

**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.