

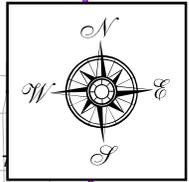
May

**Rock Island Board of Zoning Appeals
Regular Meeting Agenda
May 11, 2011, 7:00 P.M.**

1. Roll Call
2. Approval of the minutes of the regular meeting of April 13, 2011
3. Procedural Explanation
4. **Public Hearing #2011-14:** The Electric Guard Dog (Cindy Vaughn and Michael Pate) requests a variance to allow an electric fence in an I-1 (light industrial) district. The applicant proposes to electrify an existing ten-foot tall perimeter fence located inside an existing six-foot tall chain link fence at 320 31st Avenue, Rock Island, Illinois.
5. **Public Hearing #2011-15:** Mike Stevens requests a variance of three feet of the eight-foot side yard setback requirement in an R-2 (one family residence) district. The applicant proposes to construct a second floor on an existing one story residence at 2070 30th Street, Rock Island, Illinois.
6. **Public Hearing #2011-16:** 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 either erect a new non-illuminated freestanding sign 10 square feet in area (25.5” x 56.5” and 49.5” in height) at its previous location three feet from the property line or a new larger non-illuminated freestanding sign approximately 14 square feet in area (25.5” x 84” and 49.5” in height) ten feet from the property line in the north front yard at 3424 18th Avenue, Rock Island, Illinois
7. **Public Hearing #2011-17:** Justin Swanson requests a variance of three feet of the six-foot side yard setback requirement and a variance of 26 feet of the 30-foot rear yard setback requirement in an R-3 (one and two family residence) district. The applicant proposes to construct a building addition (605 square foot living area and 814 square foot garage) in the west side yard and north rear yard at 4547 14th Avenue, Rock Island, Illinois.
8. **Public Hearing #2011-18:** South Park Presbyterian Church requests a variance of six inches in height from a previously approved variance allowing a 2.5-foot tall lighted freestanding sign in an R-3 (one and two family residence) district. The applicant proposes to locate a three-foot tall lighted granite freestanding sign (2’ x 10’) located ten feet from all lot lines at the northwest corner of the property at 1501 30th Street, Rock Island, Illinois.

9. **Public Hearing #2011-19:** Maciek Wojtas requests a variance of 230 feet of the 300-foot separation requirement between an existing Unrelated Group Family Use and a proposed Unrelated Group Family Use in an R-3 (one and two family residence) district. The applicant proposes to operate an Unrelated Group Family Use for four to five unrelated individuals out of the residence at 822 29th Street, 70 feet from an existing use located at 2836 8th Avenue.
10. **Public Hearing #2011-20:** Dave Parochetti requests a variance of four feet of the six-foot landscaped bufferyard requirement between a new commercial use in a B-3 (community business) district and an adjacent R-3 (one and two family residence) district. The applicant proposes to provide a two foot landscaped bufferyard in the north rear yard at 3825 18th Avenue, Rock Island, Illinois.
11. **Public Hearing #2011-21:** John Ostrom requests a variance of ten inches of the 15'4" average front yard depth in an R-3 (one and two family residence) district. The applicant proposes to remove an existing 9' 6" x 13' 6" enclosed porch and construct a proposed 10' x 16' enclosed porch in the south front yard at 419 18-½ Avenue, Rock Island, Illinois.
12. Other Business
13. Adjournment

Location Map for BZA2011-14 thru BZA2011-21



BZA2011-19
822 29th Street

BZA2011-18
1501 30th Street

BZA2011-17
4547 14th Avenue

BZA2011-16
3424 18th Avenue

BZA2011-20
3825 18th Avenue

BZA2011-21
419 18 1/2 Avenue

BZA2011-15
2070 30th Street

BZA2011-14
320 31st Avenue



Prepared By: City of Rock Island,
Community and Economic Development Dept.,
Planning and Redevelopment Division
April 2011
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**MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Regular Meeting

7:00 p.m.

April 13, 2011

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

Staff Present: Alan Carmen, Alan Fries

Chairman Snyder called the meeting to order at 7:00 p.m. He said Case 2011-08 had been withdrawn by the applicant and that Case 2011-13 will be considered after Case 2011-03 due to its proximity to that case.

Approval of Minutes – Mr. Tschappat made a motion to approve the Minutes of the March 9, 2011 meeting. Ms. Jalloh 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 #2011-13 (Arthur Milton 2926 27th Street).

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 said this is a continuation of the case from March 9, 2011 when the Board voted to defer action pending a meeting of neighbors and the applicant to discuss and resolve issues that came up at the March hearing.

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 (floor plans and building elevations for all three proposed additions are in the case file).

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. Copies of information provided by Gere-Dismer Architects including attendees, discussion item notes and information provided by the Terracon Engineering firm regarding drainage issues that are in the agenda packet and case file. 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 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 properties.

Chairman Snyder called for proponents.

Jeff Dismer, 3401 South Shore Drive in Moline and architect for the project, was sworn in. He said that at the meeting with neighbors on March 25th the applicant agreed to provide additional drainage protection with a trench system, but did not agree to provide an eight-foot tall fence. He said they believe that a four-foot tall fence will be adequate because the north yard will not be an area that children will be using for an exit or playground. He added that Mr. Boccarossa’s request to remove trees was also not considered because the trees are not on school property and are not affected by the proposed additions or fence.

Mr. McAdam said he understood not providing an eight-foot tall fence, but asked if they would consider a compromise to provide a six-foot tall fence. Mr. Dismer replied that it was the school’s decision and asked for the school principal to come forward.

Michael Daley, 7104 36th Avenue B Court in Moline and school principal, was sworn in. He said that they believe that a taller fence will detract from both properties and that a four-foot tall fence will provide adequate security and buffering. He added that the removal of trees did not come up at the March 25th meeting, but was added in a later letter from Mr. Boccarossa. He said that the trees are not on school property.

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.

Steve Tollenaer, 2515 29th Avenue and Fourth Ward Alderman, was sworn in. He questioned the accuracy of the aerial photograph with the proposed improvements highlighted on the map indicating that he believes that the power lines show that the addition will be much closer to the Don and Mara Adams property at 2811 24th Street. He said that the applicant is showing a lack of regard for adjacent property owners as the building will only be eight feet

away from their property line. He said that he is there to highlight the concerns of the four adjacent property owners who believe that the request will affect their property values. He said he does not want them to move out of the city.

Ms. Williams asked where he would propose to locate the addition. Mr. Tollenaer replied that the Board should talk to the neighbors.

Ms. Williams then said that was the purpose of the March 25th meeting and asked if he had other ideas. Mr. Tollenaer said that he was there to protect the values of property owners in the city, but was specifically representing the Adams or the Boccarossas.

Mr. McAdam said he believes that the existing residence on the subject property was located eight to ten feet from the property line. Mr. Tollenaer said he believes it was twelve feet from the line.

Don and Mara Adams, 2811 24th Street, were sworn in. Mr. Adams said their concerns were over stormwater issues and property values. He said that the applicant has also revised its landscaping plan to be keeping with their request for lower level of landscaping and has also addressed the drainage concern, but the proposed addition will still have a negative effect on their property value. He said he appreciated the extra time they have had to meet with school officials and their architect, but they feel they have had no power to change the basic design of the addition and that it is still an imposing structure close to their property.

Ms. Adams said that she has concerns about some misinformation about how people associated with the school feel about them and vice-versa. She said expressing their concerns has been a difficult choice because they are in the teaching profession and attendees of the church.

Mr. Adams added that there is no guarantee that the trench drainage system will keep water from getting into their basement.

Mr. McAdam said that the Zoning Ordinance would allow a two-story residence to be located on the subject site to within eight feet from the property line.

Mr. Adams said that a residence would not likely have as long a wall as the school is proposing adjacent to their property.

Elizabeth Eagle, 2917 27th Street Court in Moline and attorney representing Jack J. Boccarossa, Trustee of the Joseph Boccarossa Trust for 2418 28th Avenue, was sworn in. She said that she assumes that the Board did not consider his request to table the case as the hearing has proceeded tonight. She said that she also has concerns about the accuracy of the map and believes that it is unwise for the Board to move on the request without complete and accurate information. She said the Board's decision could be subject to objection and review. She identified similar concerns as those expressed at the March hearing including negative effect on neighbor's property value, losing of neighbor privacy, turning their back yard area into a semi-commercial space, the lighting of exit doors facing the neighboring properties and noise from the roof air conditioner units. She said that a chain link fence does not provide any buffering or privacy for the neighbors and says the eight-foot fence would give her client better protection. She added that the trees on the Boccarossa property overhang from the yard and it would be difficult to remove them after a fence is put in.

Mr. Day said that the architect said last month that there will not be any lighting along the north side yard and that the Adams family also requested a chain link fence along their property line.

Ms. Williams asked if she thought the accuracy of the map drawing was a basis for her to appeal the decision in court. Ms. Eagle replied that yes she would be concerned about the accuracy of the map.

Mr. Tschappat said that the staff report gives an accurate written description of the variance request and that the

Board can make a decision based on that information. He said that the map gives a general description to the location of property lines and the proposed improvements that is meant to be a guide for the Board's decision.

Chairman Snyder asked for a rebuttal by the applicant.

Mr. Dismer supplied a survey done by a professional surveyor that said that power poles on the site are not located on the property line.

Chairman Snyder asked neighbors to come forward to the head table to view the survey document together with the Board.

Following viewing of the survey, Mr. Dismer said that there will be five to six smaller air conditioning units on the roof to reduce the noise from fewer and larger units.

Mr. Tschappat asked how far the units would be from the north façade of the addition. Mr. Dismer replied 30 feet.

Mr. McAdam said that there likely would be a one-foot or so parapet on the roofline to block view of the units. Mr. Dismer said that the roof line would be similar to the north roof line of Farrell Hall on the school/church property.

Mr. Dismer identified that there would be no exits facing north, but one exit facing east with a light on top of it. He added that the Adams family had also requested two security lights on the north facade of the proposed addition. He added that the applicant and architects have tried to work with neighbors and their concerns, but that they cannot meet all of them and complete the addition to meet all the school's needs.

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

Decision Case #2011-03 – Mr. Tschappat made a motion to approve the request because:

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

He added the following stipulations:

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. The existing chain link fences in this area will be removed.
3. 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.

Mr. McAdam seconded the motion.

Chairman Snyder said all the Board members are concerned with property values and that his vote always weighs the concerns of neighbors. He said that he believes that Jordan School has been a good neighbor and that progress needs to be made, but that he would not like the proposed addition so close to his back yard. He concluded that this will be a very difficult decision for him to make.

Mr. McAdam agreed and said in his seven years on the Board this will probably be the most difficult decision he has ever had to make.

Ms. Williams said that the school has tried to make the situation better by revising its request to accommodate most of the neighbor's concerns.

Mr. Tschappat said that if the request was reduced to be only one classroom it would still be an imposing structure next to a residential area.

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

Public Hearing #2011- 13 – Request from St. Vincent DePaul Society (St. Pius X Catholic Church) for a special exception to expand an authorized use in an R-2 (one family residence) district at 2502 29th Avenue.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires Board authorization to expand an authorized use in a residential zoning district (Section 15.3). The applicant proposes to construct 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.

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.

Chairman Snyder called for proponents.

Italo Milani, 2801 12th Avenue and architect for the request, was sworn in. He said that the proposed structure is replacing the existing maintenance garage along the north property line that will be removed to accommodate the school addition approved in the previous case before the Board. He said that the proposed parking lot will extend from the existing parking lot and that rain gardens will be provided to the east of the proposed building and north of the parking lot and to help minimize water runoff into the ravine to the east of the site. He then summarized the floor plan of the maintenance garage and food pantry area in the proposed structure.

Mr. Tschappat asked what equipment was going to be in the structure. Mr. Milani replied that it would be garden equipment including the possibility of a tractor and a snow plow.

Mr. Tschappat then asked if there would be a vehicle parked in the structure. Mr. Milani replied that there may be a pickup truck also parked in the structure.

Mr. Tschappat then asked if he considered locating the building closer to the existing parking lot. Mr. Milani replied that it would then intrude on the playground area and that they looked at several alternatives, but determined that this was the best location.

Mr. Tschappat then asked if he would consider adding more landscaping to the east side of the proposed structure. Mr. Milani replied that the plantings in the rain garden to the east of the structure could grow to be four to five feet in height, but that he was not opposed to adding additional landscaping.

Chairman Snyder asked if the Interested Party had any questions of the applicant.

Arthur Milton, 2926 27th Street, was sworn in. He asked how tall was the roof of the structure going to be. Mr. Milani replied 15 feet to the peak.

Chairman Snyder then asked for opponents.

Mr. Milton, who had already been sworn in, came to the podium. He said that he was also speaking for his son, Andrew Cambell of 2922 27th Street who has lived there off-and-on since 1975. He said that he has lived there since 1981 and thinks the proposed structure is too big, too wide, too close, too tall, too wet and nonresidential for the site. He said that the proposed structure is on higher ground that it will be more imposing and will also block his view to the west. He said the roof is also too close to the edge of the ravine and it will increase water flow into the ravine. He suggested that there be a rain garden located on the east side of the parking lot and that the building be moved closer to the existing parking lot and turned so that it would be parallel to 31st Avenue. He added that then there would not be a need for additional parking and that people coming to the food pantry could use the existing parking lot on the east side of the site.

Chairman Snyder asked the applicant if he wanted to ask questions of Mr. Milton.

Mr. Milani declined.

Linda Milton, 2926 27th Street, was sworn in. She agreed that would not be a need for a new parking lot if the proposed structure would be turned and moved closer to the existing parking lot on the east side of the site.

Chairman Snyder called for a rebuttal.

Mr. Milani said there will be more students and parents on the site because of the expanded school addition, so there will be a need for additional parking. He said that due to new City Codes (Stormwater Ordinance) the drainage requirements on the proposed structure and parking lot are more stringent than in the past, so that is why the rain gardens are proposed. He said they could consider putting in a combination rain garden and water detention pond on the site to help deal with drainage issues. He said that the building was sited at the proposed location because it is a closer location to extend utility lines from the Rectory structure.

Mr. Tschappat asked if he would add a stipulation to add more landscaping on the east side of the structure would he have opposition to it. Mr. Milani said he would not.

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

Decision Case #2011-13 – Mr. McAdam made a motion to approve the request because:

1. The proposed special exception will add needed maintenance, storage and food pantry space to the site.
2. The proposed special exception will not alter the character of the neighborhood.

Ms. Williams seconded the motion.

Mr. Tschappat asked if a stipulation could be added to provide additional landscaping along the east side of the proposed structure.

Ms. Williams said that the neighbor who objected to the request did not include lack of landscaping as a reason for their objection.

Mr. McAdam agreed and said he would not add it to his motion.

Chairman Snyder called for a vote on the motion to approve the request and it passed, with Mr. McAdam, Ms. Williams, Mr. Day, Ms. Jalloh and Chairman Snyder voting aye and Mr. Tschappat voting nay.

Chairman Snyder called for a short break.

Ms. Williams had to leave the meeting at 9:15 p.m.

Public Hearing #2011- 04 – Request from James Sexton 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 at 1800 9 ½ Street.

Mr. Fries presented the staff report. He explained that action on this case was deferred at the February 9, 2011 meeting for staff to meet with the applicant after the snow melts and to resolve visibility and location questions. 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.

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 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 contacted Mr. Sexton about the City Engineer's and staff's recommendation, but were unable to speak to him prior to the meeting.

The revised staff recommendation would set the fence back to the sidewalk entrance to the residence off 9-½ 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.

Chairman Snyder called for proponents.

Jim Sexton, 1800 9-½ Street, was sworn in. He said that he was aware of the City Engineer and staff recommendation, but would like to also propose that there be an additional eight-foot long, six-foot tall section of fence along the 18th Avenue side of the property. He said this would allow for a six-foot tall fence from the gate to 28 feet to the east. He said this would provide additional privacy for his living room along 18th Avenue.

Decision Case #2011-04 – Mr. McAdam made a motion to approve the revised request to allow the 28-foot long segment of six-foot fence requested by the applicant because:

1. The proposed variance will improve the return on the property.

2. The lot is a corner lot with two front yards.
3. The proposed variance will not alter the character of the neighborhood.

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

Public Hearing #2011- 09 – Request from Kris Homan for 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 at 2620 5 ½ Avenue.

Mr. Fries presented the staff report. He explained that 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.

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.

Chairman Snyder called for proponents.

David Griffin, 566 Oakwood Circle in Coal Valley, was sworn in. He said that he is Mr. Homan's brother-in-law and that the additional garage space will provide for inside parking space for all the vehicles on the property.

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

Decision Case #2011-09 – Ms. Jalloh made a motion to approve the request because:

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

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

Public Hearing #2011- 10 – Request from Mario Rangel for 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 at 1236 14 ½ Street.

Mr. Fries presented the staff report. He explained that 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. 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.

Chairman Snyder called for proponents.

Mario Rangel, 1236 14-½ Street, was sworn in. He said that he moved to the property three years ago from California and wants a garage to park his vehicles out of the weather.

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

Decision Case #2011-10 – Mr. Tschappat made a motion to approve the request because:

1. The proposed garage will improve the return on the property.
2. The lot is a corner lot with two front yards.

3. The proposed garage will not alter the character of the neighborhood.

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

Public Hearing #2011- 11 – Request from Marrietta Castle for a variance of two feet of the 25-foot front yard setback requirement in an R-2 (one family residence) district at 2535 45th Street.

Mr. Fries presented the staff report. He explained that 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.

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.

Chairman Snyder called for proponents.

Mark Taylor, 1211 14th Street in Moline, was sworn in. He said he was the contractor for the project. He said that the proposed open deck will connect with the existing deck on the south side of the house. He added that new bushes will be planted along the west side of the house adjacent to the proposed deck.

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

Decision Case #2011-11 – Ms. Jalloh made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The lot is a corner lot with two front yards.
3. The proposed variance will not alter the character of the neighborhood.

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

Public Hearing #2011- 12 – Request from Cecil Pennington for 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 an R-2 (one family residence) district at 2051 45th Street.

No one was present for the public hearing.

Decision Case #2011-12 – Mr. Tschappat made a motion to defer the case until the regular May 11, 2011 meeting because:

1. The applicant was not present to answer questions at the public hearing.

Ms Jalloh seconded the motion, and it passed unanimously.

Chairman Snyder adjourned the meeting at 10:00 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 22, 2011

SUBJECT: Case #2011-14- Request for a variance to allow an electric fence in an I-1 (light industrial) district.

Applicant:

The Electric Guard Dog (Cindy Vaughan and Michael Pate)

Location:

320 31st Avenue

Request:

To allow a variance to locate an electric fence in an I-1 (light industrial) district.

Size of Property:

The property measures 200' x 534.35' (106,870 square feet).

Zoning History:

Board of Zoning Appeals case #2010-13- Request to allow a ten-foot tall electric fence was denied.

Existing Land Use and Zoning:

The site is occupied by a trucking facility. The neighborhood is primarily an industrial area, zoned I-1 and I-2.

Topography:

The site is flat and slightly above street level.

Affected Requirements:

The zoning ordinance requires that electric fences are only allowed in Agricultural or Suburban Estates 1 zoning districts (Section 8.12J). The applicant proposes to electrify an existing ten-foot tall perimeter fence located inside an existing six-foot tall chain link fence.

Conditions to Authorize Variance:

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

Comments:

The applicant requested a variance in August 2010 to erect a ten-foot tall electric fence inside an existing seven-foot tall chain link perimeter fence. The Old Dominion Truck Lines is a national truck line that has been installing electric fences throughout its facilities nationwide to provide for better security. The Board denied the variance. The applicant erected a ten-foot tall fence (allowed in an I-1 zoning district) and put up signs identifying it as an electric fence as a deterrence to crime (but has not electrified the existing fence). The applicant seeks a variance to now electrify the existing ten-foot tall fence.

A local representative will be at the meeting presenting the need for the electric fence based on types of problems that have occurred nationally and any locally on the site. The existing ten-foot tall fence is set in approximately three to six inches inside the property from the existing seven-foot tall chain link fence (with barb wire on top) on the site. The gate will remain on the existing fence and the proposed electric fence will be tied into the gate. When the gate is opened each day the electric fence will not be in operation.

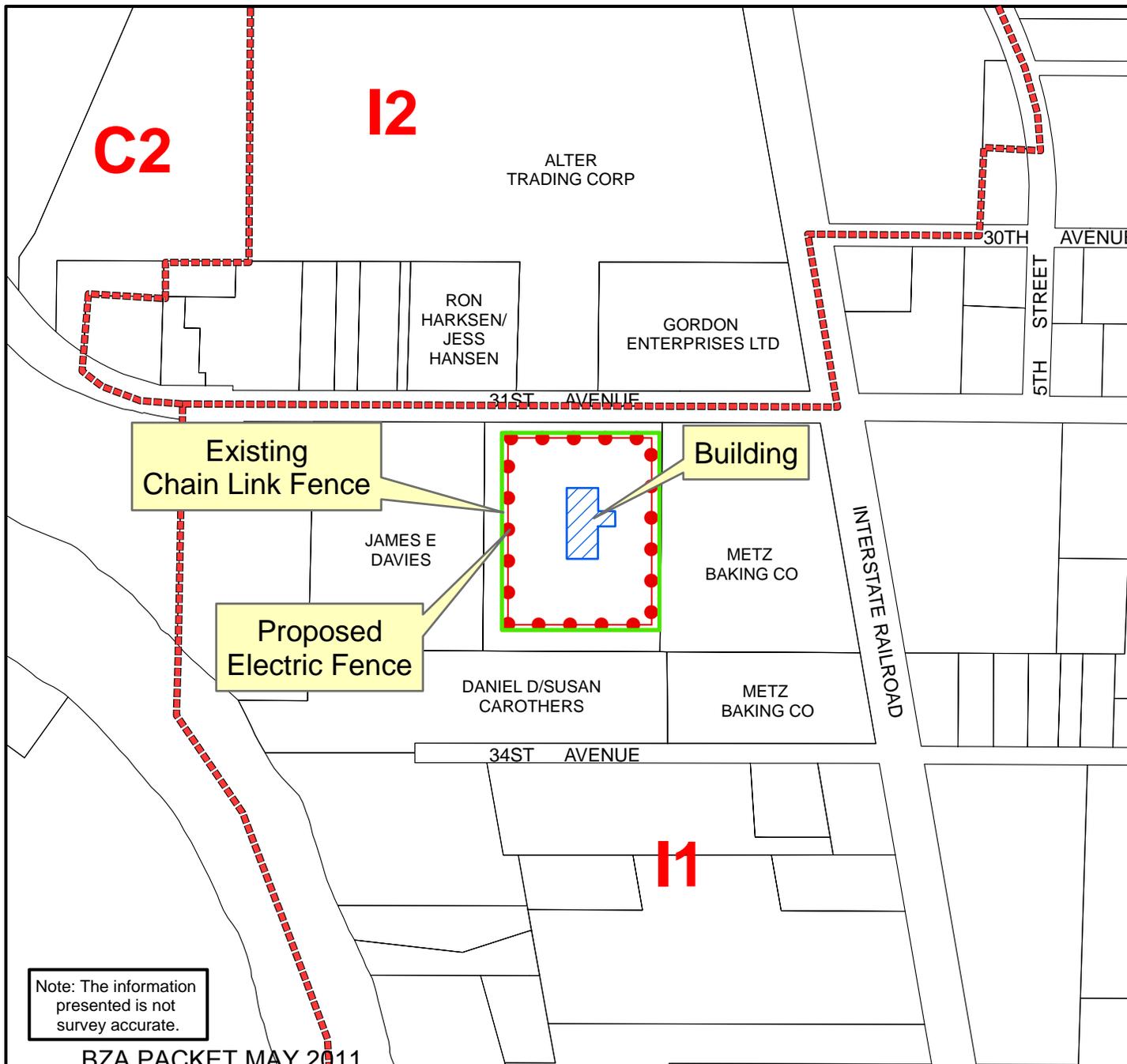
Signs will remain posted every 40 feet in English and Spanish identifying that there is an electric fence surrounding the site. Several vehicle storage and towing businesses in the Quad City area have erected similar electronic fences at their businesses (Quad City Towing was approved in 2006 for an electric fence at 2550 5th Street).

The “voltage” of the fence will be powered by a 12-volt battery making it less than the maximum allowed in the Zoning Ordinance (ordinance requirements are to not exceed 25 milliamperes nor a pulsating current lower than one-tenth second in a one-second cycle). These voltage levels are set for agricultural uses. The voltage for the proposed fence will be set much lower (since it will be set to deter, not injure, humans).

Recommendation:

That the variance be approved because it will improve the return on the property by adding better security 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
2011-14

Legend

- Parcels
- Subject Property

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

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

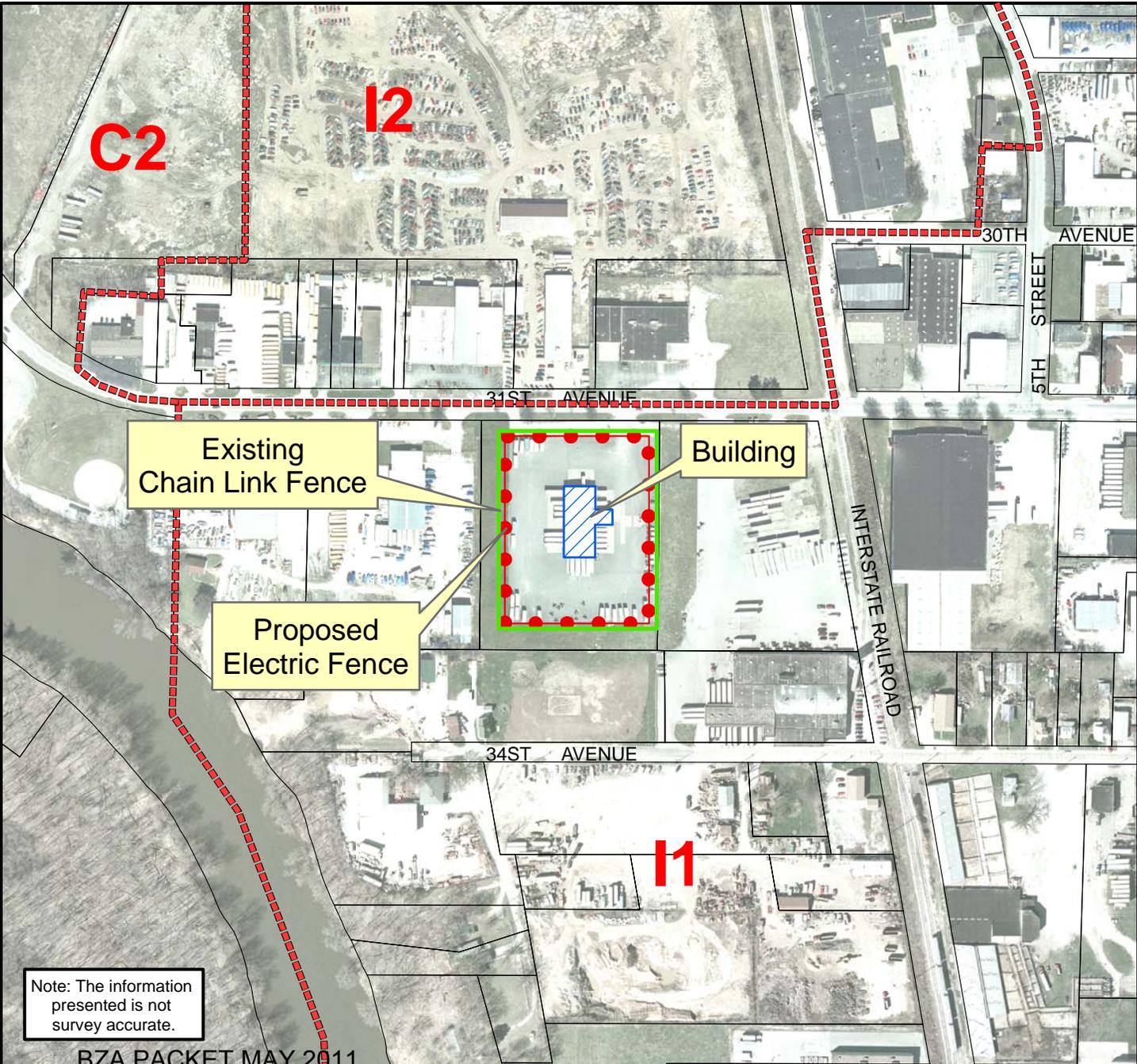
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

Page 15 of 61

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS
2011-14

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



0 100 200 400 600 Feet



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Page 16 of 61

Note: The information presented is not survey accurate.



WARNING
ALARMED
ELECTRIC FENCE
7,000 VOLTS



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-15- Request for a variance from the side-yard setback requirement for a two-story residence in an R-2 (one family residence) district.

Applicant:
Mike Stevens

Location:
2070 30th Street

Request:
To allow a variance of three feet of the eight-foot side yard setback requirements for a two-story structure in an R-2 (one family residence) district.

Size of Property:
The property measures 50' x 130' (6,500 square feet).

Zoning History:
None.

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

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

Affected Requirements:
The zoning ordinance requires that two-story residences in an R-2 zoning district have a minimum side yard setback of eight feet (Section 15.5). The applicant proposes to construct a second floor on an existing one-story residence.

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:

The proposed second floor addition will add more bedroom space to the 1,092 square foot one story residence. The addition will be constructed directly over the first floor, not enlarging the existing house footprint beyond the current exterior walls. Currently, the north side yard setback is five feet from the north property line (this is non-conforming since six feet is required for a one-story structure in an R-2 zoning district). The existing south side has a driveway leading to a rear yard garage and meets the 12-foot setback needed for the 20-foot total sum of side yard requirement for a two-story structure identified in the Zoning Ordinance.

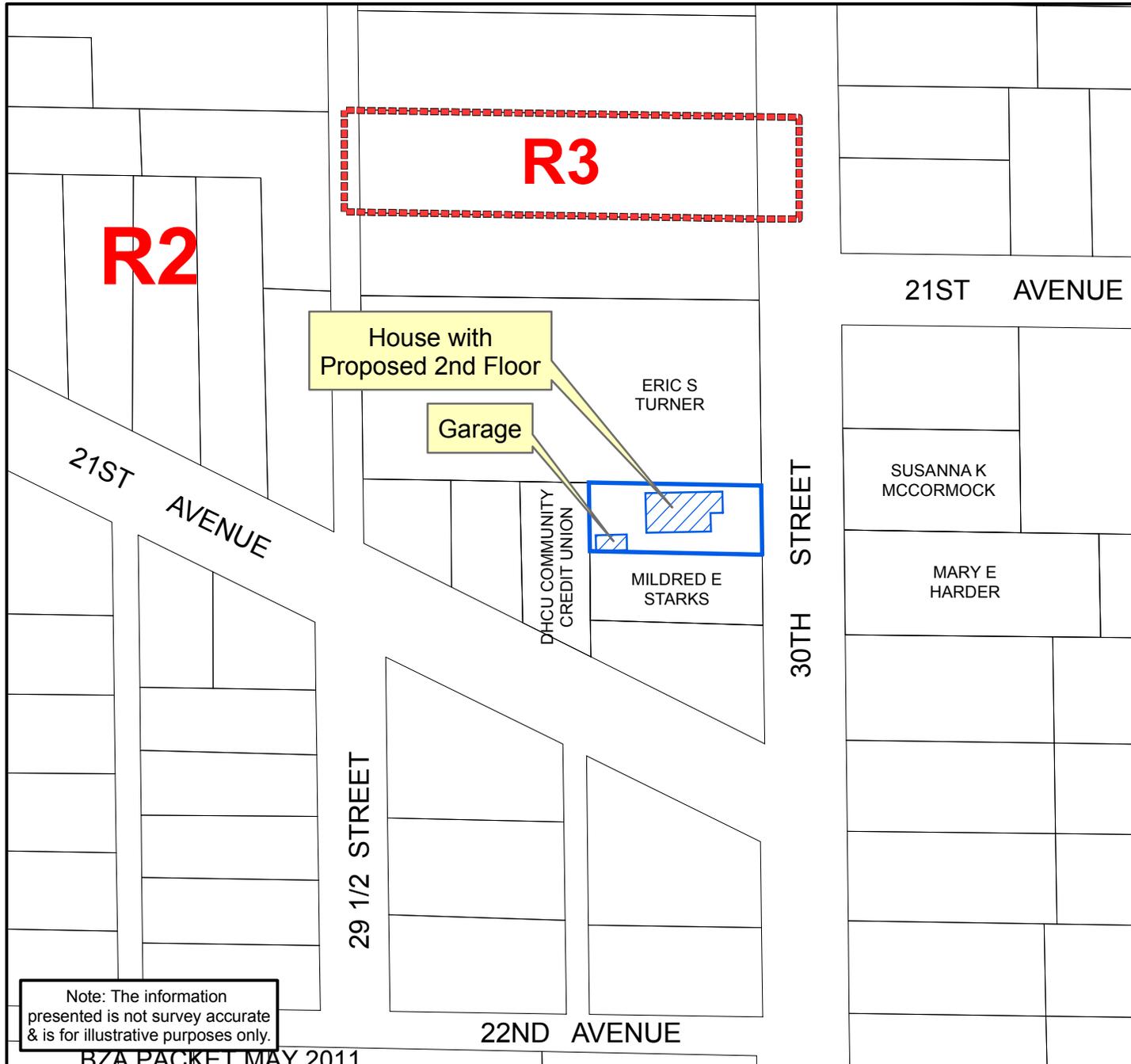
If the applicant chose to construct a one-story addition in the west rear yard instead of the two story addition it would also likely need a variance due to the six-foot separation requirement between the edge of any addition and the detached garage and the 30-foot rear yard setback requirement.

The house to the north is located on a double lot and there is a new attached garage being constructed adjacent to the subject property. There is still a large side yard setback (approximately 30 feet), so the proposed variance on the subject property will not have a negative effect on the adjacent neighbor or other residential properties in the area.

Recommendation:

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

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-15

Legend

- Parcels
- Subject Property

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



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 Feet

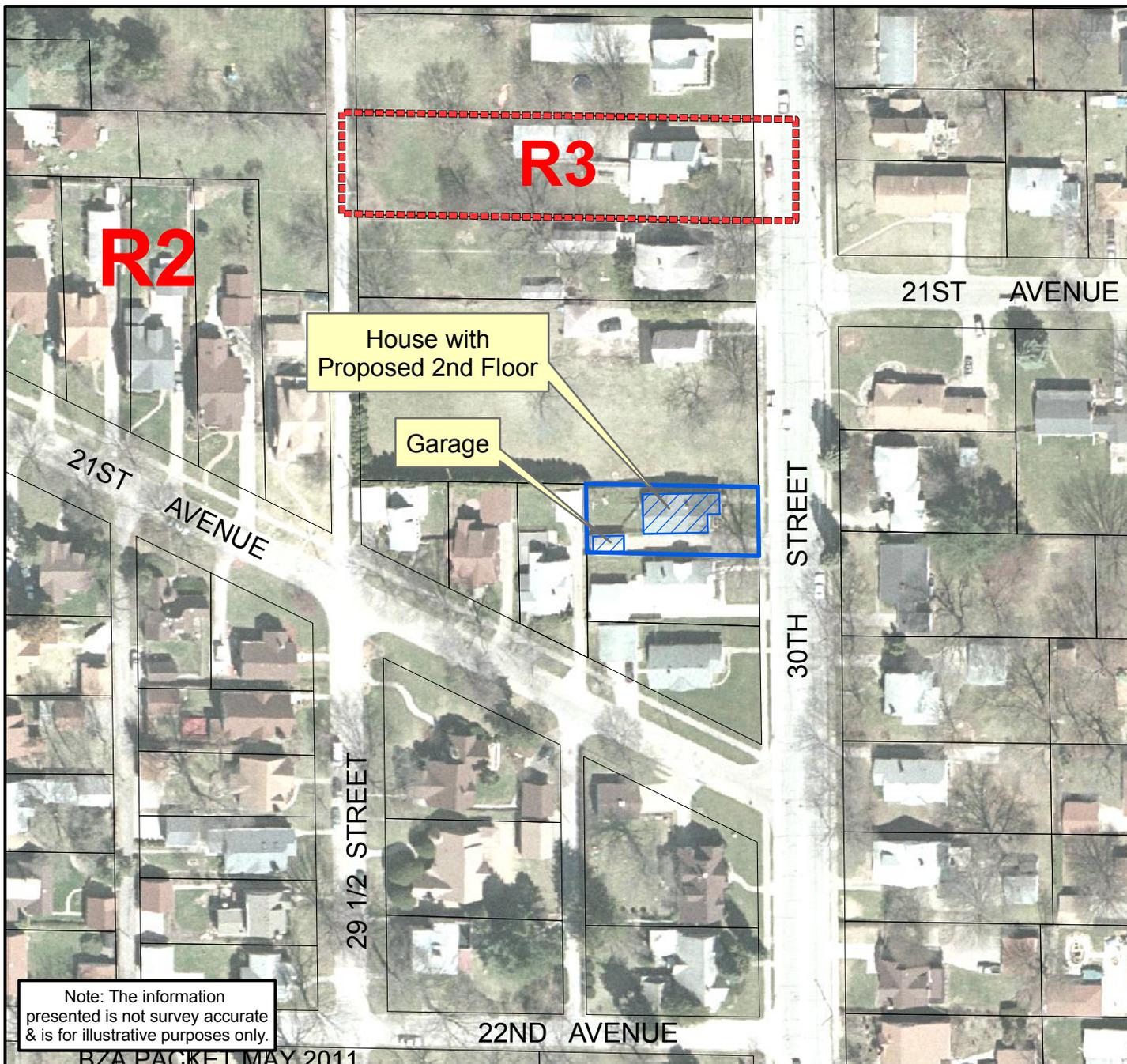
City of Rock Island

COMMUNITY AND ECONOMIC
 DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



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

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS 2011-15 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: April 22, 2011

SUBJECT: Case #2011-16- 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:
Board of Zoning Appeals Case #2011-08 - Request for new freestanding sign was withdrawn.

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 street level.

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 either erect a new non-illuminated freestanding sign 10 square feet in area (25.5" x 56.5" and 49.5" in height) three feet from the property line; or a new larger non-illuminated freestanding sign approximately 14 square feet in area (25.5" x 84" and 49.5" in height) ten feet from the property line in the north front yard.

Sign Details:

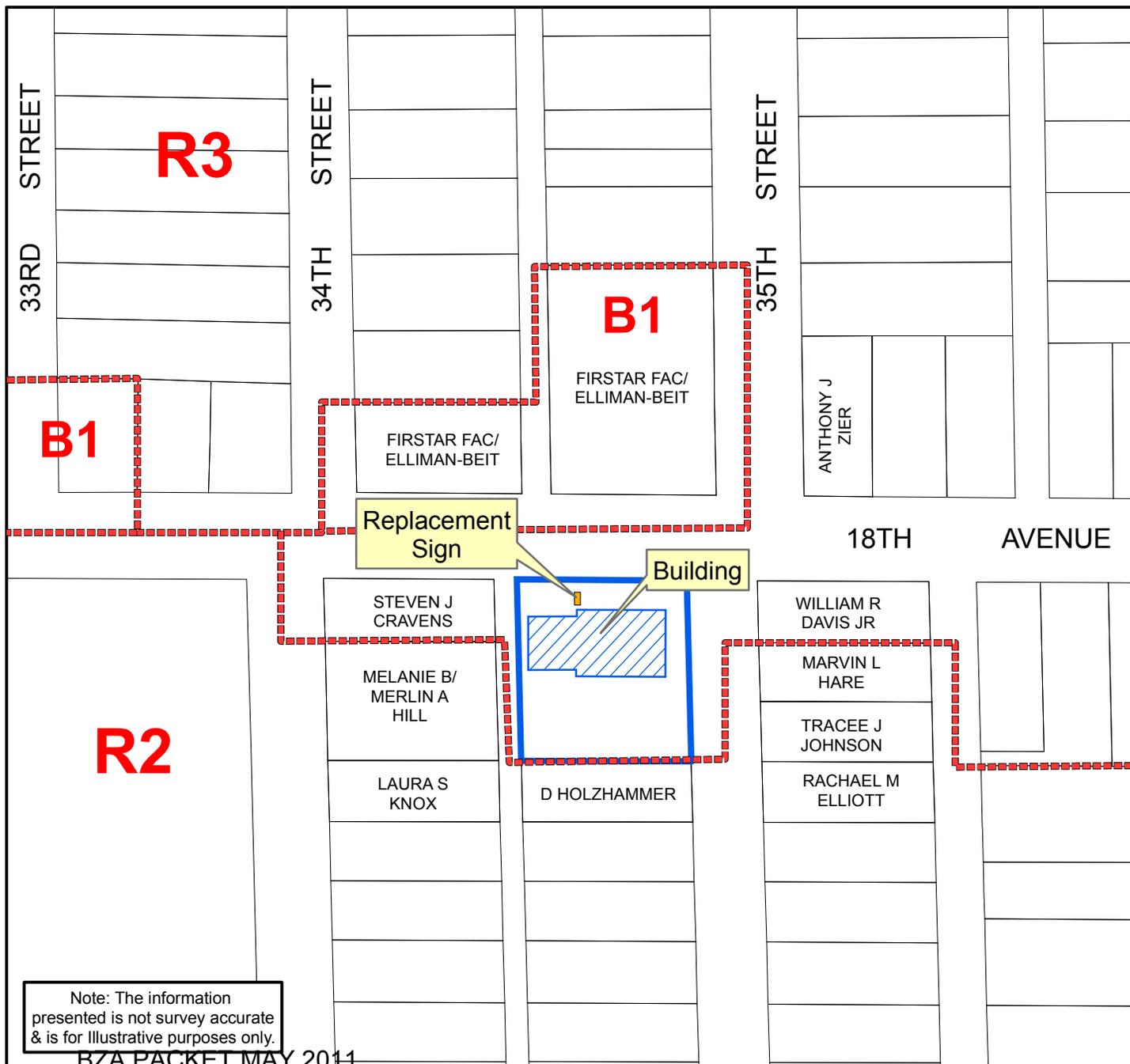
The previous freestanding sign fell down following a storm and was stolen. The applicant desires to locate a similar size sign (approximately ten square feet in total area and four feet in height) that also will not be lighted and will be set back approximately three feet from the front property line. If the Board does not consider the closer setback acceptable, he desires for the Board to consider a slightly larger sign (approximately 14 square feet in area and four feet in height) that also will not be lighted to be located ten feet from the 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.

Staff believes that the smaller sign set back three feet from the north property line is more desirable than a larger sign set back ten feet from the property line.

Recommendation:

That the special exception be approved for the smaller ten square foot unlighted sign set back three feet from the property line 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
2011-16

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

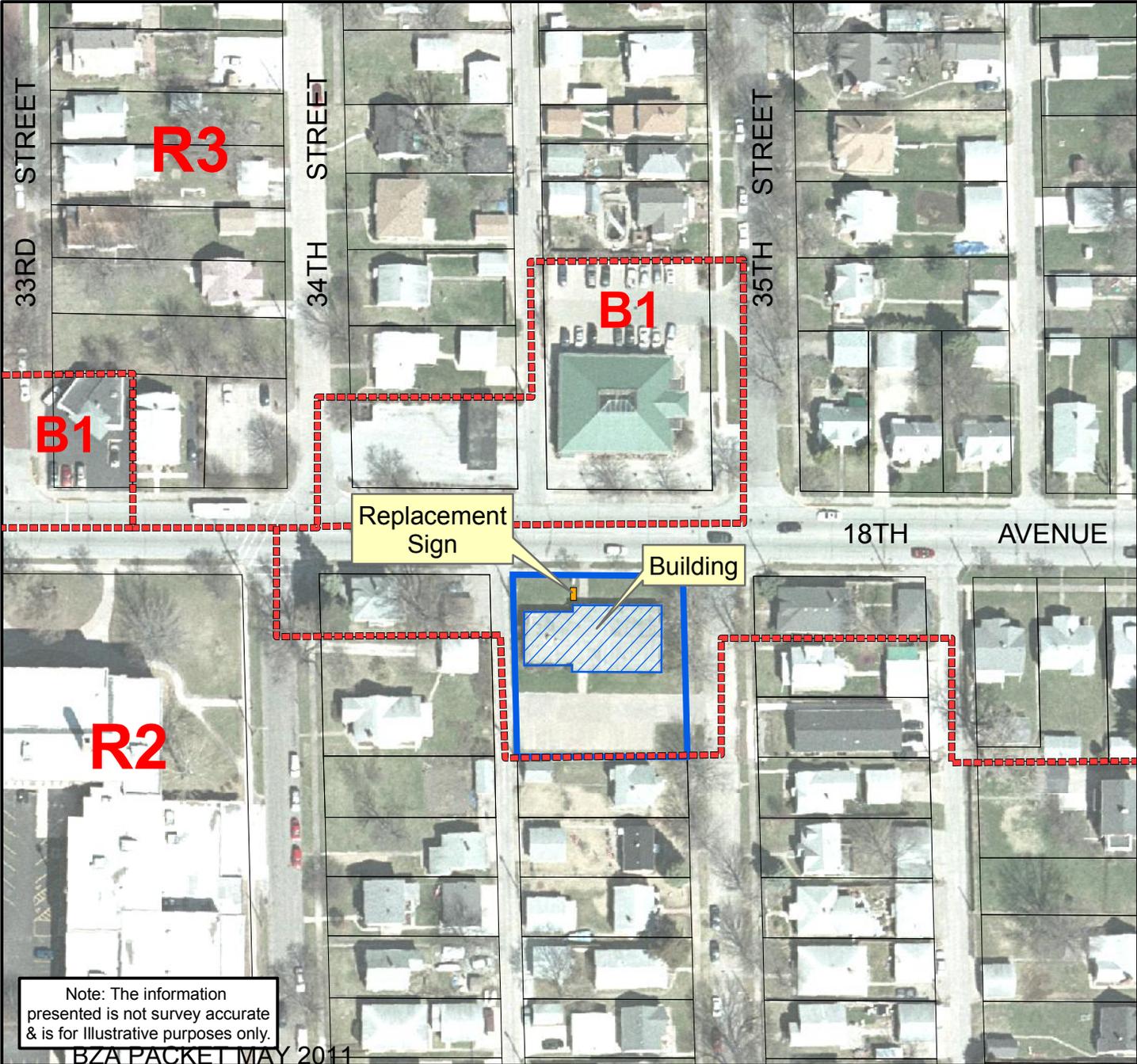


ROCK ISLAND
ILLINOIS

Page 27 of 61

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

BOARD OF ZONING APPEALS



**BOARD OF ZONING APPEALS
2011-16 Aerial**

Legend

- Parcels
- Subject Property

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

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



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Feet



City of Rock Island

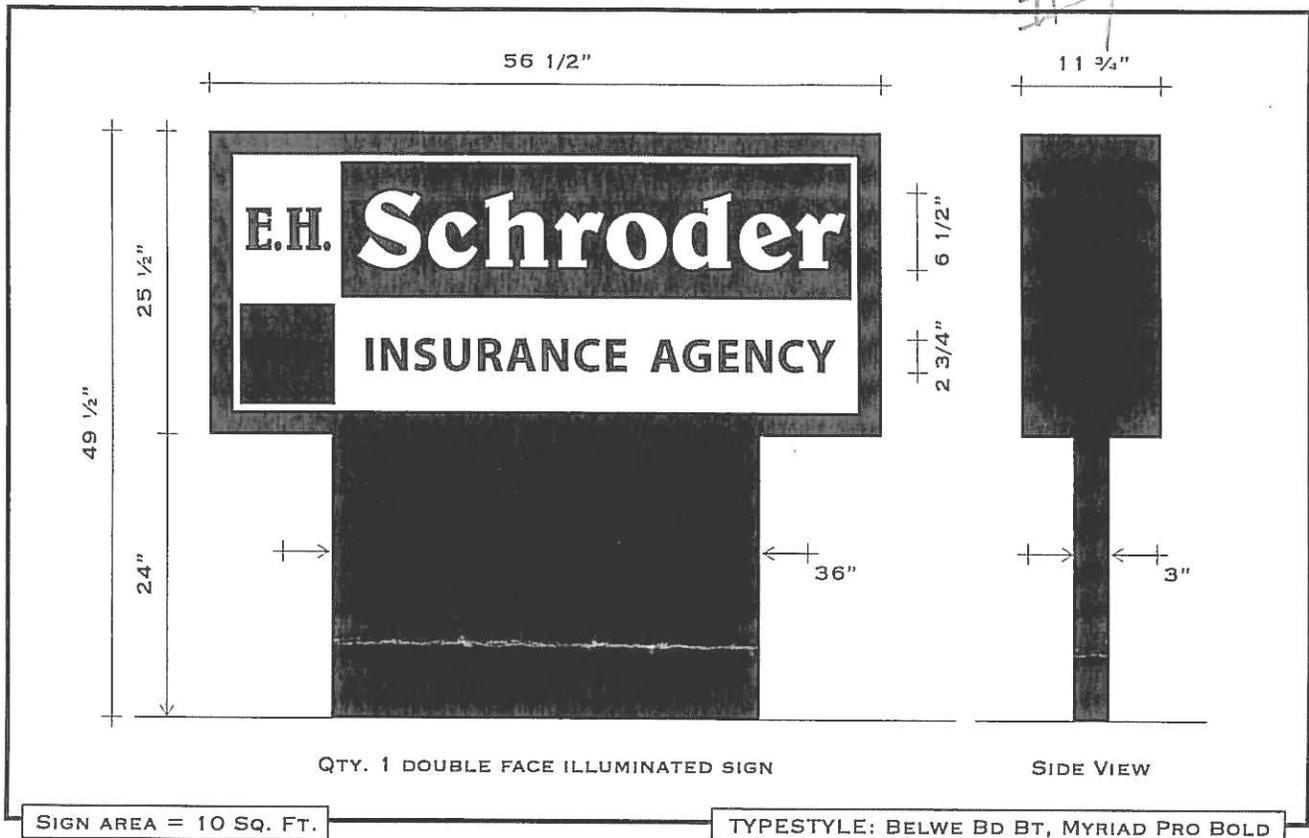
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

Page 28 of 61

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



-REMOVAL OF CUSTOMER'S EXISTING DAMAGED SIGN.

ONE (1) DOUBLE FACE ILLUMINATED CABINET SIGN IS TO BE INSTALLED AT LOCATION SHOWN. SIGN HAS WHITE PLASTIC FACES WITH TRANSLUCENT 3630-157 SULTAN BLUE VINYL APPLIED. CABINET IS SPRAYED TO MATCH SAPPHIRE BLUE VINYL. PIPE COVER IS SPRAYED BLACK.



www.langesign.com

Client: E.H. Schroder Insurance

Approved:

Scale: 3/4" = 1'

Date: 2/17/2011

Sketch: EHS11jan1b

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

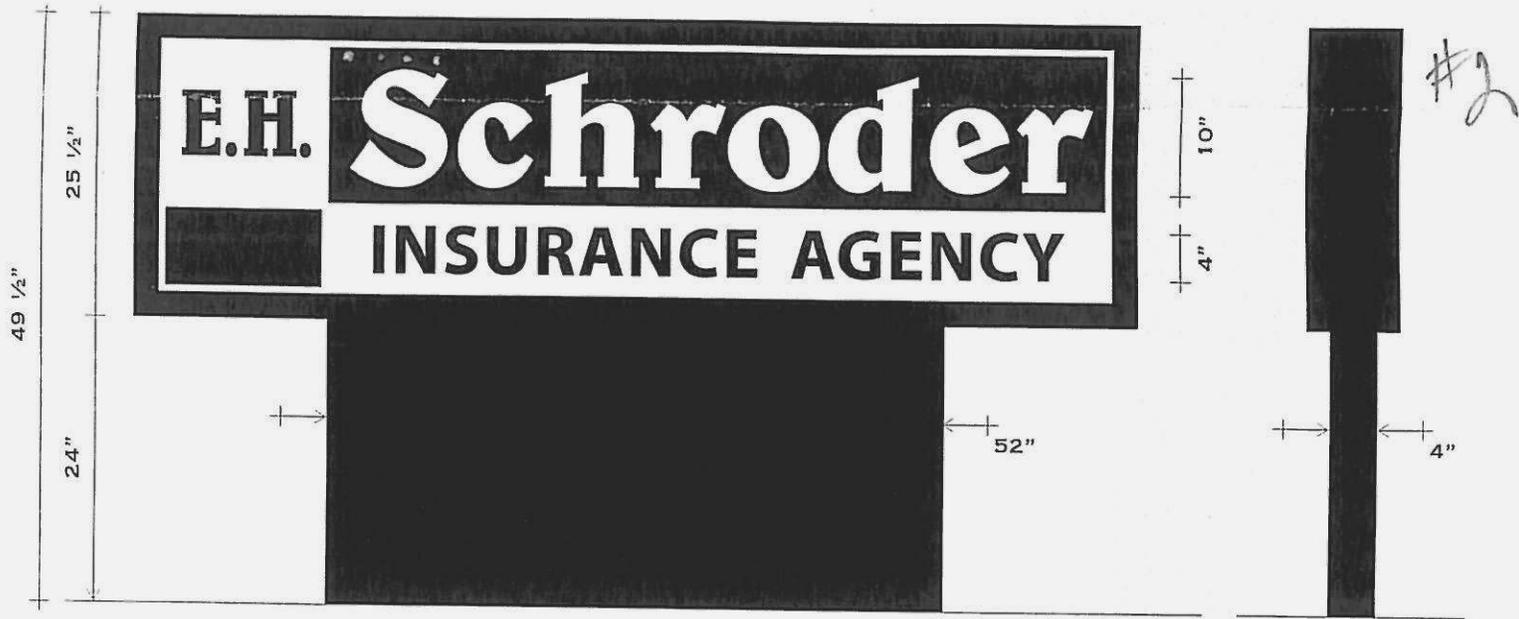
These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, 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

Page 29 of 61

© COPYRIGHT 2011 LSG

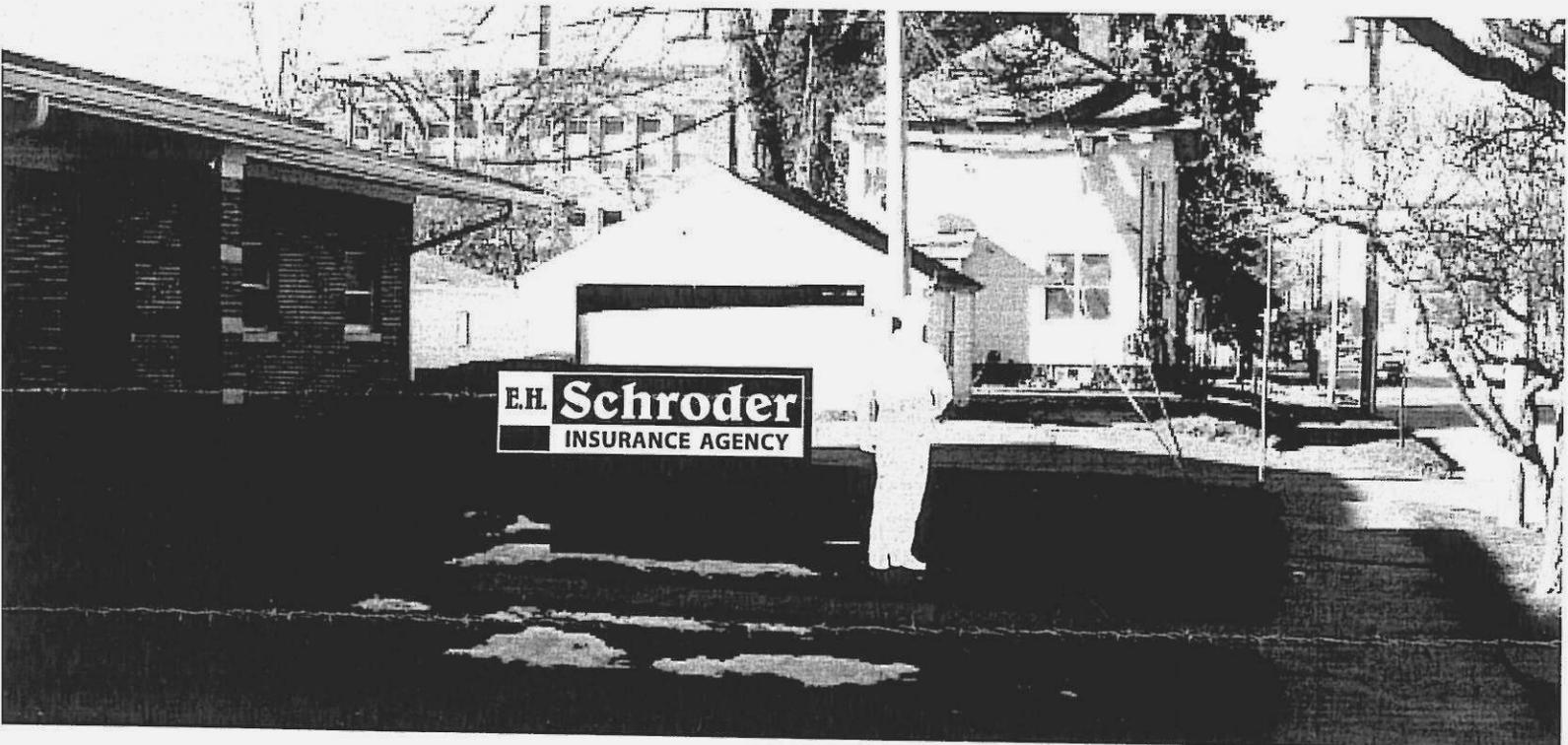


OPTION B: QTY. 1 DOUBLE FACE NON-ILLUMINATED SIGN

SIDE VIEW

SIGN AREA = 14.96 SQ. FT.

TYPESTYLE: BELWE BD BT, MYRIAD PRO BOLD



REMOVAL OF CUSTOMER'S EXISTING DAMAGED SIGN.

OPTION A: ONE (1) DOUBLE FACE ILLUMINATED CABINET SIGN IS TO BE INSTALLED AT LOCATION SHOWN. SIGN HAS WHITE PLASTIC FACES WITH FLUORESCENT 3630-157 SULTAN BLUE VINYL APPLIED. CABINET IS SPRAYED TO MATCH SAPPHIRE BLUE VINYL. PIPE COVER IS SPRAYED BLACK

OPTION B: ONE (1) DOUBLE FACE NON-ILLUMINATED SIGN IS TO BE INSTALLED AT LOCATION SHOWN. SIGN IS SPRAYED TO MATCH SAPPHIRE BLUE VINYL. WHITE VINYL APPLIED TO SIGN. PIPE COVER IS SPRAYED BLACK.



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-17- Request for a variance from the side and rear yard setback in an R-3 (one and two family residence) district.

Applicant:
Justin Swanson

Location:
4547 14th Avenue

Request:
To allow a variance of three feet of the six-foot side yard setback requirement and a variance of 26 feet of the 30-foot rear yard setback requirement in an R-3 (one and two family residence) district.

Size of Property:
The property measures 63.5' x 120' (7,620 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single-family residence. The neighborhood is primarily a single-family residential area, zoned R-2 and R-3. To the east of the site are residential properties in Moline, zoned R-2 (single-family residence) district.

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

Affected Requirements:
The zoning ordinance requires a minimum side yard setback of six feet and a minimum rear yard setback of 30 feet in an R-3 zoning district (Section 16.5). The applicant proposes to construct a building addition (605 square feet living area and 814 square foot garage) in the west side yard and north rear yard.

Conditions to Authorize Variance:

1. Reasonable Return: The proposed addition 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:

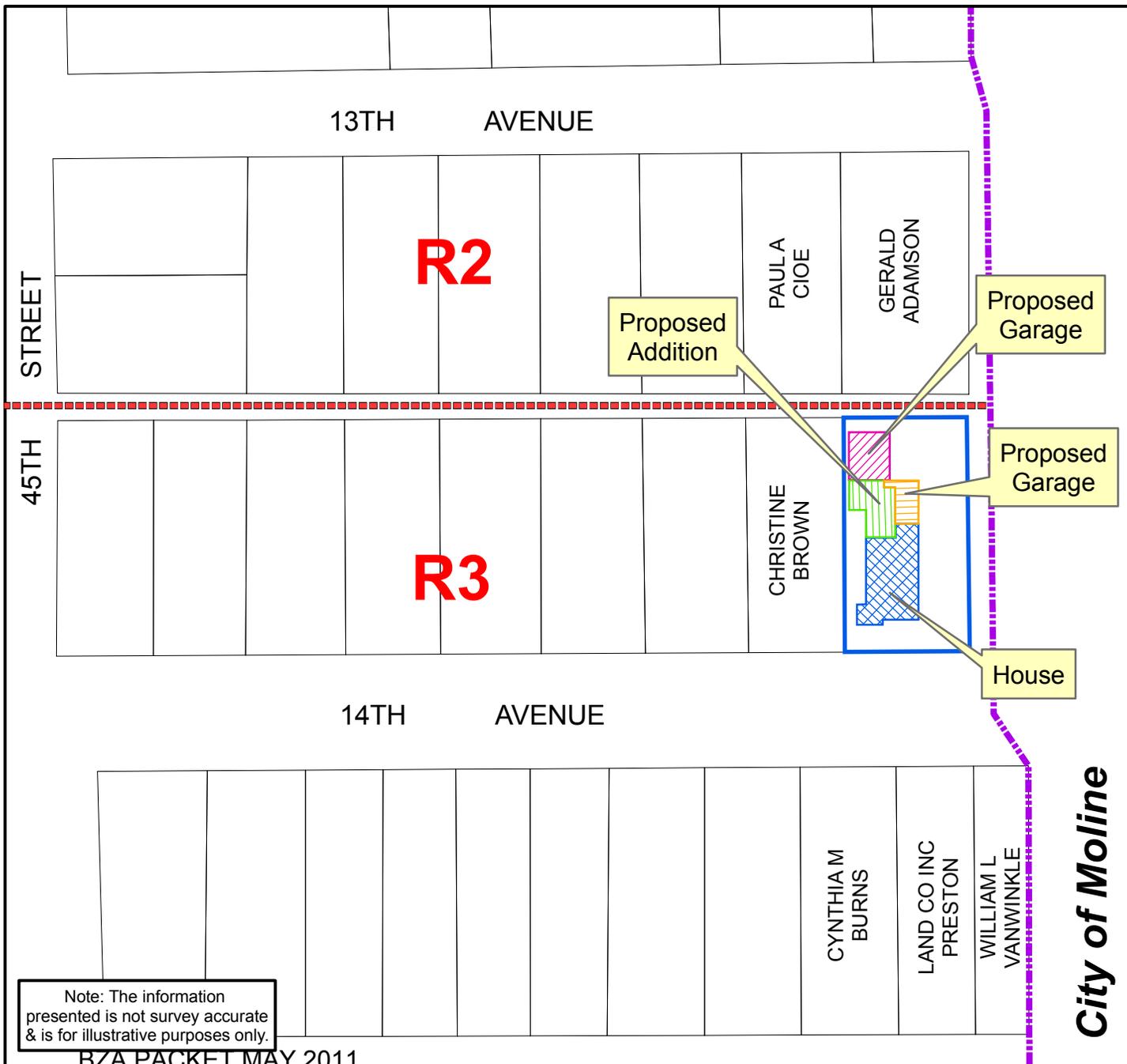
The applicant will remove the existing two-car detached garage on the property. He desires to add additional bedroom space to the one-story house by expanding the living area north and west and constructing a new attached two-car garage at approximately the same location as the existing garage (three feet from the west property line). The house addition will also be in-line with the new attached garage (three feet from the west property line. The privacy fence on the property belongs to the applicant. He also hopes to save as many as possible of the evergreen trees that are along the west property line.

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 the character of the neighborhood.

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BOARD OF ZONING APPEALS



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

BZA PACKET MAY 2011

BOARD OF ZONING APPEALS 2011-17

Legend

- Municipal Boundary
- Parcels
- Subject Property

DR. BY: K.G.D.

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



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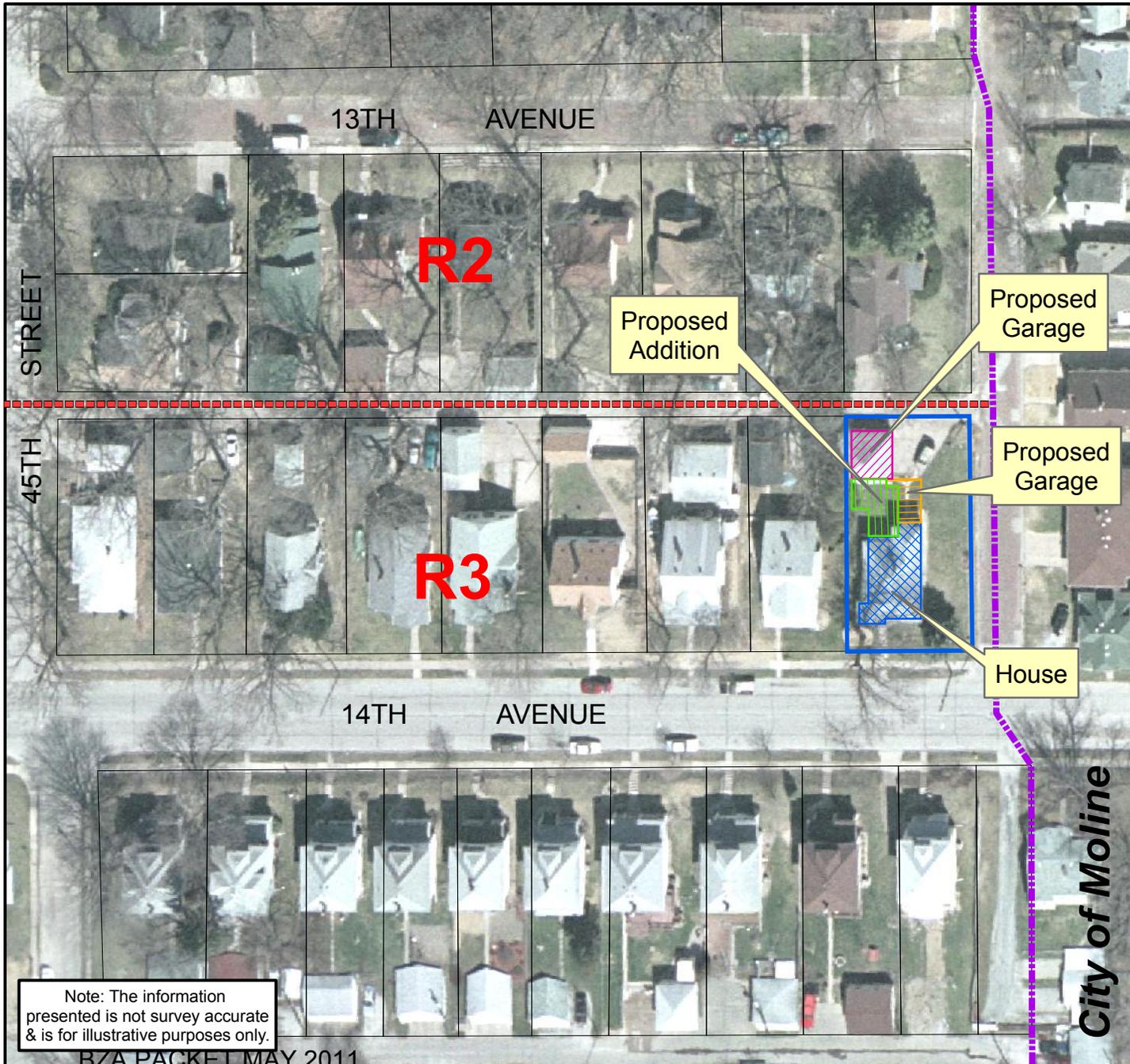
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



City of Moline

BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-17 Aerial

Legend

-  Municipal Boundary
-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



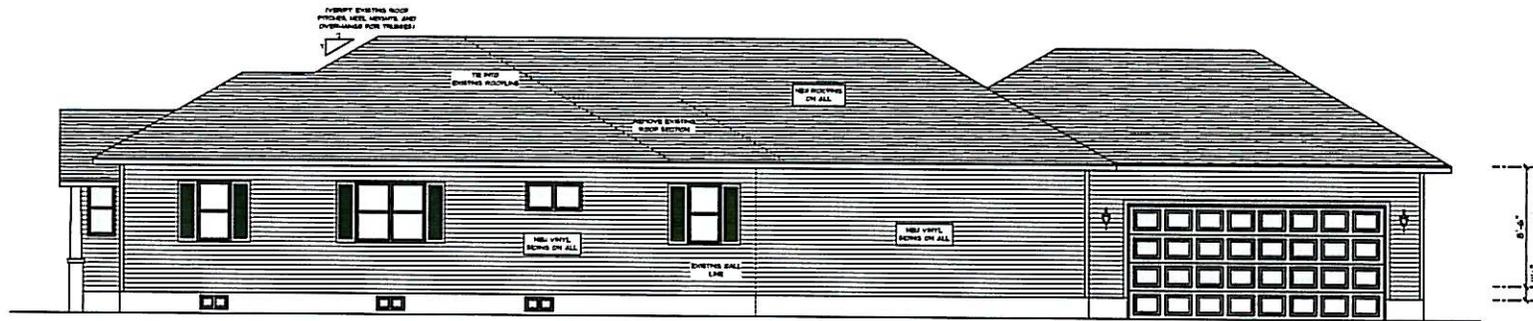
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City of Rock Island

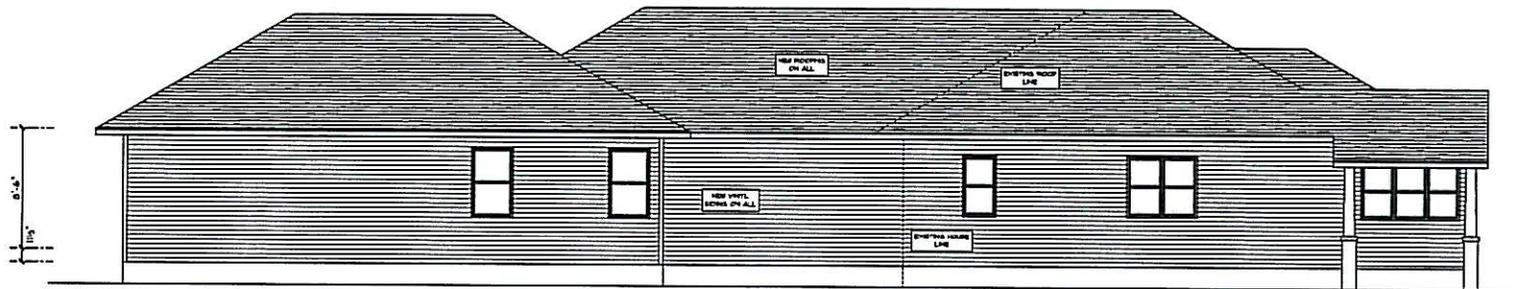
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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



NEW RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATIONS

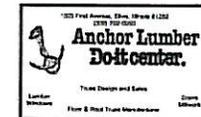


EXISTING RIGHT ELEVATION



NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY!
NOT TO BE USED FOR CONSTRUCTION



BIRDSEYE DESIGN
12345 Main Street, Chicago, IL 60601
(312) 555-1234
www.birdseyedesign.com

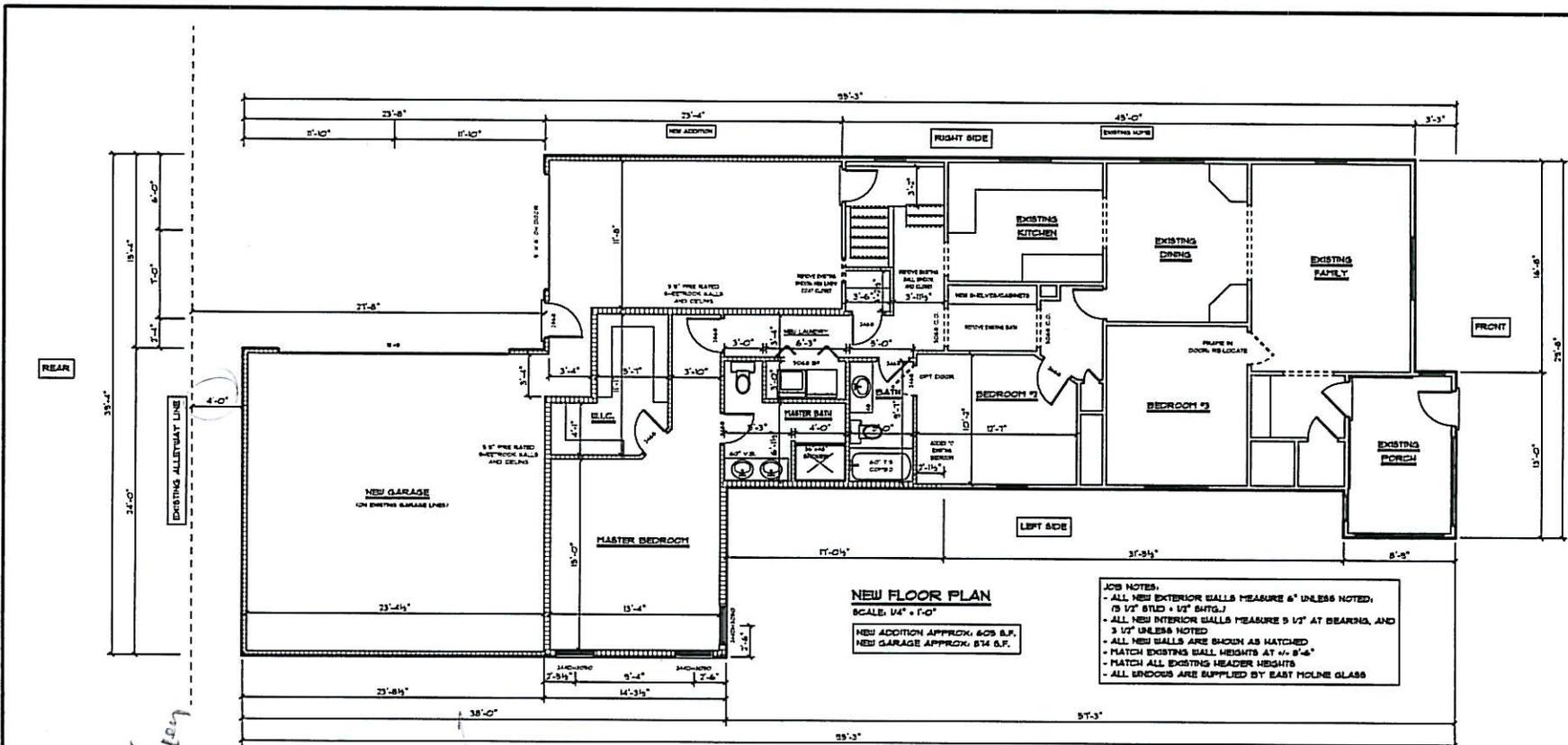
SWANSON RESIDENCE
ROOM ADDITION - 1541 11TH AVE
ROCK ISLAND, IL
(309) 314-8246

R.M. BAGBY DEVELOPMENT
1234 Main Street, Chicago, IL 60601
(312) 555-1234

DRAWN BY:
DAVE LUCHI

REVISIONS:
4-06-11 PRELIM

DRAWING:
1 OF



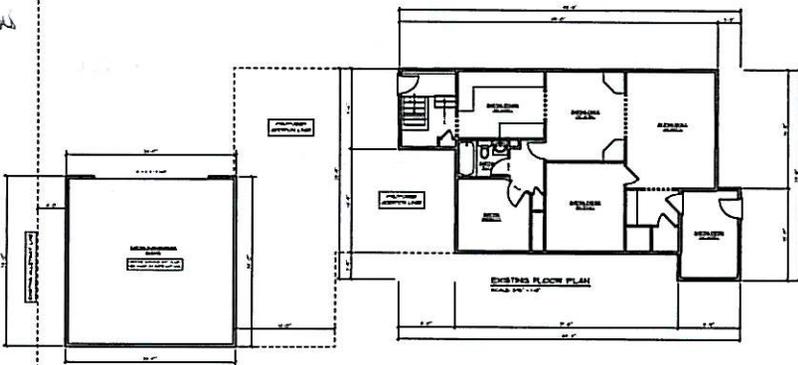
63.5' Lot

NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION APPROX. 605 S.F.
NEW GARAGE APPROX. 574 S.F.

- JOB NOTES:**
- ALL NEW EXTERIOR WALLS MEASURE 6" UNLESS NOTED, (5 1/2" STUD + 1/2" SHTG.)
 - ALL NEW INTERIOR WALLS MEASURE 5 1/2" AT BEARINGS, AND 3 1/2" UNLESS NOTED
 - ALL NEW WALLS ARE SHOWN AS HATCHED
 - MATCH EXISTING WALL HEIGHTS AT 7'-8"
 - MATCH ALL EXISTING HEADER HEIGHTS
 - ALL WINDOWS ARE SUPPLIED BY EAST HOLME GLASS

PRELIMINARY PLANS ONLY!
NOT TO BE USED FOR CONSTRUCTION



1025 First Avenue, Suite 1800W #11282
LITTLE ROCK, AR 72202
Anchor Lumber
DoItCenter.
Lumber, Glass, Drywall, Siding, Roofing, Insulation, HVAC, Electrical, Plumbing, Paint & More Trade Services

THIS PLAN HAS BEEN PREPARED AS A PROFESSIONAL SERVICE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

BIRDSEYE DESIGN
DESIGNERS: JAMES J. BIRDSEYE, ARCHITECT
11011 11TH AVE. #100
ROCK ISLAND, IL 61201
(309) 331-4824

SWANSON RESIDENCE
ROOM ADDITION - 15-11 11TH AVE
ROCK ISLAND, IL
(309) 331-4824

B.M. BAGBY DEVELOPMENT
11011 11TH AVE. #100
ROCK ISLAND, IL 61201
(309) 331-4824

DRAWN BY:
DAVE LICH
REVISIONS:
4-06-11 PRELIM

DRAWING:
2 OF



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-18- Request for a variance from the height allowed from a previously approved sign variance for a church in an R-3 (one and two family residence).

Applicant:
South Park Presbyterian Church

Location:
1501 30th Street

Request:
To allow a variance of six inches in height from a previously approved variance for a 2.5-foot tall lighted and third freestanding sign on the church property in an R-3 (one and two family residence) district.

Size of Property:
The property measures 350' x 140' (49,000 square feet)

Zoning History:
Board of Zoning Appeals Case # 2001-26- Request for expanding non-conforming use to allow additional parking area east of the alley and an additional lighted sign at the southwest corner of property were approved.

Board of Zoning Appeals Case # 88-1- Request for variances for location of two freestanding signs (northwest corner of site and adjacent to church entrance on southwest side of church structure) were approved.

Existing Land Use and Zoning:
The site is occupied by a church. To the north is a hardware store, zoned B-1. To the east and west are single-family residences, zoned R-3. To the south is a fire station, zoned R-3.

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

Affected Requirements:
The sign ordinance requires that freestanding signs for churches in residential zoning districts not

be lighted, not exceed one freestanding sign and not exceed 30 square in area and six feet in height (Section 6 [a] [6]). The applicant proposes to locate a three-foot tall lighted granite freestanding sign (2' x 10') ten feet from the northwest corner of the property.

Conditions to Authorize Variance:

1. Reasonable Return: The variance will better identify the church use.
2. Unique Circumstances: The site is a corner lot with two front yards.
3. Character Alteration: The proposed variance is similar to the previous variance and will not alter the character of the neighborhood.

Comments:

The applicant desires to replace a former wood freestanding sign located at the same location (approved in 1988) with the proposed slightly taller granite monument sign (this would be the third freestanding sign on the property). The proposed one-sided sign will face to the west and be set back at least ten feet from all lot lines. The proposed sign will be the same area as the previous approved wood sign, but will be six inches taller than what was approved in 1988 (variance is required since proposed sign is taller than previously approved sign).

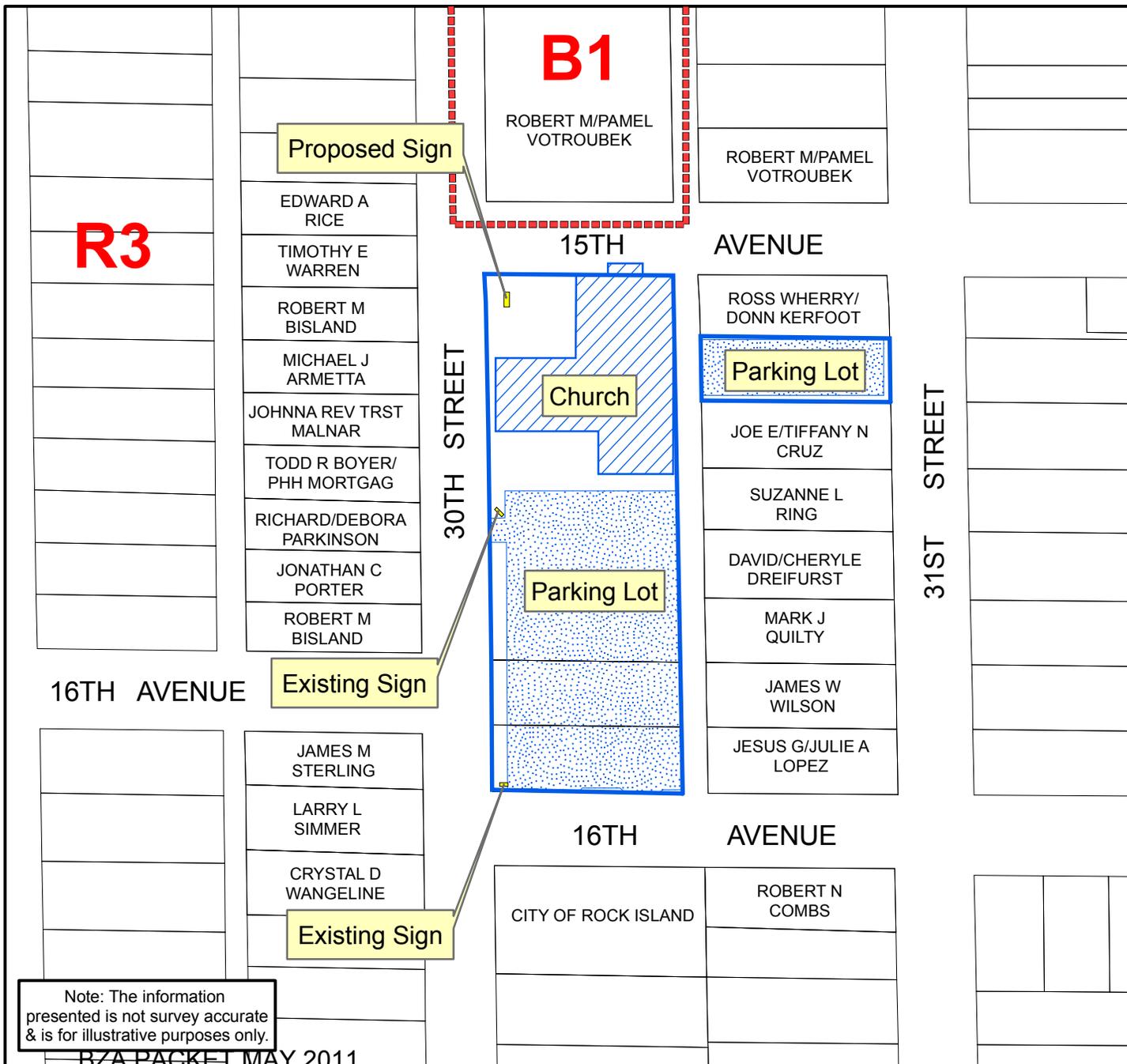
There is an existing flood light that currently lights part of the church's western exterior facade. It will also be used to shine light on the proposed sign. Since the sign will be located closer to residences than the church structure, staff recommends that the light be set on a timer to turn off at 10:00 p.m. The applicant has agreed to this stipulation.

Recommendation:

That the variance be approved because it will better identify the church use, it is similar to the previously approved sign, the lot is a corner lot with two front yards and will not alter character of the neighborhood.

Staff recommends stipulating that the light timer be set to turn off at 10:00 p.m. (no timer stipulation was placed on the previous sign approved in 1988).

BOARD OF ZONING APPEALS



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

BOARD OF ZONING APPEALS
2011-18

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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



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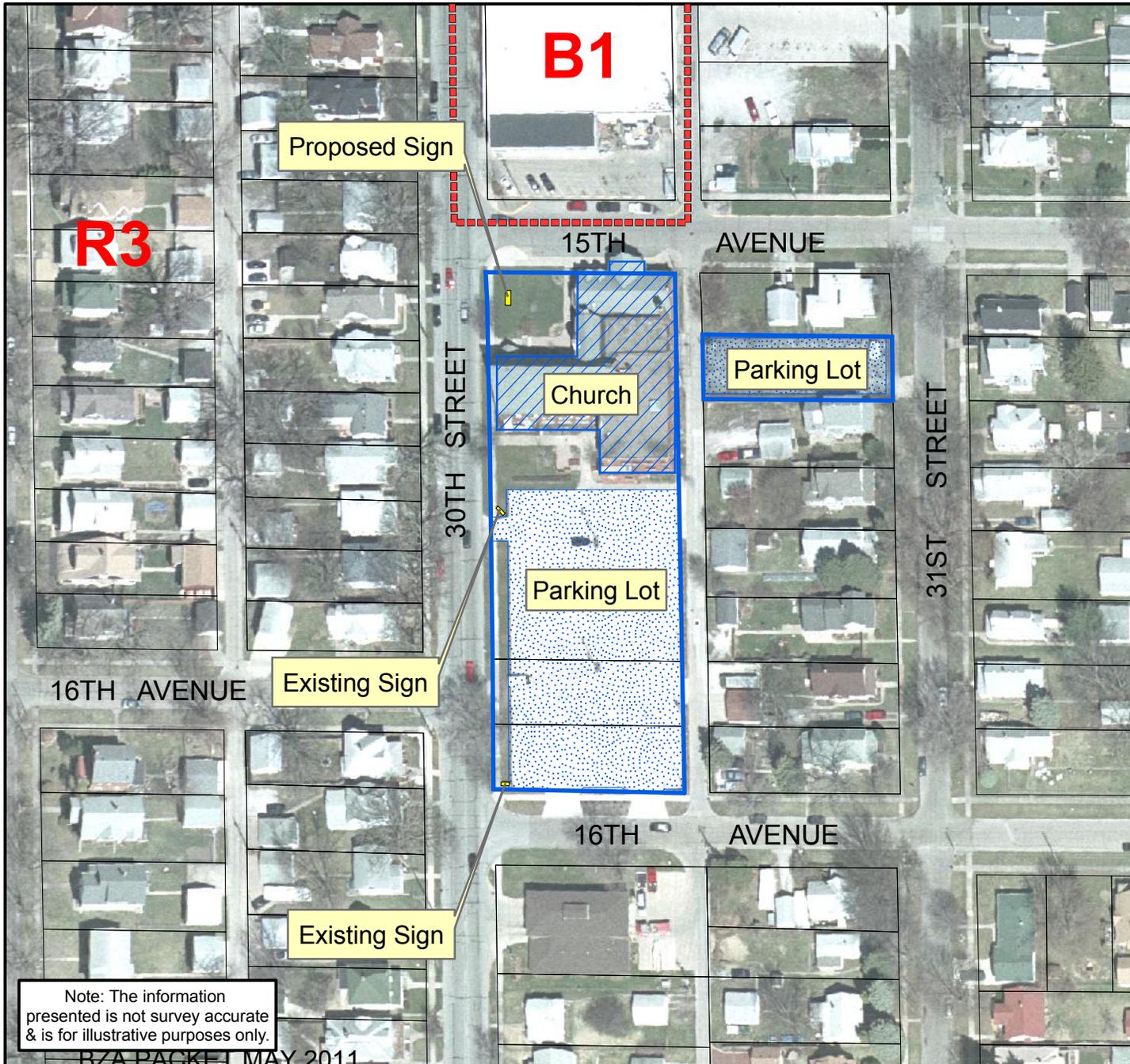
City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
ILLINOIS

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BOARD OF ZONING APPEALS

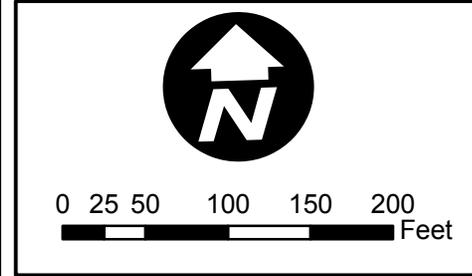


Note: The information presented is not survey accurate & is for illustrative purposes only.

BOARD OF ZONING APPEALS 2011-18 Aerial Legend

- Parcels
- Subject Property

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

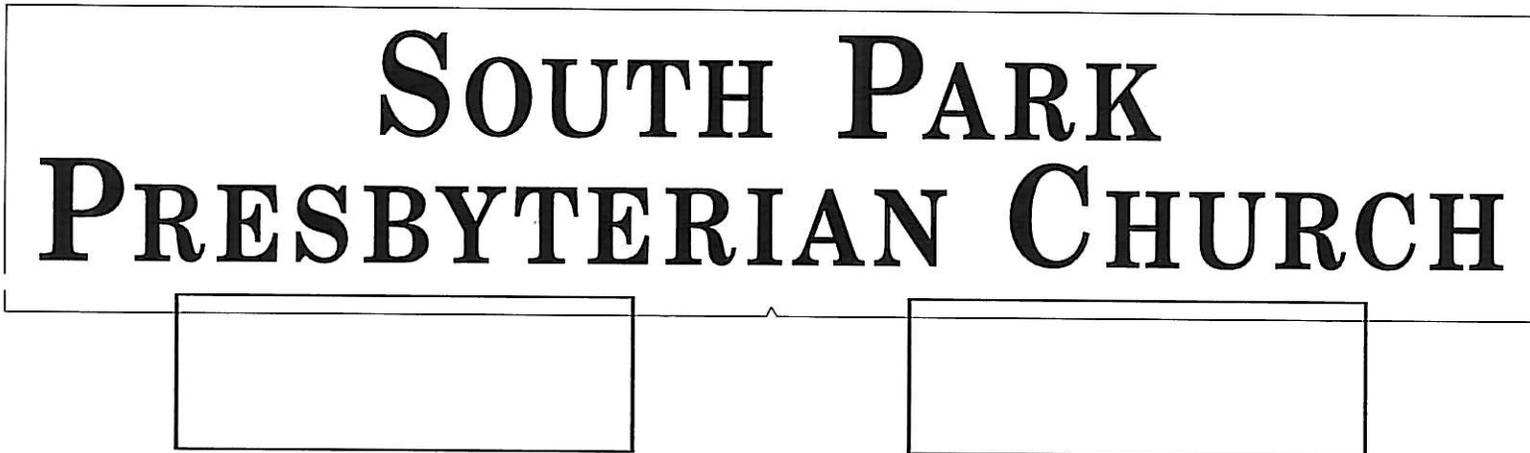


City of Rock Island
 COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning and Redevelopment



10' x 2' x 6" Top Piece
Polished front and back, rough edges

x2 legs 3' x 1' x 8" w/ notches
all steeled finish



THIS COMPUTER LAYOUT AND DESIGN
IS THE PROPERTY OF
MOLINE MONUMENT COMPANY
DUPLICATION IN ANY FORMAT OR PART
IS STRICTLY PROHIBITED



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-19- Request for a variance from the separation regulation between a proposed unrelated group family use and another proposed unrelated group family use in an R-3 (one and two family residence) district.

Applicant:
Maciek Wojtas

Location:
822 29th Street

Request:
To allow a variance of 230 feet of the 300-foot separation requirement between a proposed unrelated group family use and another proposed Unrelated Group Family Use in an R-3 (one and two family residence) district.

Size of Property:
The property measures 80' x 97' (7,760 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a vacant five-unit structure. There is an approved Unrelated Group Family Use at 2836 8th Avenue located 70 feet from the subject property. The neighborhood is primarily a single-family residential area, zoned R-3 (one and two family residence).

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

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

Conditions to Authorize Variance:

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

Comments:

The structure has been previously used as a four or five unit building. The applicant has purchased the property desires to convert it into a single-family structure and lease to four to five unrelated individuals. There are three Unrelated Group Family Uses identified on the case map located within 300 feet (the closest is 70 feet away and located at 2836 8th Avenue).

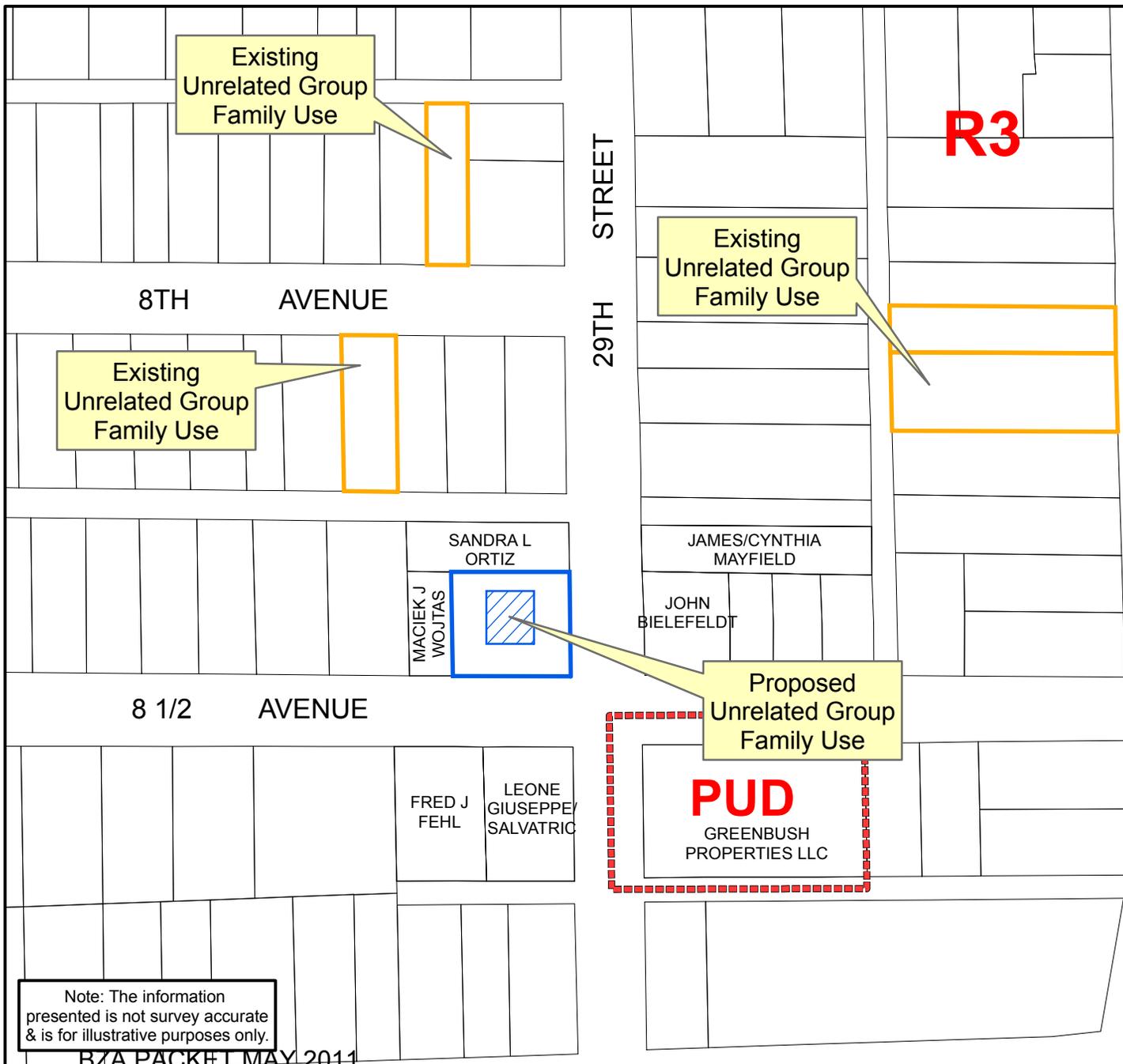
The Zoning Ordinance requires two improved parking spaces for Unrelated Group Family Uses. There is not a parking area on the site. The applicant intends to locate an improved two-space parking area in the west yard with access off 8-1/2 Avenue.

Downsizing from a four to five unit structure reduces the density in the predominant single-family neighborhood. Renting to a family, or not more than three unrelated tenants, is in the best interest of the neighborhood. The separation standard was initiated to prevent a concentration of Unrelated Group Family Uses in a neighborhood. Staff believes that the standard should be maintained in this situation.

Recommendation:

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

BOARD OF ZONING APPEALS



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

**BOARD OF ZONING APPEALS
2011-19**

Legend

- Unrelated Group (Existing)
- 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

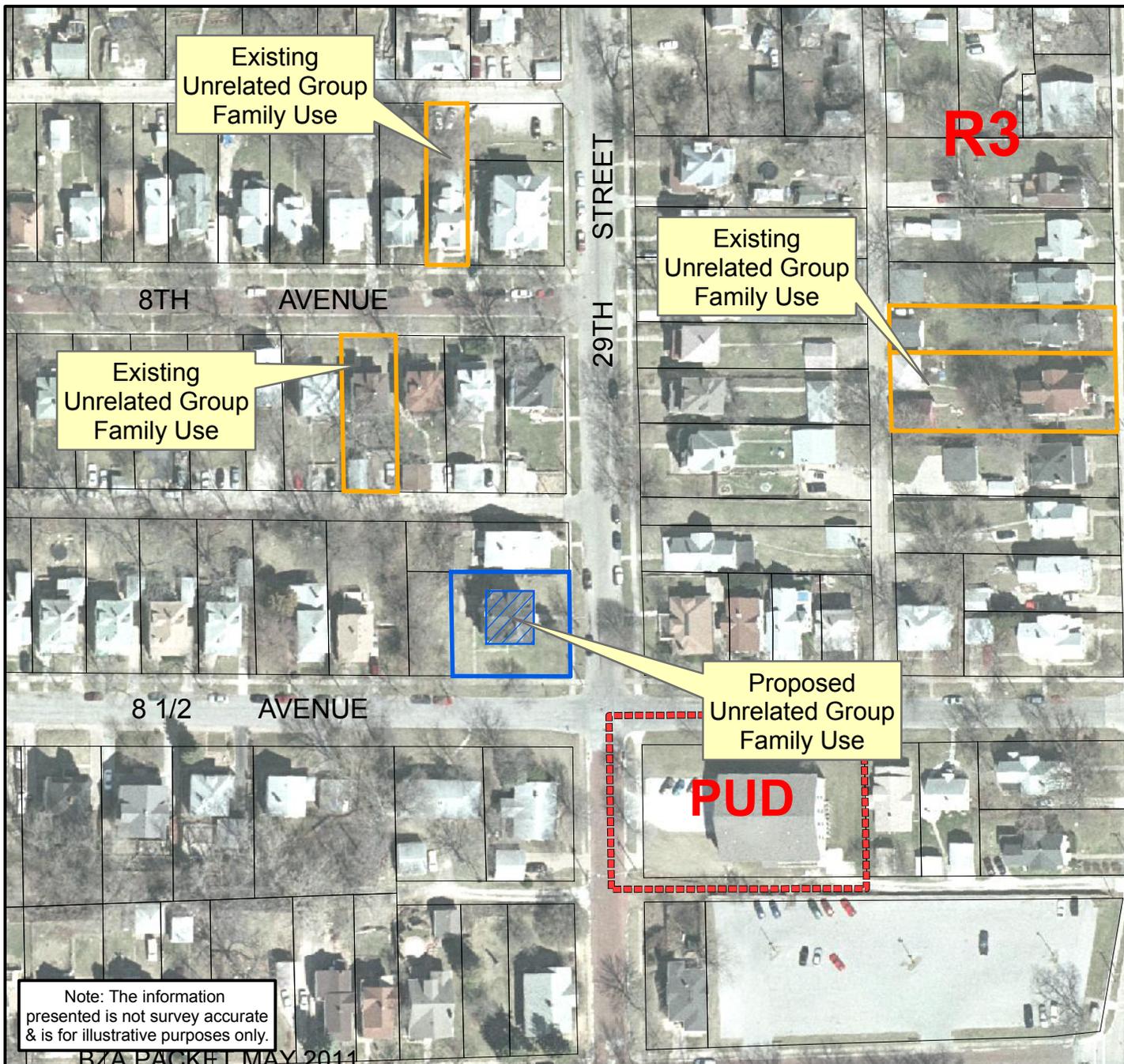
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS

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BOARD OF ZONING APPEALS



BOARD OF ZONING APPEALS 2011-19 Aerial

Legend

-  Unrelated Group (Existing)
-  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



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REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-20- Request for a variance from the minimum landscaped bufferyard requirement for a proposed commercial development in a B-3 (community business) district.

Applicant:
Dave Parochetti

Location:
3825 18th Avenue

Request:
To allow a variance of four feet of the six-foot landscaped bufferyard requirement in a B-3 (community business) district parcel located adjacent to a residentially zoned parcel.

Size of Property:
The property measures 150' x 140' (18,588 square feet).

Zoning History:
Board of Zoning Appeals Case #2009 - Request for a variance from a rear yard setback requirement was withdrawn.

Existing Land Use and Zoning:
The site is undeveloped. To the west and south are business uses, zoned B-3. To the east is a duplex, zoned R-3. To the north is Wakelands Fire Equipment Company and an upstairs apartment, zoned R-3.

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

Affected Requirements:
The zoning ordinance requires that B-3 zoned commercial uses adjacent to R-3 zoning have a six-foot wide bufferyard with a continuous hedge or fence (Section 36.6). The applicant proposes to provide a two-foot landscaped bufferyard in the north rear yard.

Conditions to Authorize Variance:

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

Comments:

The applicant proposes to construct a 4,056 square foot commercial structure on the site. The proposed one-story structure would have up to three separate commercial uses (one or two may be food service with one having a drive-through lane (see attached site plan)). The proposed structure meets the setback and parking requirements for a B-3 zoning district, but the applicant desires to reduce the north yard landscaped bufferyard from six feet to two feet to provide space for an outside eating area along the north façade of “unit A” (which would be one of the food service businesses).

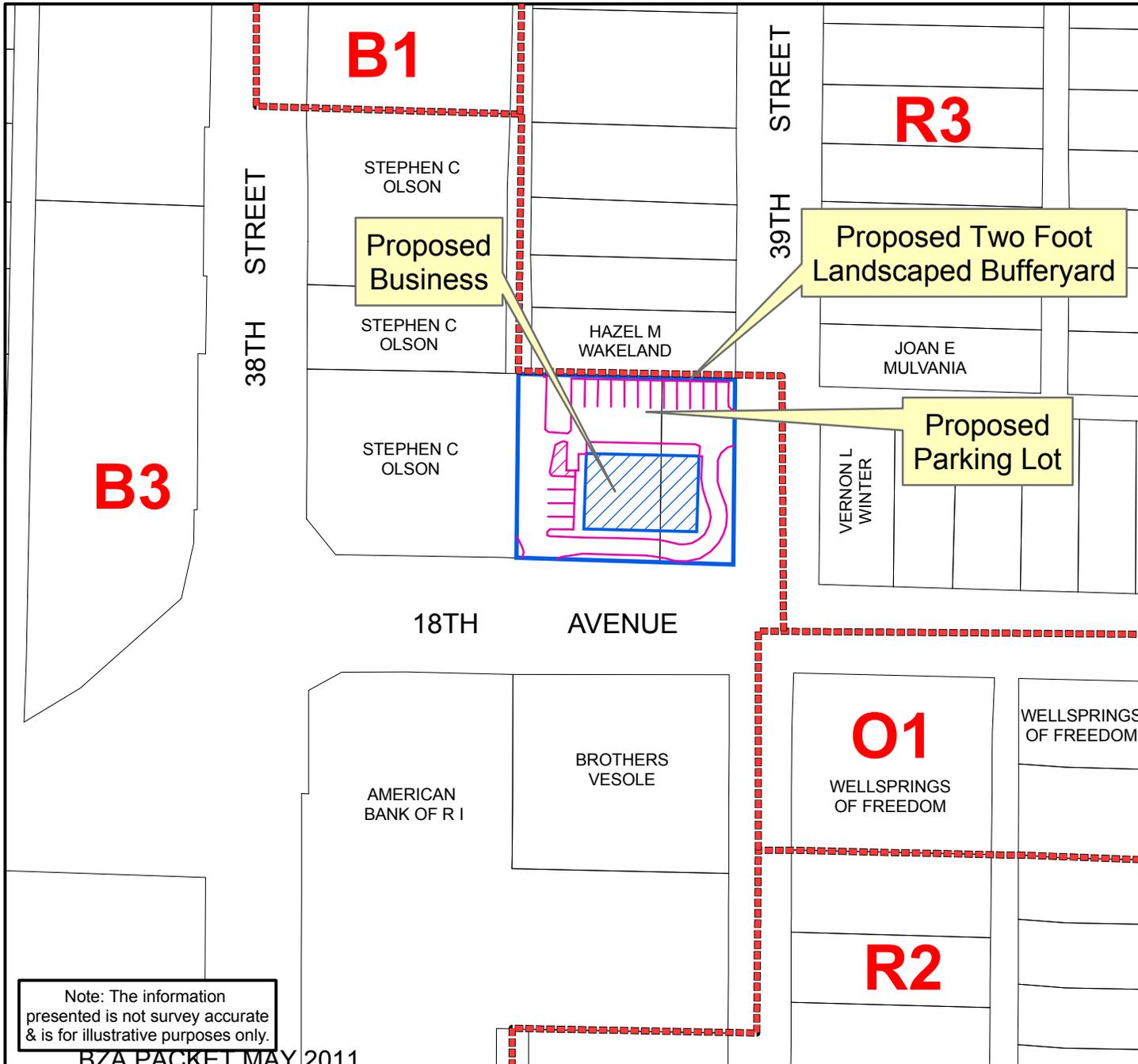
The applicant indicates that since there already a privacy fence located on the property to the north he will not locate another privacy fence on the subject property, but would locate a continuous hedge within the two-foot wide bufferyard area.

Staff believes that the reduced two-foot wide bufferyard is inadequate for the property to the north and the proposed continuous hedge could be subject to damage from the front overhang of parked vehicles (two feet is a small area to attempt to grow an adequate hedge).

Recommendation:

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

BOARD OF ZONING APPEALS



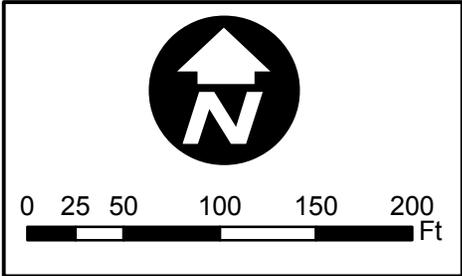
BOARD OF ZONING APPEALS
2011-20

Legend

- Parcels
- Subject Property

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

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



City of Rock Island

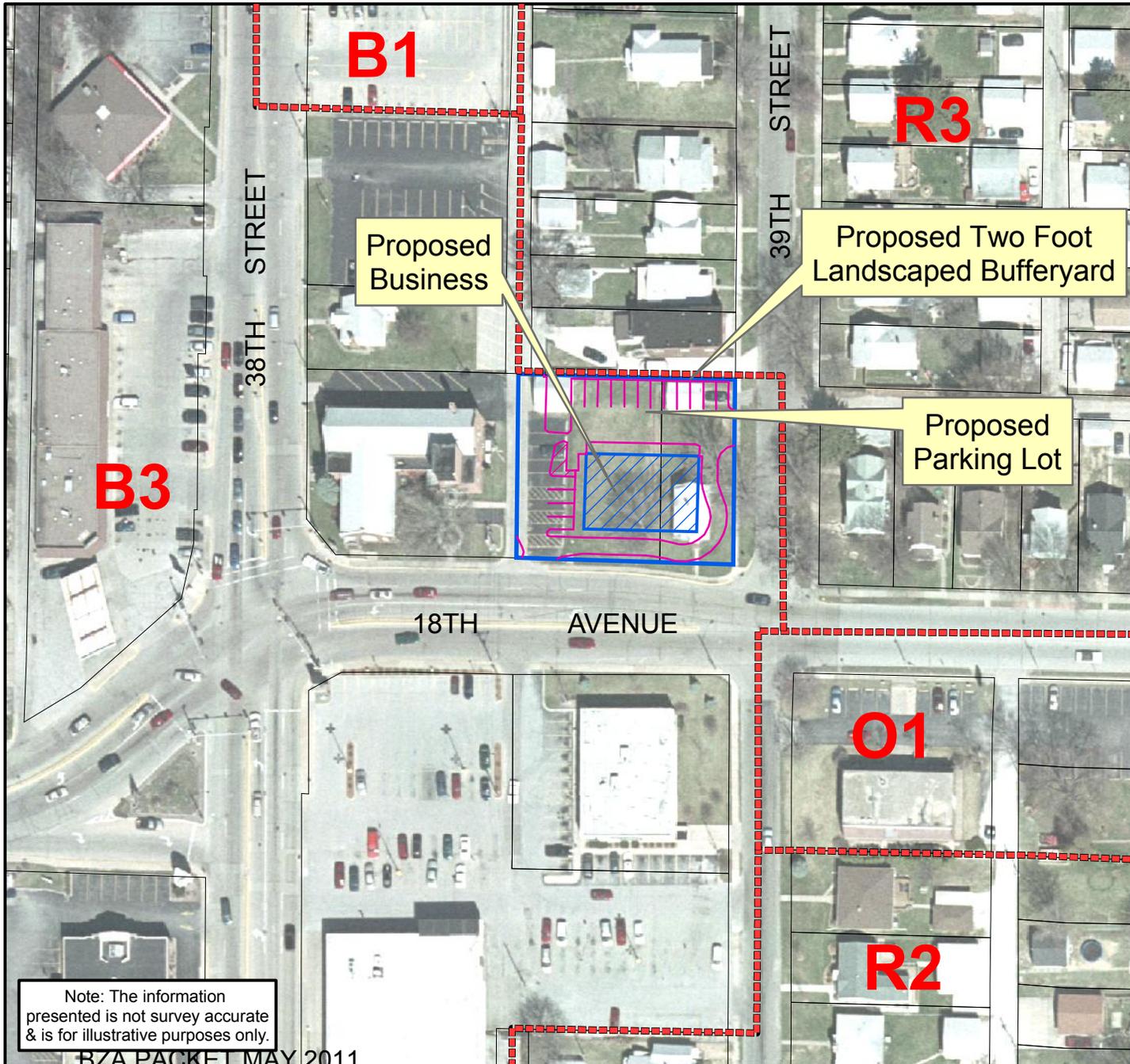
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment


ROCK ISLAND
ILLINOIS

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

BOARD OF ZONING APPEALS



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BOARD OF ZONING APPEALS 2011-20 Aerial

Legend

- Parcels
- Subject Property

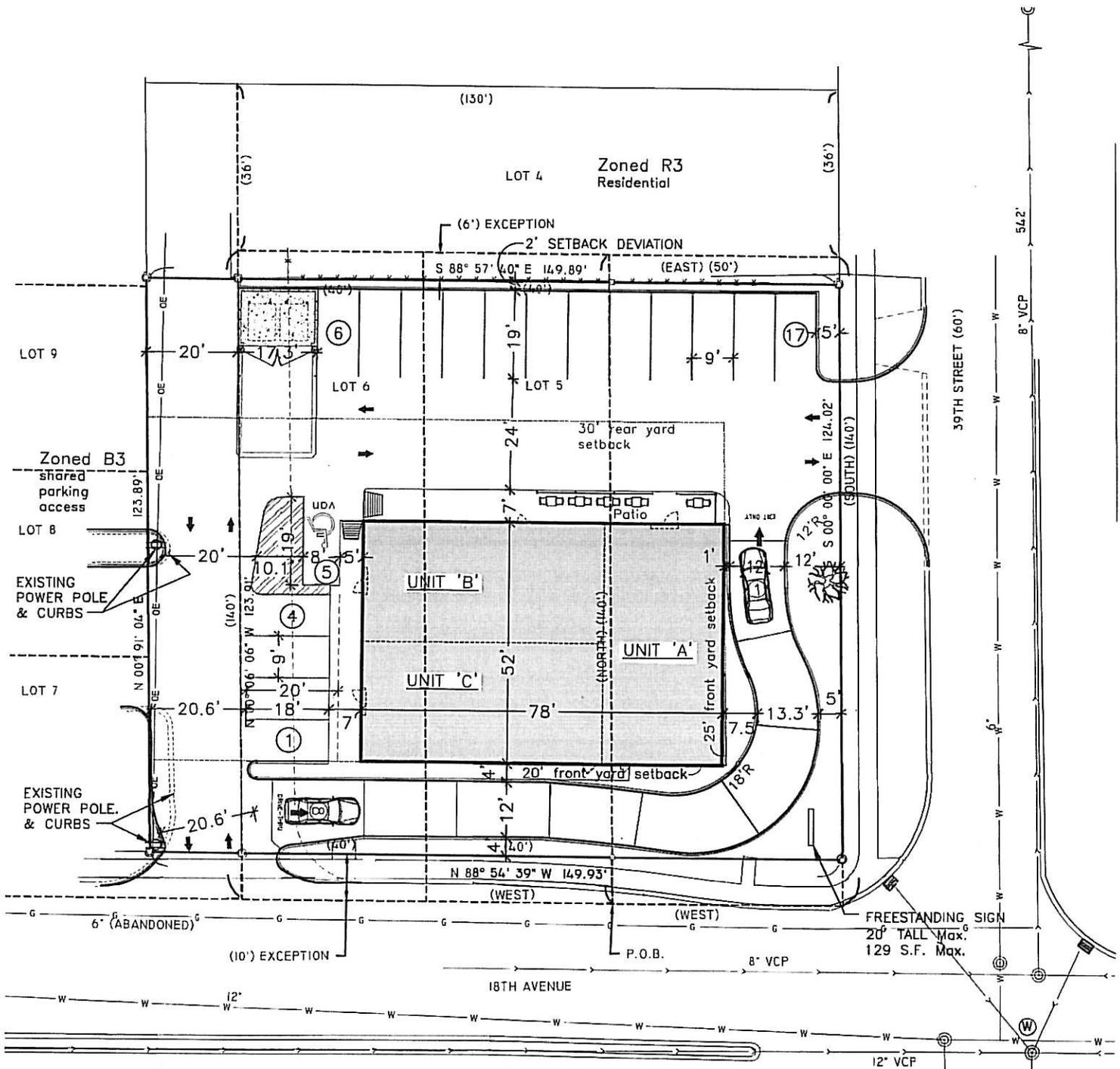
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 APPR. BY: A.M.C./A.F.



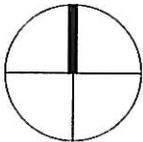
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





N (70 FT R.O.W.)



Scale: 1" = 30'-0"

TOTAL BUILDING AREA = 4,056 s.f.

UNIT 'A' = 1,352 s.f.
 UNIT 'B' = 1,352 s.f.
 UNIT 'C' = 1,352 s.f.



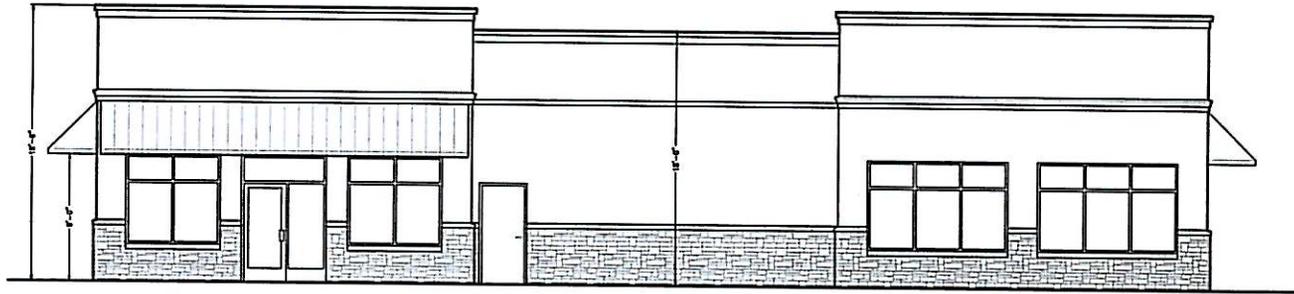
WT Development Corporation
 10223 E. Cherry Bend Road
 Traverse City, MI 49684

Contact: Bill Beckett
 Ph: (231) 922-9250
 Fax: (231) 922-9257

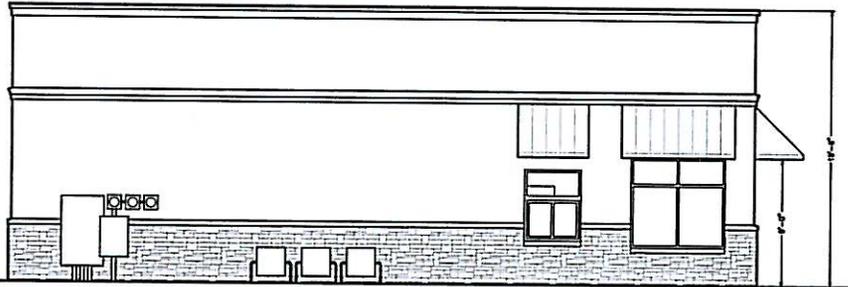
For: PROPOSED DEVELOPMENT, ROCK ISLAND IL, FOR PAROCHETTI ENT.
 Site #: Store #:

Date: 4/11/11

Sketch: 2



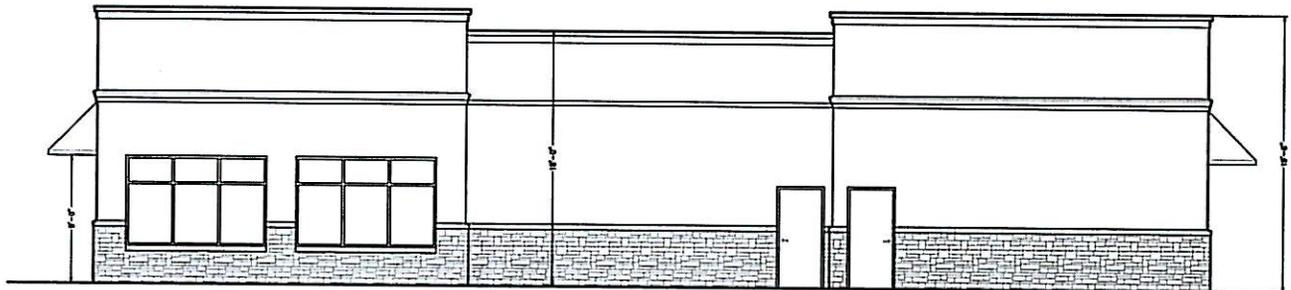
① NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



② EAST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



③ WEST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



④ SOUTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



WT ARCHITECTURE
TECHNOLOGY, P.C.
1304 BUSINESS PARK DRIVE
TRAVERSE CITY, MI 49686
(231) 933-4489

ARCHITECTURE		ARCHITECTURE TECHNOLOGY, P.C. 1304 BUSINESS PARK DRIVE TRAVERSE CITY, MI 49686 (231) 933-4489	
OWNER			
PROJECT		EXTERIOR ELEVATIONS	
SHEET CONTENTS		RIS_PLAN	
DATE	BY	CHKD	APPD
AI			



REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: April 22, 2011

SUBJECT: Case #2011-21- Request for a variance from the average front yard setback requirement in an R-3 (one and two family residence) district.

Applicant:
John Ostrom

Location:
419 18-½ Avenue

Request:
To allow a variance of ten inches of the 15'4" average front yard depth in an R-3 (one and two family residence) district.

Size of Property:
The property measures 40' x 109' (4,360 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a single-family residence. The neighborhood is primarily a single-family residential area, zoned R-3 (one and two family residence).

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

Affected Requirements:
The zoning ordinance allows for an average front yard to be taken on a block front within 150 of the subject property (Section 9.4). The average front yard was determined to be 15' 4" on this block. The applicant has removed an existing 9' 6" x 13' 6" enclosed porch and proposes to construct a 10' x 16' enclosed porch in the south front yard.

Conditions to Authorize Variance:

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

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

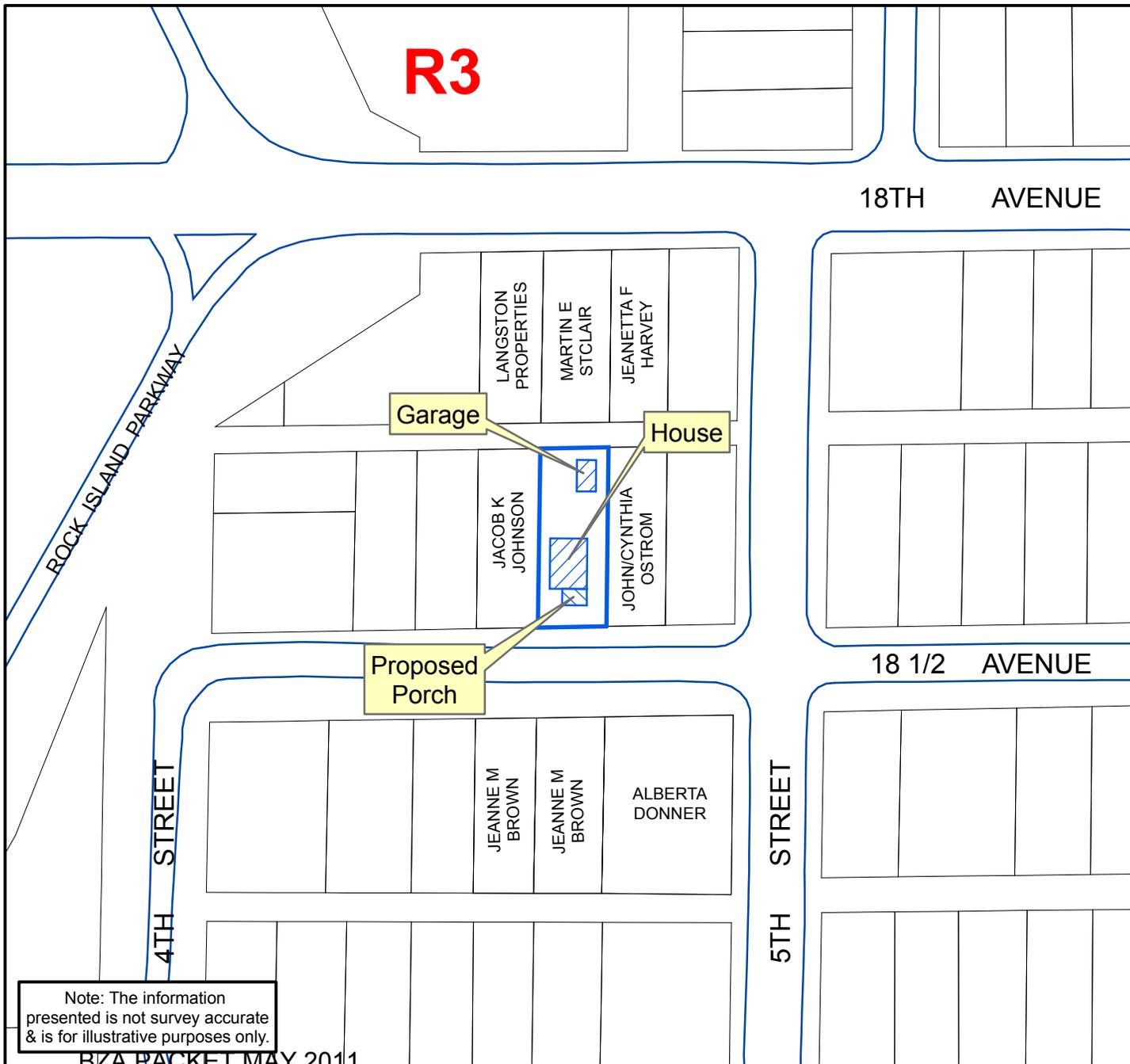
Comments:

The existing enclosed porch was termite infested and needed to be removed. The proposed enclosed porch will extend six inches closer to the front property line and also be 2.5 feet wider. The remaining front yard will be 14.5 feet.

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



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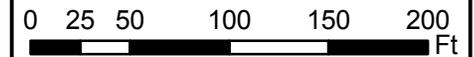
BOARD OF ZONING APPEALS 2011-21

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

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

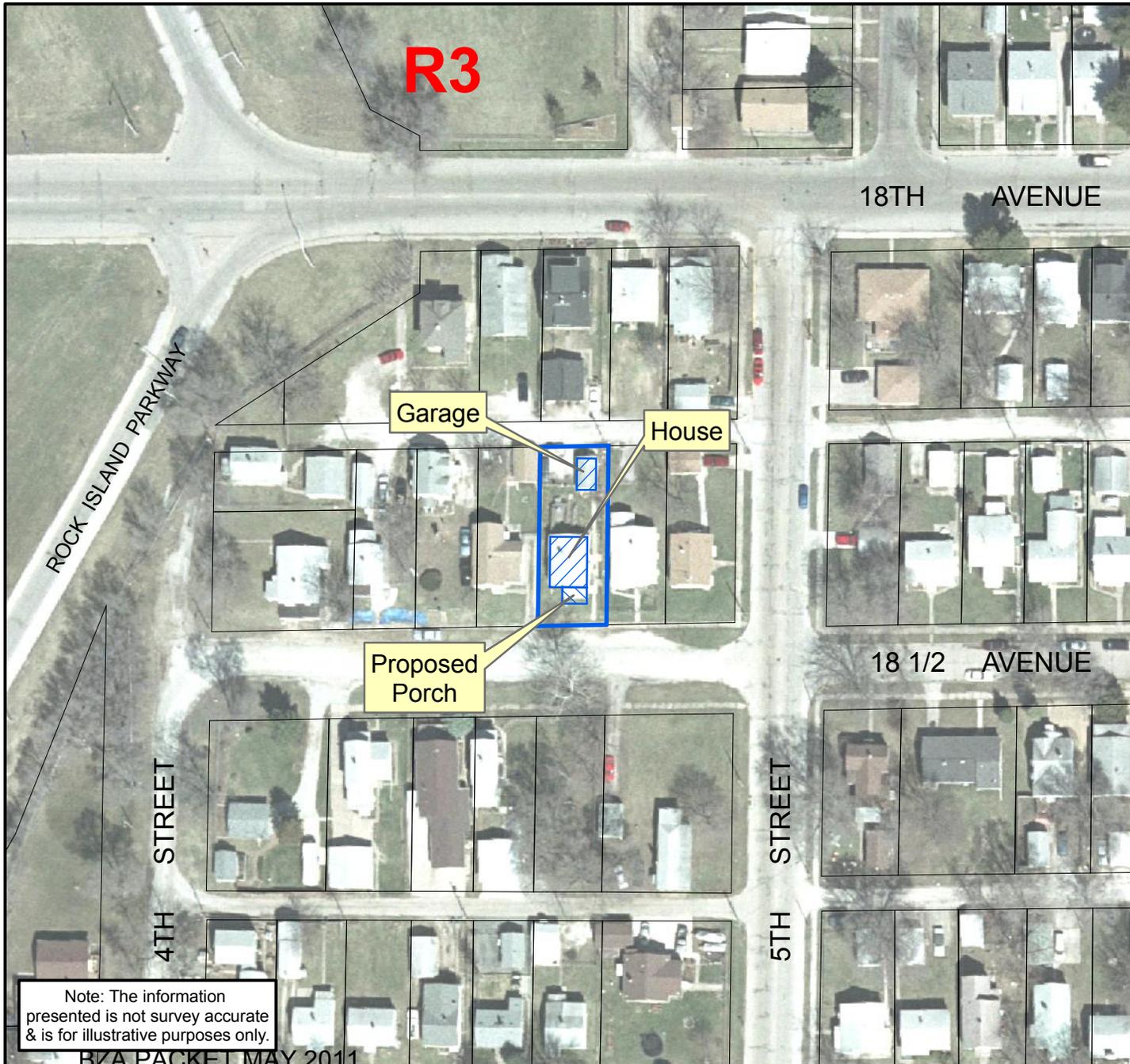


City of Rock Island

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DEVELOPMENT DEPARTMENT
Planning and Redevelopment



BOARD OF ZONING APPEALS



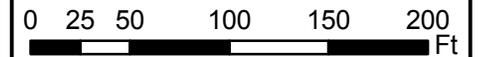
BOARD OF ZONING APPEALS 2011-21 Aerial

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
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