

Rock Island Board of Zoning Appeals Agenda

City Hall, City Council Chamber
1528 3rd Avenue, Rock Island, IL
December 8, 2021
5:30 PM



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).

1. Call to Order and Roll Call

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

2. Public Comment

3. Opening Items

a. Approval of the Written Agenda for December 8, 2021

Recommended Motion: Move to approve the written agenda for December 8, 2021.

b. Approval of the November 10, 2021 Meeting Minutes

Recommended Motion: Move to approve the meeting minutes for November 10, 2021.

4. Old Business

None.

5. New Business

c. Public Hearing 2021-17- Bailey Bradford at 526 31st Street- Variance of 134 feet of the 300 foot separation requirement between an approved Unrelated Group Family Use and a proposed Unrelated Group Family Use in a R-2 (one and two unit residence) district. *Recommended Motion: Move to approve variance.*

6. Other Business

Approval of 2022 Public Meeting Schedule

Recommended Motion: Move to approve 2022 Public Meeting Schedule

7. Adjournment

Recommended Motion: Move to adjourn.

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

Regular Meeting

5:30 p.m.

November 10, 2021

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

Staff Present: Alan Fries.

Chairman Snyder 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 October 13, 2021 regular meeting. Ms. Whitten seconded the motion, and it passed unanimously.

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

Public Hearing #2021-16: The applicant, Whitey’s Ice Cream, has filed a request for a 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 at 2520 18th Avenue.

Mr. Fries presented the staff report. He said The Zoning Ordinance does not allow drive-thru restaurants in a B-1 (neighborhood business) districts (Chapter 18, Section 2U).

He said 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 curing 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.

He said that since the business zoned property is greater than 20,000 square feet in area, the Board will pass along a recommendation to the City Council and the Council will make the final decision. The City also has received questions about any proposed lighting menu board and vehicle use of the alley from Sheila Doak, 2515 19th Avenue and concerns about alley condition and traffic from Rebecca Arnold, 2537 19th Avenue. He said both property owners indicated they could not be present at the public hearing.

Chairman Snyder called for the applicant.

Scott Larson, 200 6th Avenue Court in Coal Valley, Illinois, was sworn in. He said there will not be a menu board with sound and they will replace the existing fluorescent lights with canned lighting that is directed downward resulting in less light towards neighbors.

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

Decision Case #2021-17 – Mr. Mewes made a motion to approve the request because:

1. Reasonable Return: The proposed variance will improve the return of the property.
2. Character Alteration: The proposed variance will not alter the character of neighborhood.

Mr. Sowards seconded the motion, and it passed unanimously (Mewes, Sowards, Parker, Whitten and Snyder).

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.

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

Adjournment:

Chairman Snyder adjourned the meeting at 5:45 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: November 30, 2021

SUBJECT: Case #2021-17- Request for a variance from the separation requirement between Unrelated Group Family Uses in an R-2 (one and two unit residence) district.

Applicant:
Bailey Bradford

Location:
526 31st Street

Request:
To allow a variance of 134 feet of the 300-foot separation requirement between a proposed Unrelated Group Family Use and an existing Unrelated Group Family Use in an R-2 (one and two unit residence) district.

Size of Property:
The property measures 44.5' x 100' (4,450 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by an existing single unit residence.

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

Affected Requirements:
The zoning ordinance requires that there be a 300-foot separation standard between Unrelated Group Family Uses (Chapter 11 Section 25). The applicant proposes to locate an Unrelated Group Family Use for four or five individuals within 166 feet of an existing Unrelated Group Family Use in the neighborhood.

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 proposed variance will not alter the character of the neighborhood.

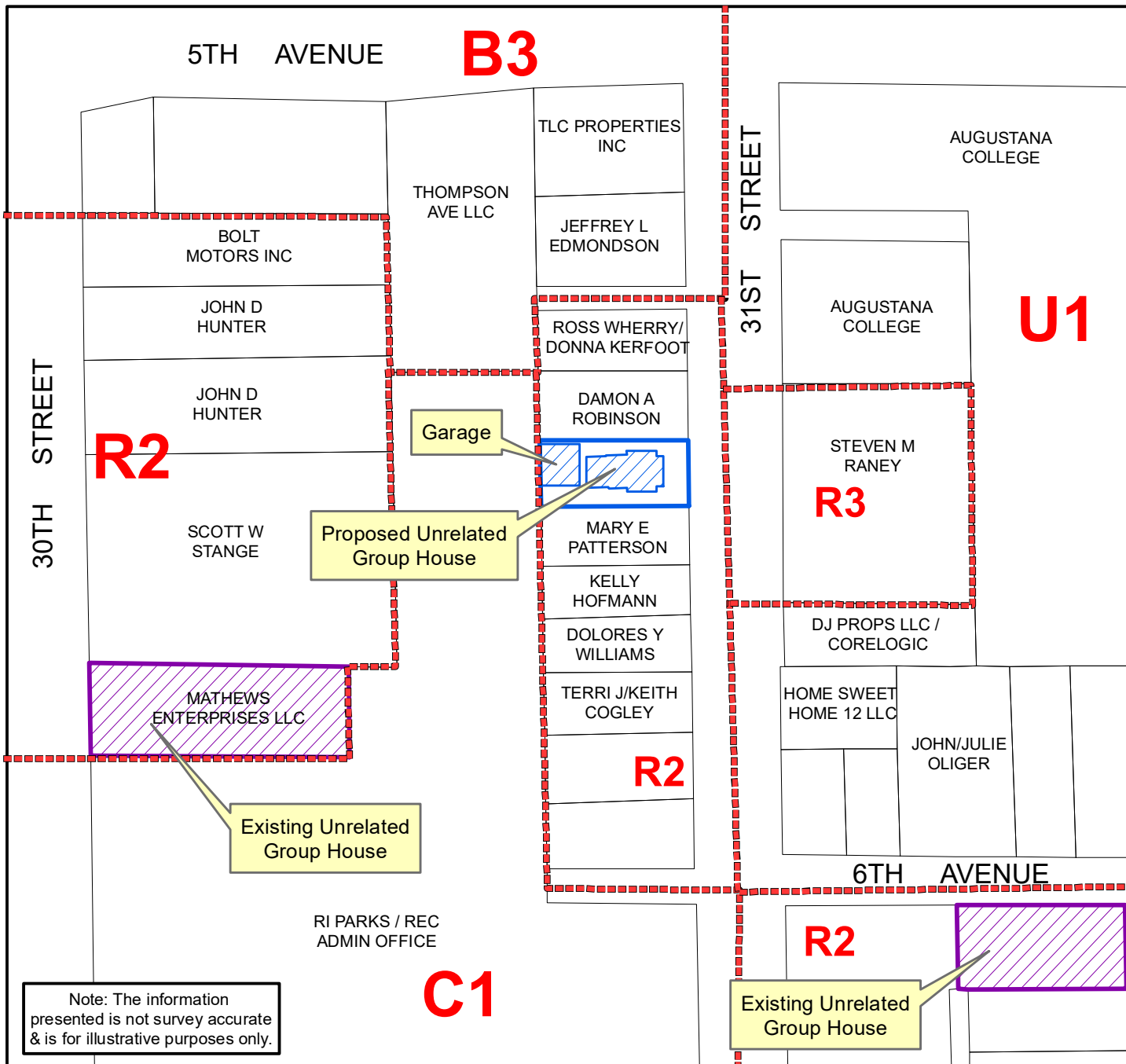
Comments:

An Unrelated Group Family Use is a single dwelling that has up to five unrelated individuals residing at the property. The 300 foot separation standard was initiated to prevent a concentration of Unrelated Group Family Uses in a neighborhood. There are two existing Unrelated Group Family Uses nearby (the closet existing use is at 557 30th Street, while a second use is at 602 32nd Street). There is adequate parking to meet the ordinance requirements on the site as there is a two car detached garage in the rear yard and space to park at least three to four vehicles on the driveway.

Recommendation:

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

BOARD OF ZONING APPEALS




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

BOARD OF ZONING APPEALS

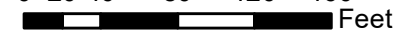
2021-17

Legend

- Subject Property
- Unrelated Group Housing
- Parcels




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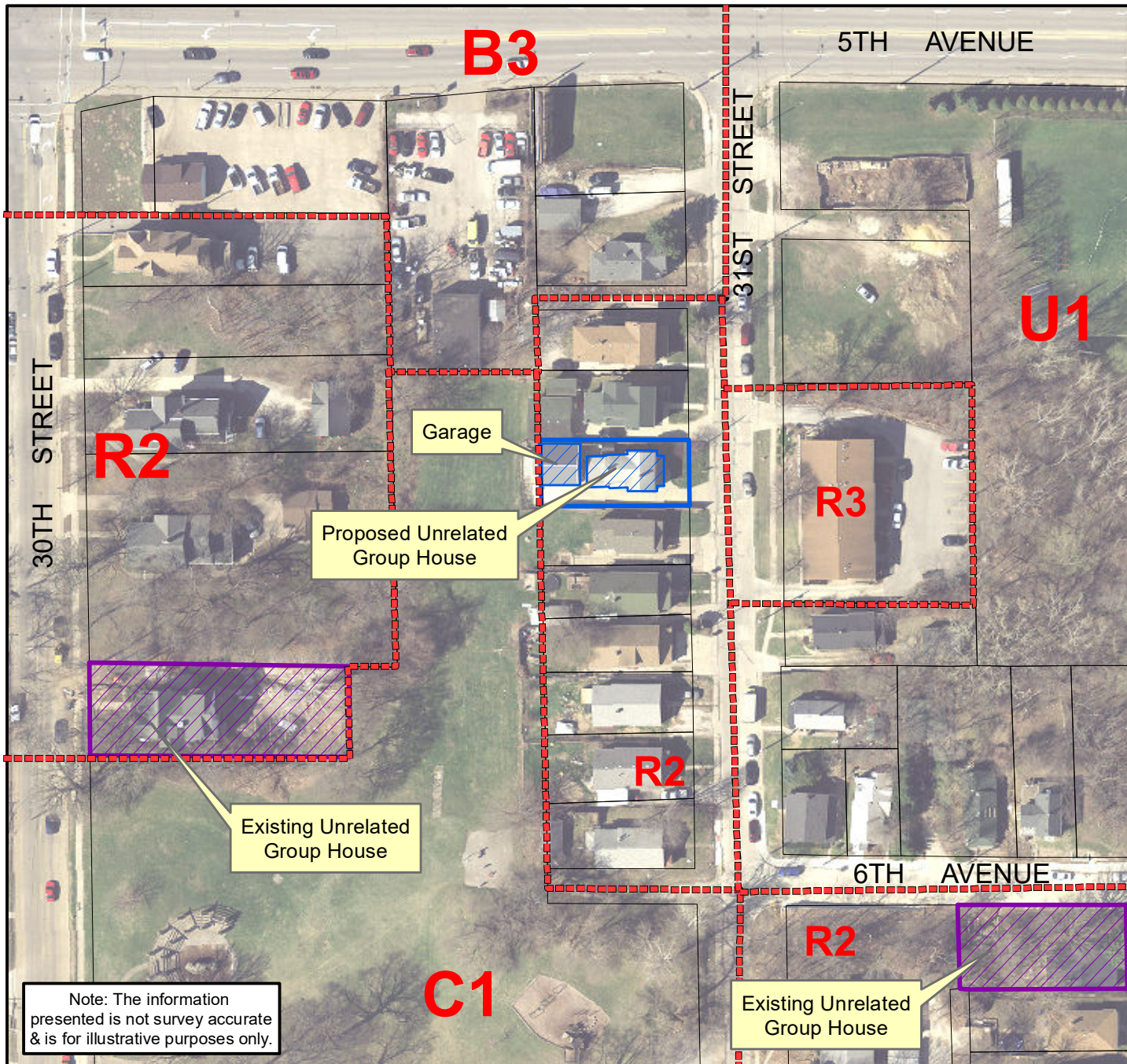
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment






ROCK ISLAND ILLINOIS

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2021-17 Aerial

Legend

-  Subject Property
-  Unrelated Group Housing
-  Parcels



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





ROCK ISLAND
ILLINOIS

City of Rock Island Board of Zoning Appeals 2022 Public Meeting Schedule

Submittal Deadline	Meeting Date
November 10, 2021	December 8, 2021
December 15, 2021	January 12, 2022
January 12	February 9
February 9	March 9
March 16	April 13
April 13	May 11
May 11	June 8
June 15	July 13
July 13	August 10
August 10	September 14
September 14	October 12
October 12	November 9
November 16	December 14
December 14, 2021	January 11, 2023

Meetings are generally the second Wednesday of the month, beginning at 5:30 PM and are held in the Council Chambers (Third Floor) at City Hall, 1528 – 3rd Avenue