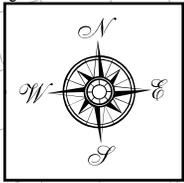


April

Rock Island Board of Zoning Appeals Regular Meeting Agenda April 13, 2011, 7:00 P.M.

1. Roll Call
2. Approval of the minutes of the regular meeting of March 9, 2011
3. Procedural Explanation
4. **Public Hearing #2011-03:** Jordan Catholic School requests a special exception to expand an authorized use, a variance of 12 feet of the 20-foot separation requirement between a school and a residential district adjacent to 2811 24th Street and a variance of five feet of the 20-foot separation requirement between a school and a residential zoning district adjacent to 2418 24th Avenue in an R-2 (one family residence) district. The applicant proposes to construct two attached one-story additions (92' x 74' and 48' x 122') in the north side yard and an attached one-story addition (22' x 44') in the west front yard at 2901 24th Street, Rock Island, Illinois.
5. **Public Hearing #2011-04:** James Sexton requests a variance of 2.5 feet of the 3.5-foot maximum height for a fence in a front yard and a variance of 25 feet of the 25-foot setback from point of intersection for a fence in a front yard on a corner property in an R-3 (one and two family residence) district. The applicant proposes to maintain a six-foot tall privacy fence in an approximate 60 foot long segment in the north front yard at 1800 9 ½ Street, Rock Island, Illinois. The remainder of the fence in the north and east yards will be changed to meet the 42-inch height limit, but will be built up to the corner, not set back 25 feet as required.
6. **Public Hearing #2011-08:** Steve Schroder requests a special exception to authorize a freestanding sign for a commercial use in an R-3 (one and two family residence) district. The applicant proposes to erect a non-illuminated freestanding sign (10 square feet in area (25.5" x 56.5") and 49.5" in height) in the north front yard at 3424 18th Avenue, Rock Island, Illinois
7. **Public Hearing #2011-09:** Kris Homan requests a special exception to expand an existing non-conforming one-car detached garage that is located up to the east property line in an R-4 (one to six family residence) district. The applicant proposes to construct a 24' x 24' attached garage addition to the west of the existing 14' x 20' garage located in the south rear yard at 2620 5-½ Avenue, Rock Island, Illinois.

8. **Public Hearing #2011-10:** Mario Rangel requests a variance of seven per cent of the 30 per cent maximum coverage of a rear yard for an accessory structure in a rear yard in an R-4 (one to six family residence) district. The applicant proposes to construct a detached garage (24' x 24') in the west rear yard at 1236 14-½ Street, Rock Island, Illinois.
9. **Public Hearing #2011-11:** Marrietta Castle requests a variance of two feet of the 25 foot front yard setback requirement in a R-2 (one family residence) district. The applicant proposes to construct an attached open deck (8' x 38') in the west front yard at 2535 45th Street, Rock Island, Illinois.
10. **Public Hearing #2011-12:** Cecil Pennington requests a variance of three feet of the three foot setback requirement and a variance of four per cent of the 30 per cent area coverage of a rear yard for an accessory structure in a R-2 (one family residence) district. The applicant proposes to construct an attached carport addition (9' x 26') to an existing detached garage (26' x 28') east rear yard at 2051 45th Street, Rock Island, Illinois.
11. **Public Hearing #2011-13:** St. Vincent DePaul Society (St. Pius X Catholic Church) requests special exception to expand an authorized use in an R-2 (one family residence) district. The applicant proposes to construct a one-story detached combination maintenance garage and food pantry (36' x 80') and an adjacent 30 space parking lot in the east side yard at 2502 29th Avenue, Rock Island, Illinois.
12. Other Business
13. Adjournment



**Location Map for BZA2011-3 & 4,
BZA2011-8 Thru BZA2011-13**

BZA2011-9
2620 5 1/2 Avenue

BZA2011-10
1236 14 1/2 Street

BZA2011-4
1800 9 1/2 Street

BZA2011-8
3424 18th Avenue

BZA2011-12
2051 45th Street

BZA2011-3 & 13
2502 29th Avenue

BZA2011-11
2535 45th Street



Prepared By: City of Rock Island,
Community and Economic Development Dept.,
Planning and Redevelopment Division
March 2011

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

Regular Meeting

7:00 p.m.

March 9, 2011

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

Staff Present: Alan Carmen, Alan Fries

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

Approval of Minutes – Mr. McAdam made a motion to approve the Minutes of the February 9, 2011 meeting. Mr. Tschappat seconded the motion, and it passed unanimously.

Procedural Explanation - Chairman Snyder explained the procedure to be followed for the public hearing. He said there were two Interested Party Statements submitted for Case #2011-03 (Don and Mara Adams of 2811 24th Street and Elizabeth Eagle, attorney representing Jack J. Boccarossa, Trustee of the Joseph Boccarossa Trust for 2418 28th Avenue) and one submitted for Case #2011-07 (Terrence Tilka, owner of 1815 2nd Avenue).

Public Hearing #2011-03 - Request from Jordan Catholic School for a special exception to expand an authorized use, a variance of 12 feet of the 20 foot separation requirement between a school and a residential zoning district adjacent to 2811 24th Street and a variance of five feet of the 20 foot separation requirement between a school and a residential zoning district adjacent to 2418 24th Avenue 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 and a 20-foot separation from a school and adjacent residential zoning (Section 15.3). The applicant proposes to construct two attached one-story additions (92' x 74' and 48' x 122') in the north side yard and an attached one-story addition (22' x 44') in the west front yard.

The applicant will remove the existing single-family residence located at 2817 24th Street and consolidate that lot with the large parcel where the elementary school is located. The approximate 9,563 square foot one-story northwesterly addition will extend into this former residential parcel to within eight feet from the north property line. A four-foot tall chain link fence will be located adjacent to the proposed addition along the north property line. This addition will also extend approximately 41 feet to the west from the existing western building façade (maintaining a 28-foot west front yard and exceeding the 25-foot minimum by three feet). This addition will include classrooms and computer and science labs that will accommodate 110 new 7th and 8th grade students who will be transferred from an existing school location in Milan (see attached floor plans and building elevations for all three proposed additions).

The 5,856 square foot addition off the north end of the gym area of the existing school will extend to within 15 feet from the property line adjacent to 2418 24th Avenue (an existing detached garage currently located in this area will be removed). The proposed one story addition will include a music, art and multi-purpose room that will be used by all of the 430 students of the school.

The proposed 968 square foot one-story addition off the west entrance will include a new principal's office and lobby area. This addition will extend 22 feet out from the existing west exterior wall and will maintain an approximate 48-foot west front yard.

School officials have indicated that they will meet with neighbors prior to the Board meeting to discuss the expansion and answer questions and/or concerns.

A landscape plan had been submitted prior to the meeting identifying a chain link fence and a row of arborvitae trees along the north property line adjacent to 2811 24th Street and several Crab Apple trees and bushes along the north property line adjacent to 2418 24th Avenue.

Chairman Snyder called for proponents.

Jeff Dismer, 3401 South Shore Drive in Moline and architect for the project, was sworn in. He commented on building elevations and landscaping that had been submitted to staff prior to the meeting. He said the proposed additions will be one story with no basements and will have an exterior matching the existing school. He said that all roof water will drain into the City storm sewer system and that will be an improvement to the situation at the site now as water currently drains from the roof to the surface grade.

Chairman Snyder asked if there will be a gate to the proposed chain link fence on the north property line. Mr. Dismer replied that there will not and that the only entry point to the building addition on the north façade will be a required emergency exit.

Chairman Snyder then asked if either of the Interested Parties would like to cross-examine the applicant.

Both Interested Parties declined.

Chairman Snyder called for opponents.

Don and Mara Adams, 2811 24th Street were both sworn in. They asked if the Board has already approved the request.

Chairman Snyder replied that they have not.

Mr. Adams said that the St. Pius Parish Newsletter has indicated that the school has already opened bids for the project.

Chairman Snyder said that the Board cannot control what is written in the church newsletter, but stated again that the Board has not already approved the request.

Ms. Adams said that they have talked to realtors who have indicated to them that their property value will decrease based on the close proximity of the proposed addition to their residence. She said there is a high water table in the area and that no architect can guarantee to them that they will not get water in their basement base on the proposed construction of the addition. She said they could not come to the meeting with school officials and the architects due to a family issue, but she did talk to the School Director of development at another time.

Mr. Adams said that the addition's height is formidable due to the topography of the subject site in relation to their property.

Chairman Snyder asked how far their residence is from the property line they share with the school. Mr. Adams replied approximately 30 feet.

Ms. Williams asked how they feel about the proposed chain link fence location. Mr. Adams replied that they already have a chain link fence, but they are in favor of a new school fence to keep students on the school property.

Ms. Adams said they do not want the tall green area of arborvitae trees along the property line. She added that they would prefer a lower building and low level landscaping.

Mr. McAdam asked what they would prefer as far as the building location. Mr. Adams replied to flip the building to be located next to the detached garage by the Church Rectory, or construct the addition on the west side of the existing school building along 24th Street. He added that low level offices could be then constructed on the north side of the subject site.

Ms. Adams added that the school did soil drilling and it resulted in the design changing to have a larger footprint for the proposed addition that was closer to their property. She added that the elevation design had also changed from what they previously understood it would be. She said the original roof line was similar to the existing school roof line.

Ms. Adams said that when they replaced a driveway on their property they needed to have an end-loader do some excavation work and the ground was wet after doing the digging.

Elizabeth Eagle, Attorney representing Jack J. Boccarossa, Trustee of the Joseph Boccarossa Trust for 2418 28th Avenue, was sworn in. She said many of their concerns have been identified already such as the negative effects on property value. She added that there are many other places on the school property that the addition can be constructed that will not be close to residents homes. She said that there have not been any engineering reports submitted to verify that there will not be a water and drainage issue on adjacent properties as a result of the addition. She added that once the addition is completed it will be more difficult to fix any water problems in the area. She said that she would like the Board to view the site before making any decisions. She then asked if overhead utility lines will need to be moved due to the proposed construction work.

Chairman Snyder said that Board members do look at the site prior to the public hearing, but that he also would like to see the neighbors and architects meet to discuss the issues brought up tonight. He then asked for a rebuttal from the applicant.

Mr. Dismer had Mike McNeil from his architect's office and Janine Holloway Parr from the Jordan Catholic School also come up with him to comment of the issues brought up by neighbors.

Mike McNeil, 2550 6th Street Court in East Moline, was sworn in.

Janine Holloway Parr, 2166 10th Avenue Place in East Moline, was sworn in.

Mr. Dismer said that there were geo-tech soil borings done on the site and it was determined that there is not an underground spring, but that the water table is 18 feet below grade on the subject site. He said they had originally wanted to construct a basement for the addition, but due to the high water table they will construct a shallow foundation that the soil can support. He said that all the water runoff from the site will go into the City's storm sewers.

Mr. McAdams asked what the moisture level was of the soil borings. Mr. Dismer replied that the soil was made up of clay with silt deposits.

Mr. McAdam then asked what the foundation load was for the addition. Mr. Dismer replied that it was less than City Code requirements according to their engineer Missman Stanley and Associates.

Chairman Snyder asked if they asked their engineer how the proposed addition would affect neighboring properties. Mr. Dismer replied that he cannot specifically state it in those terms now, but they can get an opinion from their engineer and also make all the soil borings available.

Ms. Williams asked about proposed lighting for the addition. Mr. Dismer replied that there were no lights proposed for the two north additions, but were located on the easterly facades facing downward over doorways.

Mr. Day asked where the existing drainage from the roof goes to. Mr. McNeil replied that all the water from the roof currently is directed to the subject site, but the proposed addition will drain roof water runoff directly into the City's storm sewers.

Mr. Dismer said that they have changed the roof pitch to reduce the height of the addition. He said the previous plan had a taller roof pitch. He also said that they would sit down with neighbors to determine the preferred fencing for the site.

Mr. Wild asked about relocation of power lines. Mr. McNeil replied that the electric line will not change, but one transformer will need to be relocated.

Mr. Dismer said the school purchased the subject property with the plans of using it for expansion because classroom additions on the north end of the existing structure fit with the current circulation of the school. He said relocating the new classrooms near to Farrell Hall would not fit the school circulation plan and reminded the Board that Farrell Hall is a part of St. Pius Church and not the school.

Mr. McNeil said it is better for school security to keep the classrooms in proximity to each other.

Mr. Tschappat asked with the height of the proposed addition would be in the northwest corner of the

structure. Mr. Dimer replied that it was a step down approach because they did not want a tall ceiling height in the classrooms. He said they wanted to keep the height as compact as possible, but there will be air conditioners in the ceiling also.

Ms. Janine Holloway Parr said she sent letters and called neighbors about meeting with school officials and observing plans at the school office. She said Mr. Boccarossa called and said he would be coming to the school on Tuesday to look at the plans, but has not come yet.

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

Decision Case #2011-03 – Ms. Williams a motion to defer the request until the April 13, 2011 regular meeting because:

1. The Board wanted the applicant and neighbors to have additional time to meet and discuss possible revisions to the proposed request and site plan.

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

Mr. Carmen said that the City would send out notices to neighbors regarding the next meeting date.

Chairman Snyder called for a five minute recess.

Public Hearing #2011- 06 – **Request from Kevin Peschang for a variance of one parking space of the four parking space requirement for a retail TV repair business in a B-4 (highway business) district at 4529 11th Street.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires one parking space for every 200 square feet of retail floor area and one space for every two employees on a maximum shift (Section 8.14D). The applicant proposes to use the former residential structure for business storage and office space and convert the two and one-half car attached garage into a retail TV repair space with one employee, while maintaining three off-street parking spaces adjacent to the garage.

Currently, the applicant operates his TV repair and sales business out of B-4 commercial property directly to the south of the subject property. He has leased the subject property as housing space for some time and now has decided to relocate and “down-size” his business to the subject garage. The Zoning Ordinance requires four off-street parking spaces based on the area of the garage and one employee for the business. There is adequate space to provide three usable parking spaces to the east of the garage.

The applicant indicates that since he will still own the property to the south (his intention is to lease that space), he can park his business vehicle on that lot (which has considerably more parking space) and maintain all three spaces on the subject lot for his customers.

Chairman Snyder called for proponents.

Kevin Peschang, 8125 85th Avenue Street Court West in Milan, was sworn in. He said that he had

nothing to add to the staff report presentation, but thanked the Board for consideration of his request.

Mr. Tschappat asked what was going to do with his old business location. Mr. Peschang replied that he hopes to lease the property to another business.

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

Decision Case #2011-06 – Mr. Tschappat made a motion to approve the request because:

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

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

Public Hearing #2011- 07 – **Request from Gregg Brandyberry for a variance to allow living space for two dwellings on the entire first floor of a business zoned property in a B-2 (central business) district at 1810/1812 2nd Avenue.**

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires that any living space in a business zoning district be above a first floor commercial space (Section 26.2). The applicant proposes to locate residential living space in mixed use occupancy (combination personal office and living space) on the first floor of the structure.

In 2009, the Board approved a variance creating first floor living space for two units in the rear of the commercial area and a second floor dwelling space for one of the two residential units. There were also two first floor 20' x 50' storefront spaces off of 2nd Avenue for either retail or office uses.

The applicant now desires to have the entire first floor area be residential, with the prospect of it also being a home office or live/work arrangement. Primary access to the two dwelling units will be from the private alley to the south, with additional access from the Great River Plaza.

Staff believes that the proposed residential space is an innovative living arrangement that creates downtown housing that is consistent with the Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Consolidated Plan and the State of Illinois' Comprehensive Housing Plan.

Chairman Snyder called for proponents.

Gregg Brandyberry, 1816 2nd Avenue, was sworn in. He said that he has lived downtown for a year and has been an active supporter of downtown revitalization by investing a large amount of finances into his building. He said there is a lot of empty office space downtown and is requesting the variance to allow more flexibility in marketing of the subject property.

Chairman Snyder then asked if the Interested Party (Terrence Tilka) would like to cross-examine the applicant.

Mr. Tilka declined.

Chairman Snyder called for opponents.

Terrence Tilka, 3085 Stillwater Court in Bettendorf and owner of business at 1815 2nd Avenue, was sworn in. He acknowledged the great work Mr. Brandyberry has done to his building but expressed fears that additional first floor residential space on the Plaza will negatively affect his business and concerts he is involved with on the Plaza. He said that he has invested a lot of money in outside events and he does not want the potential of any extra liabilities due to having more first floor residential space on the Plaza. He said that there could be issues with fence locations for Downtown events in relation to the access doors for the subject properties and also complaints about noise during concerts. He said there could also be parking issues for residents and his employees.

Mr. Carmen said that the five foot space allowed for fence location during Downtown events should meet the Code requirement for adequate access in and out of the first floor residential space on the subject property.

Chairman Snyder called for a rebuttal by the applicant.

Mr. Brandyberry said that he has adequately soundproofed his building and has adequate parking in the private alley behind his building and in rented spots in the Wells Fargo Bank lot to the east of the subject property. He added that living in the downtown area is unique and he will look for potential tenants that are aware of all the issues that go along with living downtown. He added again that he wants more flexibility in leasing his structure to include the possibility of residential/office space arrangement.

Decision Case #2011-07 – Mr. Wild made a motion to approve the request because:

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

Ms. Williams seconded the motion.

Chairman Snyder expressed appreciation and respect for all the work Mr. Tilka has done in Downtown Rock Island.

Ms. Williams said that she trusts the applicant will find the right type of tenant to live in the downtown site at the subject property.

Chairman Snyder called for a vote on the motion to approve the request, and it passed unanimously.

Chairman Snyder adjourned the meeting at 9:15 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: April 5, 2011

SUBJECT: Case #2011-03- Request for a special exception and separation variances from residential zoning districts to expand an authorized use in an R-2 (one family residence) district.

Applicant:
Jordan Catholic School & St. Pius X Catholic Church

Location:
2901 24th Street

Request:
To allow a special exception to expand an authorized use, a variance of 12 feet of the 20-foot separation requirement between a school and a residential district adjacent to 2811 24th Street and a variance of five feet of the 20-foot separation requirement between a school and a residential zoning district adjacent to 2418 24th Avenue in an R-2 (one family residence) district.

Size of Property:
The property measures 417' x 150' x 134' x 60' x 162' x 158' x 330' x 152' x 190' x 281' x 700' (approximately 434,184 square feet in area).

Zoning History:
Board of Zoning Appeals Case #2009-44- Request to expand an authorized use with an addition in the north front yard was approved.

Board of Zoning Appeals Case #2005-07- Request for variance to allow a second freestanding sign for school was approved.

Board of Zoning Appeals Case #97-20- Request for variances from area and height requirements for freestanding sign were approved.

Existing Land Use and Zoning:
The site is occupied by a church and private elementary school, zoned R-2. To the north, south and east are predominately single-family residences, zoned R-2. To the west are several multi-family and single-family uses, zoned R-2, R-4 and R-6.

Topography:

The site slopes up approximately four to five feet from 24th Street and is slightly above street level from 29th Avenue.

Affected Requirements:

The zoning ordinance requires Board authorization to expand an authorized use in a residential zoning district and a 20-foot separation from a school and adjacent residential zoning (Section 15.3). The applicant proposes to construct two attached one-story additions (92' x 74' and 48' x 122') in the north side yard and an attached one-story addition (22' x 44') in the west front yard.

Conditions to Authorize Variances:

1. Reasonable Return: The proposed additions will add needed classroom and educational resource labs for the school.
2. Unique Circumstances: The proposed additions locations best fit the school's existing floor plan.
3. Character Alteration: The proposed additions will not alter the character of the neighborhood.

Comments:

The applicant will remove the existing single-family residence located at 2817 24th Street and consolidate that lot with the large parcel where the elementary school is located. The approximate 9,563 square foot one-story northwesterly addition will extend into this former residential parcel to within eight feet from the north property line. A four-foot tall chain link fence will be located adjacent to the proposed addition along the north property line. This addition will also extend approximately 41 feet to the west from the existing western building façade (maintaining a 28-foot west front yard and exceeding the 25-foot minimum by three feet). This addition will include classrooms and computer and science labs that will accommodate 110 new 7th and 8th grade students who will be transferred from an existing school location in Milan (see attached floor plans and building elevations for all three proposed additions).

The 5,856 square foot addition off the north end of the gym area of the existing school will extend to within 15 feet from the property line adjacent to 2418 24th Avenue (an existing detached garage currently located in this area will be removed). The proposed one story addition will include a music, art and multi-purpose room that will be used by all of the 430 students of the school.

The proposed 968 square foot one-story addition off the west entrance will include a new principal's office and lobby area. This addition will extend 22 feet out from the existing west exterior wall and will maintain an approximate 48-foot west front yard.

School officials and architects met with neighbors on March 25th. Attached are copies of information provided by Gere-Dismer Architects including attendees, discussion item notes and information provided by the Terracon Engineering firm regarding drainage issues. Four design changes are proposed by the applicant. They include the following:

1. Install a trench drain system in the "vicinity" along the north property line of the school property to allow water runoff to drain in a westerly direction.

2. Install a new four foot tall chain link fence on or near the north property lines. Existing chain link fences in this area will be removed. An attached letter from Jack Boccarossa requests an eight-foot tall solid vinyl fence along the Boccarossa property (2418 28th Avenue). The applicant has not yet agreed to this request.
3. Changes to provide more low level landscaping along the north property lines.
4. Additional surface mounted lighting (directing light downward) along the north façade of the addition to provide better security.

A second letter from Mr. Boccarosa is also attached. This letter outlines his request to defer the public hearing until the June 8th Regular Meeting because he will not be available in April or May. Staff sent a letter and left a phone message with Mr. Boccarossa informing him that he should contact the applicant with his request, but that staff will also relay this information to the Board.

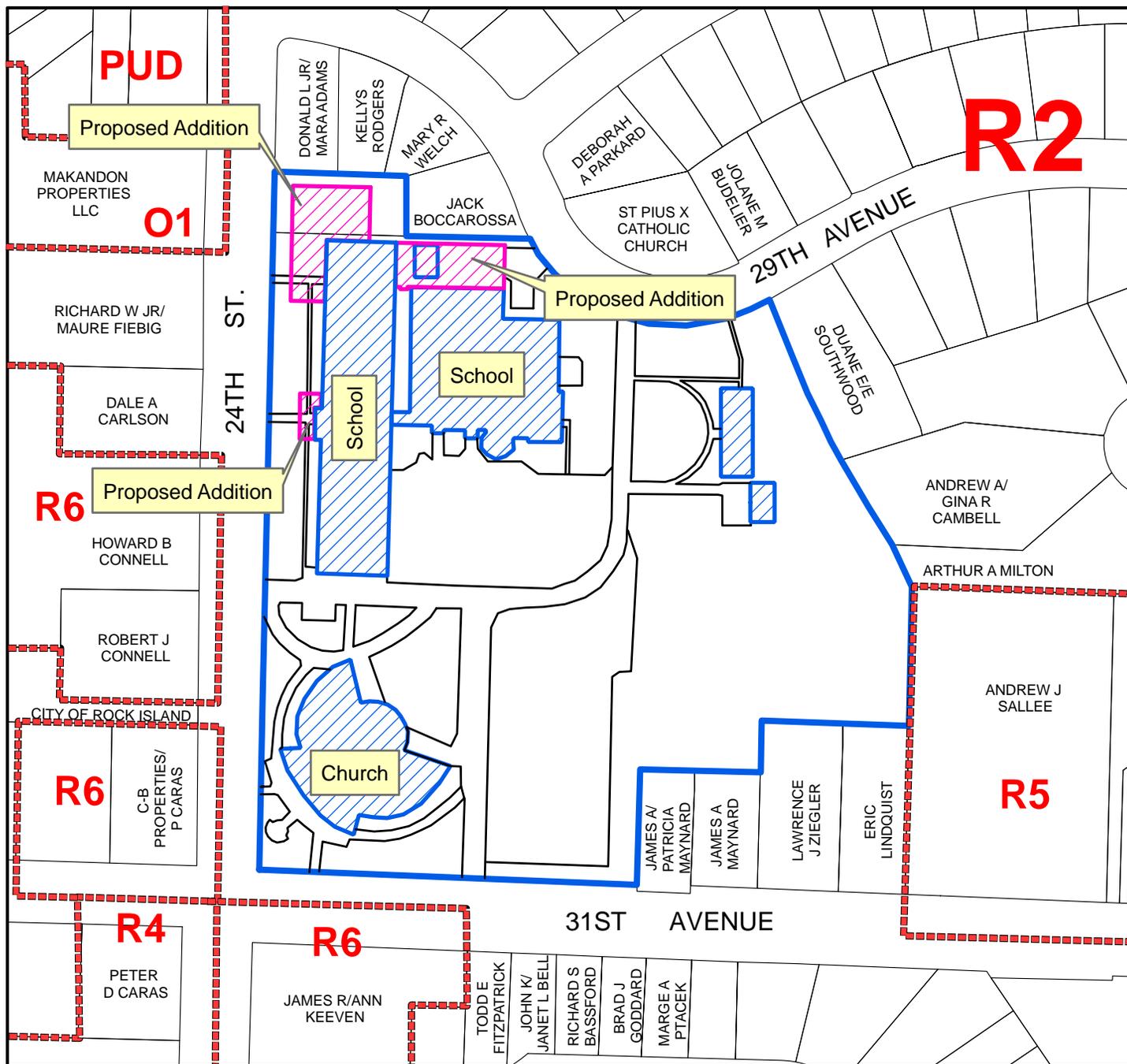
Staff supports the revisions made to the applicant's request, except for the proposed eight-foot tall fence adjacent to the Boccarossa property. The Zoning Ordinance allows up to a six-foot tall privacy fence in a side and rear yard and the eight-foot tall fence would be excessive in height. Staff believes that the proposed fencing and landscaping (agreed to by neighbors) will provide an adequate buffer for the adjacent residential residential properties.

Recommendation:

That the special exception and variances be approved because it will add needed classroom and educational resource labs, the proposed additions locations best fit the school's existing floor plan and it will not alter the character of the neighborhood.

Staff recommends that the four design revisions, except for the eight-foot tall vinyl fence, be stipulated by the Board.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS

2011-3

Legend

- Parcels
- Subject Property

DR. BY: K. G. D.

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



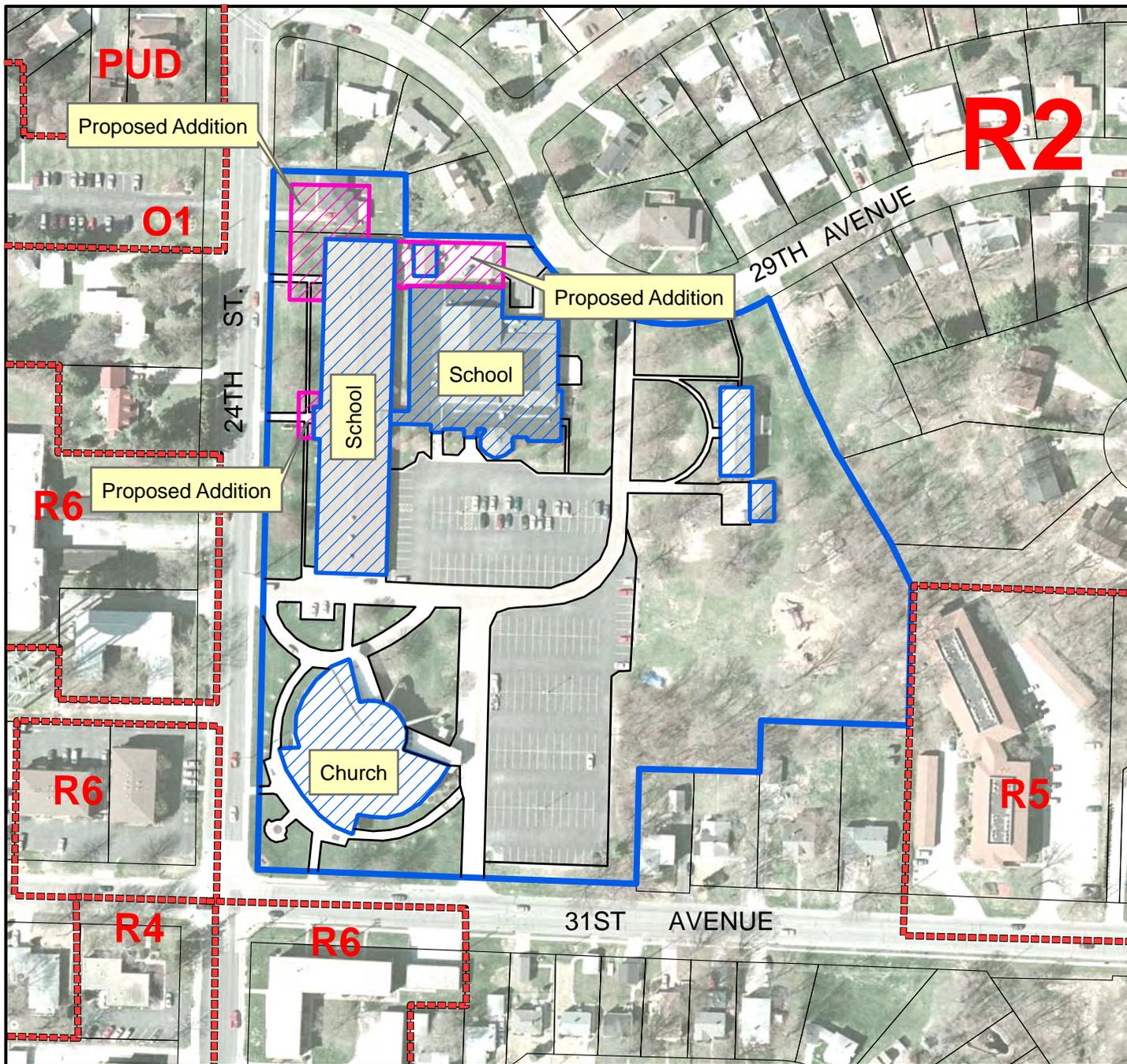
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-3 Aerial Legend

-  Parcels
-  Subject Property

DR. BY: K. G. D.

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



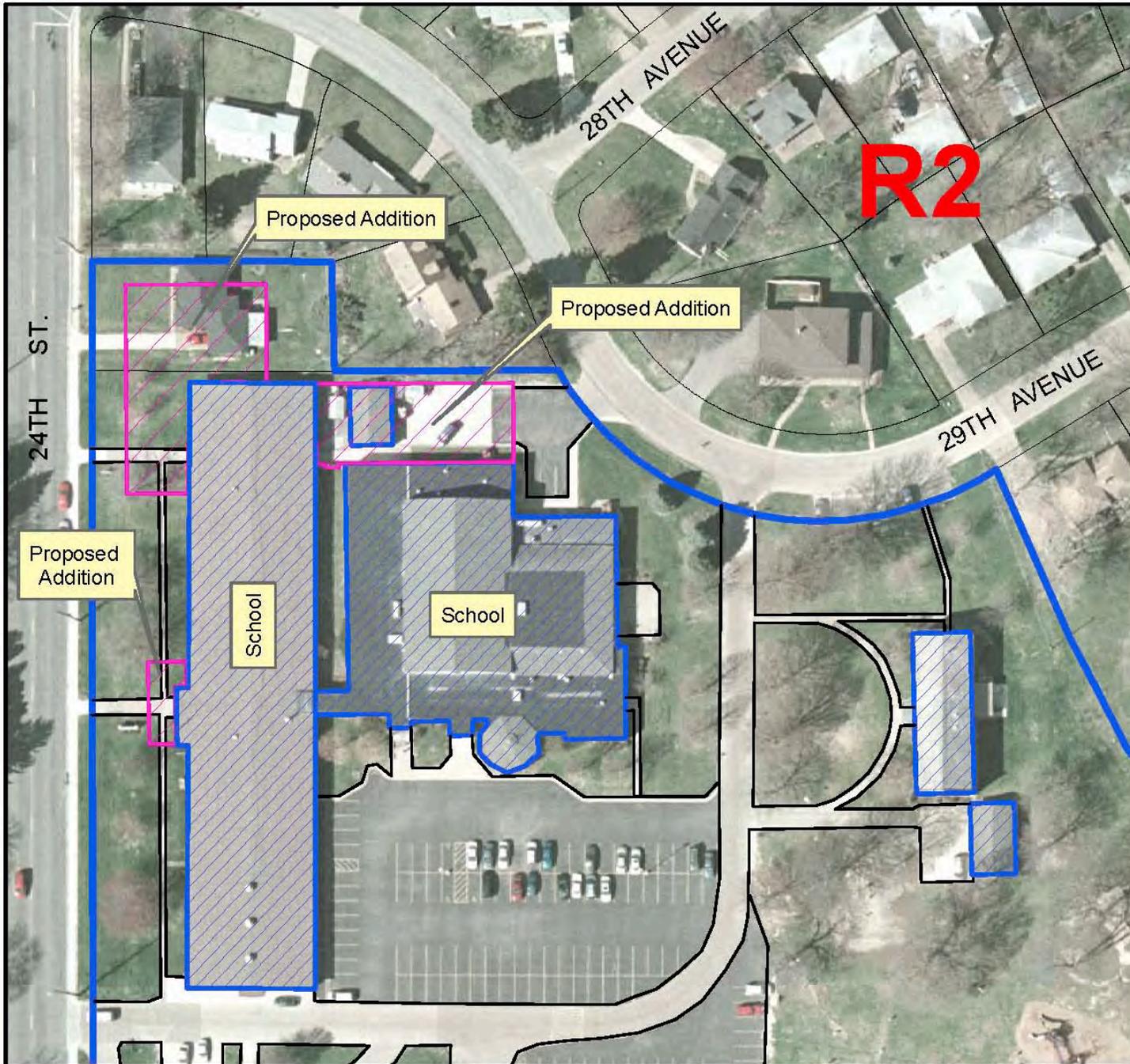
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS

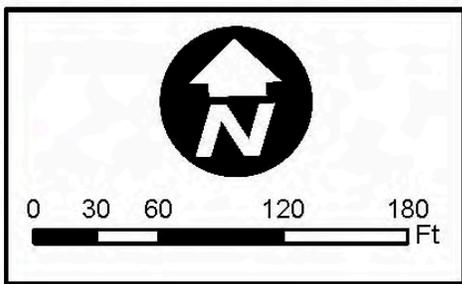


BOARD OF ZONING APPEALS
2011-3
Supplemental Aerial

Legend

- Parcels
- Subject Property

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

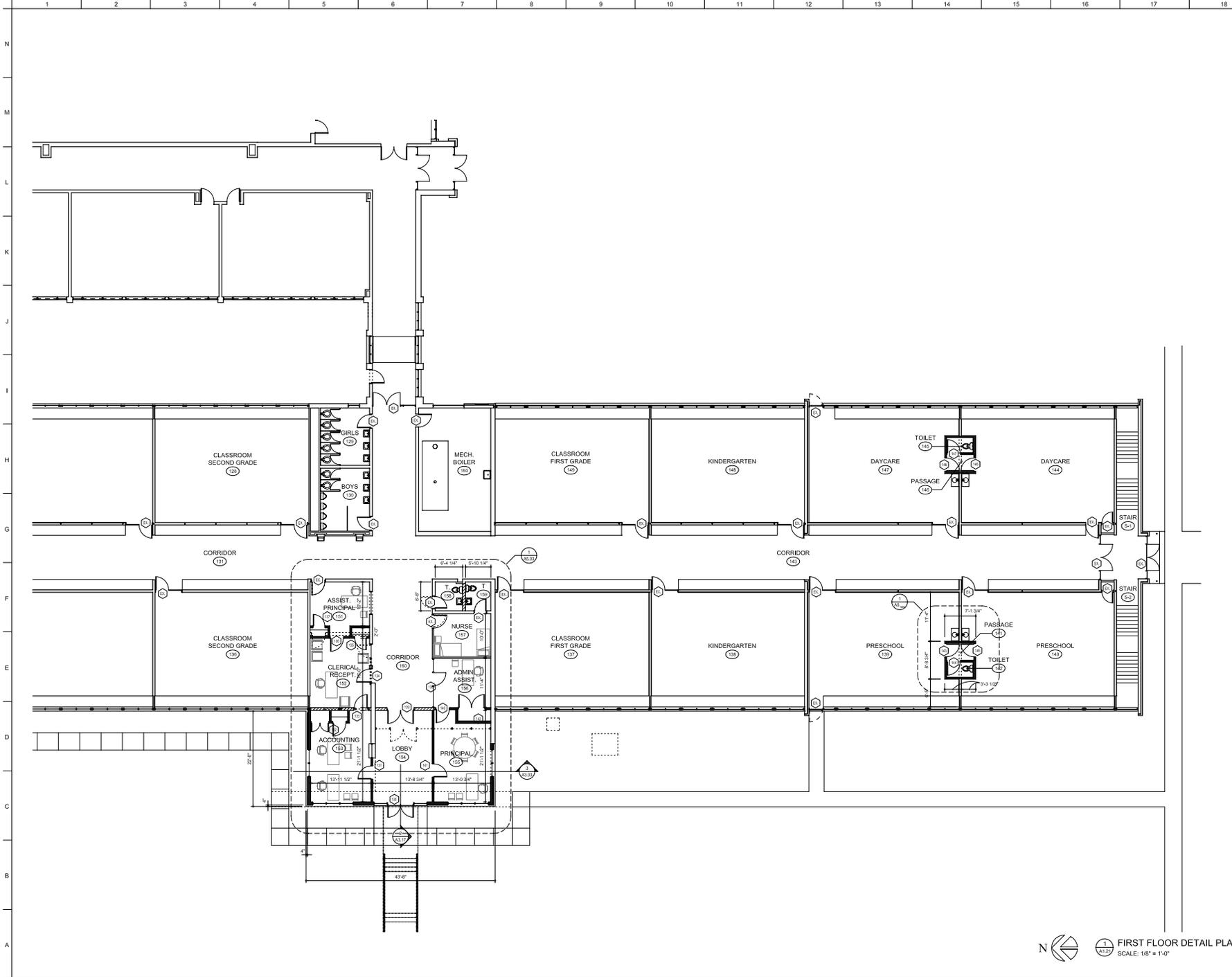


City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment







AN ADDITION / REMODEL TO
JORDAN CATHOLIC SCHOOL
 2904 24TH STREET
 ROCK ISLAND, IL

OWNER REVIEW

13 JANUARY 2011

PARTIAL FIRST FLOOR
 PLAN - ADMINISTRATIVE /
 KINDERGARTEN - 2nd

N 1 A1.0 FIRST FLOOR DETAIL PLAN
 SCALE: 1/8" = 1'-0"

A 1.21

Attendees:

Dan & Mara Adams, 2811 24th Street, Rock
Kelly Rodgers, 2408 28th Ave, Rock Island
Jack Boccarossa, 800 162nd Ave, Milan
Ken Beck, Terracon, Geotechnical Engineers
Mike Daly, Principal, Jordan Catholic School
Janine Parr, Director of Development, Jordan Catholic School
Vernon Wegerer, Owners Representative, Jordan Catholic School
Jeff Dismer, Gere / Dismer Architects
Michael McNeil, Architect / Project Manager, Gere / Dismer Architects

General Discussion:

1. A general overview of the new building addition was offered. Clarifications were also offered as to different design changes during the course of the project and why they were made.
2. The geotechnical engineer, Ken Beck of Terracon, explained the effects the new building addition would have on the ground water levels. In general, it was recognized that the building addition could have a positive effect on the amount of surface water being absorbed into the ground since more of the roof surface area would be directed away from the site. (see the attached letter per Ken Beck of Terracon dated 3-25-2011)
3. The neighbors to the north have concerns about the existing surface water runoff and how that might be affected by the new building addition.
4. The neighbors have concerns about the type of landscape plantings specified in the landscape plan and how they may impact sight lines in the future as they mature.

Design Considerations for Neighboring Properties:

1. A trench drain system can be added in the vicinity of the property line between the new school addition and Adams' and Rodgers properties to the North. The drain would consist of a perforated PVC drain tile that would be buried a few feet below the surface of grade in clean gravel. The drain line would extend the length of the property lines that adjoin the properties on the North and would allow water runoff to drain in the westerly direction and away from the neighboring property. The civil engineer will need to design the drain line and its termination so as not to negatively impact the neighboring properties. This may require that the drainage system and its termination point be located on the neighbor's property. The school's civil engineer will work closely with the affected neighbors to arrive at the correct solution.
2. A new 4' tall chain link fence will be installed on or near the property line that will divide the school property and the four neighboring properties to the north

and east. Existing fences will be demolished where necessary in order that the new fence be contiguous the length of the property. Mr. Boccarossa requested that the East/West section of fence adjacent to the East addition will be 8' in height and be privacy type fence such as vinyl. Jordan Catholic School will review their request and propose a solution.

3. Changes will be considered to the landscaping plans in the form of plantings and design in order to satisfy the neighbor's concerns.
4. At the request of the Adams', surface mounted lighting could be added to north face of the northern addition in order to provide better security. These light fixtures would be the type that directs light mostly downward and not toward the neighbor's property.

Other Discussion Items:

1. It was noted that approximately nine smaller rooftop units will be used in place of the 2 larger rooftop units. This will help to reduce noise from the units and allow the school better control of individual zones.

March 25, 2011

Gere/Dismer Architects, L.L.C.
124 Arts Alley
Rock Island, Illinois 61201

Attention: Mr. Michael E. McNeil, AIA

Re: Geotechnical Engineering Report Addendum Letter
Proposed Jordan Catholic School Addition
2901 24th Street
Rock Island, Illinois
Terracon Project No. 07105097

Dear Mr. McNeil:

As requested, Terracon Consultants, Inc. (Terracon) has completed a limited review of selected design drawings for the proposed additions planned for Jordan Catholic School located in Rock Island, Illinois. Based on our discussions and the drawings provided by Gere/Dismer Architects, L.L.C. (Gere/Dismer), it is understood that the basement level has been eliminated. The previous basement floor space will now be located in a single story addition to be constructed on the north side of the existing gymnasium. As discussed in our phone conversation on March 16, 2011, information provided in our Geotechnical Engineering Report (Terracon Job No. 0785103) dated January 27, 1986 can be referenced for the design of the proposed east addition. Terracon also understands that the adjacent neighbors have a concern regarding an increase in the ground water elevation due to the proposed additions. This letter addresses our opinion regarding the neighbors' concern.

Boring logs for our referenced 1986 geotechnical report are attached. During drilling, a subsurface water level was only observed at Boring 3 at a depth of about 13 feet. The 1986 observed water level is similar to those observed in the recent borings (12 to 14 feet) provided in our Geotechnical Engineering Report (Terracon Job No. 07105097) dated December 2, 2010. The observed 1986 and 2010 water levels are below typical residential basement levels; however, observation wells could be installed to better evaluate variations in the subsurface water levels prior, during and after construction.

In our opinion, the water levels observed at the boring locations represent a perched water condition. A perched water condition occurs when surface water infiltration gets trapped within a more permeable layer (such as the loess) that overlies a less permeable layer. The perched water level develops through surface water infiltrating over a relatively large/regional area. In addition, since the design plans include discharging the new additions' roof drains into a storm sewer and not directly onto the ground, the magnitude of water infiltrating into the



Terracon Consultants, Inc. 870 40th Avenue Bettendorf, Iowa 52722
P [563] 355 0702 F [563] 355 4789 terracon.com

soils after construction are expected to be less, thereby reducing the impact on the subsurface water level.

As mentioned in our 2010 referenced Geotechnical Report, final grades should slope away from the additions to promote rapid surface drainage. If needed, surface water inlets could be installed at selected locations between the additions and the neighboring properties to help manage surface water. The project civil engineer could design the system and select the inlet locations. Upon request, we are available to discuss this with you further.

This addendum letter should be considered a part of our 2010 Geotechnical Report prepared for this project, and is subject to the same qualifications and conditions outlined in that report. Please contact us if you have any further questions concerning the contents of this letter or our Geotechnical Report.

Sincerely,

Terracon Consultants, Inc.



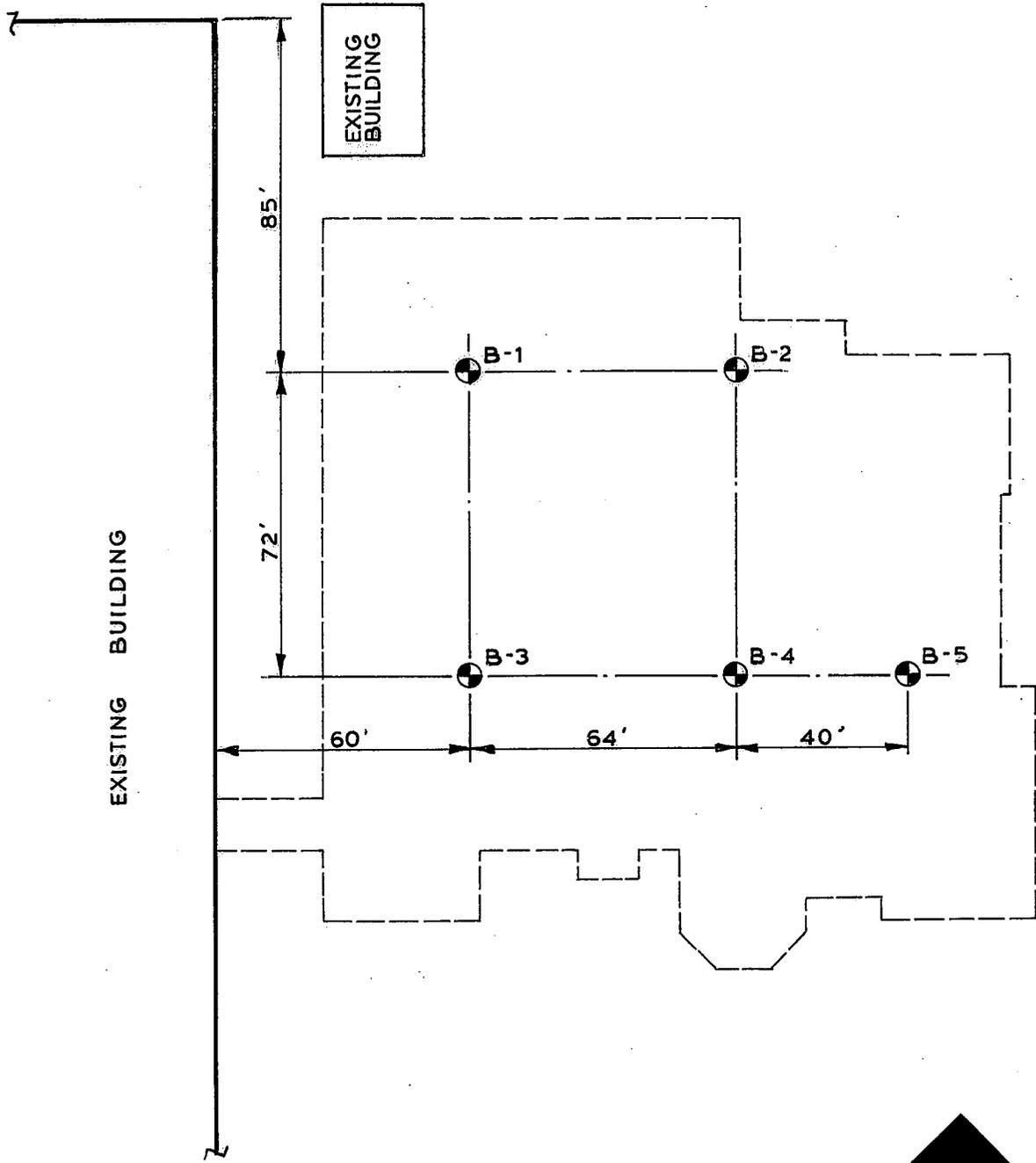
W. Ken Beck, P.E.
Illinois No. 1062-042712



Kathleen E. Berg
for Kole C. Berg, P.E.
Illinois No. 062-060554

WKB/KCB/N:\Projects\2010\07105097\07105097 AddendumLtr.doc

Attachments



BORING LOCATION DIAGRAM
 PROPOSED BUILDING ADDITION
 SAINT PIUS X SCHOOL
 ROCK ISLAND ILLINOIS

Job # 07855103

Date 1 - 16 - 86

Drawn D J W

Terracon

LOG OF BORING NO. 1

OWNER ST. PIUS X PARISH	ARCHITECT APPIER MAROLF & ASSOCIATES
SITE ROCK ISLAND, ILLINOIS	PROJECT NAME PROPOSED ST. PIUS X SCHOOL ADDITION

Sample No.	Type Sample	Sampling Distance	Recovery	Blows/ft.	Unconfined Compressive Strength-lbs./ft. ²	Water Content - %	Dry Density - lbs./ft. ³	Unified Classification Symbol	Depth	Elevation	Description	
	PA										APPROXIMATE SURFACE ELEVATION = 99.0	
											4" ASPHALT ; 8" CRUSHED STONE	
1	ST	24	14		*2000	26.6	96	CL	5			
2	ST	24	6		*1500	27.9	93	CL	5			
	PA											
3	ST	24	12		780	26.6	94	CL	5		<u>LEAN CLAY, TRACE SAND</u> <u>(LOESS)</u> Gray Brown Soft to Medium	
	PA											
4	ST	24	18		*2000	25.0	102	CL	10			
	PA											
5	ST	24	24		1210	26.6	97	CL	15		(15.0')	
					*Calibrated Hand Penetrometer							BOTTOM OF BORING

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES: IN-SITU, THE TRANSITION MAY BE GRADUAL.

WATER LEVEL OBSERVATIONS					BORING STARTED		1/14/86	
W.L.	None W.S. OR W.D.		None		A.B.	BORING COMPLETED		1/14/86
W.L.	B.C.R.		A.C.R.		RIG	34	FOREMAN	GE
W.L.					APPROVED	WKB	JOB #	07855103

LOG OF BORING NO. 2

OWNER ST. PIUS X PARISH	ARCHITECT APPIER MAROLF & ASSOCIATES
SITE ROCK ISLAND, ILLINOIS	PROJECT NAME PROPOSED ST. PIUS X SCHOOL ADDITION

Sample No.	Type Sample	Sampling Distance	Recovery	Blows/ft.	Unconfined Compressive Strength-lbs./ft. ²	Water Content - %	Dry Density - lbs./ft. ³	Unified Classification Symbol	Depth	Elevation	Description
	PA									APPROXIMATE SURFACE ELEVATION = 98.8	
1	ST	24	13		*2000	26.1	93	CL		3" ASPHALT ; 6" CRUSHED STONE LEAN CLAY, TRACE SAND (LOESS) Brown Gray Medium (15.0') BOTTOM OF BORING	
2	ST	24	8		1550	27.8	92	CL	5		
	PA										
3	ST	24	12		1440	25.5	100	CL			
	PA										
4	ST	24	24		*1500 *2000	24.8	101	CL	10		
	PA										
5	ST	24	18		*2000	23.0	104	CL	15		
*Calibrated Hand Penetrometer											

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES: IN-SITU. THE TRANSITION MAY BE GRADUAL.

WATER LEVEL OBSERVATIONS					BORING STARTED 1/14/86		
W.L.	None	w.s. OR W.D.	None		A.B.	BORING COMPLETED 1/14/86	
W.L.		B.C.R.			A.C.R.	RIG 34	FOREMAN GE
W.L.						APPROVED WKB	JOB #07855103

LOG OF BORING NO. 3

OWNER ST. PIUS X PARISH	ARCHITECT APPIER MAROLF & ASSOCIATES
SITE ROCK ISLAND, ILLINOIS	PROJECT NAME PROPOSED ST. PIUS X SCHOOL ADDITION

Sample No.	Type Sample	Sampling Distance	Recovery	Blows/ft.	Unconfined Compressive Strength-lbs./ft. ²	Water Content - %	Dry Density - lbs./ft. ³	Unified Classification Symbol	Depth	Elevation	Description	
	PA										APPROXIMATE SURFACE ELEVATION = 99.3	
1	ST	24	10		*2000 *1500	27.6	91	CL			4" ASPHALT; 8" CRUSHED STONE	
2	ST PA	24	8		*4500 *3000	27.9	94	CL	5		<u>LEAN CLAY, TRACE SAND</u> <u>(LOESS)</u> Gray Brown Medium to Very Stiff	
3	ST PA	24	16		1030	31.3	91	CL				
4	ST	24	24		1820	25.7	97	CL	10			
	PA											
5	ST	24	24		*2500	24.4	101	CL	15		(15.0')	
					*Calibrated Hand Penetrometer							BOTTOM OF BORING

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES: IN-SITU. THE TRANSITION MAY BE GRADUAL.

WATER LEVEL OBSERVATIONS					BORING STARTED 1/14/86	
W.L.	13.0'	W.S. OR W.D.	None A.B.		BORING COMPLETED 1/14/86	
W.L.		B.C.R.	A.C.R.		RIG 34	FOREMAN GE
W.L.					APPROVED WKB	JOB # 07855103

LOG OF BORING NO. 4

OWNER ST. PIUS X PARISH	ARCHITECT APPIER MAROLF & ASSOCIATES
SITE ROCK ISLAND, ILLINOIS	PROJECT NAME PROPOSED ST. PIUS X SCHOOL ADDITION

Sample No.	Type Sample	Sampling Distance	Recovery	Blows/ft.	Unconfined Compressive Strength-lbs./ft. ²	Water Content - %	Dry Density - lbs./ft. ³	Unified Classification Symbol	Depth	Elevation	Description
	PA									APPROXIMATE SURFACE ELEVATION = 98.4	
1	ST	24	8		*2000	25.7		CL		4" ASPHALT ; 4" CRUSHED ROCK	
2	ST	24	16		1210	28.3	95	CL	5	LEAN CLAY, TRACE SAND (LOESS) Brown Gray Medium to Stiff	
	PA										
3	ST	24	12		*1500	24.2	100	CL			
	PA										
4	ST	24	24		*2400	23.5	102	CL	10		
	PA										
5	ST	24	24		*2000	24.2	99	CL	15	(15.0')	
										BOTTOM OF BORING	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES: IN-SITU. THE TRANSITION MAY BE GRADUAL.

WATER LEVEL OBSERVATIONS				BORING STARTED 1/14/86			
W.L.	None	W.S. OR W.D.		None	A.B.	BORING COMPLETED 1/14/86	
W.L.		B.C.R.			A.C.R.	RIG 34	FOREMAN GE
W.L.						APPROVED WKB	JOB # 07855103

LOG OF BORING NO. 5

OWNER ST. PIUS X PARISH	ARCHITECT APPIER MAROLF & ASSOCIATES
SITE ROCK ISLAND, ILLINOIS	PROJECT NAME PROPOSED ST. PIUS X SCHOOL ADDITION

Sample No.	Type Sample	Sampling Distance	Recovery	Blows/ft.	Unconfined Compressive Strength-lbs./ft. ²	Water Content - %	Dry Density - lbs./ft. ³	Unified Classification Symbol	Depth	Elevation	Description
	PA										APPROXIMATE SURFACE ELEVATION = 99.0
	PA										4" TOPSOIL
1	ST	24	10		*3000	24.8	94	CL			LEAN CLAY, TRACE SAND (LOESS) Gray Brown Medium to Stiff
2	ST	24	14		*1000	27.9	94	CL	5		
	PA										
3	ST	24	10		1300	27.4	96	CL			
	PA										
4	ST	24	18		*2000	23.7	103	CL	10		
	PA										
5	ST	24	24		*2000	24.4	99	CL	15		(15.0')
*Calibrated Hand Penetrometer											BOTTOM OF BORING

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES: IN-SITU, THE TRANSITION MAY BE GRADUAL.

WATER LEVEL OBSERVATIONS				BORING STARTED 1/14/86			
W.L.	None	W.S. OR W.D.		None	A.B.	BORING COMPLETED 1/14/86	
W.L.		B.C.R.			A.C.R.	RIG 34	FOREMAN GE
W.L.						APPROVED WKB	JOB # 07855103

JORDAN CATHOLIC SCHOOL MEETING 3.25.11

NAME	Address	Phone
Jeff Dismer		786-9910
JACK BOCCAROSSA	800-162AV MILAN, IL	782-6088
Kelly Rodgers	2408 28TH Ave RI	724-2123
Don + Mara Adams	2811-24TH ST.	309-793-0420 309-738-4138 cell #
KEN BECK	TERRACON	355-0702
Michael McNeil	Gene/Dismer Architects.	786-9910.
Michael J. Daly	Principal Jordan Catholic School	309/793-7350
JANINE PARR	DIRECTOR OF ADVANCEMENT JORDAN CATHOLIC	309/793-7350 X210
VERN WEGERER	PROJ MGR, CONST. PROJ.	309-236-4396

444111
AMC

April 1, 2011

Dear Board of Zoning Appeals,

On March 25, 2011 a meeting was held among property owners, Jordan School Officials and the architects.

At that meeting issues of water problems, privacy fencing and tree removal was discussed. As far as I could discern no commitments were made by the variance requesters. I can not speak to the water issues with the Adams or Rodgers. But the fence and tree removal on the property at 2418 28th Ave are my concerns. It is requested that a variance be issued only contingent on the "School" doing the following for their neighbors. They said they would work with us.

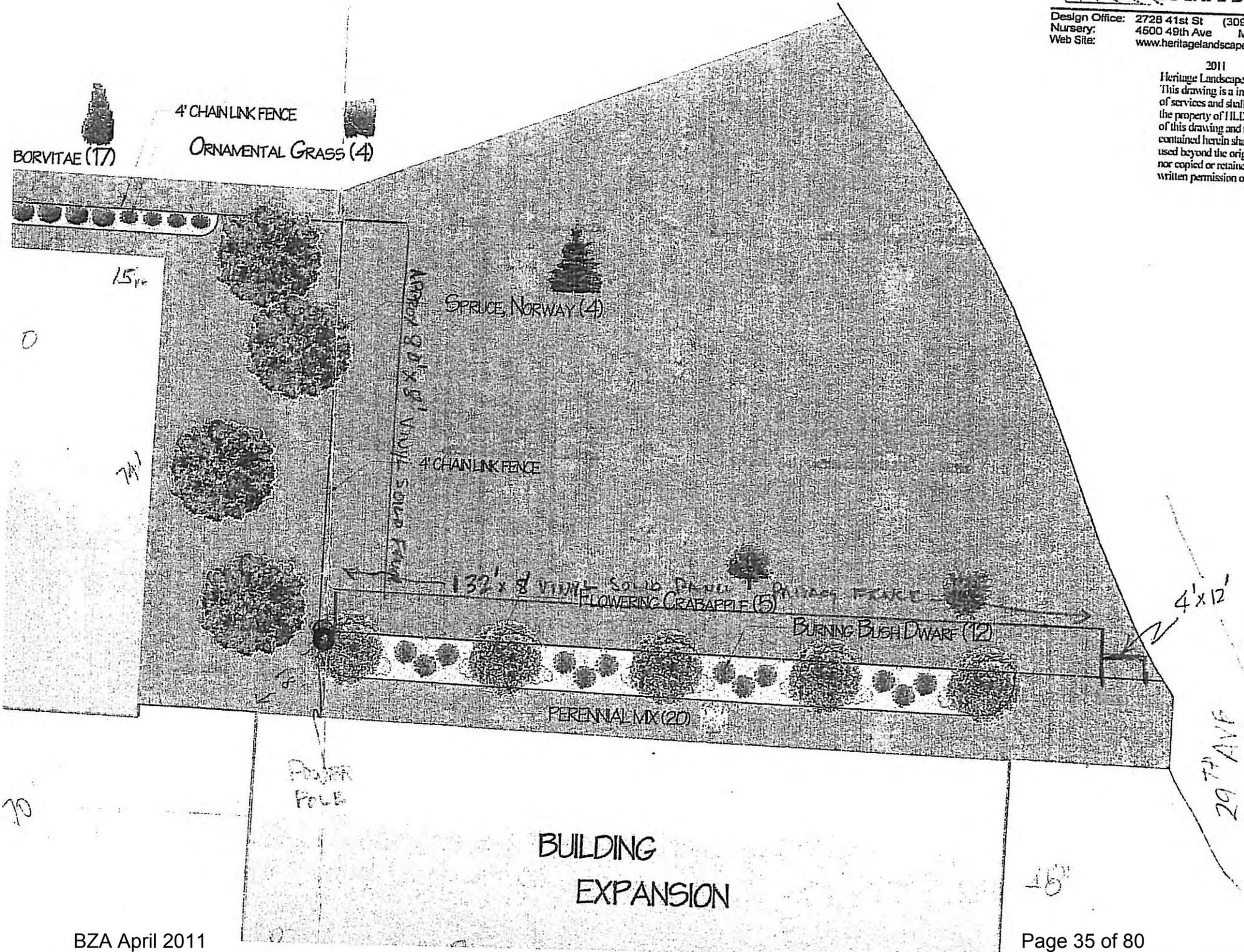
1. Jordan School erect an eight foot solid vinyl fence, tan or beige to blend to the background. This fence to be along the south and west side of the property at 2418 28th Ave. Fence to be six inches on Jordan property. South side to run 132 feet from the power pole to 29th Ave. with 12 feet of 4 foot high fence at end near street. West side to run between power poles approximately 80 feet. Power pole at south west corner to remain on Jordan side of the fence. (see attached drawing)

2. Three large trees to be removed and stumps ground out along the south side before fence is built and after removal of Jordan storage shed. Trees to be removed to preserve trunks and any limbs larger than 6 inches for saw mill production for lumber. This project will be arranged and managed by the owner, removal and stump grinding to be paid for by Jordan School.

Sincerely, Jack Boccarossa, 800 - 162nd Ave Milan, IL 61264 (309)787-6088



2011
Heritage Landscape
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Dear Mr. Alan Carmen,

March 30, 2011

We are still formulating details of the agreement among the neighbors and Jordan School. Mr. Joseph Boccarossa was not able to come to the variance meeting since he is gone the winter. I was at the March 9th meeting and will not be able to attend the April meeting. I will be out of town at my daughter's, as she delivered our first grandson early and there are complications. We need to be in Florida for her.

I am requesting a postponement and deferment of the April meeting to the June meeting. We have many issues with a fence and removal of several trees and the water issue is still unresolved. I need to be at the meeting to make sure that our concerns are properly aired to the board. I have spoken to the Adam's, and Ms Welch (Ms Rodgers was not available) and they are in agreement for this continuance to June when I get back from our daughter's.

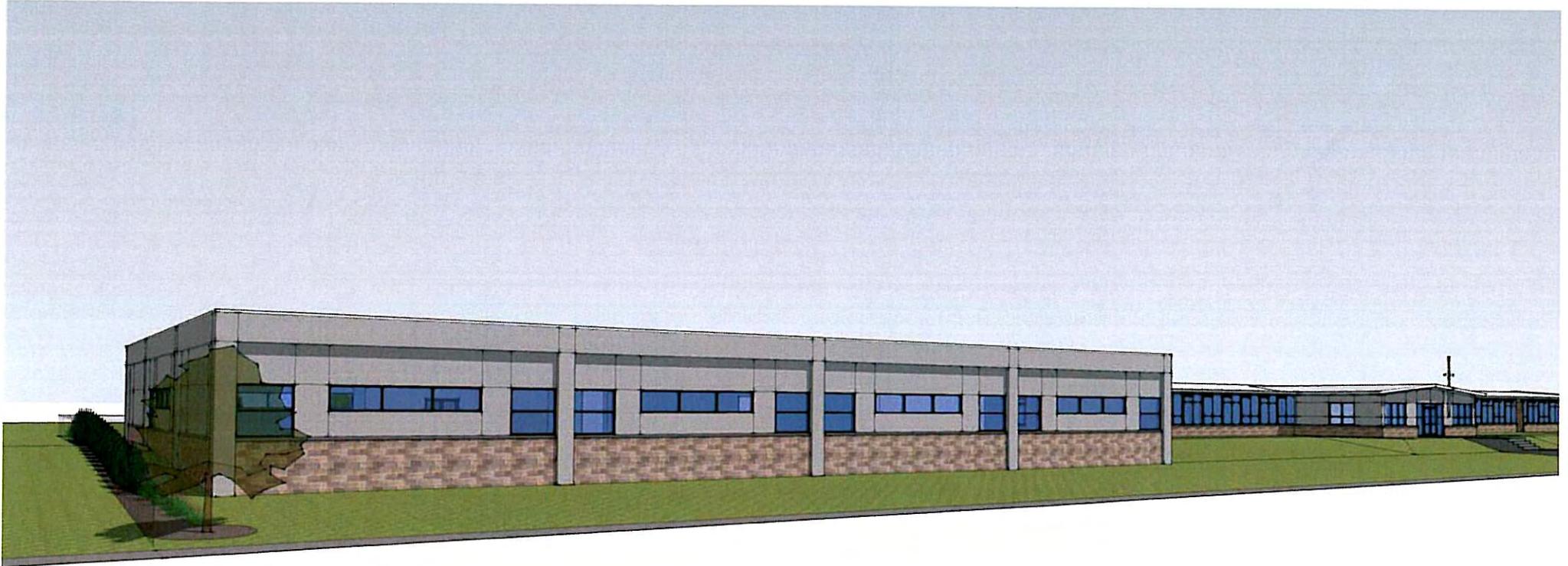
This will give all concerned enough time to study and work on all of the details.

Sincerely,



Jack Boccarossa

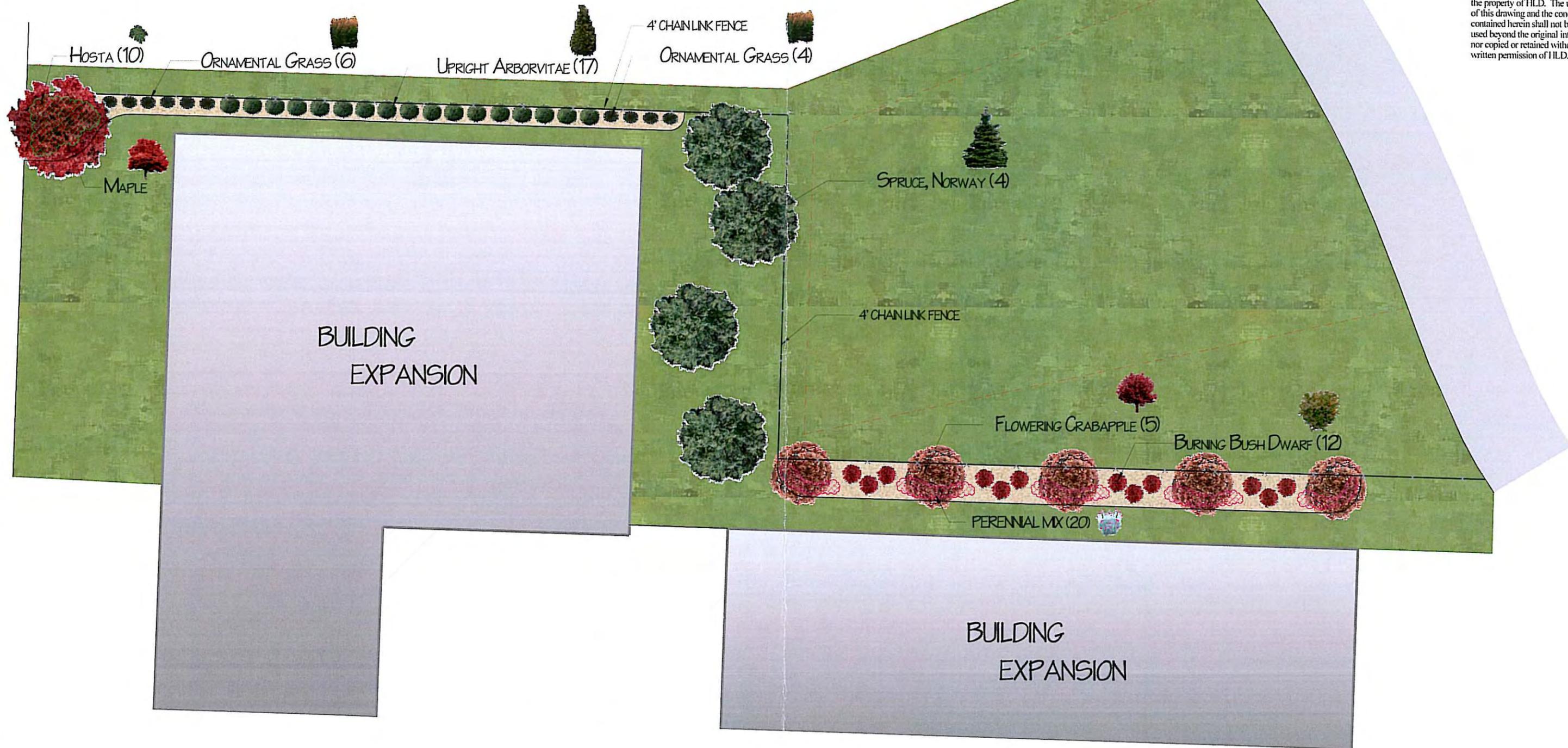








2011
Heritage Landscape Design
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Revision #:

Scale:

Landscape Plan:

Landscape Design by: Kyle Rose

Date: 3/8/2011
BZA April 2011

0' 1" = 20' 0"

Jordan Catholic School

Heritage Landscape Design Page 40 of 80

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 4, 2011

SUBJECT: Case #2011-04- Request for a variance of 2.5 feet of the 3.5-foot maximum height for a fence in a front yard and a variance of 25 feet of the 25-foot setback from point of intersection for a fence in a front yard on a corner property in an R-3 (one and two family residence) district.

Applicant:
James Sexton

Location:
1800 9-½ Street

Request:
To allow a variance of 2.5 feet of the 3.5-foot maximum height for a fence in a front yard and a variance of 25 feet of the 25-foot setback from point of intersection for a fence in a front yard on a corner property in an R-3 (one and two family residence) district.

Size of Property:
The property measures 46.5' x 101' (approximately 4,695 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
To the north is Douglas Park, zoned R-3. To the east, south and west are single family uses, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires a maximum height of 3.5 feet for fences in a front yard and a 25 foot setback from point of intersection for fences on a corner lot (Section 8.12). The applicant proposes to maintain a six-foot tall privacy fence in an approximate 40 foot long segment in the north front yard. The remainder of the fence in the north and east yards will be changed to meet the 42-inch height limit, but will be maintained to approximately eight feet up to the corner, not set back 25 feet as required.

Conditions to Authorize Variances:

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

Comments:

The City received a complaint regarding the existing fence and contacted the applicant about the need to either bring the fence into conformance with zoning regulations, or apply for and receive a variance. The applicant has decided to apply for a variance based on a revision to his existing fence configuration. The applicant will reduce the fence height in the east front yard and proposes to only maintain a six-foot tall height for the fence along an approximate 40-foot long segment along the north front yard. This area will include a 20-foot long segment between the subject house and the west property line (providing privacy for the west rear yard) and a 20-foot long segment from the north side door of the house eastward towards the intersection. The applicant indicates that he would like to maintain the six-foot tall fence in this area to provide for more privacy and security for a child's bedroom since there have been people knocking on the side door when walking past the house.

The City Engineer has again reviewed the applicant's fence height revisions in relation to visibility at the intersection and recommends that the fence be set back approximately eight feet from point of intersection along the east and north property lines. The applicant was not able to be present with the City Engineer and staff during a meeting approximately two weeks ago due to his work schedule. Staff has contacted Mr. Sexton about the City Engineer's and staff's recommendation, but has not received a response at the writing of this report.

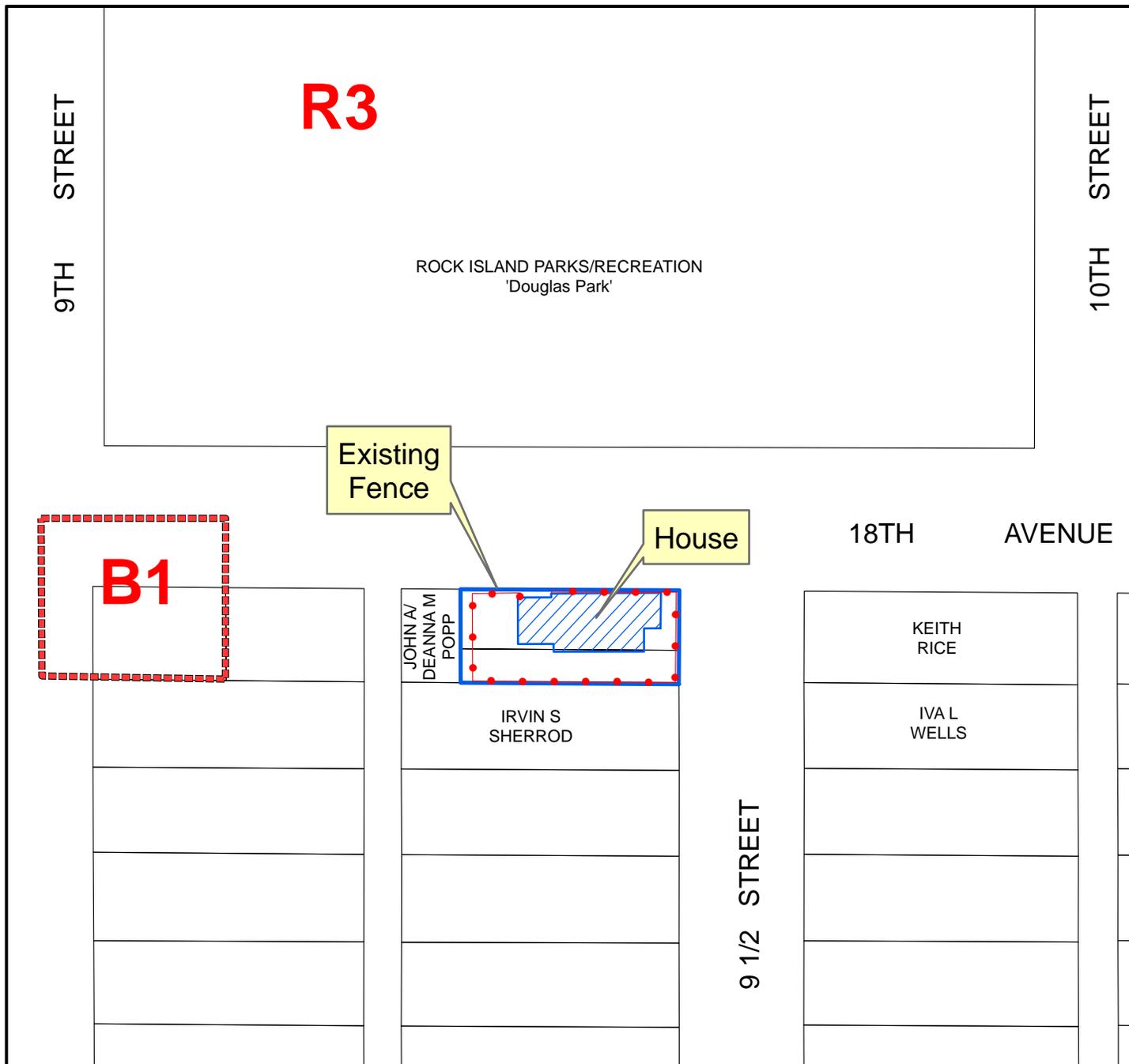
The revised staff recommendation would set the fence back to the sidewalk entrance to the residence off 9-1/2 Street and eight feet from the point of intersection along 18th Avenue. The City Engineer indicates that this would provide adequate visibility at the corner. The applicant understands that he could still enclose the front yards by angling the fence at the corner from the eight-foot setback points along the east and north property lines. Staff also recommends that the height of the fence along 18th Avenue be allowed to be six feet in height in the west rear yard area and from the doorway off 18th Avenue eastward 20 feet. This would accommodate a four-foot gate and two eight-foot long panels along 18th Avenue (the fence would need to then drop down to 3.5 feet at a point approximately between the bedroom windows and the front room windows along the north façade of the residence).

Recommendation:

That the variance to allow the fence as it currently exists be denied because it is a visibility hazard at the intersection and alters the character of the neighborhood.

Staff further recommends that the revised fence variance proposal (reducing the fence height to 3.5 feet in the east front yard and allowing a six-foot tall privacy fence only in an approximate 40-foot segment in the north front yard and allowing a 17-foot variance of the 25-foot setback from point of intersection at the corner) 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 the character of the neighborhood.

BOARD OF ZONING APPEALS



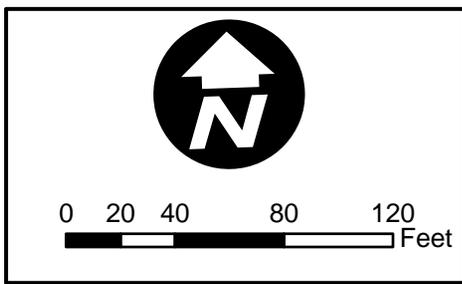
BOARD OF ZONING APPEALS
2011-4

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



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-4 Aerial

Legend

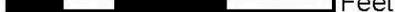
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



0 20 40 80 120 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: March 28, 2011

SUBJECT: Case #2011-08 Request for a special exception to authorize a freestanding sign for a commercial use in an R-3 (one and two family residence) district.

Applicant:
Schroder Insurance

Location:
3424 18th Avenue

Request:
To allow a special exception to authorize a freestanding sign for a commercial use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 121' x 126.9' (approximately 15,355 square feet).

Zoning History:
Planning Commission Case #56-26 - Request for a Special Use Permit for a professional office was approved.

Planning Commission Case #56-10 - Request for a rezoning from "B" single-family residential district to "D" multi-family residential district was approved.

Planning Commission Case #56-5 - Request for a rezoning from "B" single-family residential district to ""B" commercial district was denied.

Existing Land Use and Zoning:
The property is occupied by an insurance office. To the north is a bank, zoned B-1. To the east and west are single-family residences, zoned B-1. To the south is a single-family residence, zoned R-2.

Topography:
The site is flat and slightly above.

Affected Requirements:

The sign ordinance requires Board authorization to approve a freestanding sign for a commercial use in a residential zoning district (Section 6{a} {7}). The applicant proposes to erect a non-illuminated freestanding sign (10 square feet in area {25.5" x 56.5"} and 49.5" in height) in the north front yard.

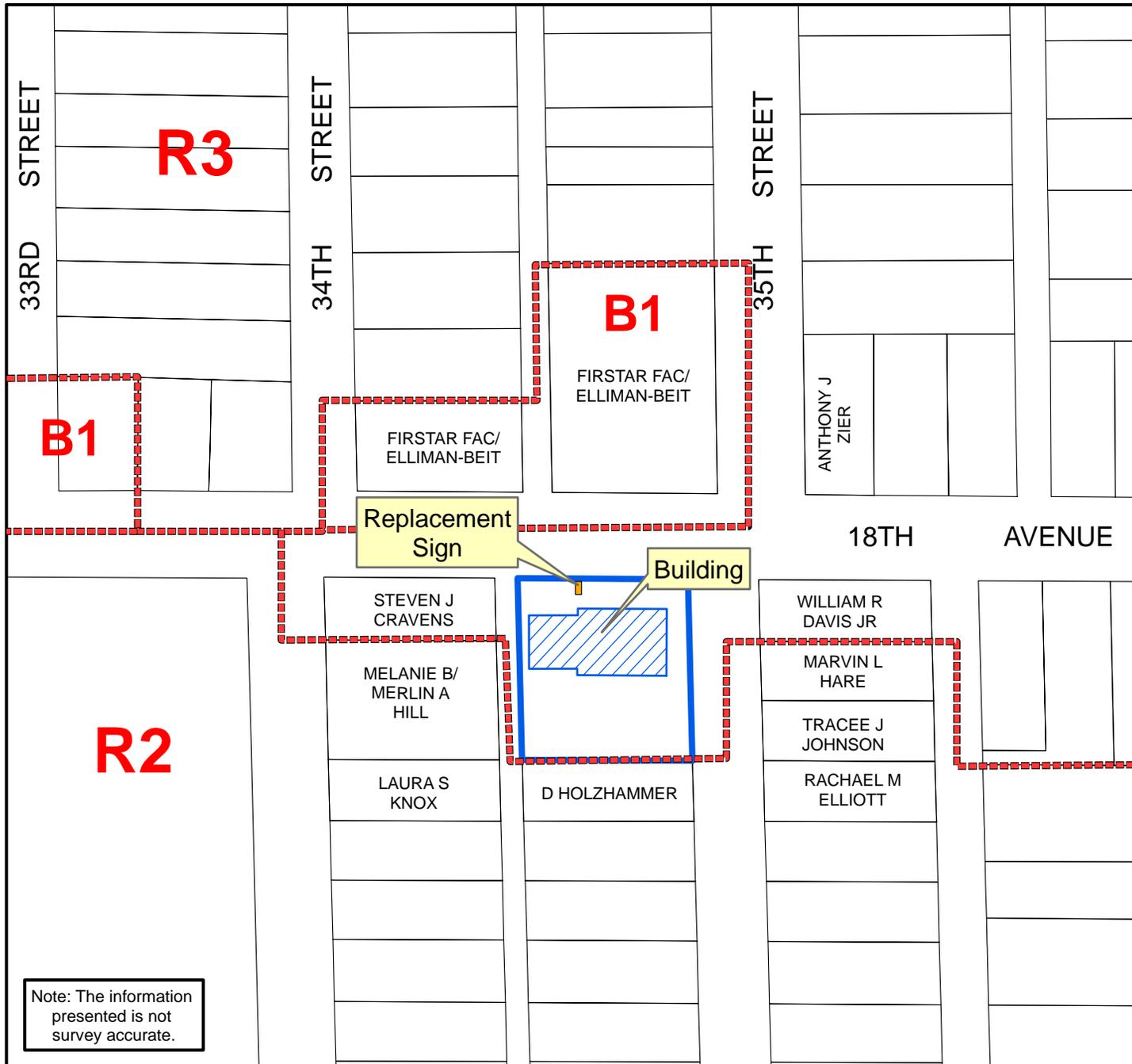
Sign Details:

The previous freestanding sign fell down following a storm and was stolen. The applicant desires to locate a similar size sign that also will not be lighted and will be set back approximately ten feet from the front property line. The approximate four-foot height is similar to the height of the former sign. The sign will be set perpendicular to 18th Avenue so that it can be seen from traffic moving in both directions.

Recommendation:

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

BOARD OF ZONING APPEALS



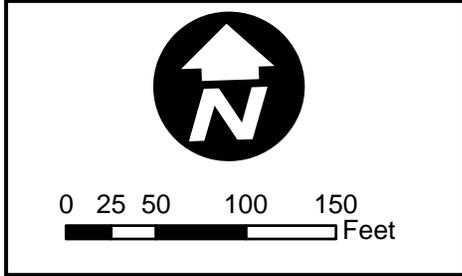
Note: The information presented is not survey accurate.

BOARD OF ZONING APPEALS 2011-8

Legend

-  Parcels
-  Subject Property

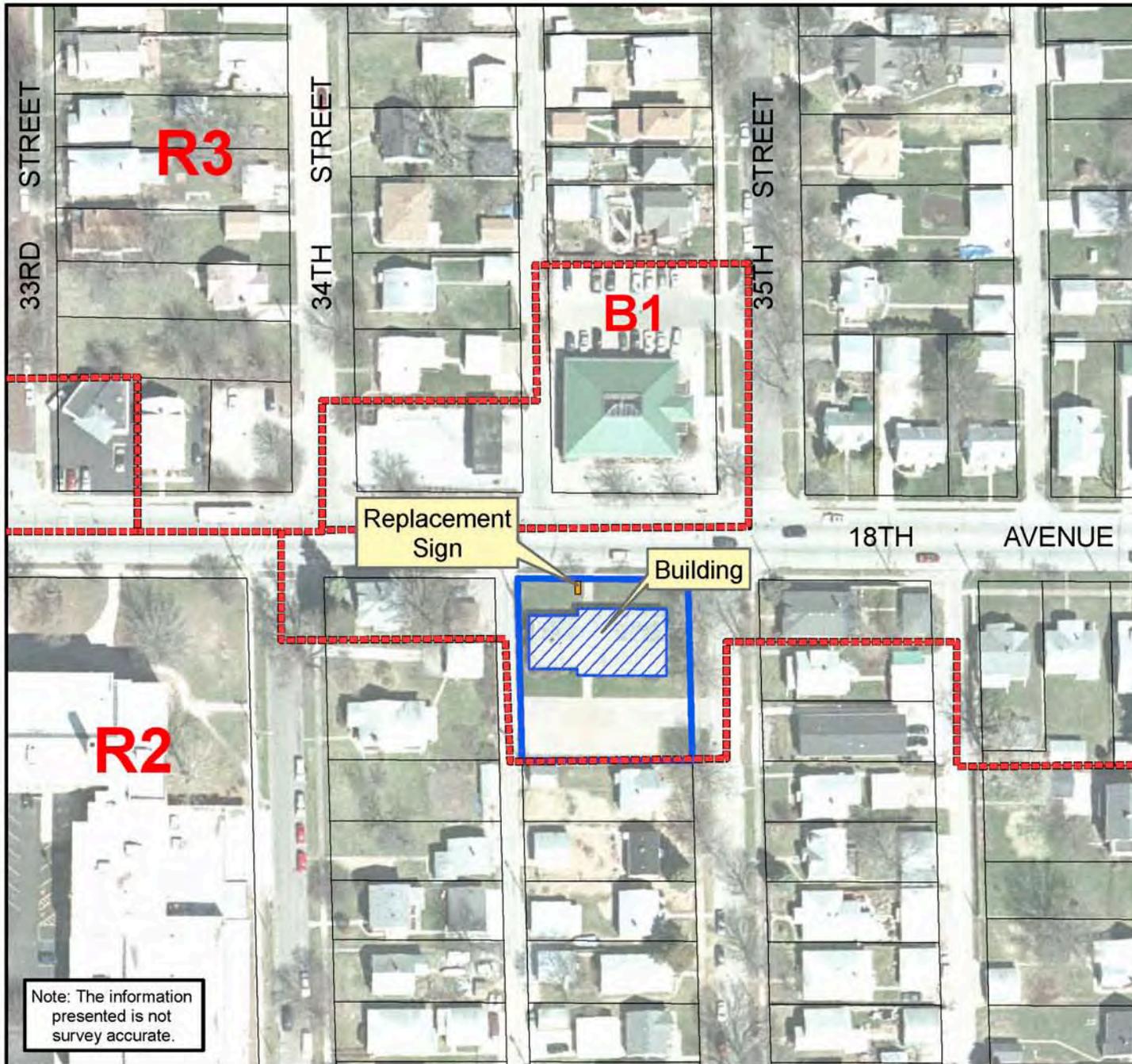
DR. BY: K.G.D.
 APPR. BY: A.M.C./A.F.



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



BOARD OF ZONING APPEALS

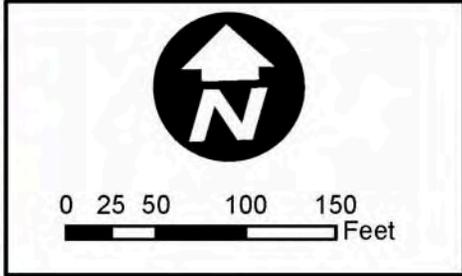


BOARD OF ZONING APPEALS
2011-8 Aerial

Legend

-  Parcels
-  Subject Property

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

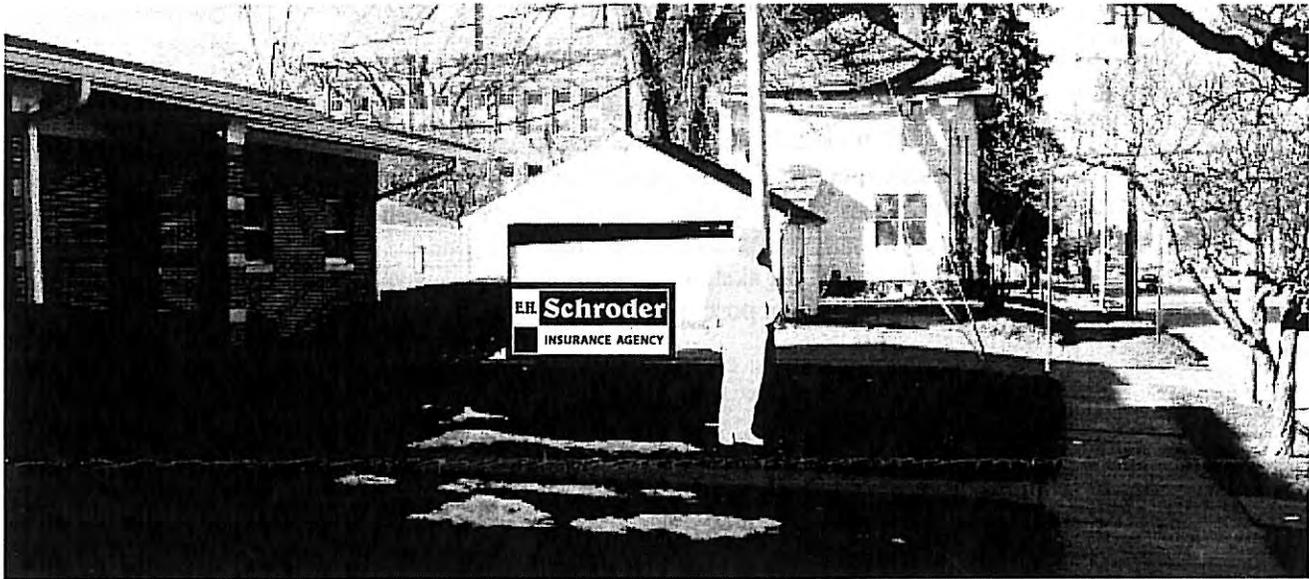
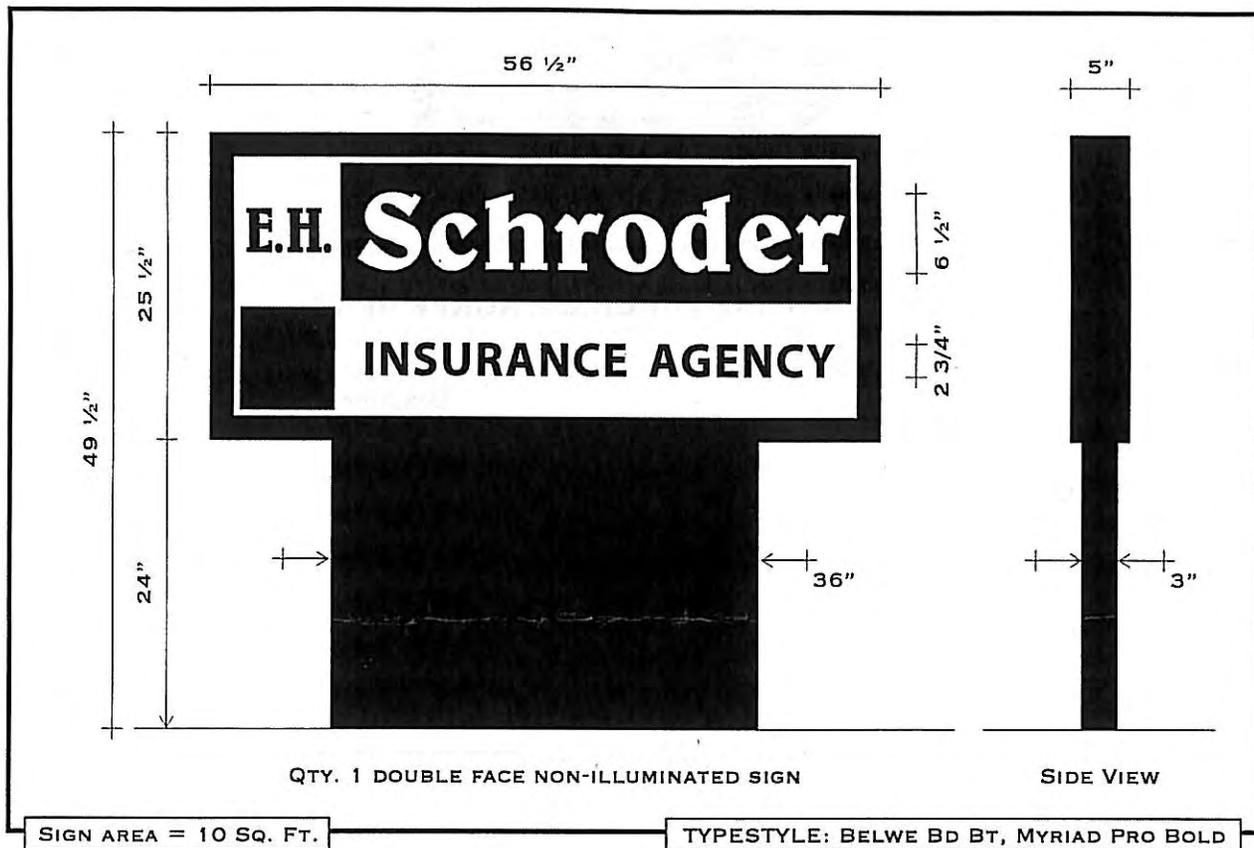


City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate.



-REMOVAL OF CUSTOMER'S EXISTING DAMAGED SIGN.

ONE (1) DOUBLE FACE NON-ILLUMINATED SIGN IS TO BE INSTALLED AT LOCATION SHOWN. SIGN IS CONSTRUCTED WITH SQUARE TUBING AND FLAT ALUMINUM PANEL FACES. SIGN IS SPRAYED BLACK AND TO MATCH SAPPHIRE BLUE VINYL. WHITE VINYL APPLIED.



www.langesign.com

Client: E.H. Schroder Insurance

Approved:

Scale: 3/4" = 1'
 Date: 2/18/2011
 Sketch: EHS11jan1c
 Drawn: CB
 Sales: JG

TRI-STATE AREA
 1780 IL Route 35 N
 E. Dubuque, IL 61025
 815.747.2448
 (FAX) 815.747.3049
 (Toll free) 888.582.6979

QUAD CITIES AREA
 5569 Carey Ave.
 Davenport, IA 52807
 563.388.6650
 (FAX) 563.388.6654
 (Toll free) 800.804.8025

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

Sketch E-mailed

PDF file ready

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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: March 28, 2011

SUBJECT: Case #2011-09 Request for a special exception to expand an existing non-conforming one-car detached garage in an R-4 (one to six family residence) district.

Applicant:
Kris Homan

Location:
2620 5-½ Avenue

Request:
To allow a special exception to expand an existing non-conforming one-car detached garage located up to the east property line in an R-4 (one to six family residence) district.

Size of Property:
The property measures 50' x 124' (6,200 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The property is occupied by a single-family residence. To the north, east and west are single family residences, zoned R-4. To the south is a multi-family residential property, zoned R-6.

Topography:
The site is flat and slightly above.

Affected Requirements:
The zoning ordinance requires Board authorization to expand a non-conforming structure (Section 5.12). The applicant proposes to construct a 24' x 24' attached garage addition to the west of the existing 14' x 20' garage located in the south rear yard.

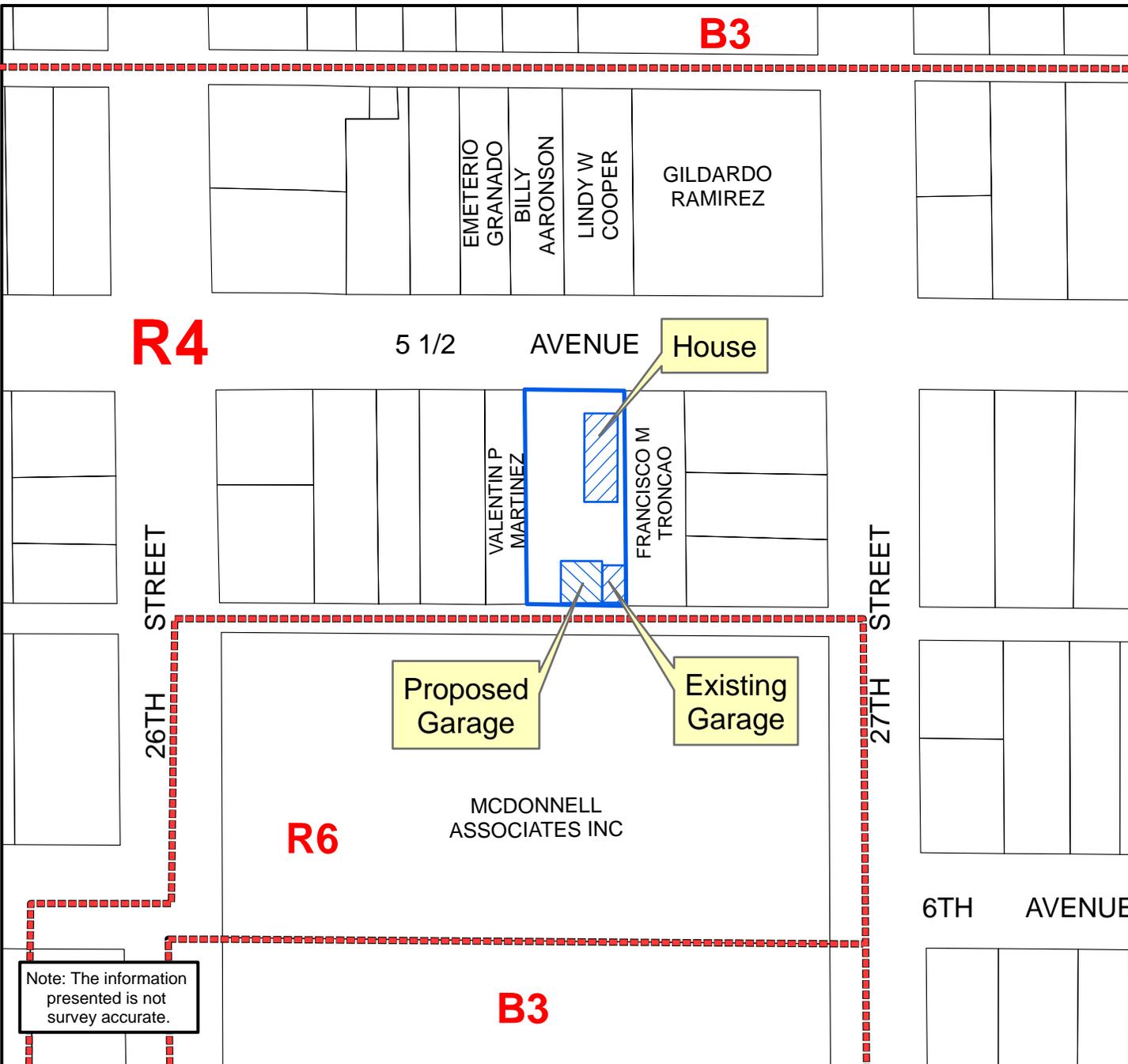
Comments:
The existing non-conforming one car garage (14' x 20') is located right up to the east property line and the south alley right-of-way line. The applicant desires to construct the attached addition

to the west maintaining the non-conforming setback along the east property line and follow the existing south setback to the alley. The 24' x 24' addition will maintain a 12 foot setback from the west property line. The adjacent detached garage to the east (2626 5-½ Avenue) is also located right up to the alley right-of-way line.

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.

BOARD OF ZONING APPEALS
2011-9

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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





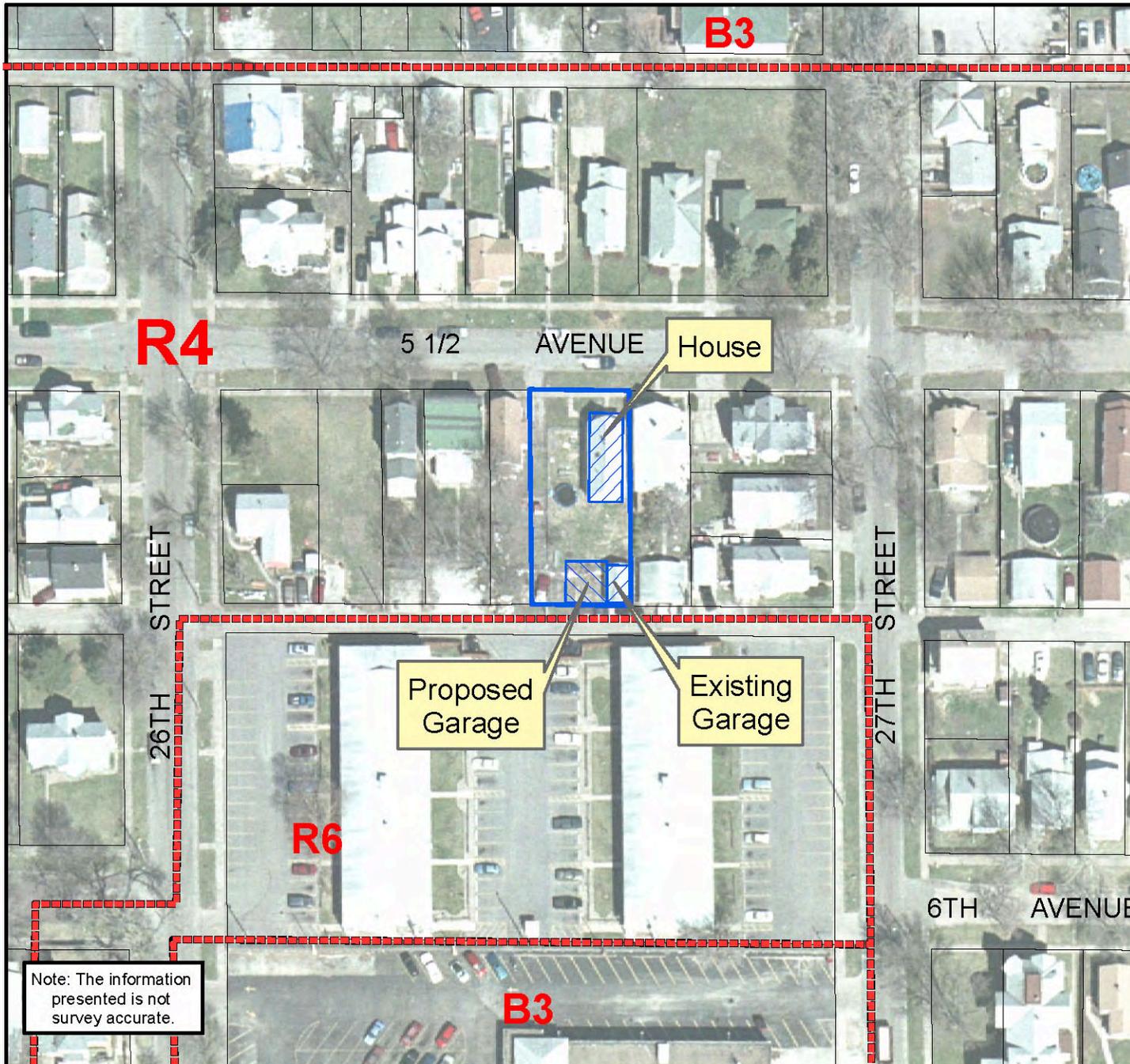
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-9 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 25 50 100 150 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: March 28, 2011

SUBJECT: Case #2011-10 Request for a variance from the percentage coverage for an accessory structure in a rear yard in an R-4 (one to six family residence) district.

Applicant:
Mario Rangel

Location:
1236 14-½ Street

Request:
To allow a variance of seven per cent of the 30 per cent maximum coverage of a rear yard for an accessory structure in a rear yard in an R-4 (one to six family residence) district.

Size of Property:
The property measures 42.6' x 115.2' (approximately 4,908 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The property is occupied by a single-family residence. The neighborhood is primarily a single family residential area, zoned R-3 and R-4.

Topography:
The site is flat and slightly above.

Affected Requirements:
The zoning ordinance requires that accessory structures not cover more than 30 per cent of a rear yard area (Section 8.5A). The applicant proposes to construct a detached garage (24' x 24') in the west rear yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance 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 variance will not alter the character of the neighborhood.

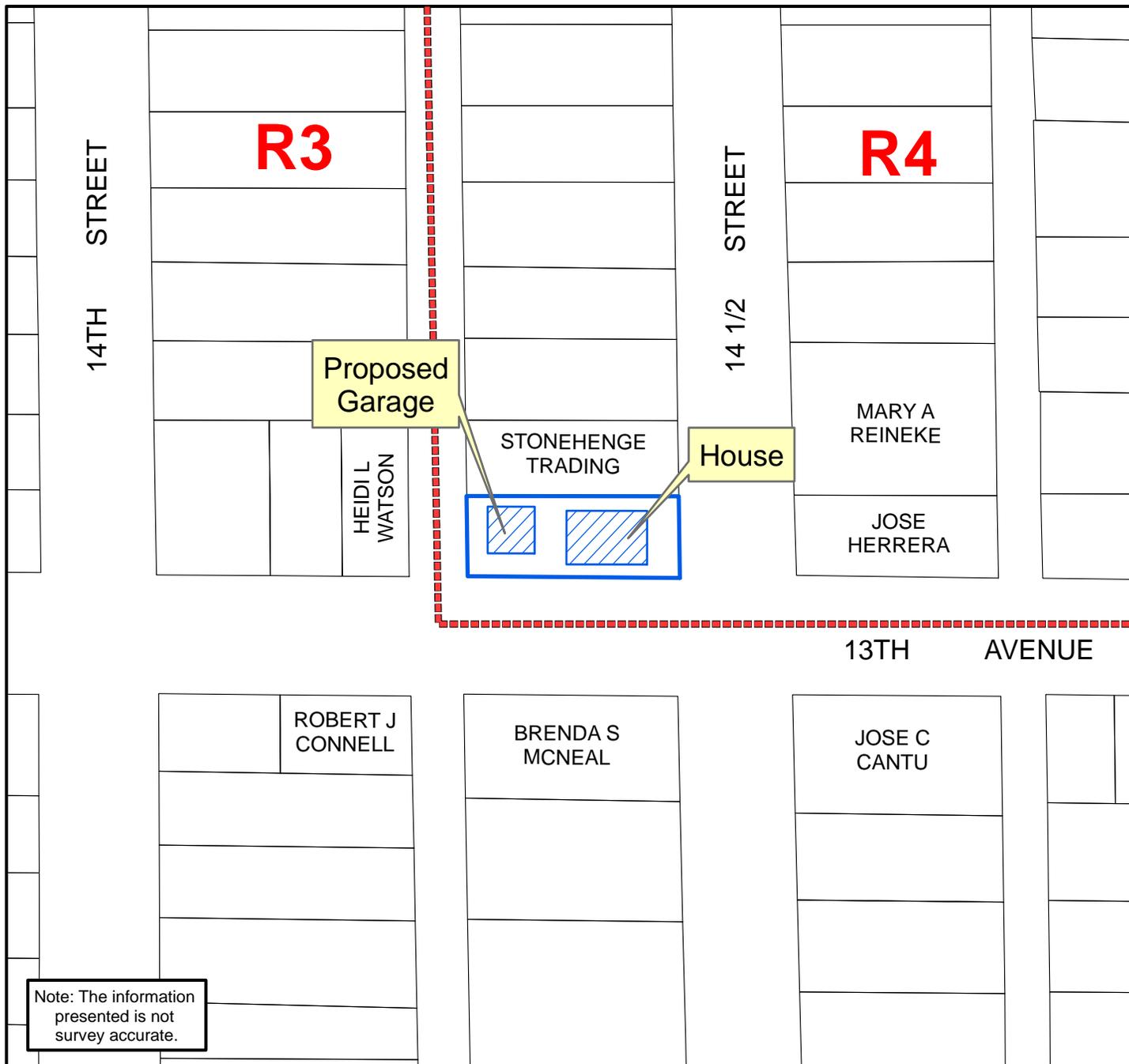
Comments:

Currently there is not a garage on the property and the applicant parks vehicles on an unimproved surface in the west rear yard. The proposed one-story detached garage will have access off the alley and will be located three feet off the north property line, 15 feet from the alley (west property line) and 16 feet from the residence.

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 will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-10

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



Note: The information presented is not survey accurate.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-10 Aerial

Legend

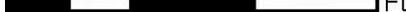
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



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A horizontal scale bar with markings at 0, 25, 50, 100, and 150 feet.

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate.



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: March 28, 2011

SUBJECT: Case #2011-11 Request for a variance from the front yard setback requirement in an R-2 (one family residence) district.

Applicant:
Marrietta Castle

Location:
2545 45th Street

Request:
To allow a variance of two feet of the 25-foot front yard setback requirement in an R-2 (one family residence) district.

Size of Property:
The property measures 159' x 138' x 144' x 51' (14,270 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The property is occupied by a single-family residence. The neighborhood is primarily a single family residential area, zoned R-2.

Topography:
The site has a gentle one foot slope up from street level.

Affected Requirements:
The zoning ordinance requires a 25-foot front yard setback requirement in an R-2 zoning district (Section 14.6). The applicant proposes to construct an attached open deck (8' x 38') in the west front yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed variance 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 variance will not alter the character of the neighborhood.

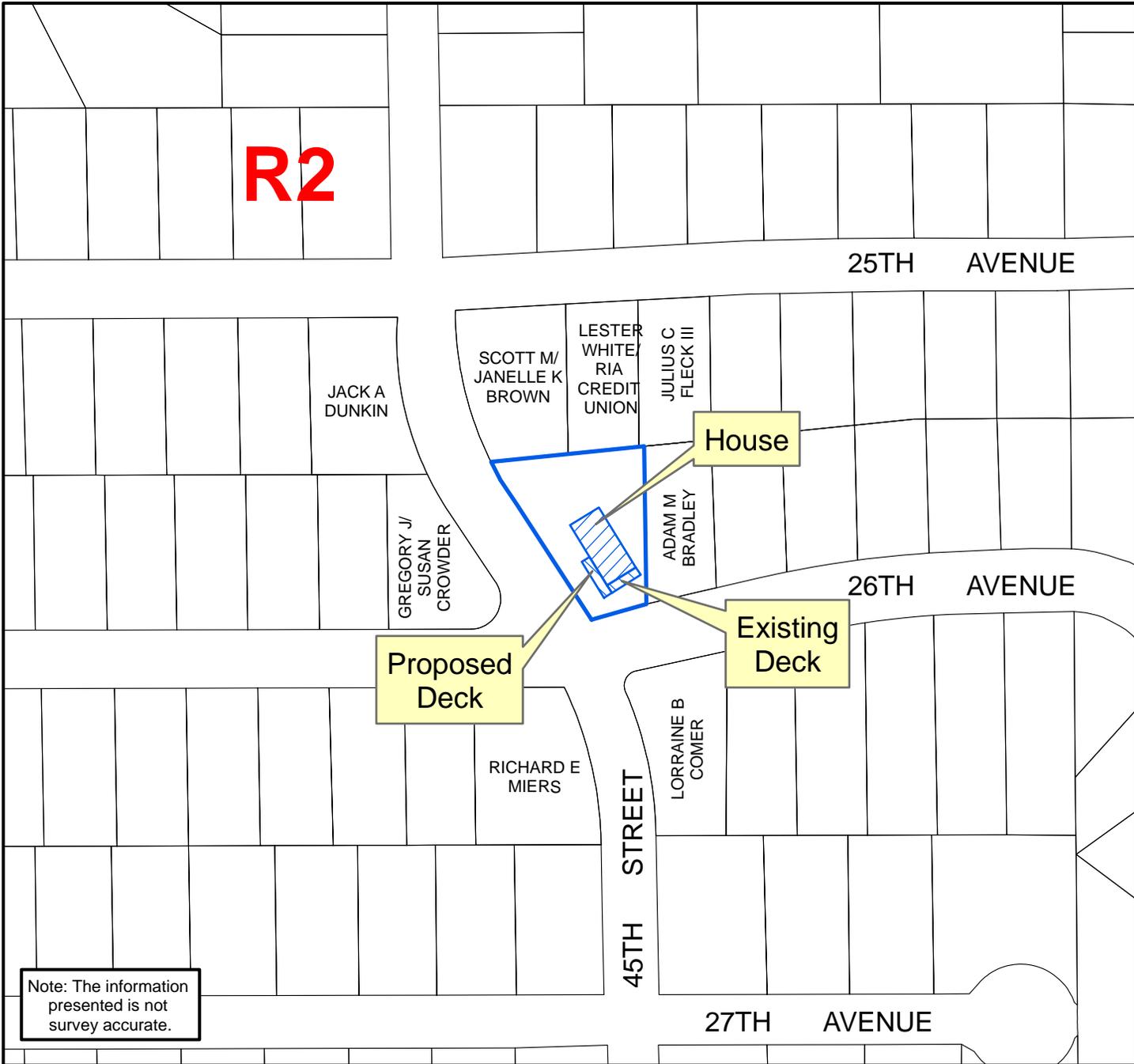
Comments:

The applicant constructed a deck with a pergola style roof structure along the south façade of the residence in recent years and now desires to construct the proposed open deck along the west front façade. The deck will connect to the existing deck to give a “wrap-around” effect to the deck structure. The deck off the south façade met the 25-foot front yard setback requirement, but the proposed open deck requires the two foot variance maintaining a 23-foot west front yard.

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 will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



Note: The information presented is not survey accurate.

BOARD OF ZONING APPEALS
2011-11

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 2011-11 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: March 28, 2011

SUBJECT: Case #2011-12 Request for a variance from the setback requirements and percentage coverage of a rear yard for an accessory structure in a rear yard in an R-2 (one family residence) district.

Applicant:
Cecil Pennington

Location:
2051 45th Street

Request:
To allow a variance of three feet of three foot setback requirement and a variance of four per cent of the 30 per cent maximum coverage of a rear yard for an accessory structure in a rear yard in an R-2 (one family residence) district.

Size of Property:
The property measures 41.5' x 132 (5,478 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The property is occupied by a single-family residence. The neighborhood is primarily a single family residential area, zoned R-2.

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

Affected Requirements:
The zoning ordinance requires that accessory structures have a three foot setback from property lines and not cover more than 30 per cent of a rear yard area (Section 8.5A). The applicant proposes to construct an attached carport addition (9' x 26') to an existing detached garage (26' x 28') in the east rear yard.

Conditions to Authorize Variance:

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.

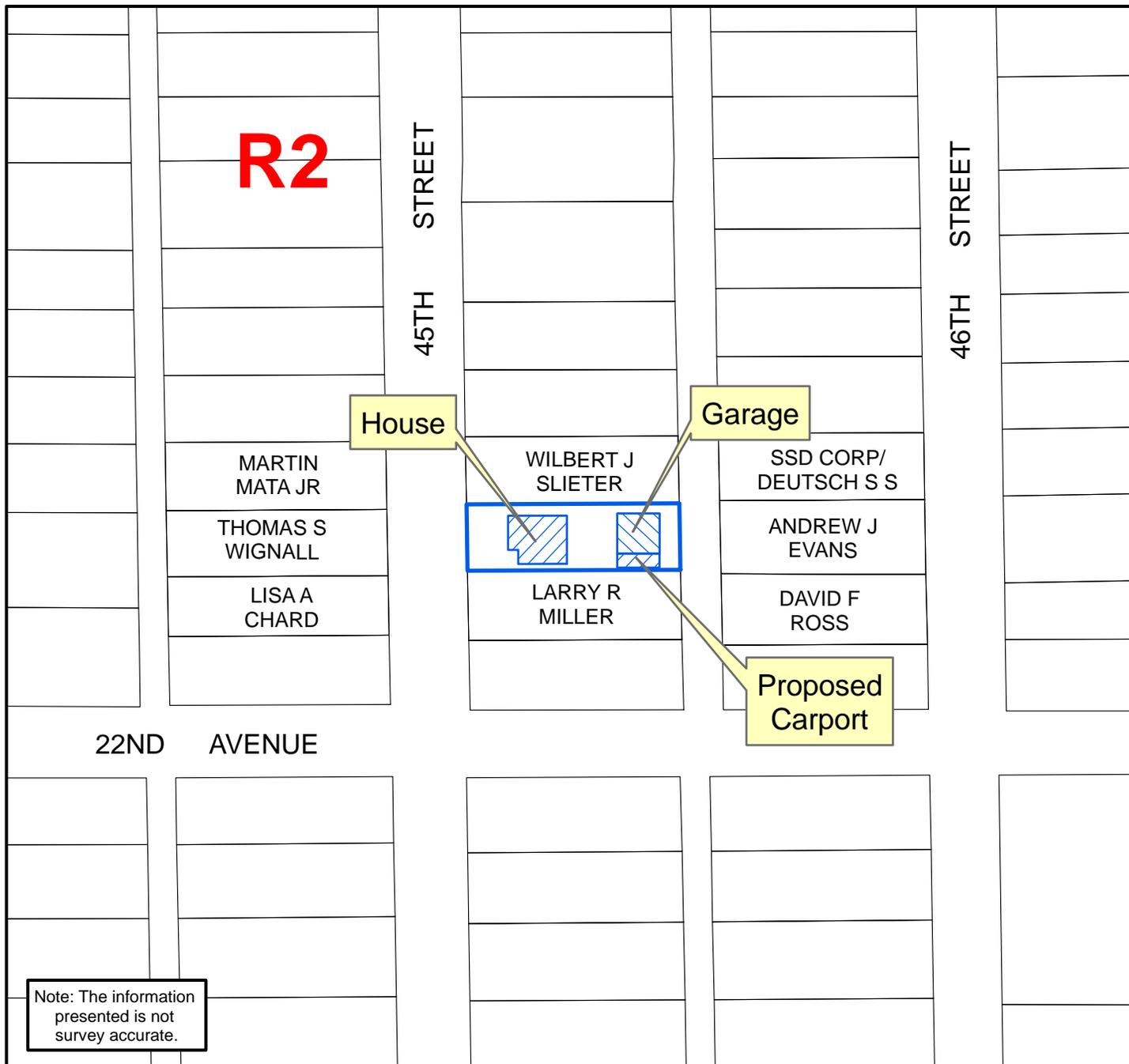
Comments:

Currently, the applicant parks his boat/trailer on a concrete pad next to the garage. His desire is to provide some protection for the boat by constructing the open carport. There will be gutters along the carport to direct water away from the neighboring property. Staff believes that the carport will not alter the character of the neighborhood because it will be open and be only one stall.

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.

BOARD OF ZONING APPEALS
2011-12

Legend

- Parcels
- Subject Property

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

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



0 25 50 100 150



Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



Note: The information presented is not survey accurate.

BOARD OF ZONING APPEALS
2011-12 Aerial
Legend

- Parcels
- Subject Property

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

A north arrow pointing upwards with the letter 'N' below it. Below the arrow is a scale bar with markings at 0, 25, 50, 100, and 150 feet.

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

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

FRONT

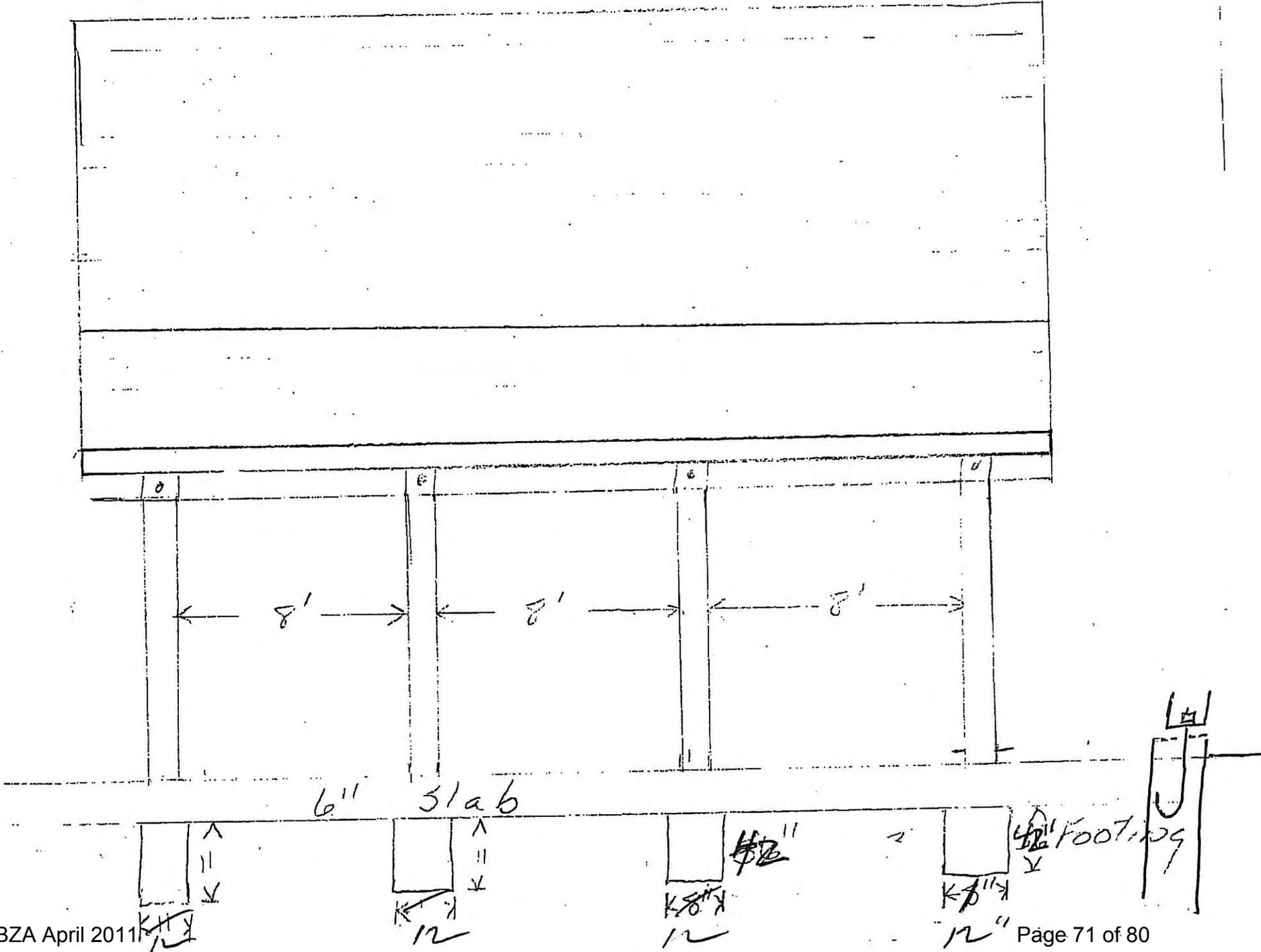
Pennington 2031 4557,
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309-785-7005

Whitmer Construction

Feb 27 11 11:34a





REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 4, 2011

SUBJECT: Case #2011-13- Request for a special exception to expand an authorized use in an R-2 (one family residence) district.

Applicant:
St. Vincent DePaul Society (St. Pius X Catholic Church)

Location:
2502 29th Avenue

Request:
To allow a special exception to expand an authorized use in an R-2 (one family residence) district.

Size of Property:
The property measures 417' x 150' x 134' x 60' x 162' x 158' x 330' x 152' x 190' x 281' x 700' (approximately 434,184 square feet in area).

Zoning History:
Board of Zoning Appeals Case #2011-03- Pending request to expand an authorized use (Jordan School) with an addition in the north front yard and west front yard.

Board of Zoning Appeals Case #2009-44- Request to expand an authorized use with an addition in the north side yard was approved.

Board of Zoning Appeals Case #2005-07- Request for variance to allow a second freestanding sign for school was approved.

Board of Zoning Appeals Case #97-20- Request for variances from area and height requirements for freestanding sign were approved.

Existing Land Use and Zoning:
The site is occupied by a church and private elementary school, zoned R-2. To the north, south and east are predominately single-family residences, zoned R-2. To the west are several multi-family and single-family uses, zoned R-2, R-4 and R-6.

Topography:

The site slopes up approximately four to five feet from 24th Street and is slightly above street level from 29th Avenue.

Affected Requirements:

The zoning ordinance requires Board authorization to expand an authorized use in a residential zoning district (Section 15.3). The applicant proposes to construct a one-story detached combination maintenance garage and food pantry (36' x 80') and an adjacent 24-space parking lot in the east side yard.

Comments:

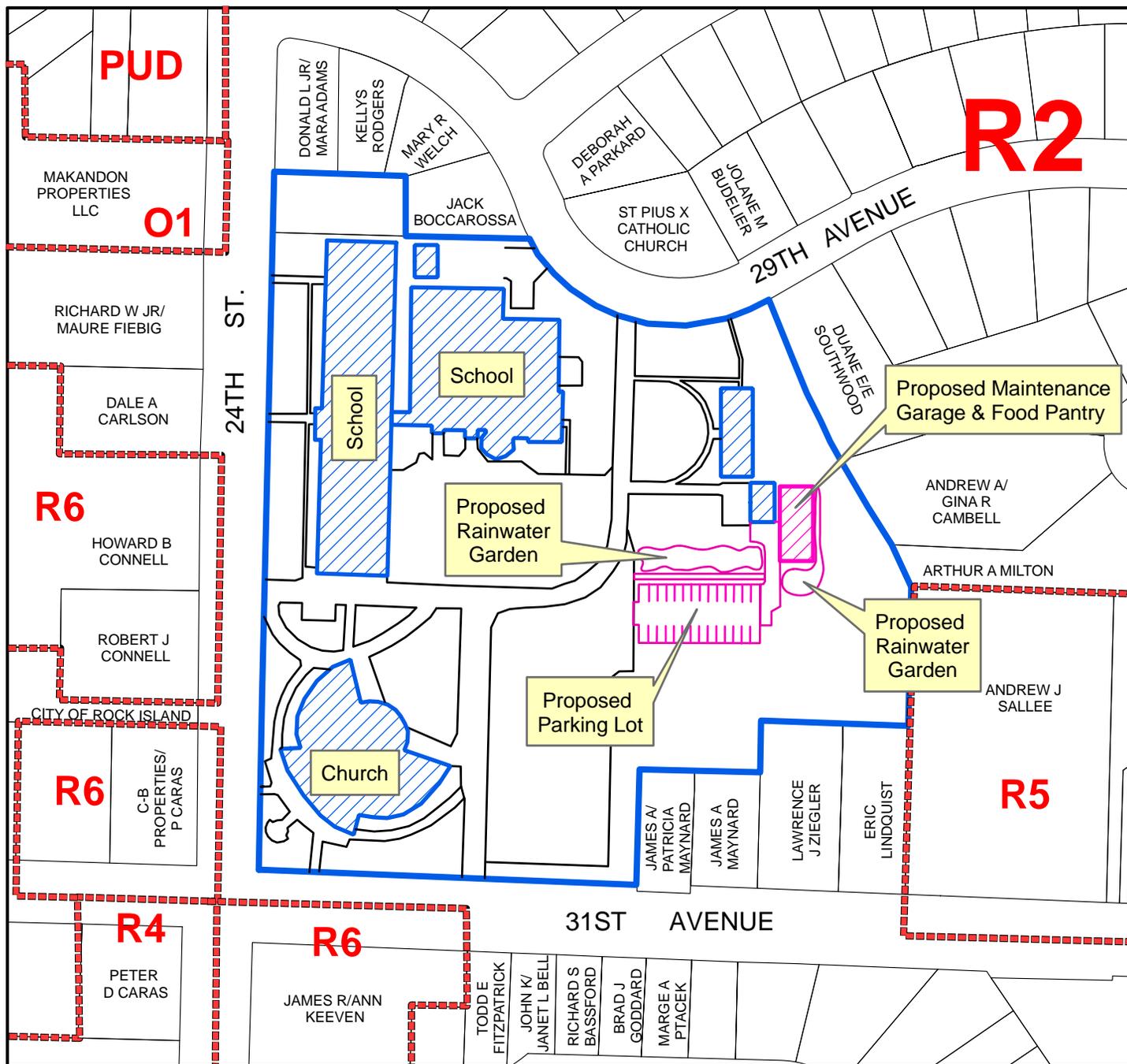
The applicant will remove an existing detached maintenance garage on the north side of the property to facilitate the proposed school expansion (BZA Case #2011-03). The proposed structure for the subject case will be used to store the maintenance equipment from this former garage and also to house a food pantry area currently operated out of the church Rectory structure. The proposed structure will be located southeast of the Rectory and situated six feet to the east of another existing detached garage. The proposed wood frame structure will be located approximately 42 feet from the east property line. The east rear yard has several mature trees that will help buffer the proposed vinyl-sided structure from adjacent residential uses.

A maintenance and lawn equipment storage area will take up the northern one-half of the proposed structure. There will be an overhead access door facing west (see building elevation and floor plan). The food pantry area will take up the southern one-half and have pedestrian access doors on the west and south side of the structure. The food pantry will operate six days a week and have hours similar to Jordan School hours. Clients and staff will utilize the proposed 24-space parking lot for vehicle parking. The parking lot will have two to three light standards facing light downward towards the parking spaces.

Recommendation:

That the special exception and be approved because it will add needed maintenance, storage and food pantry space and will not alter the character of the neighborhood.

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-13 Revised Legend

- Parcels
- Subject Property

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



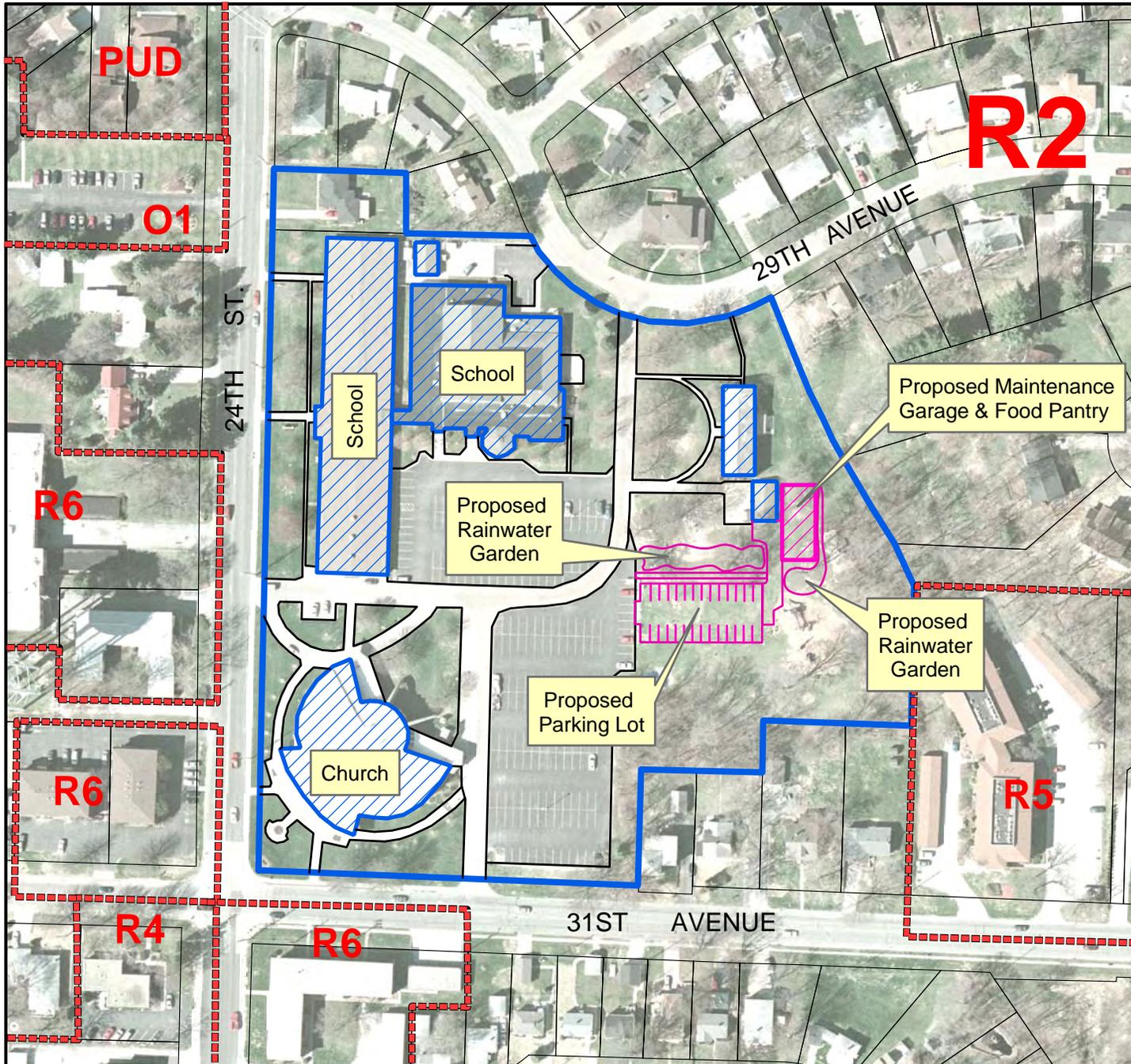
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-13 Aerial Revised

Legend

-  Parcels
-  Subject Property

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



City of Rock Island

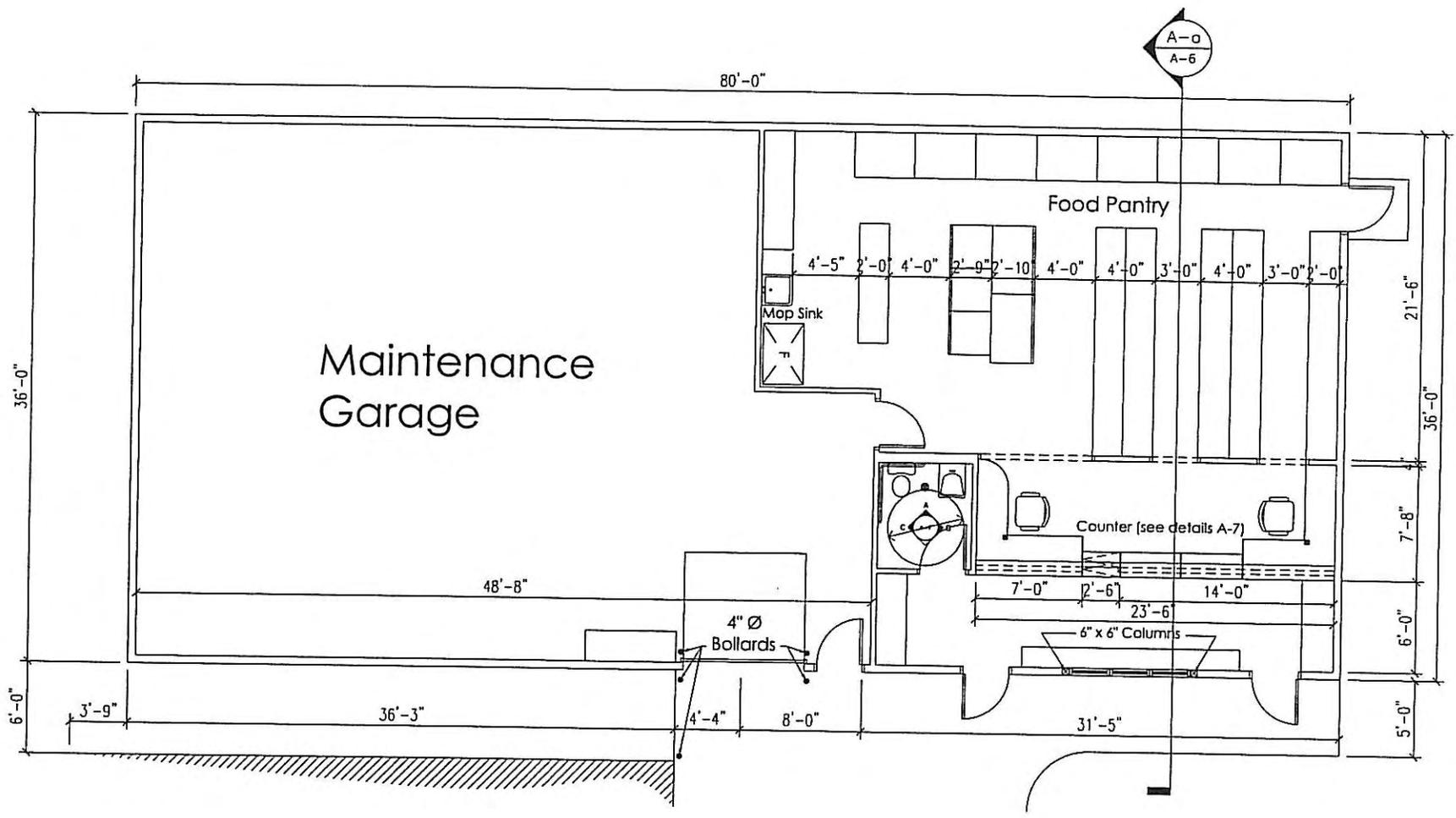
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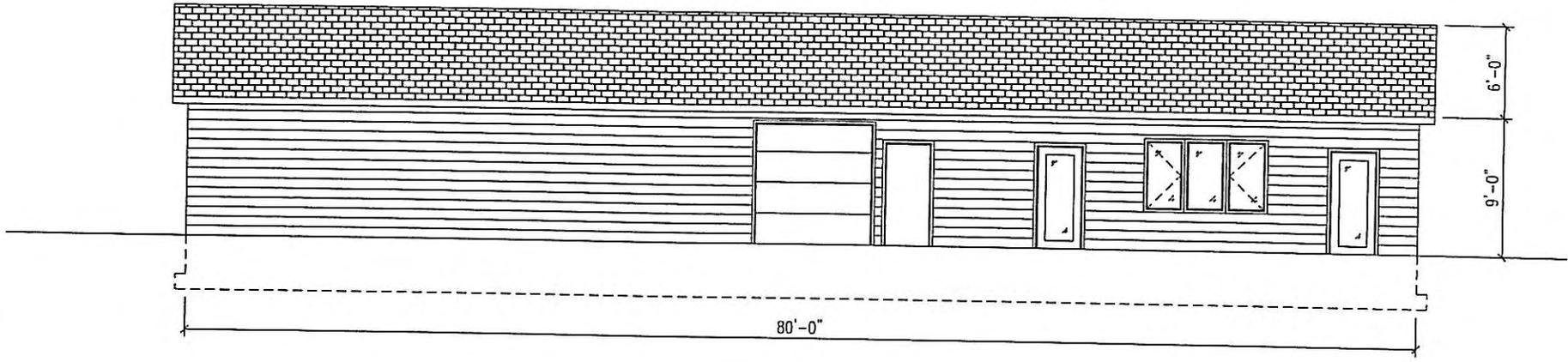
I HEREBY CERTIFY THAT
 THE INFORMATION CONTAINED
 HEREIN WAS PREPARED BY
 ME OR UNDER MY CLOSE
 PERSONAL SUPERVISION AND
 THAT I AM A LICENSED
 ARCHITECT IN THE STATE OF
 ILLINOIS AND I AM NOT
 PROVIDING ARCHITECTURAL
 SERVICES TO ANY OTHER
 PARTY.

DATE
 03/23/11
 REVISIONS
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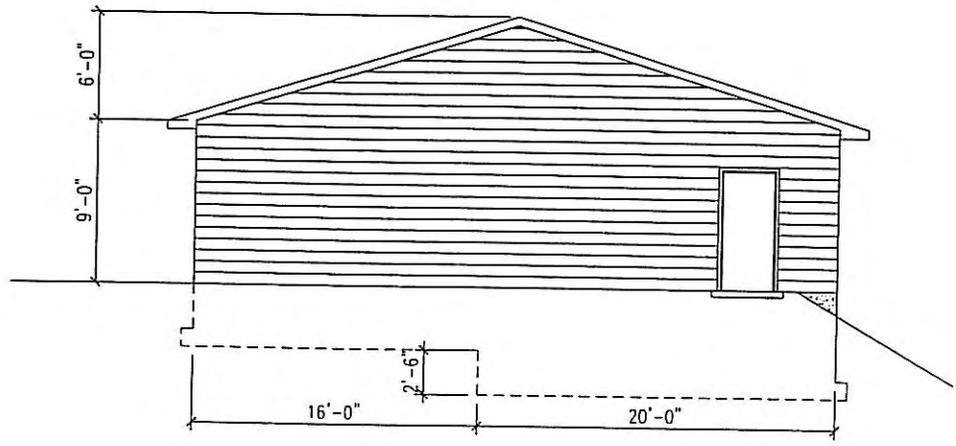
PROJECT
2011-07
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A-2
 NUMBER



FLOOR PLAN
 Scale: 3/32" = 1'-0"



○ WEST ELEVATION
Scale: 3/32" = 1'-0"



○ SOUTH ELEVATION
Scale: 3/32" = 1'-0"

ITALO MILANI
ARCHITECT, P.C., AIA
2881 137TH AVE. ROCK ISLAND, IL
PH. (309) 784-5384 FAX (309) 784-5103

Society of St. Vincent Depaul
2901 24th St.
Rock Island, IL

I HEREBY CERTIFY THAT
THESE PLANS AND SPECIFICATIONS
WERE PREPARED UNDER MY
SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE
AND BELIEF THEY COMPLY
WITH ALL CITY AND
STATE CODES AND ORDINANCES.

DATE
03/23/11
REVISIONS
...

PROJECT
2011-07
NUMBER
SHEET
A-5
NUMBER

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL CITY AND STATE REQUIREMENTS FOR SUCH PLANS AND UNDERGROUND WORK.

DATE
 03/29/11
 REVISIONS
 . . .

PROJECT
 2011-07
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 SHEET
 A-1R
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