



Planning & Zoning Commission Meeting Agenda
March 2, 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, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

- a. Approval of the February 4, 2026 Meeting Minutes
Motion: Move to approve the February 4, 2026 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2026-06: Public hearing request from Mary Gordon to consider a use authorization from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.
RC Roll Call vote is needed.
- b. 2026-07: Public hearing request from the City of Rock Island's Community Development Department to consider a rezoning from C-2 (nature conservation) district to B-4 (highway business) district for property with the following PIN 1620200004.
RC Roll Call Vote is needed

7. Other Business/New Business

- a. Presentation on Proposed Land Purchase and Land Sale Policy

8. Adjourn

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**City of Rock Island
Planning & Zoning Commission
City Council Chambers, City Hall, 3rd Floor
1528 3rd Avenue, Rock Island, IL**

February 4, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:31 PM

2. Roll Call

Chair Riggs called the roll.

Mike Creger, Sarah Wright, Maureen Riggs, Samuel Odeyemi, Norm Moline, Reshanda Johnson, and Bill Sowards were present.

Don Mewes and Tanja Whitten were absent.

Staff present included Planning & Zoning Manager Tanner Osing and Urban Planner Eunice Amisah-Mensah

3. Public Comment

There were no public comments. No members of the public wished to comment so the meeting continued.

4. Approval of the Previous Meeting Minutes

Sowards moved to approve the minutes for January 5, 2026. Moline seconded the motion. The motion carried on a vote of 7 to 0.

5. Old Business

None

6. Public Hearings

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.

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

Tim Fanella spoke on behalf of the request. He stated that fence is intended to provide security.

Commissioner Moline raised concerns regarding the specificity of the recommendation, questioning whether the absence of the word “metal” could allow Modern Woodmen to install a different type of fencing in the future, such as an 8-foot solid wood fence, rather than limiting the approval to the existing metal chain-style fence. Staff clarified that the intent of the recommendation was for a metal fence to maintain a cohesive appearance with the surrounding area, and noted that the Commission could add a stipulation to further specify the material if desired.

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

Decision for Case 2026-03

Moline made a motion to approve the request with the addition of the word “metal” before the fence height. Creger seconded the motion. The motion passed on a 7 to 0 vote.

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.

The applicant withdrew their request.

2026-05 Public hearing: Request from the City of Rock Island’s Community Development Department regarding 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.

Amisah-Mensah read the staff report. The report noted the area has potential for rail service and that light industrial zoning is compatible with historical uses on the site.

Commissioners raised concerns about drainage, flooding, and the potential loss of conservation land. Commissioner Moline asked whether future development would require detention ponds, and staff confirmed that any new development must comply with the City’s stormwater ordinance. Concerns were also raised about the existing concrete pile, with staff noting it is a legal non-conforming use and that rezoning to I-1 would not allow expansion. Commissioners suggested rezoning only part of the property to light industrial, but staff cautioned that split zoning on a single large parcel could be challenging.

Jim Davies spoke against the request.

Decision for Case 2026-05

Riggs made a motion to recommend approval of the rezoning request. The motion died for lack of a second. Commissioners however made some suggestions on how to proceed with best use of the site.

7. Other Business

None

8. Adjournment

Chair Riggs adjourned the meeting at 6:17 PM.

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: 2026-06: Public hearing request from Mary Gordon to consider a use authorization from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.
RC Roll Call vote is needed.
Date: March 2, 2026

Introduction and Background Information:

Case Summary Information:

Case Number	2026-06
Applicant/Property Owner	Mary Gordon
Request	Use authorization for a congregate living arrangement in an R-2 district
Property Address/Parcel Identification Number	702 20 th Street, PIN 0735425008
Property Dimensions & Size	135' by 216', 29,160 square feet
Zoning District	R-2 (one- and two-unit residential)
Staff Recommendation	Approval
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details:

Mary Gordon is requesting use authorization to operate a congregate living arrangement at 702 20th Street. The residence contains eight (8) separate sleeping units. The applicant proposes to rent seven (7) rooms to individual tenants while occupying the eighth unit herself. Kitchen and living areas will be shared among residents, and each tenant will have access to a private bathroom. The property includes twelve (12) paved parking spaces in the rear yard, in addition to a garage (carriage house).

The property is zoned R-2, which permits one- and two-unit dwellings by right. Certain uses, including bed and breakfast inns and boarding/lodging houses, require special authorization. Although “congregate living arrangement” is not specifically defined in the City’s Zoning Ordinance, the City’s Building Code (International Building Code, 2021) defines it as:

“a building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both”

Staff find that the proposed use aligns with this definition and is functionally comparable to a boarding or lodging house. Additionally, congregate living and boarding houses share the same occupancy classification under the Building Code. For zoning purposes, staff recommend treating the proposed use similarly to a boarding/lodging house, which requires

special authorization in the R-2 district.

Description of Site & Surrounding Area

The subject property is located at the southwest corner of 7th Avenue and 20th Street. It has approximately 135 feet of frontage along 20th Street and 216 feet along 7th Avenue. The house, constructed in 1876, is 2 ½ stories and contains approximately 5,710 square feet. The primary façade faces 20th Street. Access to the rear parking area is available from both 7th Avenue and 20th Street. A carriage house is located near the northwest corner of the property.

The site is zoned R-2 and was most recently operated as a bed and breakfast inn, a legal nonconforming use under the Zoning Ordinance. The City’s 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future Land Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	O-1, R-4, B-3, PUD	Multi-unit & single-family residential, office, vacant business	Mixed residential and urban mixed use
South	R-2	Single-family residential and multi-unit residential	Single-family residential and mixed residential
East	R-2	Single-family residential	Single-family residential
West	R-2	Single-family residential, antique shop (special use permit)	Single-family residential

Property Background & History:

The property, commonly known as the Connor-Parker House, was designated a local landmark in 1987 and individually listed on the National Register of Historic Places in 1988. It is also a contributing structure within the Broadway Historic District, listed on the National Register in 1998 and amended in 2024. Architecturally, the home is an early and uncommon adaptation of Queen Anne style, distinguished by its conical tower and ornate detailing incorporating Romanesque Revival and Greek Revival influences.

Originally constructed as a private residence, the property continued in residential use throughout the 20th century. A bed and breakfast inn was established during the mid-1900s and later recognized as a legal nonconforming use. In 1990, the property expanded by acquiring an additional 20 feet of land to the south to establish a driveway connecting the rear parking area to 20th Street. This driveway remains in use.

The following timeline details the property’s zoning history on file.

- 1989 - Planning Commission Case 1989-09: The property, along with the rest of the Broadway Neighborhood, was downzoned from R-6 and R-4 to R-3.

- 1989 - Special Use Permit Case 1989-15: The City Council approved a request to allow catered receptions, business gatherings, and a gift shop on the property. The request was recommended for approval by both the Preservation Commission and Planning Commission.
- 1990 - Board of Zoning Appeals Case 1990-35: The board authorized a freestanding sign for the bed & breakfast inn at the northeast corner of the property. This request was also recommended for approval by the Preservation Commission.
- 2021 – Citywide Zoning Map Update: The City Council approved a citywide zoning map update. This reclassified the property’s zoning designation from R-3 to R-2. This reclassification changed the name of the district, but not the underlying requirements.

The property sold in 2025. The new owner approached the City to register the property as a rental. During that process, staff determined that additional zoning approval would be required based on the applicant’s proposed occupancy. Under the R-2 district regulations, the property may be occupied by up to five (5) unrelated individuals as an “unrelated group use,” which is permitted administratively without special approval. Staff note that the building is currently registered as a rental and may operate within that limit.

However, because the applicant proposes housing more than five (5) unrelated individuals, the use exceeds the unrelated group threshold and requires special authorization as a “congregate living arrangement” from the Planning & Zoning Commission.

Requested Action and Affected Requirements:

The request is a use authorization from the Zoning Ordinance to establish a congregate living arrangement as described in Table 2.

Table 2

Use Authorization	Requested Action	Affected Requirements
(1)	To establish a congregate living arrangement for up to eight (8) individuals in an R-2 district.	Boarding and Lodging Houses (and other uses deemed consistent) need to be authorized by the Planning & Zoning Commission to operate in an R-2 district (Article XIV, Section 4b).

Conditions to Authorize Use & Staff Analysis:

A use 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 applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been met, are outlined below. The Commission will make the final decision regarding this request.

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;

Staff Analysis: The residence contains eight distinct living quarters that have been used for multi-occupant lodging for quite some time. Because of this, limiting the property to a one- or two-unit residential use would likely create a situation where the property is underutilized, and would also diminish its economic viability.

Allowing the congregate living arrangement is more consistent with past land uses than a strictly single-family use. The property's exterior development is also inherently suited for the proposed use with sufficient parking and street access. The inability to take full advantage of this space, as it has been in the past for similar uses, would constrain its reasonable economic return.

Furthermore, the City's Strategic Housing Plan identifies preservation and maintenance of existing housing stock as a primary opportunity. Ensuring this historic property remains fully occupied and economically viable directly supports that goal, and reduces the risk of deferred maintenance or deterioration associated with underused or vacant historic buildings.

Meets Condition: Yes

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

Staff Analysis: The Connor-Parker House is a large, historic structure that predates modern zoning regulations. While originally a private residence, its size, layout, and history of multi-occupant lodging distinguish it from other properties in the R-2 district.

The presence of eight individual sleeping quarters with private bathrooms reflects a configuration that is well-suited to congregate living. Most properties within the R-2 district were not designed or constructed with this type of internal arrangement. Staff therefore find that the building's configuration constitutes a unique circumstance.

Additionally, the property has a documented history as a bed and breakfast, and other commercial uses. The exterior of the property has been improved with these uses in mind. This represents a unique history that is not typical of other residential properties.

The City's Comprehensive Plan directs the City to be "receptive to housing options/configurations to meet diverse needs and market desires," including consideration of atypical housing types. While the proposed use is not typically found in the R-2 district, it represents a needed housing option and one for which the property is already physically designed.

Meets Condition: Yes

3. The use, 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 Analysis: The proposed congregate living arrangement maintains the property's residential character. No exterior expansion or other modifications are proposed. The structure will continue to function as a residential building. Staff reason that the intensity of the proposed use is comparable to, and in some respects less intensive than, the bed & breakfast, event space, and gift shop uses previously allowed on the property.

The site provides twelve (12) paved off-street parking spaces and a two-car garage, which exceeds the required parking. Parking access is available from both 7th Avenue and 20th Street, which provides adequate flow.

Although the surrounding area is predominantly single-family residential, it includes a mix of residential densities and zoning classifications and is located adjacent to the downtown area. Given this context, along with the property's longstanding history of non-traditional residential and commercial uses, staff conclude that the proposed congregate living arrangement will not alter the character of the neighborhood and is compatible with surrounding properties.

Meets Condition: Yes

Previous Council Action (if any):

See above "Project Background & History."

Budget Impact:

NA

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

Historic Preservation Commission Review: Because the property is a local landmark, the Historic Preservation Commission is required to review the request. At their February 25th meeting, the Commission recommended approval of an alternative request on a 6-2 vote. The Commission suggested that the request be granted as a Special Use Permit rather than a use authorization with the stipulation that the property must be owner-occupied. The Commission reasoned that a Special Use Permit would allow the City to exercise more control as it would be granted to the property owner as opposed to the property itself. The Commission recommended the owner-occupancy stipulation in hopes that it would promote better maintenance and oversight of the property. During the review, the Commission expressed significant concern regarding the potential for the landmark property to be used as a standard rental and the impact of the proposed number of occupants on the neighborhood.

Alternative options: Staff is recommending approval of the request with stipulations. The Commission may take any of the following actions on the request.

- Approve the use authorization based on the staff analysis with recommended stipulations.
- Approve the use authorization with different findings and/or with different stipulations.

- Recommend approval a Special Use Permit to the City Council as recommended by the Historic Preservation Commission, including the stipulation of owner-occupancy.
- Deny the use authorization under different findings.
- Postpone action on the use authorization until a date certain.

Council Goal (if applicable):

NA

Recommendation:

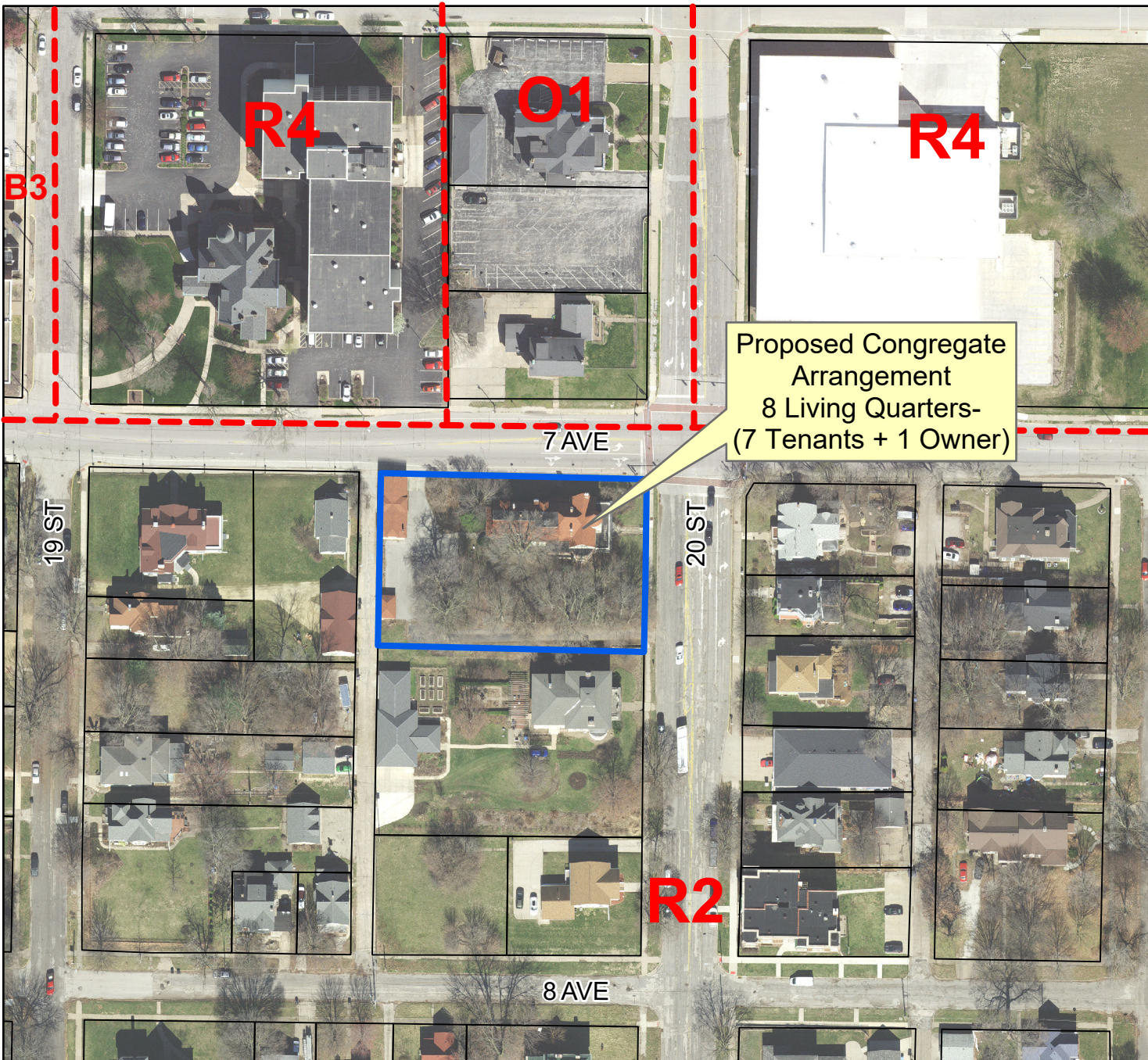
The Community Development Department recommends that the Planning & Zoning Commission authorize the congregate living arrangement because it is necessary for a reasonable return, there are unique circumstances, and the use will not alter the character of the neighborhood. Staff also recommend the following stipulations for approval.

1. No more than eight (8) residents shall reside on the property.
2. A minimum of twelve (12) parking spaces shall be maintained for residential use.
3. The use shall comply with all other applicable codes and ordinances.




Submitted by: Eunice Amisah-Mensah, Urban Planner


Approved by:

Use Authorization at 702 20th Street



PZC Case 2026-06

-  Subject Property
-  Parcels
-  Zoning District




0 25 50 100 150 Feet

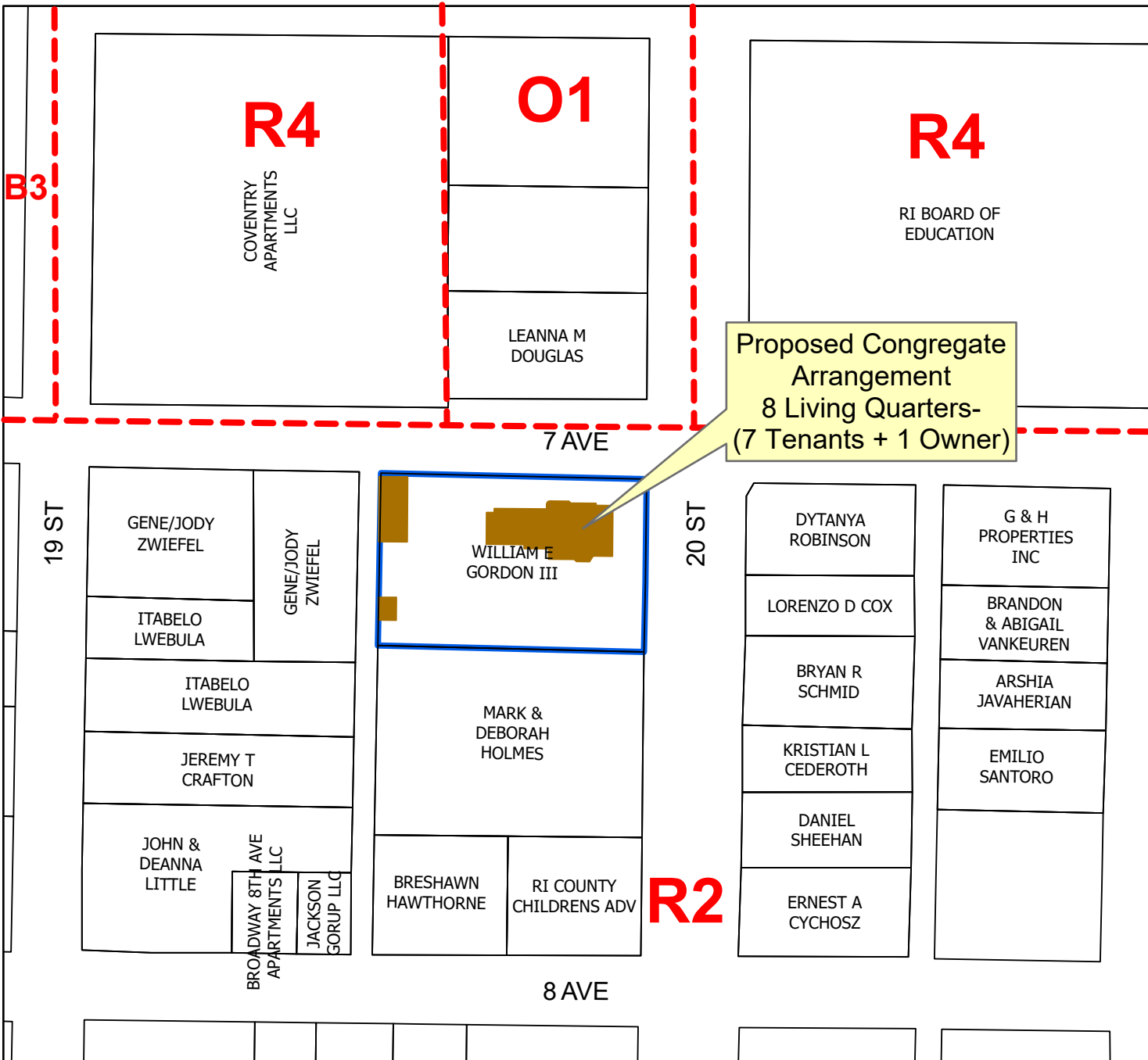
Note: The information presented is not survey accurate and is for illustrative purposes only.

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT




Use Authorization at 702 20th Street



Proposed Congregate Arrangement
8 Living Quarters-
(7 Tenants + 1 Owner)

PZC Case 2026-06

- Subject Property
- Parcels
- Zoning District




0 25 50 100 150 Feet

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

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



ROCK ISLAND
ILLINOIS



Figure 1: Photo showing the property from along 20th Street



Figure 2: Photo showing proposed parking area for use by tenants



Figure 3: Photo showing proposed parking spaces along the alley



Figure 4: Photo showing parking garage to be used as parking space



Figure 5: Photo showing proposed parking space next to the house



Figure 6: Photo showing access to the property and parking spaces from along 20th Street

Memorandum



To: Rock Island Planning & Zoning Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: 2026-07: Public hearing request from the City of Rock Island's Community Development Department to consider a rezoning from C-2 (nature conservation) district to B-4 (highway business) district for property with the following PIN 1620200004.
RC Roll Call Vote is needed

Date: March 2, 2026

Introduction and Background Information:

Case Summary Information:

Case Number	2026-07
Applicant/Property Owner	City of Rock Island/Andrew Kordik
Request	Rezoning from C-2 to B-4 district for part of a parcel with PIN 1620200004
Property Address/Parcel Identification Number	PIN 1620200004
Property Dimensions & Size	80' by 2,253', 180,240 square feet
Zoning District	C-2 (nature conservation)
Staff Recommendation	Approval
Decision-Making Body	City Council

Request Summary & Project Details:

The City of Rock Island's Community Development Department is requesting rezoning from C-2 (nature conservation) district to B-4 (highway business) district for approximately an 80' by 2,253' area along the southernmost portion of the parcel with PIN 1620200004. The area proposed to be rezoned will be replatted and split between the three (3) south parcels with PINs 1620400002, 1621300001, & 1621300008, which are zoned B-4.

Description of Site & Surrounding Area

The subject area to be rezoned is located northwest of the corner of IL-92 and Andalusia Road (78th Avenue West). The area is vacant land that's under tillage. It's just south of a wooded area on the parcel. The area does lie within the 100-year floodplain as shown on the attached map.

The site is zoned C-2. The City's 2014 Comprehensive Plan designates the property as Community Business on the Future Land Use Map. Surrounding zoning and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	C-2	Natural area, some land under tillage	Community business
South	B-4, I-2	Land under tillage, warehousing & storage uses	Community business and industrial
East	B-4, I-1	Vacant land, natural area, union hall (under construction)	Community business
West	AG-2 (RI County Zoning)	Land under tillage, homestead	Employment

Property Background & History:

The subject property is one of three adjoining parcels formerly owned by Mr. Andrew Kordik. For many years, Mr. Kordik farmed the property and leased the adjacent City-owned parcel for the same. Historical aerial photography indicates the land has been under tillage since at least the 1960s.

Following Mr. Kordik’s passing, Abbe Kordik, as executor of the estate, engaged the City regarding the future of their three parcels and the adjacent City-owned property. Due to all the parcels’ irregular configuration, there was mutual interest in adjusting property lines and exchanging portions of land to create three, more regularly shaped parcels. On February 9th, the City Council approved a Letter of Intent with the Kordik Family (attached) to undertake a replatting, rezoning, and exchange of property.

The attached map shows the proposed replat. The Kordik family intends to retain the northern irregular parcel for recreational use (primarily hunting), and sell the southern L-shaped parcel for future development. Staff understand there is interest in developing a solar farm on this property. Any such development would be required to comply with the City’s floodplain ordinance and all other applicable local, state, and federal regulations.

The City intends to retain the eastern L-shaped parcel at the corner of Andalusia Road and IL-92 for future commercial development. This property has long been marketed by the City for business use. It is zoned B-4 and contains approximately seven (7) acres outside the floodplain.

As part of the replatting process, an approximately 80’ by 2,253’ strip of land is proposed to be split from the northern parcel and divided between the Kordik and City-owned properties. Because this strip is currently zoned C-2 and would be incorporated into parcels zoned B-4, a rezoning is required.

Staff Analysis:

The Comprehensive Plan identifies “Community Business” land use for the subject area. The community business land use category is intended for general office and business land uses, which serve the entire community and visitors. The City’s B-3 and O-1 zoning districts are noted as being appropriate for this land use category as well as other business and industrial districts. Staff reason that the proposed rezoning to B-4 fits this description, and is generally consistent with the intent of the category.

The B-4 district is intended to provide for the development of most types of business, primarily focused on service uses relating to expressways or along other major arterials. This area is in proximity to a major intersection that's bordered by commercial/industrial properties. Therefore, staff consider the rezoning compatible with adjacent properties.

Although the subject area is located in the floodplain and does not have strong standalone development potential, the proposed replat and rezoning facilitate a more even and sensible division of land. Staff reason this change enhances the marketability of the commercially zoned parcels, including the City-owned property, which retains viable development potential outside the floodplain.

Overall, the proposed rezoning represents an appropriate land use transition that is compatible with the surrounding properties and supports the City's long-term goals.

Previous Council Action (if any):

- The City Council approved a Letter of Intent with the Kordik Family on February 9th.

Budget Impact:

NA

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

Alternative Options: Staff is recommending approval of the request with stipulations. The Commission may take any of the following actions on the request.

- Recommend approval of the rezoning based on the staff analysis.
- Recommend denial of the rezoning under different findings.

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 zoning be approved based on the staff analysis.

Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:



Community Development Department

January 22, 2026

Abbe Kordik
20 North Loomis Street
Chicago, IL 60607

Subject: Letter of Intent to Exchange Properties at Route 92 and Andalusia Road

Dear Ms. Kordik,

The City of Rock Island owns an irregularly-shaped parcel at the northwestern corner of Route 92 and Andalusia Road in Southwest Rock Island. It is adjacent to three irregularly-shaped parcels owned by your deceased father, Mr. Andrew Kordik. As the executor of his estate, your family recently contacted the City regarding his affairs.

In conversation, there was mutual interest in adjusting property lines and exchanging certain sections of the properties to create three, more regularly-shaped parcels. Your intention is for your family to retain an irregularly-shaped northern parcel for recreational purposes and sell an L-shaped southern parcel to a third party for future development. The City's intention is to retain an L-shaped parcel at Route 92 and Andalusia Road for future development.

An attached map shows the approximate division of land that is being proposed. This document serves as a letter of intent to cooperate on the above described surveying, subdividing, and exchanging of properties.

1. **City.** The City of Rock Island is a municipal corporation in the State of Illinois and has its offices located at 1528 3rd Avenue, Rock Island, Illinois.
2. **Kordik Estate.** The Kordik Estate has as its executor ^{Kordik}Abbe ~~Koeler~~ whose primary mailing address is 20 North Loomis Street, Chicago, IL 60607.
3. **Properties.** The four properties that are the subject of this letter include three owned by the Kordik Estate and one owned by the City. None of the parcels have assigned addresses as they are undeveloped agricultural land.

Kordik Estate Properties:

PIN 1620200004
SUPVR ASST MAP LOT 202 SHEET 23

PIN 1620400002
SUPVR ASST MAP LOT 402 SHEET 23

PIN 1621300001
SUPVR ASST MAP LOT 301 SHEET 24

City Property:

PIN 1621300008
SUPVR ASST MAP LOT 309 SHEET 24

4. **Survey and Subdivision.** The two parties agree to cooperate on the survey work and subdivision of the properties to create three parcels as described. The City shall pay for any and all costs related to this work up to \$9,999.
5. **Zoning and Land Use.** The two parties agree that the three parcels to be created will be zoned in the following manner. The northern irregularly shaped parcel to be retained by the Kordik Estate is to be zoned for nature conservation (C2). The southwestern L-shaped parcel to be sold to a third-party developer by the Kordik Estate is to be zoned for highway business (B4). The southeastern L-shaped parcel to be retained by the City is to be zoned for highway business (B4). The two parties agree to proceed through the rezoning process in good faith.
6. **Real Estate Transactions.** The two parties agree that any and all real estate transactions shall not exceed one dollar (\$1) on the understanding that approximately equal amounts of land of approximately equal value are being exchanged. The City shall cover all closing costs. The sale of the southwestern L-shaped parcel to a third-party developer by the Kordik Estate shall be a separate matter between those two parties.
7. **Non-Solicitation.** During the period of time between the execution of this letter of intent and the closing date, the Kordik Estate and the City shall not solicit other offers except as already disclosed. If either receives a competing offer during this period, notice shall be given by the one party to the other within seven (7) days.
8. **Closing Date.** The closing date shall be on or before April 15, 2026 or such date as the buyer and the seller mutually agree to in writing.
9. **Acknowledgement.** The City and the Kordik Estate acknowledge that the details of what is proposed herein may change and agree to work together to resolve any issues that arise in good faith. This letter of intent shall not be deemed, construed, or interpreted as being binding on or enforceable against either party hereto. No contract of or between parties shall become binding and enforceable against either party unless and until it is reduced to a writing wholly separate

from this letter of intent, in which separate writing is executed by the parties' respective duly authorized officers.


If the provisions of this letter of intent are acceptable to the Kordik Estate, please have it signed, dated, notarized, and returned to the City.



Abbe Kordik
Executor of the Estate of Andrew Kordik

1/24/24

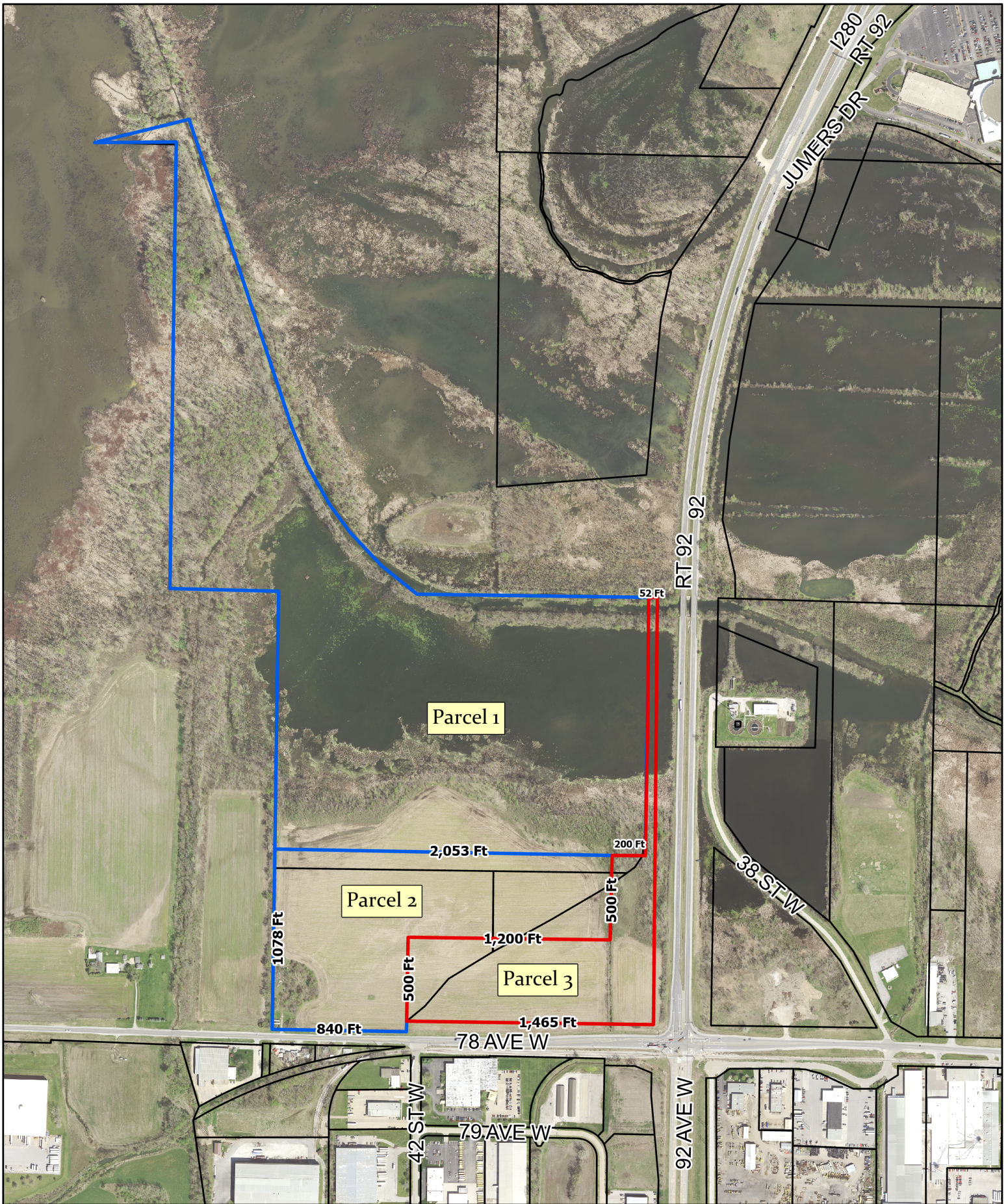
Date



Todd Thompson
City Manager of the City of Rock Island

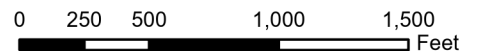
2-10-26

Date

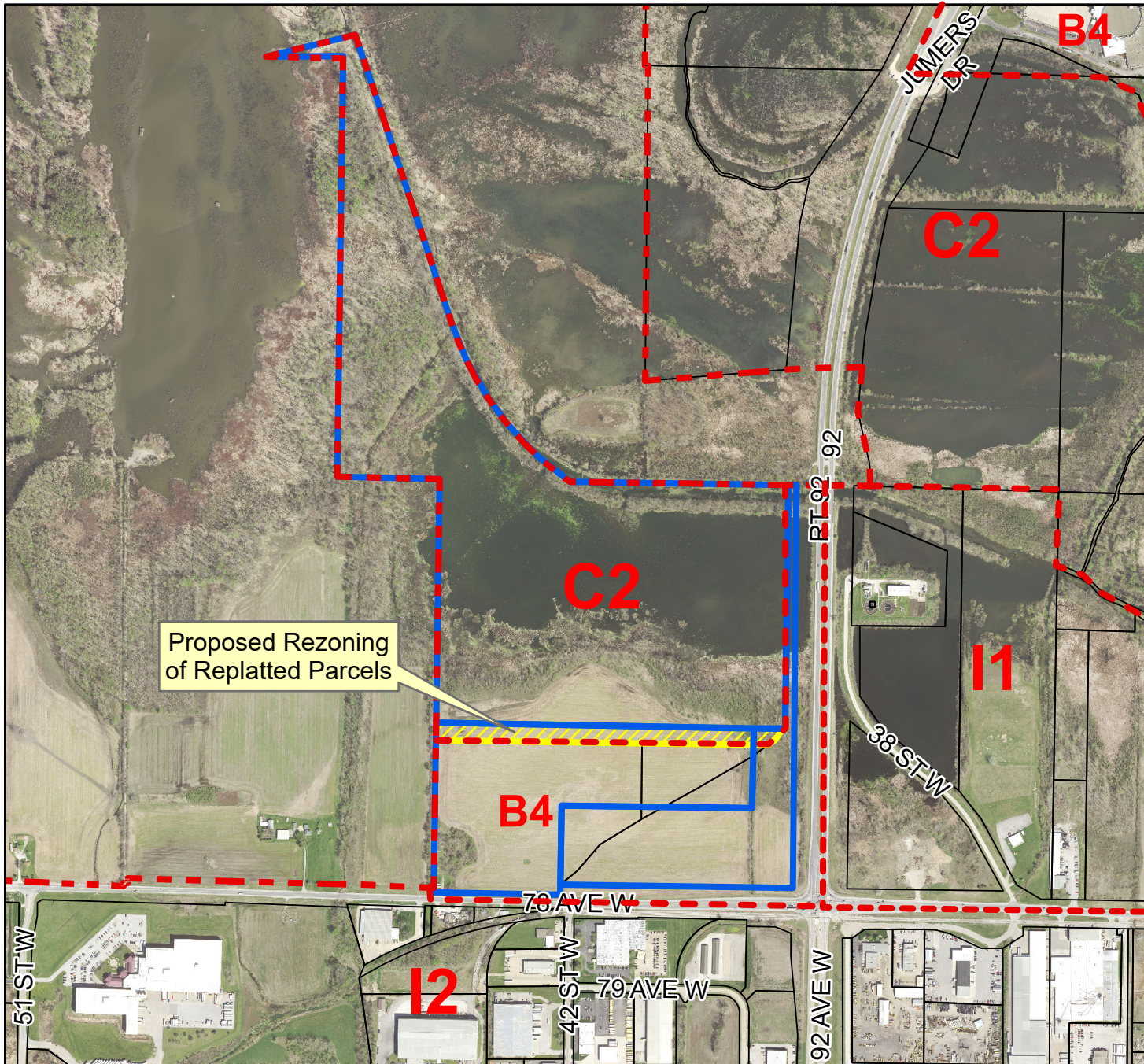


**Proposed Parcel Replat
A. Kordick & City of Rock Island**

- 1 - Kordick Owned
- 2 - Kordick Owned
- 3 - City Owned





Rezoning from C-2 Nature Conservation to B-4 Highway Business of Replatted Parcels



PZC Case 2026-07

Legend

-  Replatted Parcel
-  Rezoning Area



0 250 500 1,000 1,500
Feet

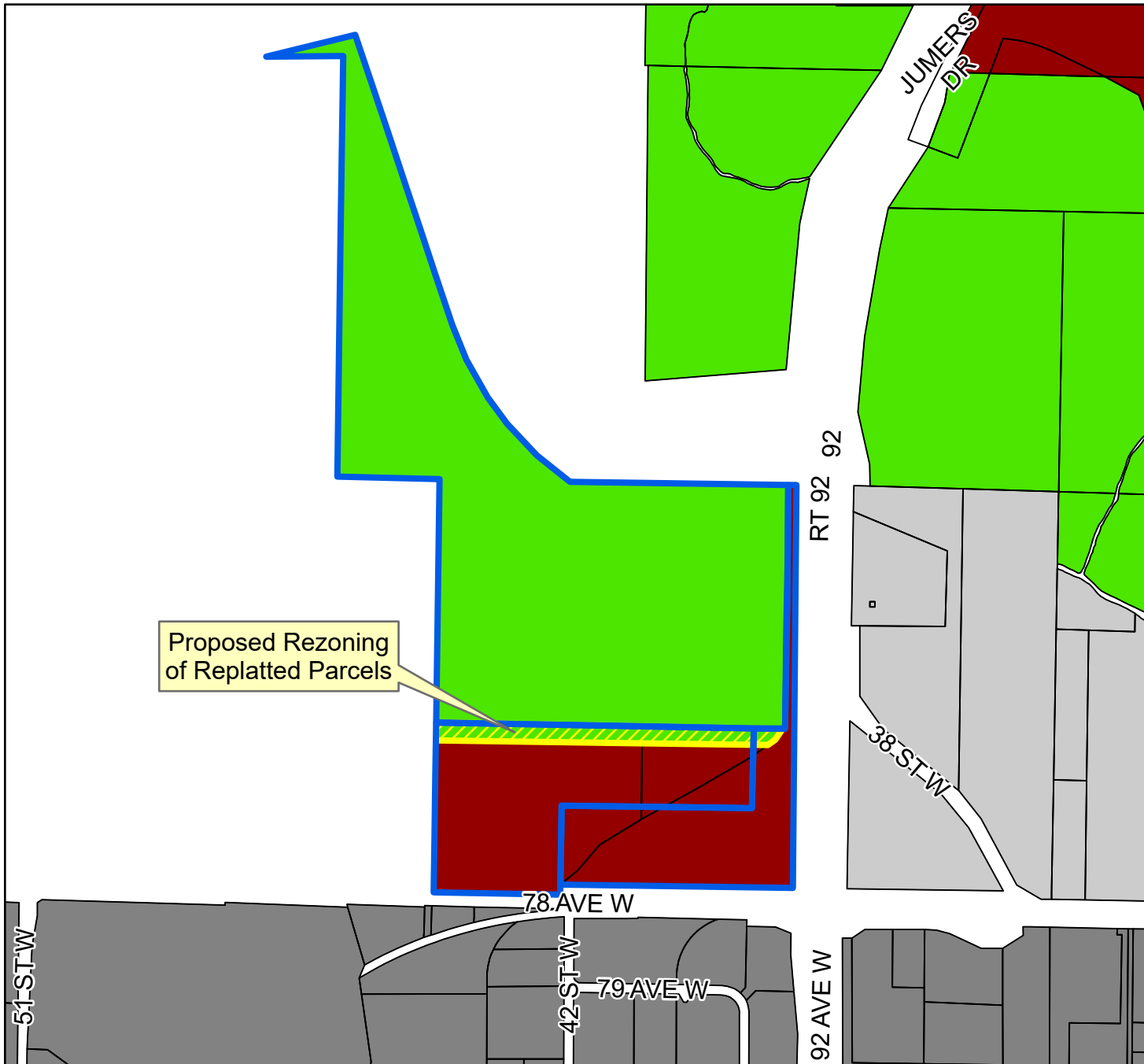
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Rezoning from C-2 Nature Conservation to B-4 Highway Business of Replatted Parcels



PZC Case 2026-07

Legend

- Replatted Parcel
- Rezoning Area
- B4 - Highway Business District
- C2 - Nature Conservation District
- I1 - Light Industrial District
- I2 - Heavy Industrial District



0 250 500 1,000 1,500
Feet

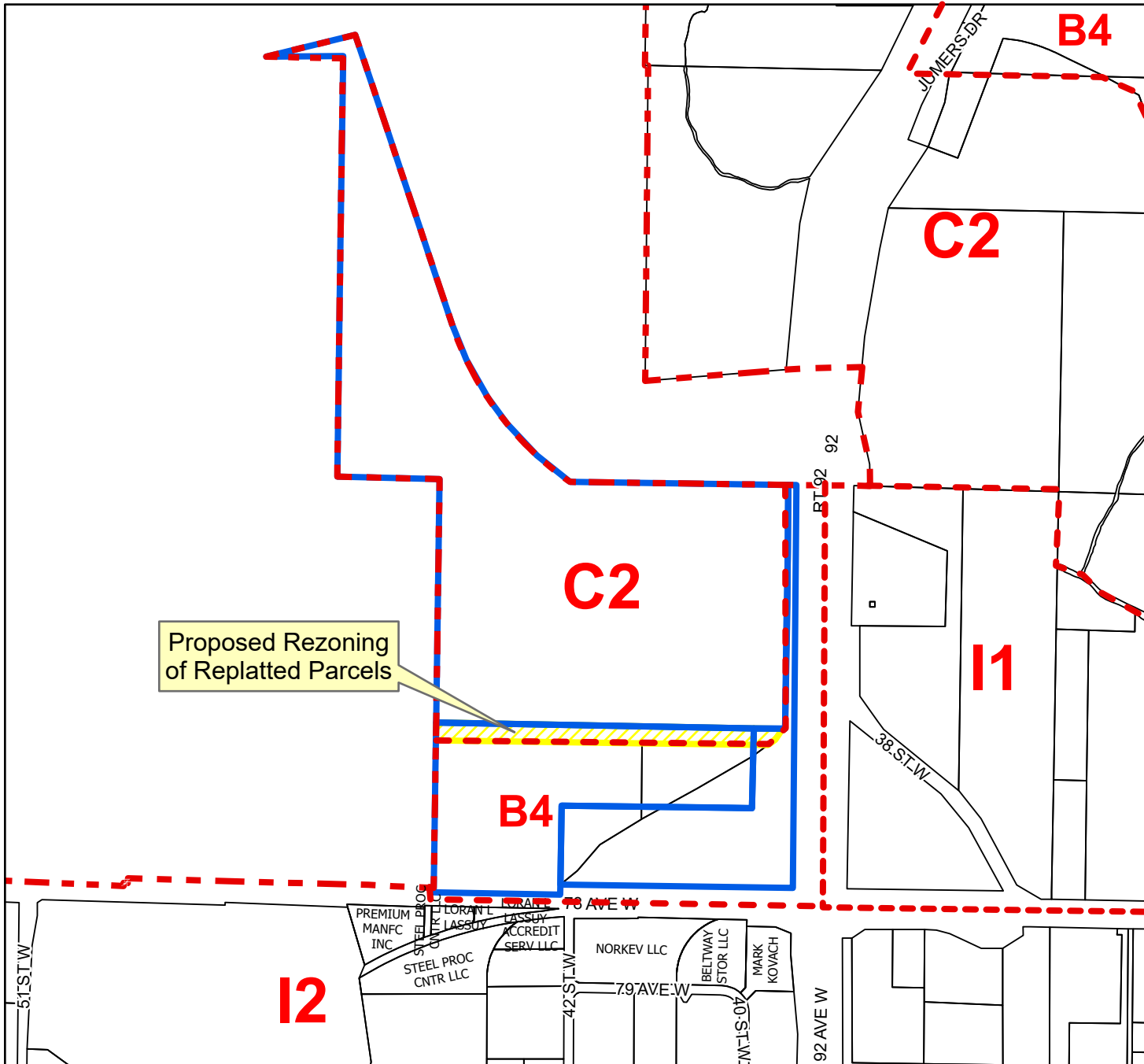
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City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Rezoning from C-2 Nature Conservation to B-4 Highway Business of Replatted Parcels



PZC Case 2026-07

Legend

-  Replatted Parcel
-  Rezoning Area



0 250 500 1,000 1,500
Feet

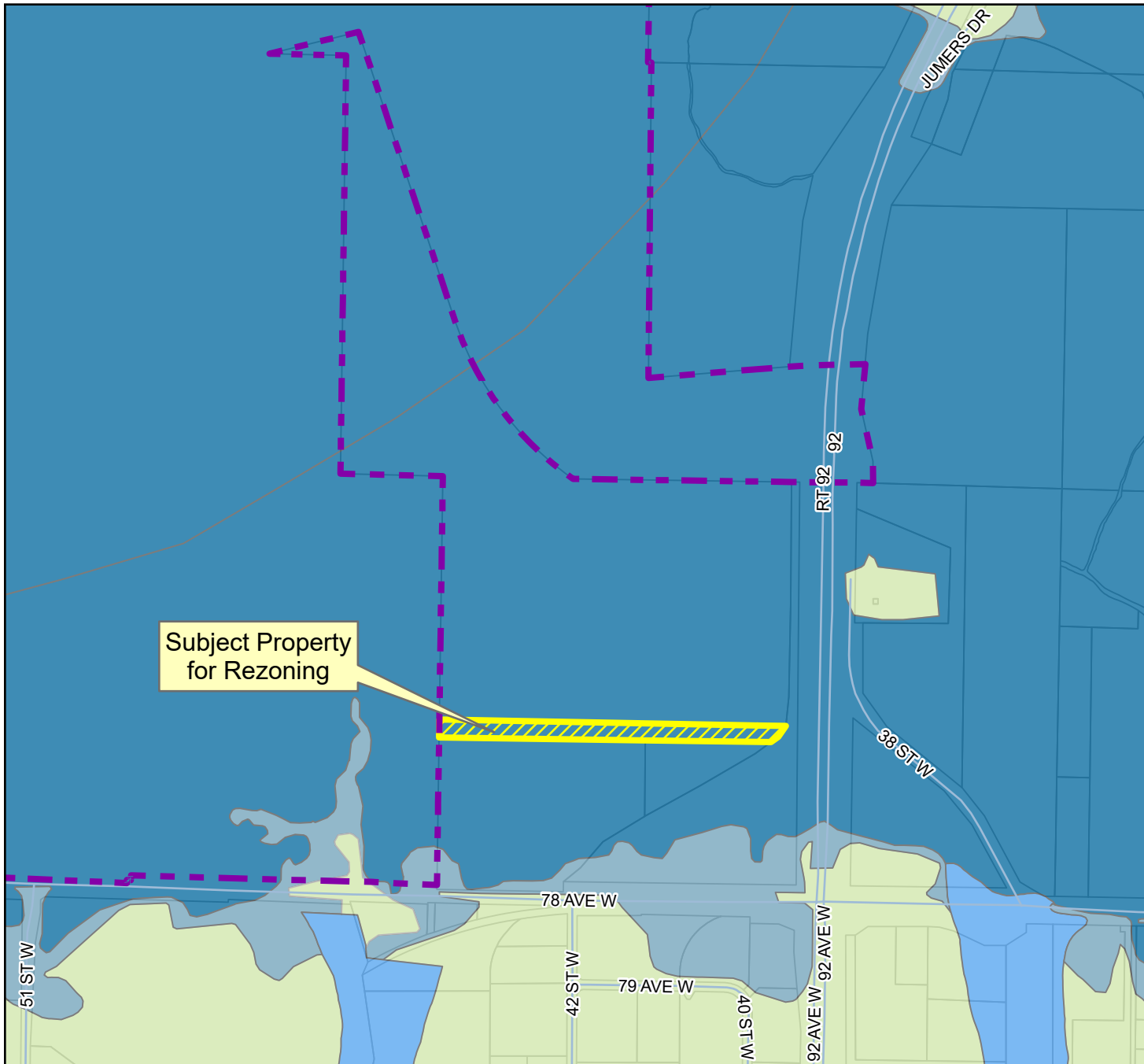
Note: The information presented is not survey accurate and is for illustrative purposes only.

City of Rock Island

COMMUNITY DEVELOPMENT
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Kordick Rezoning with FEMA Flood Hazard Areas



PZC Case 2026-07

Legend

- Rezoning Area
- Rock Island Municipal
- 0.2 % Annual Chance of Flooding
- AE - High Risk of Flooding
- AO - 1% Chance of 1-3 Ft
- X - No Chance of Flooding
- X - Protected by a Levee



0 250 500 1,000 1,500
Feet

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