

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

Regular Meeting

7:00 p.m.

January 11, 2017

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
<input type="checkbox"/> Kevin Day		<input checked="" type="checkbox"/> Karen Williams
<input checked="" type="checkbox"/> Dave McAdam		<input checked="" type="checkbox"/> Larry Tschappat
<input checked="" type="checkbox"/> Gary Snyder		<input checked="" type="checkbox"/> Robert Wild
<input type="checkbox"/> Faye Jalloh		

Staff Present: Ryan Berger, Alan Fries.

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

Approval of Minutes – Mr. McAdam made a motion to approve the Minutes of the December 14, 2016 meeting. Mr. Wild seconded the motion, and it passed unanimously.

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

Public Hearing #2017-01 - Request from Timothy Niemiec (LaManccchia Group) for the Gas and Electric Credit Union for a variance of 11 off-street parking spaces of the 28 off-street parking space requirement for a credit union office in a B-3 (community business) district at 2300 4th Avenue.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a total of 28 total off-street parking spaces for the existing structure and proposed addition. The applicant proposes to construct an attached 2,136 square foot, one-story building addition in the south front yard, which will remove some existing parking on the site. Additional off-street parking will be leased from an adjacent property owner.

The proposed one-story addition will be in-line with the west façade of the existing office structure. The original 4,378 square foot structure was constructed when the previous zoning ordinance identified no front yard setback. The current structure is set back approximately seven feet from the west property line. The proposed addition will also match the existing façade materials of the current structure and will be located in an area currently used for employee parking and access to the drive-thru stations. 17 customer parking spaces will remain on the north side of structure, while 9 primarily employee spaces will be removed on the south side to accommodate the new addition. The applicant indicates that up to two new employees are expected to be added. The credit union has made arrangements to lease additional off-street parking from the adjacent property owner to the west across 23rd Street (JTM Concepts, 2222 4th Avenue).

In a related request not reviewable by the Board, the applicant has submitted a public right-of-way vacation request to the City Council for an approximate 3,340 square foot area located adjacent to 5th Avenue south of the existing employee parking spaces (see attached vacation map). This vacation request is needed in order to meet the 20 foot south front yard setback requirement required in the existing Zoning Ordinance.

The site plan identifies that the proposed addition is located within 14 to 15 feet from the existing south property line (ordinance requires a 20 foot front yard setback). The applicant proposes to locate a new monument freestanding sign in this area and provide a landscape plan identifying several low level landscaped areas. The City Council will consider this request sometime in late January or early February.

Chairman Snyder called for proponents.

Tim Niemiec, 157 North Milwaukee Street in Milwaukee, Wisconsin, was sworn in. He said his business was hired by the credit union to research if the present location was the best place to expand the business, or should other sites be considered. He said their research identified that expanding at the present site was the best location for the credit union to expand. He said that the employee parking area on the south end of the site was the optimum location to expand the existing building and that they have made arrangements to lease parking from an adjacent property owner. He added that they are also looking into a future and better solution to the parking issue.

Mr. Wild asked if customer parking will be affected by the variance request. Mr. Niemiec replied that the customer parking area will not be affected and that area provides adequate parking for customers on a typical day.

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

Decision Case #2017-01 – Mr. Wild 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 three front yards and a smaller rear yard.
3. The proposed variance will not alter the character of the neighborhood.

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

Other Business:

Mr. Fries informed the Board there is one case for the regular February 8, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:20 p.m.

Respectfully submitted,
Ryan Berger
Interim Planning and Redevelopment Administrator