

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

March 2, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:32 PM

2. Roll Call

Chair Riggs called the roll.

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

Don Mewes was absent.

Staff present included Community Development Director Miles Brainard and Urban Planner Eunice Amissah-Mensah.

3. Public Comment

No members of the public wished to provide comment so the meeting continued.

4. Approval of the Previous Meeting Minutes

Whitten moved to approve the minutes for February 4, 2026. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

Commissioner Moline requested that future minutes include more detail regarding commission discussions.

5. Old Business

None

6. Public Hearings

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.

Amissah-Mensah read the staff report with the recommendation for approval of the request with stipulations. She noted that the Historic Preservation Commission had

suggested a Special Use Permit (SUP) rather than a permanent use authorization with the condition that the property remains owner-occupied.

Bill Gordon, owner of the property and Mary Gordon spoke on behalf of the request. Bill Gordon emphasized their 50 plus years of experience in real estate and stated that tenants would sign one-year leases and undergo background checks. Mary Gordon discussed her desire to live in the home and to maintain it.

Two interested parties, Ernie Cychosz and Jeremy Crafton asked the applicant a few questions regarding the use of the property. They raised concerns about tenant screening, property maintenance, and the nature of the business structure.

Bryan Pattschull opposed the request arguing that boarding houses are different from bed & breakfasts. He also cited the neighborhood's history of wanting to maintain the houses as single family to stabilize property values. Some residents of Broadway Historic District stood in agreement of his argument and position on the request.

Aldersperson Dylan Parker addressed the commission stating support for the request if it is approved under a Special Use Permit with stipulation that the property has a valid residential rental property license.

Joey Rose Allen expressed concern about setting a precedent for investors who do not make investments in the community.

Jen Phillis and Sanjana Yatu spoke in support of the request.

Commissioners debated the difference between a permanent use authorization and a Special Use Permit (SUP). Commissioners emphasized the need for there to be continued oversight on the use of the property, and potentially adding a stipulation regarding owner or applicant occupancy. Director Brainard suggested referring the item back to staff to perform a new analysis based on the seven criteria required for a SUP.

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

Decision for Case 2026-06

Riggs moved to refer the item back to staff for a special use permit analysis. Whitten seconded the motion. The motion passed on an 8 to 0 vote.

2026-07 Public hearing: Request from the City of Rock Island's Community Development Department regarding a rezoning from C-2 (nature conservation) district to B-4 (Highway Business) district for properties with the following PINs 1603400003, 1610100002, 1610200003, 1610200001, 1610200002, & 1603400004.

Amissah-Mensah read the staff report. Director Brainard explained that the rezoning involves an 80 ft. by 2,228 ft. strip to create regular lot sizes for future business

development. The Kordik estate is selling a portion of the land to a third party and the city is squaring off its properties.

Loren Lassoule inquired about the potential for development and the status of the TIF district. Director Brainard confirmed the site is within an expanded TIF district and that any development would have to comply with flood plain regulations.

Commissioner Moline asked whether future development would comply with floodplain regulations. Director Brainard responded affirmatively.

Decision for Case 2026-07

Wright made a motion to recommend approval of the rezoning request to City Council. Odeyemi seconded the motion. The motion passed on a 8 to 0 vote.

7. Other Business

Presentation on Proposed Land Purchase and Land Sale Policy

Director Brainard introduced the new policy intended to create transparency and baseline standards for selling city-owned property. The policy categorizes lots into: side lot sales, neighborhood lot sales, infill housing lot sales, homestead sales and properties held for future development. Brainard noted that the homestead program is expanding as the city takes land banking efforts in-house.

No action was taken as this was an initial introduction of the policy for public feedback.

8. Adjournment

Chair Riggs adjourned the meeting at 6:57 PM.

Minutes submitted by Eunice Amissah-Mensah.