

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 1740 9th Avenue

Date: January 16, 2013

LaTonya Terrell is requesting permission to apply for a Special Use Permit to operate a day care center at 1740 9th Avenue (see attached letter). The property is occupied by a vacant former medical office building, zoned R-3 (one and two family residence) district.

The business will have a total of between five to seven employees (some part-time and some full-time) and will serve up to 40 children. Hours of operation will start off being from 6:00 a.m. to 6:00 p.m., Monday through Friday. Hours may be extended to be from 6:00 a.m. to 11:59 p.m., Monday through Friday after six months of business operation. There is a side/rear yard parking lot with space to park approximately 15 vehicles.

The impact of the use on neighboring and adjoining property owners can best be determined by a public hearing. Staff believes that a Special Use Permit request is the appropriate process to consider this use in a residential zoned area.

Recommendation:

That Ms. Terrell be allowed to apply for a Special Use Permit.

Submitted by: Alan Fries, Urban Planner II

Ben Griffith, Planning and Redevelopment Administrator

Jeff Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

SMALL HANDS BIG HEARTS DAYCARE

3150 12th street

Rock Island Il, 61201

Phone: (563) 468-7255

latonyaearby@sbcglobal.net

January 16, 2013

Attn: Mayor-Dennis Pauley and City Council Members
1528 3rd Avenue
Rock Island Il, 61201

Dear Mayor & Council Members,

This letter serves as a request for your approval to apply for a Special Use Permit for the location of 1740 9th Avenue Rock Island.

I am requesting this permit for this location in efforts to expand my business of nine years as a Licensed In-Home Childcare provider to a Licensed Child Care Center. My hours of operation to start will be 6 a.m.-6 p.m. with a possible expansion of hours after six months to one year being 6 a.m. -11:59 pm. I will have approximately 5-7 part/full time employees when operating at full capacity. I will be looking to serve at a maximum of 40 children providing them with developmentally appropriate learning experiences along with 3-4 nutritious meals daily in a friendly, caring environment.

This facility will be used for learning activities, as well as the preparation and serving of meals. The building will also contain toys, games, and books for the entertainment of the children. In addition, I will place a lighted sign for advertisement on the lawn located in front of 9th Avenue.

Thank you for your time and for any further questions please contact me by phone or email.

Sincerely,

LaTonya Terrell