



**Planning & Zoning Commission Meeting Agenda**  
**July 7, 2025 - 5:30 PM**  
**City Council Chambers, City Hall, 3rd Floor,**  
**1528 Third Avenue, Rock Island, IL**

**1. Call to Order**

**2. Roll Call**

Michael Creger, Reshanda Johnson, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

**3. Public Comment**

**4. Minutes**

- a. Approval of the April 7, 2025 Meeting Minutes  
RC Roll Call vote is needed.
- b. Approval of the June 2, 2025 Meeting Minutes  
RC Roll Call vote is needed.

**5. Old Business**

**6. Public Hearings**

- a. 2025-16: Public hearing request from Illinois Casualty Company to consider a variance from the Rock Island Zoning Ordinance for property at 225 20th Street in a B-2 (downtown business) district.  
RC Roll Call vote is needed.
- b. 2025-17: Public hearing request from Michael Parker to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one-unit residential) district for property at 43 Woodley Road.  
RC Roll Call vote is needed.
- c. 2025-18: Public hearing request from Quad City Botanical Center to consider a variance from the Rock Island Sign Ordinance in a B-3 (community business) district for property at 2525 4th Avenue.  
RC Roll Call vote is needed.
- d. 2025-19: Public hearing request from A Hana Illowa LLC to consider a variance from the Rock Island Sign Ordinance in a B-4 (highway business) district for property at 3809 60th Avenue West.  
RC Roll Call vote is needed.

**7. Other Business/New Business**

**8. Adjourn**

*This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309)*

*732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.*

## Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3<sup>rd</sup> Floor

1528 3<sup>rd</sup> Avenue

April 7, 2025

5:30 PM



<b>Voting Members Present</b>	Mike Creger Sarah Wright Tanja Whitten Norm Moline Bill Sowards Don Mewes
<b>Voting Members Absent</b>	Maureen Riggs Reshanda Johnson Samuel Odeyemi
<b>Staff Present</b>	Eunice Amissah-Mensah, Urban Planner Tanner Osing, Planning & Zoning Manager

### Call to Order and Roll Call

Vice Chair Whitten called the meeting to order at 5:34 PM and read the roll call.

### Public Comment

No members of the public wished to comment so the meeting continued.

### Approval of the Previous Meeting Minutes

Wright moved to approve the minutes for March 3, 2025. Creger seconded the motion. The motion carried on a vote of 6 to 0.

### Public Hearings

2025-11 Public hearing: Request from Joseph Friday to consider a variance from the Rock Island Zoning Ordinance for property at 1200 15<sup>th</sup> Street in an R-2(one-and-two-unit residential) district.

Amisshah-Mensah read the staff report with the recommendation for denial of the request.

Joseph Friday, the applicant, spoke on the request. He stated the fence was put up to protect him and his family from shootings that happen in the community.

Commissioners asked if he received negative comments from neighbors. He said no. Discussion continued regarding the visibility triangle requirement. Staff clarified that the visibility issue at the corner applies whether the fence is 4 ft or 6 ft tall because it is a tight board wooden fence that obstructs visibility, unlike a chain link or picket fence.

Commissioners discussed potential compromises such as reducing the fence height at the corner or cutting it diagonally to improve visibility. Staff confirmed the required setback is 20ft from the northeast property corner, extending west and south, forming a visibility triangle. A commissioner suggested amending the motion to allow the 6 ft fence, but only if it is pushed back to align with the side of the house, near the bay window, with no privacy fence in the front yard.

A motion was made to amend the original motion by having the homeowner push back the 6 ft fence to the side of the house where the bay window is, and not have any privacy fence in the front yard, but approving the 6 ft fence from that point back to the backyard. A second was made. Vote on the amendment to the first motion did not pass. The vote was three ayes and three nays. The motion to amend did not pass as it required four votes.

As there were no other questions or members of the public wishing to speak, Vice Chair Whitten called for a motion.

#### Decision for Case 2025-11

Moline made a motion to deny the fence variance. Creger seconded the motion. The motion carried on a vote of 6 to 0 (Creger, Wright, Whitten, Sowards, Moline, and Mewes)

2025-12 Public hearing: Request from Ken Brill to consider a variance from the Rock Island Zoning Ordinance for an unrelated group use for property at 3215 7<sup>th</sup> Avenue in an R-2 (one-and-two-unit residential) district.

Amisah-Mensah read the staff report with the recommendation for approval of the request.

Ken Brill, the applicant spoke on the request and concurred with staff's analysis. Commissioners asked about the distance to the next unrelated group use. Staff estimated it was approximately 130 feet away. Staff explained that the purpose of the ordinance requiring distance between unrelated group uses, especially student rentals, is to monitor them and ensure adequate on-site parking to avoid issues with on-street parking impacting neighbors. Staff noted that this property has ample parking.

#### Decision for Case 2025-12

Wright made a motion to approve the variance for the unrelated group use. Sowards seconded the motion. The motion carried on a vote of 6 to 0 (Creger, Wright, Whitten, Sowards, Moline, and Mewes).

2025-13 Public hearing: Request from Emmanuel Nwumeh to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 603 39<sup>th</sup> Avenue in an I-1 (light industrial) district.

Amissah-Mensah read the staff report with the recommendation for denial of the request.

Emmanuel Nwumeh, the applicant, spoke on the request. He explained that mobile clinics are available and used by many providers and specialties, including dentists. He planned to use the mobile clinic because he was displaced from his previous clinic and needed a quick way to continue practicing before setting up a permanent location. He happens to own the property at 603 39th Avenue and planned to pull the mobile clinic there. He reiterated that mobile clinics are built ready to go, with exam rooms and everything needed, making it easier than retrofitting a building. He initially planned to build a storage facility and attach a clinic, retrofitting the warehouse, but the mobile clinic was a temporary solution. He stated his patients would follow him to the new location. He confirmed it will be a medical clinic run by a himself – a doctor. He stated the clinic is already registered with the State of Illinois and has a license to practice. He acknowledged he didn't realize the industrial zoning was an issue when he bought the property.

### Decision for Case 2025-13

Moline made a motion to recommended denial of the Special Use Permit to the City Council. Wright seconded the motion. The motion carried on a vote of 6 to 0 (Creger, Wright, Whitten, Sowards, Moline, and Mewes)

### **Other Business**

#### Recommendation on the adoption of the Rock Island Strategic Housing Plan

Staff provided an update on the Rock Island Strategic Housing Plan. This is the city's first housing plan, documenting existing conditions and setting a direction. Staff highlighted components the commission will be involved with, such as discussing priority sites mentioned in the plan and developing a clear annexation policy, which the city currently lacks. The plan calls for this document. Staff also mentioned ideas to improve the perception and marketing of the city.

Commissioners raised several concerns about the housing and development plan, including the sequencing of action timelines and the limited reliance on the Quad City Land Bank Authority, which is only briefly mentioned. They questioned the practicality of publicizing annexation targets, fearing it could drive up land prices, though staff clarified annexation strategies and identified three focus areas with incentives and feasibility considerations.

Commissioners also noted the limited capacity of Habitat for Humanity and cautioned against depending on them for significant housing outcomes. Concerns were expressed about redeveloping the 951 25th Street site for low-income housing due to potential conflicts with nearby upscale developments.

They praised the inclusion of the southwest area for upscale housing but noted challenges in attracting higher-income residents.

Wright made a motion to recommend approval of the Rock Island Strategic Housing Plan to the City Council. Mewes seconded the motion. The motion carried on a vote of 6 to 0 (Creger, Wright, Whitten, Sowards, Moline, and Mewes)

**Adjournment**

Vice Chair Whitten adjourned the meeting at 6:38PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

**Rock Island Planning & Zoning Commission Minutes**

Council Chambers, City Hall, 3<sup>rd</sup> Floor

1528 3<sup>rd</sup> Avenue

June 2, 2025

5:30 PM



<b>Voting Members Present</b>	Mike Creger Sarah Wright Norm Moline Bill Sowards Don Mewes Maureen Riggs Reshanda Johnson Samuel Odeyemi
<b>Voting Members Absent</b>	Tanja Whitten
<b>Staff Present</b>	Eunice Amissah-Mensah, Urban Planner Tanner Osing, Planning & Zoning Manager

**Call to Order and Roll Call**

Chair Riggs called the meeting to order at 5:34 PM and read the roll call.

**Public Comment**

No members of the public wished to comment so the meeting continued.

**Approval of the Previous Meeting Minutes**

The April 7 meeting minutes will be approved at the July 7 meeting along with the June 2 meeting minutes.

**Public Hearings**

2025-14 Public hearing: Request from Cathy Terrell to consider a variance from the Rock Island Zoning Ordinance for property at 605 10<sup>th</sup> Street in an R-2(one-and-two-unit residential) district.

Amissah-Mensah read the staff report with the recommendation for denial of the request.

Mark & Cathy Terrell, the applicants, spoke on the request. They stated the fence was put up to at least have an area for the grandkids to play in and have some privacy.

Commissioners asked about staff's proposed compromise for the fence location. Staff clarified the recommendation by providing a visual representation of the fence location using a photo of the property. Commissioners further discussed the visibility triangle requirement on the corner lot, noting that a 6-foot tight board fence would obstruct views

more than a chain link or picket fence. The applicants expressed willingness to push the fence back 6 feet to achieve the 6-foot height, even if it meant losing some depth.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

#### Decision for Case 2025-14

Wright made a motion to approve the fence variance with staff's recommendation. Mewes seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Wright, Johnson, Sowards, Moline, Odeyemi, and Mewes)

2025-15 Public hearing: Request from SAL Community Services to consider a rezoning from B-1 (neighborhood business) and R-2 (one-and-two-unit residential) district to B-3 (community business) district with an accompanying subdivision plat and variances from the Rock Island Zoning Ordinance for multiple properties at 2101, 2117, and 2125 1st Street.

Osing read the staff report with the recommendation for approval for the rezoning request, the accompanying subdivision plat, and both variance requests.

Marcy Mendenhall, CEO of SAL Community Services, spoke on the requests. She stated that they will be moving out of their current project over by Century Woods and will be increasing capacity by 25%. They will also be serving 192 children in new location and serving children from birth to age 13. They will also be providing intergenerational care through a partnership.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

#### Decision for Case 2025-15

Mewes made a motion to pass a recommendation to the City Council to approve the rezoning request with the accompanying subdivision plat and variances. Sowards seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Wright, Johnson, Sowards, Moline, Odeyemi, and Mewes)

#### **Other Business**

None

#### **Adjournment**

Chair Riggs adjourned the meeting at 6:02PM.

Minutes submitted by Eunice Amisah-Mensah.

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:** Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager  
**Subject:** 2025-16: Public hearing request from Illinois Casualty Company to consider a variance from the Rock Island Zoning Ordinance for property at 225 20th Street in a B-2 (downtown business) district.  
RC Roll Call vote is needed.  
**Date:** July 7, 2025

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## Introduction and Background Information:

Applicant:  
Illinois Casualty Company

Location:  
225 20<sup>th</sup> Street

Size of Property:  
The property measures 150ft by 310ft for a total of approximately 46,500 square feet.

Topography:  
The property slopes up from west to east by approximately 2 feet and sits slightly above street level.

Zoning History:  
None.

Existing Land Use & Zoning:  
The property is zoned B-2 (downtown business) district. To the north, south, east, and west are properties zoned B-2.

Project Details:  
Through the permitting process, it was revealed that the applicant intended to install an 8ft tall fence around the property. Staff informed the applicant a variance would be needed to install the fence at that height.

Requested Action and Affected Requirements:  
The request is for one (1) variance from the Zoning Ordinance as described in Table 1.  
Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Install an eight (8) foot-tall metal fence at the property	Fences shall be no more than 6 feet in height in any side or rear yard (Chapter 11, Section 13).

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommendation to the City Council for this request since the property is business zoned and over 20,000 square feet. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property can yield a reasonable return without a variance as a six (6) foot fence would still offer the security needed.	No
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The property had an existing 8-foot-tall fence along 20th Street and the alley. The existing 8-foot fence sets a visual precedent, making a uniform fence height necessary to maintain a cohesive appearance across the property.	Yes
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff reason the fence height will not alter the character of the neighborhood. Other properties within the vicinity have similar black metal fences with a degree of see-through visibility which minimizes visual impact and integrates fully into the district's aesthetic.	Yes

**Previous Council Action (if any):**

N/A

**Budget Impact:**

N/A

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

N/A

**Council Goal (if applicable):**

N/A

**Recommendation:**

The Community Development Department recommends that the Commission pass a recommendation to the City Council to approve the variance for the fence height as there is a unique circumstance and the fence height will not alter the character of the neighborhood.

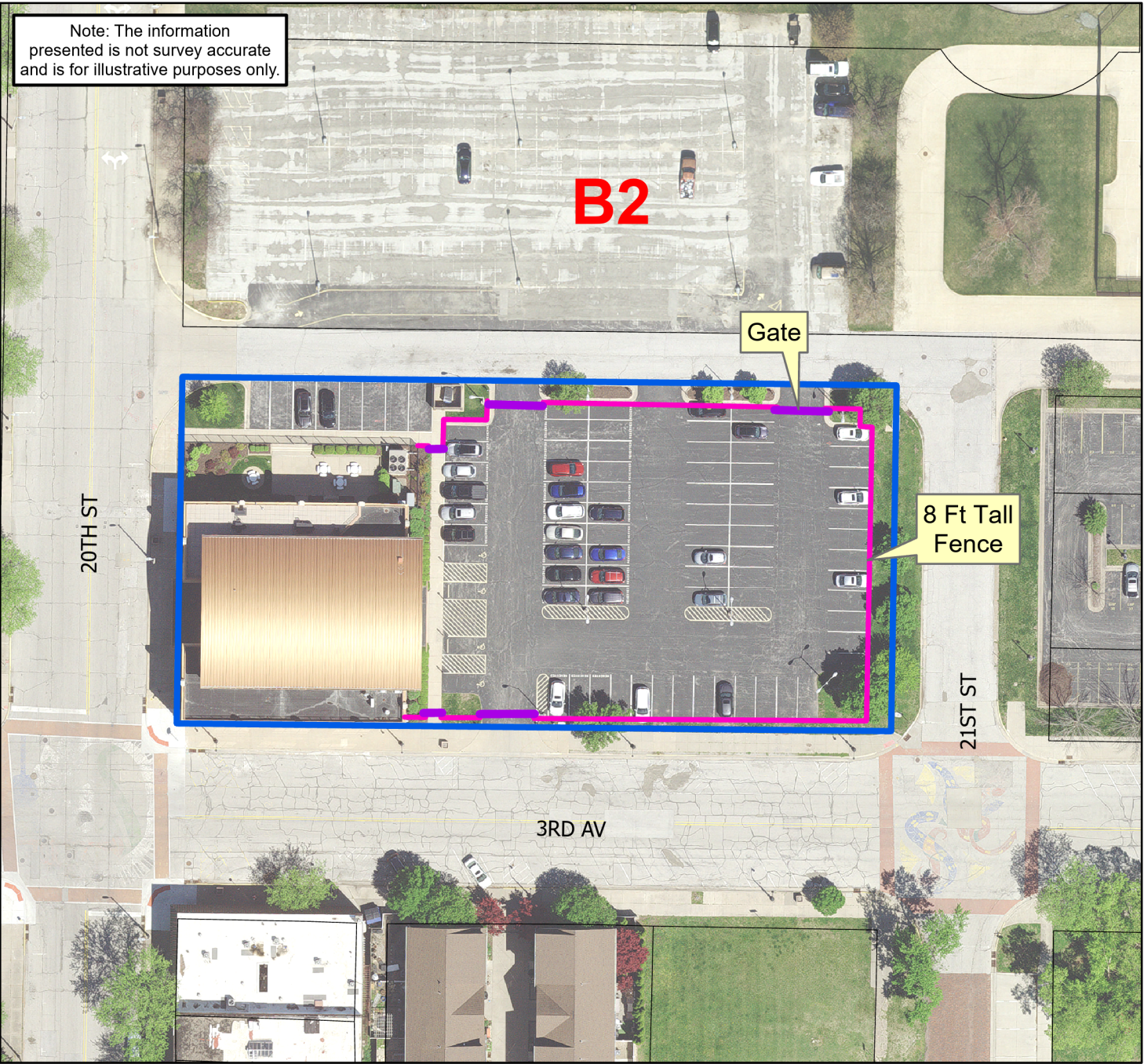
Submitted by: Eunice Amisah-Mensah, Urban Planner

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

Approved by:

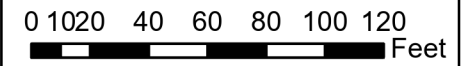
# 8 Ft Fence Variance at 225 20th Street

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



## PZC Case 2025-16

-  Subject Property
-  8 Ft Tall Fence
-  Fence Gate
-  Parcels
-  Zoning District



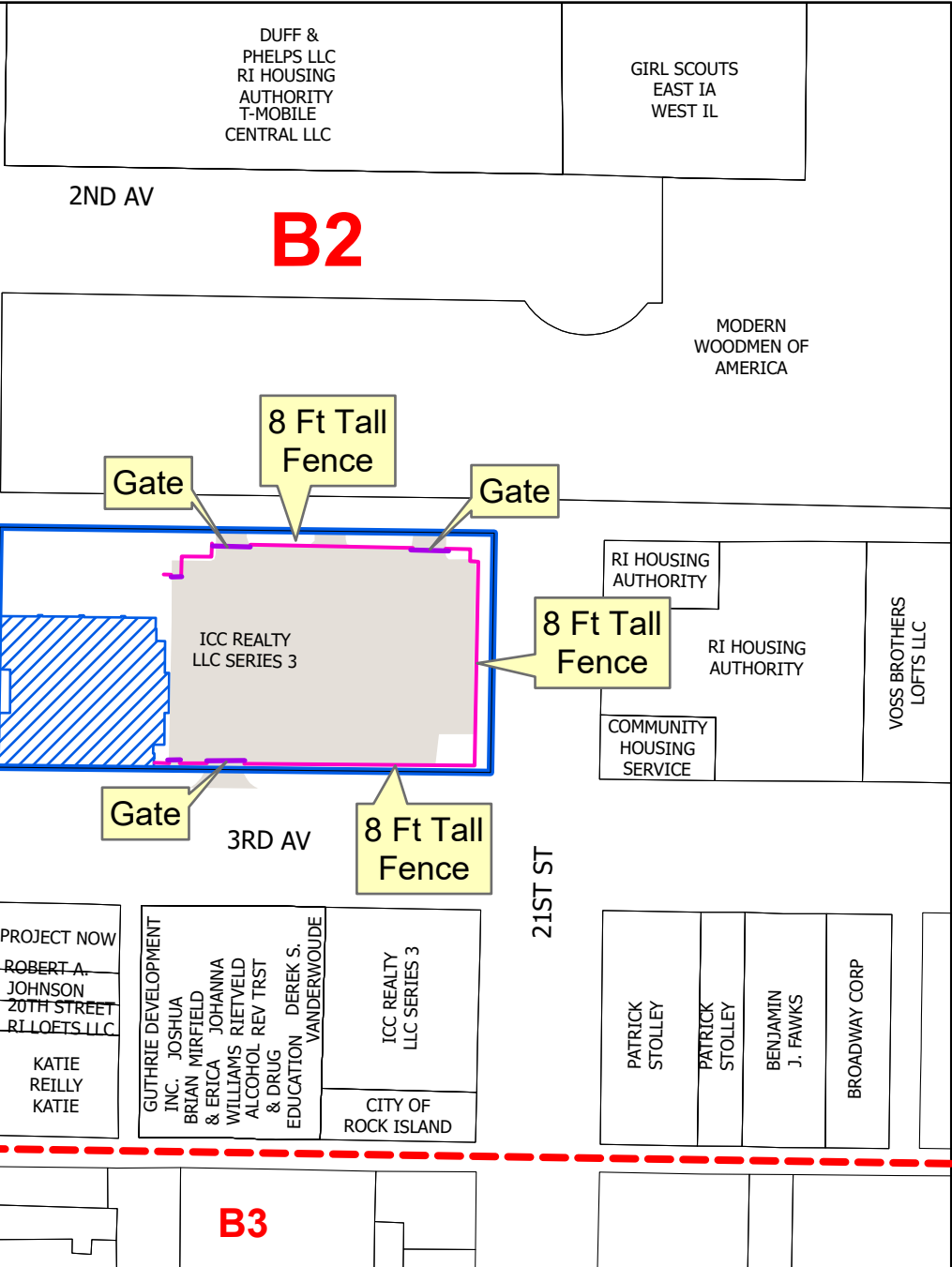
## City of Rock Island

COMMUNITY DEVELOPMENT  
DEPARTMENT




# 8 Ft Fence Variance at 225 20th Street

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




### PZC Case 2025-16


- Subject Property
- 8 Ft Tall Fence
- Parcels
- Zoning District



0 20 40 80 120 160 Feet



**City of Rock Island**  
COMMUNITY DEVELOPMENT  
DEPARTMENT



**ROCK ISLAND**  
ILLINOIS



Figure 1: Photo showing the subject property along 20<sup>th</sup> Street



Figure 2: Photo showing an 8ft tall fence along 20<sup>th</sup> Street



Figure 3: Photo showing installed 8ft tall fence along the alley



Figure 4: Photo showing installed 8ft fence from the corner of 21<sup>st</sup> Street and the alley



Figure 5: Photo showing installed 8ft fence along 3<sup>rd</sup> Avenue

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:** Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager  
**Subject:** 2025-17: Public hearing request from Michael Parker to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one-unit residential) district for property at 43 Woodley Road.  
RC Roll Call vote is needed.  
**Date:** July 7, 2025

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## Introduction and Background Information:

Applicant:  
Michael Parker

Location:  
43 Woodley Road

Size of Property:  
The property measures approximately 15,246 square feet.

Topography:  
The property slopes down from south to north by approximately 6 feet.

Zoning History:  
None

Existing Land Use & Zoning:  
The property is zoned R-1 (one-unit residential) district. To the north, south, east and west are all properties zoned R-1 (one unit residential) district.

Project Details:  
Through the permitting process, it was revealed the applicant intended to locate a shed in the front yard of the property. The applicant was informed that a variance will be needed for the shed to be located in the front yard.

Requested Action and Affected Requirements:  
The request is for one (1) variance from the Zoning Ordinance to maintain a shed in the front yard at the property as described in Table 1.

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	To locate a shed in the front yard of the property along Woodley Road.	Accessory structures such as sheds are not allowed in the front yard. (Chapter 11, Section 6-A)

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The Commission will make the final decision regarding this request. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff reason the property can yield a reasonable return without the variance. While staff recognize the unique terrain of the property limits ideal shed placement, the inability to construct a shed in the preferred location does not deprive the owner of reasonable use of the land, as the primary residential function remains fully intact.	No
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	Although the property presents challenges due to its terrain, which limits suitable locations for placing a shed, this condition is not entirely unique, as several neighboring properties face similar topographic constraints.	No
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	The shed's proposed location is inconsistent with the spatial character of the neighborhood as open front yards of other properties are without such structures and will alter the character of the neighborhood.	No

**Previous Council Action (if any):**

N/A

**Budget Impact:**

N/A

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

N/A

**Council Goal (if applicable):**

N/A

**Recommendation:**

The Community Development Department recommends that the Commission deny the shed variance as the property can yield a reasonable return without the variance, there is no unique circumstance and the shed will alter the character of the neighborhood.

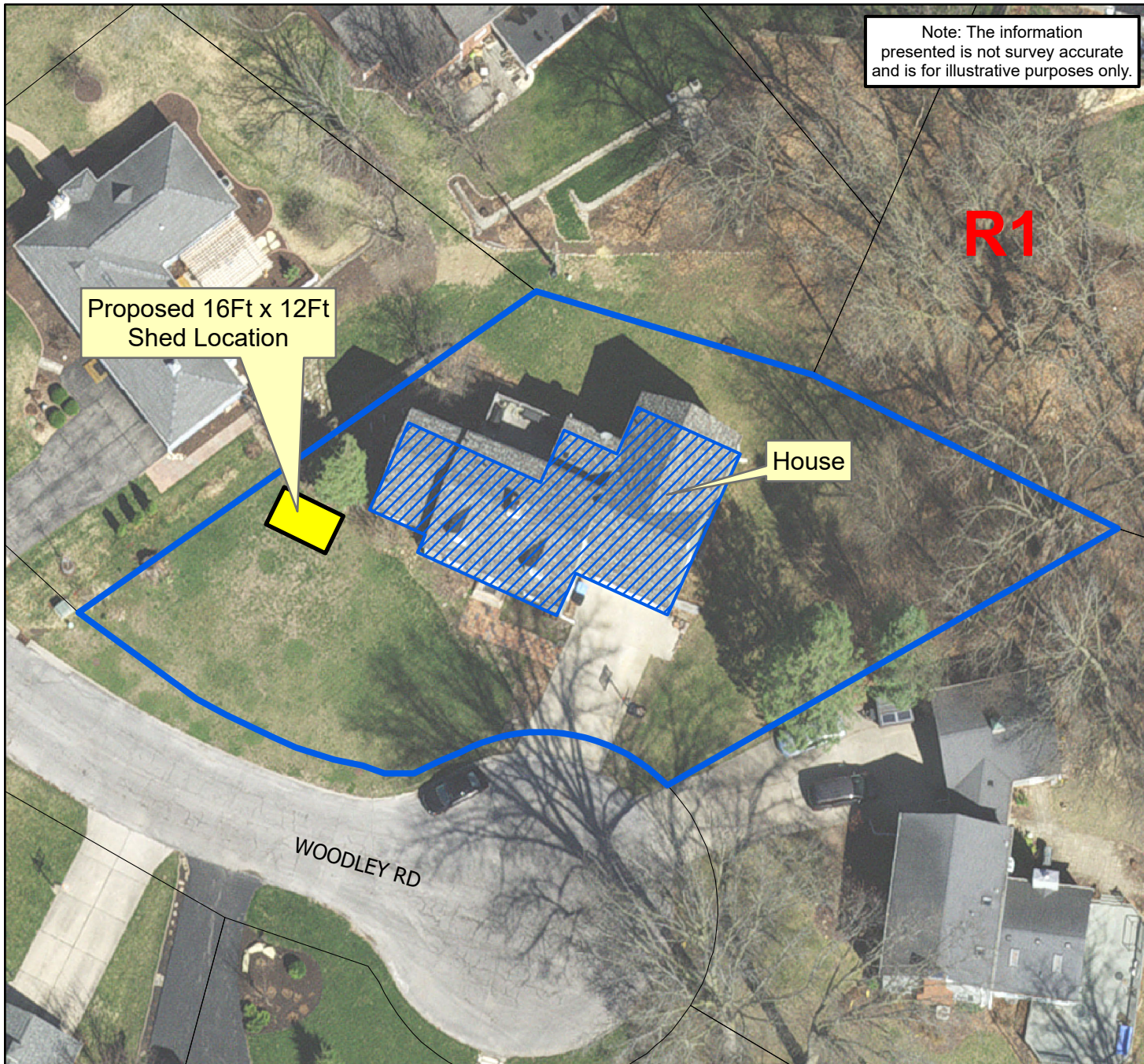
Submitted by: Eunice Amissah-Mensah, Urban Planner

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Approved by:





# Shed Location Variance at 43 Woodley Road



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

## PZC Case 2025-17

-  Subject Property
-  Parcels
- R1** Zoning District



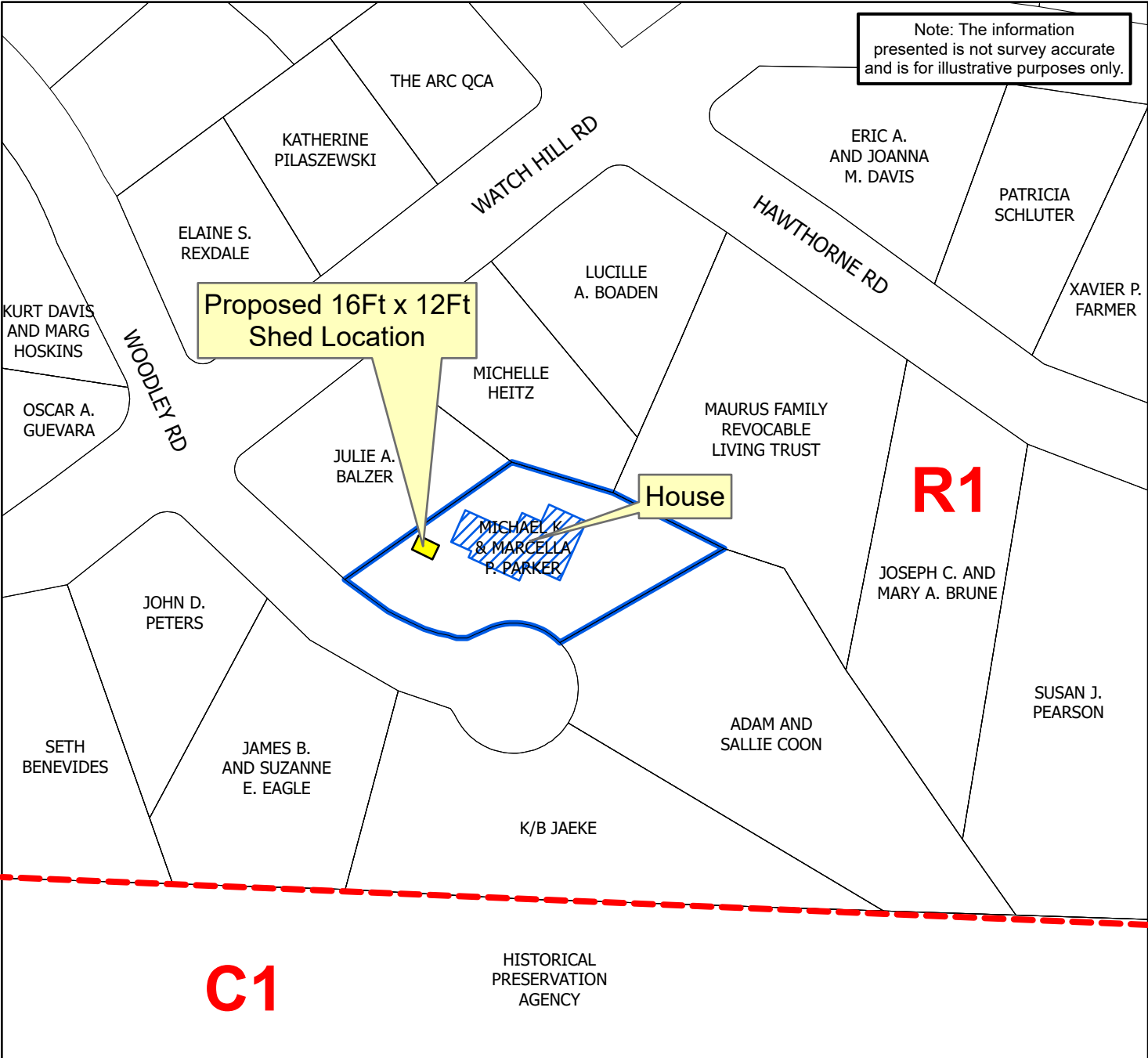
0 5 10 20 30 40 50 60 Feet

## City of Rock Island

COMMUNITY DEVELOPMENT  
DEPARTMENT




# Shed Location Variance at 43 Woodley Road

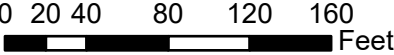


Note: The information presented is not survey accurate and is for illustrative purposes only.

**PZC Case 2025-17**

- Subject Property
- Parcels
- Zoning District





0 20 40 80 120 160 Feet

**City of Rock Island**

COMMUNITY DEVELOPMENT  
DEPARTMENT






Figure 1: Photo showing subject property



Figure 2: Photo taken from the entry of driveway showing possible location of shed



Figure 3: Closer view of possible location for shed



Figure 5: Photo showing back yard from the west side of the property



Figure 6: Photo showing back yard from the east side of the property

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:** Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager  
**Subject:** 2025-18: Public hearing request from Quad City Botanical Center to consider a variance from the Rock Island Sign Ordinance in a B-3 (community business) district for property at 2525 4th Avenue.  
RC Roll Call vote is needed.  
**Date:** July 7, 2025

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## Introduction and Background Information:

Applicant:

Quad City Botanical Center

Location:

2525 4<sup>th</sup> Avenue

Size of Property:

The property measures approximately 194,73.2 square feet.

Topography:

The property slopes up from west to east by approximately 2 feet and sits slightly above street level.

Zoning History:

- Planning Commission Case 1997-06: Request for a site plan review for the botanical center and rezoning from I-2 to B-3 was approved.
- Board of Zoning Appeals Case 1998-69: Variance to allow the placement of temporary storage containers in the rear west of building was approved.
- Board of Zoning Appeals Case 1999-07: Variance to locate an accessory structure in a side yard in a B-3 district was approved.

Existing Land Use & Zoning:

The property is zoned B-3 (community business) district. To the north are properties zoned C-1 (park conservation) district, to the south and east are properties zoned B-3 (community business) and to the west are properties zoned PUD (planned unit development) district.

Project Details:

Through the permitting process, it was revealed that the installation of the sign will be on a fence. Staff informed the applicant a variance would be needed to stall the sign on the fence structure.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance as described in Table 1.  
Table 1

Variance	Requested Action	Affected Zoning Requirements
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(1)	Install a sign on a fence along 4 <sup>th</sup> Avenue.	Fences are not considered signable areas (Section 4-56).
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Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommendation to the City Council for this request since the property is business zoned and over 20,000 square feet. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	The subject property is constrained by a substantial building setback from the public right-of-way. Unlike other properties within the same zoning district that benefit from minimal setbacks and improved frontage exposure, this site is uniquely disadvantaged. Staff conclude that the property cannot yield a reasonable return without a variance as the monument-style, fence sign will provide necessary visibility.	Yes
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The subject property is constrained by a substantial building setback from the street, which significantly limits the visibility and effectiveness of wall-mounted signage unlike most properties in the zoning. This condition is uncommon in the zoning district, where most structures are set closer to the street with better frontage for visible wall-mounted signage. The monument-style sign is a practical alternative to improve visibility.	Yes
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff reason that the sign on a fence-like structure will not alter the essential character of the neighborhood. The proposed sign, though mounted on a fence-like structure, is designed and scaled to function as a monument sign. Additionally, 4th Avenue runs from	Yes

	east to west. The proposed location of the sign, particularly along a one-way street, ensures that it will not obstruct traffic visibility, thereby maintaining traffic safety and visual continuity along the corridor.	
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**Previous Council Action (if any):**

see section on previous zoning history

**Budget Impact:**

N/A

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

N/A

**Council Goal (if applicable):**

N/A

**Recommendation:**

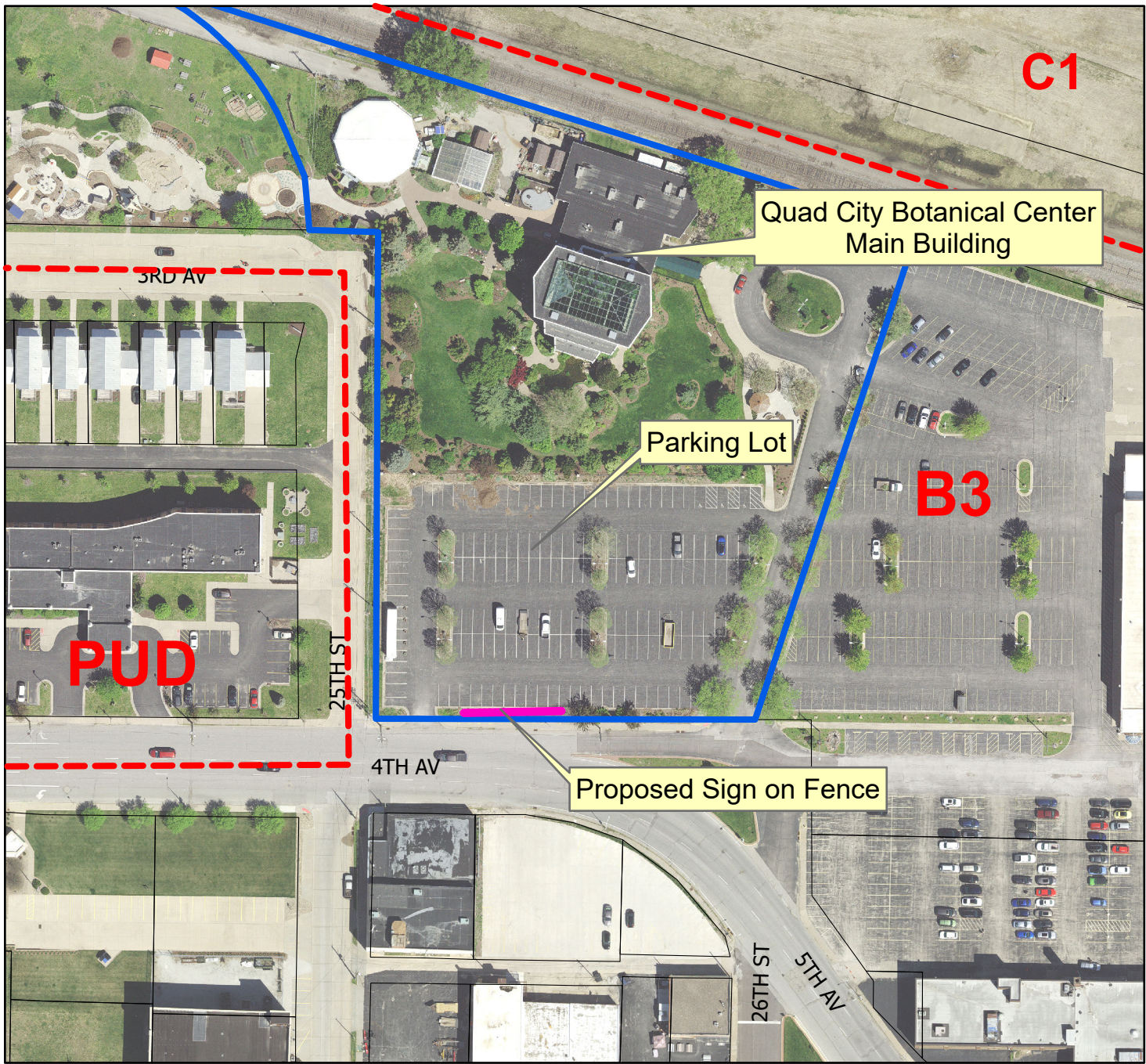
The Community Development Department recommends that the Commission pass a recommendation to the City Council to approve the variance as the property cannot yield a reasonable return, there is a unique circumstance and the sign on the fence will not alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner





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Approved by:

# Variance for Sign on Fence at 2424 4th Avenue



## PZC Case 2025-18

-  Subject Property
-  Parcels
-  Zoning District
-  Sign on Fence



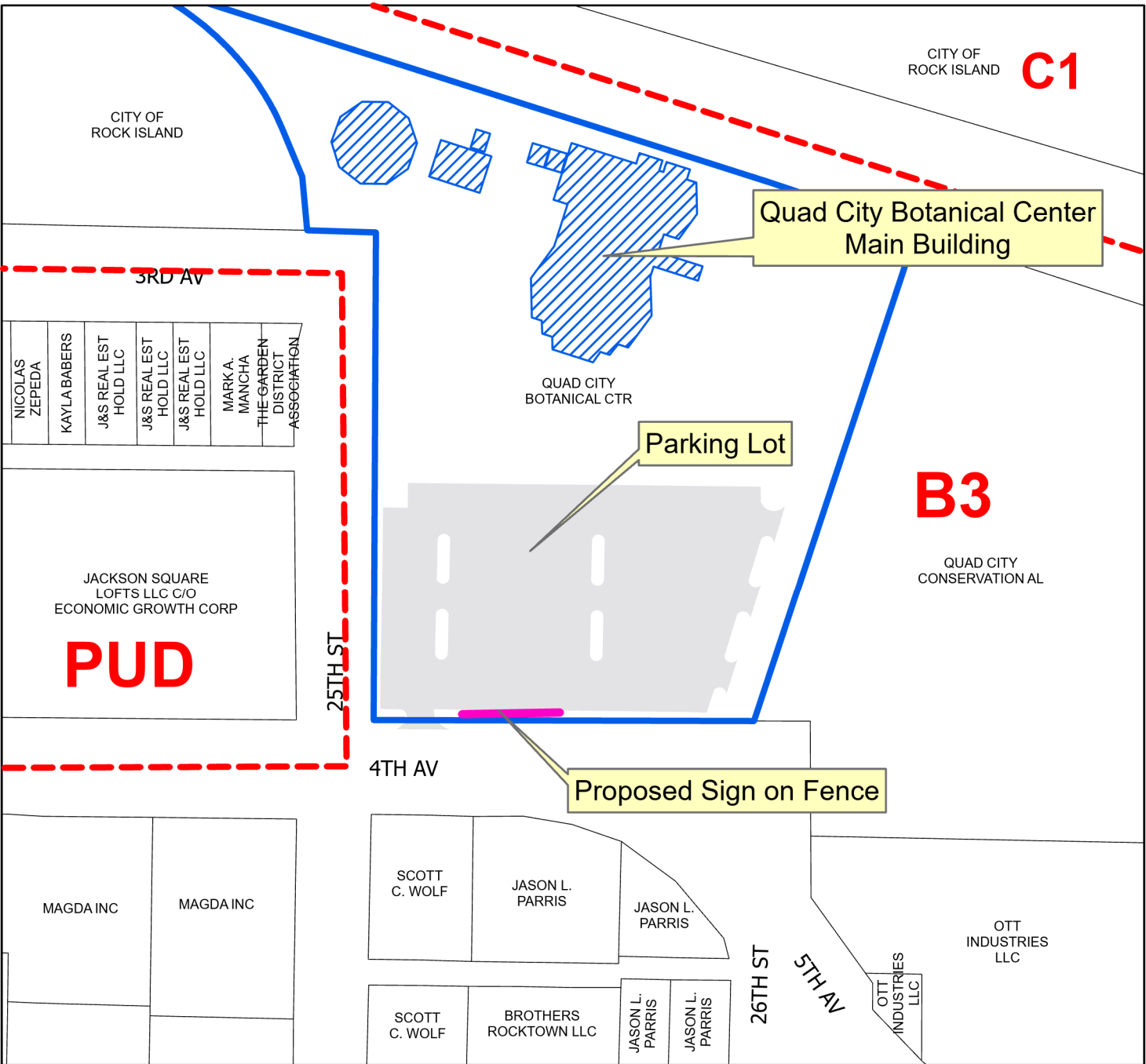
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Feet

## City of Rock Island

COMMUNITY DEVELOPMENT  
DEPARTMENT



# Variance for Sign on Fence at 2424 4th Avenue



**PZC Case 2025-18**

- Subject Property
- Parcels
- Zoning District
- Sign on Fence

0 25 50 100 150 200 Feet

**City of Rock Island**

COMMUNITY DEVELOPMENT  
DEPARTMENT

**ROCK ISLAND**  
ILLINOIS



Figure 1: Photo showing possible sign on fence location for the property from across 4<sup>th</sup> Avenue



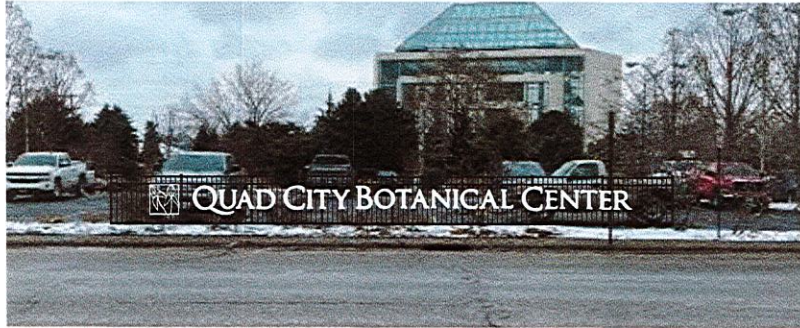
Figure 2: Photo providing a closer view of the possible fence sign location



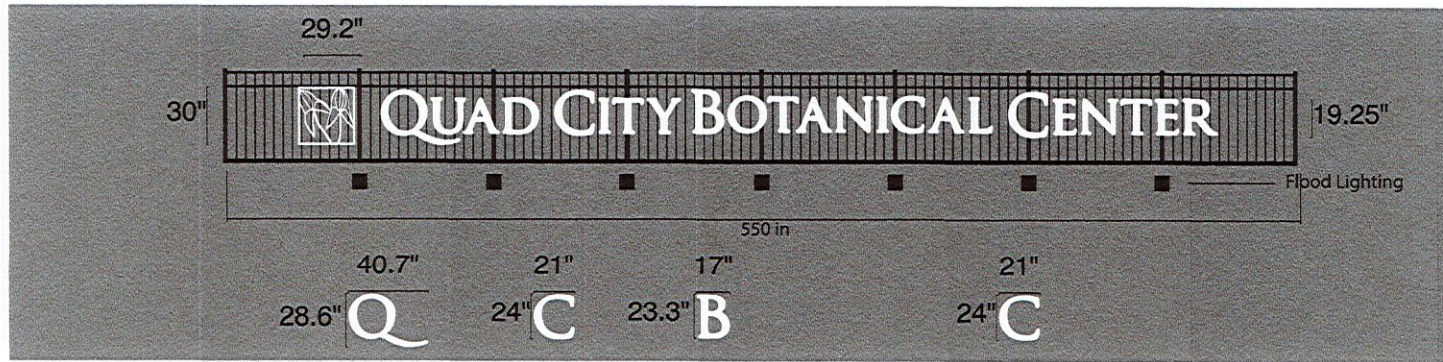
Figure 3: Photo providing a different angle from the parking to show possible fence sign location.

## SIGN DETAIL

After deposit, all projects include 2 free proof revisions, there after billed at our hourly design rate.



Dimensional Letters



1024 W 3rd St.  
Davenport, IA 52802  
563-334-2039  
www.QuadCityCustomSigns.com

Date: 7-Apr-25  
Client: QC Botanical  
Sales Rep: Rob Lillicrap  
Designer: Sally Beverly  
Inv: 3378

Qty: 1 Set  
Size: See Drawing  
Description/Materials:

QUAD CITY BOTANICAL CENTER -  
Approx 24in letters, custom font  
Acrylic Letters  
3/8in  
White

Fonts/PMS Colors: 3/8 in White Acrylic

Project Location/Installation:  
QC Botanical Garden  
2525 4th Ave  
Rock Island, IL 61201

Project: Road Front Signage  
Contact: Dave Searl  
Email: gardens@qcgardens.com  
Work Phone: (309) 794-0991 x 204  
Cell Phone: (309) 781-0326

Date \_\_\_\_\_

Please sign and date upon approval of submitted proof.

Please review proof carefully. We've made every attempt to clearly identify the project details. Check that all project details, including spelling, punctuation, phone numbers, dimensions and colors are correct prior to approval. These drawings supersede prior design communications and reflect what will be produced upon approval. Once approved, any changes made after approval are subject to additional charges.

Revise and resubmit

This drawing is the sole and exclusive property of Quad City Custom Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Quad City Custom Signs and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Quad City Custom Signs. To do so will make the client liable for a design fee to be determined by Quad City Custom Signs.

Proof # 1

Office Use Only  Approved \_\_\_\_\_  Production File Ready  Printed  Lam  Cut/Weed  Application  Installation Date \_\_\_\_\_  Delivered/PU

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:** Tanner Osing, Planning & Zoning Manager  
**Subject:** 2025-19: Public hearing request from A Hana Illowa LLC to consider a variance from the Rock Island Sign Ordinance in a B-4 (highway business) district for property at 3809 60th Avenue West.  
RC Roll Call vote is needed.  
**Date:** July 7, 2025

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## **Introduction and Background Information:**

### Applicant:

A Hana Illowa, LLC

### Location:

3809 60<sup>th</sup> Avenue West

### Size of Property:

The property measures approximately 9.86 acres.

### Topography:

The property is relatively flat and slopes down towards the north, west and south property lines.

### Zoning History:

- None

### Existing Land Use & Zoning:

The property is zoned B-4 (highway business) district. To the east is the casino also zoned B-4 and IL-92 right-of-way. To the north, south, and west are properties zoned C-2 (nature conservation), which are owned by the City and are vacant, natural areas. Land to the north also includes the I-280 and IL-92 interchange.

### Project Details:

The subject sign is part of the proposed development project by A Hana Illowa, LLC on the "Casino West" site, which is currently owned by the City. The development includes a dispensary and a travel center. The sign will be located on the lot with the proposed dispensary once the property is subdivided.

The sign will be positioned at the northeast corner of the property approximately seventy-three (73) feet south of the north property line and forty-seven (47) feet southwest from the northeast property line. The pole sign is also proposed to be approximately twenty-eight (28) feet at the widest section. The sign will include the Nature's Treatment of Illinois "NTI" logo at the top of

the sign with a space travel center signage below that. The signs will be backlit panels. Besides the sign height, the sign will meet all other sign ordinance requirements.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Sign Ordinance as described in Table 1.

Table 1

Variance	Requested Action	Affected Requirements
(1)	Install a 125 foot tall freestanding sign.	25 feet is the maximum allowed sign height for freestanding signs in B-4 districts (Section 4-69-f). The proposed sign is 100 feet greater than the maximum allowed height.

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommendation to the City Council regarding this request since the property is business-zoned and over 20,000 square feet. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion on if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property cannot yield a reasonable return without the variance. The property lies adjacent to the southwest corner of the I-280 and IL-92 interchange. A taller sign than what is allowed by code would be reasonable for any business desiring to attract attention from passersby on the major roadways. A similar height variance was approved for the Casino property; however, that sign did not need to be as tall given its proximity and orientation to the interstate. Unlike this request, that variance also included exceptions for total sign area, setbacks, and the change frequency of the electronic message sign.	Yes
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the	Staff reason that there is a unique circumstance. The height requirement is based on the majority of highway business properties that are located along	Yes

intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	11 <sup>th</sup> Street, Blackhawk Road/46 <sup>th</sup> Avenue, and 78 <sup>th</sup> Avenue West/Andalusia Road. This property and the casino property to the east represent the only two business zoned properties located along an interstate in the City. This is a unique circumstance since the sign ordinance requirements are based on business properties in a different context.	
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff conclude that the sign height will not alter the character of the neighborhood. The sign will be oriented towards the major roadways and the casino also has a similar sign, in terms of height.	Yes

**Previous Council Action (if any):**

NA

**Budget Impact:**

NA

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

NA

**Council Goal (if applicable):**

NA

**Recommendation:**

The Community Development Department recommends that the Commission recommend approval of the variance to the City Council as it is necessary for a reasonable return, there is a unique circumstance, and the sign height will not alter the character of the neighborhood.

Submitted by: Eunice Amisah-Mensah, Urban Planner

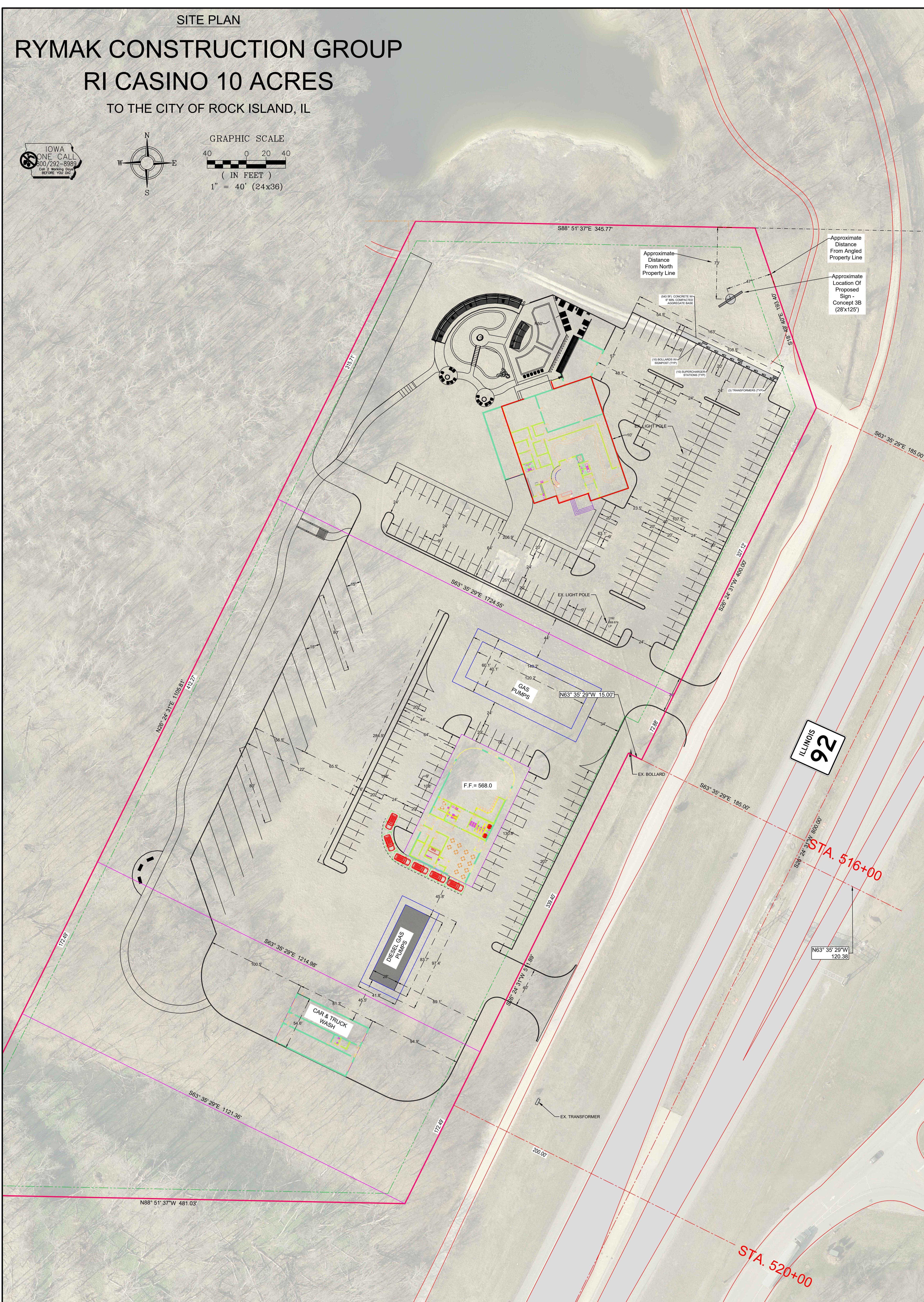
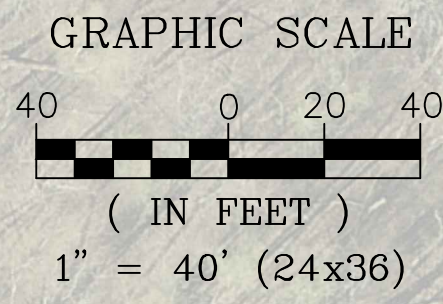
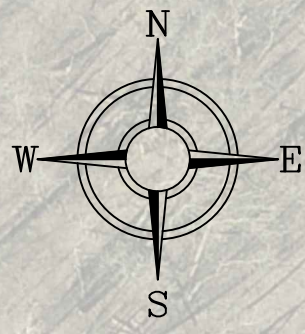
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Approved by:

SITE PLAN

# RYMAK CONSTRUCTION GROUP RI CASINO 10 ACRES

TO THE CITY OF ROCK ISLAND, IL



DATE: 6/12/25  
TE PROJECT NO:  
DRAWN BY: BJB  
CHECKED BY: CRT  
DRAWING LOCATION: S:\RYMAK\RI CASINO 10 ACRES

REVISIONS:  
NO. DESCRIPTION DATE  
1.

NO.	DESCRIPTION	DATE
1.		

PROJECT SITE PLAN  
RI CASINO 10 ACRES  
3809 60TH AVENUE WEST  
ROCK ISLAND, IL 61201

DEVELOPER  
RYMAK CONSTRUCTION GROUP  
208 18TH STREET, SUITE 206  
ROCK ISLAND, IL 61201





SHEET NO.  
C1



# Variance for Sign Height at 3809 60th Avenue West



## PZC Case 2025-19

-  Subject Property
-  Parcels
-  Zoning District
-  Sign



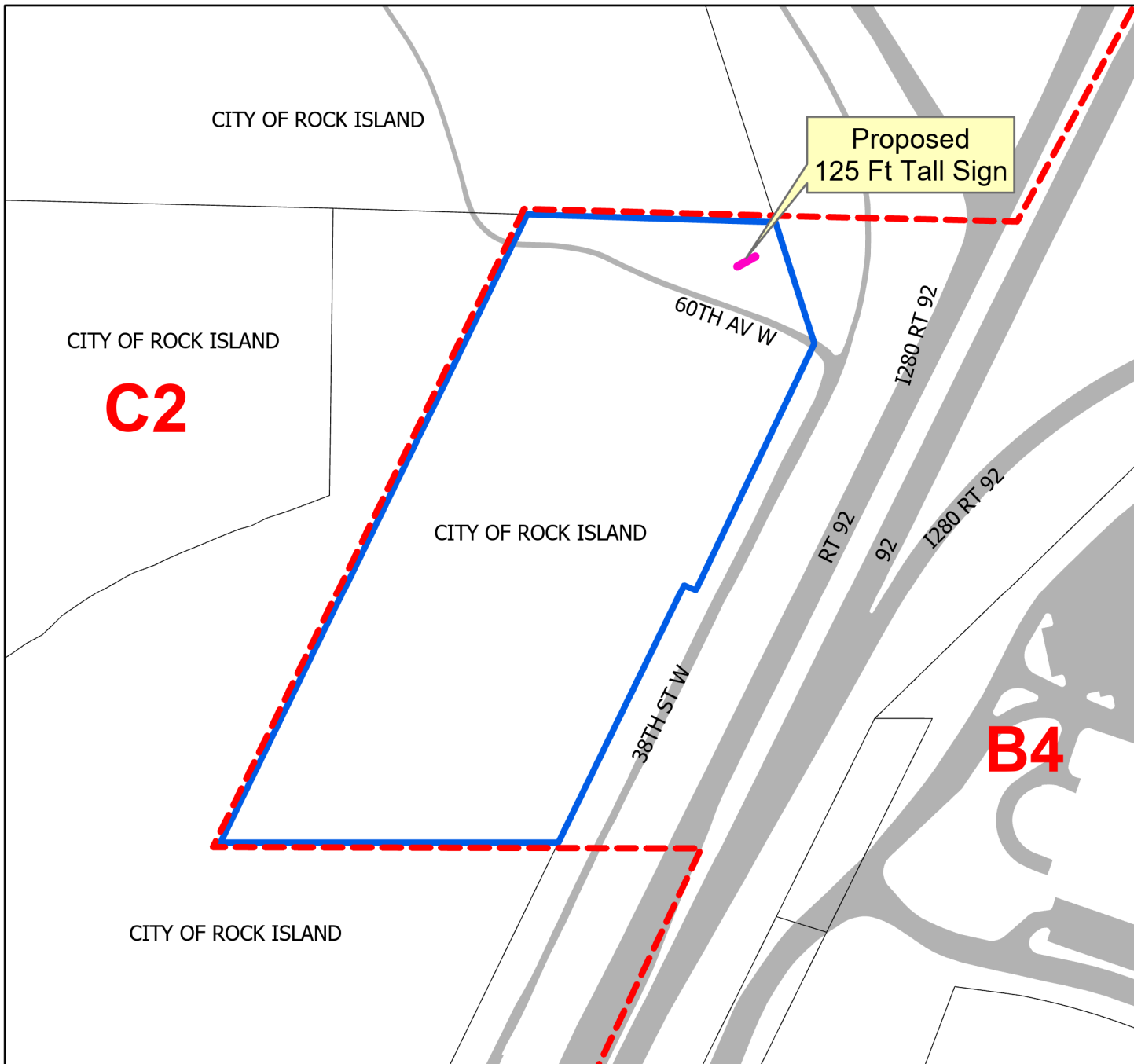
0 50 100 200 300 400 Feet

City of Rock Island





COMMUNITY DEVELOPMENT  
DEPARTMENT



# Variance for Sign Height at 3809 60th Avenue West



## PZC Case 2025-19

-  Subject Property
-  Parcels
-  Zoning District
-  Sign



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY DEVELOPMENT  
DEPARTMENT

