



Planning & Zoning Commission Meeting Agenda
February 4, 2026 - 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, Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

- a. Approval of the January 5, 2026 Meeting Minutes
Motion: Move to approve the January 5, 2026 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2026-03: Public hearing request from Tim Fanella of Modern Woodmen to consider a variance from the Rock Island Zoning Ordinance for property at 1701 1st Avenue in a B-2 (downtown business) district.
RC Roll Call vote is needed.
- b. 2026-04: Public hearing request from Langman Construction Inc. to consider a Special Use Permit in an I-1 (light industrial) district to operate concrete processing and asphalt production operations.
RC Roll Call vote is needed.
- c. 2026-05: Public hearing request from the City of Rock Island's Community Development Department to consider a rezoning from C-2 (nature conservation) district to I-1 (light industrial) district for properties with the following PINs 1603400003, 1610100002, 1610200003, 1610200001, 1610200002, & 1603400004.
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, 3rd Floor

1528 3rd Avenue

January 5, 2026

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Tanja Whitten Maureen Riggs Samuel Odeyemi Norm Moline
Voting Members Absent	Reshanda Johnson Don Mewes 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

Whitten moved to approve the minutes for December 1, 2025. Creger seconded the motion. The motion carried on a vote of 8 to 0.

Old Business

None

Public Hearings

2026-01 Public hearing: Request from Angelica Jimenez to consider an authorized use from the Rock Island Zoning Ordinance for property at 3701 24th Street in an R-1 (one-unit residential) district.

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

The applicant, Angelica Jimenez, spoke on the request. She requested longer hours to accommodate working clients.

Some neighbors spoke against the request. They expressed concerns regarding traffic safety on 24th Street and the area was being rezoned. Staff clarified that the request is not for a rezoning but a major home occupation.

Commissioners discussed the impact of the business on the residential character. The applicant noted that the property is across from a church and near a dentist office. She expressed being amenable to changes to her request.

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

Decision for Case 2026-01

Wright made a motion to approve the request with staff stipulations but with hours modified to 10am – 6pm, Monday to Friday =, and 10am to 2pm on Saturday with 2x3 signage. run a massage therapy business with some stipulations. Wright seconded the motion. The motion did not pass. (Nays – Moline, Creger, Riggs, Ayes - Whitten, Wright, Odeyemi)

2026-02 Public hearing: Request from Townsend Engineering to consider variances from the Rock Island Zoning Ordinance for property at 3822 14th Avenue in a B-1 (neighborhood business) district.

The applicant withdrew their request.

Public hearing: Request from the Community Development Department regarding establishing an urban agriculture ordinance.

Commissioners reviewed a proposal to establish an urban agriculture ordinance. Staff explained that after community listening sessions, the main points of contention were the 5-foot setback requirement and the use of season-extending structures (hoop houses). Staff revised the language so that hoop houses on occupied lots have no time limit (subject to maintenance), while vacant lots have a 4-month winter restriction (December to March discussed the ordinance. Commissioners discussed whether the ordinance complied with the Right to Garden Act. Staff confirmed that while the city cannot prohibit gardens, it is permitted to set reasonable zoning restrictions like the 5-foot setback.

Decision

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

Other Business

Discussion on Zoning Action Fees Update

Osing presented an informal discussion on updating zoning fees, which currently do not cover the cost of mandatory public notices in newspapers or staff time. Commissioners expressed interest in an administrative variance process for minor requests to avoid the cost and time of a full public hearing. Staff stated a formal recommendation on fee updates will be presented to the Commissioners.

Adjournment

Chair Riggs adjourned the meeting at 6:07 PM.

Minutes submitted by Eunice Amisah-Mensah.

DRAFT

Memorandum



To: Rock Island Planning & Zoning Commission
From:
Subject: 2026-03: Public hearing request from Tim Fanella of Modern Woodmen to consider a variance from the Rock Island Zoning Ordinance for property at 1701 1st Avenue in a B-2 (downtown business) district.
RC Roll Call vote is needed.
Date: February 4, 2026

Introduction and Background Information:

Applicant:
Modern Woodmen

Location:
1701 1st Avenue

Size of Property:
The property measures approximately 254,826 square feet.

Topography:
The property slopes up from north to south 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 is the Mississippi River, to the south is the Great River Trail, railroad, 1st Avenue and properties zoned B-2 (downtown business). To the east is property zoned C-1 (park conservation), and to the west is the Centennial Bridge.

Project Details:
The applicant informed staff about wanting to install an 8ft tall fence along the trail. 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
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(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).
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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;	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 has an existing 8-foot-tall fence along parts of the property. Staff reason that allowing the 8-foot tall fence particularly along the trail, will provide some buffer against activities of the railroad and trail.	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. The property already utilizes 8-foot fencing in other areas, allowing the same height for the new section ensures a cohesive appearance across the property.	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 Planning & Zoning Commission pass a recommendation to the City Council that the variance for the fence height be approved 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

Approved by:

8 Ft Tall Fence Variance



PZC Case 2026-03

-  Subject Property
-  Parcels
- B2** Zoning District
-  Building



0 50 100 200 300 400 Feet

City of Rock Island




COMMUNITY DEVELOPMENT
DEPARTMENT



8 Ft Tall Fence Variance



PZC Case 2026-03

-  Subject Property
-  Parcels
- B2** Zoning District
-  Building



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Remove/Dispose of Existing Fence
Install 8'H Black Chain Link
Install 3-6'W x 8'H Single Swing Gates with Panic Bars and Lockable Latches (Locations TBD)







Memorandum



To: Rock Island Planning & Zoning Commission
From: Tanner Osing, Planning & Zoning Manager
Subject: 2026-04: Public hearing request from Langman Construction Inc. to consider a Special Use Permit in an I-1 (light industrial) district to operate concrete processing and asphalt production operations.
RC Roll Call vote is needed.
Date: February 4, 2026

Introduction and Background Information:

Requested Action:

Langman Construction Inc. has filed an application for a Special Use Permit (SUP) to operate a concrete processing and asphalt production operations on the properties with the following PINs 1610400052, 1610400050, 1610400010, 1610400011, and 1610406002, zoned I-1 (light industrial) district.

Size of Property:

The size of the property is approximately 11.4 acres. Additionally, the adjacent office area is approximately 3.5 acres.

Zoning History:

- BZA 99-23: The property received a temporary use for 5 years from the Board of Zoning Appeals for a sand excavation operation.

History & Nature of the Use:

The subject property currently houses Langman Construction's offices and adjacent construction storage yard. The applicant proposes to relocate their concrete processing and asphalt production operations at 71 31st Avenue to this site. This relocation will allow the company to centralize their business activities. The move will also free up the 31st Avenue site for future industrial development. City staff has had ongoing conversations with Langman about future uses on the 31st Avenue site that would align with the City's recent designation as a regional port district.

A Special Use Permit is required because concrete and asphalt production is considered an authorized use in the I-2 (heavy industrial) district, and the subject properties are zoned which are only permitted in a heavy industrial district.

Building Layout:

No building is proposed at this time. Any new building will comply with requirements for building in the I-1 district.

Parking & Access:

The Zoning Code does not have parking standards for concrete processing and asphalt production. The site is accessed via 34th Avenue

Signage:

The applicant has not proposed any signs for the business. Any signs, if provided, would follow the requirements of the Sign Ordinance for I-1 districts.

Landscaping & Lighting:

The property shall comply with the landscaping or lighting required for the I-1 district.

Standards for Approval & Analysis:

The Zoning Ordinance states that a Special Use Permit should only be recommended for approval if it meets all of the standards identified in Article 9, Section 7. The following table includes the standards for approval with the corresponding staff analysis and conclusion on if the standard is met.

Standards for Approval	Staff Analysis	Meets Standard (Yes/No)
1. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.	With the recommended stipulations, staff contend the proposed use will not endanger the health or safety of the community. Langman Construction currently operates the use at 71 31 st Avenue. Relocating the use to this location would consolidate their operations in an established industrial area.	Yes
2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.	The property on 34th Avenue is used by the company for its office operations and outdoor construction storage yard. Since the surrounding area is also zoned industrial, the change to a heavy industrial use is not entirely inconsistent and any additional impacts can be minimized with the staff recommended stipulations While there are residential properties nearby, they are zoned industrial and have been for quite some time. For example, the property owners directly to the north received a special use permit in 2007 to build a single-family house adjacent to their contracting business. It was understood at the time that new industrial development could take place on nearby properties.	Yes
100. That the establishment of the Special Use will	The Comprehensive Plan designates this area for “employment”. This future land	Yes

<p>not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</p>	<p>use category is intended for high-quality office, institutional, and industrial uses. The City's office and I-1 districts are among the zoning districts appropriate for areas mapped under this future land use category. While the proposed use is more intense, staff reason it will not impede the orderly development of the surrounding properties for uses permitted in the light industrial zoning district.</p> <p>Additionally, by consolidating operations on this site, the 31st Avenue property is unlocked for future development that aligns with the ongoing Port District Master Plan.</p>	
<p>500. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.</p>	<p>The properties are already served by municipal utilities. All utilities are adequate for the proposed use. Rail service may potentially be added in the future that would reduce strain on local roads.</p>	<p>Yes</p>
<p>5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p>	<p>The site will be accessed via 34th Avenue, which is already an industrial corridor. Staff reason that the ingress and egress is adequate.</p>	<p>Yes</p>
<p>6. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.</p>	<p>Staff is recommending stipulations for the proposed use.</p>	<p>Yes</p>
<p>7. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as</p>	<p>The Special Use will conform to all other applicable regulations, including lighting, signage, and parking standards.</p>	<p>N/A</p>

such regulations may in each instance be modified by City Council.		
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Previous Council Action (if any):

See zoning history section.

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:

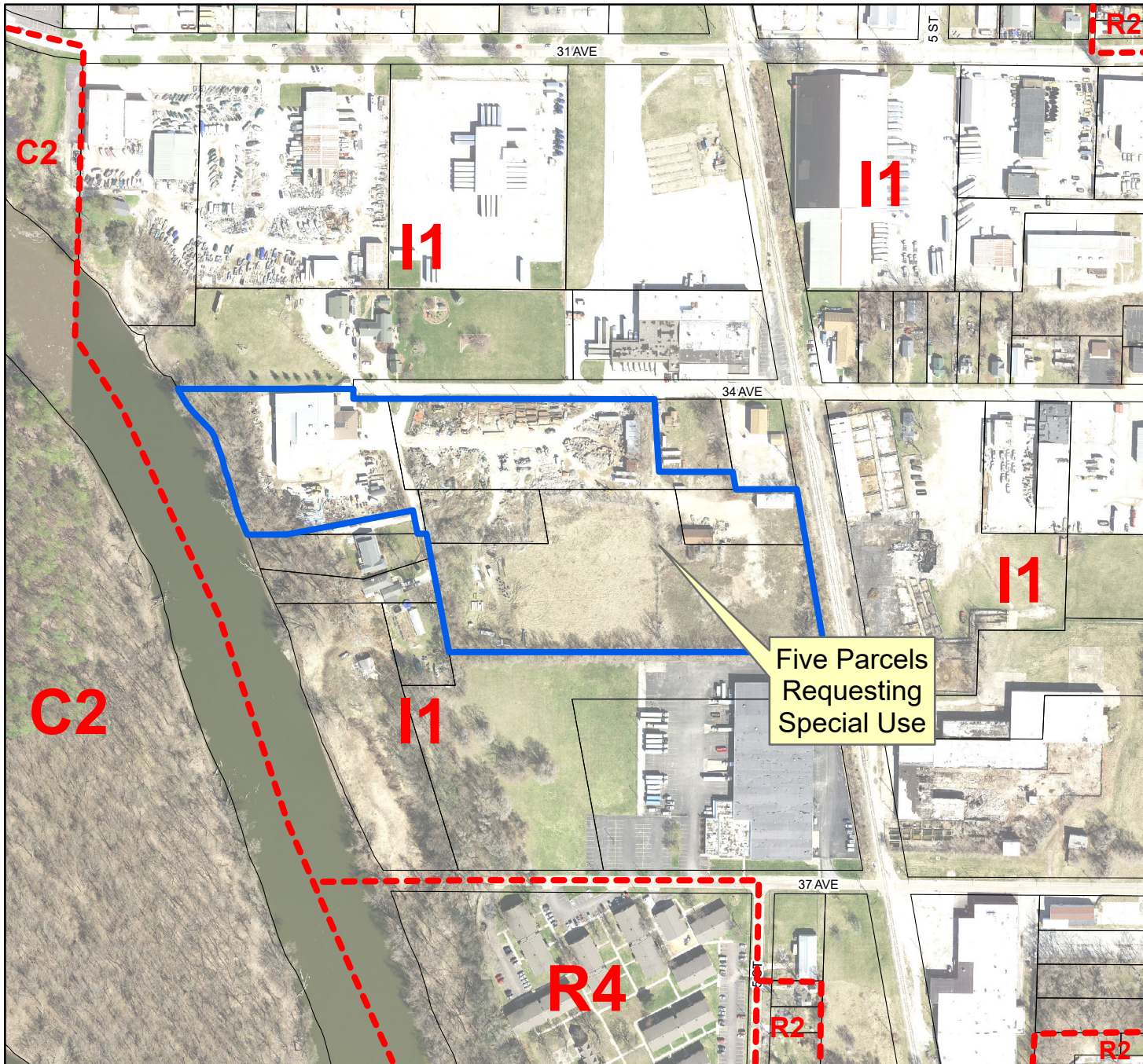
Based on the staff analysis, the Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the Special Use Permit be approved. Additionally, staff is recommending the following stipulations on the proposed use that will be included in the ordinance.

1. The proposed use shall be allowed to operate from 7:00 AM to 5:00 PM on Monday through Friday, and 7:00 AM to 4:00 PM on Saturday.
2. No asphalt production shall take place between December through the end of March.
3. A solid ten-foot (10') fence or wall shall be erected around the entirety of the property designated for concrete processing and asphalt production. Said fence or wall shall effectively obscure all views into the site.
4. All entry points onto the subject property shall be controlled by a gate so that no person or vehicle may enter without authorization being given by the property owner or responsible party.
5. The use shall meet all other applicable codes and ordinances.



Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:

Langman Special Use Request



PZC Case 2026-4

-  Subject Property
-  Parcels
- C2** Zoning District



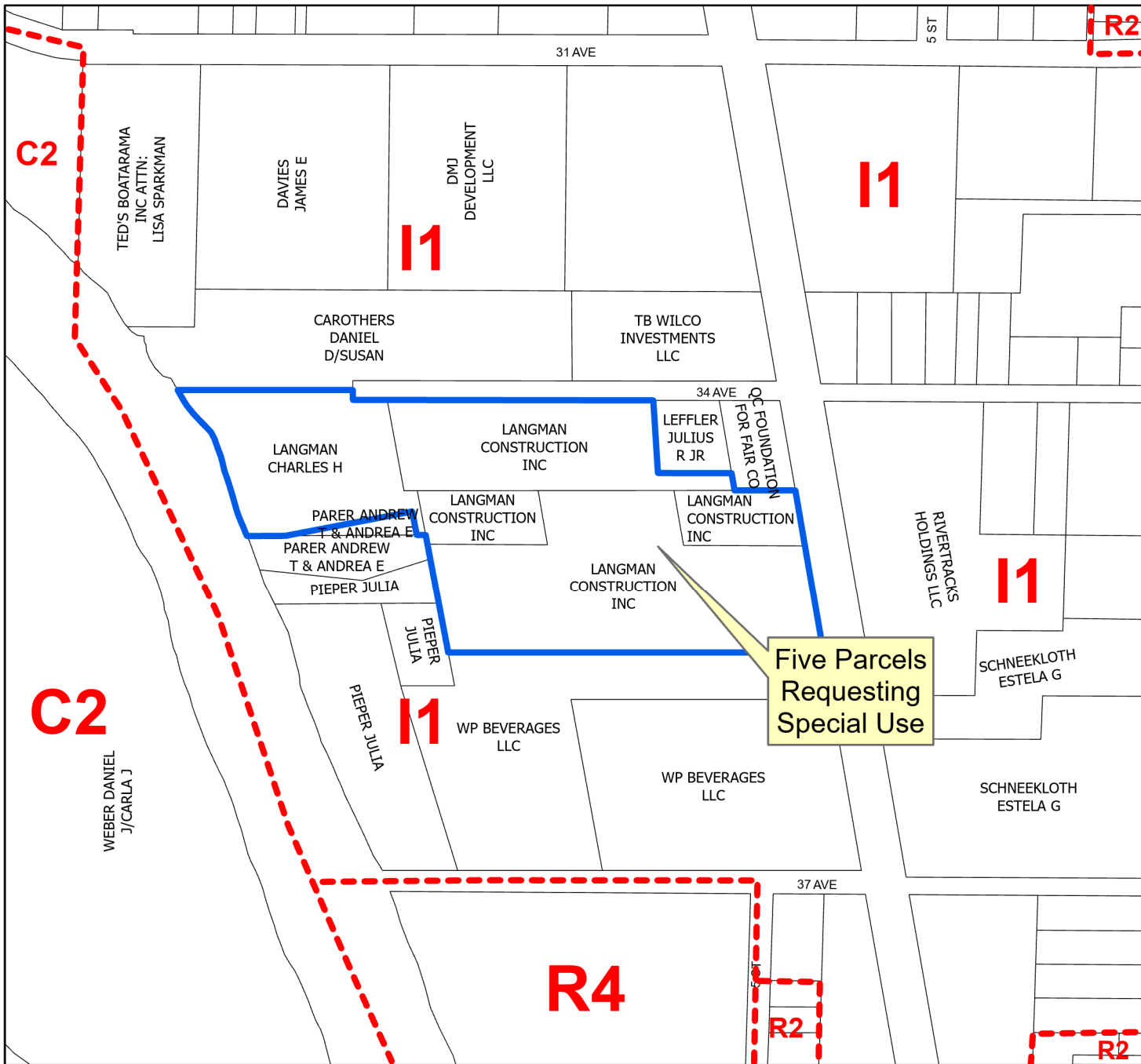
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City of Rock Island


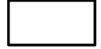
COMMUNITY DEVELOPMENT
DEPARTMENT



Langman Special Use Request



PZC Case 2026-X

-  Subject Property
-  Parcels
- C2** Zoning District



0 95 190 380 570 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2026-05: Public hearing request from the City of Rock Island's Community Development Department to consider a rezoning from C-2 (nature conservation) district to I-1 (light industrial) district for properties with the following PINs 1603400003, 1610100002, 1610200003, 1610200001, 1610200002, & 1603400004.
RC Roll Call vote is needed.
Date: February 4, 2026

Introduction and Background Information:

Requested Action:

The City of Rock Island has filed an application to rezone the property with the following PINs 1603400003, 1610100002, 1610200003, 1610200001, 1610200002, & 1603400004 from C-2 (nature conservation) district to I-1 (light industrial) district.

Previous Zoning Action:

None

Size of Properties:

The properties measure 4,277,570 square feet (approx. 98 acres).

Background Information:

The City is interested in seeing industrial development on the subject properties that takes advantage of the City's recent designation as a regional port district. This area has been called out in the ongoing Port District Master Plan noting its potential for distribution, logistics, and warehousing uses. The site also has the potential for rail service. City staff have spoken with the various property owners, and they are generally interested in supporting that type of development. Since the properties are zoned C-2 district, a rezoning is needed to help facilitate future development.

Building Layout:

NA

Parking & Access:

Access to the sites could be made available from 31st Avenue and 24th Avenue.

Signage:

No signs have been proposed at this time.

Landscaping & Lighting:

No landscaping or lighting is proposed or required at this time.

Staff Analysis:

The Comprehensive Plan identifies “Employment” land use for the properties. The employment land use category is intended for high-quality office, service retail, institutional, research, light manufacturing and distribution land uses with generous landscaping and limited signage. The City’s O-1, O-2, and I-1 zoning districts are among the zoning districts appropriate for 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 light industrial zoning district is intended to provide for the development of most types of industry with regulations designed to protect adjacent properties. Uses may generally include the processing or manufacturing of products or parts, including fabrication, assembly, treatment, and packaging of such products, and the incidental storage, sales, and distribution of such products provided that all activity, besides loading and unloading, is contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building with no external impacts detectable beyond the property line. Staff reason that rezoning the subject properties to the light industrial district is compatible with the adjacent properties. Properties to the south and west are already zoned light industrial. Additionally, the subject properties have historically had industrial uses on them.

Lastly, the subject properties are capable of handling a variety of uses allowed by the light industrial district. The properties have the potential for rail service, and some are currently used for industrial purposes. The I-1 (light industrial) district allows for a broad range of industrial uses while setting standards to minimize impacts on neighboring properties. Overall, the proposed rezoning from C-2 to I-1 represents an appropriate land use transition that is compatible with the surrounding neighborhood context and supports the City’s long-term goals.

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

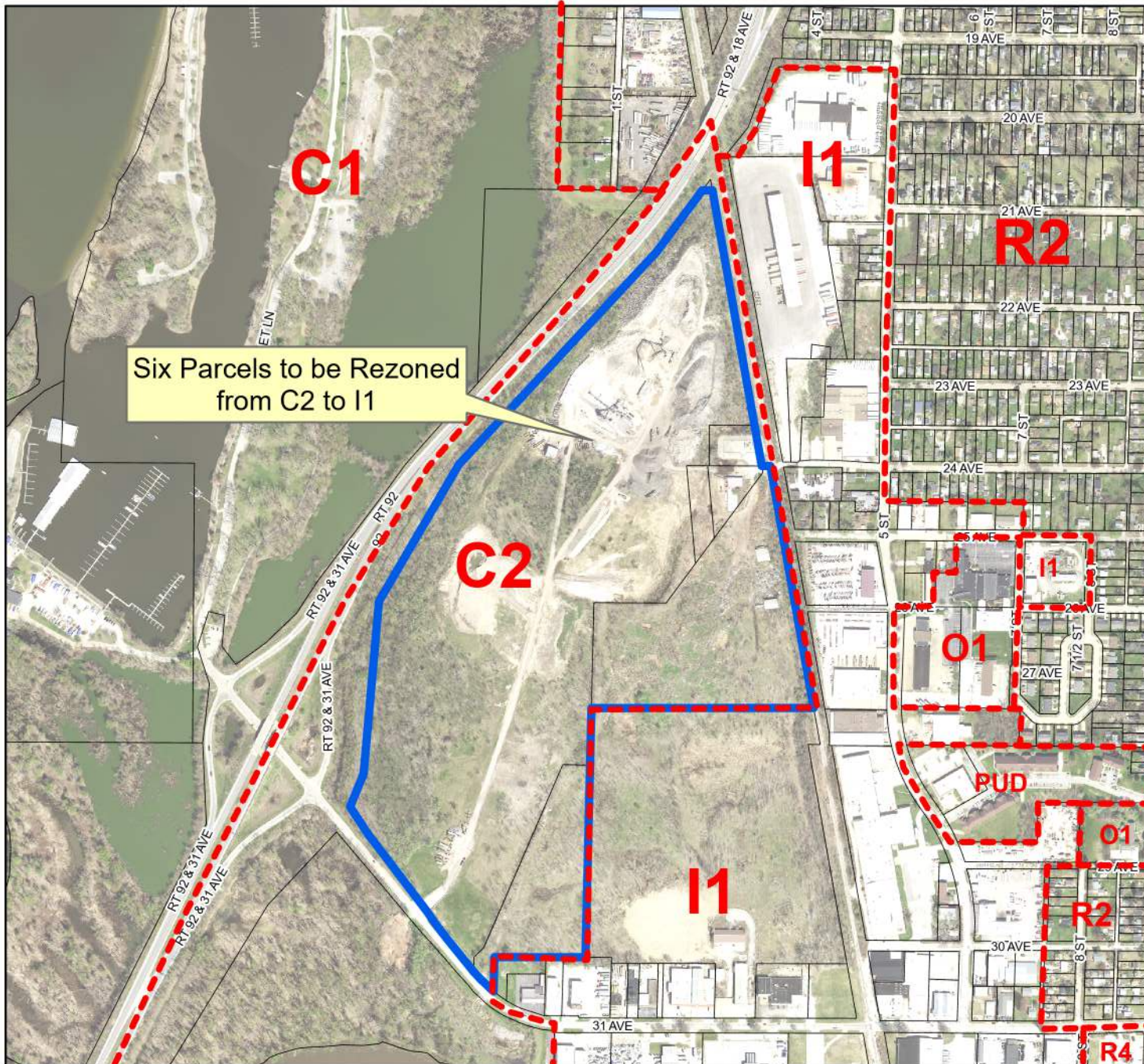
Recommendation:

Based on the analysis, the Community Development Department recommends that the 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 C2-Nature Conservation to I1-Light Industrial



PZC Case 2026-X

-  Subject Property
-  Parcels
- C2** Zoning District



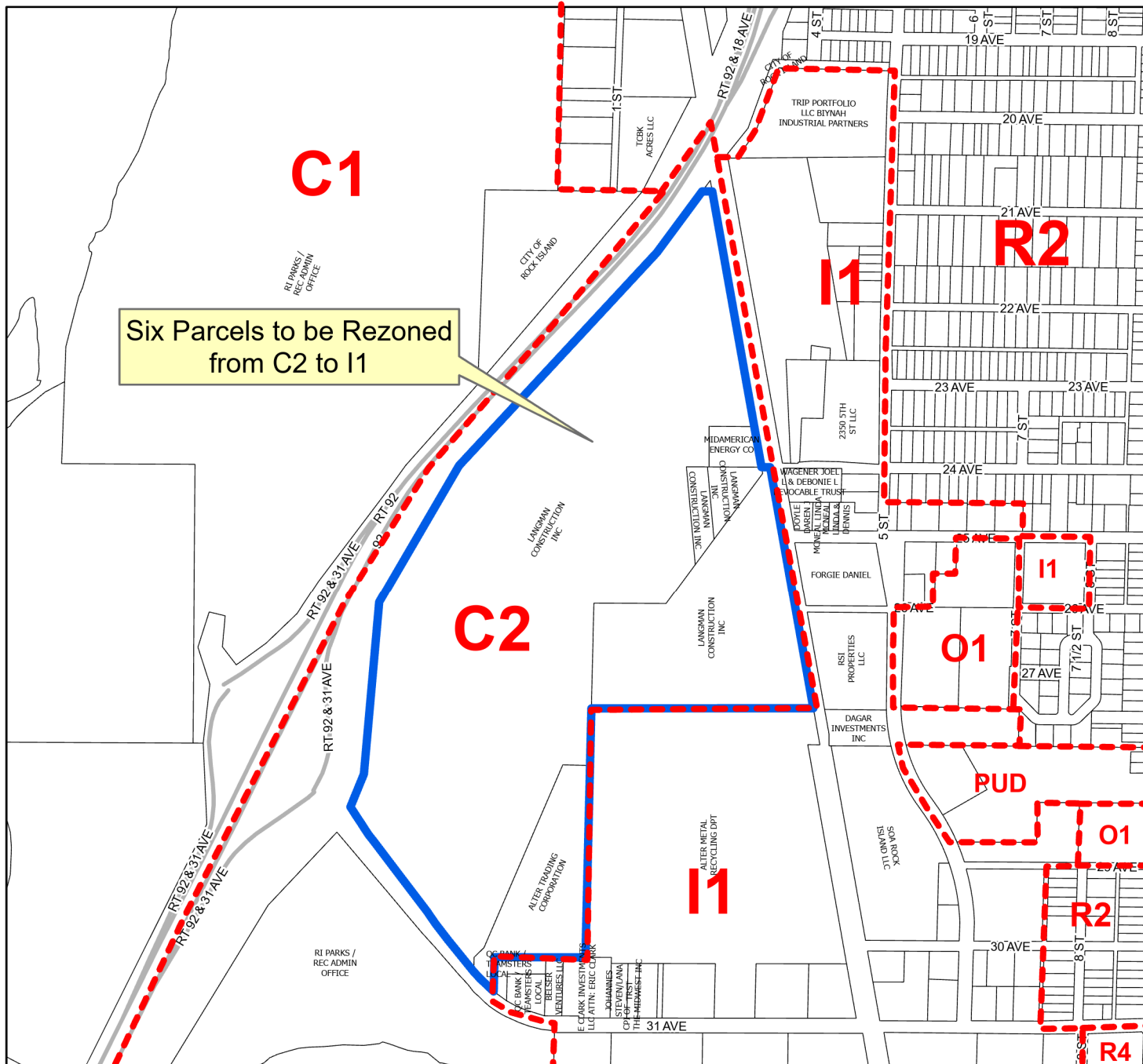
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT


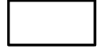


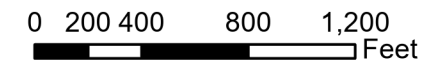
Rezoning from C2-Nature Conservation to I1-Light Industrial



Six Parcels to be Rezoned from C2 to I1

PZC Case 2026-X

-  Subject Property
-  Parcels
- C2** Zoning District



City of Rock Island

COMMUNITY DEVELOPMENT DEPARTMENT

