

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

May 4, 2026 Meeting Minutes

1. Call to Order

Chair Riggs called the meeting to order at 5:34 PM

2. Roll Call

Chair Riggs called the roll.

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

Don Mewes and Bill Sowards were absent.

Staff present included Planning & Zoning Manager Tanner Osing 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 April 6, 2026. Odeyemi seconded the motion. The motion carried on a vote of 7 to 0.

5. Old Business

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.

Chair Riggs noted that the primary concern from the previous hearing involved an advertisement for "double rooms," which suggested the number of residents might exceed the requested limit of eight.

Bill Gordon addressed the commission to clarify the situation. He stated that a Facebook post was made but was taken down after two days. He added that there is a large room that accommodates an elderly retired husband and wife. He confirmed that there are currently eight residents total, including his mother.

Osing clarified that the application specifies seven rented rooms plus the owner's unit, meaning no more than eight people total regardless of where they're staying. Osing added that if this limit needs to change in the future, the petitioner would have to return for an amendment

Commissioner Moline stated that the property's unusual layout, including eight separate rooms and eight bathrooms, may limit its appeal to a typical single-family buyer in Rock Island and expressed concern that restricting the home to occupancy by only one family could result in the house remaining vacant.

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

Moline made a motion to recommend approval of the special use permit request with the stipulation to the City Council at their May 20th meeting. Wright seconded the motion. The motion passed on a 7 to 0 vote.

6. Public Hearings

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.

Decision for Case 2026-09

Wright made a motion to postpone the hearing to the July 6th meeting. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

2026-10 Public hearing: Request from Drake Fisher of D&K Rental Properties to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 634 42nd Street in an R-3 (one-to-six unit residential) district.

Decision for Case 2026-10

Wright made a motion to postpone the hearing to the June 1st meeting. Whitten seconded the motion. The motion passed on a 7 to 0 vote.

7. Other Business

Establishing Land Purchase and Land Sale Policy and Ordinance

Osing presented updates made in response to previous comments from Commissioner Moline, focusing on neighborhood lot sales and infill housing

The updated policy emphasizes developing housing compatible with neighborhood character and the City's comprehensive plan. Commissioner Moline proposed three specific amendments.

Commissioner Moline proposed adding language regarding the reduction of natural hazards such as floods to support the City's ability to earn Community Rating System points and potentially lower flood insurance rates through the preservation or acquisition of land for natural flooding purposes.

Moline made a motion to amend the section. Whitten seconded the motion. The motion passed on a 7 to 0 vote.

Commissioner Moline proposed adding a "whereas" clause stating that the City desires to make land use decisions that are not harmful to the natural environment.

Moline made a motion to amend the section of the ordinance. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

Commissioner Moline proposed revising Section 11-156 to require staff to share recommendations with the Planning Commission for comment prior to submission to the City Council. Staff and the Commission agreed to revise the wording from "reactions" to "comment" for consistency.

Moline made a motion to amend the section of the ordinance. Odeyemi seconded the motion. The motion passed on a 7 to 0 vote.

Osing noted that the policy will move forward for formal consideration next month

8. Adjournment

Chair Riggs adjourned the meeting at 6:04 PM.

Minutes submitted by Eunice Amissah-Mensah.