

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

Regular Meeting

7:00 p.m.

April 9, 2014

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

Staff Present: Ben Griffith and Alan Fries

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

Approval of Minutes – Mr. Wild made the motion to approve the Minutes of the March 12, 2014 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

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

Public Hearing #2014-06 - Request from Lee's on 14th Restaurant for a variance of five feet of the maximum 18-inch maximum projection into public right-of-way, a variance of one foot of the ten foot requirement the sign needs to be placed above the ground over which it is erected and a variance of four square feet of the 24 square foot maximum total area requirement for an attached sign in a B-1 (neighborhood business) district.

Mr. Fries presented the staff report. He explained that the sign ordinance requires a maximum projection of 18 inches into the public right-of-way, ten foot height requirement from base of attached sign to the ground and a maximum sign area of 24 square feet for a lot with 24 feet of lot frontage (Sections 5 (a) (1 and 2). The applicant proposes to erect an attached digital sign (2' x 4') onto the existing attached sign (5' x 4') located on the north façade of the restaurant structure.

The applicant desires to use the proposed digital message board to advertise specials for the restaurant. The existing attached sign already projects out approximately 6.5 feet from the exterior wall of the structure. The applicant desires to attach a 2' x 4' digital message board to the bottom of the existing sign, which will not extend out any further than the edge of the existing sign. However, the sign will then only be nine feet above grade. Total area of the two signs will be 28 square feet.

Chairman Snyder called for proponents.

Brian McCreight, 2804 Oak Street in Davenport, was sworn in. He said his restaurant has a good breakfast business, but there is room to grow for his lunch business. He said he wants to use the sign to advertise his lunch specials along this high traffic street.

Decision Case #2014-06 – Mr. Wild made a motion to approve the request because:

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

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

Other Business:

Mr. Griffith informed the Board that there are two cases on the agenda for the regular May meeting and one of the cases is for the proposed Rock Island Police Station.

Chairman Snyder adjourned the meeting at 7:16 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, flowing style.

Ben Griffith, AICP, Secretary
Rock Island Board of Zoning Appeals