

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

Regular Meeting

7:00 p.m.

December 10, 2014

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

Staff Present: Ben Griffith and Alan Fries

Vice-Chairman McAdam called the meeting to order at 7:00 p.m.

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

Procedural Explanation – Vice-Chairman McAdam explained the procedure to be followed for the public hearing.

Public Hearing #2014-29 - Request from JDH of Rock Island for a variance to locate a first floor residential dwelling unit in a B-2 (central business) district at 1806 3rd 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 a studio apartment on the first floor rear alley side of the existing structure.

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.

Vice-Chairman McAdam called for proponents.

Ryan Marik, 1815 21st Street, was sworn in. He said that approving the variance for the new dwelling unit would be great for downtown because it would bring more residents into the neighborhood.

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

Decision Case #2014-29 – 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. Jalloh seconded the motion, and it passed unanimously.

Public Hearing #2014-30 - Request from Jeff Adamson for a variance of 78 total square feet of the total 37 square foot maximum sign area allowed for a business on a 37 foot wide parcel in a B-2 (central business) district at 220 19th Street.

Mr. Fries presented the staff report. He explained that the Sign Ordinance allows one square foot of total signage for each foot of lot frontage for this 37 foot wide parcel (Section 5 [a] [2]). The applicant proposes to locate an attached business identification sign (19 square feet in area) above an existing non-conforming marquee sign on the east side of the structure.

The applicant proposed the lighted circular identification sign to be located above the marquee sign. The 96 total square foot marquee sign is non-conforming because it already exceeds the maximum 37 square foot total sign area allowed under the current Sign Ordinance (any additional signage on the site would require a variance). The marquee sign was erected when a more liberal ordinance allowed for a greater total sign area for commercial structures.

Vice-Chairman McAdam called for proponents.

Jeff Adamson, 2615 15th Avenue in Moline, was sworn in. He said the proposed sign is in keeping with the same style as the marquee sign. He added that the marquee sign only identifies show times, but does not identify the theatre.

Mr. Tschappat asked about the lighting of the proposed sign and whether it is on a timer to turn off at a set time. Mr. Adamson replied that it will only be lit when there is a show going on during weekends or when others were renting the facility. He said the sign will be turned off after showtime, which is approximately 11:30 p.m.

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

Decision Case #2014-30 – Ms. Jalloh made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The marquee sign already exceeds the maximum total sign area allowed for the use, but it does not include the business identification logo.
3. The proposed variance will not alter the character of the neighborhood.

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

Public Hearing #2014-31 - Request from Donald Hartwig for a variance of five feet of the six foot separation requirement between accessory structures in an R-2 (one family residence) district at 2016 36th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires that there be a six foot separation between accessory buildings on a residential property (Section 8.5A). The applicant proposes to locate a detached carport (12' x 19' 10") in the east rear yard.

The applicant has a one car detached garage and proposes to locate the one-stall carport to within one foot from the existing garage. Currently, there is a concrete parking pad at this location and the rear yard slope up approximately two feet in the yard area to the west and south.

Vice-Chairman McAdam called for proponents.

Donald Hartwig, 2016 36th Street, was sworn in. He said that it would cost him an additional \$2,000 to construct the carport because he would need to excavate his rear yard to meet the six foot separation requirement in the Zoning Ordinance.

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

Decision Case #2014-31 – Mr. Day made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The rear yard slopes up two feet to the south and west of the location proposed for the carport.
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business:

Mr. Griffith informed the Board that there is one item for the January regular meeting. He reminded the Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

Adjournment:

Vice-Chairman McAdam adjourned the meeting at 7:31 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