

**July 12, 2017**

**Rock Island Board of Zoning Appeals  
Council Chambers—Third Floor—City Hall  
1528 – 3<sup>rd</sup> Avenue  
Regular Meeting Agenda  
July 12, 2017  
7:00 PM**

1. Call to Order and Roll Call
2. Procedural Explanation
3. Public Hearing #2017-07: The applicant, Randy Dickson/U-Haul Company of Iowa and Illinois, has filed a request for a special exception for an authorized use (mini-warehousing uses as identified in the Zoning Ordinance) in a B-4 (highway/intensive business) district at 3840 46<sup>th</sup> Avenue (Blackhawk Road).
4. Public Hearing #2017-13: The applicant, Tia Edwards/Rock Island Academy, has filed a request for a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted sign (3.5' x 6' and 6.5' in height) in an R-4 (one to six family residence) district at 930 14<sup>th</sup> Street.
5. Public Hearing #2017-14: The applicant, Lance Clark/Frances Willard School, has filed a request for a variance to replace an existing lighted freestanding sign (4' x 8' in area and 7' 6" in height) with a LED lighted sign (3.5' x 6' in area and 11' x 8" in height) in an R-3 (one and two family residential) district at 2503 9<sup>th</sup> Street.
6. Public Hearing #2017-15: The applicant, Hodge Construction (for Augustana College), has filed a request for a variance of 18 feet of the 25 foot front yard setback requirement in an U-1 (university and college) district at approximately 3140 5<sup>th</sup> Avenue.
7. Public Hearing #2017-16: The applicant, Elizabeth Behrens, has filed a request for a variance of six-inches of the 3.5 foot maximum fence height in a front yard in an R-2 (one family residence) district at 4403 40<sup>th</sup> Avenue Court.
8. Other Business
9. Adjournment

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: July 5, 2017

SUBJECT: Case #2017-07- Request for a special exception for an authorized use (mini-warehouse) in a B-4 (highway/intensive business) district.

Applicant:

Randy Dickson/U-Haul Company of Iowa and Illinois

Location:

3840 46<sup>th</sup> Avenue (Blackhawk Road)

Request:

To allow a special exception for an authorized use (mini-warehousing use as identified in the Zoning Ordinance) and site plan review in a B-4 (highway/intensive business) district.

Size of Property:

The property measures 392.99' x 171.42' x 200' x 363' x 715' x 85.27' x 191.46' x 48.74' x 30' x 130.10' x 60.42' x 95.13' x 41.27' (approximately 424,884 square feet, or 9.754 acres in area).

Zoning History:

No zoning files on record. The former K-Mart commercial retail use dates back to the late 1970's.

Existing Land Use and Zoning:

The site is occupied by U-Haul truck renting and small sales area for boxes and other accessories, zoned B-4. To the east and west are retail, banking and restaurant uses, zoned B-4. To the northwest are restaurant, office and service uses, zoned B-4. Directly to the north is an undeveloped property located in unincorporated Rock Island County, zoned R-1, (one family residential). To the south is single family residential uses also located in unincorporated Rock Island County, also zoned R-1.

Topography:

The site slopes down from approximately five feet from 46<sup>th</sup> Avenue Blackhawk Road). The balance of the site is generally flat with a gentle slope south towards the Rock River..

Affected Requirements:

The zoning ordinance requires a special exception to authorize mini-warehousing uses in a B-4

zoning district (Section 28.4 of Zoning Ordinance). The applicant proposes to use the former retail structure as an interior self storage facility (identified as a mini-warehousing use in Zoning Ordinance).

Conditions for Authorized Use:

1. Reasonable Return: The proposed authorized use with its site improvements (landscaping, building painting signage and parking lot resurfacing and interior access to commercial property to east and out lot at the northwest corner) will improve the return on the property and the commercial corridor.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The proposed use with the proposed commercial out lot will not alter the character of the neighborhood.

Analysis:

The former K-Mart building had been in retail commercial use for almost 40 years before its closing in recent months. The City has been involved in promoting the building for retail use since the announcement was made of its closing because of its importance as the largest commercial building and site along the Blackhawk Road corridor, which is an important commercial corridor for the City. The applicant has understood and responded to the City's interest in expanding commercial development along Blackhawk Road and has revised its signage and site plan to accommodate a new out lot for an additional commercial use along with the proposed interior self storage facility.

The applicant has removed its request for a variance that would allow construction of a second principal building on the site, which was proposed as an approximate 1,000 square foot outdoor access "mini-warehouse" storage structure at the northwest corner of the site. Instead, the applicant now proposes to create an approximate 31,525 square foot out lot that would be made available for other commercial uses allowed within the B-4 zoning district. This corner location at a major intersection would provide an opportunity to attract a retailer and/or restaurant to this busy intersection site making up for some of the sales tax lost when K-mart closed.

The applicant has also revised its proposed freestanding sign to re-use the existing freestanding sign used by K-mart (see freestanding sign drawing). The proposed sign area will be a reduction from the previous UHaul proposal (148 total square feet in proposed sign area to 6' 9" x 12' 5", or approximately 84 square feet). The proposed 84 square feet total would be the same sign area for the former K-mart freestanding sign as it will use the same "sign cabinet" space and support standards. The freestanding sign change, along with the proposed reduction of attached signage facing Blackhawk Road eliminates the need for a total sign area variance for the site. Proposed attached signs facing north have been reduced from 260 square foot total sign area to 210 square feet in sign area. Finally, attached signs are also proposed for the west façade in a proposed interior load/unload area for the inside climate controlled storage proposed for the authorized use. This attached sign area is allowed by the Sign Ordinance without a variance because it faces 38<sup>th</sup> Street, rather than Blackhawk Road. The applicant has also agreed to paint the building new colors to upgrade the site.

The applicant has also added a significant amount of landscaping to the perimeter and on “islands” within the existing parking lot on the site. Currently there are approximately 6 perimeter canopy trees along Blackhawk Road and 38<sup>th</sup> Street. The applicant proposes to have total of 16 canopy trees to this perimeter area. Currently there are 15 existing canopy trees allocated at various islands within the parking lot. The applicant proposed a total of 27 island trees. Finally, there are approximately 6 additional perimeter trees to the west of the structure adjacent to a private drive that extends south from 38<sup>th</sup> Street. The applicant proposes 11 additional canopy trees along with maintaining the 6 existing canopy trees. Landscaping along the south and east property lines adjacent to an existing parking lot between the site and Rock Valley Plaza will remain. This parking lot is not visible from Blackhawk Road and is unlikely to be used by UHaul customers.

The applicant will resurface the existing parking lot to the north and west of the structure and maintain existing access points on Blackhawk Road and 38<sup>th</sup> Street. The applicant proposes a new interior access from the interior drive along the east side of the site that would provide better customer access for businesses located in the commercial structure located to the east at 3850 Blackhawk Road. Currently, customers for businesses in this building (identified as Leveraged Holdings Inc. on site plan) must access it via several turns from Rock Valley Plaza. This new more visible access should increase the vitality for this adjacent commercial building.

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 (see attached map). 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 33.6 of the Zoning Ordinance identifies “Development Incentives” if the property owner provides public pedestrian/bike easements “running continuously through the property”. There are no current public easements for the site, or adjacent commercial sites, but the applicant has agreed to be “open to finding an agreeable location in the future”

Section 33.9 identifies “Performance Standards for Site Development”, which include the following:

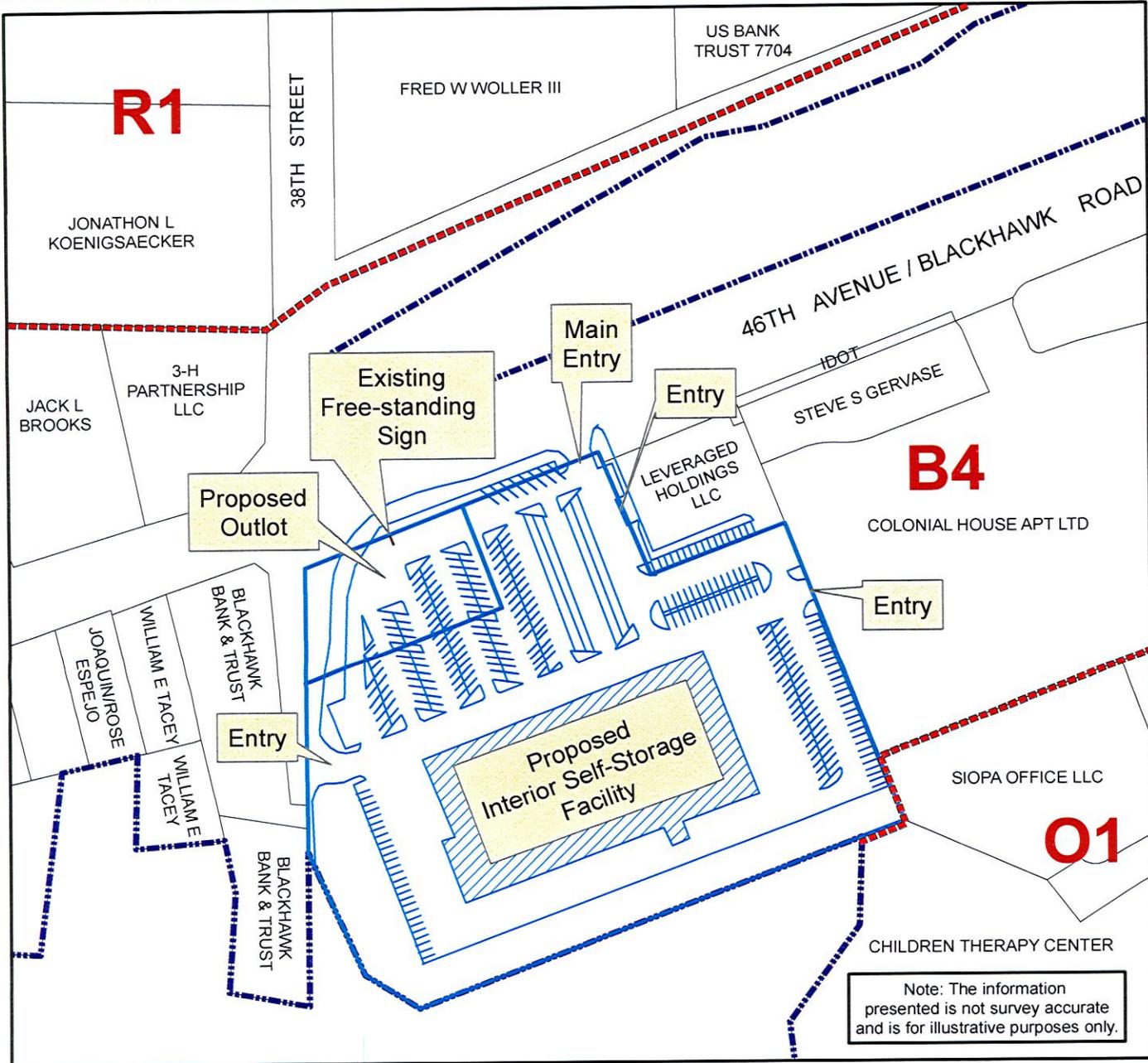
- To screen incompatible land uses and protect residential area from negative effects such as noise, glare and litter;
- To provide a visually attractive site design;
- To encourage the creative use of landscaping to frame or enhance views and vistas and discourage the obstruction of existing views;
- To be sensitive to the environmental nature of the riverbank by limiting its alteration except as necessary.

Staff believes that the improved site plan and proposed use meet the intent and performance standards for the Riverfront Corridor Overlay District. The site plan identifies additional landscaping for the large parking lot that will be used for customer parking for UHaul and the out lot proposed at the corner. Adding significant landscaping in and around the existing parking lot and resurfacing the parking lot will improve the appearance of the site. Also removing the proposed outdoor mini-warehouses at the northwest corner will improve the appearance and provide a space for a new commercial use at the intersection . Reducing the sign area and painting the building will also improve the appearance of the site.

Recommendation:

Staff recommends that the special exception to authorize the interior self-storage facility (mini-warehousing use as identified by the Zoning Ordinance) and submitted site plan with landscaping, signage and other site improvements and proposed out lot at the northwest corner of the site be approved because the proposed use and site plan will improve the return on the property and commercial corridor, the lot is a corner lot with two front yards and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS

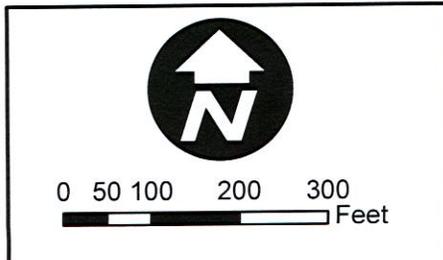


**BOARD OF ZONING APPEALS  
2017-7**

**Legend**

- Subject Property
- Municipal Boundary
- Parcels

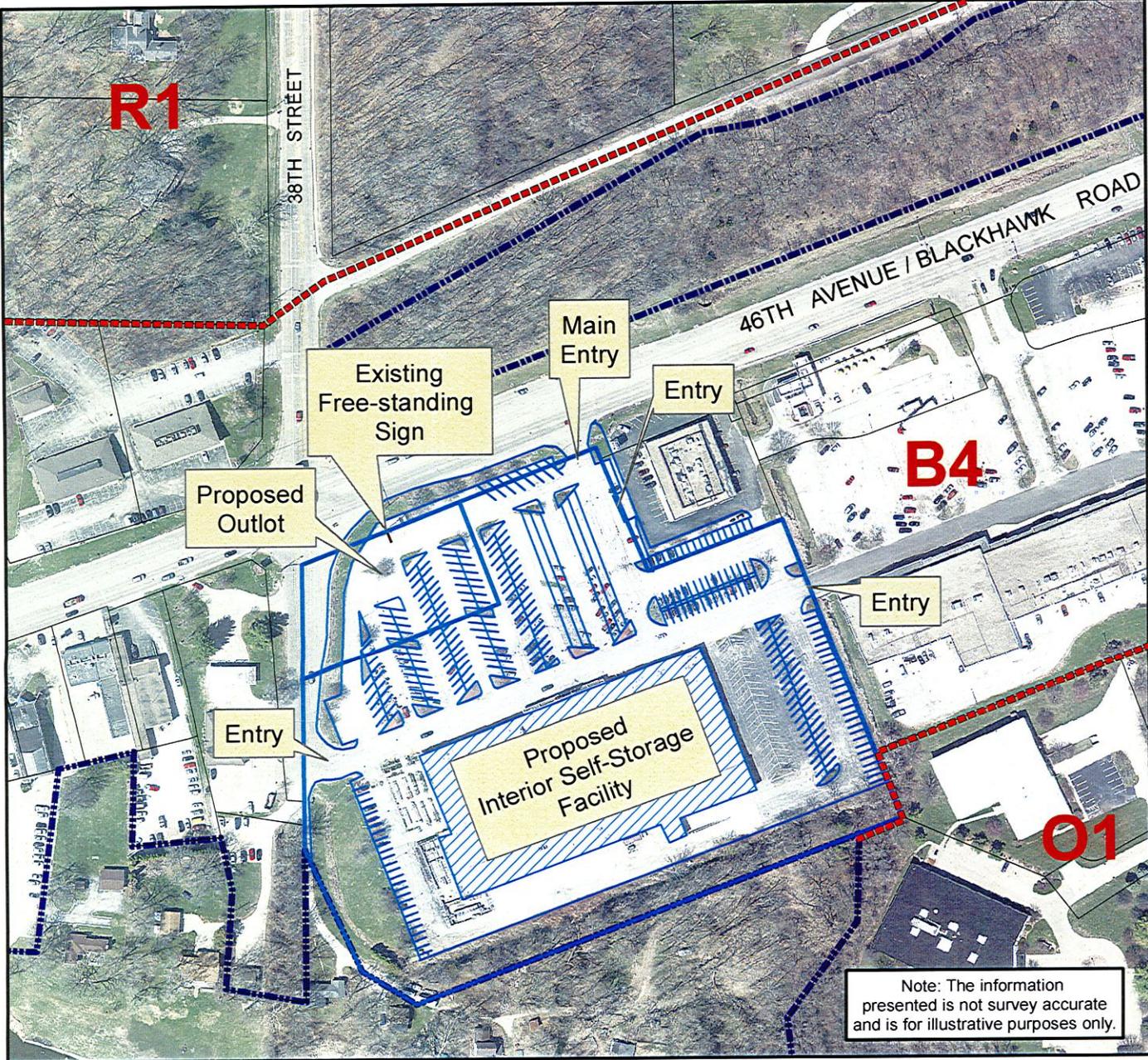
DR. BY: K.G.D.  
 APPR. BY: QA KS



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

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

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2017-7 Aerial

**Legend**

- Subject Property
- Municipal Boundary
- Parcels

DR. BY: K.G.D.

APPR. BY: R.B./A.F.

0 50 100 200 300 Feet

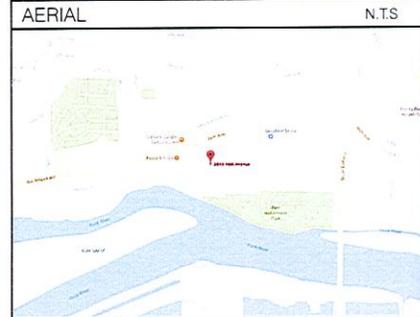
### City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS



CONCEPTUAL SITE PLAN



VICINITY MAP

**Project Name:** U-Haul Moving & storage of Rock Island  
**Municipality:** Rock Island  
**Project Address:** 3840 46th Ave  
**Parcel No. / Acre / Area:** 102b-47.9.2 acres / 401.203 sf  
**Zone:** B-4 Highway Intensive Business District  
**Uses:** Custom rental - Permitted (B-2)  
 Min/warehouse - Permitted w/ B of Z Appocal Approval  
 Retail - Permitted (B-1)

B-4 any use permitted in B-3  
 B-3 any use permitted in B-2 except dwelling  
 B-2 any use permitted in B-1 allowing for retail establishments with greater than 2,500 sf

B-4 When Authorized by Board of Zoning appeal  
 Min/warehouse with structure at least 100' from residential zoning private property

**Setbacks (Principal structures):** Required  
 Front: Lot line 20ft, unless adjacent to R zone - setback to match  
 Side: lot line 0ft, unless adjacent to R zone - setback to match  
 Rear: lot line 10ft

**Height Limit:** 45'

**Parking:**  
 Retail - 3,123 sf (req/ 1,000 sf GFA and 1 for every 2 employees on a maximum shift)  
 Total Retail Spaces - 18 Spaces  
 Warehouse - 3,946 sf  
 2sq/ 1,000 SF for the first 10,000sf, plus 1sq/2,000 sf for remaining  
 Total Warehouse Spaces - 8 Spaces

Total Parking Spaces Required = 26 Spaces  
 Total Parking Spaces Provided = 292 Spaces  
 Existing Building = 86,810 sf

ZONING

PRELIMINARY DOCUMENTS  
 NOT FOR CONSTRUCTION  
 FOR INFORMATION ONLY

**AMERCO REAL ESTATE COMPANY**

3840 46TH AVE  
 ROCK ISLAND, IL 61201

PROPOSED  
 SITE PLAN

793072

DATE: 06/11/17

SP-1



NORTHWEST ELEVATION / CONCEPTUAL IMAGING



OF  
ROCK ISLAND

3840 46TH AVE  
ROCK ISLAND, IL 61201

-  Faux Brick
-  Burnt Copper
-  Nichiha Illumination Series  
- SW 6224 Mountain Air
-  Nichiha Illumination Series  
- Match Building Color
-  Nichiha Illumination Series  
- SW 6372 Vanillin
-  Nichiha Illumination Series  
- Match Uhaul P5 Green
-  Paint  
- Automotive Sierra Sunset
-  Paint  
- Match Uhaul P9 Green
-  SW 2199 August Moon
-  SW 2199 Yellow Stone

PRELIMINARY  
IMAGING

ANY CHANGES REQUIRE  
REBID OF PROJECT

793072  
793072 MSTR ART JS08  
08/20/2017



2127 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 740-4947

**U-HAUL**

OF  
ROCK ISLAND

3340 46TH AVE  
ROCK ISLAND, IL 61201

- Faux Brick
- Burnt Copper
- Paint - SW 6141 Softer Tan
- Paint - SW 6108 Latte
- Paint - Match Building Color
- Paint - Match Uhaul P5 Green
- Paint - Automotive Sierra Sunset
- Paint - Match Uhaul P9 Green
- Paint - SW 2199 August Moon
- Paint - SW 2199 Yellow Stone

PRELIMINARY  
IMAGING

Total Signage SF: 300sqft  
ANY CHANGES REQUIRE  
REBID OF PROJECT

793072  
793072 MSTR ELEV JS10  
06/20/2017

**am**  
ADVERTISING & MARKETING ASSOCIATES, INC.  
2127 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 740-4867



NORTH ELEVATION / CONCEPTUAL IMAGING



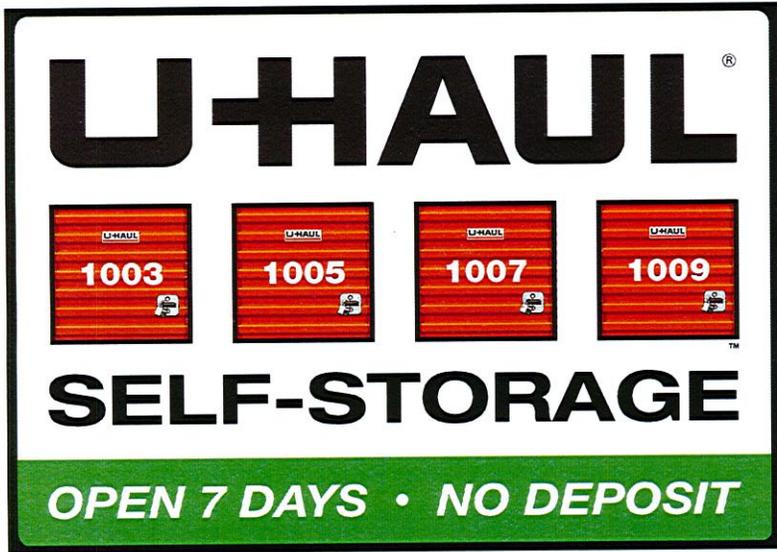
WEST ELEVATION / CONCEPTUAL IMAGING



EAST ELEVATION / CONCEPTUAL IMAGING

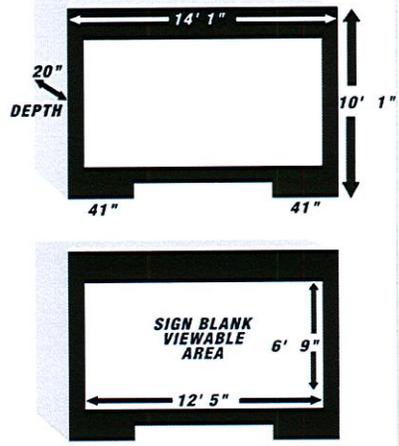


SOUTH ELEVATION / CONCEPTUAL IMAGING



RE: (Old) K-Mart # 793072  
3840-46th Avenue  
Rock Island, IL. 61201

**SIGN CABINET**



Survey provided by MCO and photo of existing sign

**ARTWORK FOR**

**REFACE**

or

**BANNER BAG**

**IF NEEDED THIS ARTWORK CAN BE USED FOR FACE CHANGES  
FIELD SURVEY REQUIRED PRIOR TO FABRICATION  
& VERIFY ALL MEASUREMENTS AND MATERIALS**

**INSTRUCTIONS & PRODUCTION ART FOR DIGITAL PRINTED DOORS**

3M 3630-44 "Orange" - VINYL  
3M Translucent Orange Film

3M 3650-114 translucent VINYL  
"Digital Print Overlay"

3M 3630-22 "Black" - VINYL  
3M Translucent Black Film

3M Orange PNR3630-44 Storage doors  
Reverse weed logo, number and lock on storage doors.

3M Translucent PNR3650-114 Digital Print overlay of corrugated U-Haul logo, number and lock to be applied over orange vinyl #3630-44

3M Black PNR3630-22 U-Haul, Self Storage, and border to give appearance of radius corners. Use for stripes that are to be applied around the translucent overlay for the storage doors.

STORAGE DOOR DETAIL

3M 3630-44 Orange  
3M 3660-114 Digital Print  
3M 3630-22 Matte Black

**TYPICAL COLORS FOR VINYL**

- 3M European Blue #3630-137 - VINYL
- 9626-T "Clover Green" - VINYL  
Avery Translucent Graphic Film
- 3M 3630-22 "Black" - VINYL  
3M Translucent Graphic Film
- Orange on product graphics  
3M Poppy Red #3630-143 - VINYL  
3M Translucent Graphic Film
- 3M #3630-51 - VINYL  
3M Translucent Graphic Film

**TYPICAL COLORS FOR PAINT**

- "U-Haul Eggshell Black" FLAT PAINT  
3M Translucent Graphic Film
- SprayLat "Poppy Orange" - FLAT PAINT  
3M Translucent Graphic Film
- Diamonds on bldg:  
SW 2199 "August Moon"  
(UHAUL color P11)
- SW 2197 "Yellow Stone"  
(UHAUL color P12)

TO SET FACE: 1. Add face to door.  
2. Replace face with like kind (text, painted acrylic, flat acrylic, etc.)  
If face is acrylic - use 3M PF-230 40 OZ.  
• Radius corners are vinyl  
• Paint cabinet and pole eggshell black  
• Service sign as needed on T&M bill on separate invoice

GENERAL NOTES

PROFESSIONAL SEAL

ARCHITECT LOGO

**AMERCO**  
REAL ESTATE COMPANY  
CONSTRUCTION & RENOVATION  
2727 NORTH CENTRAL AVENUE  
PHOENIX ARIZONA 85004  
P. (602) 263-6552  
F. (602) 271-1526

REVISIONS

NO.	DATE	REVISIONS

SITE ADDRESS  
U-HAUL  
3840-46th Ave  
ROCK ISLAND, IL 61201

**793072**

DRAWN: JH  
CHKD BY:  
DATE: 2/6/17

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: July 3, 2017

SUBJECT: Case #2017-13- Request for a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted sign (3.5' x 6' and 6.5' in height) in an R-4 (one to six family residence) district.

Applicant:  
Tia Edwards/Rock Island Academy

Location:  
930 14<sup>th</sup> Street

Request:  
To allow a variance to replace an existing lighted freestanding sign (4' x 6') with a LED lighted Sign (3.5' x 6' and 6.5' in height) in an R-4 (one to six family residence) district.

Size of Property:  
The property measures 300' x 360' x 200' x 80' x 80' x 350' x 330' x 290' x 90' x 350'  
(approximately 198,000 square feet in area).

Zoning History:  
Board of Zoning Appeals Case #97-22- Request for variance to allow a lighted sign at the same location was approved.

Existing Land Use and Zoning:  
The site is occupied by a public elementary school. To the north are several single family residences and vacant parcels, zoned B-3 and R-4. To the east, south and west are several single family and duplex structures, zoned R-4.

Topography:  
The site slopes up one to two feet from street level.

Affected Requirements:  
The sign ordinance requires a variance to locate a lighted 6.5' freestanding sign for an institutional use in a residential zoning district (Section 6 {a} {6}). The applicant proposes to install the 21 square foot LED message board sign in the west front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance for the LED sign will improve and enhance the school being able to provide information to parents and the community.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

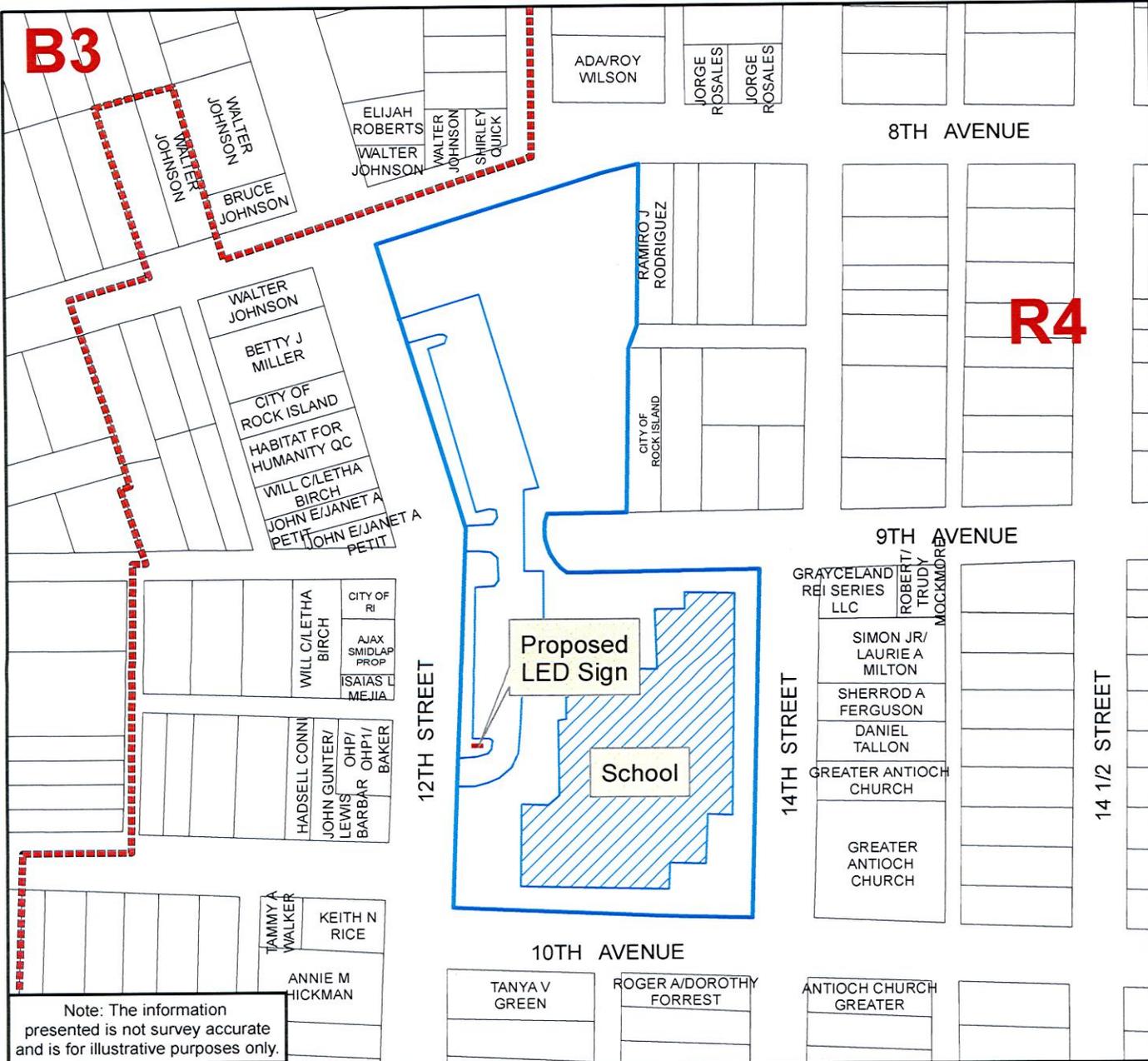
The proposed LED sign will be located at approximately the same location as the existing freestanding sign. The applicant now desires to change the existing sign cabinet for a LED lighted message board sign similar to other LED signs that have been approved for some churches and schools in the city. LED signs are more economical to light and messages can be quickly changed electronically inside the building rather than manually changing the lettering outside. The height is requested to protect the sign better from vandalism.

Recommendation:

That the variance be approved because it will improve and enhance the school being able to provide information to parents and the community and it will not alter the character of the neighborhood.

Stipulation: Staff also recommends there be a stipulation to have the lighting of the sign set on a timer to turn off at 9:00 p.m.

# BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS**  
**2017-13**

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.  
APPR. BY: af RB

  
 0 2550 100 150 200 Feet

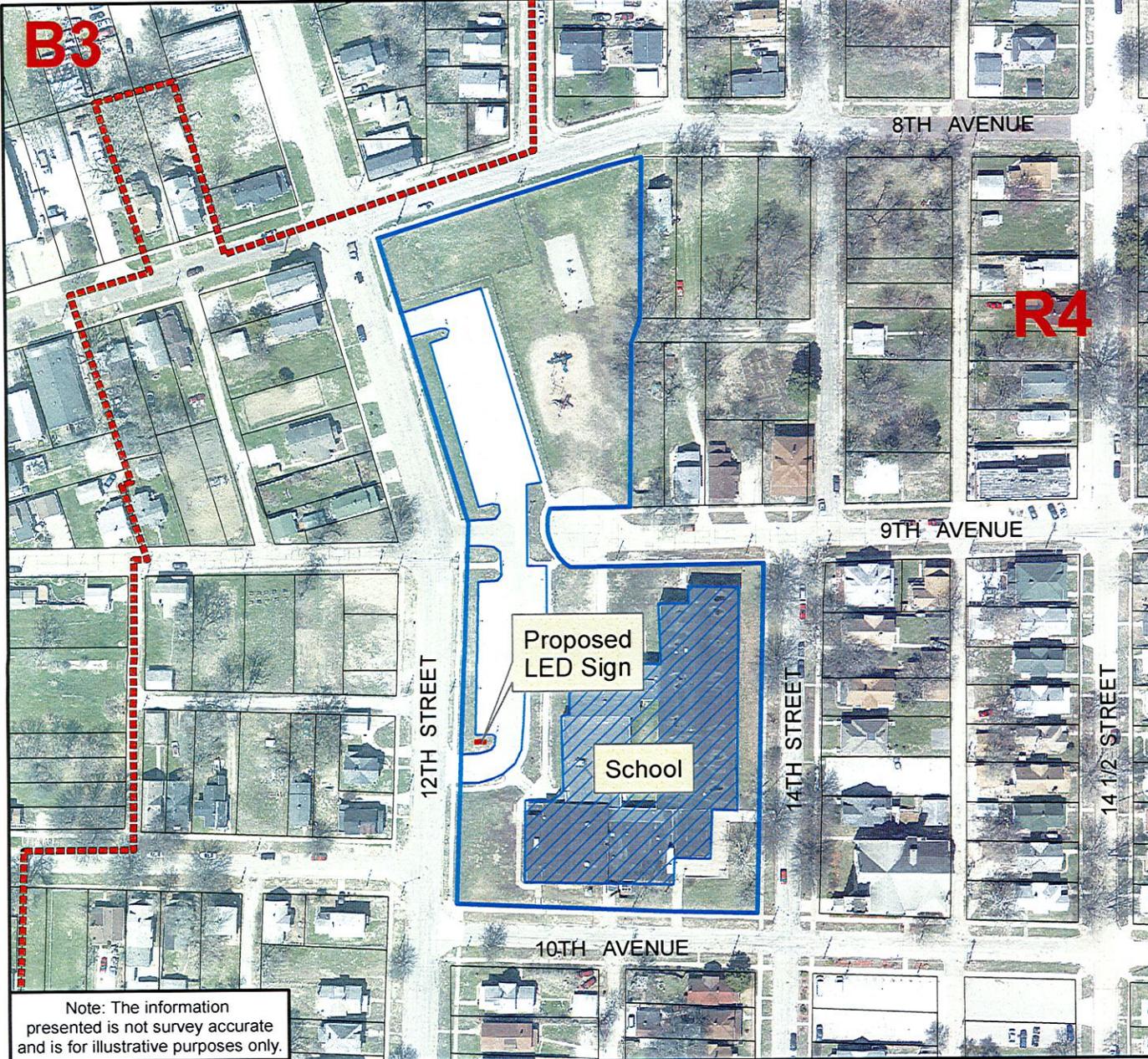
**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

  
**ROCK ISLAND**  
 ILLINOIS

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

# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2017-13 Aerial

### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: R.B./A.F.



0 2550 100 150 200 Feet

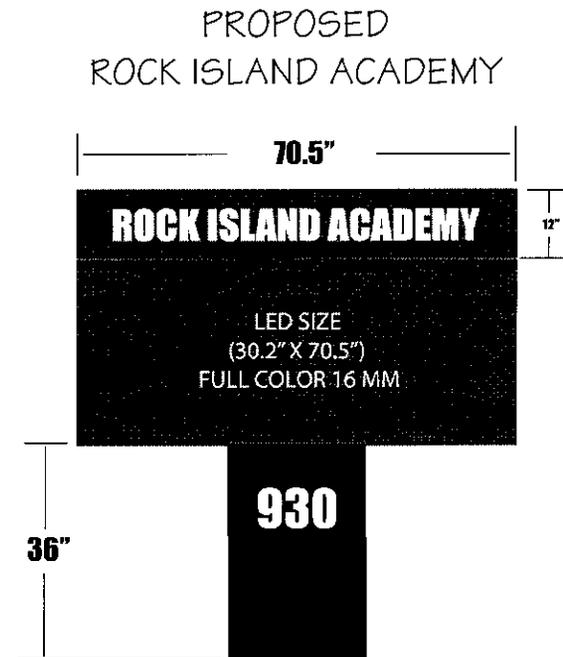
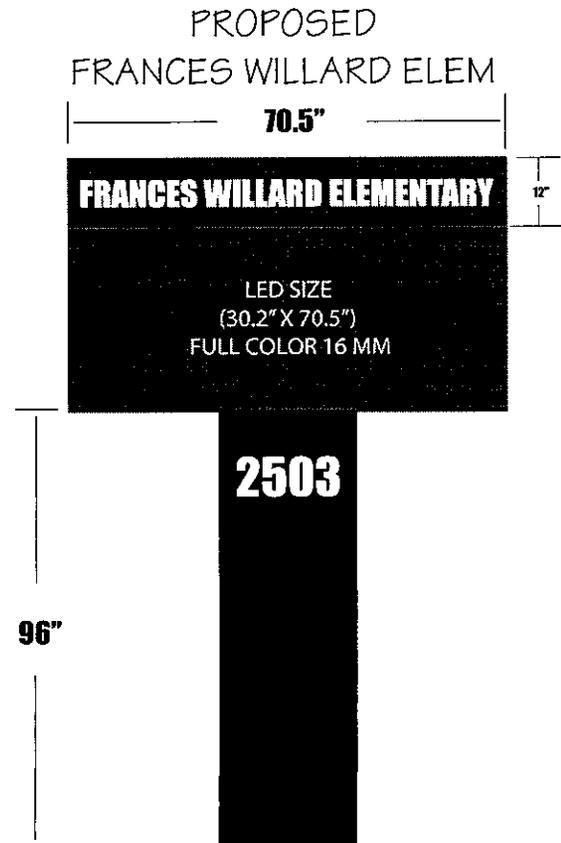
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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130 East 53rd Street  
Davenport, Iowa 52806  
snqc@mchsi.com  
563.391.5632

Please check all aspects of this layout; including but not limited to: color, size, materials, and spelling.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
your job will be produced as shown

Changes are needed \_\_\_\_\_ Date \_\_\_\_\_  
proof will be re-submitted

**ROCK ISLAND  
ACADEMY**



**JUNE 2 LAST SCHOOL DAY  
2:10 DISMISSAL 31.1&2  
HAVE A GREAT  
SUMMER !**

## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: July 3, 2017

SUBJECT: Case #2017-14- Request for a variance to replace an existing lighted freestanding sign (4' x 8' in area and 7' 6" in height') with a LED lighted sign (3.5' x 6' in area and 11' 8" in height) in an R-3 (one and two family residence) district.

Applicant:

Lance Clark/Francis Willard School

Location:

2503 9<sup>th</sup> Street

Request:

To allow a variance to replace an existing lighted freestanding sign (4' x 8' in area and 7' 6" in height') with a LED lighted sign (3.5' x 6' in area and 11' 8" in height) in an R-3 (one and two family residence) district.

Size of Property:

The property measures 305' x 661' (approximately 210,702 square feet in area, or approximately 4.6 acres).

Zoning History:

Board of Zoning Appeals Case #2008-56- Request to allow expansion to the authorized use (school) was approved.

Board of Zoning Appeals Case #98-37- Request for variances from the Sign Ordinance for a school identification freestanding sign along 9<sup>th</sup> Street were approved.

Existing Land Use and Zoning:

The site is occupied by a public elementary school. To the north is a restaurant and single family residences, zoned R-3. To the east are single family residences, zoned R-3. To the south are communication antennas, zoned R-3 and offices, zoned B-3. To the west across 9<sup>th</sup> Street are single family and duplex uses, zoned R-3.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

The sign ordinance requires a variance to locate a lighted sign for an institutional use in a residential zoning district (Section 6 {a} {6}). The applicant proposes to install the 21 square foot and 11' 8" LED message board sign in the west front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed variance for the LED sign will improve and enhance the school being able to provide information to parents and the community.
2. Unique Circumstances: None.
3. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Comments:

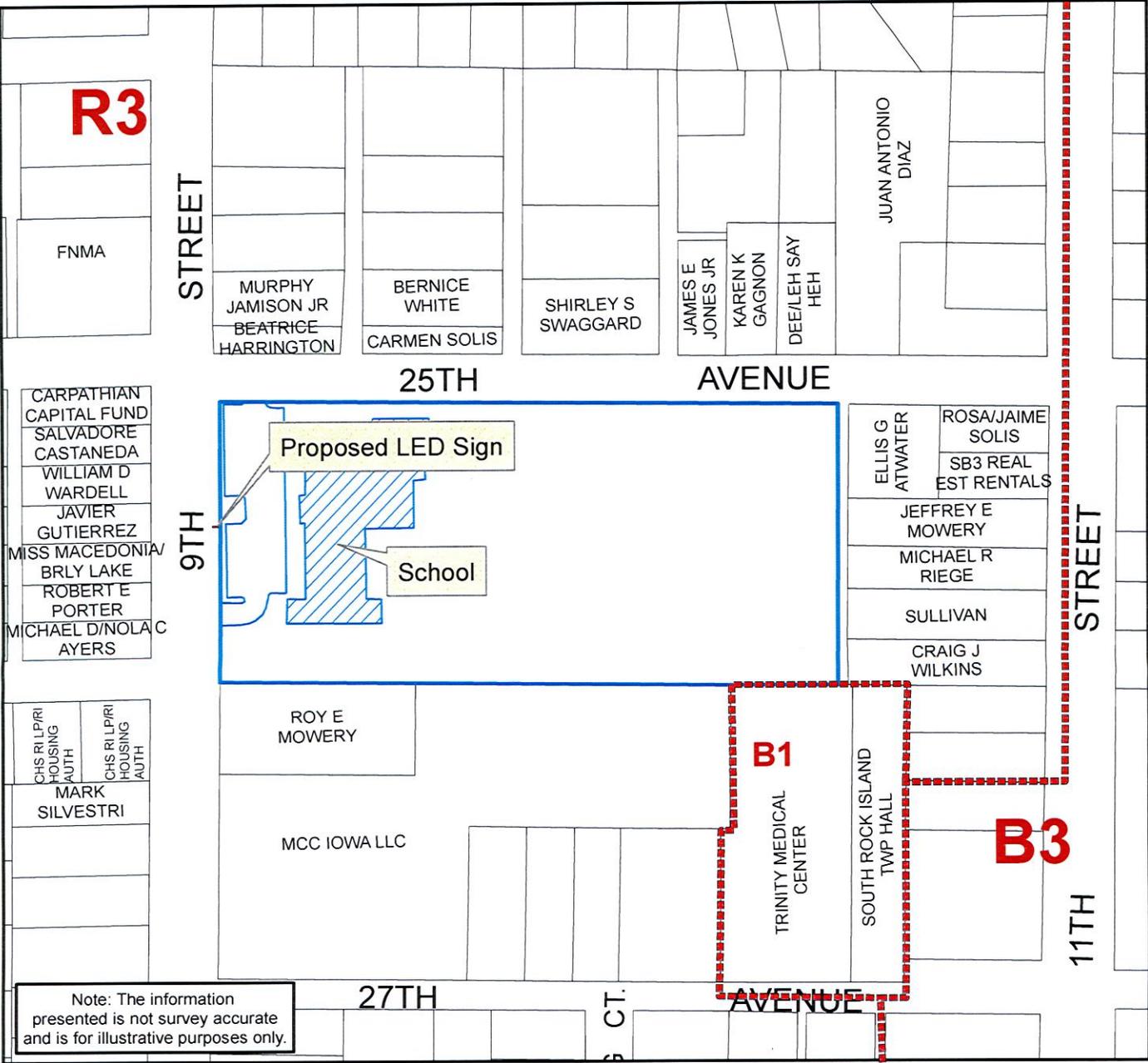
The proposed LED sign will be located at approximately the same location as the existing freestanding. The applicant is asking for the increased height to minimize vandalism. The applicant now desires to change the existing sign cabinet for a LED lighted message board sign similar to other LED signs that have been approved for some churches and schools in the city. LED signs are more economical to light and messages can be quickly changed electronically inside the building rather than manually changing the lettering outside.

Recommendation:

That the variance be approved because it will improve and enhance the school being able to provide information to parents and the community and it will not alter the character of the neighborhood.

Stipulation: Staff also recommends there be a stipulation to have the lighting of the sign set on a timer to turn off at 9:00 p.m.

# BOARD OF ZONING APPEALS



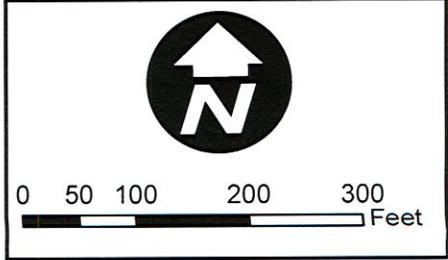
**BOARD OF ZONING APPEALS  
2017-14**

**Legend**

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: AF RB

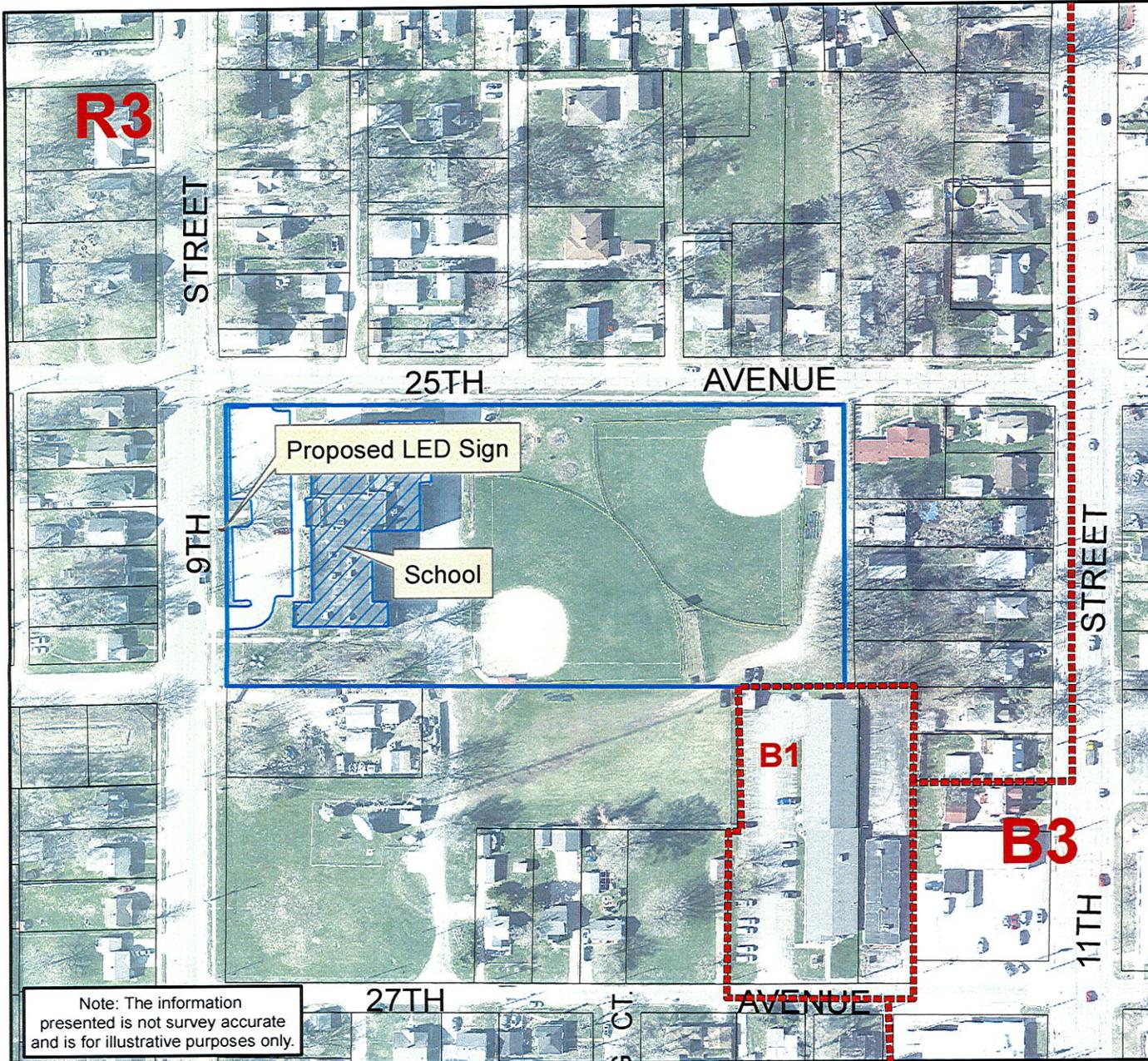


**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

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

# BOARD OF ZONING APPEALS

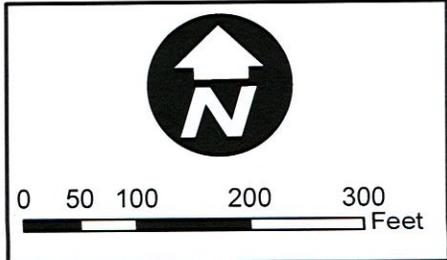


BOARD OF ZONING APPEALS  
2017-14 Aerial

**Legend**

- Parcels
- Subject Property

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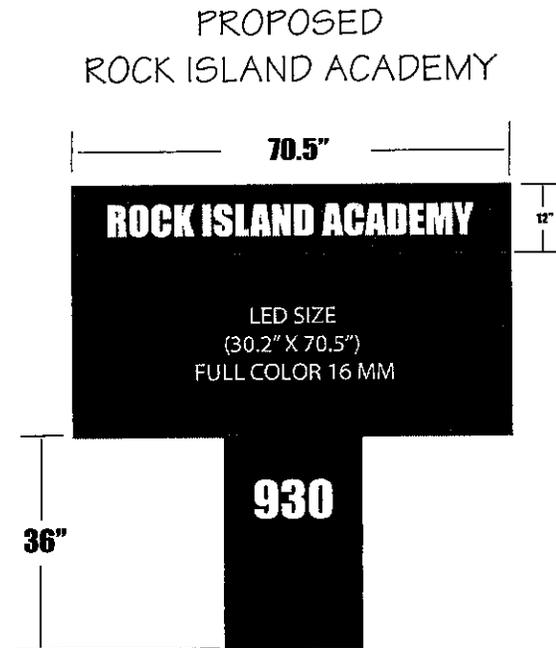
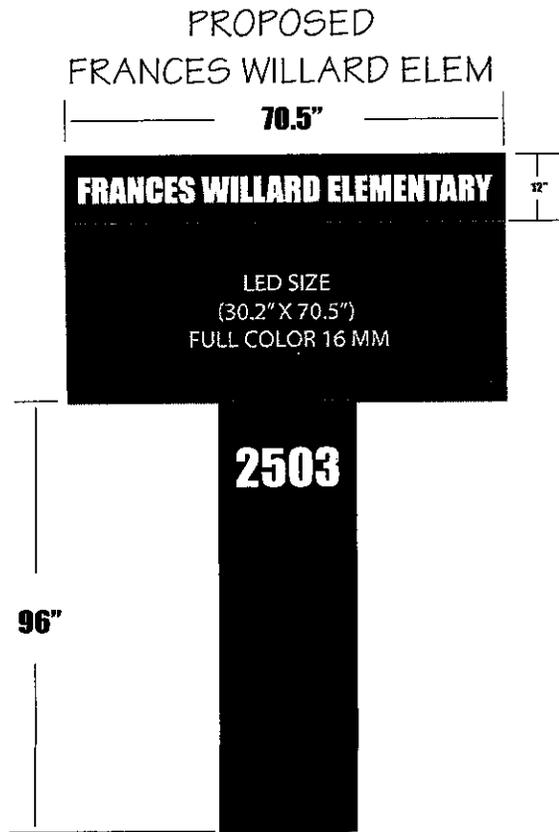
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
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## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: July 3, 2017

SUBJECT: Case #2017-15- Request for a variance from the front yard setback requirements in a U-1 (university and college) district.

Applicant:

Hodge Construction for Augustana College

Location:

3140 5<sup>th</sup> Avenue

Request:

To allow a variance of 18 feet of the 25-foot front yard setback requirement in a U-1 (university and college) district.

Size of Property:

The entire property measures 1,100' x 976' x 605' x 890' x 444' x 170' x 130' x 605' (approximately 991,000 square feet, or 23 acres).

Zoning History:

BZA Case #2012-34- Request for a front yard setback requirement along 5<sup>th</sup> Avenue for new seating area for the football field was approved.

Existing Land Use and Zoning:

The site is occupied by the college softball playing field and other college facilities. To the north is the Quad City Industrial Center and railroad tracks, zoned I-1. To the east are industrial uses and college facilities, zoned I-1 and U-1. To the south are college facilities, zoned U-1. To the west are college facilities and single-family residential uses, zoned U-1 and R-3.

Topography:

The site slopes up approximately six feet from street level.

Affected Requirements:

The zoning ordinance requires a 25 foot front yard setback in a U-1 (university and college) district (Section 21.7). The applicant proposes to construct a press box and adjacent stairs for the softball facility behind the existing seating area (15' x 8' and 14' in height) located in the north front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed softball facility expansion will provide a roof over area for press and other officials that will improve the softball diamond facility.
2. Unique Circumstances: There are ball diamond and seating bleachers already located at the on the property and cannot be relocated on the site.
3. Character Alteration: The proposed softball facility expansion will not alter the character of the neighborhood.

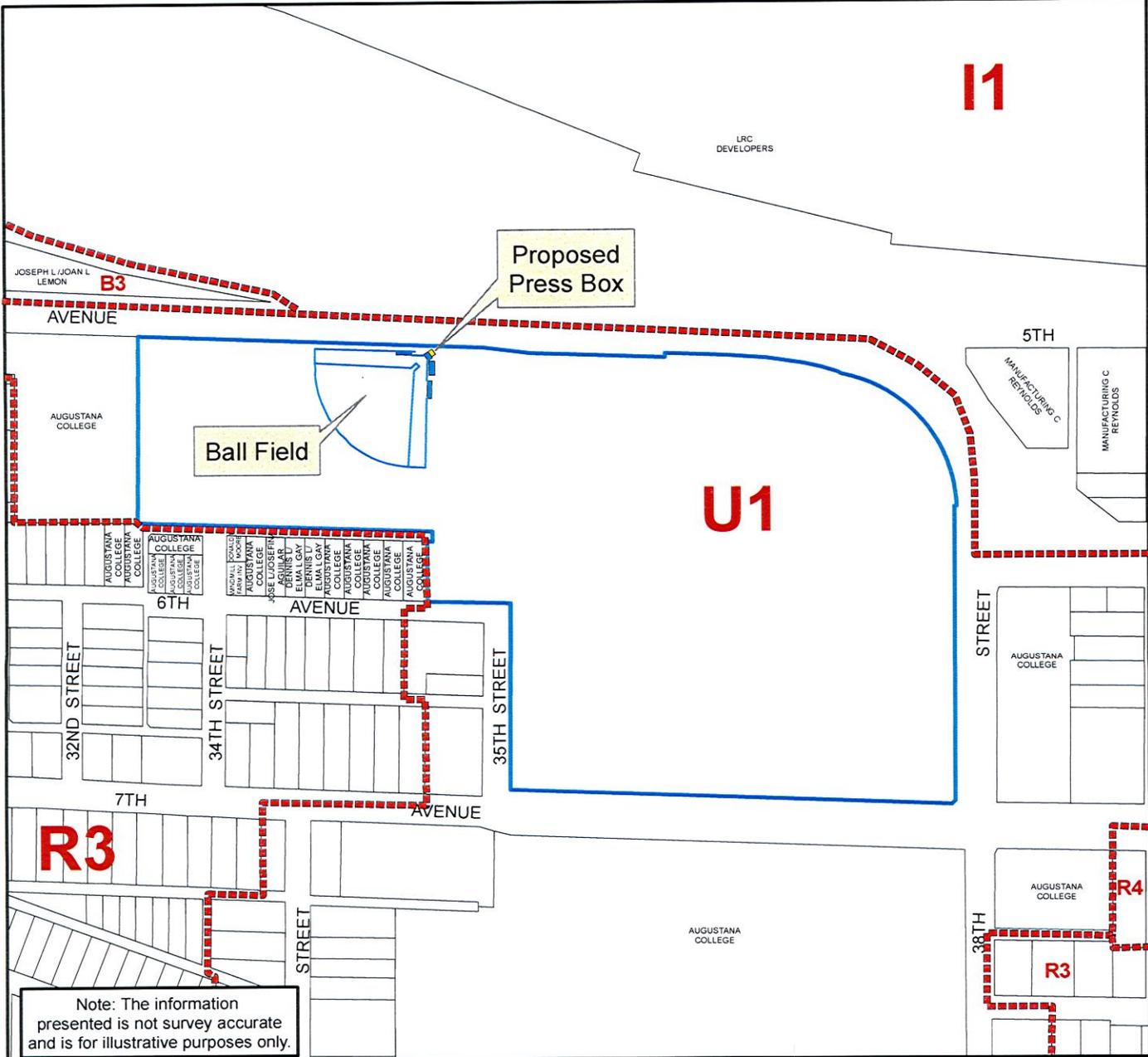
Comments:

The proposed site is also the only feasible location for the press box due to underground utilities in the area and the close proximity to home plate.

Recommendation:

That the variance be approved because the softball facility expansion will provide a improvement to the athletic facility, there are existing bleacher seating located at the site and it will not alter the character of the neighborhood.

# BOARD OF ZONING APPEALS

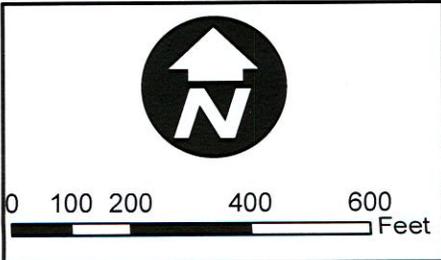


**BOARD OF ZONING APPEALS**  
**2017-15**

**Legend**

- Parcels
- Subject Property

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APPR. BY: af KB



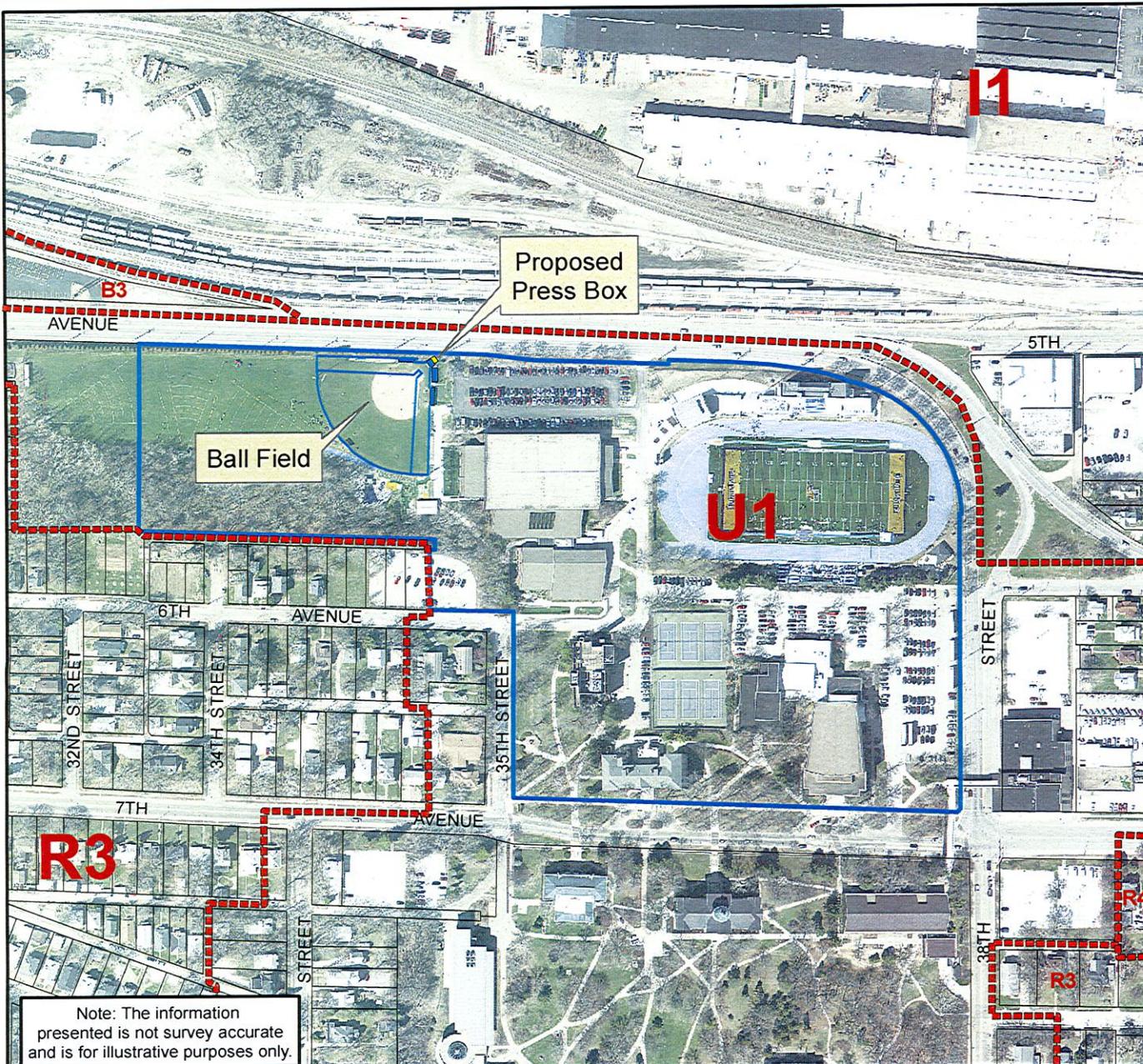
**City of Rock Island**

COMMUNITY AND ECONOMIC  
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# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2017-15 Aerial Legend

-  Parcels
-  Subject Property

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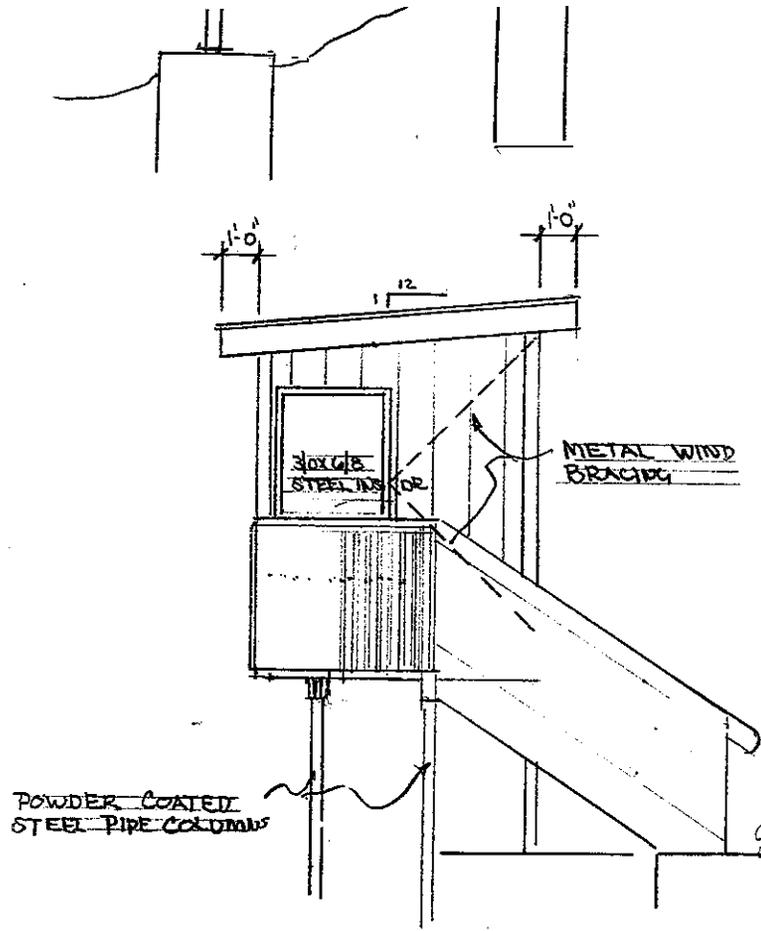
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## City of Rock Island

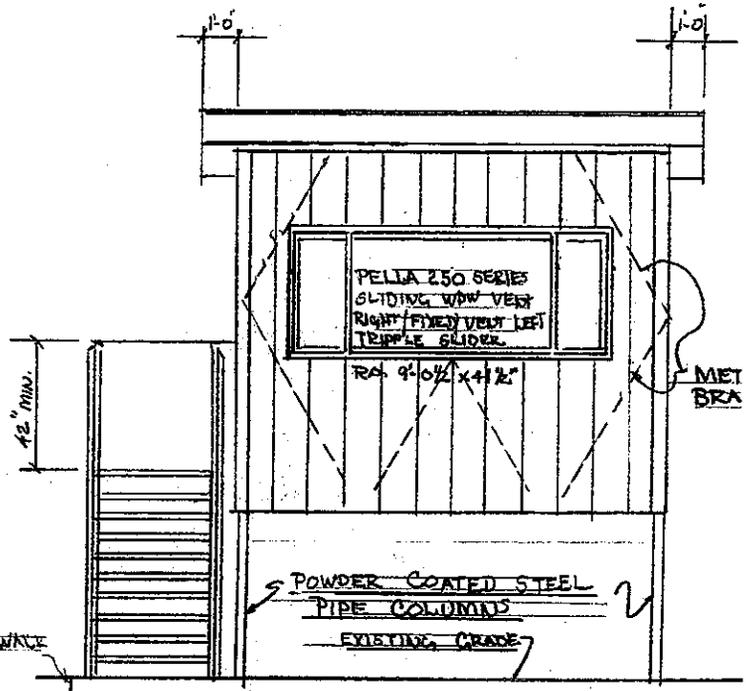
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION





## REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department  
Planning and Redevelopment Division

DATE: July 3, 2017

SUBJECT: Case #2017-16- Request for a variance for a 4 foot ornamental fence in the west front yard in an R-2 (one family residence) district.

Applicant:

Elizabeth Behrends

Location:

4403 40<sup>th</sup> Avenue Court

Request:

To allow a variance of six-inches of the 3.5 foot maximum front yard fence height requirement in an R-2 (one family residence) district.

Size of Property:

The property measures 47.5' x 173' (approximately 8,217 square feet in area).

Zoning History:

None.

Existing Land Use and Zoning:

The site is occupied by a single family residence, zoned R-2. The neighborhood is a single family residential area, zoned R-1 and R-2.

Topography:

The site slopes up approximately one foot from street level.

Affected Requirements:

The zoning ordinance requires a maximum fence height of 3.5 feet in a front yard (Section 8.5A). The applicant proposes to install a four foot tall ornamental fence in the west front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed fence will improve the return on the property.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The proposed variance will alter the character of the neighborhood.

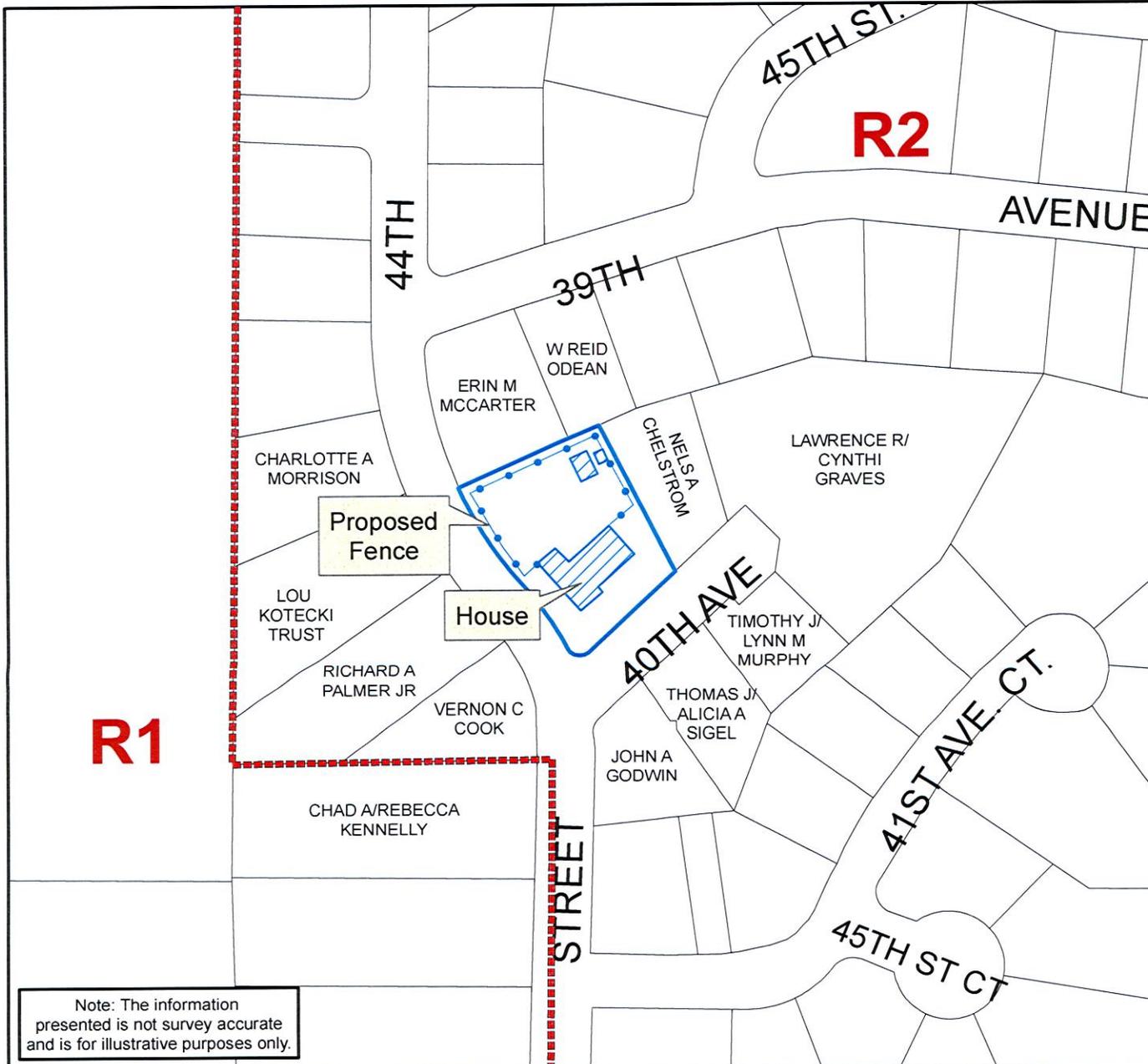
Comments:

Currently there is not a fence in the west yard. The front yard fence will be located to the east of the landscaping identified in the site photo. The location will be approximately 96 feet from the corner of the property, so there will not be any visibility obstruction. The proposed ornamental style fence will be an attractive addition to the property and is needed because the applicant has two large dogs.

Recommendation:

That the variance be approved because it will improve the return on the property, the lot is a corner lot with two front yards and it will not alter character of the neighborhood.

# BOARD OF ZONING APPEALS

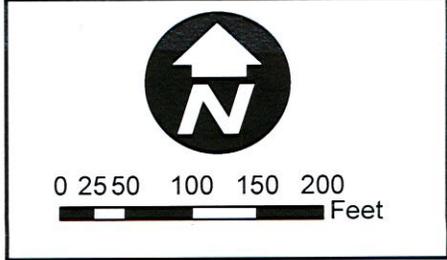


**BOARD OF ZONING APPEALS**  
**2017-16**

**Legend**

- Parcels
- Subject Property

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 APPR. BY: [Signature] RB



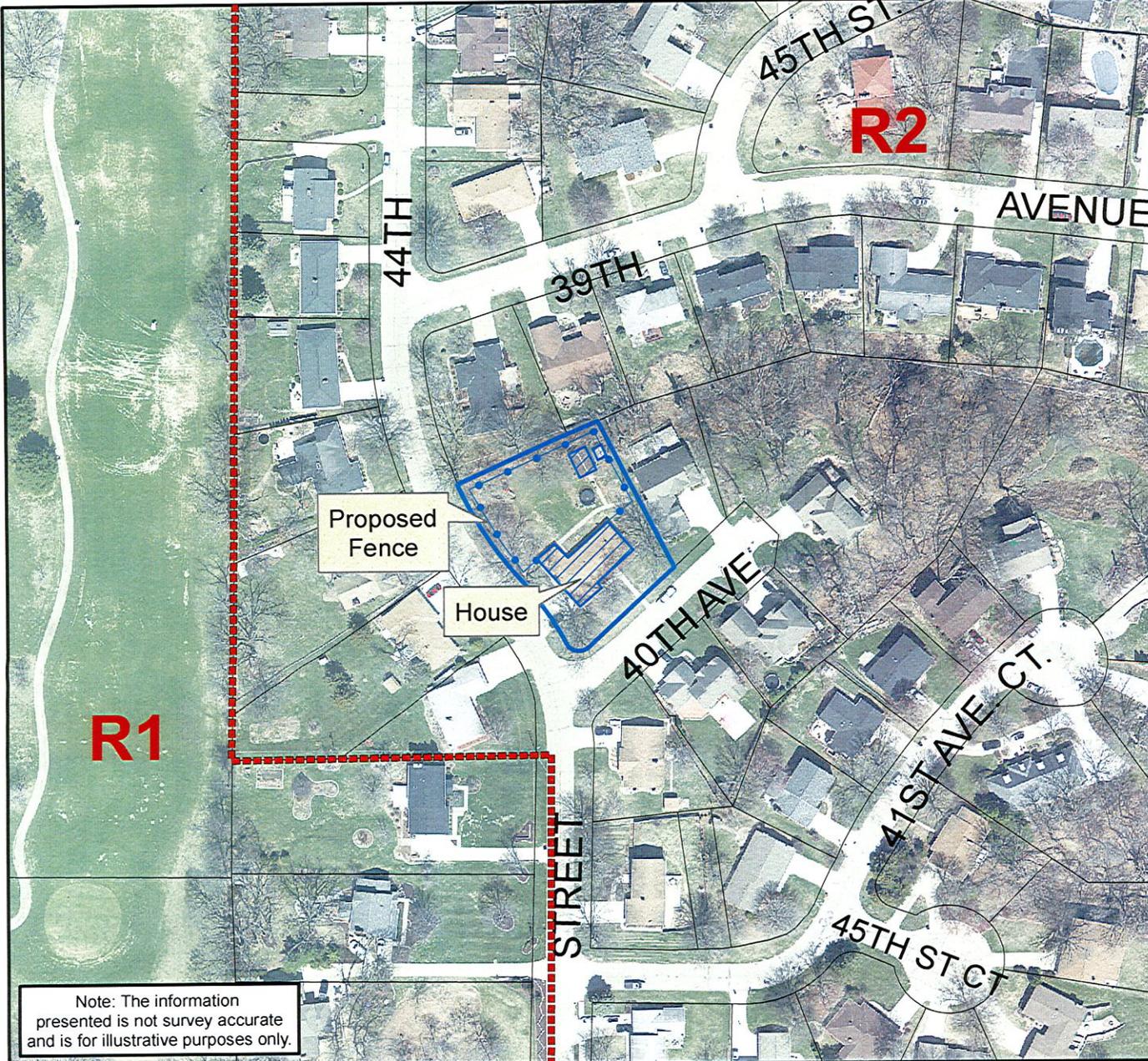
**City of Rock Island**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
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# BOARD OF ZONING APPEALS



## BOARD OF ZONING APPEALS 2017-16 Aerial Legend

-  Parcels
-  Subject Property

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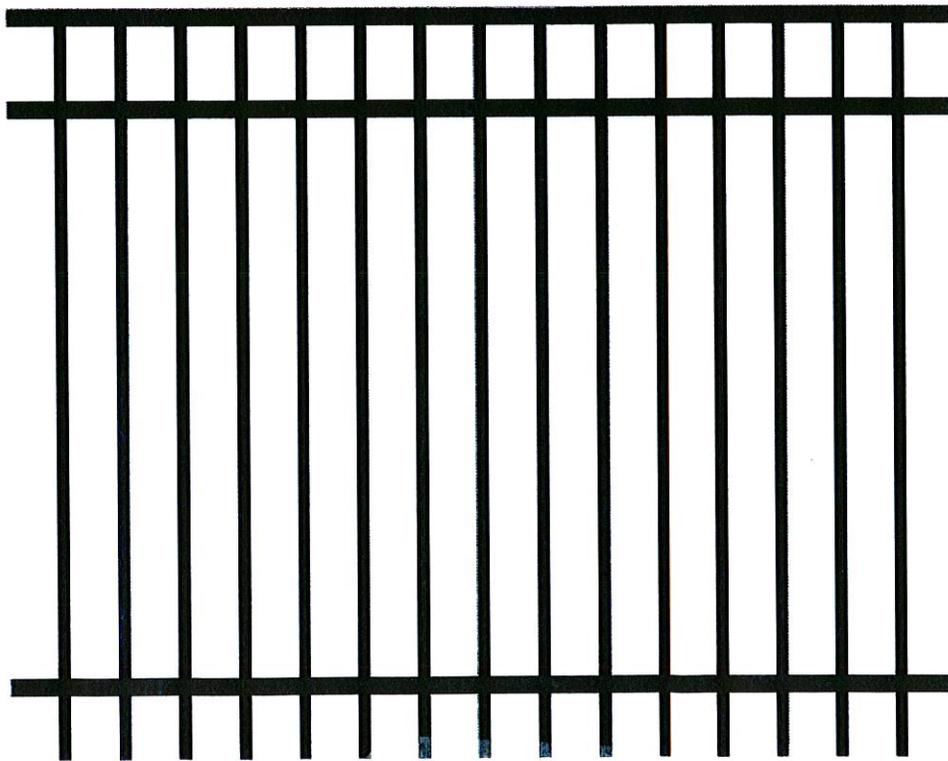
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Feet

### City of Rock Island

COMMUNITY AND ECONOMIC  
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