

# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**TO:** City Manager

**SUBJECT:** Special Use Permit Amendment Request Public Hearing for 2106 7th Avenue

**Date:** November 19, 2015

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Steven and Cynthia Pressly have filed an application for an amendment to an approved Special Use Permit for a crematorium operation at the former funeral home located at 2106 7<sup>th</sup> Avenue, zoned R-3 (one and two family residence) district. The amendment is to locate a new internally lighted freestanding sign at approximately the same location as a previous freestanding sign, which was lighted with ground flood lights.

Nature of the Proposed Sign:

At the previous public hearing to approve the crematory use, the applicant had not yet decided if they would re-use the existing freestanding sign, or erect a new sign. The previous sign (2' 8" x 11' 7" and 3½' in total height) and set back approximately 6 feet from all property lines in the northwest corner of the site, has been removed.

The proposed sign will be internally lighted and will be 3' x 7' in area and five feet in total height from grade to top of sign. The applicant will locate it in the approximate same location as the previous sign 4 to 6 feet from all property lines. The proposed sign will be similar to the freestanding sign located at the applicant's funeral home at 3030 7<sup>th</sup> Avenue. The applicant has also agreed to place the lighting of the sign on a timer set to turn off at 10:00 p.m.

Preservation Commission Comments:

The subject property is located adjacent to the Karpeles Museum at 700 22<sup>nd</sup> Street, which is a local landmark and is also located in the Broadway National Register District. The Preservation Ordinance allows for the Preservation Commission the opportunity to comment on Special Use requests for landmarks and within districts. At its November 18, 2015 meeting, the Commission voted unanimously to pass along a favorable comment on the sign request to the City Council.

Analysis:

Staff believes that the sign meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance as the proposed sign set on a light timer will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Legal Description of Property:

Outlot Two of A.C. Dart's Subdivision of Lots One and Two, except the south 50 feet of Lot Two of J.W. Spencer's Third Addition to the City of Rock Island, also known as 2106 7<sup>th</sup> Avenue, Rock Island, Illinois.

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:

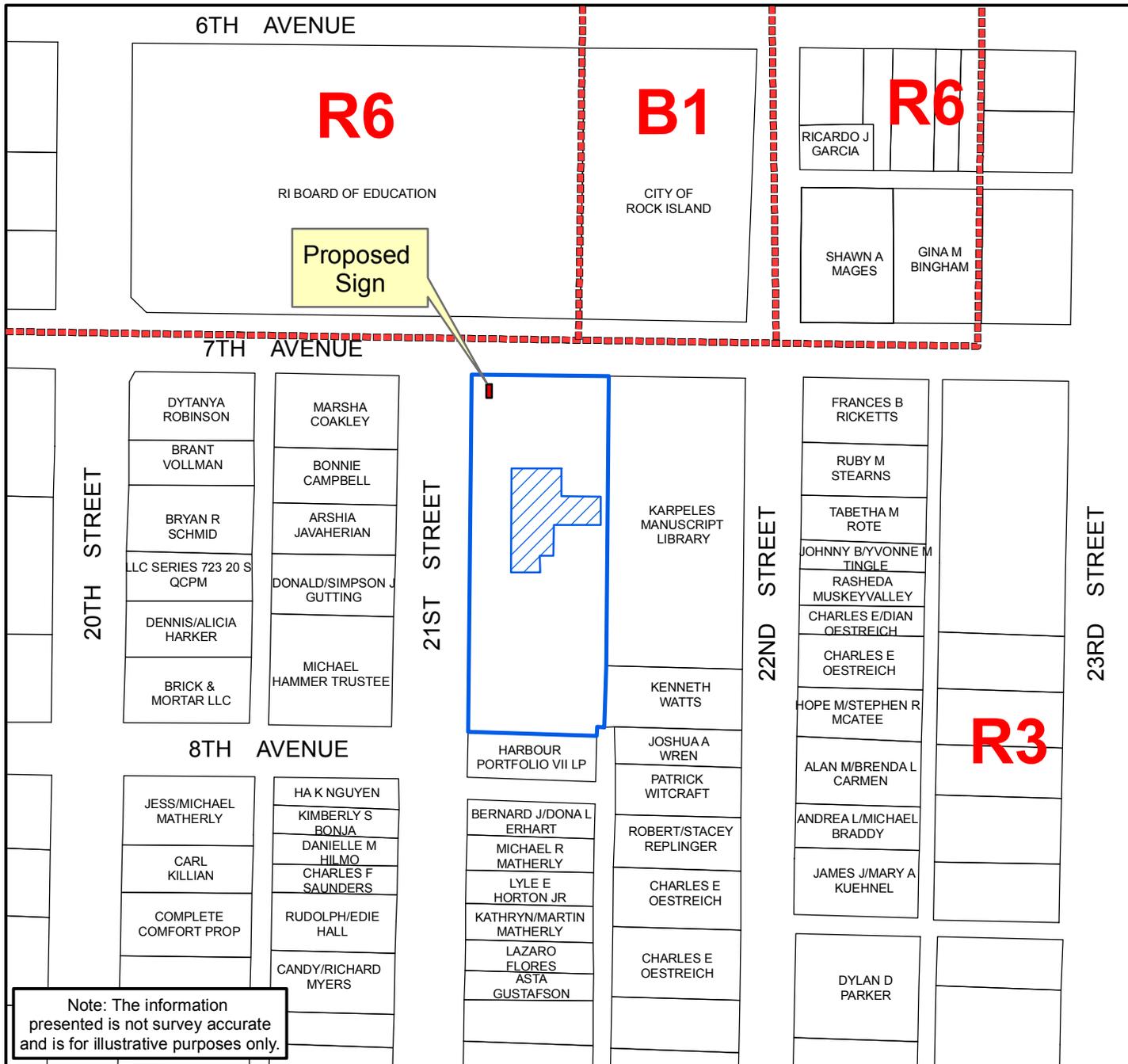
1. The internally lighted freestanding sign shall be set on a timer for the lights to turn off at 10:00 p.m.
2. The sign shall meet all other applicable codes and ordinances.

**Submitted by:** Alan Fries, Urban Planner II  
Ben Griffith, Planning and Redevelopment Administrator  
Jeffery A. Eder, Assistant City Manager / CED Director

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**APPROVED:** Thomas Thomas, City Manager

# SPECIAL USE PROPOSAL



## SPECIAL USE PROPOSAL 2015-11

### Legend

- Parcels
- Subject Property

DR. BY:     K.G.D.    

APPR. BY:     B.G./A.F.    



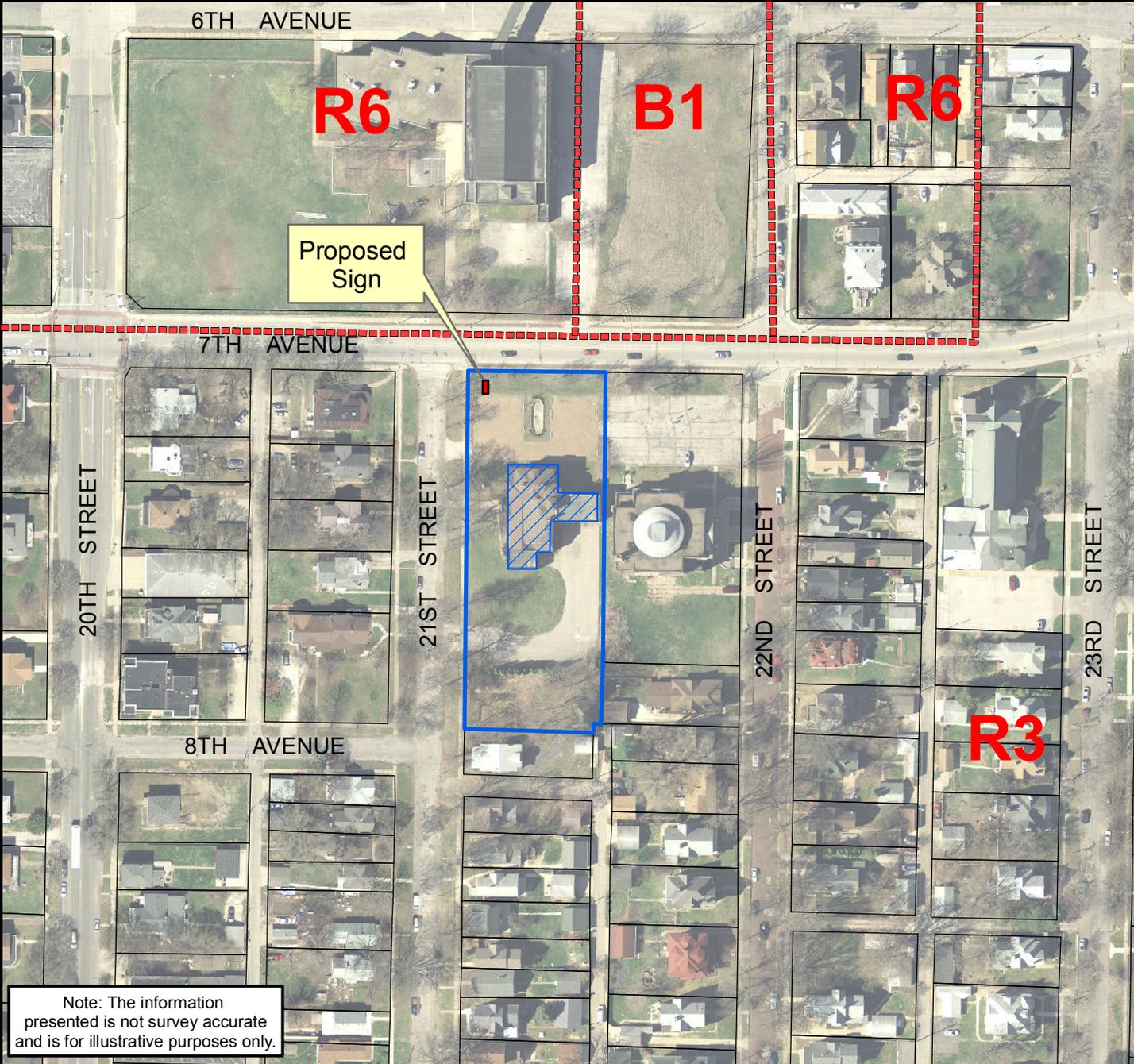
## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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

# SPECIAL USE PROPOSAL



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## SPECIAL USE PROPOSAL

### 2015-11 Aerial

#### Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: B.G./A.F.

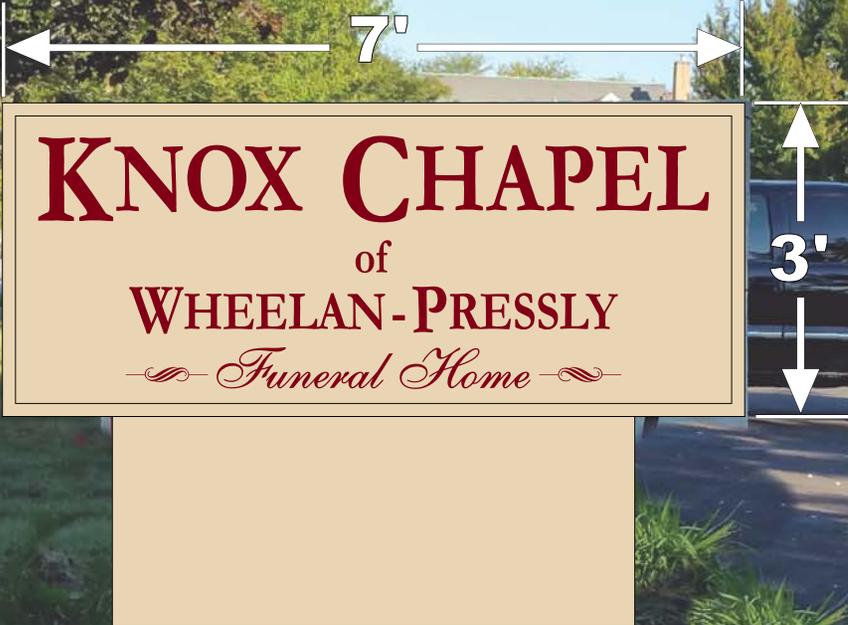
0 50 100 200 300 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Planning and Redevelopment

ROCK ISLAND ILLINOIS

2-sided, internally-lit sign box  
at 2106 7th Avenue, Rock Island



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