

**Memorandum  
Community and Economic Development  
Department**

**To: Thomas Thomas, City Manager**

**Subject: Special Use Permit Public Hearing for 625 10<sup>th</sup> Street**

**Date: December 9, 2014**



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Shawn and Lisa Melton-Gaylor have filed an application for a Special Use Permit to locate a solar-lighted temporary freestanding sign identifying a day care home use located at their residence in an R-3 (one and two family residence) district.

Nature of the Request:

The applicants operate an approved day care home out of the residence at the site. They propose to locate the 2.5' x 5' (four feet in height from grade to top of sign) temporary freestanding sign during times that they have openings for their day care home business. The attached photo identifies the proposed sign, which they have stored on the front porch pending City Council action on their request.

The applicants hope to locate the sign ten feet from the property line in the south front yard situated perpendicular to 7<sup>th</sup> Avenue (see case map). They propose to have the sign lighted by solar lights that will stay lit until approximately 11:00 p.m.

Analysis:

Staff believes that the proposed Special Use for the temporary sign request does not meet the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. Standard numbers one, two and three in this section require that granting the Special Use Permit "will not be detrimental to the ...comfort or general welfare...will not be injurious to the use and enjoyment of other property in the immediate vicinity...and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district". Staff believes that locating a lighted temporary sign at this highly visible intersection will alter the residential character of the neighborhood.

**RECOMMENDATION:** That the request be denied because the site does not meet the seven standards identified in the Zoning Ordinance for approving a Special Use Permit and approving the sign would alter the character of the neighborhood.

**Submitted by: Alan Fries, Urban Planner II**

**Ben Griffith, Planning and Redevelopment Administrator**

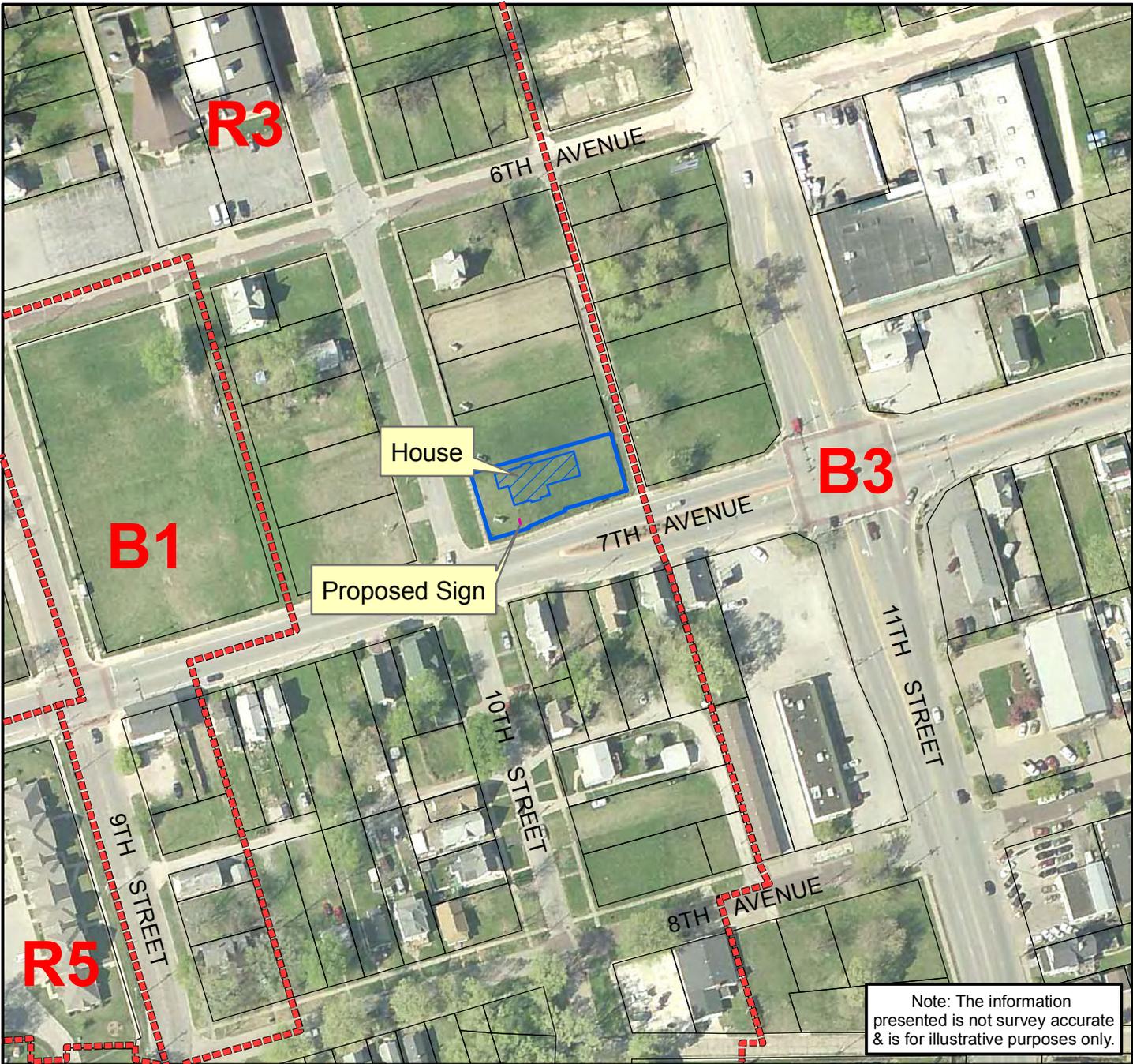
**Jeff Eder, Assistant City Manager/CED Director**

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**Approved by: Thomas Thomas, City Manager**



# SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL  
2014-6 Aerial

**Legend**

- Parcels
- Subject Property

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

0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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



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Our hearts still  
ache with sadness  
And secret tears still  
What it meant  
to lose you.  
No one can ever know