

January

Rock Island Board of Zoning Appeals Regular Meeting Agenda January 13, 2010, 7:00 P.M.

1. Roll Call
2. Approval of the minutes of the regular meeting of November 11, 2009
3. Procedural Explanation
4. **Public Hearing #2009-45:** Richard and Paula Arnell request a variance to allow an accessory structure on a parcel that does not have a principal structure and a variance of six feet two inches of the 25-foot front yard setback in an R-3 (one and two family residence) district. The applicant proposes to construct a greenhouse (26' 7.5" x 16' 2") partially extending into a south front yard on the site at 3921 7th Avenue, Rock Island, Illinois.
5. **Public Hearing #2009-46:** Keith Lindbloom requests a variance of 140 feet of the 300-foot separation between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in a an R-3 (one and two family residence) district. The applicant proposes to maintain an existing dwelling for up to five unrelated individuals at 4212 6th Avenue, Rock Island, Illinois.
6. **Public Hearing #2009-47:** Keith Lindbloom requests a variance of 234 feet of the 300-foot separation between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in a an R-3 (one and two family residence) district. The applicant proposes to maintain an existing dwelling for up to five unrelated individuals at 2845 8th Avenue, Rock Island, Illinois.
7. **Public Hearing #2009-48:** Keith Lindbloom requests a variance of 260 feet of the 300-foot separation between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in a an R-3 (one and two family residence) district. The applicant proposes to maintain an existing dwelling for up to five unrelated individuals at 3228 8th Avenue, Rock Island, Illinois.
8. **Public Hearing #2009-49:** Keith Lindbloom requests a variance of 140 feet of the 300-foot separation between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in a an R-3 (one and two family residence) district. The applicant proposes to maintain an existing dwelling for up to five unrelated individuals at 3330 8th Avenue, Rock Island, Illinois.
9. **Public Hearing #2009-50:** Keith Lindbloom requests a special exception to authorize a temporary use in an R-4 (one to six family residence) district. The applicant proposes to construct a six-space gravel parking lot for up to one year in the east rear yard at 557 30th Street, Rock Island, Illinois.
10. **Public Hearing #2009-51:** JPH Rentals requests a variance of 30 feet of the 300-foot separation between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in a an R-3 (one and two family residence) district. The applicant proposes to maintain an existing dwelling for up to five unrelated individuals at 617 39th Street, Rock Island, Illinois.
11. **Public Hearing #2009-52:** Joel Wagener requests a variance of 14 feet of the 20-foot rear yard setback, a variance of 12 feet of 15-foot east side yard setback requirement and a variance of 10 feet of the 15-foot west side yard setback requirement in an I-1 (light industrial) district. The applicant proposes to construct a new industrial manufacturing structure (40' x 40') in the south rear yard at 326 24th Avenue, Rock Island, Illinois.
12. **Public Hearing #2010-01:** RILCO, Inc. requests a variance of 15 feet of the 20-foot front yard setback requirement in an I-2 (general industrial) district. The applicant proposes to construct a new industrial warehouse addition (14,300 square feet in total area) in the north front yard at 1301 1st Street, Rock Island, Illinois.
13. Other Business
14. Adjournment

A soda cans hold 90 pounds of pressure per square inch, 3 times as much as a car tire.

Location Map for BZA2009-45 Thru BZA2009-52 and BZA2010-1



BZA2010-1
1300 1st Street

BZA2009-52
326 24th Avenue

BZA2009-47
2845 8th Avenue

BZA2009-50
557 30th Street

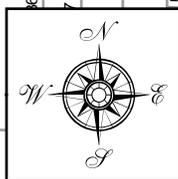
BZA2009-51
617 39th Street

BZA2009-46
4212 6th Avenue

BZA2009-45
3921 7th Avenue

BZA2009-48
3228 8th Avenue

BZA2009-49
3330 8th Avenue



Prepared By: City of Rock Island,
Community and Economic Development Dept.,
Planning and Redevelopment Division
December 2009

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

Regular Meeting

7:00 p.m.

November 11, 2009

ATTENDANCE:	(x) Present	() Absent
() Mike Healea		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
(x) Gary Snyder		(x) Robert Wild
() Faye Jalloh		

Staff Present: Alan Carmen, Alan Fries

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

Approval of Minutes –Mr. Snyder made a motion to approve the minutes of the October 14, 2009 meeting. Mr. Wild seconded the motion, and it passed unanimously.

Procedural Explanation - Chairman Tschappat explained the procedure to be followed for the public hearing. He said that Public Hearing #2009-30 (Dave Parochetti) has been withdrawn.

Public Hearing #2009-42 - Request from Mason Sign Company for a variance of 50 square feet of the maximum 122 square foot total sign area allowed for a commercial property in a B-4 (highway business) district at 3940 11th Street.

Mr. Fries presented the staff report. He explained that the Sign Ordinance requires the total sign area not exceed one square foot of sign area for each foot of lot frontage in a B-4 district (Section 9 [f]). The applicant proposes to erect a second freestanding sign (10' x 5' monument sign) in the east front yard.

The applicant has already installed attached signs on the east façade of the structure and a 60 square foot freestanding pylon sign with LED message board in the east front yard (see photographs). The applicant now desires to install the proposed monument sign, which will also have a LED message board. The existing signs all meet Sign Ordinance requirements, but the proposed 50 square foot sign exceed the maximum sign area allowed for the property. Staff believes that the site has adequate signage and the additional freestanding sign will add to the visual sign clutter along 11th Street.

Chairman Tschappat called for proponents.

David Levin, 3201 36th Avenue and realtor who has sold the property to the new owner (Bud Hunter), was sworn in. He said that the new owner has improved the existing parking lot and also has received a City Beautification award. He said that the new owner has decided to move the existing pylon freestanding sign closer to 11th Street and is withdrawing the request for the proposed monument sign.

Mr. Fries said that a variance will not be required for moving the pylon freestanding sign and not adding the monument sign as long as the setback and maximum height requirements for the pylon freestanding sign are met.

Chairman Tschappat said the case was withdrawn and removed from the agenda for action by the Board.

Public Hearing #2009-43 - Request from King Food Service for a variance of five feet of the 20 foot front yard setback requirement in an I-2 (general industrial) district at 7810 42nd Street West.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires a 20 foot front yard setback requirement in an I-2 district (Section 31.6). The applicant proposes to construct an attached building addition (50' x 22') in the east front yard.

The proposed one story addition will provide larger office space (1,100 square feet in area) for existing employees. The 50 foot addition extension off the existing 650 square foot office area will maintain a 15 foot east front yard setback.

Chairman Tschappat called proponents.

Fred Ebeling, 2716 17th Avenue Court in Moline and architect for the project, was sworn in. He said the addition is proposed in the east side of the structure because it is near the entrance and fits with the building floor plan. He said the size of the addition is needed to provide adequate office space for each employee working in the new office area.

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

Decision Case #2009-43 – Mr. Snyder made a motion to approve the request because:

1. The proposed addition will improve the return on the property.
2. The proposed location best fits the business' existing floor plan and customer entrance
3. The proposed addition will not alter the character of the neighborhood.

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

Public Hearing #2009-44 - Request from St. Pius X Catholic Congregation for a special exception to expand an authorized use in an R-2 (one family residence) district at 2901 24th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires Board authorization to expand an authorized use in a residential zoning district (Section 15.3). The applicant proposes to construct an attached building addition (21' x 28') in the north front yard.

The proposed 588 square foot one story addition will provide needed office and storage space (including a freezer and cooler) for Farrell Hall. The 28 foot long addition will maintain the 25

foot front yard setback requirement off 29th Avenue.

Chairman Tschappat called for proponents.

Jeff Dismer, 3401 South Shore Drive in Moline and architect for the project, was sworn in. He said that the school is moving to provide hot lunches and the City Health Inspector requires a walk in cooler and freezer for the existing kitchen to meet codes. He added that the addition will also be used for storage.

Chairman Tschappat asked if there will be increased noise from adding a new compressor to the addition. Mr. Dismer replied that the current unit is a ground mounted unit and the new unit will be a roof mounted unit. He added that it was being increased in size, but did not believe it would increase the present noise level.

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

Decision Case #2009-44 – Mr. McAdam made a motion to approve the request because:

1. The proposed addition will add needed storage space for food and equipment.
2. The proposed addition will not alter the character of the neighborhood.

Ms. William seconded the motion, and it passed unanimously.

Chairman Tschappat adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Alan M. Carmen, 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 25, 2009

SUBJECT: Case #2009-45- Request for a variance to allow an accessory structure on a parcel that does not have a principal structure and a variance of six feet two inches of the 25 foot front yard setback requirement in an R-3 (one and two family residence) district.

Applicant:
Richard and Paula Arnell

Location:
3921 7th Avenue

Request:
To allow a variance to allow an accessory structure on a parcel that does not have a principal structure and a variance of six feet two inches of the 25 foot front yard setback requirement in an R-3 (one and two family residence) district.

Size of Property:
The property measures 50' x 140' (7,000 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site has a concrete parking area on the west side and several landscaping elements and a fence (there is no principal structure on the site).

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

Affected Requirements:
The zoning ordinance requires that accessory structures be located on a parcel that already has a principal structure (Section 3.1) and that there be a 25 foot front yard setback in an R-3 district (Section 16.5). The applicant proposes to construct a greenhouse (26'7.5" x 16'2") partially extending into a south front yard on the site.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed accessory structure will improve the return on the property.
2. Unique Circumstances: The lot is a corner lot with two front yards.
3. Character Alteration: The proposed accessory structure will not alter the character of the neighborhood.

Comments:

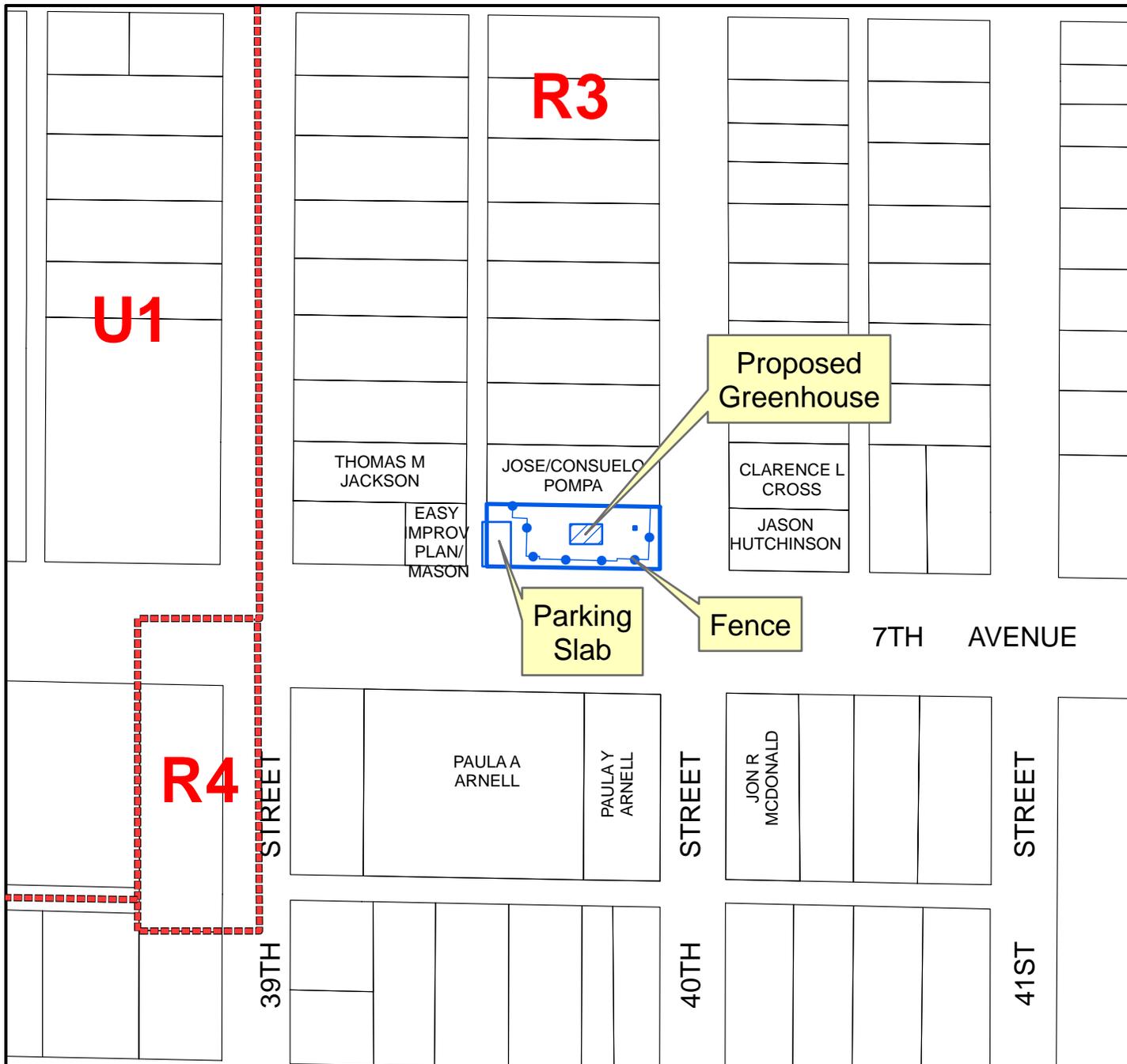
The proposed greenhouse will be located at the approximate center of the subject corner lot as it will not be set as close to front property lines as the house to the north or the house across the alley to the west. The proposed setbacks will be 15 feet from the north property line, 67 feet from the west property line, approximately 19 feet from the south (front) property line and 45 feet from the east (second front) property line. The Zoning Ordinance does not allow the lot to the west across the alley to be used to averaging a front yard setback because it is located on a separate block. The house to the west is constructed up to the south property line on its parcel. The proposed greenhouse will be situated approximately 20 feet further west of the east facing front façade of the house to the north of the subject property.

Although staff has discouraged accessory storage buildings and garages to be located on parcels without principal structures, the proposed greenhouse is a reasonable and natural addition to this well landscaped lot. It will fit in as an attractive addition to the character of the neighborhood.

Recommendation:

That the variances approved because the proposed accessory structure 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.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2009-45

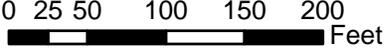
Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.





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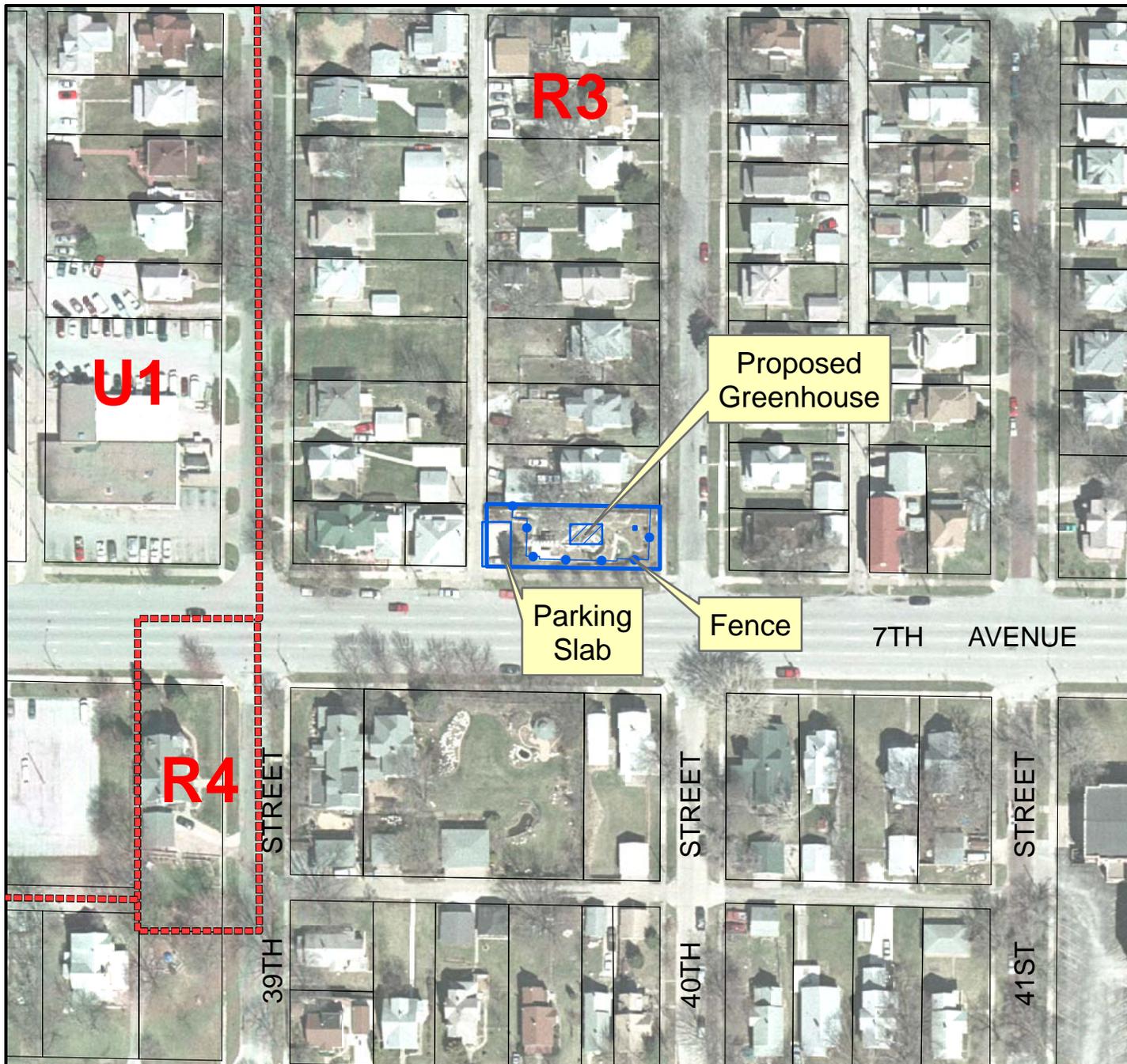
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

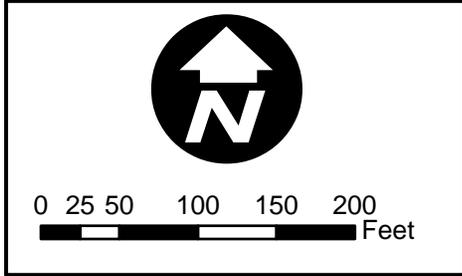
BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-45 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: *K.G.D.*
APPR. BY: *A.M.C./A.F.*



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The logo for Rock Island, Illinois, featuring a stylized 'RI' in red and blue above the text 'ROCK ISLAND ILLINOIS' in blue.



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-46- Request for a variance from the separation regulation between a proposed unrelated group family use and an existing unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
Keith Lindbloom

Location:
4216 6th Avenue

Request:
To allow a variance of 140 feet of the 300 foot separation requirement between a proposed unrelated group family use and an existing approved unrelated group family use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 45' x 50' (2,250 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. There is an approved unrelated group family use located at 624 43rd Street. The neighborhood is primarily a single family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance requires that there be a 300 foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an unrelated group family use for up to four or five residents on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The property can generate a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Staff found out about the existing non approved Unrelated Group Family Use after Inspection Division staff gave a presentation at a meeting with Augustana College students about Unrelated Group Use occupancies (attending meeting is now required by the College for all students who desire to live “off campus”). Following the meeting several students contacted the City to inquire about the status of either their present residence, or prospective residence for the next academic year. Staff then contacted the property owner of the subject residence (currently there are four residents with four also signed up for the next school year) to inform him of the need for the separation variance prior to having the house be considered to be certified as an approved Unrelated Group Family Use. Mr. Lindbloom is in the process of purchasing the home from a relative (Mark Mathews). Staff does not have a previous experience with Mr. Mathews having any approved Unrelated Group Family Uses.

The property does not meet the 300 foot separation standard from an existing unrelated group family use located at 624 43rd Street (see case map). The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood.

The subject property has an improved driveway that can park two vehicles in the south rear yard. This meets the two off street parking space requirement for the proposed use.

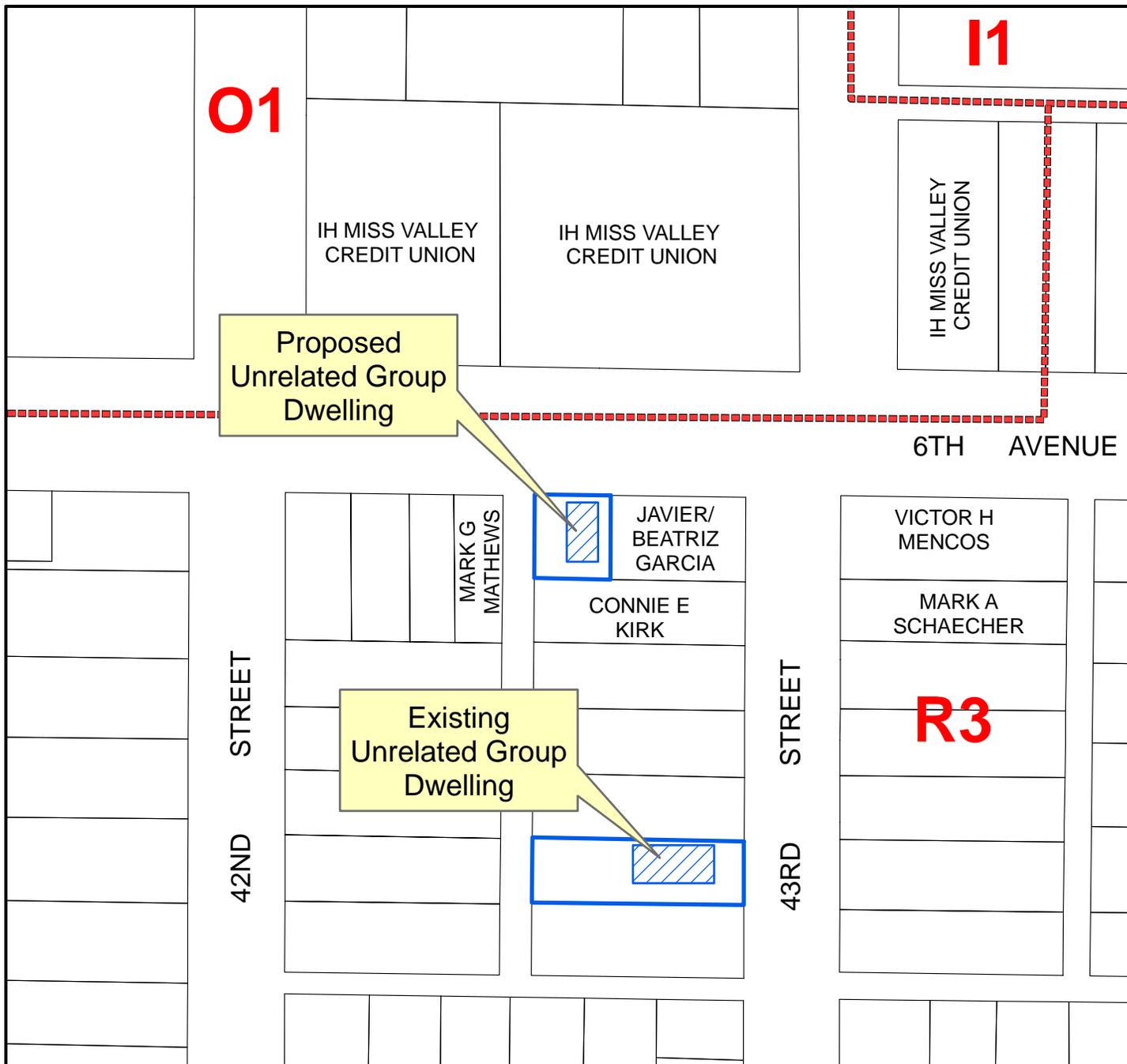
Since the separation standard was initiated to prevent concentration of unrelated group family uses in a neighborhood, staff believes that the standard should be maintained in this situation.

Recommendation:

That the variance be denied because the property can generate a reasonable return without the variance, there is no unique circumstance and it will alter the character of the neighborhood.

Staff also recommends that a temporary use be approved until the end of May, 2010 to allow the current residents to remain in the home until their lease expires.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS

2009-46

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



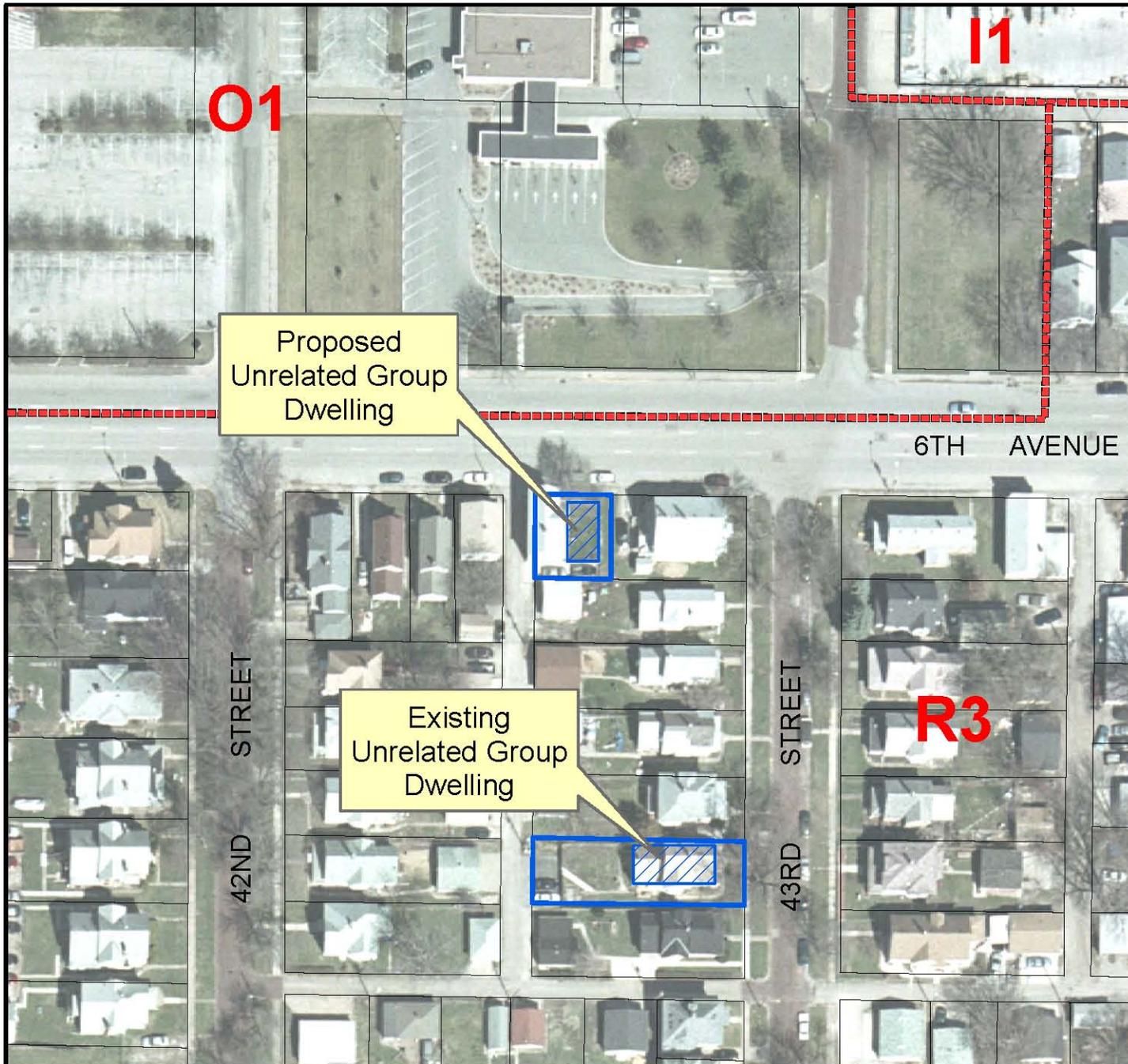
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City of Rock Island

COMMUNITY AND ECONOMIC
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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-46 Aerial Legend

-  Parcels
-  Subject Property

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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-47- Request for a variance from the separation regulation between a proposed unrelated group family use and an existing unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
Keith Lindbloom

Location:
2845 8th Avenue

Request:
To allow a variance of 234 feet of the 300 foot separation requirement between a proposed unrelated group family use and an existing approved unrelated group family use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 30' x 120' (3,600 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. There is an approved unrelated group family use located at 2836 8th Avenue. The neighborhood is primarily a single family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance requires that there be a 300 foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an unrelated group family use for up to four or five residents on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The property can generate a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Staff found out about the existing non approved Unrelated Group Family Use after Inspection Division staff gave a presentation at a meeting with Augustana College students about Unrelated Group Use occupancies (attending meeting is now required by the College for all students who desire to live “off campus”). Following the meeting several students contacted the City to inquire about the status of either their present residence, or prospective residence for the next academic year. Staff then contacted the property owner of the subject residence (the house is currently not occupied, but there are four students signed up for next school year) to inform him of the need for the separation variance prior to having the house be considered to be certified as an approved Unrelated Group Family Use. Mr. Lindbloom is in the process of purchasing the home from a relative (Mark Mathews). Staff does not have a previous experience with Mr. Mathews having any approved Unrelated Group Family Uses.

The property does not meet the 300 foot separation standard from an existing unrelated group family use located across the street at 2836 8th Avenue (see case map). The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood.

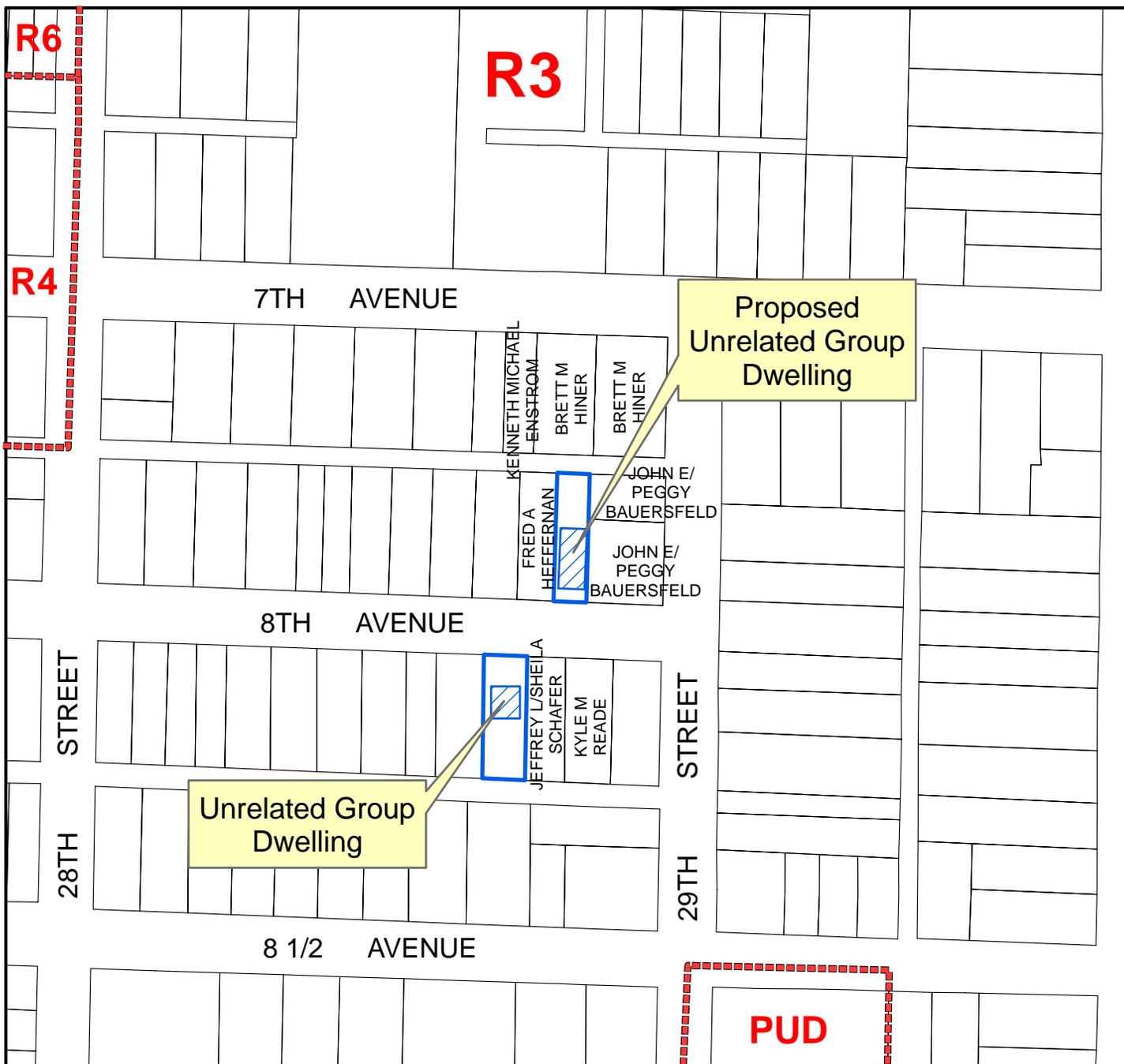
The subject property has a two improved parking spaces in the north rear yard off the alley. This meets the two off street parking space requirement for the proposed use.

Since the separation standard was initiated to prevent concentration of unrelated group family uses in a neighborhood, staff believes that the standard should be maintained in this situation.

Recommendation:

That the variance be denied because the property can generate a reasonable return without the variance, there is no unique circumstance and it will alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2009-47

Legend

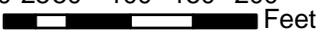
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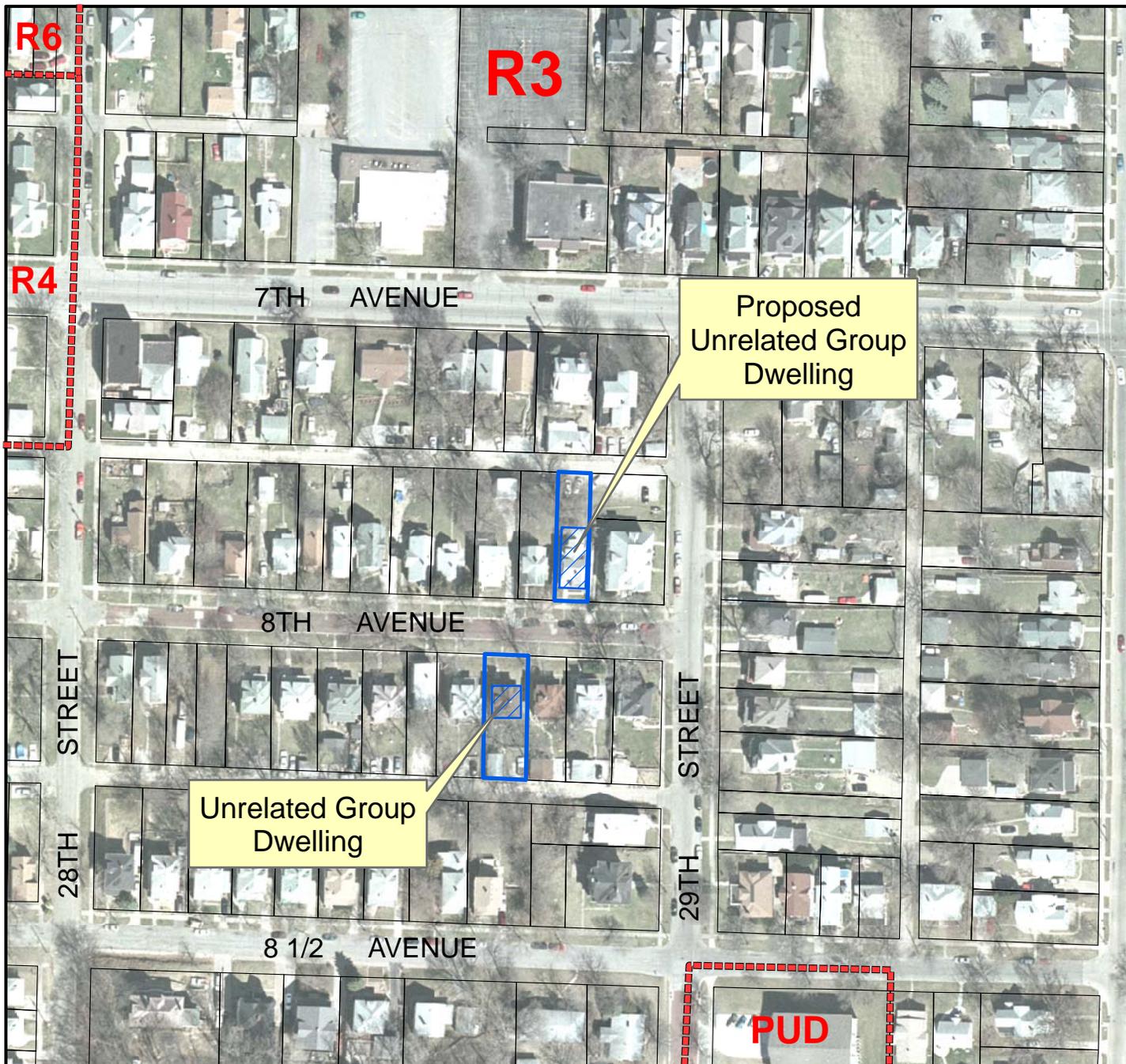
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BOARD OF ZONING APPEALS 2009-47 Aerial Legend

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-48- Request for a variance from the separation regulation between a proposed unrelated group family use and an existing unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
Keith Lindbloom

Location:
3228 8th Avenue

Request:
To allow a variance of 260 feet of the 300 foot separation requirement between a proposed unrelated group family use and an existing approved unrelated group family use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 40' x 125' (5,000 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. There is an approved unrelated group family use located at 3220 8th Avenue. The neighborhood is primarily a single family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance requires that there be a 300 foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an unrelated group family use for up to four or five residents on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The property can generate a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Staff found out about the existing non approved Unrelated Group Family Use after Inspection Division staff gave a presentation at a meeting with Augustana College students about Unrelated Group Use occupancies (attending meeting is now required by the College for all students who desire to live “off campus”). Following the meeting several students contacted the City to inquire about the status of either their present residence, or prospective residence for the next academic year. Staff then contacted the property owner of the subject residence (currently there are four residents with four also signed up for next school year) to inform him of the need for the separation variance prior to having the house be considered to be certified as an approved Unrelated Group Family Use. Mr. Lindbloom is in the process of purchasing the home from a relative (Mark Mathews). Staff does not have a previous experience with Mr. Mathews having any approved Unrelated Group Family Uses.

The property does not meet the 300 foot separation standard from an existing unrelated group family use located at 3220 8th Avenue (see case map). The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood.

The subject property has a detached two car garage in the south rear yard. This meets the two off street space parking requirement for the proposed use.

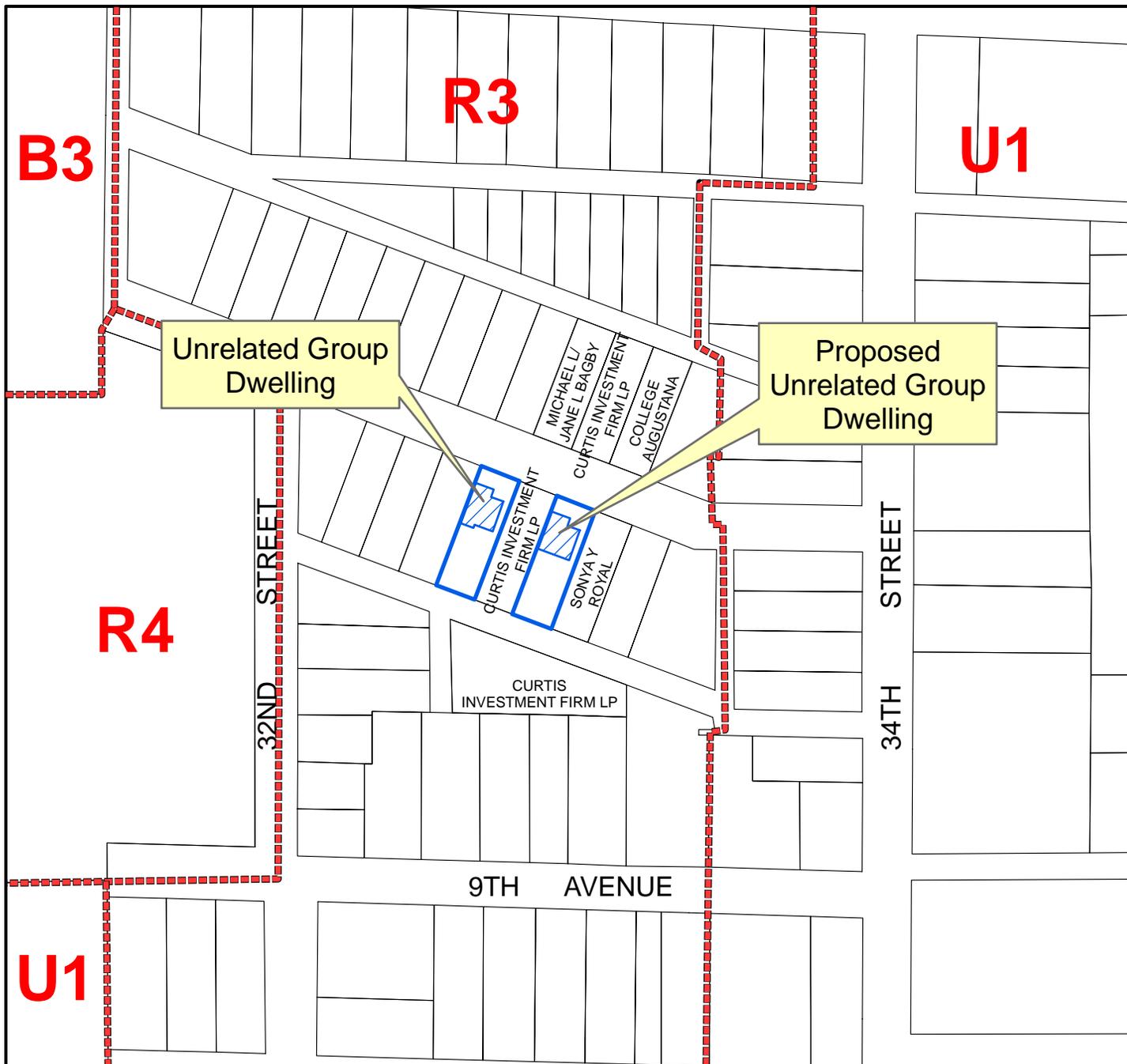
Since the separation standard was initiated to prevent concentration of unrelated group family uses in a neighborhood, staff believes that the standard should be maintained in this situation.

Recommendation:

That the variance be denied because the property can generate a reasonable return without the variance, there is no unique circumstance and it will alter the character of the neighborhood.

Staff also recommends that a temporary use be approved until the end of May, 2010 to allow the current residents to remain in the home until their lease expires.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-48

Legend

-  Parcels
-  Subject Property

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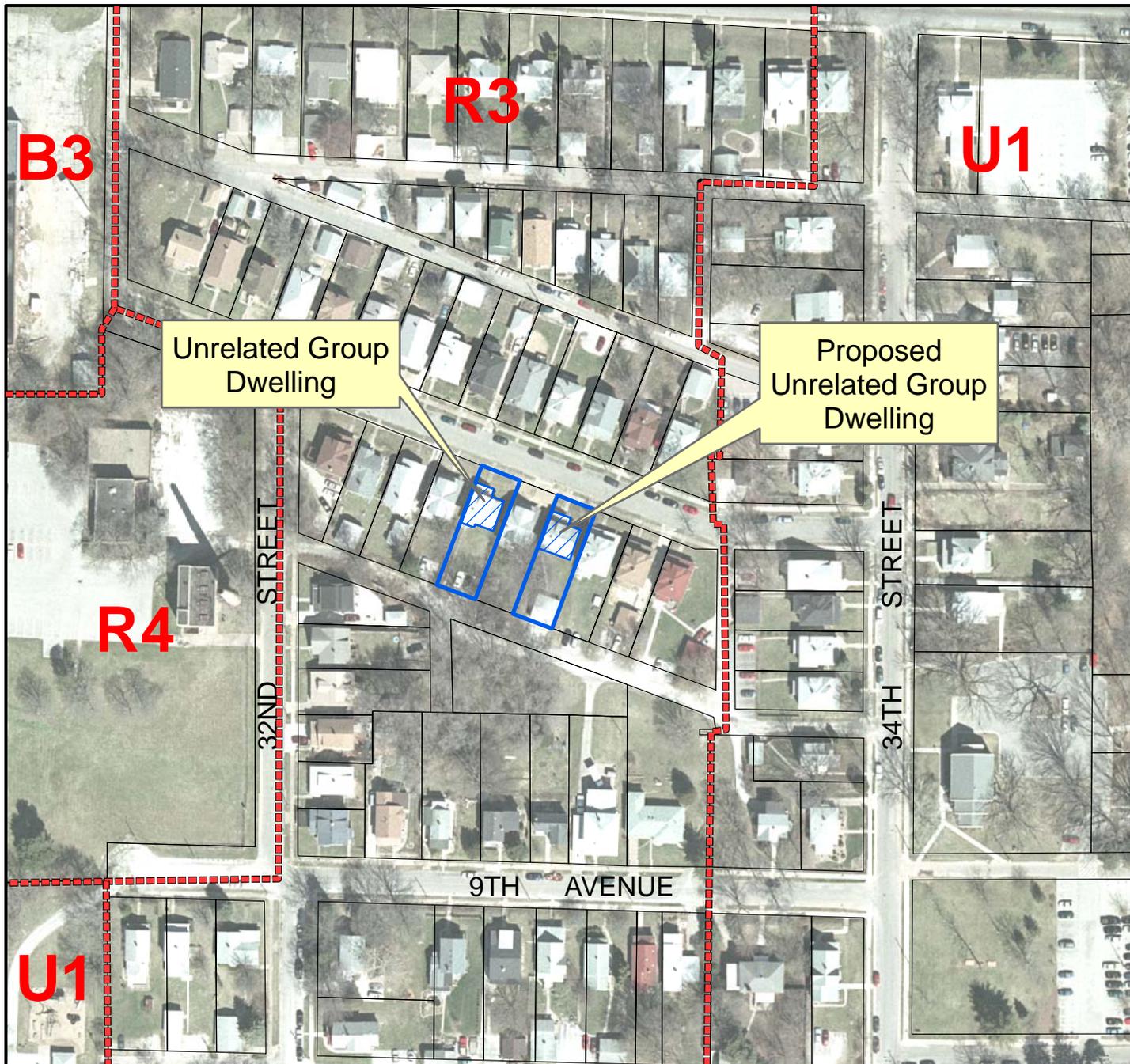
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BOARD OF ZONING APPEALS 2009-48 Aerial Legend

-  Parcels
-  Subject Property

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 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-49- Request for a variance from the separation regulation between a proposed unrelated group family use and an existing unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
Keith Lindbloom

Location:
3330 8th Avenue

Request:
To allow a variance of 140 feet of the 300 foot separation requirement between a proposed unrelated group family use and an existing approved unrelated group family use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 37.8' x 125' x 91' x 130' (approximately 8,140 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. There is an approved unrelated group family use located at 3220 8th Avenue. The neighborhood is primarily a single family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance requires that there be a 300 foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an unrelated group family use for up to four or five residents on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The property can generate a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Staff found out about the existing non approved Unrelated Group Family Use after Inspection Division staff gave a presentation at a meeting with Augustana College students about Unrelated Group Use occupancies (attending meeting is now required by the College for all students who desire to live “off campus”). Following the meeting several students contacted the City to inquire about the status of either their present residence, or prospective residence for the next academic year. Staff then contacted the property owner of the subject residence (currently there are five residents with five also signed up for the next school year) to inform him of the need for the separation variance prior to having the house be considered to be certified as an approved Unrelated Group Family Use. Mr. Lindbloom is in the process of purchasing the home from a relative (Mark Mathews). Staff does not have a previous experience with Mr. Mathews having any approved Unrelated Group Family Uses.

The property does not meet the 300 foot separation standard from an existing unrelated group family use located at 3220 8th Avenue (see case map). The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood.

The subject property has a detached two car garage and one additional space on an improved driveway. This meets the two off street parking space requirement for the proposed use.

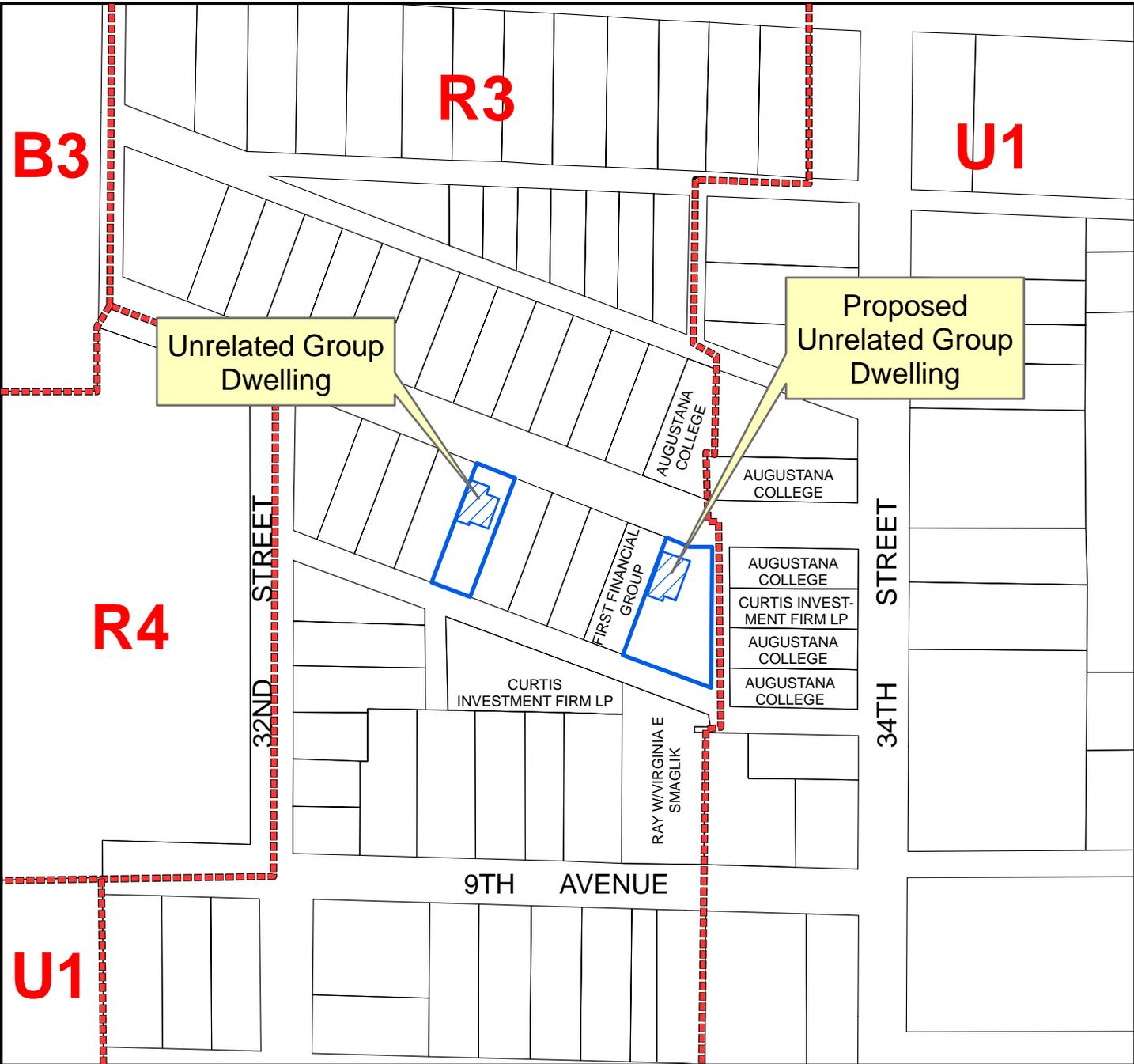
Since the separation standard was initiated to prevent concentration of unrelated group family uses in a neighborhood, staff believes that the standard should be maintained in this situation.

Recommendation:

That the variance be denied because the property can generate a reasonable return without the variance, there is no unique circumstance and it will alter the character of the neighborhood.

Staff also recommends that a temporary use be approved until the end of May, 2010 to allow the current residents to remain in the home until their lease expires.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2009-49

Legend

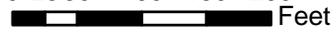
- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



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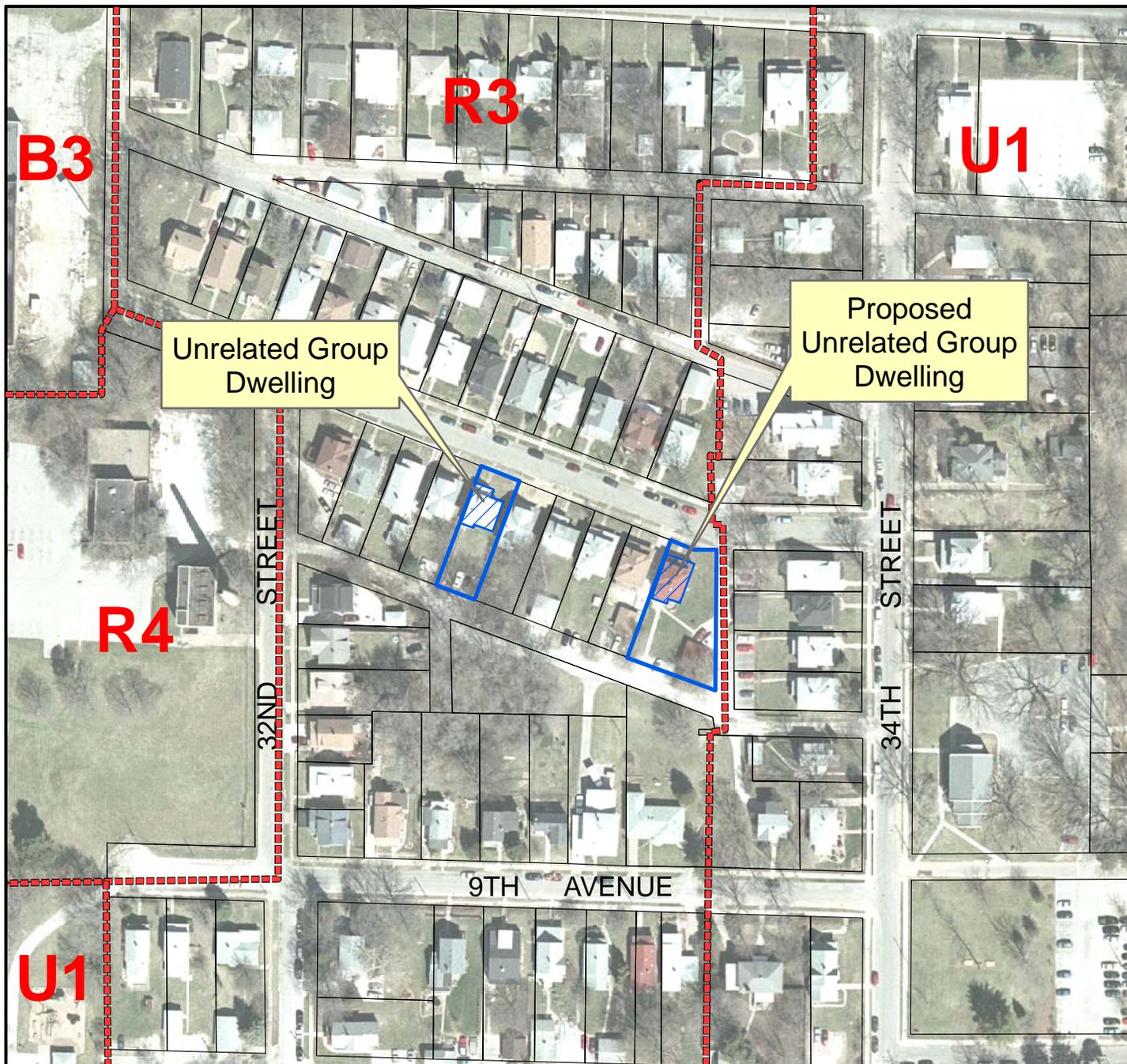


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-49 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



0 250 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-50- Request for a special exception to authorize a temporary use for a gravel parking lot for a proposed unrelated group family use and two other dwelling units in an R-4 (one to six family residence) district.

Applicant:
Keith Lindbloom

Location:
557 30th Street

Request:
To allow a special exception to authorize a temporary use for a gravel parking lot for a proposed unrelated group family use variance of 140 feet of the 300 foot separation requirement between a proposed unrelated group family use and two additional dwelling units in an R-4 (one to six family residence) district.

Size of Property:
The property measures 60' x 170' (10,200 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a residence with nine unrelated individuals residing in one dwelling unit (the applicant is in process of converting the structure into a tri-plex with one of the three units proposed to be an unrelated group family use). To the south and east is Webber Park, zoned R-3. To the north is a duplex, zoned R-6. To the west is a single family residence, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires that parking areas for residential uses are improved with either asphalt or concrete (Section 8.14E). The applicant proposes to construct a six space gravel parking lot for up to one year in the east rear yard.

Conditions to Authorize Variance:

1. Reasonable Return: The property temporary use will improve the return on the property.
2. Unique Circumstances: Due to the time of year it is difficult to have the asphalt or concrete work done in a timely manner before winter weather sets in.
3. Character Alteration: The proposed temporary use will not alter the character of the neighborhood.

Comments:

Staff found out about the existing non approved Unrelated Group Family Use with nine total residences after Inspection Division staff gave a presentation at a meeting with Augustana College students about Unrelated Group Use occupancies (attending meeting is now required by the College for all students who desire to live “off campus”). Following the meeting several students contacted the City to inquire about the status of either their present residence, or prospective residence for the next academic year. Staff then contacted the property owner of the subject residence (currently there are nine residents with nine also signed up for next school years lease) to inform him of the need to bring the property into conformance with zoning regulations. Mr. Lindbloom is in the process of purchasing the home from a relative (Mark Mathews). Staff does not have a previous experience with Mr. Mathews having any approved Unrelated Group Family Uses.

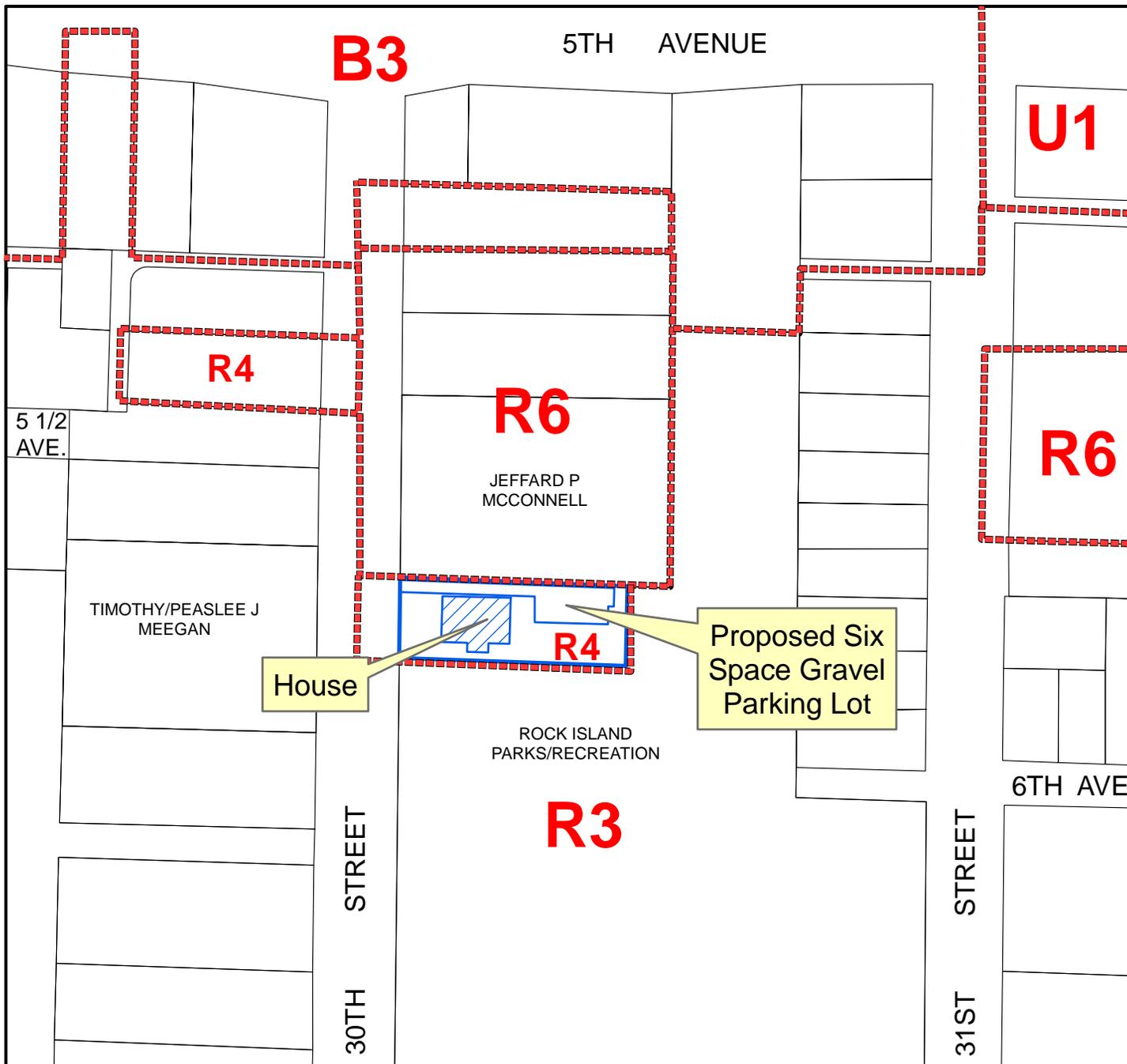
The applicant decided to convert the property into a tri-plex with one of the units being requested to be certified as a Unrelated Group Family Use for four of the residents (a second unit will have three residents, while the third will have two residents). Since the property is proposed to be a tri-plex six off street parking spaces is required by the Zoning Ordinance.

Currently, there is a concrete driveway along the north side of the property leading to an unimproved rear yard. The applicant proposes to improve parts of the driveway in disrepair and construct a six space improved parking lot in the east rear yard (see attached drawing).

Recommendation:

That the special exception be approved because the proposed temporary use will improve the return on the property, the applicant cannot get the required parking lot work done due to the time of the year and it will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2009-50
Legend**

- Parcels
- Subject Property

DR. BY: *K.G.D.*
 APPR. BY: *A.M.C./A.F.*



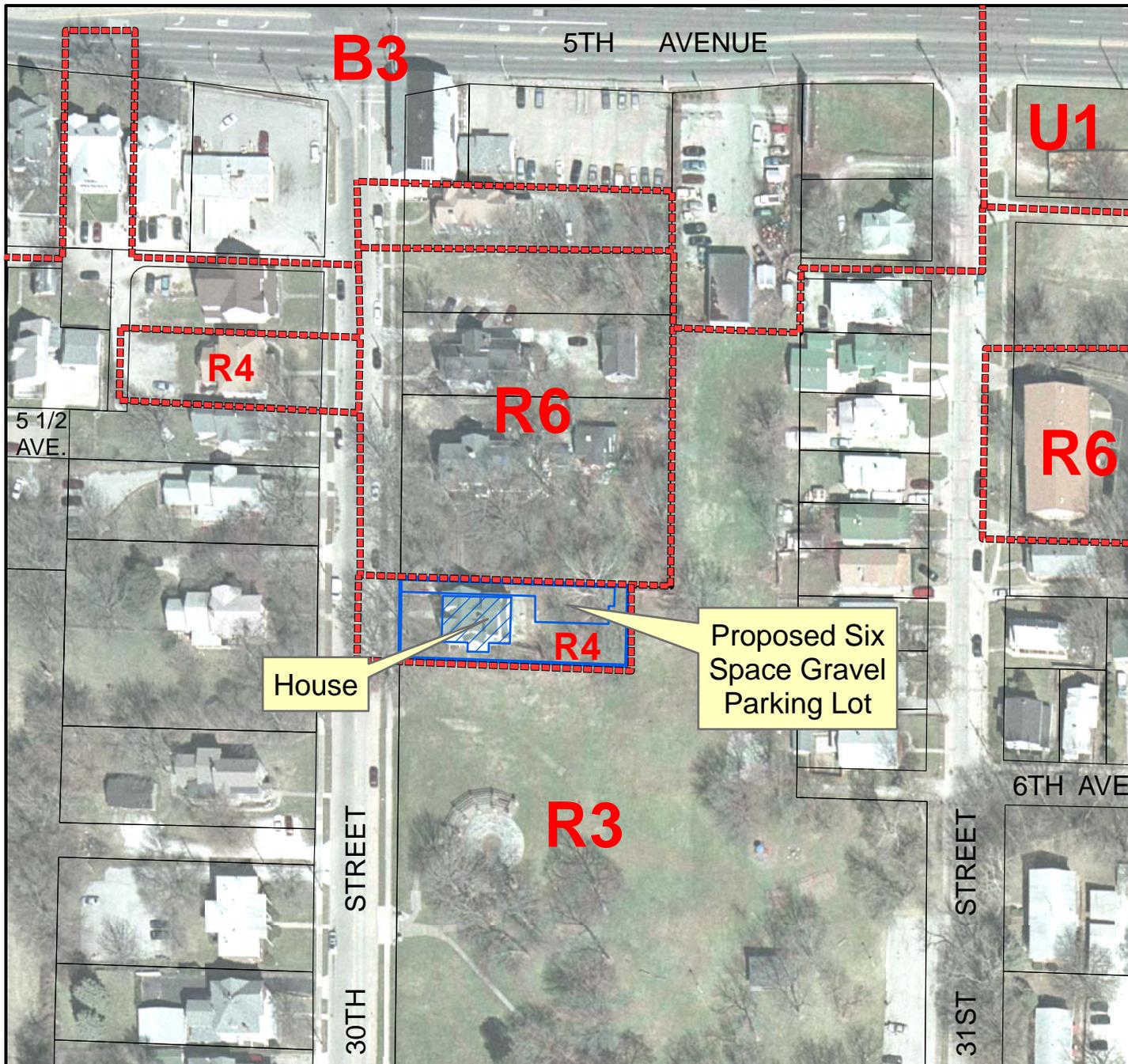
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City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-50 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





557 30th St. Rock Island, IL

SHEET INDEX

- A-0 Title Sheet/Site Plan
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Third Floor Plan

ITALO J MILANI, AIA
License Expires 11/30/2010

PROJECT DATA

OWNER: MARK MATHEWS
820 22ND ST
ROCK ISLAND, IL 61201
309-235-2761

ARCHITECT: ITALO MILANI, AIA
2801 12TH AVE
ROCK ISLAND, IL 61201
309-788-5304

CODES/ORDINANCES

2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL FIRE CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL FUEL/GAS CODE
2005 NATIONAL ELECTRIC CODE
1998 ILLINOIS PLUMBING CODE
1997 ILLINOIS ACCESSIBILITY CODE

ITALO MILANI
ARCHITECT, P.C., AIA
2801 12TH AVE, ROCK ISLAND, IL
309-788-5304 FAX 309-788-5318

GENERAL NOTES:

- 1) Conversion from a single family residence to a three unit apartment building.
- 2) All door leading into an apartment must be a solid core door.
- 3) 1/2" Type X Gypsum Board nailed to joist with 5d cooler or wallboard nailed at 6" O.C. and end joints of walboards centered on joist is required on the underside of the first floor
- 4) Smoke alarms to be placed on the inside and outside of every bedroom door. They are required to be interconnected with each other detector in the structure.
- 5) CO2 detectors at every furnace

KEITH LINDROOM
557 30TH ST
ROCK ISLAND, ILLINOIS

LICENSE EXPIRES 11/30/2010
REVISIONS

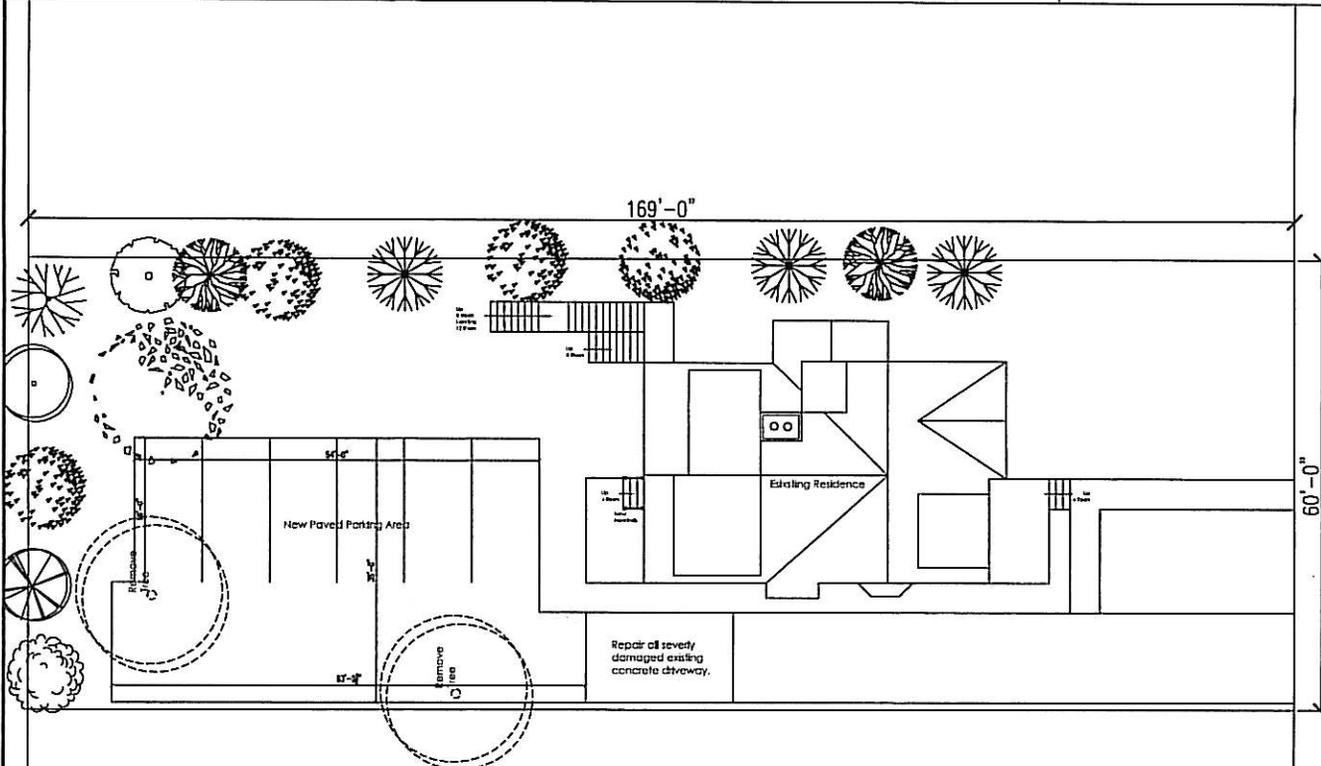
DATE
09/08/09

REVISIONS

PROJECT
2009-37

NUMBER

SHEET
A-0



30th St.

LEGEND:

- Emergency Lights
- Exit Sign
- Smoke Detector

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-51- Request for a variance from the separation regulation between a proposed unrelated group family use and another proposed unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
JPH Rentals

Location:
617 39th Street

Request:
To allow a variance of 30 feet of the 300 foot separation requirement between a proposed unrelated group family use and another proposed unrelated group family use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 47' x 140' (6,580 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single family residence. There is a prospective unrelated group family use going through the certification process at 643 40th Street (also owned by the applicant). The neighborhood is primarily a single family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance requires that there be a 300 foot separation between unrelated group family uses (Section 4.6c). The applicant proposes to maintain an unrelated group family use for up to four or five residents on the site.

Conditions to Authorize Variance:

1. Reasonable Return: The property can generate a reasonable return without the variance.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

Comments:

Mr. Jason Hutchinson signed the variance application representing JPH Rentals. He has applied for administrative and variance applications before for Unrelated Group Family Uses, so he is aware of the zoning regulations for these types of uses. He has owned the subject property for two years and currently has four residents in the home. He has not yet signed a lease for the next school year as he wants to wait on that until the Board decides on his variance request. The variance application is needed because the subject property is within 270 feet from another property he owns (see case map that identifies 643 40th Street as a request in process for administrative certification consideration as an Unrelated Group Family Use).

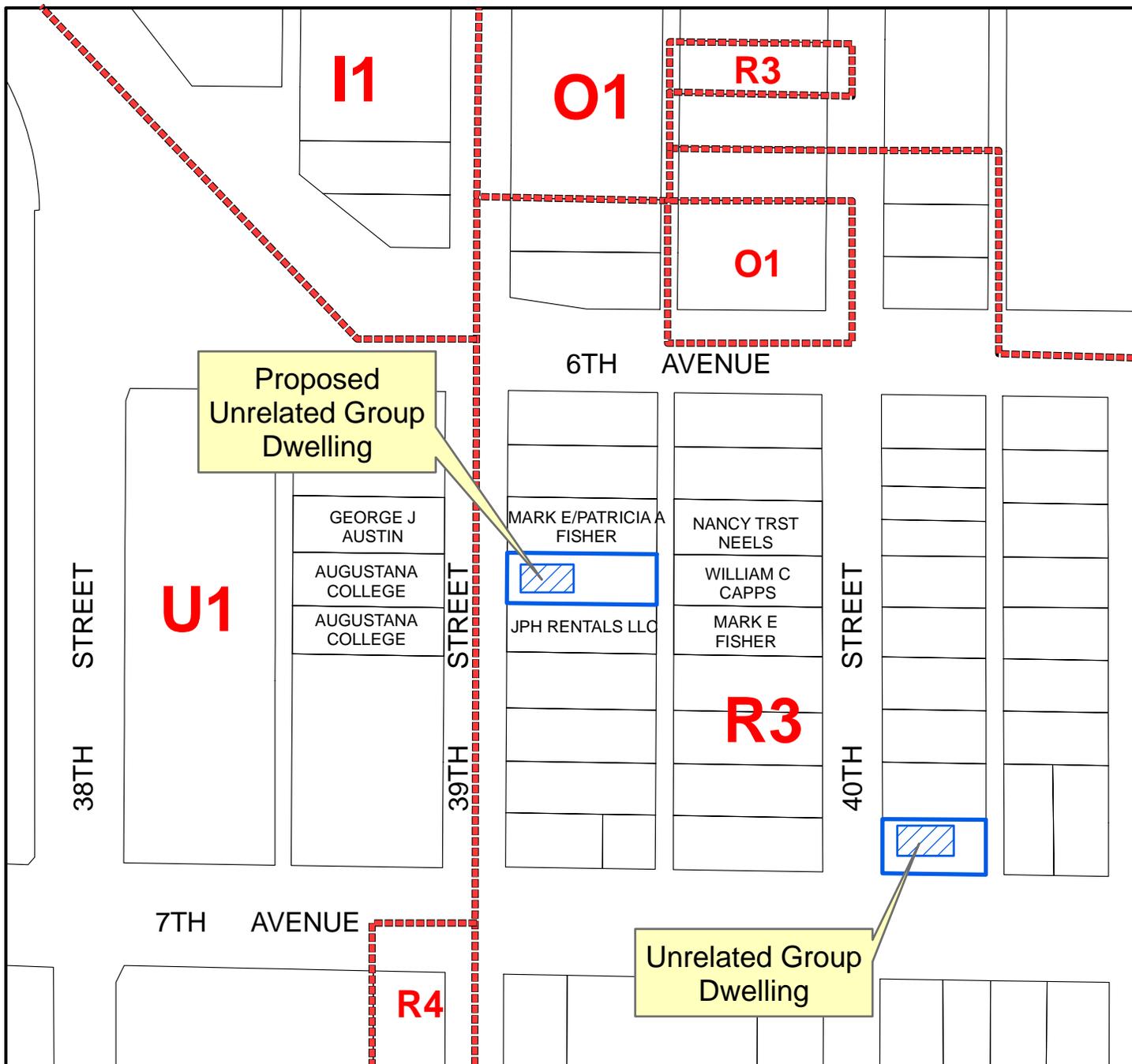
The subject property has a two space concrete parking area located in the east rear yard with access from the alley. This meets the two off street space parking requirement for the proposed use.

The separation standard was initiated to prevent a concentration of unrelated group family uses in a neighborhood; staff believes that the standard should be maintained in this situation.

Recommendation:

That the variance be denied because the property can generate a reasonable return without the variance, there is no unique circumstance and it will alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2009-51

Legend

- Parcels
- Subject Property

DR. BY: *K.G.D.*

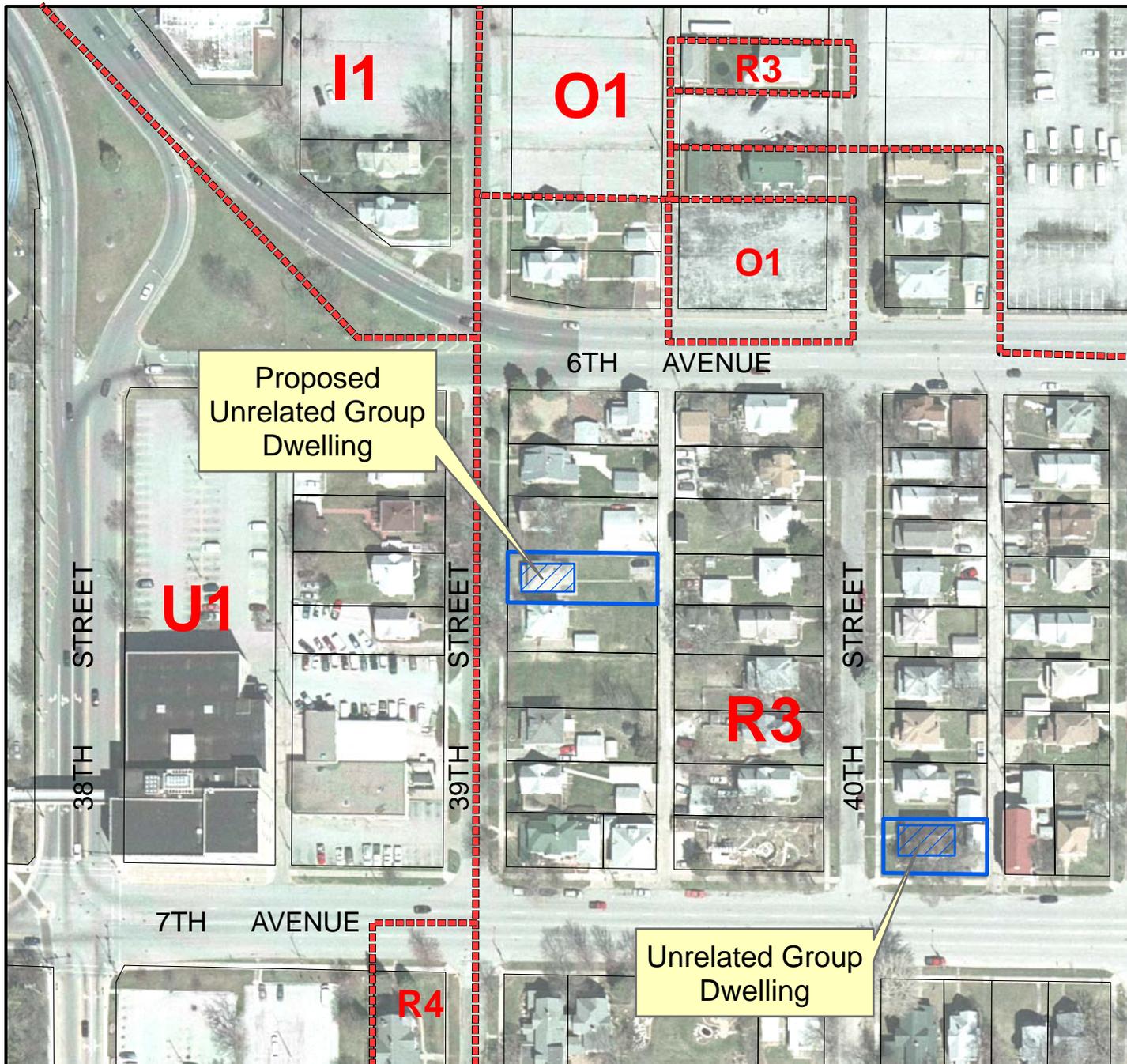
APPR. BY: *A.M.C./A.F.*

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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 2009-51 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
 APPR. BY: A.M.C./A.F.



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: November 25, 2009

SUBJECT: Case #2009-52- Request for a variance from the rear yard and side yard setback requirements in an I-1 (light industrial) district.

Applicant:
Joel Wagener

Location:
326 24th Avenue

Request:
To allow a variance of 14 feet of the 20 foot rear yard setback requirements, a variance of 12 feet of the 15 foot east side yard setback requirement and a variance of 10 feet of the 15 foot west side yard setback requirement in an I-1 (light industrial) district.

Size of Property:
The subject property measures 74' x 164' x 48' x 161.51' (approximately 9,852 square feet. The development entire site consists of three separate lots, which have a total area of 29,233 square feet)

Zoning History:
None.

Existing Land Use and Zoning:
The subject site is currently undeveloped. The applicant operates an accessory structure manufacturing business on the two lots to the east of the site, zoned I-1. The neighborhood is primarily an industrial area, zoned I-1 and I-2.

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

Affected Requirements:
The zoning ordinance requires a 20 foot rear yard setback and 15 foot side yard setbacks in an I-1 zoning district (Section 30.5). The applicant proposes to construct a new industrial manufacturing building (40' x 40') in the south rear yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed structure will improve the return on the property.
2. Unique Circumstances: The wedge shape lot narrows in the south yard, which is the location of the proposed structure.

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

Comments:

The applicant operates an accessory building manufacturing business on the site. The site currently consists of three parcels with an existing principal structure located on the easterly lot. The subject lot is the westerly lot and is a wedge shaped parcel that is 74 feet wide on the north and only 48 feet wide on the south. The lot shape makes the variance necessary as it will be located in the south rear yard. The applicant has an existing entrance drive and gravel parking in the north yard.

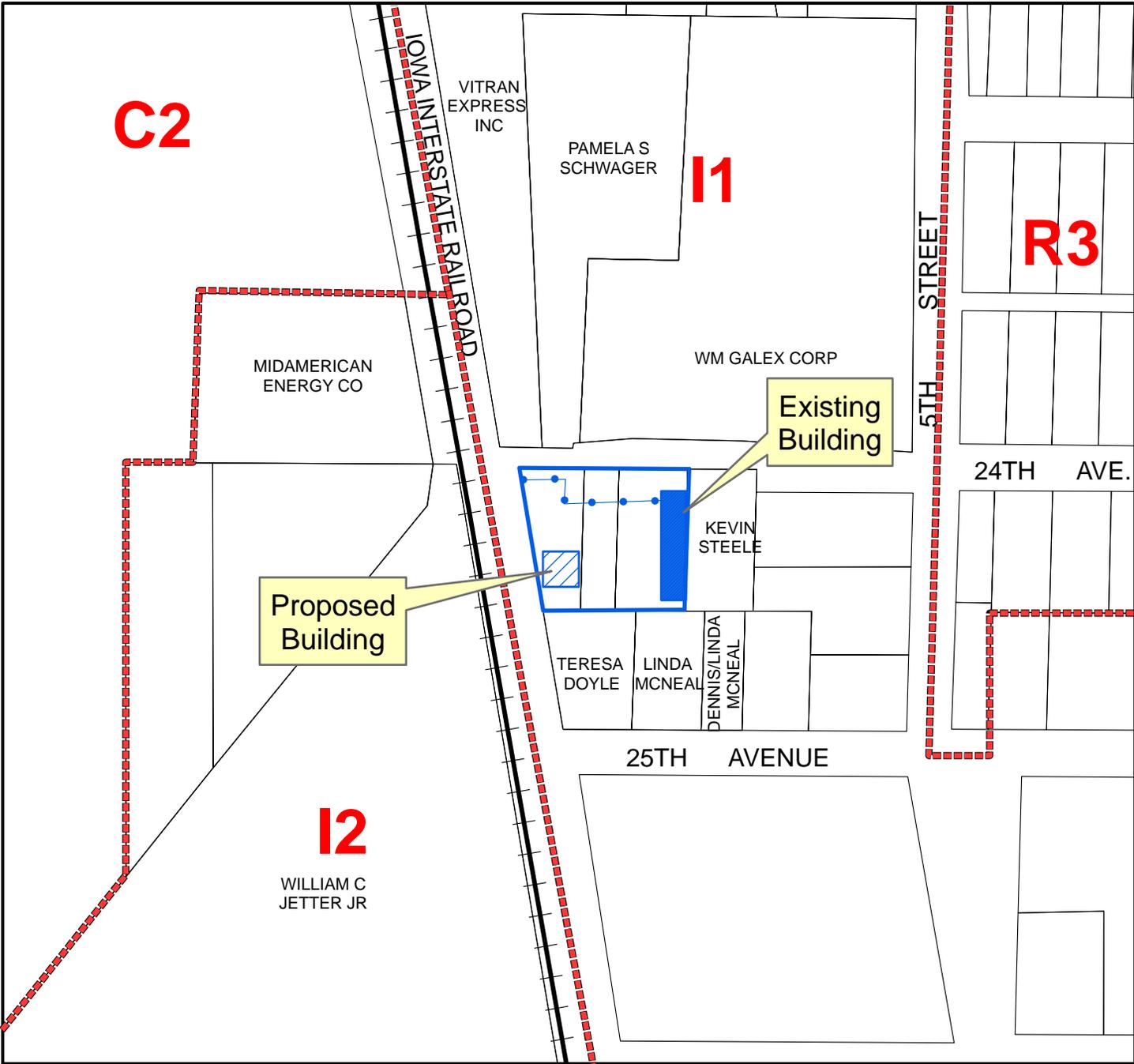
The applicant desires to keep the lots separate, so that there will not be two principal structures on one lot. The proposed metal structure will be located six feet from the south property line, three feet from the east side property line and five feet from the west side property line. The east side property line is adjacent to other property owned by the applicant. The west side property line is adjacent to railroad right-of-way.

The applicant identifies himself as the only employee of the business. The zoning ordinance requires two parking spaces for the new structure (one for an employee and one for a customer). The location where the two improved parking spaces (asphalt or concrete) will be constructed in the existing gravel area north of the proposed structure.

Recommendation:

That the variances approved because the proposed industrial structure will improve the return on the property, the wedge lot shape has a smaller and less wide rear yard than the north front yard and the improvements will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2009-52

Legend

- Parcels
- Subject Property

DR. BY: *K.G.D.*

APPR. BY: *A.M.C./A.F.*





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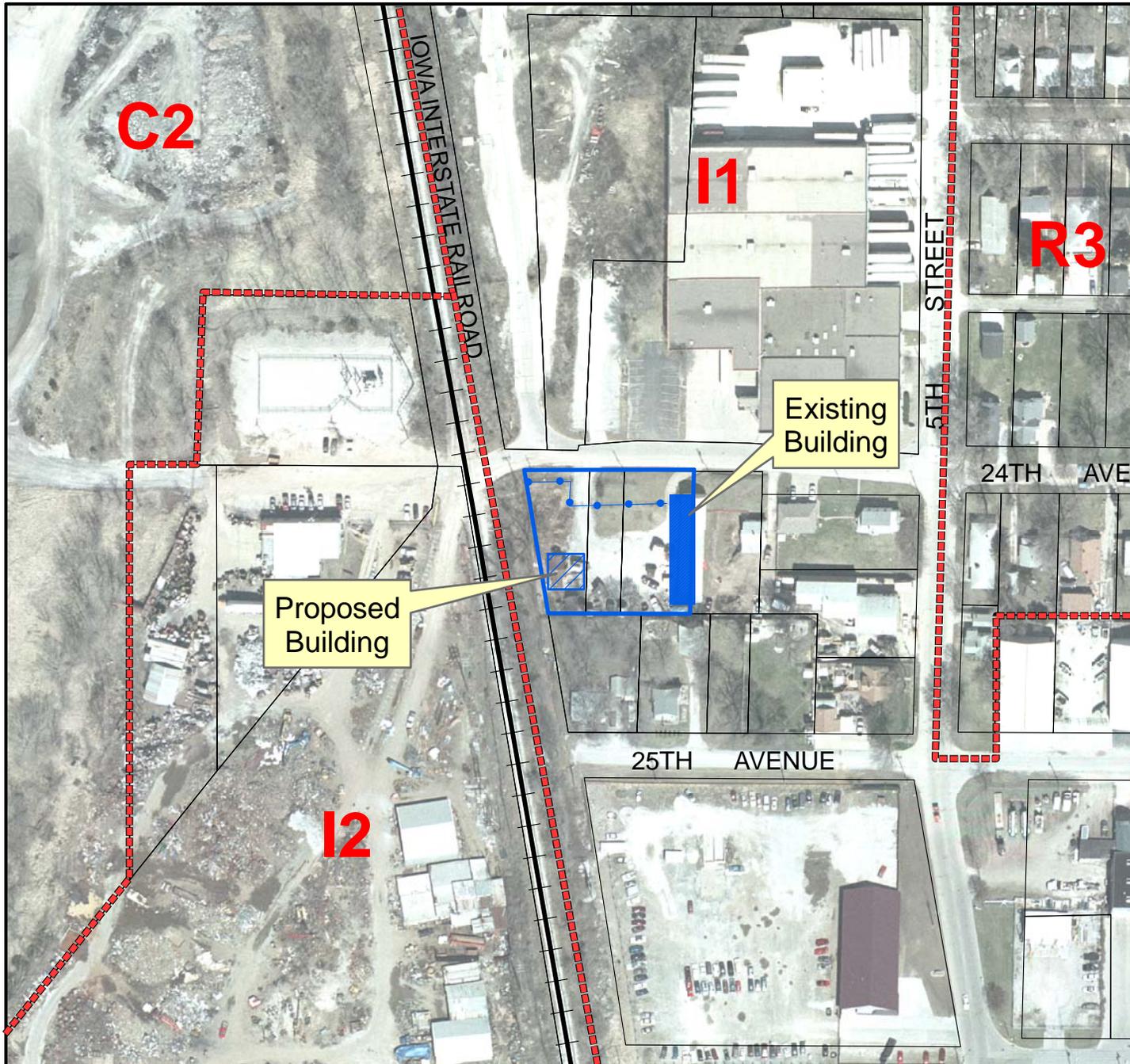
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2009-52 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.
APPR. BY: A.M.C./A.F.



0 50 100 200 300
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: December 31, 2009

SUBJECT: Case #2010-01- Request for a variance from the front yard setback requirement in an I-2 (general industrial) district.

Applicant:
RILCO, Inc.

Location:
1301 1st Street

Request:
To allow a variance of 15 feet of the 20-foot front yard setback requirement in an I-2 (general industrial) district.

Size of Property:
The property measures 302' x 330' (99,660 square feet in area, or 2.28 acres).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by an industrial lubricating oil and grease supply business, zoned I-2. To the north is an undeveloped parcel, zoned I-2. To the north, west and south are industrial uses, zoned I-2. To the east are several vacant parcels, zoned I-1.

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

Affected Requirements:
The zoning ordinance requires a 20-foot front yard setback requirement in an I-2 district (Section 31.6). The applicant proposes to construct a new industrial warehouse addition (14,300 square feet in total area) in the north front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed addition will improve the on the property.
2. Unique Circumstances: None.

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

Comments:

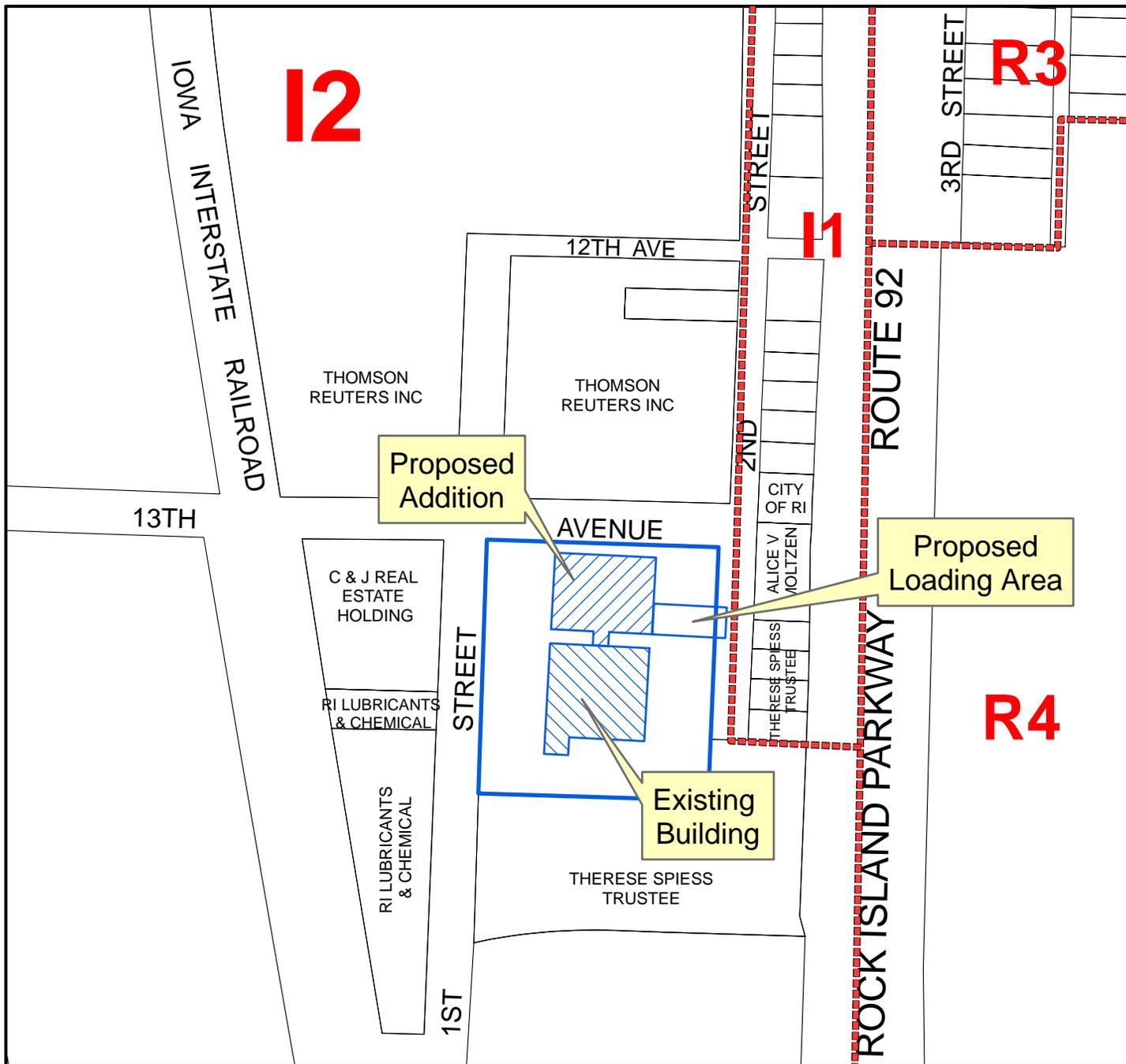
The proposed one-story addition will be connected to the existing warehouse and will provide additional warehouse space for the facility. There will be a truck loading area with three overhead doors off the east end of the facility facing Second Street. Two larger overhead doors will also face west to provide additional vehicle access to the proposed warehouse.

The proposed structure will be located five feet from the north property line, 80 feet to the west property line and approximately 88 feet to the east property line. The proposed structure will be located 30 feet to the north of the existing warehouse on the site. There will be a 30-foot long building addition connecting the two structures.

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



BOARD OF ZONING APPEALS
2010-1

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: A.M.C./A.F.



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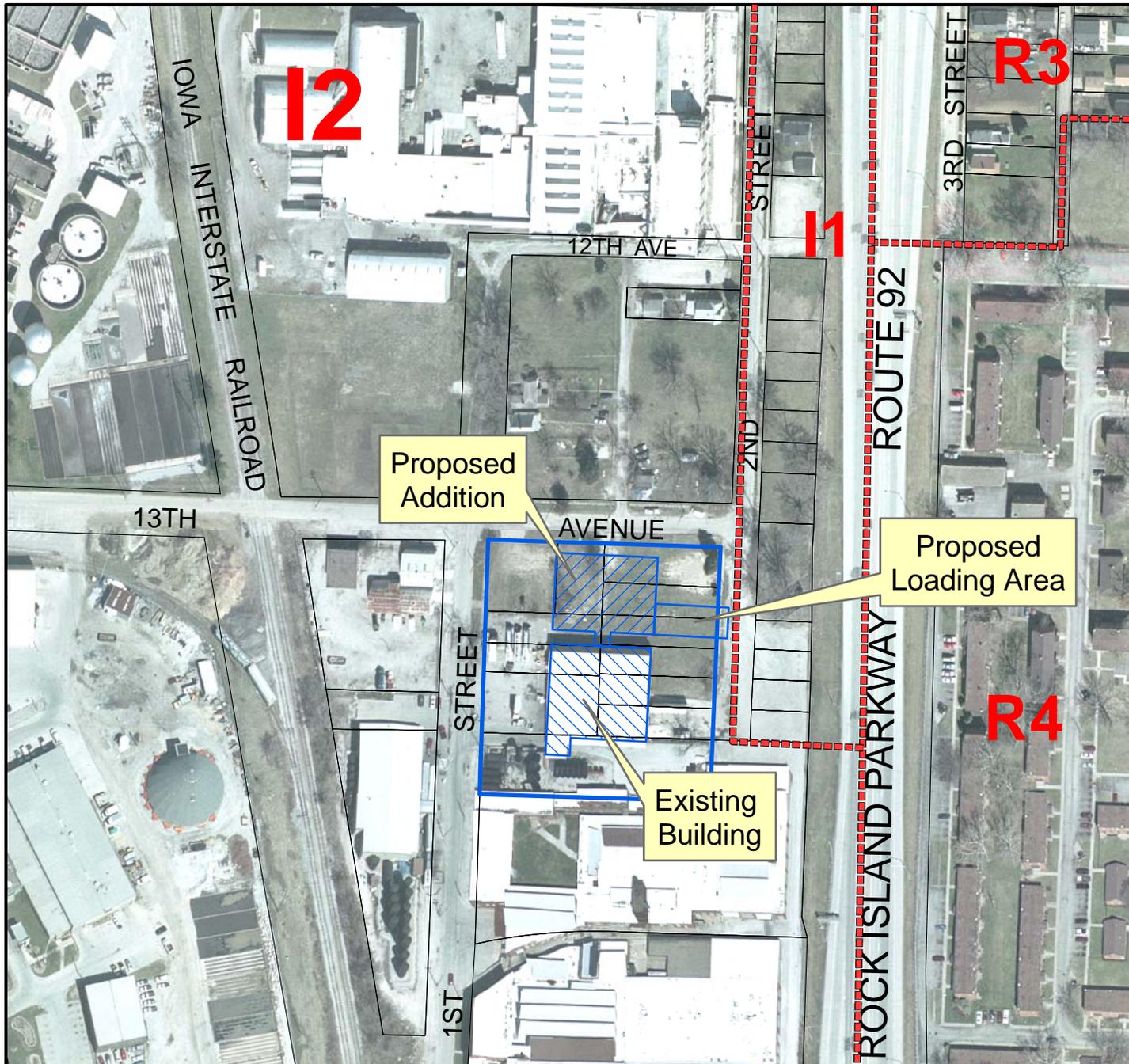
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

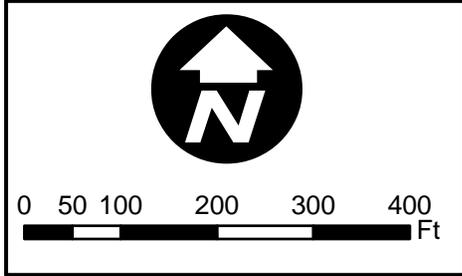
BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2010-1 Aerial Legend

- Parcels
- Subject Property

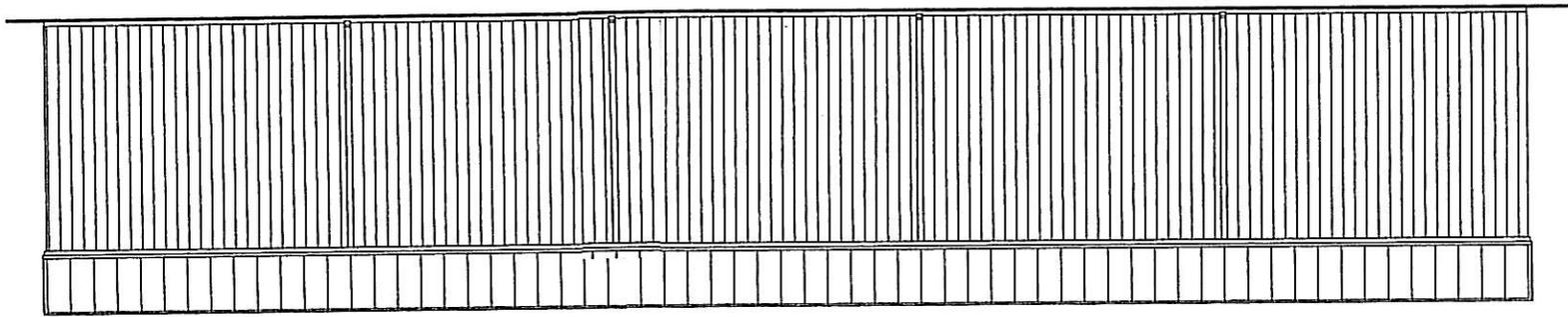
DR. BY: K.G.D.
 APPR. BY: A.M.C./A.F.



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

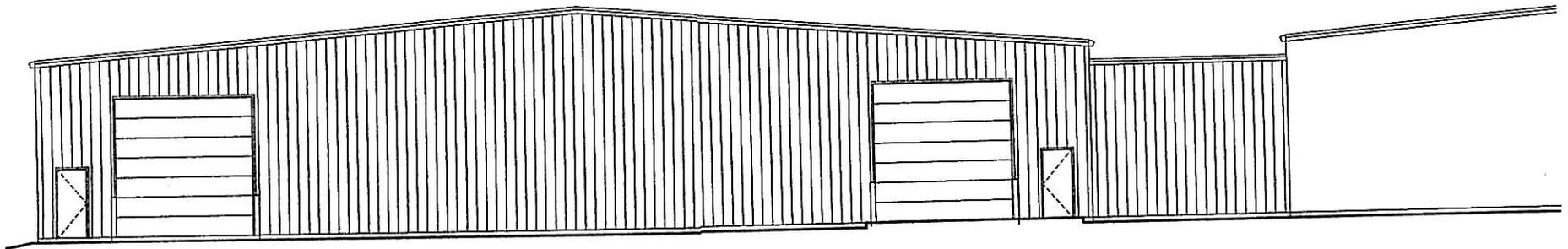






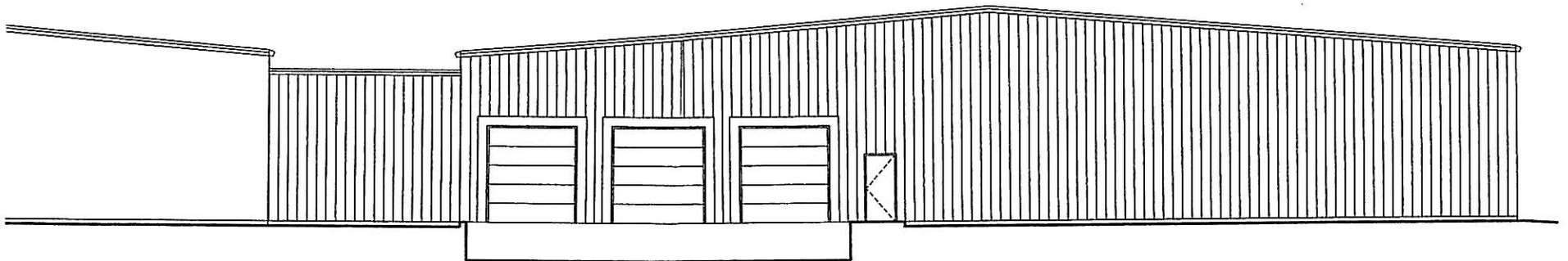
NORTH ELEVATION

SCALE 1/8"=1'-0"



WEST ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"