

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

April 6, 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, Don Mewes, Maureen Riggs, Tanja Whitten, Samuel Odeyemi, Norm Moline, Reshanda Johnson, and Bill Sowards were present.

Sarah Wright was absent.

Staff present included Planning & Zoning Manager Tanner Osing and Urban Planner Eunice Amisah-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 March 2nd, 2026. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

5. Old Business

None

6. Public Hearings

2026-08 Public hearing: Request from Mary Gordon to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.

Amisah-Mensah read the staff report with the recommendation for approval of the request with stipulations. She noted that the Planning & Zoning Commission had referred the previous use authorization request and suggested a Special Use Permit (SUP) analysis be made.

The applicants were not present to speak on the request.

Chad Rose-Allen, Vice President of the Broadway Historic District Association Board, opposed the request. He noted that there are Facebook ads that suggest they are renting to couples which could result in 14 occupants rather than eight.

Commissioners expressed concerned about the discrepancy between the request to house eight residents and Facebook advertisements referencing “doubles.” Staff clarified that any violation of permit conditions, such as exceeding the eight-resident limit, could trigger revocation through a public hearing process.

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

Decision for Case 2026-08

Mewes made a motion amend the initial motion to postpone the request to the next meeting. Johnson seconded the motion. The motion passed on an 8 to 0 vote.

7. Other Business

Community Session #2 - Proposed Land Purchase and Land Sale Policy

Osing presented the proposed policy and then asked for feedback from the Commission.

Commissioner Moline suggested the policy should explicitly require compatibility with the character of surrounding properties and consistency with the City’s long-term land use plan.

Osing then opened up the listening session.

Annika O’Melia addressed the Commission raising concerns regarding transparency, recommending public listings, clear decision-making criteria, and conflict-of-interest safeguards; and also inquired about the City’s process for acquiring distressed properties.

Osing stated that the policy is scheduled for formal consideration by the Planning and Zoning Commission next month before advancing to the City Council.

8. Adjournment

Chair Riggs adjourned the meeting at 6:45 PM.

Minutes submitted by Eunice Amissah-Mensah.