

**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 29, 2014**



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Shawn and Lisa Melton-Gaylor have filed an application for a Special Use Permit to locate a temporary freestanding sign identifying a day care home use located at their residence in an R-3 (one and two family residence) district. The City Council deferred the request at its December 15<sup>th</sup> meeting, requesting the applicants meet with staff to further discuss their request and the staff recommendation. Staff and the applicants have talked about the sign lighting issue and the applicant has agreed to not light the sign. Staff has revised its report and recommendation to City Council.

Nature of the Request:

The applicants operate an approved day care home use 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 will 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).

Analysis:

Staff believes that the proposed use meets the seven conditions for approving a Special Use Permit identified in Section 6.5G of the Zoning Ordinance. The temporary sign will not be lighted and will only be used when the applicants have a vacancy in their day care home use. The unlighted sign will not have negative effect on adjacent residential properties.

**RECOMMENDATION:** That the request be approved because the sign will not have a negative effect on the character of the adjacent neighborhood. Approval should be subject to the following stipulations:

1. The temporary freestanding sign shall only be in use when the applicant has an opening in their day care home business;
2. The sign shall not be lighted;
3. The sign shall not exceed 2.5' x 5' in area and four feet in height from grade to top of sign;
4. The sign shall be located perpendicular to 7<sup>th</sup> Avenue in the south front yard at a minimum of ten feet from all property lines;
5. The sign shall meet all other applicable codes and ordinances.

Legal Description of Property:

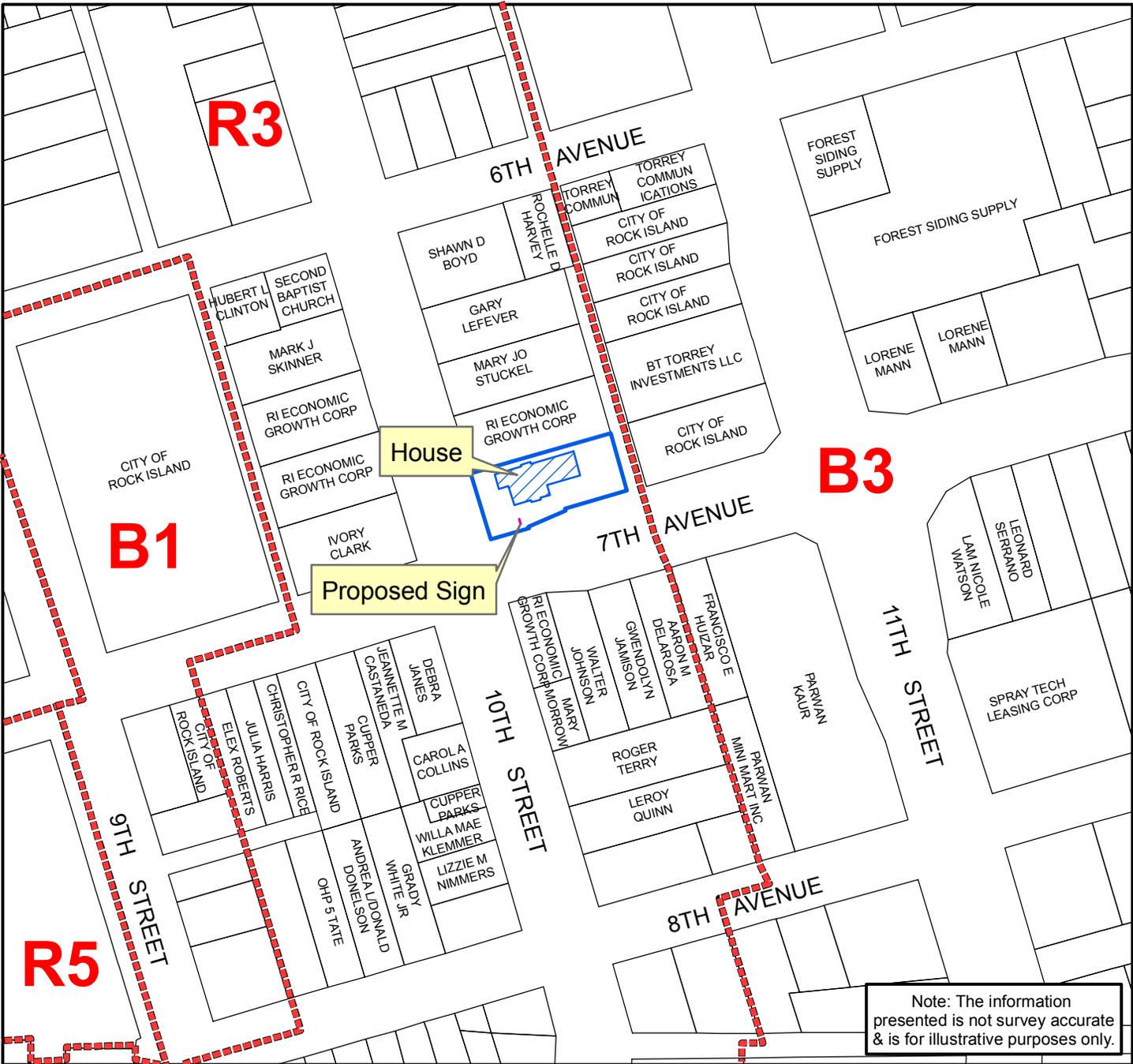
Lot 3 of the New Old Chicago Redevelopment Addition to the City of Rock Island, also known as 625 10<sup>th</sup> Street, Rock Island, Illinois.

**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



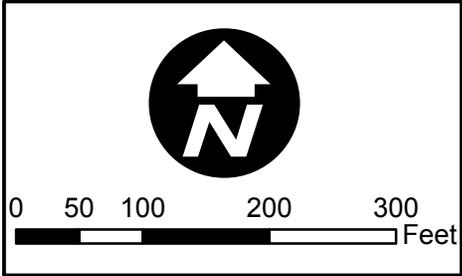
**SPECIAL USE PROPOSAL**  
**2014-6**

**Legend**

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    

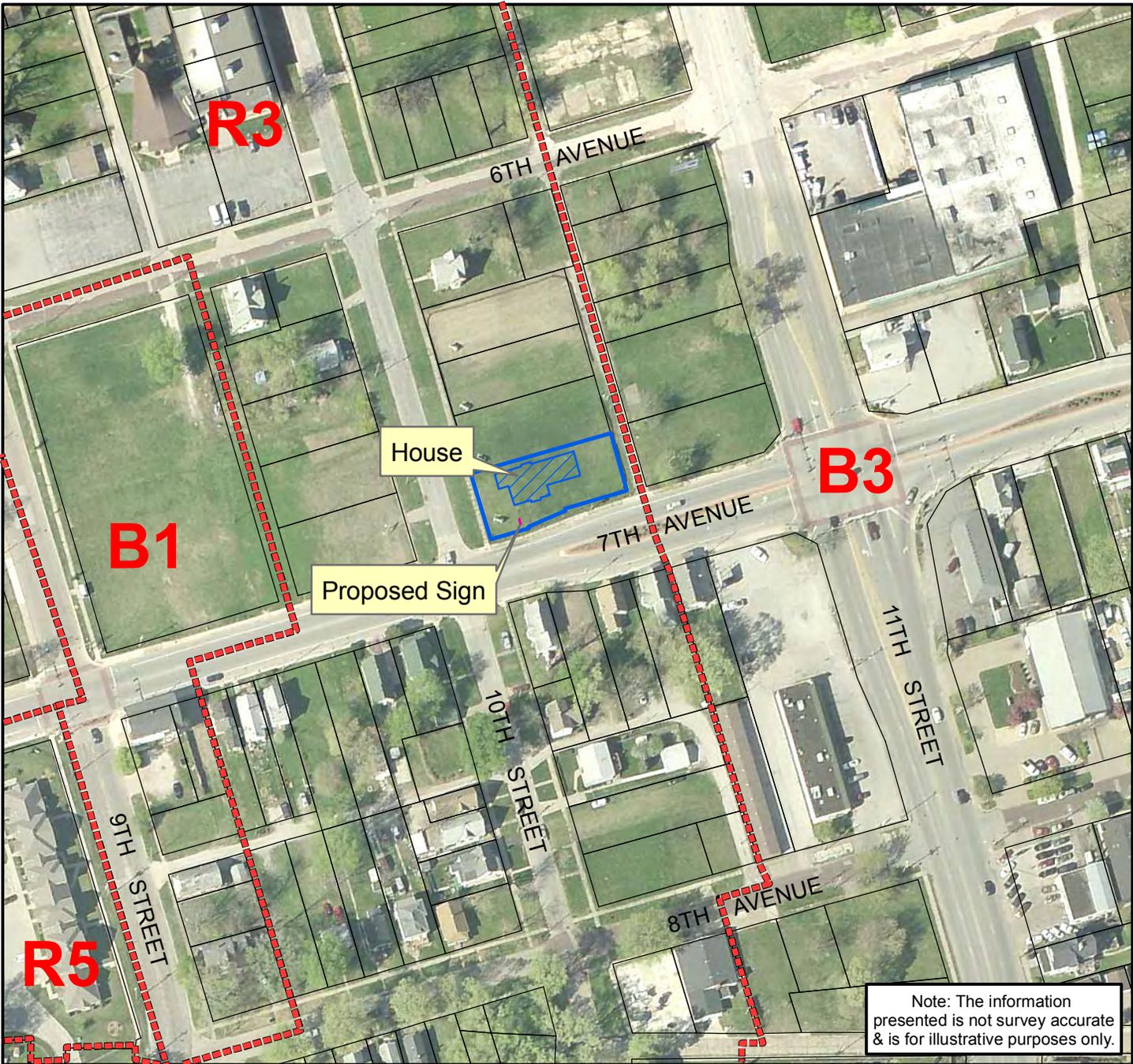


**City of Rock Island**

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

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

# 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  
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ROCK ISLAND ILLINOIS

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Our hearts still  
ache with sadness  
And secret tears still  
What it meant  
to lose you.  
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