate for this location, but since it is adjacent to residences across the street the digital lighting for the sign should be set on a timer to have the lights turn off at 10:00 p.m.

Recommendation:
That the variances be approved because it will improve the return on the property and will not alter the character of the neighborhood.

Staff also recommends that the digital lighting for the sign be set on a timer to have the lights turn off at 10:00 p.m.
REPORT

TO: Board of Zoning Appeals
FROM: Community and Economic Development Department
Planning and Redevelopment Division
DATE: January 29, 2019
SUBJECT: Case #2019-04- Request for a Riverfront Corridor Overlay District site plan
review with a variance of 2 canopy trees from the required number of 5 canopy
trees, a variance to located all 3 canopy trees in the south rear yard instead of the
north front yard and a variance of 61 square of the 119 total sign area allowed for
a site in a B-4 (highway/intensive business) district.

Applicant:
Eric Lockart

Location:
4200 46th Avenue (Blackhawk Road)

Request:
Request for a Riverfront Corridor Overlay District site plan review with a variance of 2 canopy
trees from the required number of 5 canopy trees, a variance to located all 3 canopy trees in the
south rear yard instead of the north front yard and a variance of 61 square of the 119 total sign
area allowed for a site in a B-4 (highway/intensive business) district.

Size of Property:
The property measures 118’ x 123’ x 111’ x 177’ (approximately 19,847 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is undeveloped except for a freestanding outdoor advertising sign that will remain on the
site. To the north are a single family residential use and a church, zoned R-1. To the east, west
and south are business uses, zoned B-4.

Topography:
The site slopes down approximately two or three feet from 46th Avenue.

Affected Requirements:
The Zoning Ordinance requires a Riverfront Corridor Overlay District site plan review for new
commercial uses along 46th Avenue (Section 33.7), one canopy tree for every 5 parking spaces
(Section 36.5C[1]) and a minimum of 3 of these canopy trees to be located in a north front bufferyard (Section 36.6C[3]. The Sign Ordinance requires a total of one square foot of sign area for each linear foot of lot frontage (Section 6[a] [3].

**Conditions for Variances:**

1. Reasonable Return: The proposed site plan with requested variances will improve the return on the property and the commercial corridor.
2. Unique Circumstances: The commercial lot configuration is longer in its depth than its width.
3. Character Alteration: The proposed site plan with requested variances will not alter the character of the neighborhood.

**Analysis:**

The applicant proposes to construct a one story commercial structure (total 3,060 square feet) that would include space for two businesses. One of the businesses would be a pizza restaurant with a drive up window on the west side of the structure (the applicant’s Domino’s restaurant is the only use identified at this time). The businesses would utilize the existing access points and as previously stated the freestanding outdoor advertising sign will remain (the Sign Ordinance does not include the sign area for outdoor advertising signs with the sign area for on-premise signs). The applicant’s landscape plan identifies three types of ornamental (understory) trees along the north property line (see landscape plan). These understory trees are proposed instead of canopy trees at this location and images are attached of proposed Jane and Royal Star Magnolia and Techy Arbor Vitae trees. The magnolias are flowering trees, while the arborvitae is an evergreen. The applicant indicates that the reason for the variance request is that the proposed understory trees will not grow as tall as canopy trees, so they will not block the commercial buildings and their attached signs from Blackhawk Road traffic. The applicant also indicates that there is a property contract with Lamar Advertising requiring that nothing on the subject site blocks visibility of the outdoor advertising sign from Blackhawk Road traffic (Royal Star Magnolia understory trees proposed along the west property line because they will not grow to potentially not block the outdoor advertising sign).

The applicant will locate three Redpointe Maple canopy trees within islands along the south property line. Low level shrubs will be located along the east and west side of the structure and also within lawn areas proposed along the east property line (see landscape plan).

There will be one freestanding sign pole with two sign cabinets identifying each of the two proposed uses. The freestanding sign meets the 25 foot maximum height allowed by the Sign Ordinance. Also proposed are attached signs on the north facade of the structures (see sign drawings and dimensions). Total signage is based on lot frontage on a public right-of-way, which is approximately 119 feet for this site. The sign variance is justified due to a unique site configuration compared to other commercial properties along Blackhawk Road as the subject lot is larger in depth then in width.
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. 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 33.9 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.

Staff believes that the proposed site plan and variances meet the intent and performance standards for the Riverfront Corridor Overlay District.

Recommendation:
Staff recommends that the proposed site plan and variances be approved because it will improve the return on the property, there is a unique circumstance based on the narrow lot configuration and it will not alter the character of the neighborhood.
1. CALCULATION POINTS ARE AT 0" AFF.
2. FIXTURES ARE MOUNTED AT 25" AFF.
3. BASED ON REFLECTANCES OF 0
4. CALCULATIONS ARE BASED ON INFORMATION PROVIDED
Furnish and install Series 240 illuminated channel logo and letters with white acrylic faces overlaid with translucent vinyl, illuminated with white LED's, mounted to fabricated aluminum raceway sprayed to match building.

Scale: 1/2"=1'-0"
77.04 SQ FT

Furnish and install G/F illuminated cabinets with white acrylic faces overlaid with translucent vinyl, cabinets illuminated with white LED's and mounted to pipe sprayed white.

Scale: 3/16"=1'-0"
Furnish and install Series 240 illuminated channel logo with white acrylic faces overlaid with translucent vinyl, illuminated with white LED's, mounted on building

Furnish and install flag mounted pick up sign

8 SQ FT

4 SQ FT
## Sign Proposal 4200 Black Hawk Rd  EDL Properties (Domino's)

<table>
<thead>
<tr>
<th>Pole Sign</th>
<th>Signage sq feet</th>
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<tbody>
<tr>
<td>Dominos</td>
<td>40.5</td>
</tr>
<tr>
<td>Tenant</td>
<td>18</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Signs</th>
<th>Signage sq feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominos</td>
<td>77.04</td>
</tr>
<tr>
<td>Tenant</td>
<td>32</td>
</tr>
</tbody>
</table>

| Pick Up window | 4              |
| Pick up Window |                |
| Logo           | 8              |

| Total Signage Needed | 179.54         |
| Total requested     | 180            |
LANDSCAPING NOTES:
REPOUNTE MAPLE (3) @ 2 IN.
MAGNOLIA, JANE (3) @ 6 FT.
MAGNOLIA, ROYAL STAR (4) @ 6 FT.
THUJA, TEC-HY ARBOR VITAE (3) @ 6 FT.
VIBURNUM, ARROWWOOD (3) @ 1 GAL.
SPIREA, NEON FLASH (1) @ 5 GAL.
CALAMAGRISTIS, K.F. GRASS (3) @ 3 GAL.

LAWN AREAS TO BE SODDED.
ALL PLANTS MULCHED WITH SHREDDED BARK, UNLESS NOTED OTHERWISE.

RIVER ROCKS

RIVER ROCKS

RIVER ROCKS

RIVER ROCKS