



Planning & Zoning Commission Meeting Agenda
October 6, 2025 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Minutes**
 - a. Approval of the September 3, 2025 Meeting Minutes
RC Roll Call vote is needed.
- 5. Old Business**
- 6. Public Hearings**
 - a. 2025-25: Public hearing request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance for property at 3704 9th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
- 7. Other Business/New Business**
- 8. Adjourn**

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Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

September 3, 2025

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Tanja Whitten Maureen Riggs Samuel Odeyemi Norm Moline Reshanda Johnson Bill Sowards
Voting Members Absent	Don Mewes
Staff Present	Eunice Amisshah-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

Whitten moved to approve the minutes for July 7, 2025. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

Public Hearings

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.

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

Barry Reuther, property owner spoke on the request. Mr. Reuther explained that he has invested heavily in improving the property over the past three years. He said that he extended the deck to the garage to close a gap and address a safety concern.

Phil Dingeldein, whose family owned the property for over a century, spoke in support, praising the improvements.

Commissioners expressed sympathy for Mr. Reuther's situation, noting that he had attempted to follow city procedures. Chair Riggs added that a unique circumstance existed due to the safety issue addressed by closing the gap with the deck and concluded that, Mr. Reuther met two of the three conditions necessary to authorize the variance.

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

Decision for Case 2025-20

Riggs made a motion to approve the variance. Whitten seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

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.

Tanner Osing, Planning & Zoning Manager, noted that he recused himself from the staff report due to a potential conflict of interest, as he lives near the property. He exited the room during the public hearing and discussion.

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

Patrick Young spoke on the request. Mr. Young explained that the project is not just about parking, but about necessary storage and restoring indoor access to the garage, which was lost 52 years ago during a kitchen renovation.

Commissioners expressed support for the variance. Commissioner Whitten stated that the addition would not be visually intrusive, would enhance the home's value, and would positively impact the neighborhood. Commissioner Moline noted that the street behind the property functions similarly to an alley and that the proposed attached garage would be consistent with neighboring detached garages.

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

Decision for Case 2025-21

Whitten made a motion to approve the variance. Johnson seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

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.

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

Bonnie Tanamor spoke on the request and concurred with staff's analysis. She discussed the plans for the business.

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

Decision for Case 2025-22

Creger made a motion to recommend approval of the variance to the City Council. Odeyemi seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

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.

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

David Decap spoke on the request and concurred with the staff analysis. He discussed the plans for the business.

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

Decision for Case 2025-23

Moline made a motion to recommend approval of the request to the City Council. Creger seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

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.

Staff recommended postponing the request as they are working with the applicant to get more information on what they plan to do at the property.

Decision for Case 2025-24

Moline made a motion to postpone the request for the October 6 meeting. Whitten seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Public hearing: Request from the Community Development Department regarding amendments to the City's Zoning Ordinance for Accessory Buildings and Dwellings in Residence Districts.

Amissah-Mensah read the staff report.

Decision for Accessory Buildings and Dwellings in Residence Districts

Sowards made a motion to recommend approval of the amendment for accessory buildings and dwelling to the City Council. Wright seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Public hearing: Request from the Community Development Department regarding amendments to the City's Zoning Ordinance for retail tobacco businesses.

Osing read the staff report. He presented an amendment to align the zoning ordinance definition of "retail tobacco business" with the recently updated city tobacco ordinance.

Decision for Amendments to the City's Zoning Ordinance for retail tobacco businesses.

Whitten made a motion to recommend approval of the amendments for retail tobacco business to the City Council. Moline seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Other Business

None

Adjournment

Chair Riggs adjourned the meeting at 6:40PM.

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: 2025-25: Public hearing request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance for property at 3704 9th Street in an R-2 (one-and-two unit residential) district.
RC Roll Call vote is needed.
Date: October 6, 2025

Introduction and Background Information:

Applicant:

Camille Smith

Location:

3704 9th Street

Size of Property:

The property measures approximately 13,200 sqft with about 80 feet of frontage along 9th Street and 165 feet of frontage along 37th Avenue.

Topography:

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

Zoning History:

- 1975: A request to rezone the property from residential to industrial was denied.

Existing Land Use & Zoning:

The property is zoned R-2 (one and two unit residential) district. To the north and south are properties zoned R-2 (one and two-unit residential), to the west are properties zoned I-1 (light industrial), and to the east are properties zoned R-4 (multi-unit residential) and B-4 (highway business) districts.

Project Details:

The applicant requests to maintain a six (6) foot tall chain-link fence with barbed wire along 37th Avenue and 9th Street. The property was historically zoned residential before being rezoned to business. In 2020, as part of a comprehensive zoning update, the property was rezoned to residential. The property is currently a community hall for Positive Brothers United, a non-profit that aims to help at-risk youth.

Requested Action and Affected Requirements:

Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Maintain a six (6) foot tall chain-link along 37 th Avenue and 9 th Street.	Fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height (Article XI, Section 13A).
(2)	Maintain barbed wire on a 6-foot-tall fence.	The use of barbed wire materials is prohibited in residential zoning districts (Article XI, Section 13J).

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; and	Staff reason that the property can yield a reasonable return without the barbed wire and fence height variance. Alternative measures could be explored to address any security or privacy concerns.	<ul style="list-style-type: none"> • No - for barbed wire and fence height
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	Staff contend that there is no unique circumstance that necessitates the use of the barbed wire as many other nearby properties have similar circumstances without using it. Even with the prior business zoning designation, barbed wire would not have been allowed.	<ul style="list-style-type: none"> • No - for barbed wire • Yes - for fence height

<p>not apply generally to other properties or classes of uses in the same zoning district; and</p>	<p>The property's zoning history, with intermittent commercial uses, creates a different situation than nearby properties. This circumstance is unique to the property and not a broad condition shared by all properties in the district. Staff reason that this is a unique circumstance with regards to the fence height.</p>	
<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 visual impact of barbed wire on a 6-foot-tall fence creates an unwelcoming aesthetic that is not in keeping with the character of the nearby properties. Staff contend that the barbed wire alters the character of the neighborhood.</p> <p>The 6-foot-tall chain link fence allows for security for the property and visibility on the corner for both pedestrians and vehicles. Staff believe that the fence height does not alter the character of the neighborhood.</p>	<ul style="list-style-type: none"> • No - for barbed wire • Yes - for fence height

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 variance for the barbed wire as the property can yield a reasonable return without the variance, there is no unique circumstance and the fence with barbed wire alters the character of the neighborhood.

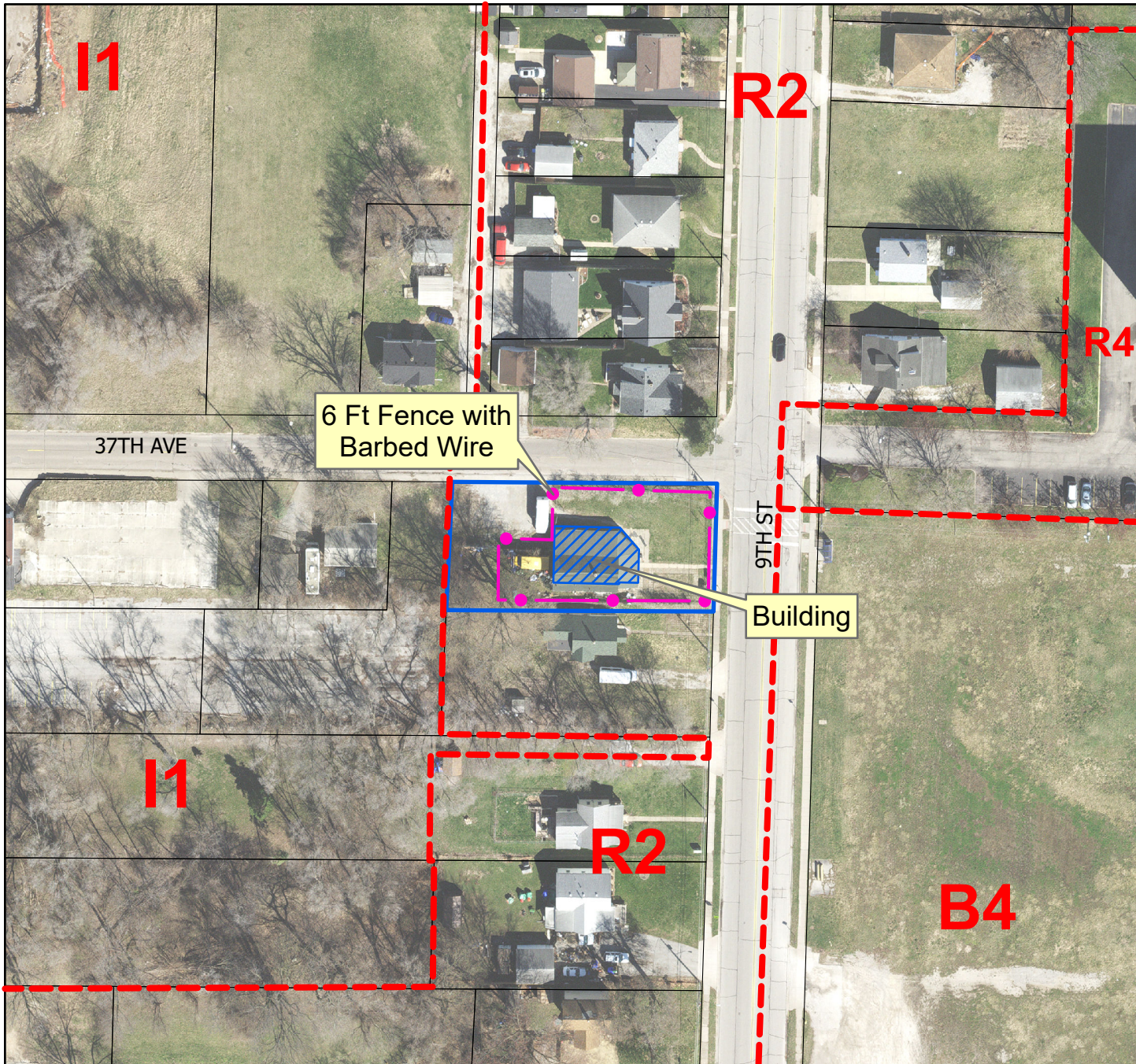
The Community Development Department recommends that the Commission approve the variance for a 6-foot-tall fence. Staff find that there is a unique circumstance and the fence does not alter the character of the neighborhood. Staff further recommend that approval be subject to the following stipulation:

- The fence, particularly along the corner of 9th Street and 31st Avenue, must maintain a minimum of 50% visibility at all times.





Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:

Variance for Fence Height & Barbed Wire at 3704 9th Street



PZC Case 2025-25

-  Subject Property
-  Parcels
-  Zoning District
-  Building



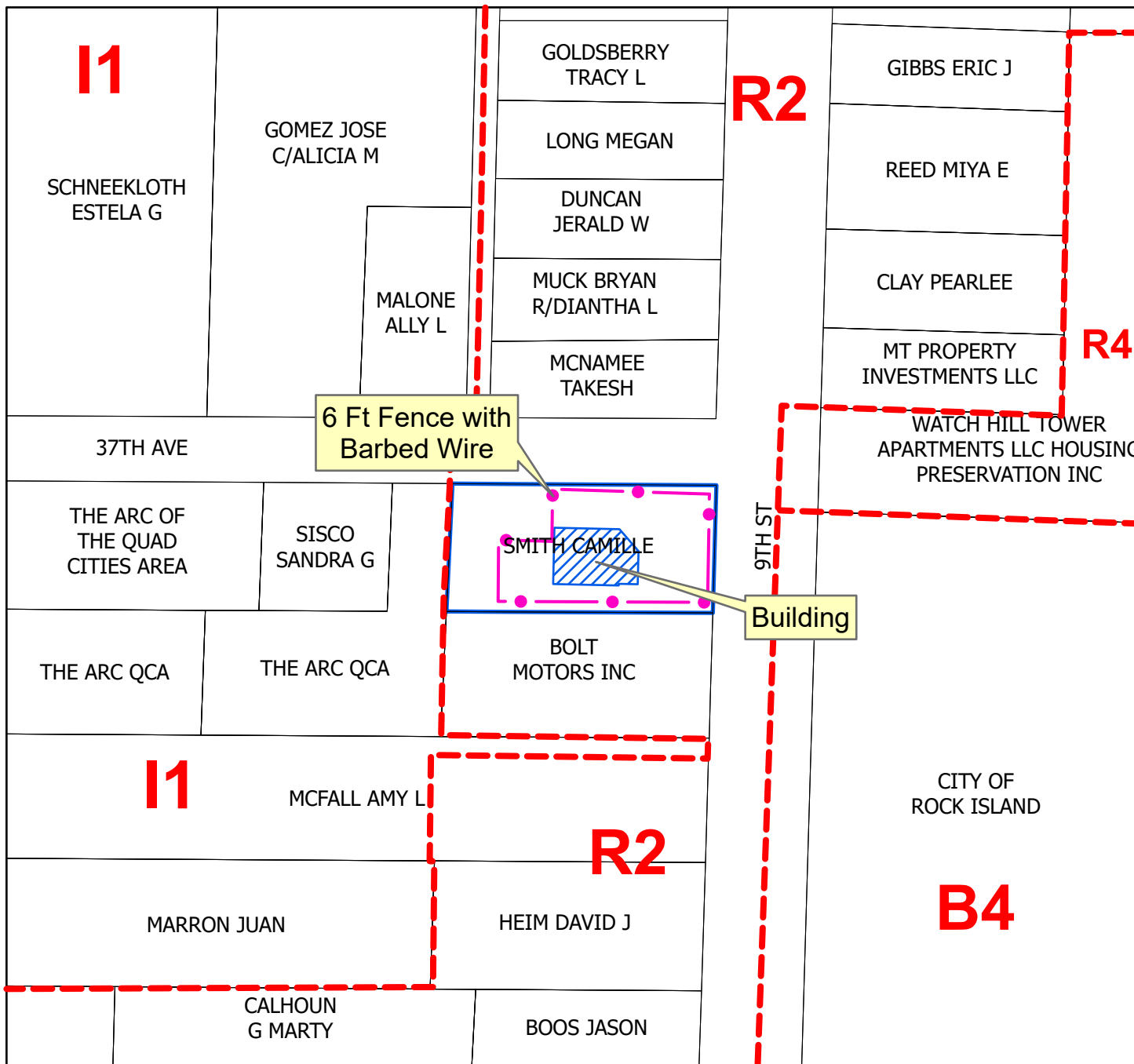
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Variance for Fence Height & Barbed Wire at 3704 9th Street



PZC Case 2025-25

- Subject Property
- Parcels
- Zoning District
- Building

0 20 40 80 120 160 Feet

City of Rock Island
COMMUNITY DEVELOPMENT DEPARTMENT

ROCK ISLAND ILLINOIS



Figure 1: Photo showing property from across 9th Street



Figure 2: Photo showing property from corner of 9th Street and 31st Avenue