

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

Regular Meeting

7:00 p.m.

June 10, 2015

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
(x) Kevin Day		(x) Karen Williams
(x) Dave McAdam		(x) Larry Tschappat
() Gary Snyder		() 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. Day made a motion to approve the Minutes of the May 13, 2015 meeting. Ms. Jalloh seconded the motion, and it passed unanimously.

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

Public Hearing #2015-06 - Request from Mark and Pamela Ernat for a variance of 25 feet of the 30-foot rear yard setback requirement in an R-2 (one family residence) district at 1520 22nd Avenue.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires a 30-foot rear yard setback requirement in an R-2 zoning district (Section 15.5). The applicant proposes to construct an attached two-car garage addition (24' x 28') in the south rear yard.

The applicants have a two-car attached garage with driveway access off of 22nd Avenue. Currently, they have a boat trailer parked in the north front yard of the existing driveway because with two vehicles they have no room for the boat-trailer inside the existing two-car garage.

The proposed attached garage will have access off the north/south alley to the west of the site. The existing privacy fence along the alley will be removed except for an access gate to the yard from the alley. The proposed one-story attached two-car garage will be located approximately four feet closer to the alley than the existing attached garage, but will meet the six foot setback from the alley property line. The proposed attached garage will also will be located approximately five feet from the south property line.

Vice Chairman McAdam called for proponents.

Pamela Ernat, 1520 22nd Avenue, was sworn in. She said they need the additional garage because they have a boat and two larger vehicles that will not fit into their existing attached garage.

Decision Case #2015-06 – Mr. Tschappat made a motion to approve the request because:

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

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

Public Hearing #2015-07 - Request from Dan Bonowski for a variance of six parking spaces of the six parking space requirement for three new apartments in a B-3 (community business) district at 309, 311 and 313 20th Street.

Mr. Fries presented the staff report. He explained that the zoning ordinance requires two off-street parking spaces for each dwelling unit (Section 8.14). The applicant proposes to renovate the three downstairs commercial spaces into two commercial spaces and add three new upstairs apartments to the four existing upstairs apartments for a total of seven residential dwelling units at the site.

The applicant will reside in one of the seven apartments proposed for the site. The building housing his former business and residence was destroyed by fire during the past year and he has been searching for a new location to restart his business and locate a new residence. The City is providing some financial assistance with the conveying the northerly structures, and the applicant is utilizing the City's economic development programs for the renovation of these vacant buildings.

Floor plans for the proposed commercial and residential spaces in the combined three buildings were presented as part of the staff report. Six of the residential units will be located on the second floor of the combined structures, while one unit will be located on the third floor of the southerly building (313 20th Street). Primary access will be from 20th Street, but there will be secondary access via the unimproved public alley to the east.

The subject site is located across the street from B-2 zoning to the west, which does not have any off-street parking requirements for commercial and/or residential development within that zoning district. The reasoning is that there is adequate public parking facilities within the downtown area to provide adequate parking for businesses and commercial uses.

There are two public lots located to the north of the site. City "Lot D" is located north of the Illinois Casualty Company office (225 20th Street). City "Lot C" is located adjacent to the MetroLink facility at the northwest corner of 20th Street and 2nd Avenue. Both of these lots are within walking distance of the site. Public on-street parking is also available on both sides of 20th Street and 3rd Avenue. Finally, there are several private parking lots that the applicant may be able to secure space from the owners. Illinois Casualty Company has a private lot to the east of its building and there is a lot adjacent to the Fort Armstrong senior living facility across the street from the subject site.

The proposed residential development on the eastern edge of downtown is consistent with the recently approved Downtown Revitalization Plan (2015), Downtown Strategic Plan (2007), RiverVision Plan (2004), the City of Rock Island Comprehensive Plan, and the Illinois Comprehensive Housing Plan.

Mr. Fries reported that staff had heard from David and Nancy Ramacitti, 2044C 3rd Avenue, who did not express any comments on the parking variance, but had concerns over use of the north/south unimproved public alley between their property and the subject property.

Vice Chairman McAdam called for proponents.

Charles Knudsen, 307½ 20th Street, was sworn in. He said he lives next door to the subject property and is representing Mr. Bonowski who was being detained with child care. He said he has no problem with the proposed mixed-use development, but hopes there will be more angled parking on downtown streets, especially 20th Street, due to the demand for on-street parking in the area.

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

Decision Case #2015-07 – Ms. Williams made a motion to approve the request because:

1. The proposed variance allowing for the renovation of the vacant structures will improve the return on the property.
2. There is no space on the existing site for any reasonable off-street parking. There are public and private lots located nearby.
3. The proposed variance will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion. He asked about the status of angled parking in the area.

Mr. Griffith said that the City is looking to add angled parking as an implementation of the recently approved Downtown Plan. He said it is a good time for the City to consider the 20th Street area as a result of the renovation of the buildings for the subject site.

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

Other Business:

Mr. Griffith said there have been two cases submitted for the July regular meeting agenda. He said the election of new officers will also be on the agenda, but will be at the end of business after the public hearings. 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 7:35 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