



Planning & Zoning Commission Meeting Agenda
September 3, 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 July 7, 2025 Meeting Minutes
RC Roll Call vote is needed.

5. Old Business

6. Public Hearings

- a. 2025-20: Public hearing request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance for property at 2951 9th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
- b. 2025-21: Public hearing request from Patrick Young to consider a variance from the Rock Island Zoning Ordinance for property at 2112 28th Street in an R-1 (one-unit residential) district.
RC Roll Call vote is needed.
- c. 2025-22: Public hearing request from Bonnie and Jason Tanamor to consider a rezoning from O-1 (small office) district to B-3 (community business) district for properties at 608 & 616 20th Street.
RC Roll Call vote is needed.
- d. 2025-23: Public hearing request from David Decap to consider a rezoning from R-3 & B-3 districts to B-2 district for properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street, and 527 19th Street
RC Roll Call vote is needed.
- e. 2025-24: Public hearing request from Gilbert Galindo to consider a Special Use Permit in a C-1 (park conservation) district to operate a food truck at the property, Southwest corner 14th Avenue & 37th Street.
RC Roll Call vote is needed.
- f. Public hearing request from the Community Development Department regarding amendments to the City's Zoning Ordinance for Accessory Buildings and Dwellings in Residence Districts
- g. Public hearing request from the Community Development Department regarding amendments to the City's Zoning Ordinance for retail tobacco businesses.

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, 3rd Floor

1528 3rd Avenue

July 7, 2025

5:30 PM



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

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:31 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

Mewes moved to approve the minutes for April 7, 2025. Whitten seconded the motion. The motion carried on a vote of 6 to 0.

Mewes moved to approve the minutes for June 2, 2025. Wright seconded the motion. The motion carried on a vote of 6 to 0.

Public Hearings

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.

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

Arron Syutherland, CEO of Illinois Casualty Compan, spoke on the behalf of the request. He concurred with staff’s analysis.

Commissioners asked the applicant if the 8foot fence along 21st Street had been there a while. The applicant responded affirmatively.

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

Decision for Case 2025-16

Whitten made a motion to approve the fence variance with staff's recommendation. Odeyemi seconded the motion. The motion carried on a vote of 6 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, and Mewes)

2025-17 Public hearing: Request from Michael Parker to consider a variance from the Rock Island Zoning Ordinance for property at 43 Woodley Road in an R-1 (one unit residential) district.

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

Marcella Parker spoke on the request.

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

Decision for Case 2025-17

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

2025-18 Public hearing: Request from Quad City Botanical Center to consider a variance from the Rock Island Zoning Ordinance for property at 2525 4th Avenue in a B-3 (community business) district.

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

Kate Mapes spoke on behalf of the request. She concurred with staff's analysis.

Decision for Case 2025-18

Creger made a motion to recommend approval of the variance to the City Council. Wright seconded the motion. The motion carried on a vote of 6 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, and Mewes)

2025-19 Public hearing: Request from A Hana Illowa LLC to consider a variance from the Rock Island Zoning Ordinance for property at 3809 60th Avenue West in a B-4 (highway business) district.

Osing read the staff report with the recommendation for approval of the request.

Missy Gasiorowski spoke on behalf of the request.

Decision for Case 2025-18

Whitten made a motion to recommend approval of the variance with an amended sign height of 100ft to the City Council. Wright seconded the motion. The motion carried on a vote of 6 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, and Mewes)

Other Business

None

Adjournment

Chair Riggs adjourned the meeting at 6:21PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2025-20: Public hearing request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance for property at 2951 9th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
Date: September 3, 2025

Introduction and Background Information:

Applicant:

Barry Reuther

Location:

2951 9th Street

Size of Property:

The property measures 150ft by 290ft for a total of approximately 43,500 square feet.

Topography:

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

Zoning History:

Planning & Zoning Commission Case 2024-19: Variance to maintain six (6) foot tall metal fence in the front yard was approved by the Planning & Zoning Commission.

Existing Land Use & Zoning:

The property is zoned R-2 (two unit residential) district. To the north, south, and west are properties zoned R-2. To the east is property zoned PUD (planned unit development).

Project Details:

Through the permitting process, it was revealed that the applicant had installed a pool deck in addition to other accessory structures on the property. This addition increased the total square footage of accessory structures which cumulatively exceeds the square footage of the house. Additionally, the pool deck has been built much closer to the garage and sits back an inch. It is required that the pool deck sits at least 6 feet from the garage. Staff informed the applicant variances would be needed to maintain the pool deck in its current location and with the smaller setback from the garage.

Requested Action and Affected Requirements:

The request is for variances from the Zoning Ordinance as described in Table 1.
Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Maintain multiple accessory structures whose combined size exceeds the square footage of the house. The house has approximately 1,680 square feet of ground floor square footage, and the cumulative square footage of all accessory structures is 2,106.	Accessory structures shall not cumulatively exceed the total ground floor footage of the primary structure (Chapter 11, Section 6-A)
(2)	Allow the pool deck to be 1-inch from the garage.	Accessory structures must be located at least six (6) feet from any other building or structure on the same lot (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 Article 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 that the property can yield a reasonable return without the variances. The cumulative size and placement of the accessory structures is a self-imposed limitation rather than a condition to the property. This does not detract from the resident's enjoyment or use of the property.	No for both.
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 conditions have been created by the construction choices of the applicant. There is also ample space on the property to meet the setback requirements.	No for both.

<p>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.</p>	<p>The subject property is larger than most nearby residential properties, at a little over 1 acre. The property size lends itself to having more accessory structures without the sense of overcrowding.</p>	<p>Yes for both.</p>
--	---	----------------------

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:

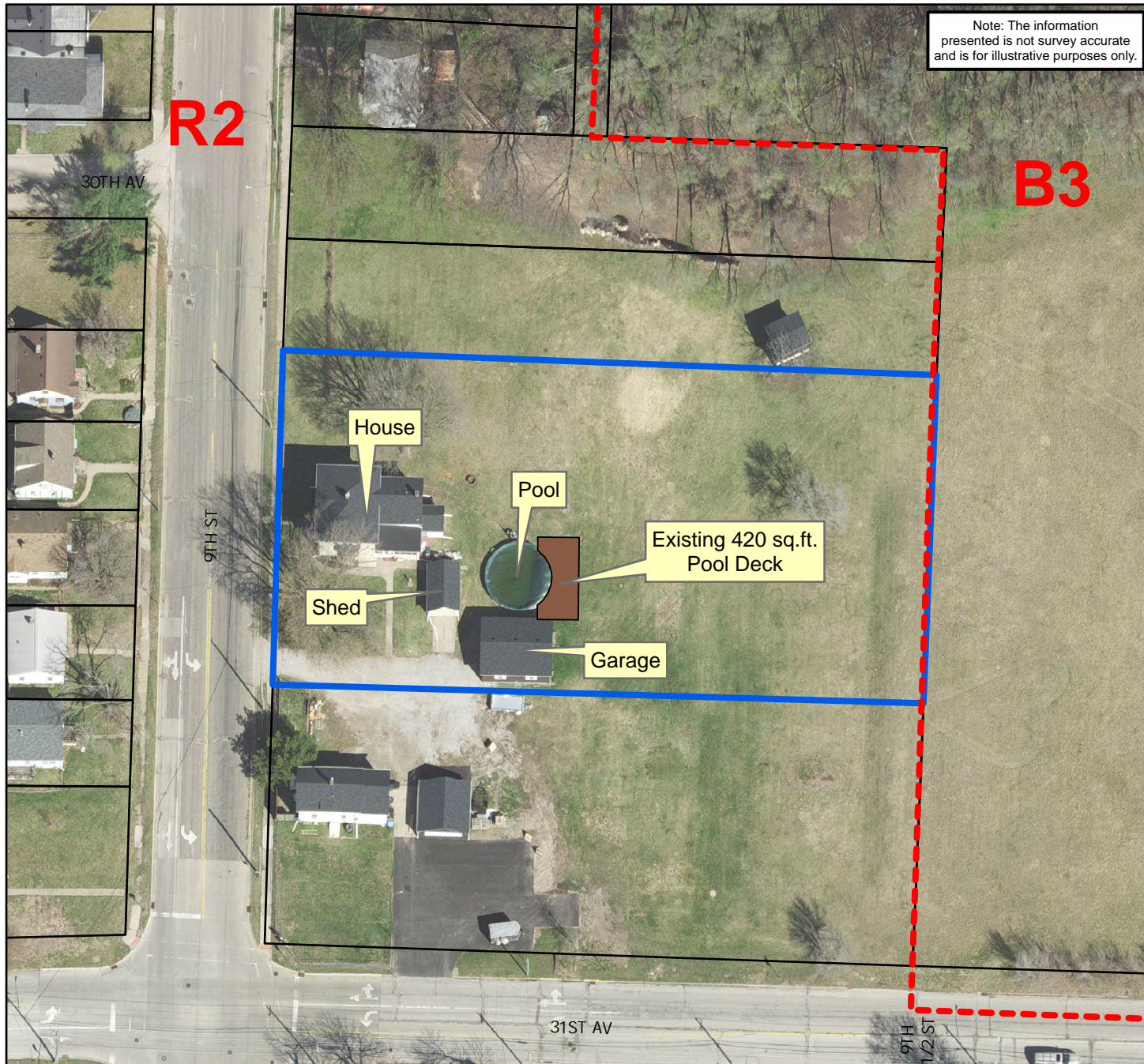
The Community Development Department recommends that the Commission deny the variances as they are not necessary for a reasonable return and there are no unique circumstances. However, if the commission decides to approve the requests with different findings, staff recommend the following stipulations.

1. The properties located at 2951, 2939, and 2933 9th Street shall be consolidated into a single parcel.
2. The variances shall apply to the existing accessory structures in their current sizes and configuration.




Submitted by: Eunice Amissah-Mensah, Urban Planner

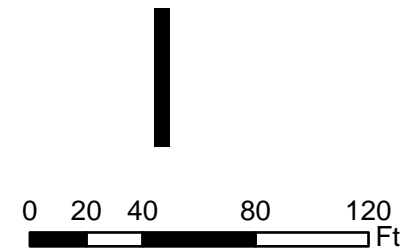
Approved by:

Variance for Total Square Footage of Accessory Structures and Setback



PZ Case 2025-20

-  Subject Property
-  Parcels
- R1** Zoning District
-  Pool Deck

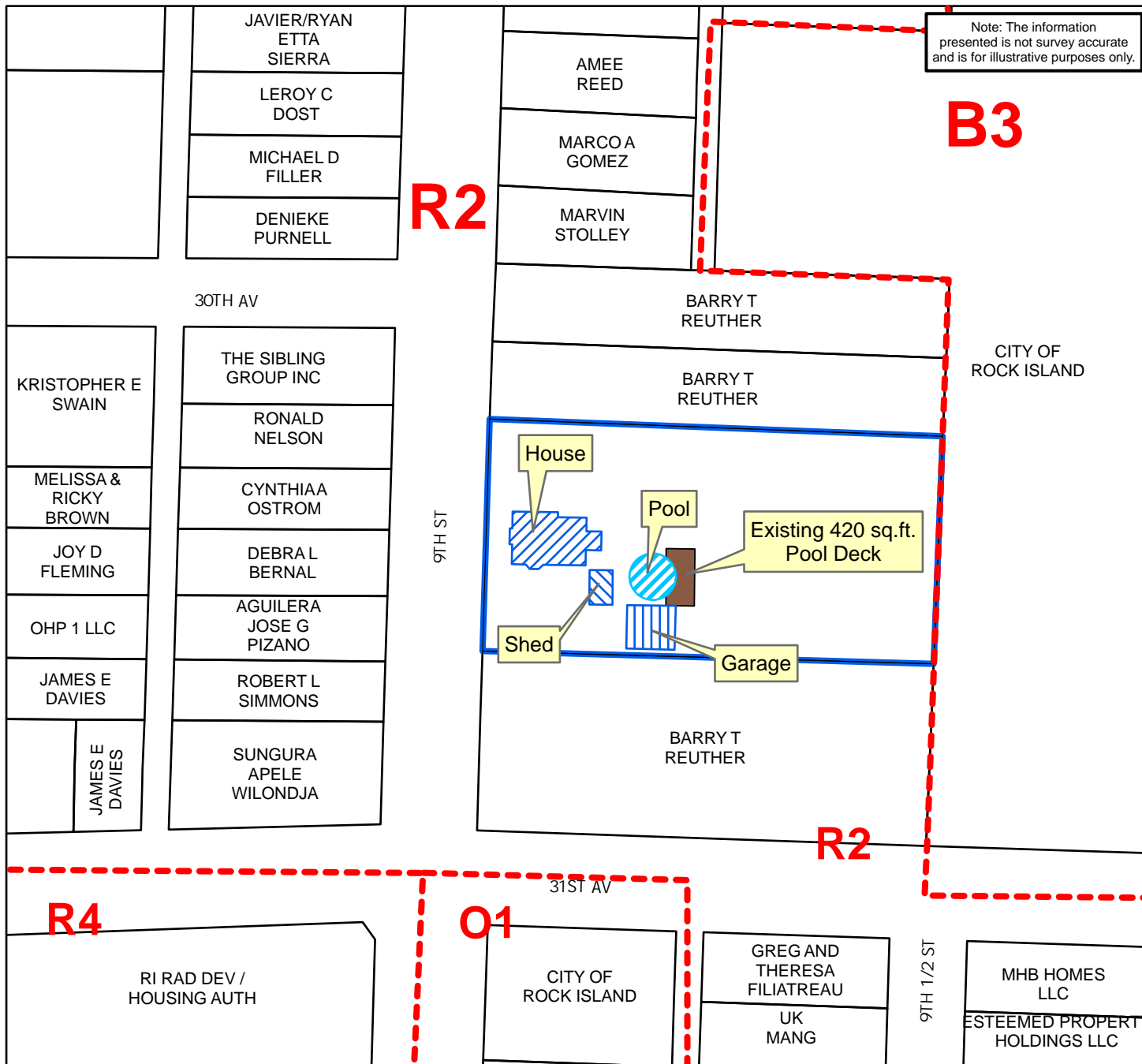


City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

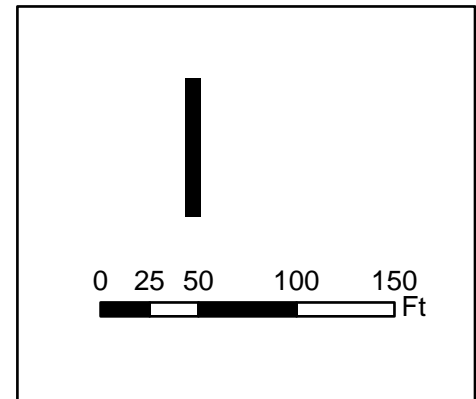


Variance for Total Square Footage of Accessory Structures and Setback



PZ Case 2025-20

- Subject Property
- Parcels
- R1 Zoning District
- Pool Deck



City of Rock Island
 COMMUNITY DEVELOPMENT
 DEPARTMENT

The logo for Rock Island, Illinois, featuring a stylized 'RI' monogram above the text 'ROCK ISLAND ILLINOIS'.

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Miles Brainard, Director
Subject: 2025-21: Public hearing request from Patrick Young to consider a variance from the Rock Island Zoning Ordinance for property at 2112 28th Street in an R-1 (one-unit residential) district.
RC Roll Call vote is needed.
Date: September 3, 2025

Introduction and Background Information:

Applicant:

Patrick Young

Location:

2112 28th Street

Size of Property:

The property measures 75ft by 100ft for a total of approximately 7,500 square feet.

Topography:

The property is flat and sits slightly above street level.

Zoning History:

None.

Existing Land Use & Zoning:

The site is occupied by a house and an attached garage that is zoned R-1 (one-unit residential) district. To the north, south, east and west of the property are residences also zoned R-1.

Project Details:

The applicant came in to take out a building permit for a 14ft by 18ft garage extension. Upon review of the site plan and speaking with the applicant, staff learned that a variance would be needed for the proposed garage extension as the attached garage eats into the 30ft rear yard setback and is treated as part of the principal structure.

Requested Action and Affected Requirements:

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

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Allow the construction of an attached garage extension of approximately 250 square feet that will encroach into the required 30-foot rear yard setback.	Any accessory building may be erected as an integral part of the principal building provided all yard and court requirements are met (Article XI, Section 6-B)

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 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)
<p>1. 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;</p>	<p>Staff reason the property can yield a reasonable return without the variance. The current configuration allows for residential use and has an existing garage, which is sufficient for a reasonable return under zoning. The desire for a larger garage is a preference, not a fundamental necessity, for the property to be viable or return value. A drive pad could still provide the space for additional parking needs.</p>	<p>No</p>
<p>2. 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</p>	<p>There is no unique circumstance to the property that prevents compliance with the zoning ordinance. There is nothing unusual about the lot in comparison to other lots in the vicinity. The preferred design choice or expansion is not an inherent plight of the property itself.</p>	<p>No</p>
<p>3. The variation, 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.</p>	<p>Staff reason that the variance will not alter the character of the neighborhood. Other properties within the neighborhood have detached garages closer to the alley. The garage addition, while technically encroaching on the rear yard setback, is considerably less intrusive and has minimal impact in comparison to other properties within the vicinity.</p>	<p>Yes</p>

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 denies the variance as the property can yield a reasonable return without the variance and there is no unique circumstance.

Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:

Variance Request ~ Overview

My Father, Barney Young, built this house at 2112 28th Street in 1948 after returning from the Army Air Corps, to raise our family here. My mother expired in 1975 and my brother and I were gone by the end of the decade. Pop continued to occupy the house until he expired at ninety eight years of age in 2018. Since then I have been on a mission to prepare the house for future occupants.

It seems we painted everything inside & out. Restored hardwood flooring. Rehabbed the second floor including a mini-split. Replaced the roof. Massively updated the kitchen. Acquired the materials to entirely update the main bathroom. [approaching the \$100,000 mark.]

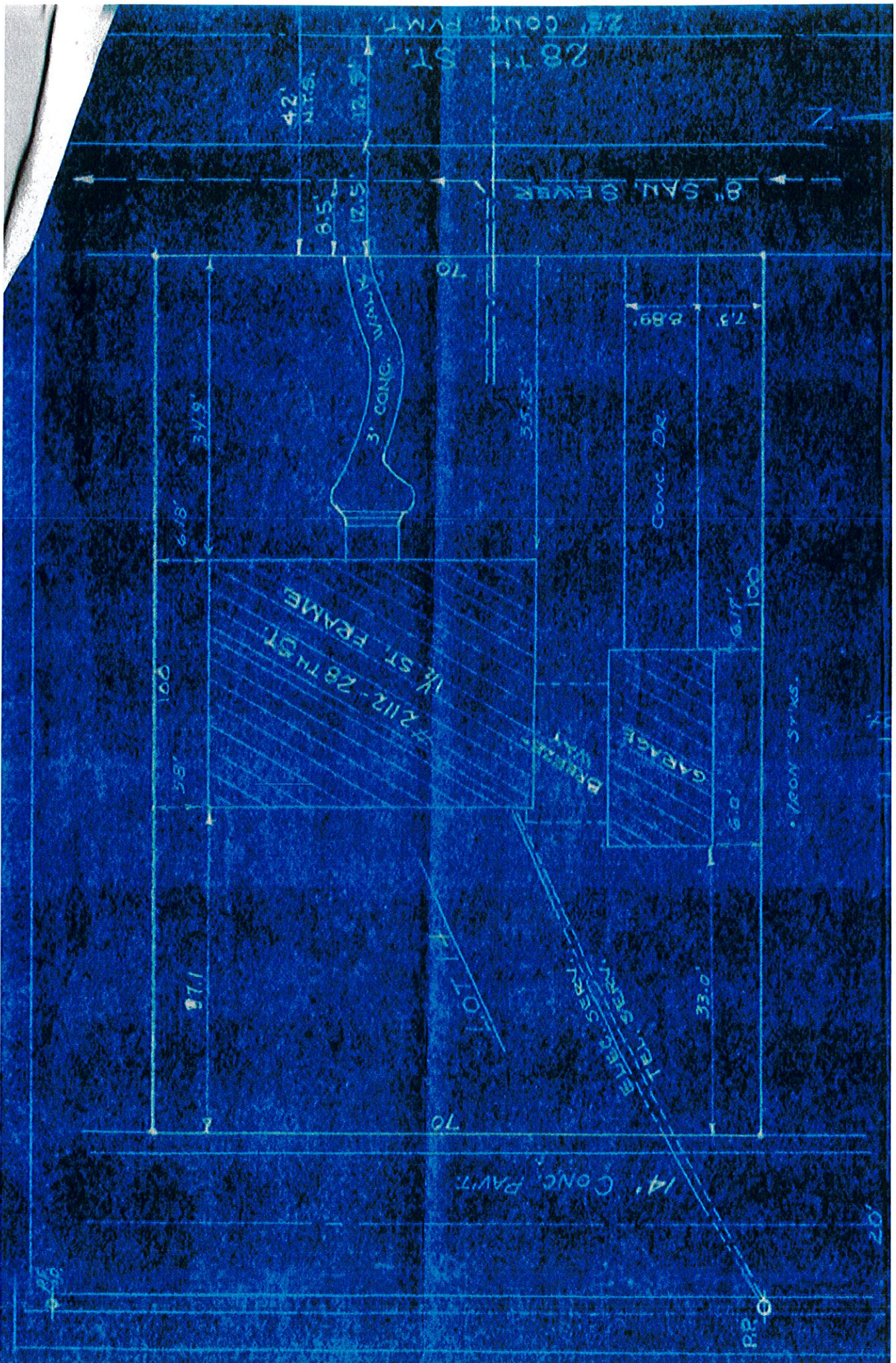
The footprint of this four bedroom house is 1,166 sq ft plus about 400 feet of second flr. The tiny garage attached to the house is 12x20, so 240 sq ft.

The lot is not wide enough for a two car garage where the present garage sits, so I am seeking to punch thru and add 252 sq ft to create a drive-thru structure that ends 18 feet east of the alley.

My request is to invade fifteen feet of the thirty foot rear yard setback.

This plan preserves 600 sq ft of grass on the south end of the lot, adds the garage extension and creates about 250

sq ft of concrete apron. This leaves a back yard of at least 46' by 37' (over 1,700 sq ft) to be enjoyed by the dogs. It also keeps open sight lines for both my northern and southern neighbors by building the garage away from the alley. The proposed variance allows for significant added value to the property, the remaining rear yard remains much larger than all other rear yards in similarly sized lots on the block, and the proposed variance will not alter the character of the neighborhood.



10 20 30 40 50 60 70

ALLEY CONCRETE

→ Z

← 16 →

↑
18
↓

APRON

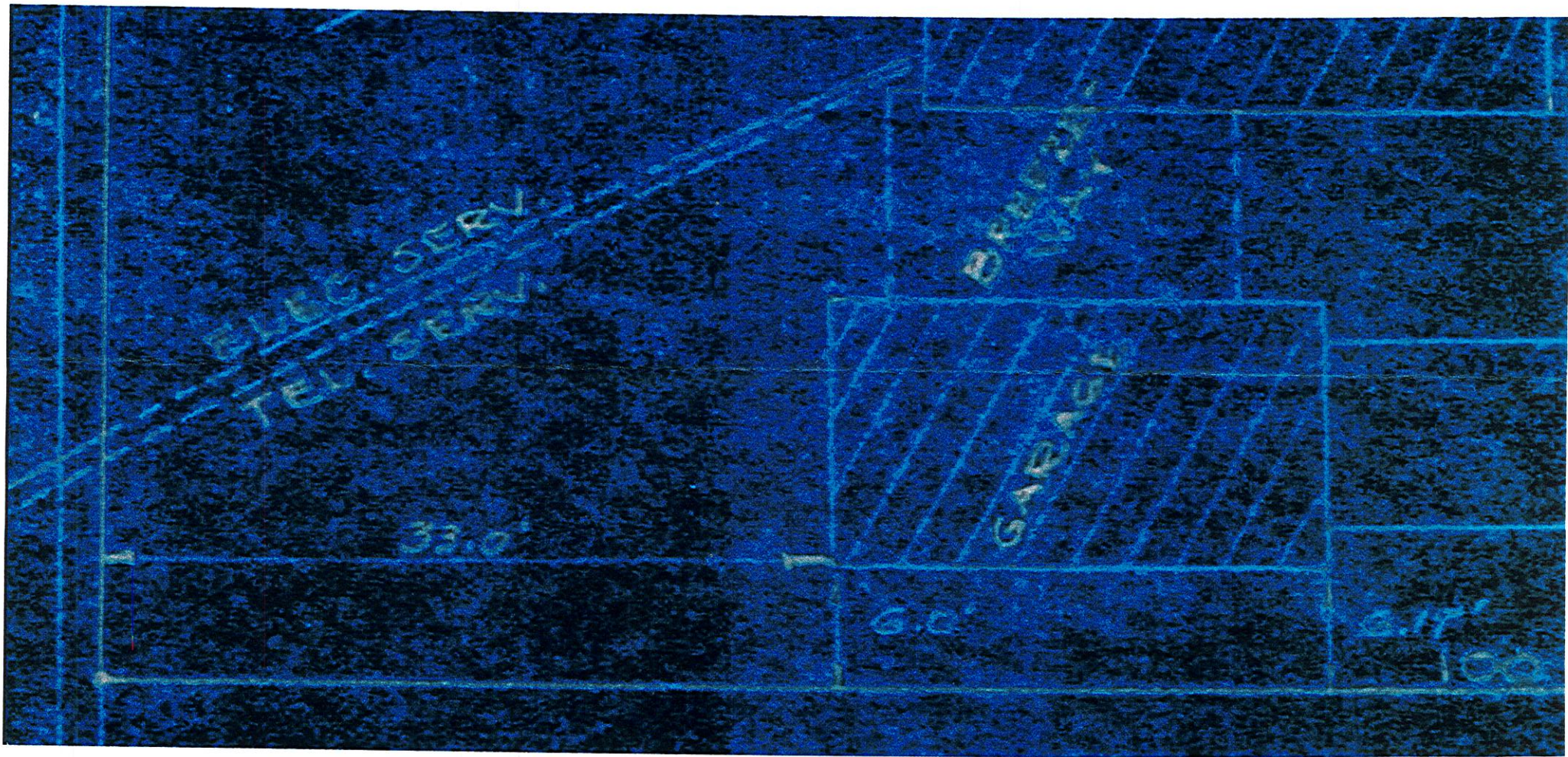
100
↓

PROP
LINE

GARAGE
EXTENSION

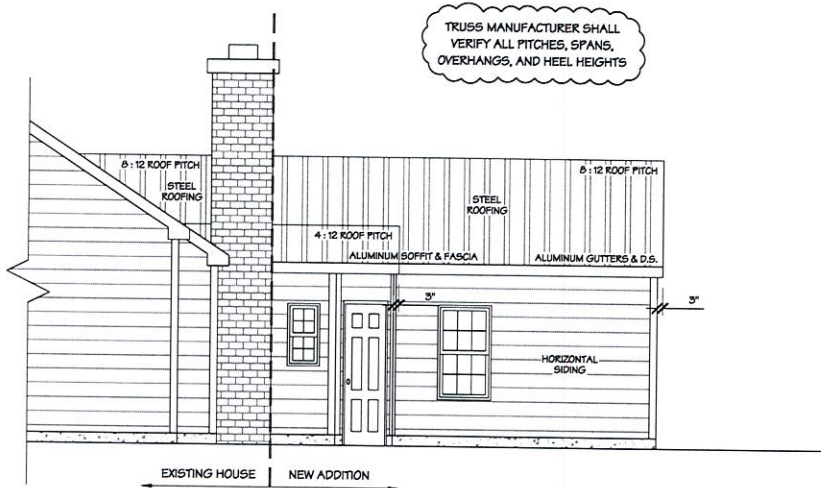
ORIG
GARAGE

2112 28TH ST.

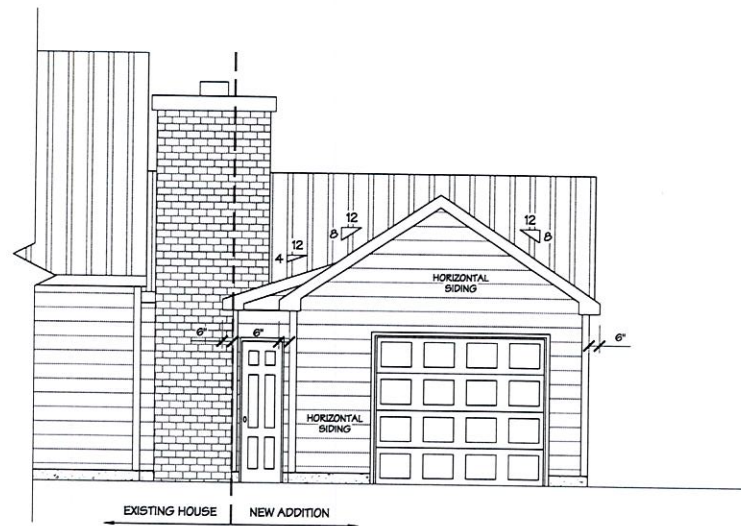


LV. 5 15' TO LINE
18' TO AUSEY

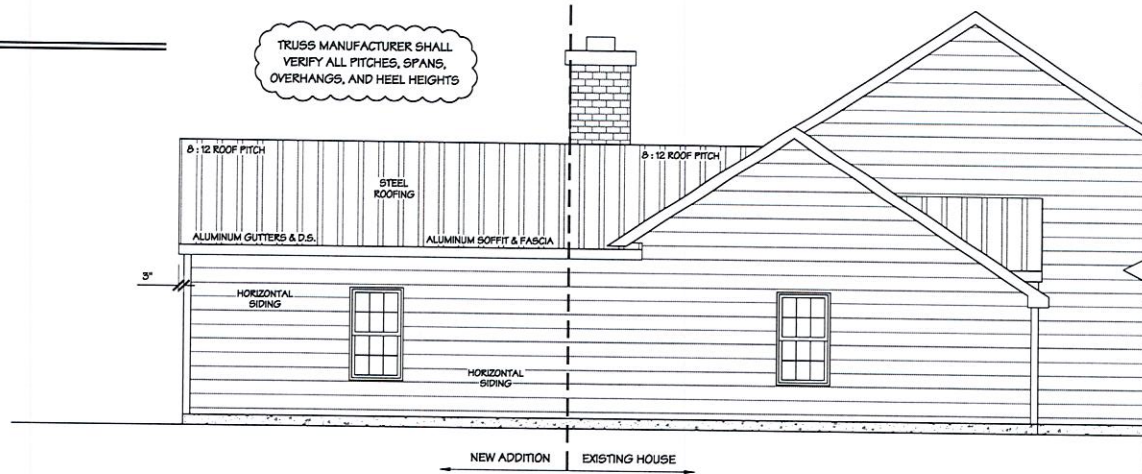
18' EXT.



1 RIGHT SIDE ELEVATION
 A1 SCALE: 1/4"=1'-0"



2 REAR ELEVATION
 A1 SCALE: 1/4"=1'-0"



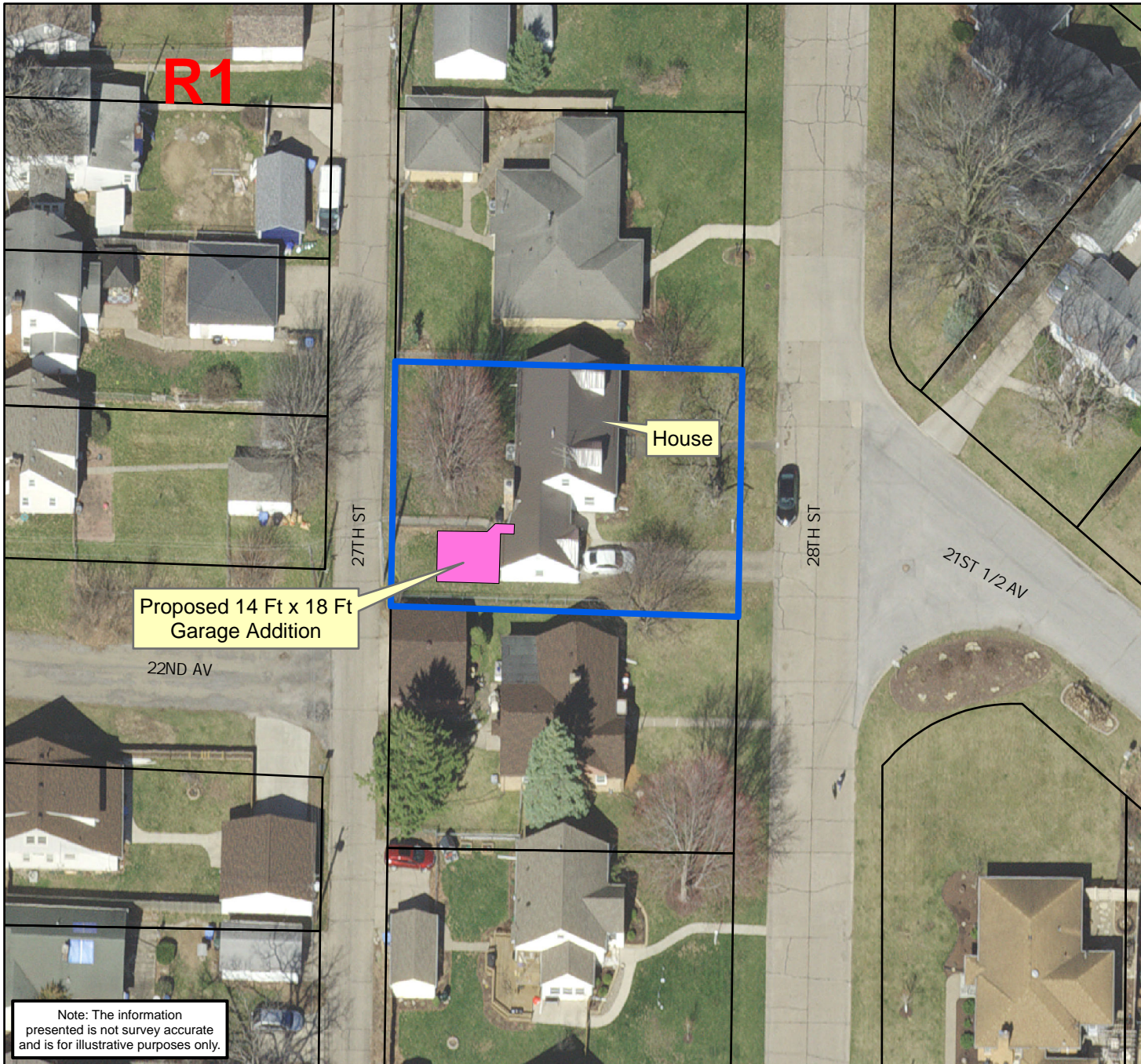
3 LEFT SIDE ELEVATION
 A1 SCALE: 1/4"=1'-0"

DATE:	7-22-25
PROJECT #:	DB 25-054
SCALE:	As Noted
DRAWN BY:	Doug Anderson
REVISIONS:	




Homestead Building Costs, c. 1948

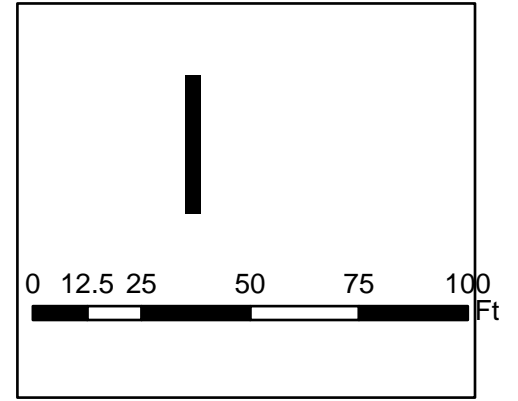
Dig Cellar	\$ 171.60
Grade Yard	\$ 112.75
Cement footings	\$1,006.30
Carpenter - labor	\$1,720.00
Carpenter - materiels	\$ 884.13
Furnace	\$ 868.00
Shutters	\$ 8.00
Foundation	\$ 862.45
Foundation repair	\$ 7.50
Electrical	\$ 619.77
Plasterer	\$ 620.00
Tile Bathroom	\$ 204.40
TOTAL =	\$7,084.90

Variance for 14 Ft. x 18 Ft. Garage Addition



PZ Case 2025-21

-  Subject Property
-  Parcels
- R1** Zoning District
-  Garage Addition



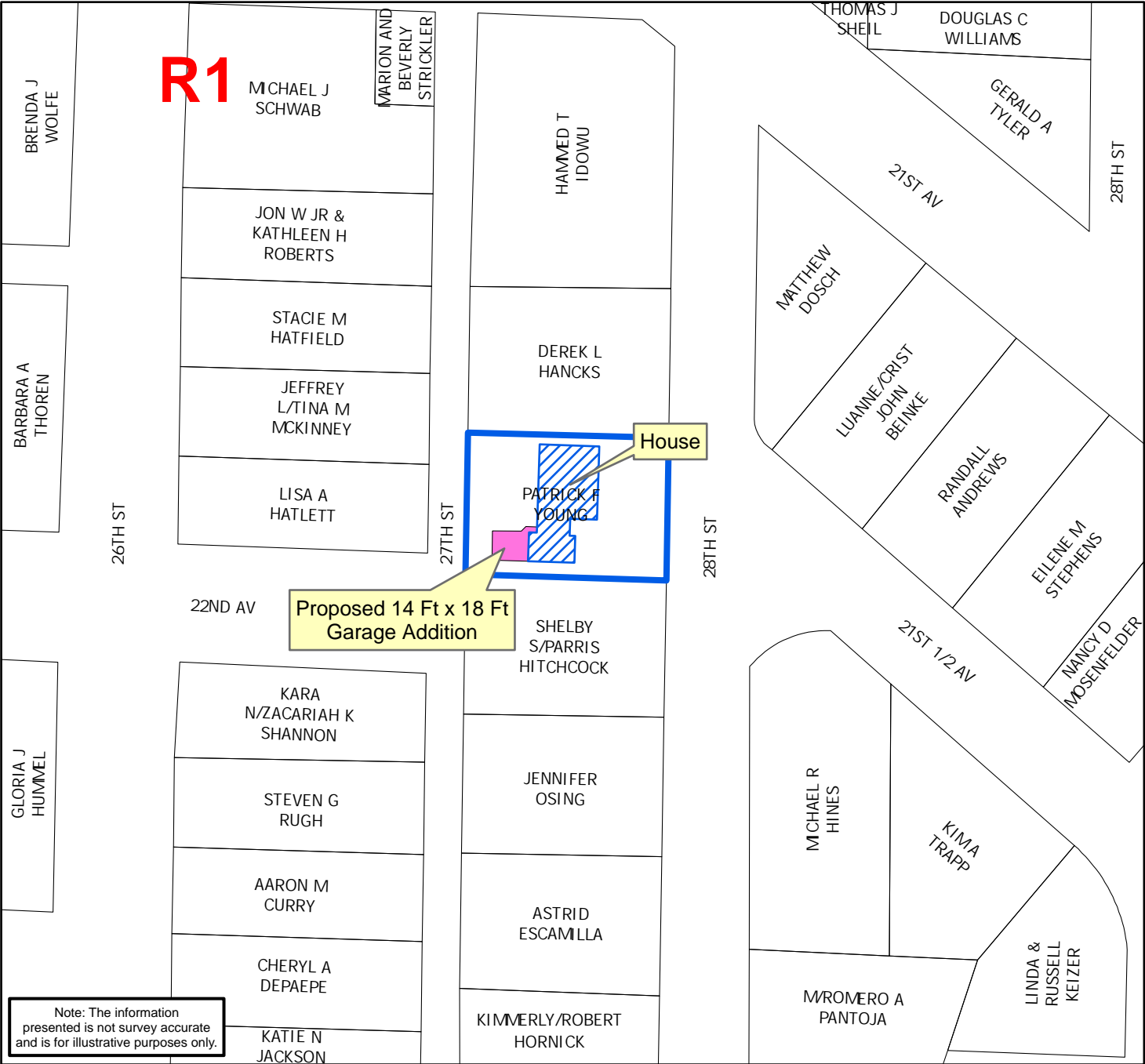
City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



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

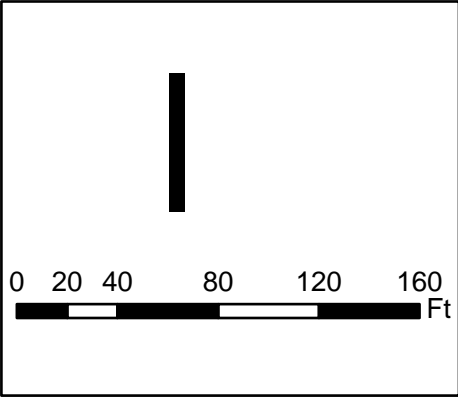
Variance for 14 Ft. x 18 Ft. Garage Addition



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

PZ Case 2025-21

- Subject Property
- Parcels
- R1 Zoning District
- Garage Addition



City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

ROCK ISLAND
ILLINOIS



Figure 1: Photo showing the subject property



Figure 2: Photo showing area dug out for garage addition

Memorandum

To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2025-22: Public hearing request from Bonnie and Jason Tanamor to consider a rezoning from O-1 (small office) district to B-3 (community business) district for properties at 608 & 616 20th Street.
RC Roll Call vote is needed.
Date: September 3, 2025



Introduction and Background Information:

Requested Action:

Bonnie and Jason Tanamor have filed an application to consider a rezoning from O-1 (small office) district to B-3 (community business) district for the properties at 608 & 616 20th Street (PINs 0735424002, 0735424003) to run a mixed-used business to include a tap room and outdoor food service.

Legal Description of the properties:

- 608 20th Street - Outlot 1 Out Lots in J W Spencers 3rd Add N 120 Ft of E 161 Ft in that part of the City of Rock Island situated in the County of Rock Island, State of Illinois.
- 616 20th Street - L in J W Spencers 3rd Add N 82.2 Ft S 182 Ft of E 161 Ft O L 1 in that part of the City of Rock Island situated in the County of Rock Island, State of Illinois.

Zoning History:

Planning Commission Case 2018-03: Rezoning properties at 608 & 616 20th Street from R-6 (multi-family residence) district to O-1 (office) district approved by City Council.

Physical Characteristics:

The property slopes from south to north by approximately 3ft from street level.

History & Nature of the Use:

The previous zoning case indicated a zoning file from 1952 where the property was rezoned from "D" multiple family to "E" commercial for 616 20th Street. The rezoning was done through previous zoning regulations that predated the "standard" ordinance completed after the City's 1956 Future Land Use Map. The file also indicated that the two-story structure at 608 20th Street was built in 1892 and a funeral home business began in 1921 with the funeral home being a legal non-conforming use throughout its existence. The building was used as an attorney's office and parking lot sometime in the past.

Building Layout:

The existing building meets all setback requirements for a B-3 zoning district.

Parking & Access:

Access to the site is available from 20th Street and 6th Avenue. There are thirty-three (33) parking spaces located on 616 20th Street.

Signage:

No signs are proposed for the use at this time. The business will have to comply with Sign Ordinance requirements for the B-3 (community business) district.

Staff Analysis:

The Comprehensive Plan identifies “Urban Mixed Use” land use for the subject property. This category is intended to facilitate a range of uses in a transitional urban setting including residential, office, business, institutional, and indoor industrial activities. This category is mapped at the periphery of the downtown where land uses and development forms vary. A mix of residential, business, office, light industrial, and PUD zoning districts would be appropriate to implement areas mapped under this future land use category. Staff reason that the proposed use fits this description, and is generally consistent with the intent of the category.

The applicant proposes to renovate the inside of the building on 606 20th Street in order to operate the tap room and maintain the rest of the property to accommodate an outdoor food service. The garage west of the main building will be used as a seating area. The property is bordered to the north by B-3 (community business) district, to the west by R-4 (multi-unit residential) district, to the east by PUD (planned unit development) and to the south by R-2 (two unit residential) district. Staff contend that the rezoning is compatible with the adjacent properties, and will fit in with the mixed-use character of the neighborhood.

Lastly, the applicant has not submitted any plans regarding the floor space. However, the building and the site are capable of handling the proposed use. There is ample interior floor space that is suitable for the business, and the outside also has plenty of room to meet the parking demand.

Previous Council Action (if any):

see zoning history

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:

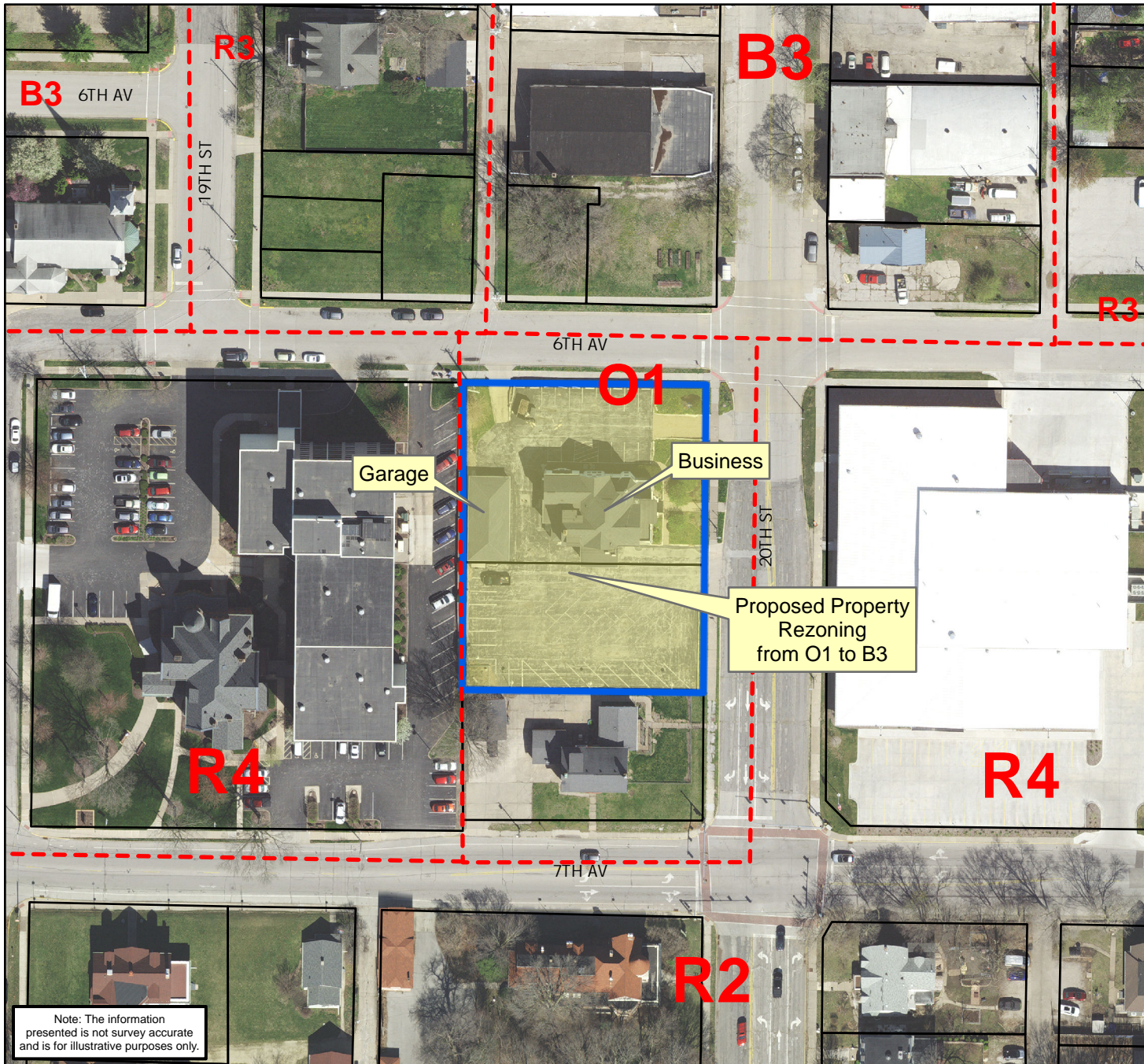
The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the rezoning request be

approved.

Submitted by: Eunice Amissah-Mensah, Urban Planner



Approved by:

Rezoning from O1- Small Office to B3 - Community Business




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

PZ Case 2025-22

-  Subject Property
-  Parcels
- O1** Zoning District



0 20 40 80 120 160 Ft

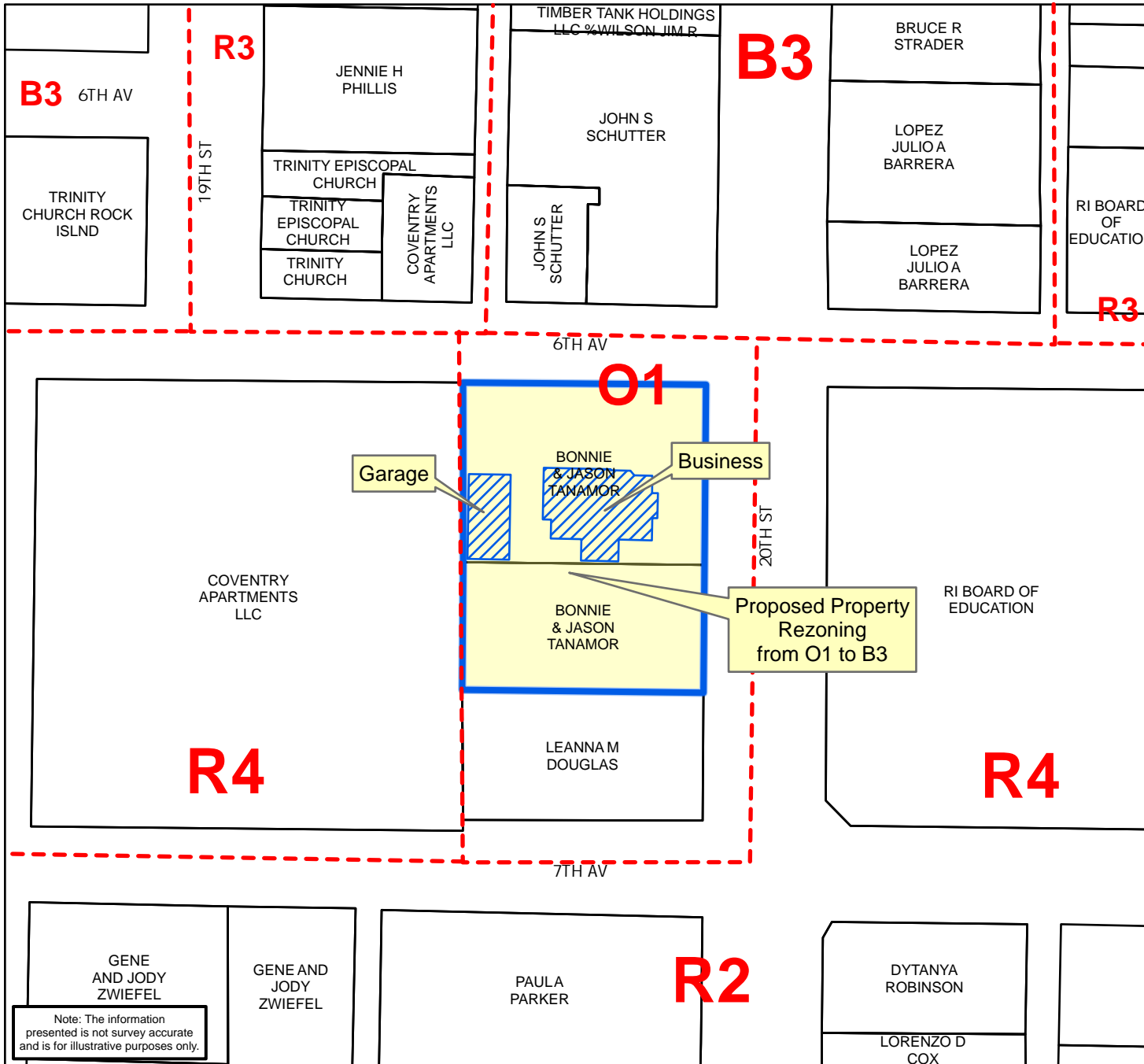


City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

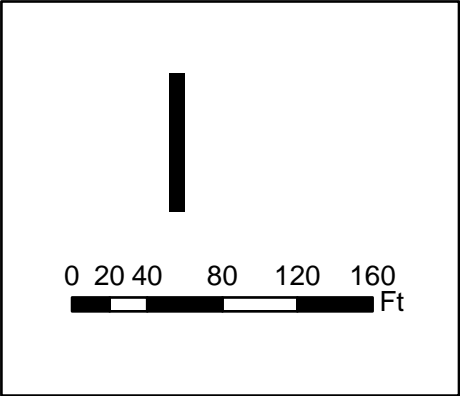


Rezoning from O1- Small Office to B3 - Community Business



PZ Case 2025-22

- Subject Property
- Parcels
- O1 Zoning District



City of Rock Island
COMMUNITY DEVELOPMENT
DEPARTMENT

ROCK ISLAND
ILLINOIS

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



Figure 1: Photo showing properties from along 20th Street



Figure 2: Photo showing property from the corner of 20th Street and 6th Avenue (north-east perspective)



Figure 3: Photo showing properties 616 20th Street (parking lot) & 608 20th Street (building) from the south-east perspective



Figure 4: Photo showing properties 616 20th Street (parking lot) & 608 20th Street (building) from the south-west perspective



Figure 5: Photo showing property 608 20th Street (building) from the north-west perspective

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2025-23: Public hearing request from David Decap to consider a rezoning from R-3 & B-3 districts to B-2 district for properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street, and 527 19th Street
RC Roll Call vote is needed.
Date: September 3, 2025

Introduction and Background Information:

Requested Action:

David Decap has filed an application to request a rezoning from R-3 (one-to-six unit residential) district and B-3 (community business) district to B-2 (downtown business) district for the following properties: 520 1/2 20th Street (0735415004), 526 20th Street (0735415005), 523 19th Street (0735415001) and 527 19th Street (0735415002).

Previous Zoning Action:

None

Size of Properties:

- 520 1/2 20th Street: The property measures approximately 8,886.3 square feet.
- 526 20th Street: The property measures approximately 10,512.9 square feet.
- 523 19th Street: The property measures approximately 9,239.7 square feet.
- 527 19th Street: The property measures approximately 8,609 square feet.

Background Information:

The property owner approached staff about developing a youth sports training facility at 523 and 527 19th Street. The proposed building will be nearly lot line to lot line on 523 19th Street with a parking lot for the facility on 527 19th Street. The property owner also owns the property to the east at 526 20th Street, and is in the process of purchasing 520 1/2 20th Street. Although these properties are zoned B-3 (community business district), the buildings and layout better align with the B-2 (downtown business) zoning district. Given this and the proposed new development, staff recommended that the applicant proceed with a rezoning to the B-2 district for the subject properties.

Building Layout:

The proposed building at 523 19th Street is planned to be lot line to lot line. No other changes have been proposed for the existing buildings.

Parking & Access:

Access to the sites could be made available from 19th Street and 20th Street.

Signage:

No signs are proposed at this time. Any new signage will comply with the City's Sign Ordinance.

Landscaping & Lighting:

No additional landscaping or lighting is proposed or needed at this time.

Staff Analysis:

The Comprehensive Plan identifies “Urban Mixed Use” land use for the subject property. This category is intended to facilitate a range of uses in a transitional urban setting including residential, office, business, institutional, and indoor industrial activities. This category is mapped at the periphery of the downtown where land uses and development forms vary. A mix of residential, business, office, light industrial, and PUD zoning districts would be appropriate to implement areas mapped under this future land use category. Staff reason that the proposed rezoning fits this description, and is generally consistent with the intent of the category.

The B-2 (downtown business) district is intended for a mix of retail, service, office, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development. The City’s B-2 zoning district is generally appropriate for areas in this future land use category. Staff believe that the rezoning fits these descriptions, and is generally consistent with the intent of the future land use categories.

Additionally, the properties are currently bordered by a diverse array of land uses, including existing residential and commercial properties. Staff reason the proposed rezoning is compatible with the existing mixed-use context, and a reasonable extension of the B-2 district which is directly north. The rezoning will integrate the properties better into the existing neighborhood and allow for uses that align with the area’s character and density.

Lastly, the B-2 district is intended to be a high-density, compact, pedestrian-oriented shopping, office, service and entertainment area. The lot sizes of the properties, the scale of the existing buildings, and the access from both 19th and 20th Streets align with this description. Therefore, staff reason that the properties are capable of handling the uses allowed by the B-2 district.

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

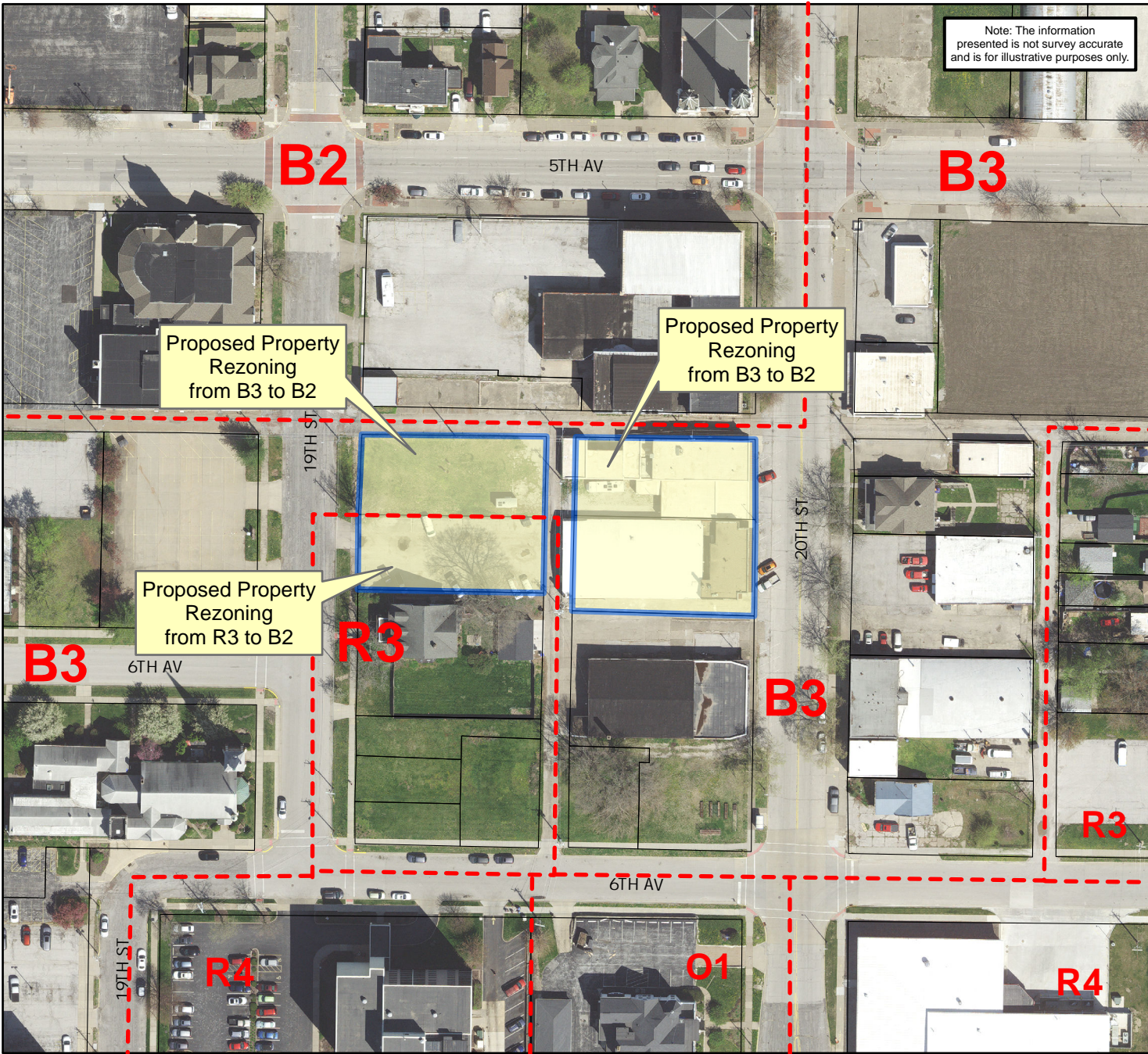
Recommendation:

The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the rezoning request be approved.

Submitted by: Eunice Amisah-Mensah, Urban Planner

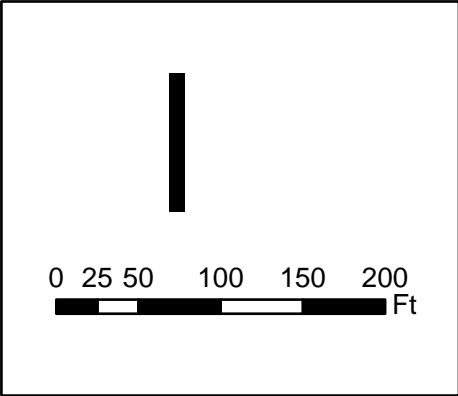
Approved by:

Rezoning from R3-One-Six Unit Residential & B3-Community Business to B2-Downtown Business



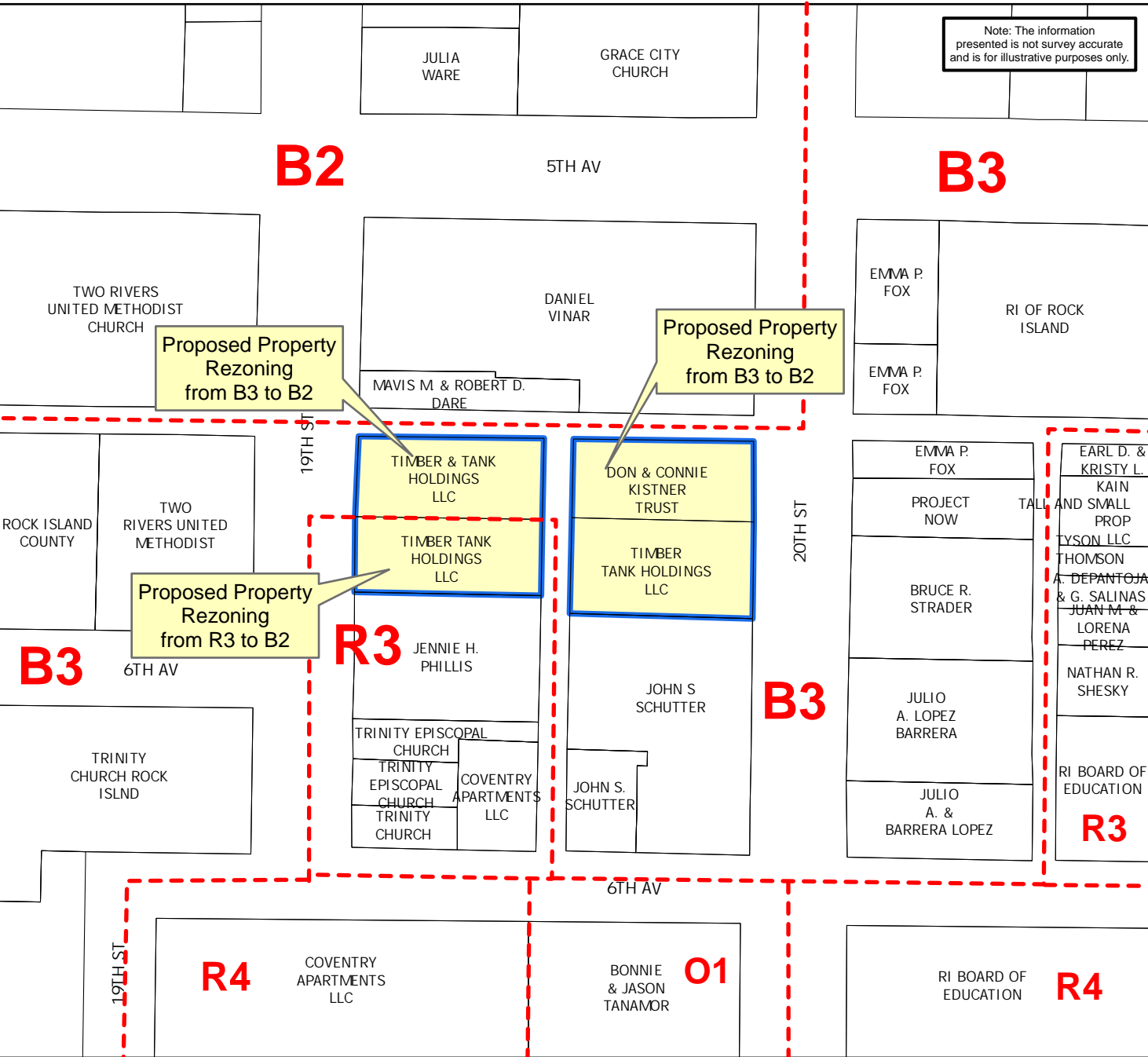
PZ Case 2025-23

- Subject Property
- Parcels
- B2 Zoning District



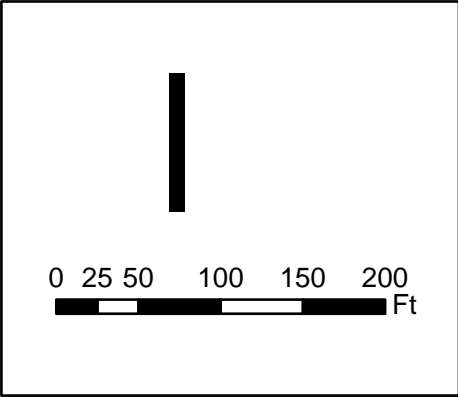
City of Rock Island
COMMUNITY DEVELOPMENT
DEPARTMENT

Rezoning from R3-One-Six Unit Residential & B3-Community Business to B2-Downtown Business



PZ Case 2025-23

- Subject Property
- Parcels
- B2 Zoning District



City of Rock Island
COMMUNITY DEVELOPMENT
DEPARTMENT

RI
ROCK ISLAND
ILLINOIS



Figure 1: Photo of properties, 520 ½ 20th Street and 526 20th Street from the north-east perspective

Figure



Figure 2: Photo of properties, 520 ½ 20th Street and 526 20th Street from a south-east perspective



Figure 3: Photo showing properties, 527 19th Street (parking lot) & 523 19th Street (undeveloped land)

Memorandum



To: Rock Island Planning & Zoning Commission
From:
Subject: 2025-24: Public hearing request from Gilbert Galindo to consider a Special Use Permit in a C-1 (park conservation) district to operate a food truck at the property, Southwest corner 14th Avenue & 37th Street.
Recommend Motion to postpone the public hearing until the
d motion: October meeting.
RC Roll Call vote is needed.
Date: September 3, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

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

Council Goal (if applicable):

Recommendation:

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Memorandum



To: Rock Island Planning & Zoning Commission
From:
Subject: Public hearing request from the Community Development Department regarding amendments to the City's Zoning Ordinance for Accessory Buildings and Dwellings in Residence Districts
Date: September 3, 2025

Introduction and Background Information:

Staff recently received a permit application for the construction of an accessory dwelling unit (ADU). Upon review by both the Inspections Division and Zoning staff, it was determined that additional clarification in the zoning code is necessary to uphold the intent of maintaining the principal dwelling and the accessory dwelling as a single, unified property. Without this clarification, there is a potential risk that ADUs could be legally separated from the primary structure in the future, creating independent lots or residences that conflict with the intent of residential zoning districts.

To address this issue, staff recommends amending the zoning regulations to explicitly require that all ADUs share a single utility connection with the principal dwelling. This provision ensures a permanent connection between the two units, preventing the possibility of subdivision or sale of the ADU as a separate property. By strengthening this requirement, the City preserves the original purpose of ADUs as supplemental housing options while safeguarding neighborhood character, residential density limits, and long-term stability within residential districts.

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 Planning & Zoning Commission recommend approval of the proposed amendments to the City Council.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

11.6 Accessory Buildings and Accessory Dwellings in Residence Districts:

11.6a Accessory structures or buildings shall not be located in any front yard and shall not be closer to the front lot line than any principal structure or building. When erected in a side yard the accessory building shall meet the setback requirements of the principal structure and be located at least six (6) feet from any other building or structure on the same lot measured to the exterior edge of roof lintel. When erected in a rear yard it or they cumulatively shall not occupy more than thirty (30) percent of a required rear yard and/or it or they shall not exceed the total ground floor footage of the primary structure except for above ground swimming pools with a depth of less than 30 inches and shall be a distance at least three (3) feet from all lot lines adjoining lots which are in any "R" district, and at least six (6) feet from alley lines and from any other building or structure on the same lot. Accessory buildings with a flat, shed, or mansard roof shall not exceed fifteen (15) feet in height. Accessory structures with a hip, gable or gambrel roof shall not exceed twenty (20) feet in total height at peak or crown of roof.

11.6b No accessory structure may be constructed prior to construction of the principal building to which it is accessory. Any accessory building may be erected as an integral part of the principal building, or if at least six (6) feet from the principal building, may be connected to the principal building by a breezeway or similar structure, provided all yard and court requirements of this Appendix for the principal building are complied with, unless such accessory building is in a rear yard, in which case the applicable provisions of this subsection shall apply.

11.6c One accessory dwelling unit is allowed per residential zoned lot, but one of the two dwelling units must be occupied by the owner of the lot. An accessory dwelling unit must be located within a detached structure not exceeding four hundred (400) square feet, be located only in the rear yard of the property, and must meet the maximum height, setback, and separation requirements for accessory structures. When permitted, the accessory dwelling unit shall require one off street parking space in addition to the two already required for the principal dwelling.

11.6d The principal dwelling and the accessory dwelling must share a single utility service to the property, ~~but shall have separate utility meters~~ as well as separate cooking and sanitary facilities. When a detached garage is converted into an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site. One additional parking spot is required for an accessory dwelling unit. Required off-street parking for the principal structure/dwelling must be maintained.

Memorandum

To: Rock Island Planning & Zoning Commission
From: Tanner Osing, Planning & Zoning Manager
Subject: Public hearing request from the Community Development Department regarding amendments to the City's Zoning Ordinance for retail tobacco businesses.
Date: September 3, 2025



Introduction and Background Information:

The City's Ordinance on the *Sale/Possession of Tobacco Products, Tobacco Accessories, Vape Devices, Smoking Herbs And Alternative Nicotine Products*, otherwise known as the "Tobacco Ordinance", was recently updated. Part of the update revised the definitions for the two different license classes for businesses that sell products regulated by the ordinance. The Zoning Ordinance has location and separation requirements for the two different license classes, so the definitions in the Zoning Ordinance need to match the Tobacco Ordinance. To do so, staff recommend changing the definition of "Retail Tobacco Business" as defined in the Zoning Ordinance as follows:

- Current definition: Any premises where the sale of tobacco products, electronic cigarettes, or alternative nicotine products is the principal use, as defined by the sale of said products generating more than 80% of gross revenue for the premises.
- Proposed change: Any premise that engages in the retail sale and/or display of tobacco products, tobacco accessories, electronic cigarettes, vaping devices or alternative nicotine products where such sales and displays are a primary use of the premises, such as a tobacco shop, which devotes more than twenty (20) percent of its floor space or display area to such products OR which derives more than fifty (50) percent of its gross revenue from the sale of tobacco products, tobacco accessories, electronic cigarettes, vaping devices or alternative nicotine product.

Besides the definition change, all other zoning requirements are proposed to remain unchanged.

Previous Council Action (if any):

- The City Council approved amendments to the Tobacco Ordinance in May 2025.

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 Planning & Zoning Commission recommend approval of the proposed amendments to the City Council.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by: