

**Memorandum
Community and Economic Development
Department**

**To: Randall Tweet, Interim City Manager
Subject: Request for Special Use Permit for 935 3rd Avenue
Date: November 1, 2016**



Ms. Leticia Taliafero is requesting permission to apply for Special Use Permit to raise farm crops (vegetables and fruit trees) on her property located at 935 3rd Avenue, zoned B-3 (community business) district in order to sell them on-site and off-site. There already is an existing approved body shop operating out of a commercial building on the site. The farm crop area would be located on the western segment of the site.

The proposed farm crop use is not listed as a permitted principal use for a B-3 zoned property identified in the Zoning Ordinance. The proposed use fits with the definition of a "farm" as defined by the Ordinance. Farms are also identified as permitted uses in both agriculture and SE-1 (suburban estates low density) districts.

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 instead of considering rezoning to either of the two identified agriculture districts, or the SE-1 (suburban estates low density) district.

Recommendation:

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

**Submitted by: Alan Fries, Urban Planner II
Ryan Berger, Interim, Planning and Redevelopment Administrator
Thomas Ayers, Interim CED Director**

Approved by: Randall Tweet, Interim City Manager

Rec'd 10-4-16

Eli and Leticia Taliafero
935 3rd Ave
Rock Island, IL 61201
October 4th, 2016

Alan Fries
Urban Planner II
Planning and Redevelopment Division
1528 Third Avenue
Rock Island, IL 61201

Dear Alan Fries:

We own a small business in Rock Island on commercial property. Our property is at 935 3rd Ave. We desire a special use permit to create a market garden on the property to raise crops to sell. We hope that you will approve our request for this special use and look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Taliafero', with a long horizontal flourish extending to the right.

Leticia Taliafero