

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

Regular Meeting

7:00 p.m.

February 8, 2017

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

Staff Present: Alan Fries.

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

Approval of Minutes – Mr. Wild made a motion to approve the Minutes of the January 11, 2017 meeting. Mr. Day seconded the motion, and it passed unanimously.

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

Public Hearing #2017-02 - Request from Scott MacDonald for a special exception to authorize a boarding and lodging house for up to six residents in an R-3 (one and two family residence) district at 717 29th Street.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires Board authorization to approve a boarding and lodging house in an R-3 zoning district (Section 16.3b). The applicant proposes to establish a boarding and lodging house for up to six residents.

The existing structure has been on a City list for recommended demolition properties, but has been recently purchased by the applicant in an effort to rehab the structure and use it for a six bedroom rental property. The applicant has submitted the attached revised site and floor plan and building elevations identifying the reconfiguration of a proposed nine (9) space parking lot in the rear of the property utilizing the existing driveway off of 29th Street as one of the two access points for the parking lot. The second access point is off the alley.

Staff believes that since only six off-street parking spaces are required for a six bedroom boarding and lodging house that only six spaces should be located in the rear yard to minimize the impermeable surface coverage of the rear yard and maintain a more residential character of the neighborhood. Staff also supports requiring that the driveway not be used for parking but only for access to the rear yard to alleviate any parking that would adjacent to the residential structure to the south. Finally, staff also recommends that an adequate landscape buffer be provided along the south property line adjacent to the parking area as identified in the staff recommended stipulations.

Acting Chairman Tschappat asked if the tenants would be on a short term lease utilizing the dwelling as sleeping rooms. Mr. Fries replied that it would not be used for sleeping rooms on a short term basis.

Acting Chairman Tschappat called for proponents.

Scott MacDonald 1426 Haines Court in Batavia, Illinois, was sworn in. He said he would have a yearly lease for the tenants and that it would likely be Augustana College students who would lease the house. He said he has had several of his children attend Augustana and has one student who will attend next school year. He said the house will have six bedrooms and four baths and that he also will keep as much of the original character of the dwelling intact on the inside.

Mr. Day asked if he wanted to have the nine parking spaces he originally proposed in the rear parking lot instead of the staff recommended six spaces. Mr. MacDonald replied that he would prefer the nine spaces because it would accommodate parking for friends and family visiting the residents of the dwelling.

Ms. Williams asked if he was supportive of the staff recommendation for landscaping along the south property line. Mr. MacDonald replied that supportive of it and that landscaping was a hobby of his.

Lo Milani, 2801 12th Avenue and architect for the project, was sworn in. He said the house had been at this location for over 100 years and it was originally built by an individual who worked at the Leather Department at the Rock Island Arsenal who made horse saddles for the military. He said the only exterior change for the house will be an added third floor access stairway that will be located in the rear of the structure, per building code requirements.

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

Decision Case #2017-02 – Ms. Williams made a motion to approve the request because:

1. The special exception and rehabbed house will improve the return on the property.
2. The proposed use will not alter the character of the neighborhood.

She added the following stipulations:

1. The driveway from 29th Street be limited to access to the rear yard parking lot only, no parking shall be allowed in the driveway.
2. That six to eight off street parking spaces be allowed in the rear yard improved parking lot.
3. A minimum of a five foot wide landscaped area be provided along the south property line with arborvitae evergreen plantings.

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

Other Business:

Mr. Fries informed the Board there are two cases for the regular March 8, 2017 meeting.

Adjournment:

Acting Chairman Tschappat adjourned the meeting at 7:28 p.m.

Respectfully submitted,
Alan Fries

Acting Secretary, Rock Island Board of Zoning Appeals

