

Rock Island Board of Zoning Appeals Agenda

November 10, 2021

5:30 p.m. City Council Chambers

Notice: As of August 30, 2021, all persons must wear face coverings while indoors regardless of vaccination status per Governor Pritzker's Executive Order 2021-20 (COVID-19 Executive Order 87).



Call to Order and Roll Call

Gary Snyder
Nicole Parker
Kevin Day
Donald Mewes
Bill Sowards
Tanja Whitten
Pandora Lawrence

1. Public Comment
2. Opening Items
 - a. Approval of the Written Agenda for November 10, 2021
Recommended Motion: Move to approve the written agenda for November 10, 2021.
 - b. Approval of the October 13, 2021 Meeting Minutes
Recommended Motion: Move to approve the meeting minutes for October 13, 2021.
3. Old Business
None.
4. New Business
 - a. Public Hearing 2021-16-Whitey's Ice Cream at 2520 18th Avenue- Variance to allow a drive-thru addition for the ice cream shop on the west side of the structure in a B-1 (neighborhood business) district. *Recommended Motion: Move to approve variance.*
5. Other Business
None.
6. Adjournment
Recommended Motion: Move to adjourn.

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

Regular Meeting

5:30 p.m.

October 13, 2021

ATTENDANCE:	(x) Present	() Absent
(x) Kevin Day		(x) Pandora Lawrence
() Donald Mewes		(x) Nicole Parker
() Gary Snyder		(x) Bill Sowards
() Tanja Whitten		

Staff Present: Alan Fries.

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

General Public Comments – There was no one present to make any general public comments. The meeting continued.

Approval of Written Agenda – Mr. Sowards made a motion to approve the written agenda for the meeting. Ms. Parker seconded the motion, and it passed unanimously.

Approval of Minutes – Ms. Parker made a motion to approve the Minutes of the September 8, 2021 regular meeting. Ms. Lawrence seconded the motion, and it passed unanimously.

Procedural Explanation – Vice Chairman Day explained the procedure to be followed for the public hearings.

Mr. Fries said the Whitey’s applicant at 2520 18th Avenue (Public Hearing #2021-16) has requested its variance request be tabled until the November 10th regular meeting because they are revising the proposed site plan for the drive-thru addition.

Vice-Chairman Day called for a motion from the Board to table the variance request for Whitey’s until the November 10th regular meeting.

Ms. Parker made a motion to table the Whitey’s request at 2520 18th Avenue (Public Hearing 2021-16) until the November 10th regular meeting. Ms. Lawrence seconded the motion and it passed unanimously (Parker, Lawrence, Sowards and Day).

Public Hearing #2021-14: The applicant, Second Baptist Church, has filed a request for a variance of five feet of the ten foot sign height requirement, a variance of four feet of the six foot sign height requirement and a variance to allow an electronic message sign to take up to 75 per cent of the total sign area for an approximate 28 square foot freestanding sign located in the south front yard in an O-1 (office) district at 919 6th Avenue.

Mr. Fries presented the staff report. He said the Sign Ordinance requires a ten foot front yard setback for

freestanding signs, a six foot maximum height and that electronic message signs not take up more than fifty per cent of the total sign area (Section 4-67 and 4-69 of the Sign Ordinance).

The church proposes the new freestanding sign to provide information to the community of church service schedules and other activities at the church. The proposed sign will be located in a former parking space and will be situated perpendicular to 6th Avenue. The setback will be five feet from edge of sign to the south property line. The height will be ten (10) feet in total height to top of sign.

Vice Chairman Day called for the applicant.

Hewell Colvin, 2141 14th Street in Rock Island and Curtis Foster, 3004 East 35th Street in Davenport, Iowa, were sworn in. Mr. Colvin said he wants a new sign to better identify service times and other activities. He said the existing sign is as old as the church and has to be changed manually.

There being no questions, and as no one else wished to speak, the public hearing was closed.

Decision Case #2021-14 – Ms. Lawrence made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the identification of the church and its activities to neighborhood residents.
2. Character Alteration: The variance will not alter the character of neighborhood.

Mr. Sowards seconded the motion, and it passed unanimously (Lawrence, Sowards, Parker and Day).

Public Hearing #2021-15: The applicant, The Rock Island Fire Department, has filed a request for a variance to allow a portable storage unit (10' x 42') permanently on the Central Fire Station property in a B-3 (community business) district located at 1313 5th Avenue.

Mr. Fries presented the Staff Report. He said the Zoning Ordinance does not allow portable storage units as a long term use in the B-3 zoning district (Chapter 20, Section 2).

He said the distributed memorandum from Jeff Yerkey, Fire Chief, describes Phase One and Phase Two of the proposed development of the eastern segment of the Central Fire Station property. He said the memo also identifies the need for more storage space on the site in order to clear up space in the main fire station structure. Phase Two of the development plan would be the potential construction of a three-bay commercial storage building also on the eastern segment of the site for housing of on duty firefighters and vehicle storage. He indicates the portable storage unit could be relocated or even removed following construction of the new structure.

Vice-Chairman Day called for the applicant.

Jeff Yerkey, Fire Chief and of 3304 91st Avenue west, was sworn in. He said the structure would have three rollup doors and it would be used for the storage of their rescue boat and lawn equipment and also would be used for training purposes.

Vice-Chairman Day asked if it would be located on dirt. Chief Yerkey said they would do site work to make a good base for the storage unit.

Ms. Lawrence asked how the unit would be secured. Chief Yerkey said the doors would be padlocked for security. Ms. Lawrence then asked if there would be extra security lighting. Chief Yerkey replied that new LED security lighting has already been located on the exterior of the fire station.

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

Decision Case #2021-15 – Mr. Sowards made a motion to approve the request because:

1. Reasonable Return: The proposed variance will allow for additional storage space currently located within the fire station building to be used for other purposes.
2. Unique Circumstances: The Fire Department is projecting in the second phase of the project to relocate or remove the portable storage unit.
3. Character Alteration: The variance will not alter the character of neighborhood.

Ms. Lawrence seconded the motion saying there is evidence it has been there a long time, and it passed unanimously (Sowards, Parker, Lawrence, Whitten, Mewes and Day).

Adjournment:

Vice Chairman Day adjourned the meeting at 5:56 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: November 1, 2021

SUBJECT: Case #2021-16- Request for a variance to allow a drive-thru building addition in a B-1 (neighborhood business) district.

Applicant:
Whiteys Ice Cream

Location:
2520 18th Avenue

Request:
The request is for a variance to allow a drive-thru addition for the ice cream shop to be located on the west side of the structure in a B-1 (neighborhood business) district.

Size of Property:
The property measures 280' x 125' (35,000 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a neighborhood business structure with three business units (west side of structure is Whitey's location). To the north is a restaurant, zoned B-1 and CVS Pharmacy, zoned B-3. To the west is a chiropractic office, zoned B-1. To the east are primarily single unit residential uses, zoned R-3. To the south are single unit residential structures, zoned R-1.

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

Affected Requirements:
The Zoning Ordinance does not allow drive-thru restaurants in a B-1 (neighborhood business) districts (Chapter 18, Section 2U).

Conditions to Authorize Variances:

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

Comments:

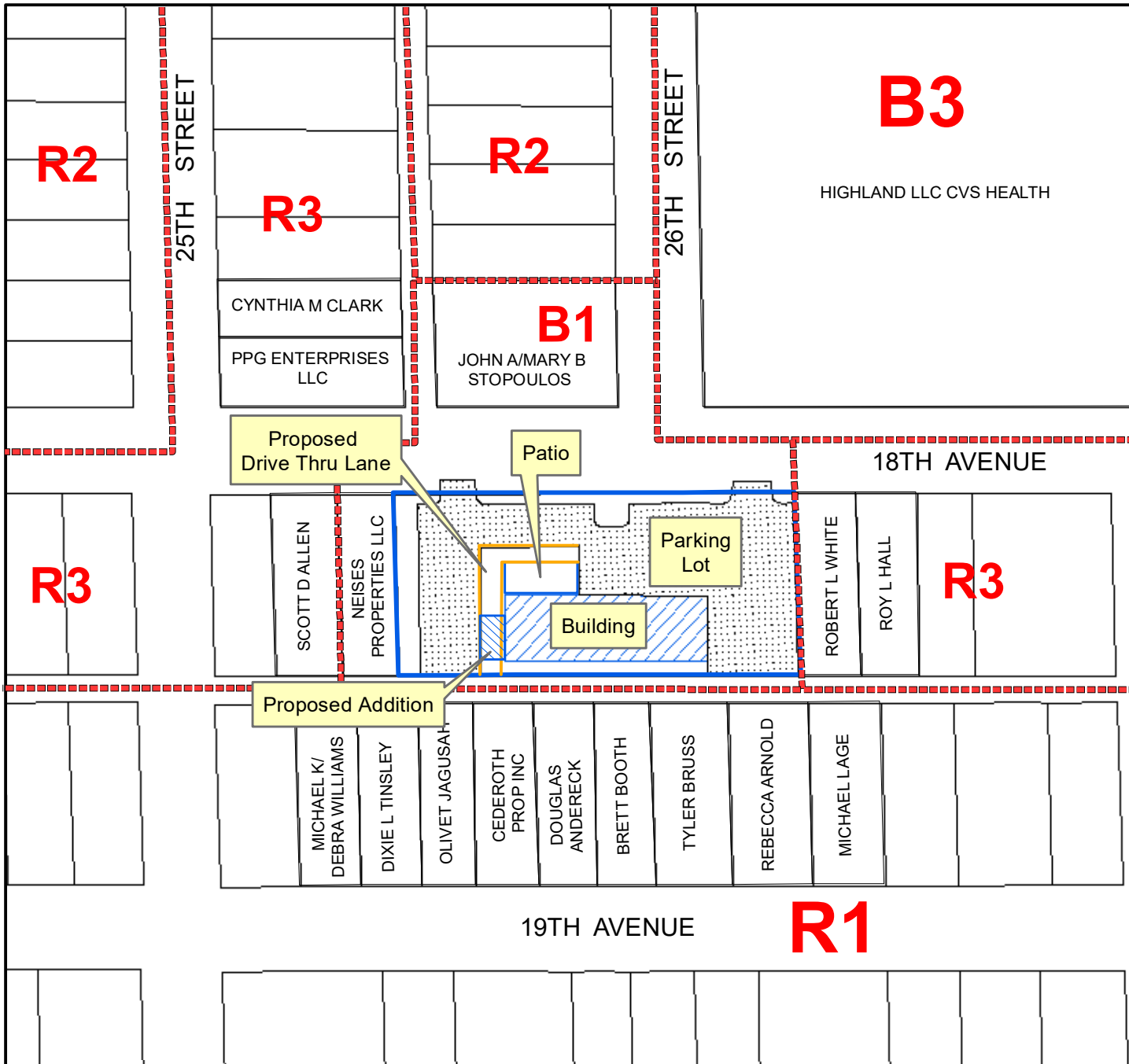
This request was tabled by the Board at its October 13th meeting at the request by the applicant. The applicant has revised the original site plan by reducing the area of the proposed drive-thru from 18' x 30' to 18'8" x 26' (see revised site plan). The reduction in area will relocate the proposed drive-thru approximately three (3) feet further north from its original location. The addition will be located approximately 44' 8" from the west property line.

Whitey's will change the 90 degree parking to angled spaces at 70 degrees. The one way west bound aisle will be 22' 11", which meets City standards. Directional signs will identify that the west access point will be "exit only" and the east access point will be the entrance. Vehicles curving up for the drive-thru will then begin stacking adjacent to the outside patio area and curve south to the drive-thru window. The site will meet the Zoning Ordinance requirement of six stacking spaces. Vehicles will then exit to the one way west bound alley, or pull back into the western segment of the parking lot to what is identified as "3 staging stalls". This area is for temporary parking waiting for larger customer orders.

Recommendation:

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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2021-16

Legend

- Subject Property
- Parcels
- B1 Zoning District



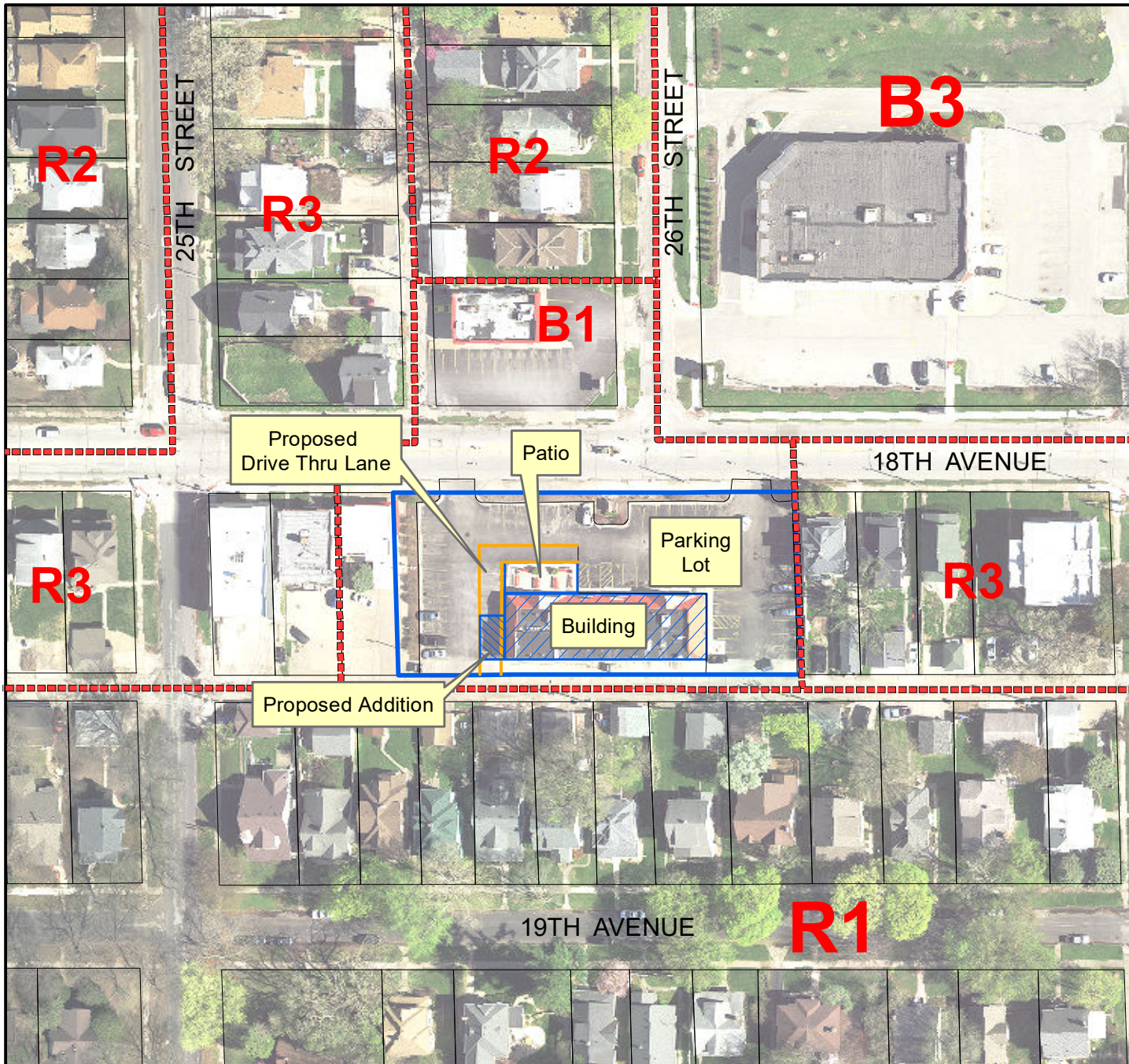
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Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2021-16 Aerial

Legend

-  Subject Property
-  Parcels
- B1** Zoning District



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





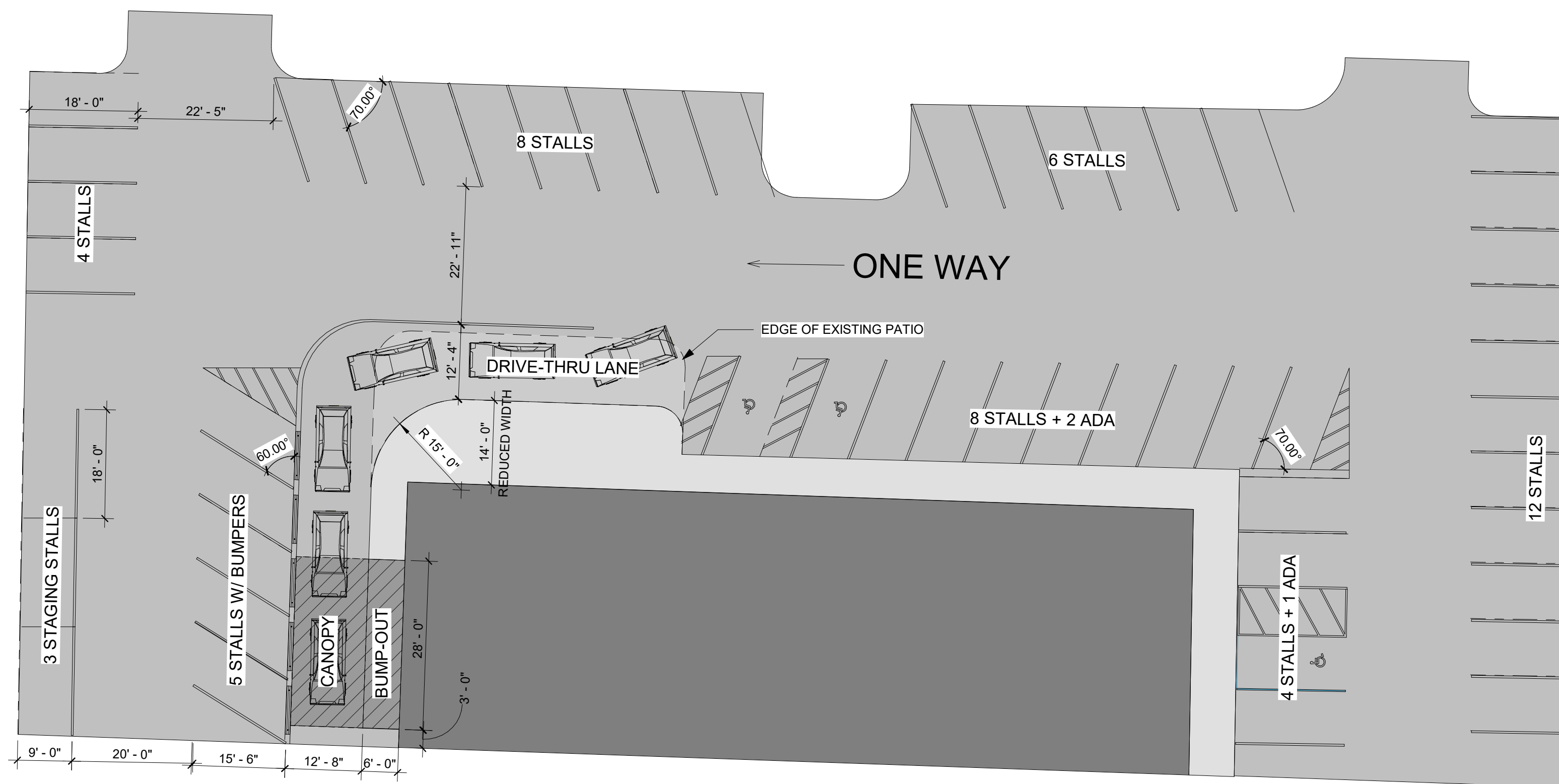
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 andrew@streamlinearchitects.com

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. ANGLES FOR PARKING LOT ARE INDICATED IN TYPICAL PARKING STALL
3. PAVEMENT MARKING SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION. ALL PAVEMENT MARKINGS SHALL BE WHITE.
4. DIMENSIONS FOR DRIVES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
6. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB, AND SIDEWALKS MEET EXISTING PAVEMENT, CURB, AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ARCHITECT PRIOR TO CONSTRUCTION OF WORK.
8. EXISTING UTILITIES AND SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED.
9. SOME EXISTING CRACKS WERE PREVIOUSLY SEALED AND NEED TO BE ROUTED AND RESEALED.
10. ALL DIMENSIONS SHOWN FOR EXTENTS OF SAWCUTTING AND PATCHING ARE APPROXIMATE AND NEED TO BE VERIFIED IN FIELD. BIDDERS SHALL INCLUDE ON THE BID FORM THE SQUARE YARDAGE OF CUTTING AND PATCHING INCLUDED IN THEIR BID.
11. CONTRACTOR SHALL BE AWARE OF POTENTIAL BURIED UNDERGROUND CABLE AND/OR CONDUIT. CONTRACTOR SHALL LOCATE AND MARK EXISTING BURIED CONDUIT/CABLE PRIOR TO EXCAVATION AND PROTECT DURING EXCAVATION AND BACKFILL.



TOTAL PARKING: 47 STALLS + 3 ADA + 3 STAGING STALLS



1 SITE PLAN
 1/16" = 1'-0"

PLAN LEGEND

	BUILDING
	PAVEMENT
	SIDEWALK / CURB

No.	Description	Date

**WHITEY'S 18TH AVE
 ROCK ISLAND
 SITE PLAN**

Project number	21-115
Date	10/25/21
Drawn by	NS
Checked by	AD

AS101

Scale As indicated

10/28/2021 9:12:00 AM