

**MEMORANDUM**

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**TO: City Manager**

**SUBJECT: Special Use Permit Request Public Hearing for 1012 21<sup>st</sup> Avenue**

**Date: September 7, 2011**

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Teresa and Julius Thornton have filed an application to amend an existing Special Use Permit for a day care center in an R-3 (one and two family residence) district to replace an existing freestanding sign with a new larger and lighted freestanding sign.

Proposed Sign:

The applicant received a Special Use Permit in 1997 to operate a day care center with a stipulation allowing a 3' x 3' unlighted freestanding sign to be located in the north front yard. The applicant now desires to replace that sign with a 4' x 6' internally lighted freestanding sign similar to the sign located at the nearby day care center at the B-3 zoned property at 2201 11<sup>th</sup> Street (P & J Tendercare). The proposed larger sign will be located at approximately the same location on the subject site and is requested to be lighted to provide better advertising for the business.

Analysis:

Staff believes that the proposed larger and lighted sign does not meet the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance. The subject business is located in a residential neighborhood and the proposed sign will have a negative impact on the character of the neighborhood.

Recommendation:

That the request be denied because it will have a negative effect on the character of the adjacent residential neighborhood.

Legal Description of Property:

Lot 22 of Sarah J. Aiken's Addition to the City of Rock Island, also known as 1012 21<sup>st</sup> Avenue, Rock Island, Illinois.

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

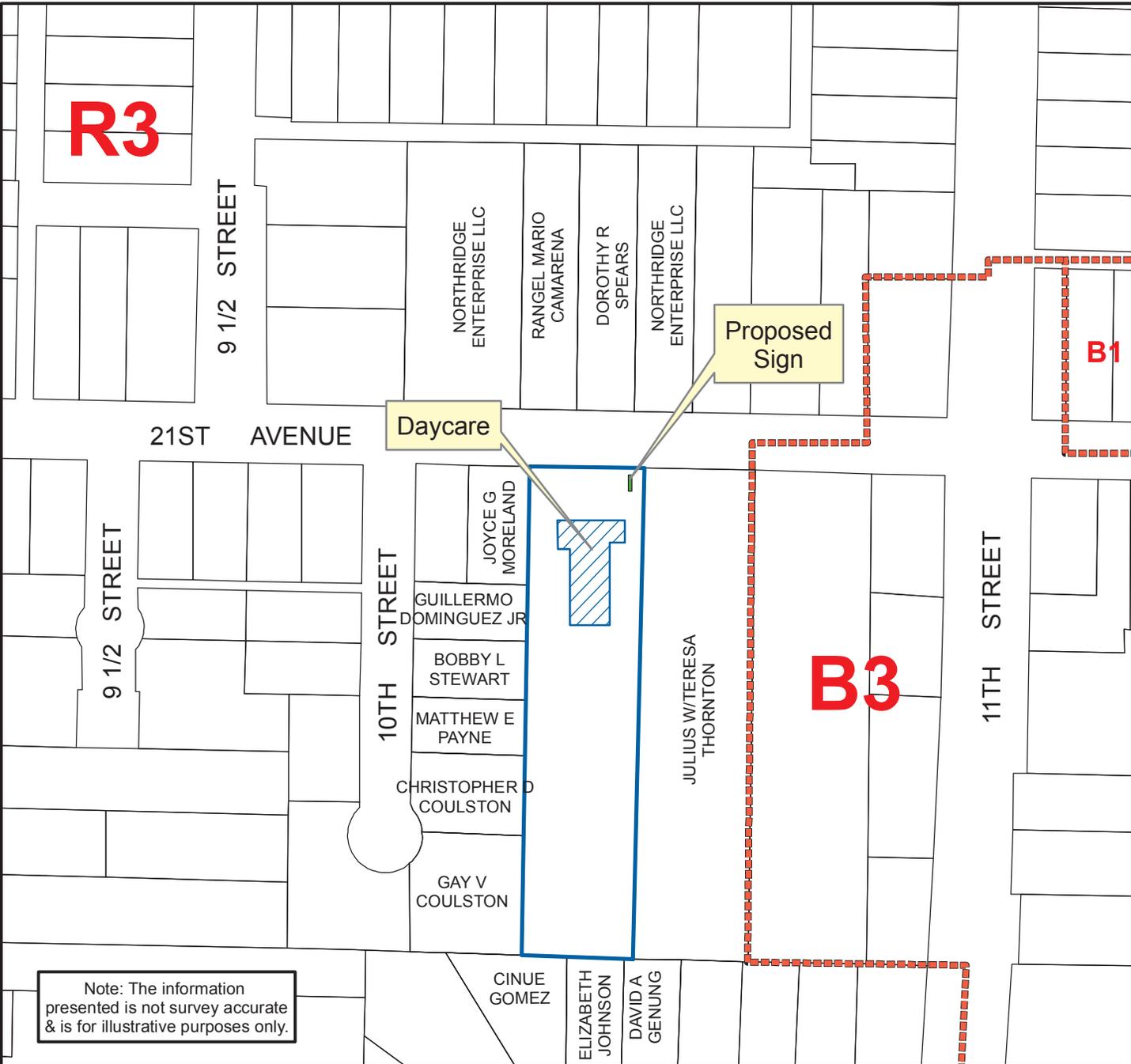
**Alan M. Carmen, Planning and Redevelopment Administrator**

**Gregory S. Champagne, Community and Economic Development Director**

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**APPROVED: John C. Phillips, City Manager**

# SPECIAL USE PROPOSAL



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

**SPECIAL USE PROPOSAL  
2011-8**

**Legend**

- R2 Zoning District
- Subject Property
- Zoning District Line

DR. BY:           K. G. D.          

APPR. BY:           A.M.C./A.F.          



0 25 50 100 150 200  
Feet

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DEVELOPMENT DEPARTMENT  
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**ROCK ISLAND**  
ILLINOIS

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## SPECIAL USE PROPOSAL 2011-8 Aerial Legend

- R2** Zoning District
-  Subject Property
-  Zoning District Line

DR. BY: K. G. D.

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0 25 50 100 150 200 Feet

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