

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Public Hearing Amendment Request for 700 22nd Street
Date: August 7, 2012

The Karpeles Manuscript Library has filed an application to amend the approved Special Use Permit for a manuscript library museum to allow a second attached sign on the building facade located at 700 22nd Street, zoned R-3 (one and family residence) district. The approved Special Use Permit allows for a 15 square foot unlighted sign on the eastern frieze board. The applicant proposes to relocate it to the northern frieze board and then add a second attached unlighted sign on the eastern frieze board (18" x 49'). (Note: Alan M. Carmen, Planning and Redevelopment Administrator, has not been involved with development of this staff report due to a conflict of interest because he resides close to the subject site).

Proposed Change to Signs:

The attached sign located on the eastern façade, spelling KARPELES MUSEUM, will be removed and the 12" letters will be painted a golden color and mounted on to the stone (minus the existing aluminum pan) on the northern facade (see attached drawing). The sign will not be lighted. The new attached sign to be located on the eastern façade will be enlarged to 18" x 49' and mounted onto an aluminum pan onto the frieze. The proposed sign will be mounted with aluminum studs and will not be lighted. The pan will be painted with a color matching the stone color of the building. The new lettering on the sign will be 15" in height and spell KARPELES MANUSCRIPT LIBRARY MUSEUM.

Preservation Commission Comments:

The building is a local landmark and is also located adjacent to two local landmarks (Old Lincoln School and the Murphy House at 2207/2209 7th Avenue). The site is also located within the Broadway National Register Historic District. The Rock Island Preservation Ordinance allows the Preservation Commission to comment on the Special Use Permit amendment. At its July 25, 2012 meeting the Preservation Commission voted unanimously to comment that the Special Use Permit amendment "will not have a negative impact on the landmarked building and that the new signs will be appropriate for the architectural style of the building". The Commission also approved a Certificate of Appropriateness for the signs at its July 25th meeting (subject to City Council approval of the Special Use Permit amendment).

Analysis:

Staff believes that the proposed amendment meets the conditions for approving a Special Use Permit identified in the Zoning Ordinance. The two signs are attractive, are keeping with the architectural style and better identify the use since it is located at a corner property.

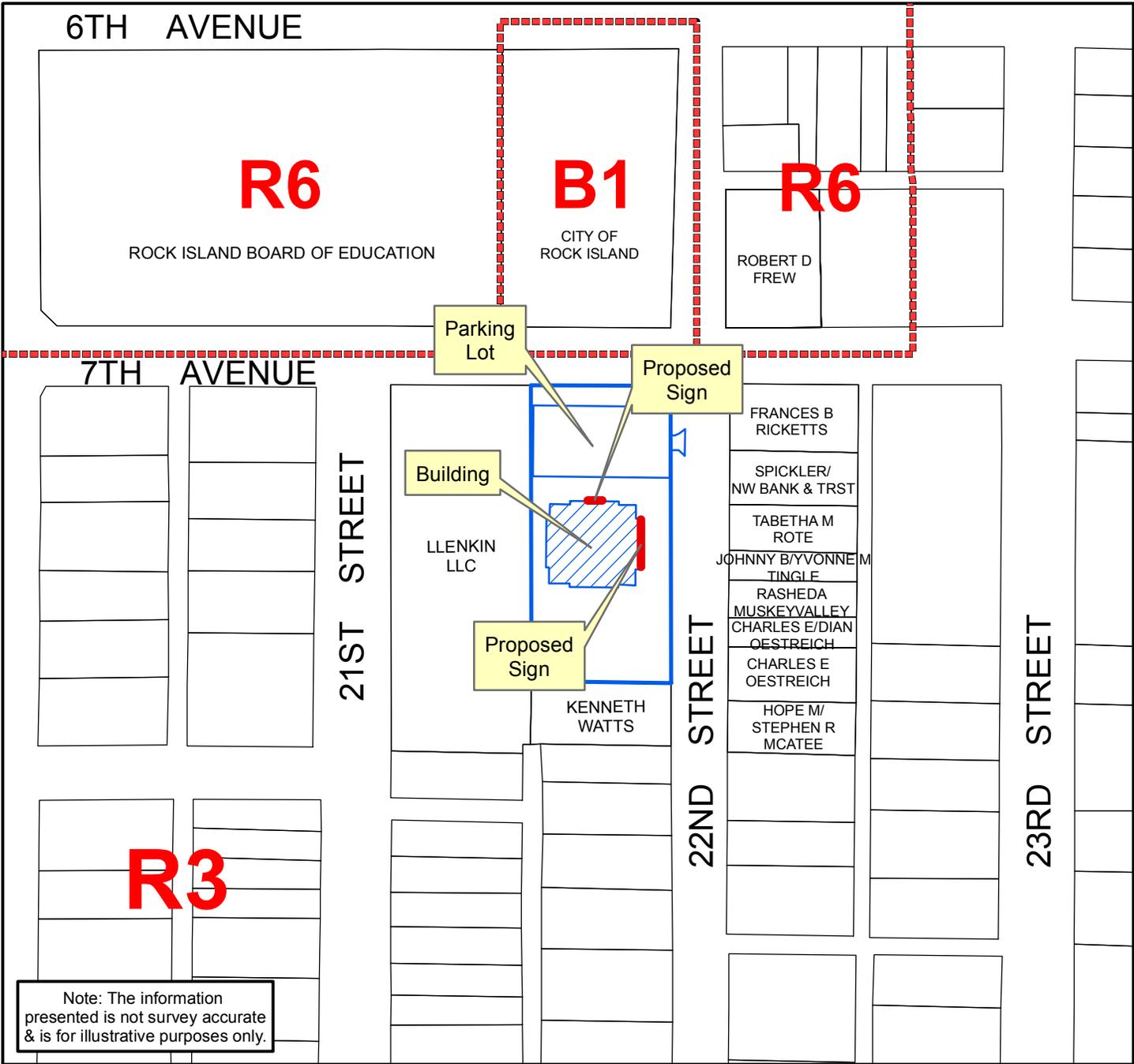
Recommendation:

That the request be approved because is an attractive sign that fits the architectural style that better identifies the use at its corner location.

Submitted by: Alan Fries, Urban Planner II
Jeff Eder, Community and Economic Development Director

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



**SPECIAL USE PROPOSAL
2012-3**

Legend

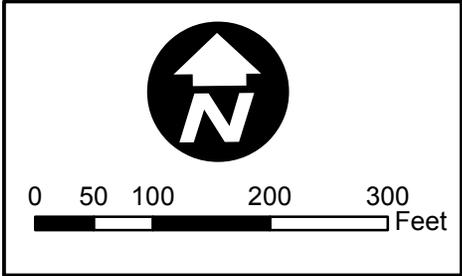
R3 zoning district

subject property

zoning line

DR. BY: K.G.D.

APPR. BY: A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

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Note: The information presented is not survey accurate & is for illustrative purposes only.

SPECIAL USE PROPOSAL



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SPECIAL USE PROPOSAL
2012-3 Aerial Legend

- R3 zoning district
- subject property
- zoning line

DR. BY: K.G.D.
APPR. BY: A.F.



0 50 100 200 300 Feet



City of Rock Island

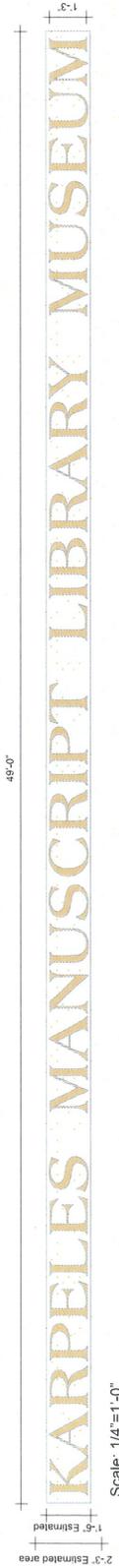
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



RI
ROCK ISLAND
ILLINOIS

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

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Scale: 1/4" = 1'-0"

Use existing pan extend to 49'-0" spray to match stone
 One (1) set of 1/4" flat cut aluminum letters are to be installed on pan.
 Letter finish is #0400 Brilliant Gold. Letters projection mount 3/4" from sign surface.

Match to stone	#0400 Brilliant Gold
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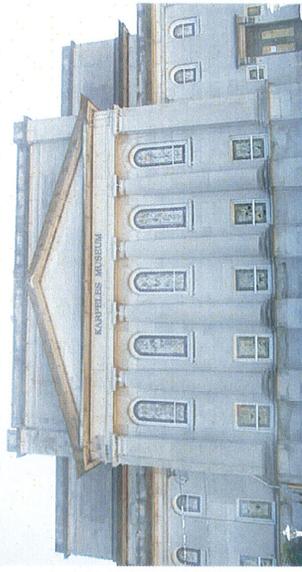
Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request.



Scale: 3/16" = 1'-0"



Existing Letters and Pan



North Wall

Remove existing letters and pan from building mount letters only on the North wall pan to be sprayed to match stone and extended to 49'-0" and used with new flat cut letters