

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

**Regular Meeting**

**7:00 p.m.**

**May 11, 2016**

ATTENDANCE:	(x) Present	( ) Absent
(x) Kevin Day		( ) 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 a motion to approve the Minutes of the April 13, 2016 meeting. Mr. Tschappat seconded the motion, and it passed unanimously.

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

**Public Hearing #2016-06 - Request from Calvary Church Quad Cities for a variance to allow two attached signs and a variance of 2 square feet of the 30 square-foot maximum area for each of the two attached signs for a church in an R-3 (one and two family residence) district at 823 20<sup>th</sup> Street**

Mr. Fries presented the staff report. He explained that the sign ordinance requires that there be only one sign not to exceed 30 square feet in total sign area for a church in an R-3 zoning district (Section 5[a] [7]). The applicant proposes to locate two attached unlit Plexiglas signs (4' x 8' each) one on the west facade and one on the south facade of the structure.

Chairman Snyder called for proponents.

John Nikolski, 603 9<sup>th</sup> Avenue West in Milan, Illinois, was sworn in. He said he was pastor of the church and they have had people drive by the church and not be able to find it because there is not adequate signage on the property.

Jonnie Brewer, 551 15<sup>th</sup> Avenue, Apartment 1 in East Moline, was sworn in. She said she has been attending the church since 2004 and has talked to people who cannot find the church due to inadequate signage for the property.

Phillip Carlson, 1900 6<sup>th</sup> Avenue, was sworn in. He said he agrees with what has been said by others who have already testified tonight.

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

**Decision Case #2016-06** – Mr. Wild made a motion to approve the request because:

1. The proposed church signs will better identify the church.
2. The structure has a long history on non-residential use and has a large visible building exposure adjacent to the church parking lot to the south of the subject site.
3. The proposed church signs will not alter the character of the neighborhood.

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

**Public Hearing #2016-07 - Request from Jamie McDonald for a special exception to expand a nonconforming structure and use in an R-3 (one and two family residence) district at 4002 7<sup>th</sup> Avenue.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires Board authorization to expand a non-conforming use (Section 5.12). The applicant proposes to expand a recently approved one-story 10.5' x 10' addition to an existing non-conforming attached porch by also constructing an additional 14' x 22' one-story addition all on the west side of the three-unit structure.

Chairman Snyder called for proponents.

Jamie McDonald, 4002 7<sup>th</sup> Avenue, was sworn in. He said the proposed addition is intended to square off the western façade of his residence, but may not extend all the way to the north to line up with the front façade. He said the residence currently does not have a dining room and the addition will expand the kitchen area to accommodate an eating area.

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

**Decision Case #2016-07** – Mr. McAdam made a motion to approve the request because:

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

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

**Public Hearing #2016-08 - Request from Barry Harleben for a variance of six inches of the 3.5-foot maximum height for a fence in a front yard in an R-2 (one family residence) district at 2730 34<sup>th</sup> Avenue Court.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires that fences in a front yard not exceed 3.5 feet in height in a front yard (Section 8.12). The applicant proposes to locate a four foot tall chain-link fence in the south front yard.

Chairman Snyder called for proponents.

Barry Harleben, 3419 36<sup>th</sup> Street, was sworn in. He said he is a 33 year resident of Rock Island and is making the request for his daughter who lives at the subject property. He added that he has talked to neighbors and no one has objected to the request.

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

**Decision Case #2016-08** – Mr. Tschappat 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. Day said he received a notice as an affected adjacent property owner and that he has no objection to the request.

Mr. McAdam seconded the motion to approve the request, and it passed unanimously.

**Public Hearing #2016-09 - Request from Rene J. R. Guerra for a variance of 2.5 feet of the 3.5-foot maximum height for a fence in a front yard in an R-4 (one to six family residence) district at 1618 15<sup>th</sup> Street.**

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires that fences in a front yard not exceed 3.5 feet in height in a front yard (Section 8.12). The applicant proposes to locate a six foot tall privacy fence in the east front yard.

Chairman Snyder called for proponents.

Rene J. R. Guerra, 1618 15<sup>th</sup> Street, was sworn in. He said he was replacing the fence line along the rear and side of his property that had been damaged by a storm and tree falling on it. He said the front yard fence was also damaged and he wants to have a uniform fence line of six feet to prevent people from jumping over the fence and cutting through his yard. He said it would also give his property more curb appeal and provide security for his children when they are playing in his yard.

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

**Decision Case #2016-09** – Mr. Day made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The property is located across the street from a large public park and there is a need for more privacy and security for the subject site.
3. The proposed variance will not alter the character of the neighborhood.

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

**Other Business:**

Mr. Griffith reminded Board members to be mindful of any *ex parte* communications and to contact the Planning Office with any questions.

**Adjournment:**

Chairman Snyder adjourned the meeting at 7:36 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive style with a large, prominent initial "B".

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