April 10, 2019
Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall—1528 – 3rd Avenue
Regular Meeting Agenda
5:30 PM

1. Call to Order and Roll Call

2. Procedural Explanation

3. Approval of the Minutes of the regular meetings of February 13, 2019.

1. **Public Hearing #2019-05:** The applicant, the Sisters of the Order of St. Benedict, have filed for a variance of 21 freestanding arrays of various sizes of the one array requirement, a variance of 24,822 square feet in total area requirement for the one allowed freestanding array, a variance to not locate the arrays in a rear yard and a variance from the requirement to secure the arrays from climbing or unauthorized access in a split zoned property zoned R-5 (multiple family residence) district and R-1 (one family residence) district at 2200 88th Avenue West.

2. **Public Hearing #2019-06:** The applicant, Make It Happen Improvements, has filed a request for a special exception to expand a nonconforming use, a variance to locate a new dwelling unit of the first floor of the existing apartment building and a parking variance of the two off street parking space requirement for the subject new unit in a B-1 (neighborhood business) district at 3814/3816/3820 14th Avenue.

3. **Public Hearing #2019-07:** The applicant, Timothy Rade, has filed a request for a special exception to expand an existing structures nonconforming 2 foot south side yard setback instead of the 10 foot side yard setback and a variance of 7 feet of the 10 foot rear yard setback requirement in a B-1 (neighborhood business) district at 4018 14th Avenue.

4. **Public Hearing #2019-08:** The applicant, Townsend Engineering, has filed a request for a variance of 10 canopy trees of the 10 canopy tree requirement for a proposed parking lot expansion located in the west front yard in an I-2 (general industrial) district at 8221 51st Street West.

5. **Public Hearing #2019-09:** The applicant, Chris Salazar/Arsenal Properties, LLC, has filed a request for a variance of 160 feet of the 300 foot separation requirement between an existing Unrelated group Family Use and a proposed Unrelated Group Family Use at 3215 7th Avenue.

6. Public Comments and Other Business.

7. Adjournment.
MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS

Regular Meeting 5:30 p.m. February 13, 2019

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

Staff Present: Alan Fries.

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

Approval of Minutes – Mr. Sowards made a motion to approve the Minutes of the January 9, 2019 regular meeting. Mr. Mewes seconded the motion, and it passed unanimously.

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

Mr. Fries said Public Hearing #2018-31 a request from Chris Belser at 3511 8th Street has been withdrawn by the applicant.

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 presented the staff report. He said the request was tabled at the January 9, 2019. 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.

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.
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.

Chairman Snyder called for proponents.

David Howard, 567 Hwy 17 in New Boston, Illinois, was sworn in. He said the proposed sign is fully programmable and they will abide by all the proposed staff stipulations.

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

**Decision Case #2019-01** – Mr. Sowards made a motion to approve the request because:

1. The proposed sign will improve the return on the property.
2. The proposed variance and sign will not alter the character of the neighborhood.

He added 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.

Ms. Finnie 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. He explained 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.

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.

Chairman Snyder called for proponents.

Mike Deuth, 2644 Davis Street in Davenport and Ron Wildermuth, 819 W. 11th Street in Milan were sworn in. Mr. Deuth said they found out prior to tonight’s meeting that they can program the proposed sign to turn off at 10:00 p.m.

Mr. Wildermuth said there has been a “for sale” sign located on an adjacent property and they believe it
has confused people to think they are no longer in operation, so they want to put the new sign up to advertise their lodge activities. He said it will look a lot nicer than their existing freestanding manual message board sign.

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

**Decision Case #2019-02** – Ms. Finnie made a motion to approve the request because:

3. The proposed special exception and variances will improve the return on the property by providing additional parking.
4. The proposed special exception and variances will not alter the character of the neighborhood.

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

**Public Hearing #2019-04**: The applicant, Eric Lockhart, is for a Riverfront Corridor Overlay District site plan review with three variances. The first is a variance of two (2) canopy trees from the required number of five (5) canopy trees for a parking lot, a variance to locate all three canopy trees in the south rear yard instead of the north front yard and a variance of 61 square feet of 119 square foot total sign area allowed for the site located in a B-4 (highway/-intensive business) district.

Mr. Fries presented the staff report. He explained that 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 buffer yard (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]).

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 Techny 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.

Chairman Snyder called for proponents.

Eric Lockhart, 7764 Silver Oaks Drive in Dubuque, Iowa, was sworn in. He said he is excited about bringing the Domino’s Pizza to the south Rock Island area and that it will also service customers in Milan.

Maggie Motto, 3811 Loatham Avenue in davenport, was sworn in. She said the proposed business will help initiate other business development along the corridor.

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

**Decision Case #2019-04** – Mr. Mewes made a motion to approve the request because:
1. The proposed site plan with requested variances will improve the return on the property and the commercial corridor.
2. The commercial lot configuration is longer in its depth than its width.
3. The proposed site plan with requested variances will not alter the character of the neighborhood.

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

**Other Business:**
Mr. Fries said there are no cases for the March 13th regular meeting, so the meeting is cancelled.

**Adjournment:**
Chairman Snyder adjourned the meeting at 6:30 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: March 28, 2019

SUBJECT: Case #2019-05- Request for a variance to locate a large solar energy system with a total of 20 freestanding solar array tables in the east front yard on a split zoned property zoned R-5 (multiple family residence) and R-1 (one family residence) district.

Applicant:
Sisters of the Order of St. Benedict

Location:
2200 88th Avenue West

Request:
The request is for a variance to locate a large solar energy system in a residential zoning district, a variance of 19 freestanding arrays of various sizes the one array requirement, a variance of 24,822 square feet in total area of the maximum 240 total square foot total area requirement for the one allowed freestanding array, a variance to not locate the arrays in a rear yard and a variance from the requirement to secure the arrays from climbing or unauthorized access in a split zoned property zoned R-5 (multiple family residence) and R-1 (one family residence) districts.

Size of Property:
2631' x 1212' (approximately 67.4 acres)

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a monastery and retreat center, zoned R-5 and R-1. To the east is a single family residential area, zoned R-1. To the south is a vacant parcel owned by the monastery and two single family residences, zoned R-1. To the north are undeveloped parcels, zoned R-1. To the west is an undeveloped parcel located in unincorporated Rock Island County, zoned R-1.

Topography:
An attached topographic map that identifies the topography of the entire site. The location of the proposed arrays will be in two open space locations that have approximate 10 to 15 foot gentle slopes to the south and west.
Affected Requirements:
The zoning ordinance requires large solar energy systems to be located in business or industrial zoning districts (Section 8.19B), that solar systems in residential zoning districts only have one freestanding unit of not more than 240 square feet in total area, that the unit be located a rear yard and that it be in an area secured from climbing or unauthorized access (Section 8.19A). The applicant proposes to locate a large solar energy system with 20 total freestanding arrays that have a total combined area of 25,062 square feet. The array field will be located on the easterly front yard area that will not be secured with fencing or other proposed measures.

Conditions to Authorize Variances:
1. Reasonable Return: The proposed variances will improve the energy costs of the property and could serve as a model for other large scale solar projects in the community.
2. Unique Circumstances: The large site is semi-private and has landscape buffers surrounding the site.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:
The monastery already utilizes geothermal energy for its structures, but is proposing the solar energy system to have the site almost reach being having a fully sustainable energy system. The 20 total freestanding array tables will have a 30 degree tilt and be less than 8 feet in height. The arrays will be located at two sites on the property, with two arrays being proposed in a north area adjacent to the access drive. These two arrays will be 1,147 square feet each. Array tables 3 thru 18 identified on the Alta survey will be in the southerly field east of the monastery structure and will be located approximately 60 plus feet from the east property line. These 16 array tables will be 1,294 square feet each. The final two tables will located to the south of the larger array field and have a total area of 1,032 square feet each.

The arrays will not be secured with security fencing as the applicant believes this will detract from the natural beauty of the site and surrounding area. The site is semi-private although the sisters allow the public to enjoy the trails on the site as long as they respect the nature of the Sisters work and ministry. The site has natural landscape buffers maintained on the site and along each property line.

Recommendation:
That the variances be approved it will improve the energy system of the property and serve as a model for other large scale solar projects in the community, the site is large and semi-private with perimeter landscape buffers and it will not alter the character of the neighborhood.
REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
       Planning and Redevelopment Division

DATE: March 28, 2019

SUBJECT: Case #2019-06- Request for a special exception to expand a nonconforming use, a variance to allow a first floor apartment in business zoning and a variance for the off street parking requirements for proposed additional apartment dwelling in an B-1 (neighborhood business) district.

Applicant: Make It Happen Improvements

Location: 3820 14th Avenue

Request: The request is for a special exception to expand a nonconforming use, a variance to locate a new dwelling unit on the first floor of an existing apartment building and a parking variance of the two off street parking space requirement for this new unit in a B-1 (neighborhood business) district.

Size of Property: 50’ x 125’ (approximately 6,250 square feet)

Zoning History: None.

Existing Land Use and Zoning: The site is occupied by a currently vacant, but under renovation, apartment building. The neighborhood is primarily a business area, zoned B-1.

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

Affected Requirements: The zoning ordinance requires Board authorization to expand a nonconforming use (Section 5.12) dwellings to be located above a first floor (Section 25.2N) and two off street parking spaces for a dwelling (Section 8.14 D). The applicant proposes to locate an additional first floor dwelling unit in a former first floor office area of the nonconforming 19 unit two story apartment building.
Conditions to Authorize Variance:
1. Reasonable Return: The property can yield a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the business neighborhood.

Comments:
The proposed approximate 700 square foot A.D.A. first floor dwelling will be located in the former office space of the apartment building. The easterly exterior doors will be removed and there will be only one remaining north exterior door to provide interior access to the subject dwelling unit and 8 additional first floor dwelling units (see attached building elevation and floor plan). The owner of the apartment building will market the units to be rented for approximately $550 rent per month.

Staff believes that the first floor space should be maintained as nonresidential space for either an onsite office, or commercial space. The city has many economic development programs available that could assist the property owner in marketing the space for commercial purposes.

Recommendation:
That the special exception and variance be denied because the property can yield a reasonable return without the variance, there is no unique circumstance and the first floor dwelling space will alter the character of the business neighborhood.
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: March 28, 2019

SUBJECT: Case #2019-07- Request for a special exception to expand a nonconforming side yard setback for an existing structure and a variance for a rear yard setback for a commercial structure in an B-1 (neighborhood business) district.

Applicant:
Timothy Rade

Location:
4018 14th Avenue

Request:
The request is for a special exception to expand to the west a existing nonconforming structures existing 2 foot south side yard setback and a variance of 7 feet of the 10 foot rear yard setback requirement in a B-1 (neighborhood business) district.

Size of Property:
62’ x 50’ (3,100 square feet)

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a tavern that has an existing outdoor sitting area. To the north is a Alleman High School parking lot, zoned B-1. To the east is an accessory parking lot, zoned B-1. To the west is a single family residence, zoned B-1. To the south is a single family residence, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires Board authorization to expand a nonconforming setback/use (Section 5.12) and a 10 foot rear yard setback requirement (Section 5.6). The applicant proposes to expand the existing tavern to the west by constructing a proposed roofed-over open pavilion (30’ x 18’) maintaining the south 2 foot side yard setback and a 3 foot west rear yard setback to property lines.
Conditions to Authorize Variance:
1. Reasonable Return: The proposed building addition and variances will improve the return of the property.
2. Unique Circumstances: The lot is a small corner lot with two front yards.
3. Character Alteration: The proposed variances will not alter the character of the neighborhood.

Comments:
The applicant has removed an accessory storage structure from the fenced in west rear yard and will use that space to locate the pavilion addition. The open pavilion will be available for people to use for smoking or other outdoor activities. The pavilion will follow the existing south building line, which is approximately two feet from the property line. There is also a six foot privacy fence along this south property line. The pavilion will also be located 3 feet from the west rear property line. There is also a privacy fence along the west property line.

Recommendation:
That the special exception and variance be approved because it will improve the return on the property, the lot is a small corner lot with two front yards and it will not alter the character of the neighborhood.
Note: The information presented is not survey accurate and is for illustrative purposes only.
Extend existing building line and roof overhang at rear (South) as property which is currently non-conforming.

New Beer Garden Created by extending existing Roof line supported by beams and columns down to Footings

Existing Structure Housing Restrooms, Cooler, Gaming Area

18'

maintain a minimum of 3' Rearyard (West) setback to structure and roof overhangs

West Property Line

14th Ave
REPORT

TO: Board of Zoning Appeals
FROM: Community and Economic Development Department
       Planning and Redevelopment Division
DATE: March 28, 2019
SUBJECT: Case #2019-08 - Request for a variance from the canopy tree parking lot landscaping requirement for a parking lot expansion in an I-2 (general industrial) district.

Applicant:
Townsend Engineering

Location:
8221 51st Street West

Request:
The request is for a variance of 10 canopy trees of the 10 canopy tree requirement for a proposed parking lot expansion located in the west front yard in an I-2 (general industrial) district.

Size of Property:
30’ x 764’ x 854’ x 476’ 884’ 1240’ (approximately 10.19 acres)

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a cannabis cultivation facility, zoned I-2. Adjacent properties located in Rock Island are industrial uses, zoned I-2.

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

Affected Requirements:
The zoning ordinance requires 1 canopy tree for every 5 parking spaces for a parking lot (Section 36.51). The applicant proposes a 49 space parking lot expansion without any canopy trees adjacent to the property line along the west front yard of the site.

Conditions to Authorize Variance:
1. Reasonable Return: The proposed parking lot expansion will improve the return of the property.
2. Unique Circumstances: The applicant is also planning another possible building expansion to the west in the near future and believes the parking lot will also be expanded into the area.
where canopy trees are currently required to be located for the subject parking lot expansion.

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

Comments:
The cultivation facility proposes to construct an approximate 50,000 square foot addition onto the existing approximate 36,000 square foot structure. The applicant also proposes to construct a 49 space parking lot expansion on the western segment of the existing parking and desires a variance from the canopy tree requirements for the new parking lot.

The landscape plan identifies seven new shrubs in lieu of the canopy trees along the western edge of the proposed parking lot. The landscape plan also identifies three new canopy trees for the site (two trees along the southwest corner and one tree added to the row of trees on the north side of the existing 44 space parking lot on the site). The applicant explains the reason for the variance for the required 10 canopy trees is because the business is also planning in the near future another possible building expansion to the west and any new planted canopy trees on the west side of the parking lot and/or building would need to be removed to accommodate the future expansion.

Staff supports the variance for the canopy trees adjacent to the parking lot expansion, but staff also recommends to the Board that along with the three canopy trees proposed elsewhere on the site that two additional canopy trees (five in total) be required. These additional two canopy trees could be located either along the south or northern property lines.

Recommendation:
That the variance be approved because the parking lot expansion will improve the return on the property, there is a unique circumstance as the applicant is also planning another building expansion in the near future and believes the parking lot will also be expanded into the area where the canopy trees are required to be located for the future expansion and it will not alter the character of the neighborhood.

Approval should be subject to the following stipulation:

1. A total of five new canopy trees shall be provided on the site (2 additional canopy trees along with the identified 3 canopy trees on the submitted landscape plan). The two additional canopy trees shall be located along either the south or north property lines.
Note: The information presented is not survey accurate and is for illustrative purposes only.
REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: March 22, 2019

SUBJECT: Case #2019-09- Request for a variance from the 300 foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated group Family Use in an R-3 (one and two family residence) district.

Applicant:
Chris Salazer/Arsenal Properties LLC

Location:
3215 7th Avenue

Request:
To allow a variance of 160 feet of the 300 foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in an R-3 (one and two family residence) district.

Size of Property:
120’ x 98.2’ (approximately 11,784 square feet)

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by an existing dwelling with five unrelated individuals in residence. The neighborhood is primarily a single family residential area, zoned R-3. The closest existing Unrelated Group Family use is located at 3336 7th Avenue (140 feet to the east).

Topography:
The site slopes up approximately 20 feet from street level.

Affected Requirements:
The zoning ordinance requires there be a 300 foot separation requirement between an existing and proposed Unrelated Group Family Use (Section 4.62C). The applicant proposes to maintain an existing unapproved Unrelated group Family Use for 5 individuals in the single family residence on the site.
Conditions to Authorize Requested Variance:

1. Reasonable Return: The property can yield a reasonable return without the full variance.
2. Unique Circumstances: None.
3. Character Alteration: A full variance given the current condition of the retaining wall will alter the character of the neighborhood.

Comments:

The closest existing Unrelated Group Family Use is located to the southeast at 3336 7th Avenue. Other existing Unrelated Group Family Uses nearby are located at 3400 7th Avenue, 721 34th Street, 602 32nd Street, 3406 6th Avenue, 3412 6th Avenue and 3418 6th Avenue. The 300 foot separation requirement between Unrelated Group Family Uses was developed to reduce the concentration of these types of uses in neighborhoods in the city.

There is a long standing property maintenance code violation at the property that needs to be resolved in a timely manner. The retaining wall along the south hillside is in critical need of repair and replacement. This issue has not been resolved since last Summer and is a safety concern not only to dwellings residents, but to pedestrians walking along the sidewalk. Staff recommends that a temporary use be approved, so the current residents can remain in the dwelling until their lease expires, but that a full variance not be approved for 5 unrelated group residents to reside at the property until the code violation is resolved. The Zoning Ordinance would allow 3 unrelated individuals to reside at the property and be considered a “family” under Section 3.47 of said Ordinance.

Recommendation:

That the variance as requested be denied because the property can yield a reasonable return without the full variance, there is no unique circumstance and due to the condition of the existing retaining wall a full variance will alter the character of the neighborhood.

Staff further recommends that a temporary use until May 31, 2019 be approved to allow current residents to reside at the property until their lease has expired will not alter the character of the neighborhood and improve the return on the property. This recommendation for approval of a temporary use until May 31, 2019 is contingent on the property maintenance code violation on the south facing front yard retaining wall be repaired an approved by the City of Rock Island Inspection Division by May 31, 2019.
Rock Island, Illinois
Google
Street View - Dec 2018

ps://www.google.com/maps/place/3215+7th+Ave,+Rock+Island,+IL+61201/@41.504937,-90.553504,3a,75y,356.71h,98.26t/data=!3m6!1e1!3m4!1sQHvG7aP7R2KJGdJfIk2d5A!2e0!17c9!3m0!1m6!3m5!1s0x8084e4013599005d:0x2e55489f9a6f3fde!2s3215+7th+Ave+Rock+Island+IL!5e0!3m2!1sen!2sus!4v1656297626580!17c9