



Planning & Zoning Commission Meeting Agenda
August 3, 2026 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Reshanda Johnson, Marcus McQueen, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs,
Bill Sowards, Tanja Whitten, Sarah Wright

3. Public Comment

4. Minutes

- a. Approval of the July 6, 2026 Meeting Minutes
Motion: Move to approve the July 6, 2026 Meeting Minutes
VV Voice vote is needed.

5. Old Business

6. Public Hearings

- a. 2026-16: Public hearing request from Paulette Moreno to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2325 38th Street.
RC Roll Call vote is needed.
- b. 2026-17: Public hearing request from Matthew Brose to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 3600 20th Avenue
RC Roll Call vote is needed.
- c. 2026-18: Public hearing request from Bonnie Tanamor to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 1628 22nd Street.
RC Roll Call vote is needed.
- d. 2026-19: Public hearing request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (one-and-two- unit residential) district for property at 3704 9th Street
RC Roll Call vote is needed.
- e. 2026-20: Public hearing request from Ryan Moore to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 805 48th Avenue
RC Roll Call vote is needed.

7. Other Business/New Business

8. Adjourn

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

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

July 6, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:30 PM

2. Roll Call

Chair Riggs called the roll.

Mike Creger, Maureen Riggs, Don Mewes, Bill Sowards, and Norm Moline were present.

Tanja Whitten, Samuel Odeyemi, Reshanda Johnson and Sarah Wright were absent.

Staff present: Planning & Zoning Manager Tanner Osing

3. Public Comment

An individual addressed the Commissioners and spoke on the Centennial bridge replacement.

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

4. Approval of the Previous Meeting Minutes

Mewes moved to approve the minutes for May 4, 2026. Creger seconded the motion. The motion carried on a vote of 5 to 0.

5. Old Business

None

6. Public Hearings

2026-11 Public hearing: Request from Lori Kilcoin to consider a variance from the Rock Island Zoning Ordinance for property at 4027 24th Street in an R-1 (one-unit residential) district.

Osing read the staff report with the recommendation for denial.

The applicant, Lori Kilcoin, explained that the container was always intended to serve as an outdoor living area rather than for storage. They stated that it would be painted to

match the house and incorporated into the existing backyard amenities, including benches, a gazebo, and a hot tub.

Mr. Chris Kilcoin stated that, as a union millwright, he believed modifying a shipping container was a more durable and cost-effective option than purchasing a conventional shed. He explained that a typical \$2,000 shed would not provide the same level of strength or longevity, making the container a practical choice for enclosing the hot tub.

Commissioner Moline expressed concern that approving the request could set a precedent for similar industrial-style structures in residential neighborhoods, potentially increasing industrial aesthetics in those areas.

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

Decision for Case 2026-11

Moline made a motion to deny the variance request as recommended by staff. Mewes seconded the motion. The motion passed on a 5 to 0 vote.

2026-12 Public hearing: Request from Jonah Sallows-Hines to consider a variance from the Rock Island Zoning Ordinance for property at 2100 20 ½ Avenue in an R-1 (one-unit residential) district.

Osing read the staff report with the recommendation for approval of the request with stipulations.

The applicant, Jonas Sallows-Hines, was present to speak on the request. He asked if he could move the fence further towards the street. Osing responded that the Commission can provide guidance will have to provide any alternative option for the request.

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

Decision for Case 2026-12

Sowards made a motion to approve the variance request as recommended by staff. Creger seconded the motion. The motion passed on a 5 to 0 vote.

2026-14 Public hearing: Request from Stephen James Zbornik to consider a variance from the Rock Island Zoning Ordinance for property at 2024 32nd Street in an R-1 (one-unit residential) district.

Osing read the staff report with the recommendation for a denial.

The applicant, Stephen James Zbornik, was present to speak on the request. He stated that the home is a small, cottage-style residence with limited space for personal

interests and hobbies. He explained that he engages in woodworking and that his wife currently travels to an artist studio in East Moline. He noted that the proposed structure would provide additional space for pursuing these activities at home. He also stated that the property consists of a triple lot and that the proposed structure would be professionally constructed with architectural features, including cedar siding, to complement the character of the property.

Peter Ruklic spoke in favor of the request. He stated that the structure would be screened by existing trees and shrubs and would be located in a manner that would not negatively impact the character of the neighborhood.

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

Decision for Case 2026-14

Mewes made a motion to deny the variance request as recommended by staff. Moline seconded the motion. The motion passed on a 4 to 1 vote. (Ayes – Mewes, Moline, Creger, Sowards, Nays – Riggs)

2026-09 Public hearing: Request from Christina Caldwell to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 1600 Mill Street and 1700 1st Street in an I-1 (light industrial) district.

Osing read the staff report with the recommendation for a denial.

Robert Duckels, Attorney for the applicant, clarified that Del's operates as a metal recycling center rather than a junkyard. He offered several concessions, including limiting torch cutting to three hours a day, using a wind sock to restrict cutting when winds blow toward residential areas, and building screening walls within six months.

Michael Valentino of Mostardi Platt presented an environmental study showing that large metal fragments do not migrate more than 20 meters from the cutting site. He testified that air quality levels at the property line, 69 meters, meet federal health-based standards.

Christina Caldwell, the owner, stated that the expansion was necessary to operate more efficiently, which would allow them to keep scrap piles lower and maintain the road for neighboring businesses.

Residents Melvin Dickerson, Jimmy Houston, and John Lard, spoke in favor of the request. They stated Dels is a vital employer and community partner that supports local youth sports and churches.

Neighboring business owner, Tom Unley spoke against the request and noted that conditions at his property improved significantly after Del's stopped cutting nearby.

Randy Hurt spoke against the request. He acknowledged Del's positive contributions to the City of Rock Island but requested denial of the permit, citing concerns that the proposal did not meet all required standards under the zoning ordinance, could create visual impacts, and does not align with the City's Comprehensive Plan and intended future land use for the area. He also expressed concerns about potential increases in noise, dust, odors, and pollution affecting surrounding properties.

Robert Hoffman and Moses Robinson spoke against the request. They all expressed concerns regarding the environmental impact that Dels has on the neighboring businesses and residents.

Rick Jackson, owner and operator of Jackson Autobody expressed concerns about what he described as possible retaliation by Del's following comments he made at a previous meeting. He stated that a driver associated with Del's had later dumped a load of scrap near his property.

Annika O'Melia spoke against the request and raised concerns about the health of children with asthma in the nearby Century Woods housing.

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

Decision for Case 2026-09

Moline made a motion to recommend denial to the City Council, citing the detailed staff analysis and concerns over expansion in an I-1 district. Creger seconded the motion. The motion passed on a 5 to 0 vote.

2026-13 Public hearing: Request from the City's Community Development Department to consider a rezoning from B-4(highway business) district to C-2 (nature conservation) district for property with PIN 1616305004

Osing read the staff report with the recommendation for approval. He explained that the city retained this parcel during development because it consists predominantly of wetlands. The rezoning aims to incorporate the land into the Southwest Rock Island Wetlands Reserve to protect natural resource.

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

Decision for Case 2026-13

Sowards made a motion to recommend approval of the request to City Council. Riggs seconded the motion. The motion passed on a 5 to 0 vote.

2026-15 Public hearing: Request from the City of Rock Island's Community Development Department to consider rezonings for properties with PINs 1620200004 & 1620400002.

Osing read the staff report with the recommendation for approval. He noted that the request included a "flag lot" to allow the family continued access to northern parcels for hunting. He also mentioned the family's interest in potentially developing a solar farm on the site in the future.

Commissioner Moline noted that university students had previously studied the Kordik area, proposing creative business designs that could fit the area's potential.

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

Decision for Case 2026-15

Sowards made a motion to recommend approval of the request to City Council. Moline seconded the motion. The motion passed on a 5 to 0 vote.

7. Other Business

8. Adjournment

Chair Riggs adjourned the meeting at 7:55 PM.

Minutes submitted by Eunice Amisah-Mensah.

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-16: Public hearing request from Paulette Moreno to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2325 38th Street.
RC Roll Call vote is needed.

Date: August 3, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-16
Applicant/Property Owner	Paulette Moreno
Request	Variance to construct a new 24ft by 22ft garage which will be 4.5ft from an existing shed.
Property Address/Parcel Identification Number	2325 38 th Street, PIN 1706326003
Property Dimensions & Size	6,534 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Paulette Moreno is requesting a variance to construct a new 24ft by 22ft detached garage that would be located 4.5 feet from an existing shed at 2325 38th Street. Staff advised the applicant that a variance from the Planning and Zoning Commission is required to permit the reduced 4.5-foot separation between the two accessory structures.

Description of Site & Surrounding Area

The subject property is located in a predominantly residential neighborhood and is approximately 6,534 square feet. The site slopes approximately 2 feet from the street and sits slightly above street level. The property is a one-story single-family residence constructed in 1926, containing approximately 1,248 square feet of living area. The primary façade faces 38th Street, and vehicular access is provided from 38th Street as well. 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	R-1	Single-family residential	Single family residential
South	R-1	Single family residential	Single-family residential
East	R-1	Single family residential	Single-family residential
West	R-1	Single-family residential	Single-family residential

Property Background & History

There is no known zoning history for the property.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To construct a new 24ft by 22ft garage which will be 4.5ft from an existing shed.	Accessory structures shall be located at least six (6) feet from any other building or structure on the same lot (Article XI, Section 6a).

Standards for Approval & Analysis

A variance 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 satisfied, 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 property is currently being utilized for its intended residential purpose. There appears to be other options the applicant could take to meet the setback requirement and be code compliant. Staff reason the property can yield a reasonable return without the variance, as the property remains a residential asset under the current regulations.

Meets Condition: No

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 lot is a standard rectangular residential lot for this neighborhood. There is no evidence of unique physical constraints on the lot that prevents the garage from being built to code. Staff reason it is a matter of personal preference rather than a hardship inherent to the property.

Meets Condition: No

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: Granting the requested variance is not necessary to preserve a substantial property right enjoyed by other properties in the vicinity, as neighboring properties are able to construct garages while complying with the required setbacks. Although the requested reduction is relatively minor, the applicant has not demonstrated that the variance is necessary to preserve a property right unavailable without the requested relief. Therefore, staff find that this condition has not been met.

Meets Condition: No

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission deny the variance as the property can yield a reasonable return without the variance, there is no unique circumstance and the proposed garage will alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-16: Public hearing request from Paulette Moreno to consider a Variance from the Rock Island Zoning Ordinance for property at 2325 38th Street in an R-1 (one-unit residential) district.

Responses to Conditions for Variance Approval

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;*

Applicant Response: Our property is much smaller than the neighbor's yard and they have w car garages. My yard is so small, I don't have another area to move the shed to.

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*

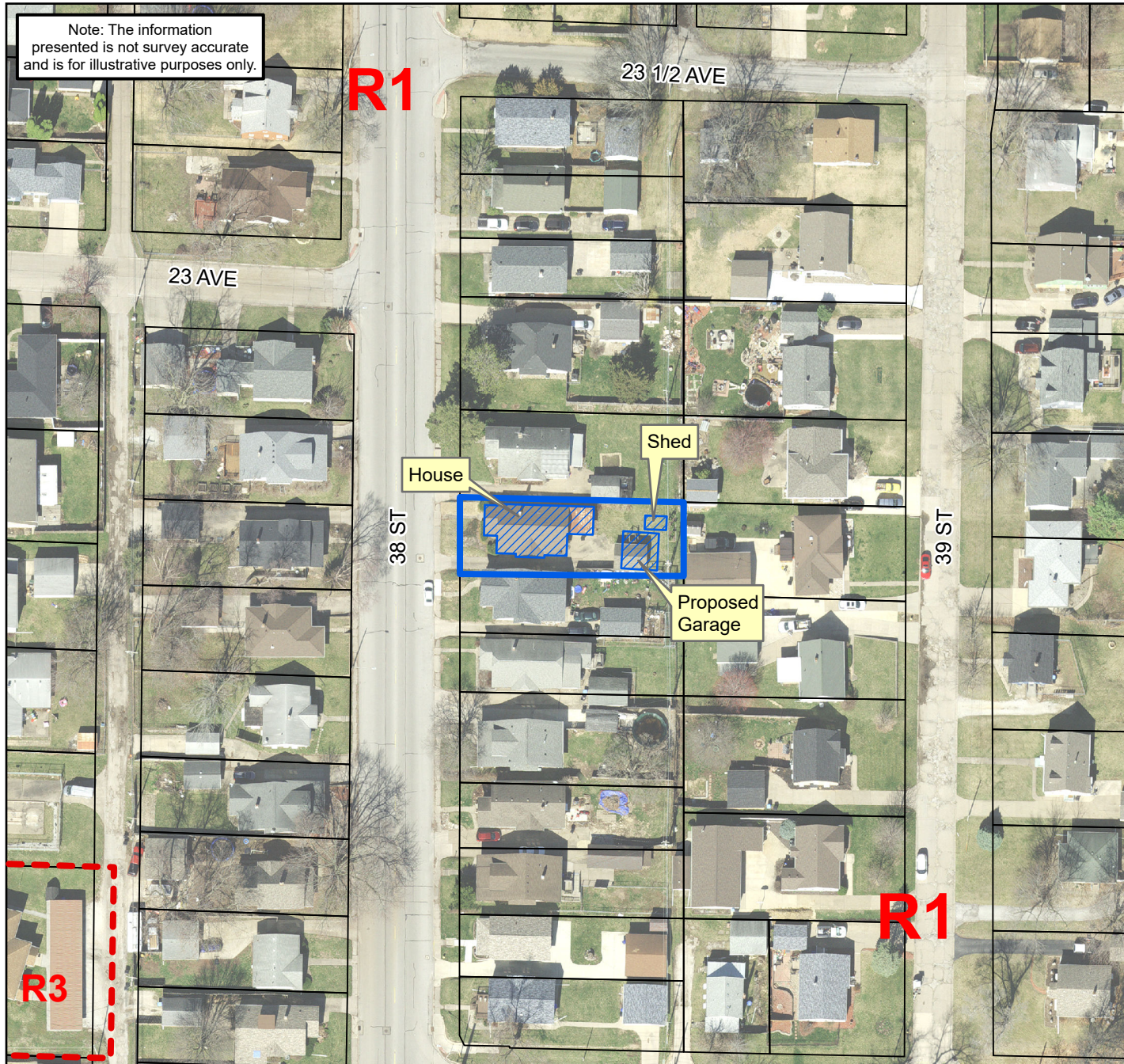
Applicant Response: Due to a previous addition by the prior homeowner the yard remaining is very small.

3. *The variance, 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.*

Applicant Response: If granted, it will not interfere with safety or interfere with any other right-of-way. There is no alley behind the yard, only the yard and garage of the neighbor behind us.

Variance of 4.5 Ft Garage Setback at 2325 38th Street

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



PZC Case 2026-16

-  Subject Property
-  Buildings
-  Parcels
- R1** Zoning District



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1. View of the subject property from across 38th Street.



Figure 2. View of the existing shed located on the subject property.



Figure 3. View of the existing garage proposed for replacement.



Figure 4. View of the subject property showing the house and existing garage to be replaced.

Memorandum

To: Rock Island Planning & Zoning Commission
From:
Subject: 2026-17: Public hearing request from Matthew Brose to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 3600 20th Avenue
RC Roll Call vote is needed.
Date: August 3, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-17
Applicant/Property Owner	Matthew Brose
Request	Variance to maintain an above-ground swimming pool in the front yard of the property.
Property Address/Parcel Identification Number	3600 20th Avenue, PIN 1601421001
Property Dimensions & Size	7,405 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Approval
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Matthew Brose is requesting a variance to allow an above-ground swimming pool to remain in the front yard of the property at 3600 20th Avenue. Prior to installing the pool, the applicant followed the City's required permitting process. During the initial permit review, however, the Planning & Zoning Division approved the pool location in error. After the error was identified, staff informed the applicant that a variance from the Planning and Zoning Commission would be necessary to help rectify the issue.

Description of Site & Surrounding Area

The subject property is located in a predominantly residential neighborhood and is approximately 7,405 square feet. The site slopes approximately 2 feet from the street and sits slightly above street level. The property is a one-story single-family residence constructed in 1951, containing approximately 1,206 square feet of living area. The primary façade faces 20th Avenue, and vehicular access is provided from 20th Avenue via the alley. 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	R-1 & B-3	Single-family residential	Single family residential & Community Business
South	R-1	Single family residential	Single-family residential
East	R-1	Single family residential	Single-family residential
West	R-1	Single-family residential	Single-family residential

Property Background & History

There is no known zoning history for the property.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow an above-ground swimming pool to remain in the front yard of the property.	Accessory structures or buildings shall not be located in any front yard and shall not be closer to the front lot line than any principal structure or building (Article XI, Section 6a)

Standards for Approval & Analysis

A variance 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 satisfied, 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 property is currently utilized as a one-story single-family residence. Strictly following the zoning regulations, that is, removing the pool, would not prevent the owner from yielding a reasonable return on the property, as the primary residential use would remain intact.

Meets Condition: No

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 property has an irregular configuration compared to the surrounding properties in the neighborhood with standard R-1 rectangular lots. This unique shape and orientation limits usable space, making it difficult to position a pool while adhering to the location and setback requirements.

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 pool is screened from the street, the alley and adjacent properties by an existing privacy fence. The fence does not create a visual hindrance or negatively impact the surrounding properties. Staff reason the variance will not alter the essential character of the neighborhood.

Meets Condition: Yes

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission approve the variance as there is a unique circumstance and the pool does not alter the character of the neighborhood. Staff also recommends the following stipulation for approval.

1. The privacy fence around the pool must be maintained at all times to ensure the pool remains fully screened from the street and adjacent properties.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-17: Public hearing request from Matthew Brose to consider a Variance from the Rock Island Zoning Ordinance for property at 3600 20th Avenue in an R-1 (one-unit residential) district.

Responses to Conditions for Variance Approval

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;*

Applicant Response: We are asking for this variance request to allow us to keep our above ground swimming pool that cannot fully comply with the requirements due to the unique conditions of our property.

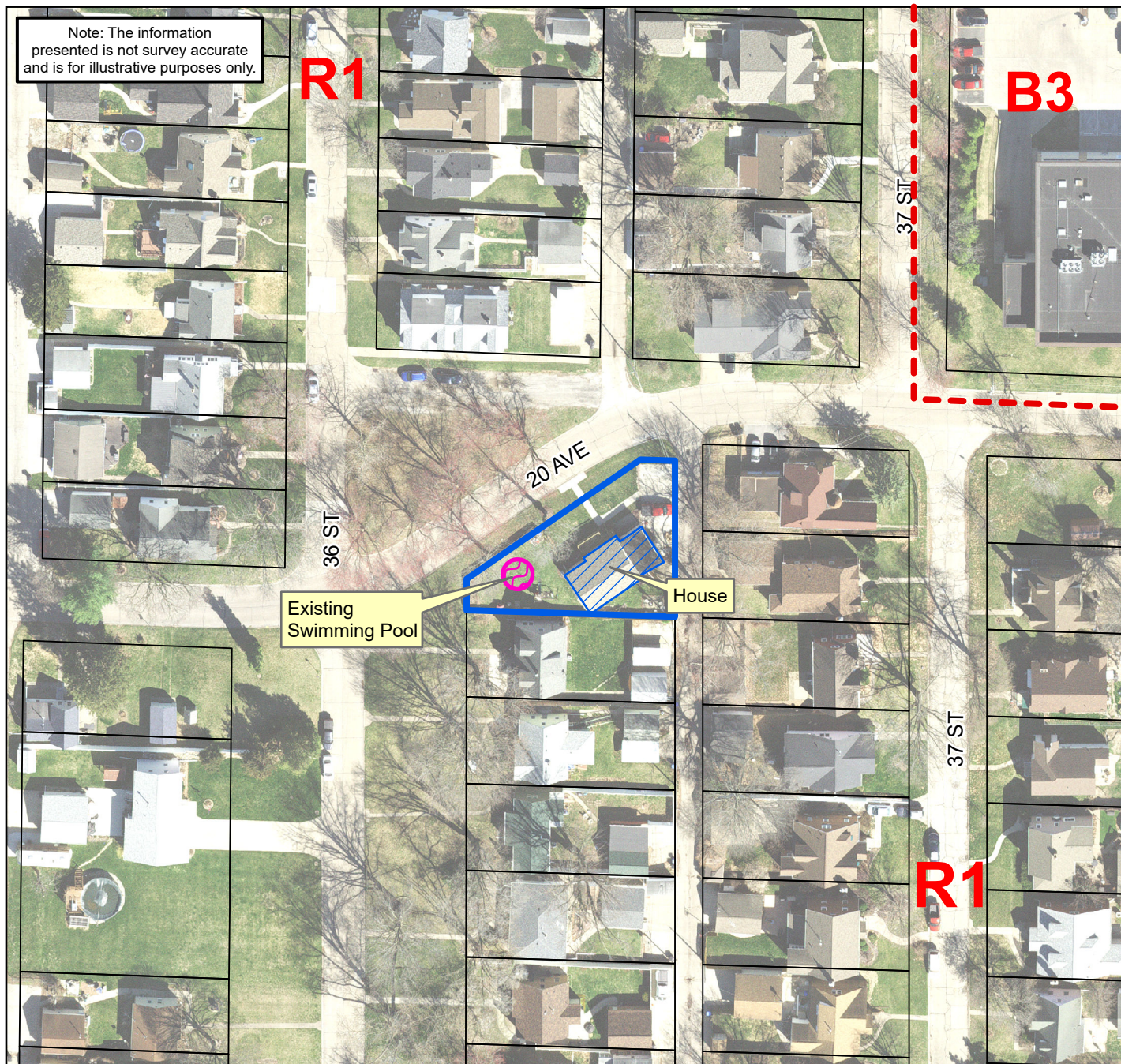
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: Our property presents site constraints due to the triangular lot configuration, which limit the available buildable area. Compliance with the required zoning would make construction of the pool impractical and would prevent reasonable use of side yard.

3. *The variance, 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.*

Applicant Response: Our pool would not adversely affect adjacent properties or obstruct visibility, create traffic concerns, or negatively affect the appearance of property or neighborhood

Variance of Swimming Pool in Front Yard at 3600 20th Avenue



PZC Case 2026-17

- Subject Property
- Building
- Pool
- Parcels
- R1** Zoning District



0 20 40 80 120
Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1. View of the subject property from across 20th Avenue



Figure 2. View from 20th Avenue showing the location of the pool in relation to the neighboring house.



Figure 3. View from the south showing the location of the pool in relation to the neighboring house.



Figure 4. View of the subject property, including the house and pool, as seen from the alley.



Figure 5. Close-up view of the existing pool located at the subject property.



Figure 6. View of the subject property and existing pool as seen from the intersection of 20th Avenue and 36th Street.

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-18: Public hearing request from Bonnie Tanamor to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 1628 22nd Street.
RC Roll Call vote is needed.

Date: August 3, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-18
Applicant/Property Owner	Bonnie Tanamor
Request	Variance to allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets. district
Property Address/Parcel Identification Number	1628 22nd Street, PIN 1602224010
Property Dimensions & Size	13,939 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Bonnie Tanamor is requesting a variance to allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets at 1628 22nd Street. The applicant says the pigs will be kept mostly indoors. The Rock Island Code of Ordinances defines pigs explicitly as livestock and does not provide an exception for miniature or companion pigs. Section 11-182 of the Urban Agriculture Ordinance stipulates that urban livestock is permitted only in Southwest Rock Island (defined as parcels south of the Rock River). The subject property is located in Rock Island Township, north of this boundary.

Additionally, livestock requires a minimum enclosed area of one acre and must be setback 100 feet from the periphery of the property. The subject property is approximately 13,939 square feet (roughly 0.32 acres) and cannot comply with these standards even if approved. Staff informed the applicant that a variance from the Planning & Zoning Commission is required to allow the pigs to be kept at the property.

Description of Site & Surrounding Area

The subject property is a local landmark, located in the Highland Park Historic District. The property is located in a predominantly residential neighborhood and is approximately 13,939 square feet. The site slopes approximately 4 feet from the street and sits slightly above street level. The property is a one-story single-family residence constructed in 1910, containing approximately 2,708 square feet of living area. The primary façade faces 22nd

Street, and vehicular access is provided from 17th Avenue from the alley. 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	R-1	Single-family residential	Single family residential
South	R-1	Single family residential	Single-family residential
East	C-1	Park Conservation	Parks & Recreation
West	R-1	Single-family residential	Single-family residential

Property Background & History

The property, commonly known as the Shields House, is designated a local landmark located in the Highland Park Historic District. Architecturally, the home is a distinguished example of the Colonial Revival style, featuring classical details such as Tuscan columns, Greek key ornamentation, hipped dormers, decorative clapboard siding, and an ornate round window, all reflecting architect George Stauduhar's emphasis on Classical design.

The following details the property's zoning history on file:

- Board of Zoning Appeals Case 2021-05: The board approved a variance for two feet of the four-foot height of a fence in a front yard and a variance of 20 feet of the 20-foot setback from point of intersection of property lines at the intersection of an alley to a street for a proposed six-foot privacy fence in the south front yard in an R-1 (one-unit residential) district.

Requested Action and Affected Requirements

The request is a variance from the Zoning Ordinance that has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets.	Pigs are classified as livestock under the Urban Agriculture Ordinance, which permits livestock only in Southwest Rock Island so a variance is needed (Section 11.182)

Standards for Approval & Analysis

A variance 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 satisfied, 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 inability to keep livestock does not diminish the property's primary residential value as

intended by the R-1 zoning district and the Comprehensive Plan.

Meets Condition: No

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: There is no physical hardship inherent to the land itself. The restriction against livestock applies to all properties in this residential zone. The desire to keep pigs is a personal preference of the owner rather than a unique characteristic lot.

Meets Condition: No

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 subject property is located within the Highland Park Historic District, a predominantly residential neighborhood characterized by traditional urban development. The Urban Agriculture Ordinance limits livestock to Southwest Rock Island on parcels of at least one acre to preserve the character of established neighborhoods and minimize land use conflicts. Allowing livestock on a 0.32-acre lot in this location would be inconsistent with that intent and would alter the essential character of the neighborhood.

Meets Condition: No

Previous Council Action (if any):

NA

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: Due to the property's designation as a local landmark, the request was subject to review by the Historic Preservation Commission. At its July 29 meeting, the Commission recommended denial of the request by a vote of 5-1. During the review, Commissioners indicated that their concerns were not related to the impact of the request on the landmark property itself, but rather the potential effects on surrounding properties and the historic district as a whole.

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission deny the variance as the property can yield a reasonable return without the variance, there is no unique circumstance and the keeping of pigs at the property will alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-18: Public hearing request from Bonnie Tanamor to consider a Variance from the Rock Island Zoning Ordinance for property at 1628 22nd Street in an R-1 (one-unit residential) district.

Responses to Conditions for Variance Approval

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;*

Applicant Response: There is no positive or negative effect on value. Animal waste will be cleaned just regularly just as our existing animals.

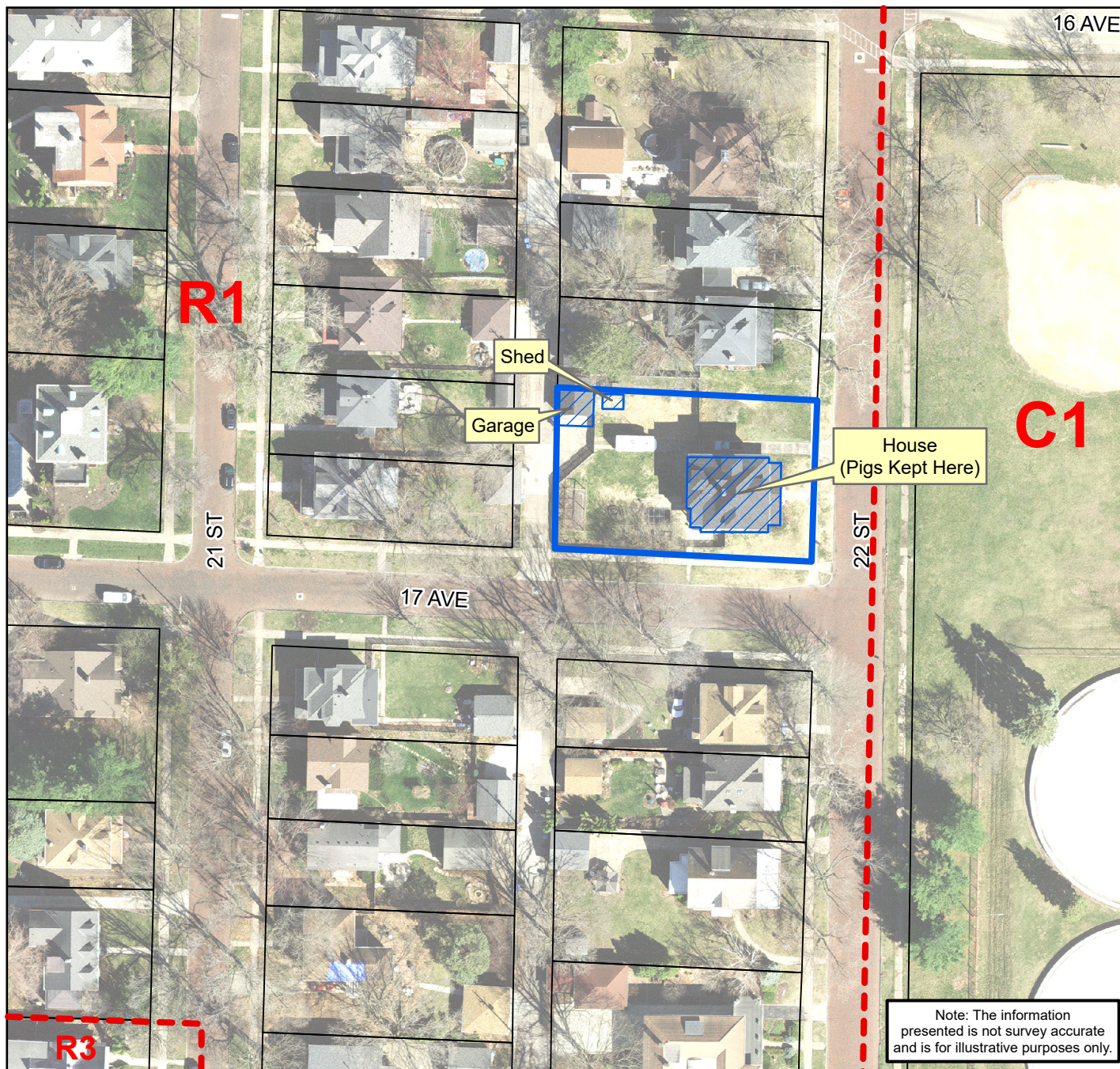
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: This application is a precaution to ensure we meet any obligations prior to adopting.

3. *The variance, 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.*

Applicant Response: Our lot is nearly a half-acre and we have good setbacks from our neighbors. We are also planting privacy trees around the perimeter of our back yard. We have future plans to have fencing installed in the front of our property as well. There is no change to our property or surrounding homes.

Variance for Two 35 LB Pigs at 1628 22nd Street



PZC Case 2026-18

-  Subject Property
-  Building
-  Parcels
- R1** Zoning District



0 20 40 80 120
Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



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



Figure 1. View of the subject property along 22nd Street.



Figure 2. View of the subject property as seen from the intersection of 17th Avenue and 22nd Street.



Figure 3. View of the subject property from the sidewalk along 22nd Street.

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-19: Public hearing request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (one-and-two- unit residential) district for property at 3704 9th Street
RC Roll Call vote is needed.

Date: August 3, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-19
Applicant/Property Owner	Camille Smith
Request	Variance to maintain a 6-foot-tall fence in the front yard along 37th Avenue and 9th Street.
Property Address/Parcel Identification Number	3704 9 th Street, PIN 1610411006
Property Dimensions & Size	13,200 square feet
Zoning District	R-2 (one-and two-unit residential)
Staff Recommendation	Approval
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Camille Smith is requesting a variance to maintain a 6-foot-tall chain-link fence in the front yard along 37th Avenue and 9th Street at 3704 9th Street. Following the denial of a previous variance request in 2025 which included barbed wire, the applicant has removed the barbed wire. Staff is reviewing the 6-foot fence height request only

Description of Site & Surrounding Area

The property is located in a mix of residential, industrial and business neighborhoods and is approximately 13,200 square feet. The site slopes approximately 2 feet from the street and sits slightly above street level. The property is developed with a one and half story single-family residence constructed in 1900, containing approximately 1229 square feet of living area. The primary façade faces 9th Street, and vehicular access is provided from 37th Avenue. 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	R-2 & I-1	Single-family residential & Light Industrial	Single family residential & Light Industrial
South	R-2	Single family residential	Single-family residential
East	R-4 & B-4	Multi-unit residential & Highway Business	Mixed Residential & Community Business
West	I-1	Light Industrial	Single-family residential & Light Industrial

Property Background & History

The property was historically zoned residential before being rezoned to business. In 2020, as part of a comprehensive zoning update, the property was rezoned to residential. The property is currently a community hall for Positive Brothers United, a non-profit that aims to help at-risk youth.

- Planning Commission 1975: A request to rezone the property from residential to industrial was denied.
- Planning & Zoning Commission Case 2025-25: A variance request to maintain a six (6) foot tall chain-link fence with barbed wire along 37th Avenue and 9th Street was denied.

Requested Action and Affected Requirements

The request is a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To maintain a 6-foot-tall chain-link fence in the front yard along 37th Avenue and 9th Street.	Fences located in a yard adjacent to a public street of residential zoned property be no more than 4 feet in height (Article XI, Section 13A).

Standards for Approval & Analysis

A variance 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 satisfied, 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: Staff reason that the property can yield a reasonable return without the fence height variance. Standard residential or community use of the property remains feasible even under a strict 4-foot height limitation. Alternative measures could be explored to address any security or privacy concerns.

Meets Condition: No

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 dual frontage together with the property's zoning history, with intermittent commercial uses,

creates a different situation than nearby properties. This circumstance is unique to the property and not a broad condition shared by all properties in the district. Staff reason that this is a unique circumstance with regards to the fence height.

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 6-foot-tall chain link fence allows for security for the property and visibility on the corner for both pedestrians and vehicles. Staff reason that the fence height does not alter the character of the neighborhood.

Meets Condition: Yes

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission approve the variance for a 6-foot-tall fence. Staff find that there is a unique circumstance and the fence does not alter the character of the neighborhood. Staff further recommend that approval be subject to the following stipulation:

- The fence, particularly along the corner of 9th Street and 31st Avenue, must maintain a minimum of 50% visibility at all times.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-19: Public hearing request from Camille Smith to consider a Variance from the Rock Island Zoning Ordinance for property at 3704 9th Street in an R-2 (one-and-two-unit residential) district.

Responses to Conditions for Variance Approval

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;*

Applicant Response: To keep privacy and security of the building

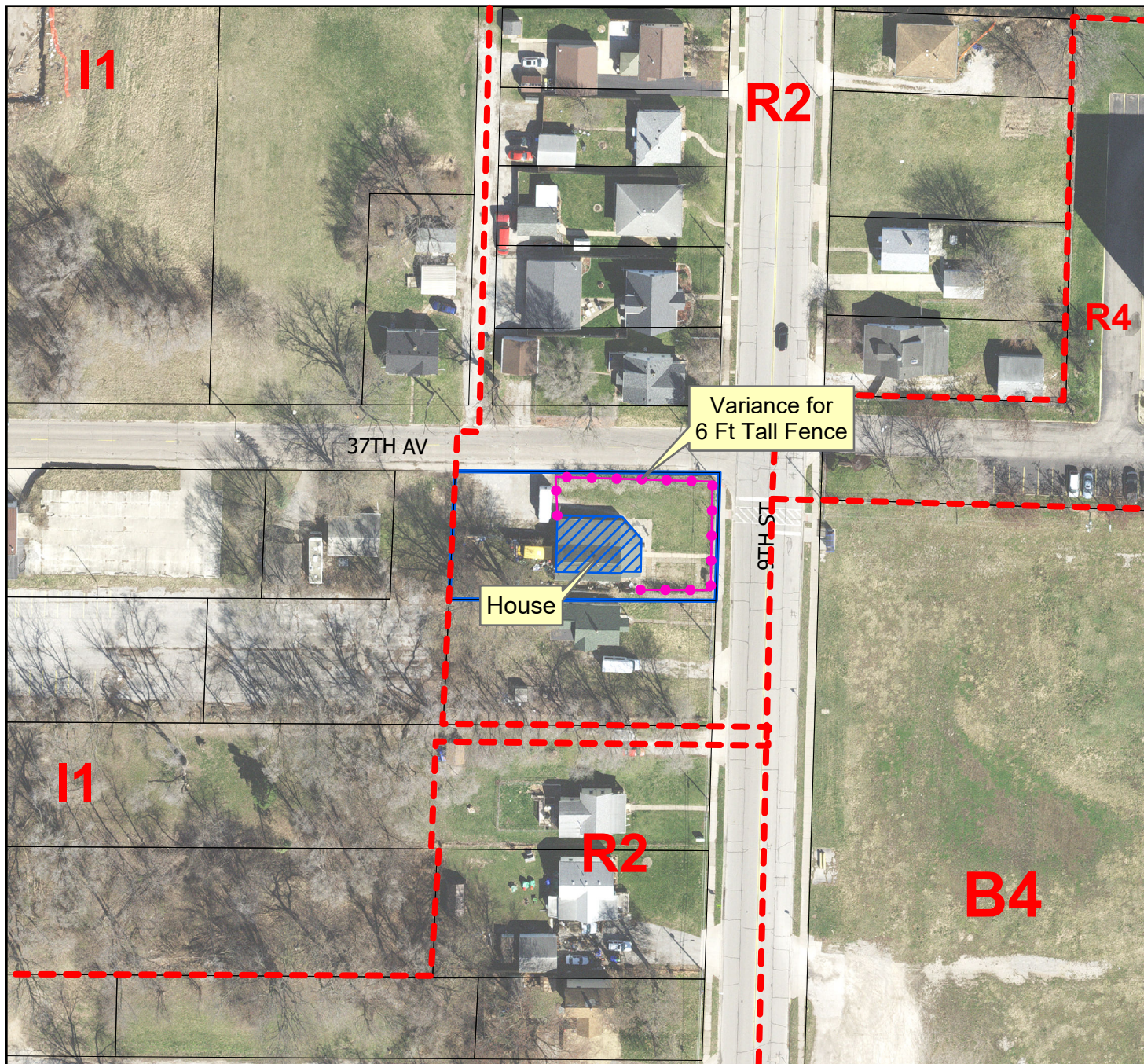
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: The building is being used as a commercial property for a nonprofit organization

3. *The variance, 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.*

Applicant Response: The fence was up when we purchased the building in 2016 and has not been any problems

Variance for 6 Ft Tall Fence in Two Front Yards



PZC Case 2026-19

-  Subject Property
-  Building
-  Parcels
- B4** Zoning District



0 20 40 80 120 160 Feet

A horizontal scale bar with markings at 0, 20, 40, 80, 120, and 160 feet.

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1. View of the fence height and visibility from across 37th Avenue.



Figure 2. View of the fence height at the property from along 9th Street.



Figure 3. View of the intersection of 9th Street and 37th Avenue showing the stop sign and fence location & visibility.



Figure 5. Driver's view at the intersection of 9th Street and 37th Avenue.



Figure 6. Another view of the intersection of 9th Street and 37th Avenue.

Memorandum

To: Rock Island Planning & Zoning Commission

From:

Subject: 2026-20: Public hearing request from Ryan Moore to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 805 48th Avenue
RC Roll Call vote is needed.

Date: August 3, 2026



Introduction and Background Information:

Case Summary Information

Case Number	2026-20
Applicant/Property Owner	Ryan Moore
Request	Variance to allow an above-ground swimming pool to be located in the front yard of the property.
Property Address/Parcel Identification Number	805 48th Avenue, PIN 1614301008
Property Dimensions & Size	13,939 square feet
Zoning District	R-4 (multi-unit residential)
Staff Recommendation	Approval
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details

Ryan Moore is requesting a variance to allow an above-ground swimming pool to be located in the front yard of the property at 805 48th Avenue. The proposed pool will be located approximately 25ft from the front property line along 48th Avenue.

Description of Site & Surrounding Area

The subject property is located in a predominantly multi-unit residential neighborhood and is approximately 13,939 square feet. The site slopes approximately 2 feet from the street and sits slightly above street level. The property is a one-and-half story single-family residence constructed in 1979, containing approximately 873 square feet of living area. The primary façade faces the alley, and vehicular access is provided from the alley as well. 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	R-4 & PUD	Multi-unit residential & Planned Unit Development	Single-family residential & Community Business
South	R-1 & R-4	Single family residential & Multi-unit residential	Single-family residential & Mixed Residential
East	R-4	Multi-unit residential	Single-family residential
West	R-1	Single-family residential	Mixed residential

Property Background & History

There is no known zoning history for the property.

Requested Action and Affected Requirements

The request for a variance from the Zoning Ordinance has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow an above-ground swimming pool to be located in the front yard of the property.	Accessory structures such as swimming pools are not permitted in front yards in residential districts (Chapter 11, Section 6).

Standards for Approval & Analysis

A variance 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 satisfied, 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 property currently functions as a single-family residence. While the inability to install a pool limits the owner's enjoyment, it does not prevent the property from yielding a reasonable return or being used for its intended residential purpose.

Meets Condition: No

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 property is located at the end of a cul-de-sac and has an irregular lot configuration that differs from typical residential parcels in the area. The house and garage are oriented toward the alley, causing the designated front yard to function primarily as the property's rear yard. Additionally, the home's placement creates an unusually deep setback from 48th Avenue, while the adjacent rail corridor along the southwestern boundary limits potential conflicts from future development. Staff find that there are unique circumstances that distinguish the property from surrounding residential lots.

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: Staff reason that the proposed pool will not alter the character of the neighborhood. It will be located approximately 25 feet from the front property line along 48th Avenue. Based on the proposed location, the pool will also not extend past the front of the neighboring houses along 48th Avenue.

Meets Condition: Yes

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the Commission approve the variance as there is a unique circumstance and the pool will not alter the character of the neighborhood.

Submitted by: Eunice Amisah-Mensah, Urban Planner

Approved by:

Planning & Zoning Commission

August 3, 2026

Case 2026-20: Public hearing request from Ryan Moore to consider a Variance from the Rock Island Zoning Ordinance for property at 805 48th Avenue in an R-4 (multi-unit residential) district.

Responses to Conditions for Variance Approval

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;*

Applicant Response: Strict application of the zoning ordinance prevents me from making a reasonable residential use of my property by prohibiting the only practical location for an above-ground swimming pool. Due to the unique layout of my lot and the location of the required front yard setback, there is no reasonable alternative location for the pool. Granting this variance will allow normal residential enjoyment of my property while maintaining compliance with all applicable safety and fencing requirements.

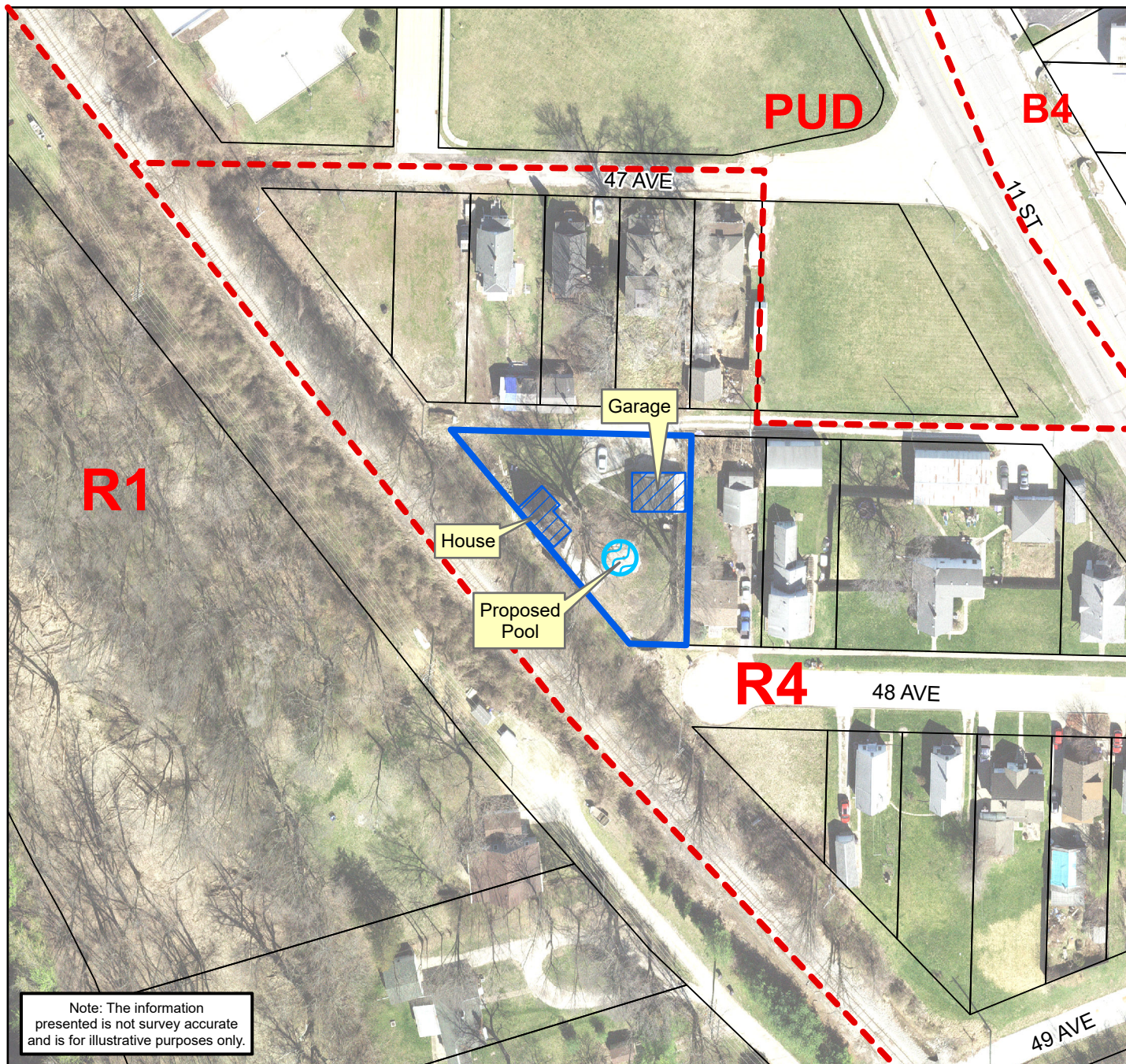
2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Applicant Response: The property is located at the end of a cul-de-sac and has an irregular configuration unlike most residential lots in the neighborhood. Because of the unique layout of the property, the only practical location for an above-ground pool is considered to be within the required front yard. Strict application of the zoning ordinance creates a hardship unique to this property and prevents a reasonable residential improvement that would otherwise be common on similar residential properties. The proposed pool will not obstruct visibility, interfere with traffic, or negatively impact neighboring properties, and all applicable safety and fencing requirements will be met.

3. *The variance, 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.*

Applicant Response: Granting this variance will not alter the essential character of the neighborhood or negatively affect surrounding properties. The proposed above-ground pool is a typical residential improvement that will remain on private property, comply with all applicable fencing and safety requirements, and be properly maintained. The variance will simply allow me to enjoy a residential amenity that many homeowners have while preserving the appearance, safety, and character of the neighborhood.

Variance for Pool in Front Yard at 805 48th Avenue



PZC Case 2026-20

-  Parcels
-  Buildings
-  Proposed Pool
- R1** Zoning District



0 25 50 100 150 Feet

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1. Front view of the property, including the house and garage.



Figure 2. Proposed location of the pool (to be installed to the left of the existing hot tub)



Figure 3: View of the subject property's yard.



Figure 4. View of the property's yard as seen from 48th Avenue.