

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Request for Special Use Permit for 621 23rd Street

Date: February 25, 2013

Ericka Mcelrath is requesting permission to apply for a Special Use Permit to operate a day care center at 621 23rd Street (see attached letter). The property is occupied by a duplex, zoned R-3 (one and two family residence) district.

Ms. Mcelrath currently operates a day care home out of her residence. The Zoning Ordinance defines a day care home as “a family unit occupied by attending family which receives more than three and up to a maximum of eight children for less than a twenty-four hours a day”. The Ordinance allows day care homes as permitted uses in all residential zoning districts. Ms. Mcelrath has recently received State approval (Department of Children and Family Services) to increase her day care facility from eight to twelve children. As a result of this increase in child receiving care the Zoning Ordinance now defines the use a “day care center”, which is a business use that is permitted only in business zoning districts.

Ms. Mcelrath will employ one resident assistant (her husband). Her current hours of operation are 1:45 p.m. to 7:45 a.m., seven days a week. She indicates she will be granted some type of “flexible-hours” by the State, which means she can operate for two working shifts (e.g. second and third shift). However, she could not operate for all three working shifts. Parking for the use is provided by a side driveway on the site that can accommodate approximately two parking spaces.

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. Mcelrath 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



Special use permit.

1 message

Ericka <ericka_wilder@yahoo.com>

Fri, Feb 22, 2013 at 10:29 AM

To: "fries.alan@rigov.org" <fries.alan@rigov.org>

Cc: "mcelrath.ericka498@gmail.com" <mcelrath.ericka498@gmail.com>

I Ericka Mcelrath, owner of Peanut Butter & Jelly childcare. located at 621 23rd Street Rock Island , Illinois. Would like to make a request for a "Special Use Permit" for which would allow myself and assistant(husband) to care for 4 more children, taking us from 8 to 12, per referral. We have 2 parents on a waiting list, pending outcome of your decision, licensing has been approved, assistant has been Approved, an there's more than enough square footage in my home. If you have any question or concerns please give me a call at 309-550-0504. Thank You

Thank you, everyday for life.