

**City of Rock Island  
Historic Preservation Commission  
City Council Chambers, City Hall, 3rd Floor  
1528 3rd Avenue, Rock Island, IL**

**February 25, 2026 Meeting Minutes**

**1. Call to Order**

Chair Oestreich called the meeting to order at 5:36 PM.

**2. Roll Call**

Chair Oestreich called the roll.

Alan Carmen, Jeff Dimer, Bruce Peterson, Zach Campbell, Estlin Fiegley, Diane Oestreich, Linda Anderson, and Mark Schwiebert were present.

Addison Kimmel was absent.

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

**3. Public Comment**

Aldersperson Dylan Parker provided technical advice regarding the microphone system. No other public comments were made.

**4. Approval of the Previous Meeting Minutes**

Schwiebert moved to approve the meeting minutes for January 28, 2025. Carmen seconded the motion. The motion carried on a vote of 8 to 0.

**5. Other Business/ New Business**

**New Business**

Review of Use Authorization Request for proposed congregate living arrangement at 702 20<sup>th</sup> Street

Osing presented a request from Mary Gordon for the Connor Parker House (a local landmark since 1987). He stated the applicant sought authorization for a congregate living arrangement featuring eight sleeping units with shared kitchen and living spaces. Staff recommended approval, viewing the request as meeting the necessary criteria.

Commissioners discussed concerns about density and neighborhood character and questioned how the request might set precedent for similar future proposals. Commissioner Schwiebert stressed the importance of owner-occupancy for the

property. He noted that the City has prioritized shifting away from rental properties to strengthen accountability and neighborhood stability. Other commissioners opposed the request, citing concerns about historic character and potential long-term deterioration.

Commissioner Schwiebert suggested using a Special Use Permit instead of the use authorization to address concerns about approvals permanently carrying with the property.

Schwiebert moved that the commission recommend approval to the Planning & Zoning Commission with two conditions; 1) that the property must remain owner-occupied and 2) a special use permit be issued rather than a use authorization. Campbell seconded the motion. The motion carried on a vote of 6 to 2. (Ayes – Schwiebert, Carmen, Peterson, Campbell, Fiegley, Oestreich, Nays – Dimer, Anderson). Commissioners Dimer and Anderson opposed the request based on its merits.

### Presentation on the Summary of Findings and proposed outline for Historic Design Guidelines

Erica Ruggiero from McGuire Igleski & Associates, Inc. presented an update on the citywide Historic Design Guidelines. She stated that the project included surveying more than 1,600 properties across the Downtown, Broadway, U.S. Housing Corporation, and Highland Park historic districts, as well as individual landmarks. She added that the proposed guidelines will address building typologies, architectural styles, and technical guidance on materials such as masonry, windows, and siding.

Staff clarified that the guidelines will be used as a basis for decision making for landmarked properties but serve as advisory for non-landmarked properties. Commissioners requested inclusion of specific styles such as Spanish Revival and Lustron homes, along with additional guidance on elements like AC unit placement and fencing, and a stronger emphasis on maintenance education for new homeowners.

### CLG Grant Discussion

Staff continued discussion on an upcoming round of CLG grant funding. Using note that staff considered the marketing plan that was discussed at the last meeting, but thought digitizing walking tours may be a better option. Commissioners disagreed noting that an overall historic resources marketing plan was preferred. Alderperson parker also addressed the commission supporting a marketing plan to celebrate the city's historic resources and recent efforts to establish historic districts.

## **6. Other Business**

### Update on New Landmark Plaque Creation

Commissioner Dimer showcased a prototype for a new landmark plaque. It features a laser-cut steel face with a copper backer, designed to stand off from the wall. Commissioners supported the updated design.

### City Landmark Certificate

Amissah-Mensah presented a newly framed version of a landmark certificate. Commissioners supported the updated certificate.

### **7. Adjournment**

Schwiebert moved to adjourn. Dismar seconded the motion. The motion passed on a 8-0 vote. The meeting adjourned at 7:05 PM.

Minutes submitted by Eunice Amissah-Mensah.