

**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 meet federal standards.

Christina Caldwell, owner of Del's, stated that the expansion was necessary to operate more efficiently, which would allow them to keep scrap piles lower.

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

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

Aldersperson 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 and intended future land use for the area.

Robert Hoffman and Moses Robinson spoke against the request. They expressed concerns regarding the environmental impact that Del's 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.

Annika O'Melia spoke against the request and raised concerns about the health of children and resident in the nearby housing, specifically at Century Woods.

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.

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 Amissah-Mensah.

DRAFT