

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

Regular Meeting

7:00 p.m.

June 9, 2010

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

Staff Present: Alan Carmen, Alan Fries

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

Approval of Minutes –Mr. Snyder made a motion to approve the Minutes of the May 12, 2010 meeting. Mr. McAdam seconded the motion, and it passed unanimously.

Procedural Explanation - Chairman Tschappat explained the procedure to be followed for the public hearing.

Public Hearing #2010-9 - Request from Immanuel Lutheran School for a special exception to expand an authorized use and a variance to allow a second sign for a church/school in an R-2 (one family residence) district at 3300 24th Street.

Mr. Fries presented the staff report. He explained that the Zoning Ordinance requires Board approval to expand an authorized use (Section 15.3) and the sign ordinance requires only one sign per property for a church/school use (Section 5[a] [7]). The applicant proposes to construct an attached church sanctuary addition in the north side yard and 72 additional parking lot spaces in the north side yard and west rear yard and also install an attached unlighted sign (approximately 4' x 8') on the east side of the proposed church building.

The church is seeking to construct a permanent location for its congregation at the Lutheran school facility. The sanctuary will seat approximately 293 people and will be located off the north end of the existing school structure (see site plan). The addition will have a 32 foot long “connection” extension with a vestibule, an entrance to the west and storage, restroom and mechanical areas. The sanctuary addition will then further extend 51 feet to the north and approximately 87 feet to the east (see building elevation). The proposed addition will be located approximately 400 feet from the north property line and 500 feet from the east property line. The brick facing on the addition will match well with the existing school structure and will not alter the character of the neighborhood.

The applicant will also improve and expand the existing parking lot. Seventy-two additional parking spaces will be added in the north side yard and west rear yard. Two new lights will also be added to the north side parking area. Total parking on the site for the school and church will be 125 spaces. The school and church will not have full capacity activities at the same time (school operates Monday through Friday, while church services will be Sunday mornings).

The Zoning Ordinance requires one parking space for every four seats in a sanctuary. The ordinance requires 73 parking spaces for a sanctuary with 293 seats. The site plan meets the parking requirements for the proposed use expansion.

Chairman Tschappat called for proponents.

Paul Soyke, 9 Timber Ridge Drive in Coal Valley, was sworn in. He said that the proposed sign would be unlighted individual letters attached to the church addition. He said that this would better identify the church building from the school area. He added that the only other sign on the property is a freestanding sign close to 24th Street.

Chairman Tschappat asked if the whole church congregation will be moving their services to the new addition. Mr. Soyke replied that it would.

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

Decision Case #2010-9 – Ms. Williams a motion to approve the request because:

1. There is adequate parking for the proposed expanded use.
2. The expanded use will not alter the character of the neighborhood.

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

Public Hearing #2010-10 - Request from Ralph Marquis and Linda Nonnenmann for a special exception to substitute one non-conforming use for another in an R-3 (one and two family residence) district at 4334 14th Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires Board approval to substitute one nonconforming use for another (section 5.12). The applicant proposes to substitute a three chair hair salon for a dentist office.

The property has a long history of non-residential use, but has been vacant for over a year. The proposed three chair hair salon is similar to the service type of use that is the recent history of the property. There are approximately seven improved parking spaces on the property and it has access to 14th Avenue and 44th Street.

He said that the applicant also desires to replace the two existing approximate 15 square foot attached signs on the north and east façade of the building. The applicant proposes two unlighted attached signs (an approximate 3' x 5' sign on the east façade and a 3' x 10' sign on the north façade).

Chairman Tschappat called for proponents.

Ralph Marquis, 2033 34th Street, was sworn in. He said that he does not have a drawing of his proposed signs because his sign maker put the wrong business name on the drawings, but he believes that the proposed dimensions for the two signs will fit the building well. He said the flat attached signs will not be lighted and will identify the business name.

Chairman Tschappat asked if the Board could consider the sign request with the special exception since there was not information provided to the Board prior to the meeting. Mr. Carmen replied that since there have been two similar attached sign son the building the Board has the discretion to approve the two proposed attached signs.

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

Decision Case #2010-10 – Mr. McAdam made a motion to approve the request because:

1. There is adequate parking for the proposed use.
2. The proposed use will not alter the character of the neighborhood.

He added the stipulation that the two attached unlighted signs allowed will be a 3' x 10' fascia sign on the north façade and a 3' x 5' fascia sign on the east facade.

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

Other Business- Election of Officers:

Gary Snyder was nominated to be Chairman, and since there were no other nominations, he was approved by acclamation by Board members.

Karen Williams was nominated to continue as Vice Chair, and since there were no other nominations, she was approved by acclamation by Board members.

Mr. Carmen thanked outgoing Chairman Tschappat for all his years of service to the Board as chairman. He also reminded the Board of the opening ceremonies of Schwiebert Riverfront Park on July 3, 2010.

Chairman Tschappat adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Alan M. Carmen, Secretary
Rock Island Board of Zoning Appeals