

KEYSTONE NEIGHBORHOOD PLAN

APPROVED BY ROCK ISLAND CITY COUNCIL

FEBRUARY 19, 1996

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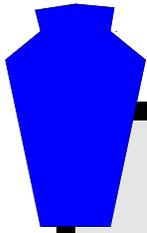


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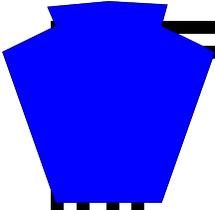
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THE PLANNING PROCESS





PLANNING COMMITTEE

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920 43rd Street
Rock Island, IL 61201
KeyStone Steering Committee

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639 38th Street
Rock Island, IL 61201
*Assistant Dean of Students,
Augustana College*

Daria Brown

4502 8th Avenue
Rock Island, IL 61201
KeyStone Steering Committee

Martin Ferm

3902 8th Avenue
Rock Island, IL 61201
KeyStone Steering Committee

Shirley Fitzgerald

1110 39th Street
Rock Island, IL 61201
KeyStone Tenant

**Deborah Fredericks,
Vice-Chair**

4509 9th Avenue
Rock Island, IL 61201
Augustana Student

Tom Jackson

635 39th Street
Rock Island, IL 61201
KeyStone Homeowner

Mary Kirn

807 43rd Street
Rock Island, IL 61201
*Chair, KeyStone Steering
Committee*

Fred McGlynn, Chair

1113 44th Street
Rock Island, IL 61201
KeyStone Homeowner

Jerry Moore

500 46th Street
Rock Island, IL 61201
Owner, Ken Moore Foods

Ken Otto

5311 N. Fairmount
Davenport, IA 52806
KeyStone Landlord





CITY COUNCIL

Mark Schwiebert
Mayor

John Bauersfeld
Ward 3

James Spurgetis
Ward 6

Andrew Jefferson
Ward 1

Vernon Winter
Ward 4

Grace Shirk
Ward 7

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Ward 2

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Jill Doak
Urban Planner

Jacqueline Schroeder
Planning Intern

Gabe Wiebenga
Planning Intern



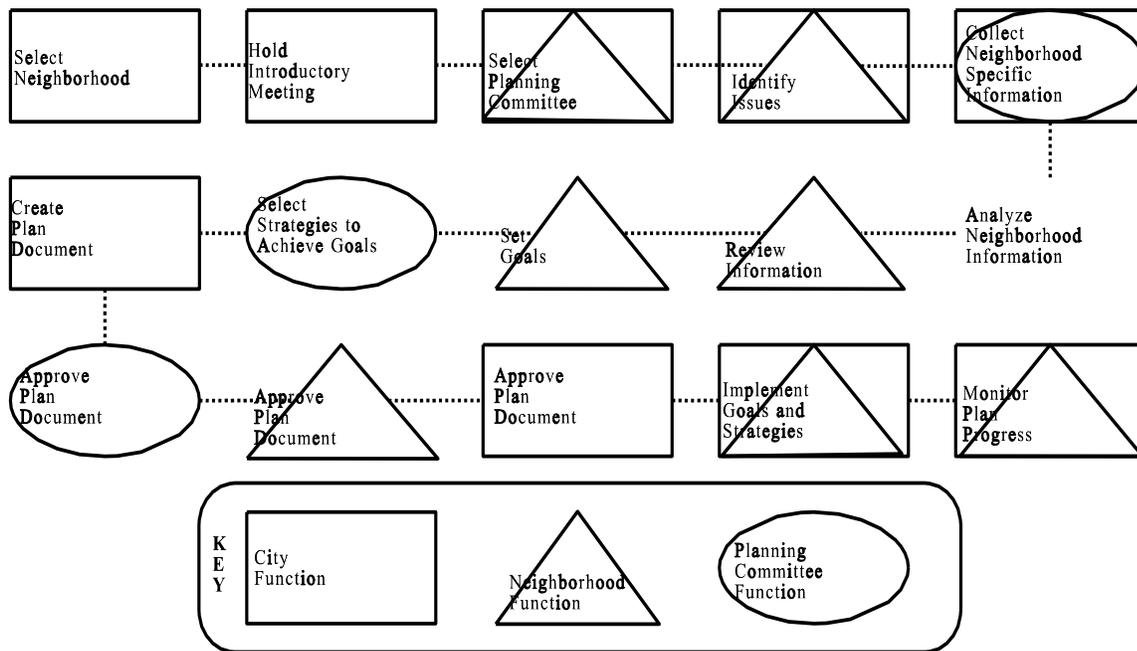


MISSION

The mission of the City of Rock Island in creating the KeyStone Neighborhood Plan is to address the strengths, weaknesses, opportunities and challenges in the KeyStone area, and formulate responsive, citizen-based action strategies and goals for comprehensive improvement. The plan is intended as a policy and activity guide for all with a vested interest in the KeyStone neighborhood. The KeyStone Neighborhood Plan will be incorporated as an addendum to the City of Rock Island Comprehensive Plan.

PLANNING PROCESS

A formal planning process was followed in order to gather information about the KeyStone neighborhood and to gather ideas from residents. The process began in April 1995 and concluded in February 1996, going through phases related to data collection, issues identification, goal setting, strategy selection and plan approval. City planning division staff served as coordinators and researchers. Neighborhood residents and the planning committee served as the "idea people."





CITIZEN PARTICIPATION

Key to any successful planning project is citizen participation. The KeyStone Neighborhood Plan mainly involved citizens on two different levels. One level was the frequent, direct contact of the eleven-member Planning Committee in all aspects of the plan and planning process. The group met two times each month to direct and oversee the formulation of the plan. In addition, they structured and participated in five neighborhood-wide meetings, which constitute the second level of citizen participation. The public meetings ultimately involved 84 different people, covering the plan introduction, issues identification, information reports, goal setting and final plan approval. Citizen input guided the direction of goals and strategies developed for issues in the KeyStone neighborhood.

The following people participated in KeyStone neighborhood planning meetings:

INTRODUCTORY MEETING

Constance Bell
Bruce Berger
Ken Brill
Daria Brown
Clara Caldwell
John Caldwell
Mary Rose DeCoster
Phillip Dennis
Ardys Edstrand
Carrie Ferm
Martin Ferm
Bill Fields
Shirley Fitzgerald

Alfred Fonseca
Deb Fredericks
Dan Gano
Marsha Hardacre
Manuel Honaker
Mary Anne Honaker
Greg Hoover
Lois Jackson
Tom Jackson
Mary Kirn
Michael Kirn
Clint Larson
Louise Larson
Eugene McCarley
Diane McCarthy
Fred McGlynn
Jerry Moore

Sonita Oldfield-Carlson
Rick Pouder
Wanda Pouder
Tami Schmidt
Lorian Swanson
Margaret Tweet
Phyllis Viren
Richard Viren
Henry Wozniak
Kay Wozniak
Carol Wrights

ISSUES MEETING

Karen Anderson
Margaret Babbitt
Constance Bell
Franklin Bell
Bruce Berger
Fran Bockhouse
John Caldwell
Pat Carlson
Alice Carter
Mary Rose DeCoster
Joann Dennis
Phil Dennis
Russell P. Dhamers
Ardys Edstrand
Frank Elliott
Carrie Ferm
Martin Ferm
W. W. Fields
Deborah Fredericks
Dan Gano
Patrick Gordon
Edward Hancq
Marsha Hardacre
L. Hart
Manuel Honaker
Maryanne Honaker
Greg Hoover
Beth Hudson
Lois Jackson
Tom Jackson
Jim King
Mary Em Kirn



KeyStone Neighborhood Plan



Michael Kim
 Judy Lovett
 Terry Mahon
 Gene McCarley
 Diane McCarthy
 Fred McGlynn
 Terri Mesich
 Jerry Moore
 Dennis Moran
 Russ Munn
 Barbara Novak
 Sonita Oldfield-Carlson
 Ken Otto
 Tami Schmidt
 Terri Smith
 Crystal Soseman
 James Spurgetis
 Jennifer Thomas
 Margaret Tweet
 Henry Woznia
 Kay Wozniak

**DATA
 COLLECTION
 & STRATEGIES**

Constance Bell
 Franklin Bell
 Ken Brill
 Daria Brown
 Officer Mike Crone
 Martin Ferm
 Shirley Fitzgerald
 Deborah Fredericks
 Dan Goulet
 Lawrence Hart
 Tom Jackson
 Mary Kim
 Colin Letendre
 Diane McCarthy
 Fred McGlynn
 Jerry Moore
 Ken Otto
 Tom Phillis
 Jackie Schroeder
 Pat Ward
 Mike Van Wiel

**STATE OF THE
 NEIGHBORHOOD**

Margaret Babbitt
 Constance Bell
 Franklin Bell
 Daria Brown
 Tom Brown
 John Caldwell
 Deborah Carlson
 Mary Rose DeCoster
 Phil Dennis
 Ardys Edstrand
 Carrie Ferm
 Martin Ferm
 Deb Fredericks
 Dan Gano
 Diann Gano
 Lois Jackson
 Tom Jackson
 Mary Kim
 Michael Kim
 Terry Mahon
 Eugene McCarley
 Diane McCarthy
 Fred McGlynn
 Jerry Moore
 Melissa Muskopf

Barb Novak
 Ken Otto
 Jackie Schroeder
 Lorian Swanson
 Pat Ward
 Margaret Babbitt
 Laura Belby
 Louis Belby
 Constance Bell

GOAL SETTING

Tom Brown
 Clara Jane Caldwell
 Joann Dennis
 Phil Dennis
 Ardys Edstrand
 Carrie Ferm
 Martin Ferm
 Bill Fields
 Esther Fields
 Marilyn Fields
 Shirley Fitzgerald
 Deb Fredericks
 Dan Gano
 Diann Gano
 Darlene Haas
 Ed Hancq
 Lois Jackson
 Tom Jackson

Mary Kim
 Michael Kim
 Clint Larson
 Jerry Licata
 Dave Lovett
 Judy Lovett
 Eugene McCarley
 Diane McCarthy
 Fred McGlynn
 Jerry Moore
 Russ Munn
 Ken Otto
 James Spurgetis
 Lorian Swanson
 Margaret Tweet



**PLAN
DOCUMENT
REVIEW**

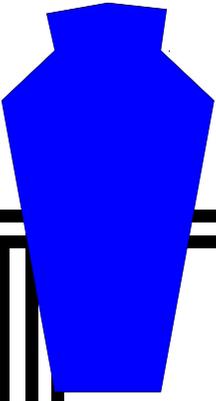
Margaret Babbitt
Constance Bell
Daria Brown
Tom Brown
Roger Boustrom
Clara Caldwell
Laura Coyle
Mary Rose DeCoster
Joann Dennis
Phil Dennis
Russsel P. Dhamers
Carrie Ferm
Martin Ferm
Bill Fields
Deb Fredericks
Lois Jackson
Tom Jackson
Mary Kim
Robert Kling
Terry Mahon
Eugene McCarley
Fred McGlynn
Donna Miller
Jerry Moore
Donnie Plemons
Kai Swanson
Lorian Swanson
Margaret Tweet

**PLANNING
COMMISSION
PUBLIC HEARING**

Margaret Babbitt
Constance Bell
Daria Brown
Tom Brown
Joann Dennis
Phil Dennis
Russell P. Dhamers
Patricia Dunbar
Ardys Edstrand
Ron Edstrand
Carrie Ferm
Martin Ferm
Bill Fields
Shirley Fitzgerald
Shirley Fitzgerald
Deb Fredericks
Ken Gelski
Cathy Hensley
Ramona Hinckley
Lois Jackson
Tom Jackson
Joni Jefferson
Ted Johnson
Mary Em Kim
Michael Kim
Diane McCarthy
Fred McGlynn
Jerry Moore
Diane Oestreich
Bruce Peterson
Jackie Schroeder
Sue Torrey







KEYSTONE

NEIGHBORHOOD

BACKGROUND





KEYSTONE HISTORY

The development of the KeyStone neighborhood spanned 100 years, from the 1870s to the 1970s. Earliest development took place in the northeast corner of the neighborhood adjacent to the industrial area. In the two decades that followed, a vast amount of KeyStone, from 5th Avenue to 14th Avenue and from 38th Street to 44th Street was platted. During these two decades, 1877 to 1898, additions were filed with such names as McMaster's, Columbia Park and Brook's Addition. A large amount of the neighborhood was platted by William E. Brook between 1872 and 1894. After the turn of the century another portion of the central part of the neighborhood was platted as Brook's Grove. Other large additions in the neighborhood include Edgewood Park, Edgewood Hill, Farview Addition, University Place, College Heights and Park View. You will notice in the next section that many of these plat names have been used for the sub-areas of the organized KeyStone neighborhood.

The KeyStone Real Estate Scheme of 1893

An interesting period of the KeyStone development was the real estate venture proposed by E.H. Guyer around 1893. He proposed a new city between Rock Island and Moline that keyed on location between factories, Prospect Park, Rock River, area saw mills, Black Hawk's Watch Tower, Augustana College and other important

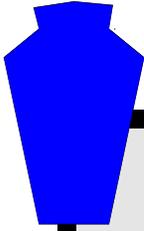
Plat of KeyStone Real Estate centrally located near boundary line between Rock Island and Moline. For sale by E.H. Guyer.

population draws. Guyer's plan says: "Consolidated Rock Island and Moline will have in the KeyStone District a new Court House, a City Hall, a Post Office, and Union Depot, a great

It is evident that Real Estate will never cease advancing in value till it is on a par with centrally located property in other cities of 60,000 people.

Theater. It is self evident that Real Estate will never cease advancing in value till it is on a par with centrally located property in other cities of 60,000 people." The plat advertisement sheets even indicated sales prices for lots, ranging from \$300 to \$1000. The premium locations were located along 43rd and 44th Streets and near present day Lincoln Park and 7th Avenue. Obviously Guyer's scheme was never fully realized and KeyStone did not become a separate utopian city between the downtowns of Rock Island and Moline.





NEIGHBORHOOD ORGANIZATION

The KeyStone Neighborhood Association was formed in spring 1994 when neighbors elected a Steering Committee of 12 residents, drawing together several smaller groups that had been meeting since 1986. This Steering Committee meets monthly to plan programs and activities that promote and nurture the neighborhood's sense of identity and pride. Since April 1994, this Steering Committee has been actively involved in the following four areas: (1) organizational development, (2) neighborhood identification, (3) neighborhood beautification and (4) neighborhood cohesiveness and social activities.

Organizational Development

The Steering Committee has been active in creating a stable KeyStone Neighborhood Association. Since April 1994, the following has been accomplished:

- A. Steering Committee officers have been elected based on the by-laws
- B. Bi-annual general neighborhood meetings have been held in the spring and fall.
- C. Programming and a budget have been developed for the 1994-95 and 1995-96 years.
- D. Operating funds have been raised through donations and work projects.
- E. The Steering Committee members have attended a workshop about neighborhood organization.
- F. A network of volunteers is being developed to distribute information, etc.
- G. The Steering Committee lobbies the city council and other city commissions on issues important to the neighborhood.

Neighborhood Identification and Education

The Steering Committee believes that nurturing KeyStone Neighborhood's sense of identity and pride is highly dependent on efforts to educate the residents and the following activities are areas that have been addressed so far:

- A. A logo and green and white color identity was developed.
- B. A neighborhood slogan was developed: "An Ideal Location on the East Side of Rock Island."
- C. A free neighborhood newsletter is published three times a year and distributed to over 800 addresses.
- D. A KeyStone Neighborhood brochure was published to promote the neighborhood.
- E. KeyStone Neighborhood T-shirts are being sold.
- F. Ongoing research on the history of the neighborhood is occurring.



SYLVAN SLOUGH



KEYSTONE NEIGHBORHOOD

ORGANIZED SUB-AREAS

- A COLUMBIA PARK
- B FAIRVIEW
- C EDGEWOOD PARK
- D BROOK'S GROVE
- E COLLEGE HEIGHTS
- F PARKVIEW



CITY of
ROCK ISLAND



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING AND REDEVELOPMENT DIVISION FEB. 1994



Neighborhood Beautification

The Steering Committee has also been active in promoting beautification efforts in KeyStone. The following activities have been organized:

- A. Sponsorship of a "Go for the Gold" marigold planting project
- B. Co-sponsorship of a Tree Maintenance Workshop
- C. Participation in Rock Island Clean and Beautiful's spring clean-up campaign as well as participation in the Coalition of Rock Island Homeowner's Seventh Avenue Crosstown Connection Clean-up.
- D. Creation of a Beautification Sub-committee that is responsible for bi-yearly KeyStone Beautification Awards and the Holiday Lights Contest in winter.

Neighborhood Cohesiveness and Social Activities

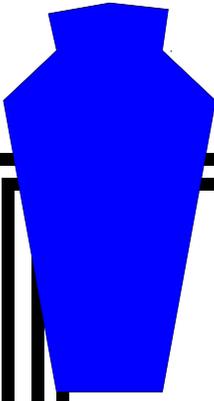
The Steering Committee recognized the importance of creating a feeling of neighborliness and have taken part in or developed the following:

- A. A potluck picnic in Lincoln Park in the summer.
- B. Participation in the East End Neighborhood Fair through sponsorship of a booth and contest about the neighborhood.
- C. Welcome packets of neighborhood information for new residents.

Future Plans

Some future projects include the completion of a slide program about the neighborhood; the installation of KeyStone signs above the street signs; the development of open house and walking tours; the adoption of 44th Street for litter control; the encouragement of sub-neighborhood social events and organization; creation of liaisons with neighborhood schools and Augustana College and the sponsorship of a bike safety workshop.





KEYSTONE

NEIGHBORHOOD

GOALS





TOP 15 GOALS

	Top 15 Goals	Strategies Page #
1.	Enforcement of unrelated group family 1991 ordinance by city	60
2.	Better enforcement of city ordinances and better information to residents	48
3.	Mandatory inspection of all rental properties using unrelated group family guidelines	49
4.	Promote owner-occupied housing/financing	42
5.	Positive incentives to fix up properties	49
6.	Make property owners more responsible for upkeep of their property.....	50
7.	Fix curbs, sidewalks, streets, boulevards	68
8.	Consider zoning change to one and two family occupancy.....	59
9.	Expansion of city housing programs	42
10.	Maintenance of clear sidewalks (snow, ice, bushes, weeds, all seasons, etc.).....	69
11.	Better feeling of cohesiveness between residents in KeyStone neighborhood	32
12.	Controlling parking on narrow streets	69
13.	Resumption of Augustana Community Relations Committee	76
14.	Rehab programs for vacant properties	44
15.	Promote interest in history and architecture/preservation.....	28



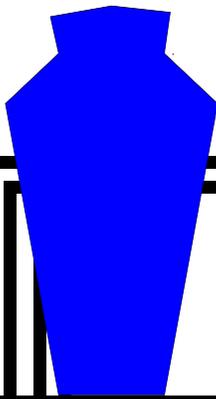
Other Goals Identified and Ranked

16. More community police, especially 14th Avenue and McCandless Park
17. Boulevard on 7th Avenue and beautification
18. Change 7th Avenue to reroute 92 to two lane (eliminate one way)
19. Improve on/off street parking for all neighborhood uses year round
20. Recognition of efforts (individual)
21. Discourage lawns being used for parking lots
22. Opportunities for children, youth and adult constructive activities
23. Increased communication with Moline, especially police
24. KeyStone banners and street signs/fundraisers for KeyStone promotion
25. Litter, especially after students
26. Encourage yard improvement; less abandoned vehicles to improve and protect property values
27. Block grant money (our share plus)
28. Encourage business in vacant business properties
29. Support of neighborhood schools
30. Periodic neighborhood clean up similar to 7th Avenue clean up
31. Repair and preserve brick streets
32. Augie student parking problems
33. Neighborhood organization - permanence
34. Better street lighting
35. 7th Avenue, 44th Street, 14th Avenue, 6th Avenue: beautification of yards/houses, traffic control, snow removal, clean-up of property and sidewalks
36. Neighborhood access to river - Sylvan Slough
37. Police substation in KeyStone
38. Plant and replant trees (especially 44th Street)

Goals Listed But Not Ranked

- Improvement of alleys and garages (6th and 7th)
- Attract families to KeyStone and more resident involvement
- Community neighborhood support system
- Curbside recycling
- Landscaping of parking lots, Lion's Club
- Stop signal at 14th Avenue and 44th Street
- Make Lincoln Park safe for children to play alone
- No leaf burning, especially Lincoln Park
- Paving 45th Street and 12th Avenue
- More crime control around taverns or liquor license businesses
- Clean up ravines
- Special pick-ups more than once a year
- Better control of college parties





KEY-ING ON

THEMES

**HISTORY
AND
ARCHITECTURE**

**INFORMATION: 25-27
GOAL AND STRATEGIES: 28**





HISTORY & ARCHITECTURE

As was indicated on page eleven, KeyStone is one of the more historic neighborhoods in Rock Island, complete with a separate development scheme initiated by E.H. Guyer. KeyStone plats date from the 1870s. Housing development occurred mainly between the 1880s and the 1940s. The north and central parts of the neighborhood have the most historic housing, while the east and south sides of the neighborhood have housing built in the later decades of KeyStone development. The commercial strip along 14th Avenue developed mainly in the 1890s. Many of the features and structures of Lincoln Park were developed as projects during the Great Depression.

Architecture

In many of the city's older neighborhoods, unique architecture has played a key role in housing rehabilitation and neighborhood renaissance. KeyStone is a neighborhood that features pockets of older, interesting architecture. A survey conducted in the summer of 1994 indicated that 17% or 127 of the neighborhood's structures were historic and "architecturally interesting."

During the summer of 1995 another survey was conducted to identify buildings with architectural integrity (intact siding, windows, doors, porches, few additions) and by architectural style. The following architectural styles were identified in the KeyStone neighborhood: Foursquare, Cape Cod, Bungalow, Victorian, Tudor, Vernacular, Colonial or Spanish Revival, Prairie School, Ranch and Gothic or Romanesque Revival. Out of those structures deemed significant, the percentage of style breakdown is as follows:

<i>Significant Styles</i>	<i>Percent</i>	<i>Total</i>
Foursquare	21.0%	28
Cape Cod	18.8%	25
Bungalow	15.0%	20
Victorian	12.8%	17
Tudor	8.3%	11
Vernacular	7.5%	10
Colonial Revival / Spanish Revival	6.8%	9
Prairie School	5.3%	7
Ranch	3.0%	4
Gothic / Romanesque Revival	1.5%	2

Some outstanding examples of KeyStone historic architecture are displayed on the next two pages.





*The omnipresent
Foursquare style is shown
off here at 711 43rd Street.*



*618 45th Street is an
outstanding example of a
small Victorian cottage.*





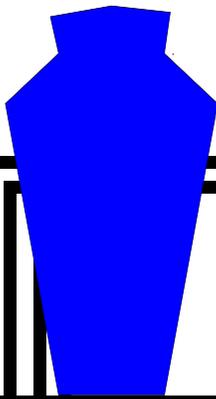
This stucco bungalow at 845 43rd Street is one of the gems of KeyStone.

This streetscape in the 1300 block of 45th Street highlights some of the wonderful brick Tudor homes in Parkview.



Goal: Promote interest in KeyStone history, architecture and preservation.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Create neighborhood walking tour brochures.	✘					Rock Island Preservation Commission
Sponsor Old House Workshop in KeyStone neighborhood.		✘				Rock Island Preservation Society
Support thematic landmark nomination of exemplary area Foursquare houses.			✘			KeyStone Neighborhood Association, Rock Island Preservation Commission
Begin newsletter column about KeyStone history, architecture, preservation and restoration techniques.	✘	✘	✘	✘	✘	KeyStone Neighborhood Newsletter
Educate residents about appropriate rehabilitation techniques through public meetings and seminars, such as a porch restoration workshop.			✘			KeyStone Neighborhood Association, Rock Island Preservation Society, Rock Island Preservation Commission
Identify and approve areas of KeyStone as potential historic district(s) for Section 106 Review purposes for use of CDBG funds.	✘					City of Rock Island, Rock Island Preservation Commission





KEY-ING ON

THEMES

**NEIGHBORHOOD
COHESIVENESS**

**INFORMATION: 31
GOAL AND STRATEGIES: 32**





NEIGHBORHOOD COHESIVENESS

The Community Caring Conference was instrumental in helping with early organization for the KeyStone Neighborhood Steering Committee. It assisted with leafleting and early issues identification, along with assistance to form a board of directors and by-laws. Today there are four active Community Caring Conference (CCC) Block Clubs in the neighborhood. Each block club has a captain who coordinates activities and disseminates information. The CCC also has separate committees related to youth, crime and community development.

The KeyStone Neighborhood Steering Committee has been in existence since the spring of 1994. The first board of directors were elected at that time and by-laws were established. KeyStone is organized on the basis of six sub-areas, all of which are represented on the board of directors. The six sub-areas are: Columbia Park, Fairview, Edgewood Park, Brook's Grove, College Heights and Parkview. Please see the map on page 17 and the Neighborhood Organization section beginning on page 16 for more information concerning the KeyStone Neighborhood Steering Committee and their many activities.

Though organization and awareness have come a long way in the KeyStone neighborhood since 1994, residents still feel that cohesiveness and continuing to promote common goals is important. In fact, residents rated "better feeling of cohesiveness" as goal number eleven at their goal-setting meeting. Several activities have already been initiated to create better cohesiveness, including the East End Neighborhood Fair, a summer potluck, brochure development, and neighborhood clean-ups. Other cohesiveness activities are listed on the next page.

Cohesiveness is important to KeyStone, in large part because of the diverse and transient population in the neighborhood. Getting to know and work with neighbors will be a major step toward completing successful projects.



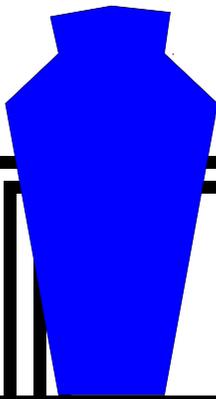
The East End Neighborhood Fair is an important event held annually that helps build neighborhood cohesiveness. Activities are planned to attract all age groups. The children's games are always popular.



Goal: Create better feeling of cohesiveness between residents in KeyStone neighborhood.

Action Strategy	1996	1997	1998	1999	2000	Implementors
Continue T-shirts, newsletter, potlucks, East End Neighborhood Fair.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association, KeyStone Residents, Institutions and Organizations that Serve KeyStone
Involve new people as organizers, committee chairs for certain projects or events to increase participation, rotate responsibilities and avoid burn-out.	✘	✘	✘	✘		KeyStone Neighborhood Association
Start a Welcome Basket program.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Tap into resources/people of Longfellow School for joint projects.	✘		✘		✘	KeyStone Neighborhood Association, Longfellow School
Initiate street standards to identify KeyStone boundaries.	✘					KeyStone Neighborhood Association
Devise group volunteer activities, such as clean-ups, Longfellow School beautification, etc.		✘		✘		KeyStone Neighborhood Association, Augustana Volunteer Groups
Hold block parties and utilize personal contacts/invitations to get renters and students involved.	✘	✘	✘	✘	✘	KeyStone Residents
Reserve a position on the KeyStone Neighborhood Steering Committee for an Augustana student.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association, Augustana College (identify student)





KEY-ING ON

THEMES

HOUSING

INFORMATION: 35-41
GOALS AND STRATEGIES: 42-44





HOUSING

1990 KeyStone Housing Census Statistics

- ◆ 871 Total Housing Units
- ◆ Neighborhood Contains 4.9% of the City's Total Housing Units
- ◆ 50% Owner-Occupied
- ◆ 41% Renter-Occupied
- ◆ 9% Vacant Housing Units
- ◆ 67% Single-Family Units (17% Rental)
- ◆ 9% Decrease in Housing Units from 1970 to 1990
- ◆ Owner-Occupied Housing Decreased 15% from 1970 to 1990
- ◆ Renter-Occupied Housing Decreased 4% from 1970 to 1990
- ◆ Most Homeowners Purchased Between 1970 and 1979
- ◆ Median Monthly Rent: \$269 (Range: \$154 - \$675)
- ◆ 47% of Rental Households Have Housing Costs at 30% or More of Income
- ◆ 14% of Owner-Occupied Households Have Housing Costs at 30% or More of Income

1994 Building Condition

A building condition survey was conducted in the summer of 1994 that included all structures (residential and non-residential) in the KeyStone neighborhood. Components of buildings surveyed included: roofs, chimneys, fascia/eaves, gutters and downspouts, walls, windows and doors, main porches, foundations, house walks, premises, sidewalks, curbs and accessory buildings. The last three components are not included in the overall evaluations of the buildings.

The surveyors found that there are 1165 buildings in the KeyStone neighborhood. Of that total, 700 are primary structures and 465 are accessory buildings. Approximately 86% of the structures surveyed were residential.

The condition breakdown of primary structures is as follows:

Good = 68%

Fair = 31%

Poor = 1%

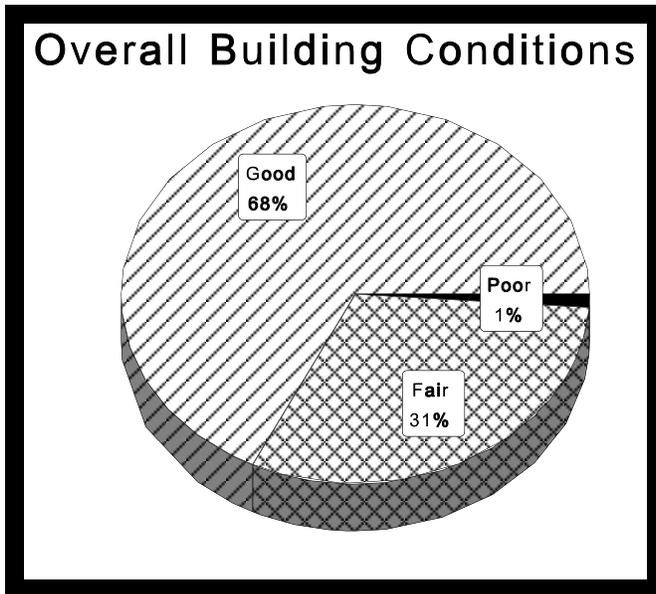
Deteriorated = 0%

Overall, the building condition in KeyStone is good.

KeyStone property components in the best (good) condition are: foundations (96%); house walks (86%) and chimneys (86%).

Property elements in poor or deteriorated condition were: gutters and downspouts (24%); curbs (18%); and sidewalks (15%).





Those property components most in need of attention are the following: gutters and downspouts, curbs, sidewalks, accessory buildings, roofs, porches and house walks.

Condition maps showing individual properties are attached in the Appendix on pages 109 to 116.

Comparison to 1982 Building Conditions

Areas of deterioration in the past 14 years have mainly been between 7th and 9th Avenues and the area south of Lincoln Park and west of Alleman High School. From 1982 to 1994 approximately 180 buildings went from standard to fair condition, which is 26% of the KeyStone building stock. It is important to note, however, that the survey techniques in 1982 and 1994 were not identical. During that

same time period, approximately 15 buildings were upgraded from fair to good condition; these were mainly located between 5th and 7th Avenues.

City Housing Activities 1972-1994

City government involvement in housing activities began in 1972 with focus neighborhoods and subsequently evolved into Community Development Block Grant programs based in the Neighborhood Strategy Area (NSA). Use of city housing rehabilitation has been limited in the KeyStone neighborhood. Very little of the KeyStone neighborhood is in the NSA, where these funds can be used. Since 1972, 33 properties in the KeyStone neighborhood have benefited from the city's CDBG programs, as compared to 262 in the Douglas Park neighborhood. Seventeen of those KeyStone properties were located south of the NSA, and were all emergency or roof programs or a now-defunct rental rehabilitation program that was not tied to the current NSA boundaries. KeyStone always has the least benefit in terms of number of cases and dollars spent; KeyStone also has the smallest area represented as a neighborhood in the NSA.

In general, houses have remained in good or fair condition some years after the rehabilitation. Studies in the other neighborhoods have shown that use of city programs does arrest deterioration as compared to nearby properties that do not undergo city-funded rehabilitation.

Neighborhood Strategy Area Boundaries

The KeyStone block group 228.001 (the area south of 7th Avenue) is part of an area eligible for Neighborhood Strategy Area expansion because of the median income of the area, which has 57.4% of the households with incomes below \$27,265. However, this part of neighborhood just barely qualifies. It was a goal of the neighborhood residents to explore NSA expansion. Some strategies related to that are listed in the strategy chart at the end of this section. Other areas of the city will also be assessed for NSA expansion. Please see the map on page 135 of the Appendix section for current boundaries of the Neighborhood Strategy Area.



Housing Rehabilitation Programs

Since the City of Rock Island has long been interested in the welfare of its older neighborhoods, a number of housing rehabilitation programs targeted to property owners in the NSA have been created. The programs offered to residents are usually based on income and family size according to federal guidelines. Programs offered range from full rehabilitation to limited repairs and home ownership opportunities. Emergency programs are not based on NSA limitations, but are available city-wide to income-qualifying applicants. Currently there are ten different programs available and structured in various ways to meet the financial needs of applicants. Some are low interest loans, while others are rebates.

The City of Rock Island also has two programs for housing rehabilitation not based on income. These include the property tax rebate for abandoned homes and the rehabilitation rebate for property improvements.

There are several non-profit organizations also involved in housing rehabilitation in the city. These include Breach Menders, Project NOW, Hearts and Hammers, and Rock Island Economic Growth Corporation. Project NOW and Hearts and Hammers will work in the KeyStone neighborhood because they have no specific targeted area. The Rock Island Economic Growth Corporation will explore forming closer ties with KeyStone as a target area during 1996. All of these organizations offer a variety of rehabilitation and home ownership programs to people of different income levels.

Residential Sales Prices

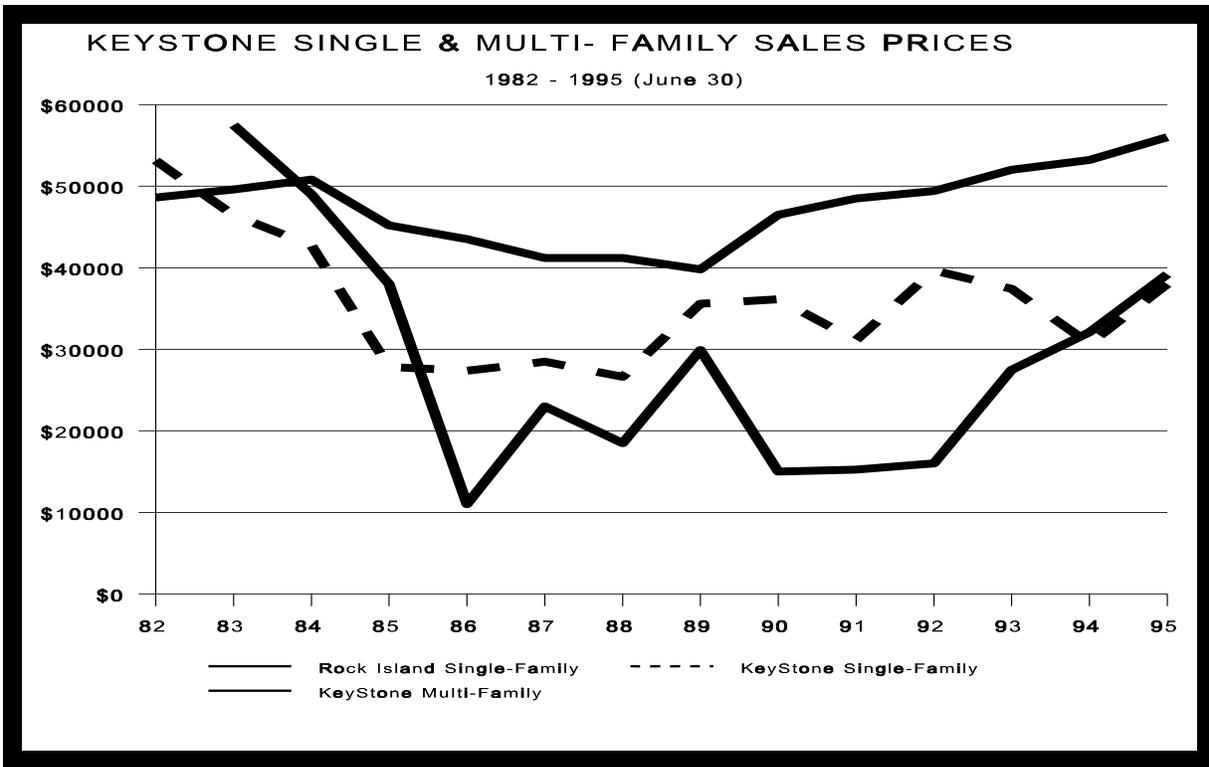
From 1982 to 1994, the KeyStone area averaged 15 single-family and multi-family houses each year listed and sold through the Illinois Quad City Realtors Association. Average single-family sales prices in the neighborhood started out in 1982 above the Rock Island average, but plummeted as Farmall began to close, dropping to their lowest levels from 1985 to 1988. Residential sales prices in KeyStone have not recovered from that drop; they are still \$17,000 to \$22,000 below the Rock Island average. However, not until 1993 did Rock Island's city-wide average residential sales prices recover to the pre-1984 levels. Over the years, the difference in city-wide and KeyStone sales prices has averaged \$11,728.



Average Single-Family Residential Sales Prices 1982 - June 30, 1995			
Year	Rock Island	KeyStone	Difference
1995	\$56000	\$37986	\$18015
1994	53200	30710	22490
1993	52000	37408	14592
1992	49400	39688	9712
1991	48500	31113	17387
1990	46500	36135	10365
1989	39800	35577	4223
1988	41200	26630	14570
1987	41200	28474	12726
1986	43500	27386	16114
1985	45200	27857	17343
1984	50800	42745	8055
1983	49600	46461	3139
1982	48600	53133	+4533

KeyStone's multi-family residential sales prices are quite erratic, ranging from upper \$50,000s to about \$10,000. Multi-family residential prices in the other neighborhoods also are very erratic. Multi-family residential sales prices in KeyStone were lower than average single-family sales prices from 1986 to 1993.





Mortgage and Home Improvement Lending in KeyStone

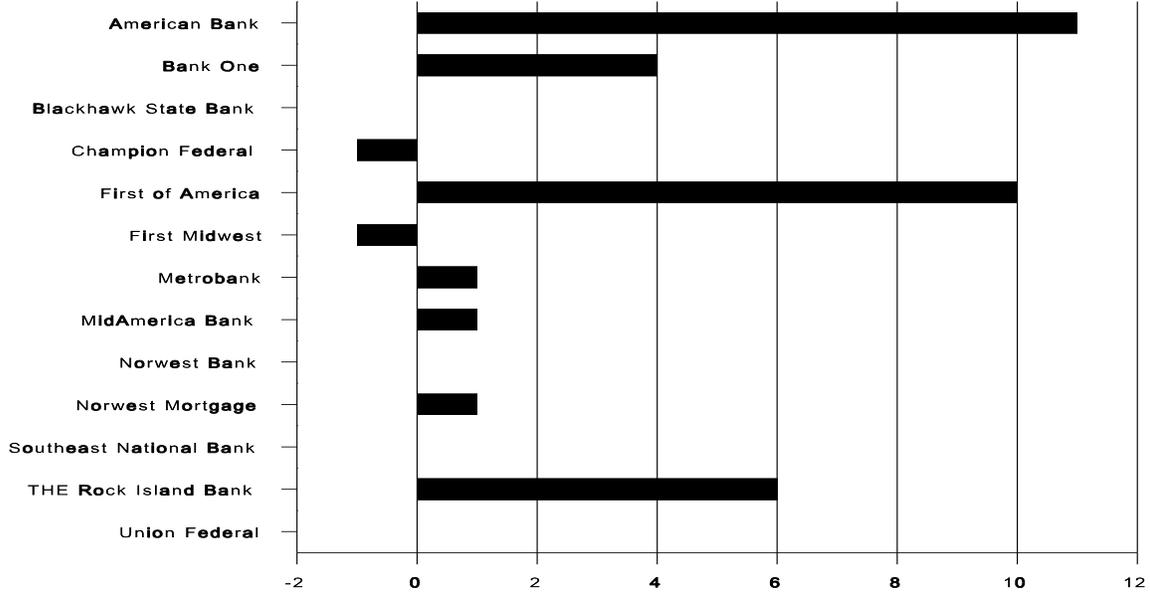
Census tracts 227 and 228 include the KeyStone area, although both tracts extend more to the west. From 1990 to 1993, there were 53 loans made in census tract 227 and 358 loans made in census tract 228. Census tract 228 ranked fifth out of the sixteen Rock Island tracts for loans originated; census tract 227 ranked 12th. Census tract 227 generates 1% of loans originated city-wide; that figure is 9% for CT228. The majority of loans made in the two census tracts are home purchase loans.

Please see the Appendix on page 117 for a census map and pages 123 to 125 for complete tables of Rock Island lending activity, both loans originated and loans denied, with the KeyStone census tracts highlighted. The graph on the next page contains aggregate lending (loans originated minus loans denied) from 1990 to 1993 by major area lending institutions for the two census tracts in KeyStone.



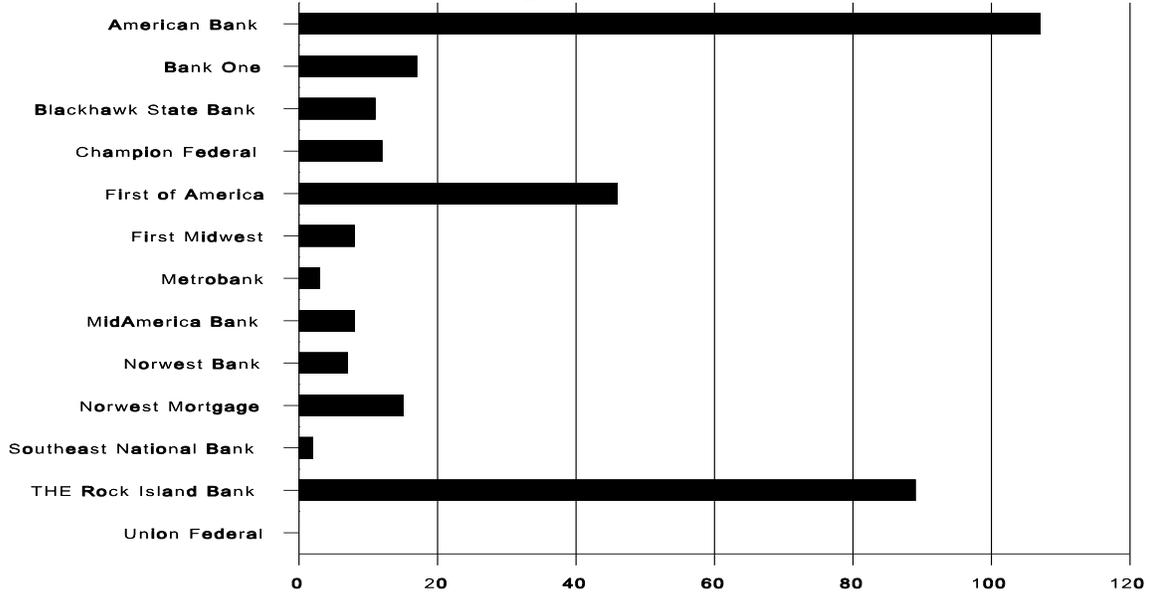
Aggregate Lending Census Tract 227

1990 - 1993 (Loans Originated Minus Loans Denied)



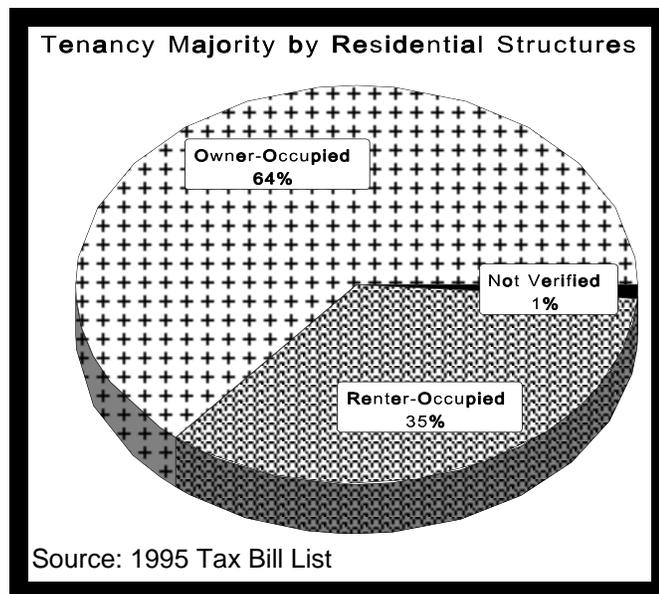
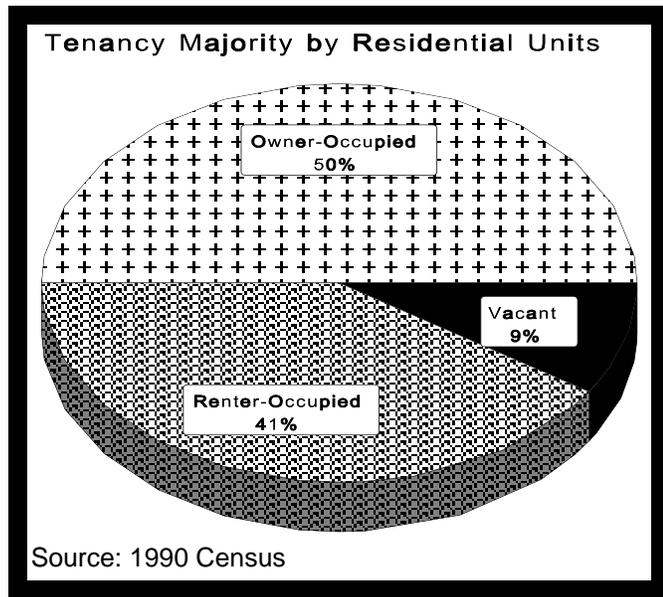
Aggregate Lending Census Tract 228

1990 - 1993 (Loans Originated Minus Loans Denied)



Residential Property Ownership

While the majority of both properties and housing units continue to be owner-occupied, renter-occupied housing units are increasing in proportion in the neighborhood. The 1990 census shows that 50% of the housing units are owner-occupied, 41% are renter-occupied and 9% are vacant. Those figures were 54% owner-occupied, 39% renter-occupied and 7% vacant in 1970. An analysis of property ownership from 1995 tax bill information indicates that 64% of KeyStone properties are owner-occupied, 35% renter-occupied and 1% not verified. Please note that the census measures units, while the tax bill measures structures.



Goal: Expand city housing programs.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Expand NSA to include section of KeyStone from 7th Avenue to 14th Avenue.		✘				City of Rock Island
Mail housing program information to properties in poor and lower scored fair condition.	✘					City of Rock Island
Continue availability of property improvement rebate program with no income guidelines.	✘	✘	✘	✘	✘	City of Rock Island
Target "key" properties identified by KeyStone/City committee for rehabilitation needs and maximum impact. Work with owners to accomplish improvements.			✘			City of Rock Island
Promote existing Supplemental Rehabilitation Loan program (3% interest rate) as the best method to convert former multi-family residences back to single-family use.		✘	✘	✘	✘	City of Rock Island
Create housing rehabilitation program for \$1000 rebate on repair to the following: porches, gutters and downspouts, accessory buildings, and roofs. NSA expansion required.		✘	✘	✘		City of Rock Island

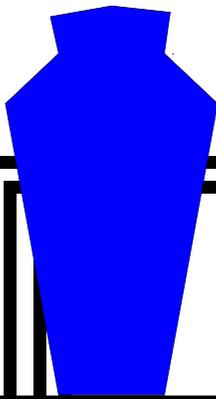
Goal: Promote owner-occupied housing and appropriate financing.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Keep current with First Time Homebuyers Programs.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association through United Way InfoLink
Educate area renters on ways to save for and finance a home.	✘			✘		Rock Island Housing Agencies
Create a shared-risk mortgage loan pool for lending in distressed neighborhoods.		✘				New not-for-profit organization made up of area lending institutions, municipalities and community organizations representing distressed neighborhoods
Work with three banks that do most lending in KeyStone (American Bank, THE Rock Island Bank and First of America) to create and promote new homebuyer programs for KeyStone.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Create a type of lease-to-buy program through an arrangement between the landlord, renter and bank trust to set aside a period of rents for purchase.		✘				Financial Institutions Community Reinvestment Group, Rock Island Economic Growth Corporation
Volunteer neighborhood association members for the community boards of local banks.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association



Promote better image at Longfellow School by connecting with school administration and P.T.A.	✘		✘		✘	KeyStone Neighborhood Association, KeyStone Residents, Longfellow School, Longfellow P.T.A.
Work with realtors to promote single-family rather than multi-family residential sales.		✘		✘		KeyStone Neighborhood Association
Advertise the fact that KeyStone single-family residential sales prices are consistently higher than multi-family sales prices.		✘	✘	✘	✘	KeyStone Neighborhood Association
Provide KeyStone marketing material to realtors and schools (Augustana, Alleman, Longfellow).	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Host house tour in KeyStone for realtors and bankers.		✘			✘	KeyStone Neighborhood Association and Rock Island Economic Growth Corporation
Support Project NOW homeownership programs and grant applications.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association and City of Rock Island
Add KeyStone neighborhood as target area for homeownership programs.	✘	✘	✘	✘	✘	Rock Island Economic Growth Corporation
Target, purchase and renovate one house per year for single-family ownership, focusing on eliminating problem properties or in blocks transitional for owner-occupancy majorities.		✘	✘	✘	✘	New Housing Corporation Set up Under Auspices of KeyStone Neighborhood Association
Profile families of varying levels of income and their adventures in rehabilitation in KeyStone newsletter and other media. Turn housing rehabilitation into a fun activity for the whole family.	✘		✘		✘	KeyStone Neighborhood Association

Goal: Promote rehabilitation programs for vacant properties.						
<i>Action Strategy</i>	<i>1996</i>	<i>1997</i>	<i>1998</i>	<i>1999</i>	<i>2000</i>	<i>Implementors</i>
Demolish 634 42nd Street in next demolition round.	✘					City of Rock Island
Advertise property tax rebate for abandoned homes rehabilitated for residential use.		✘		✘		City of Rock Island
Broker the buying and selling of vacant lots for useful purposes.				✘		City of Rock Island





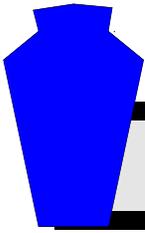
KEY-ING ON

THEMES

**PROPERTY
IMPROVEMENT**

INFORMATION: 47
GOALS AND STRATEGIES: 48-50





PROPERTY IMPROVEMENT

Property improvement is obviously a key theme for the KeyStone neighborhood. Topics related to property improvement and maintenance were listed in four major top 15 goals. Property improvement themes also run through most of the other goals listed, especially those related to housing, infrastructure and land use. Property improvement goals received high rankings:

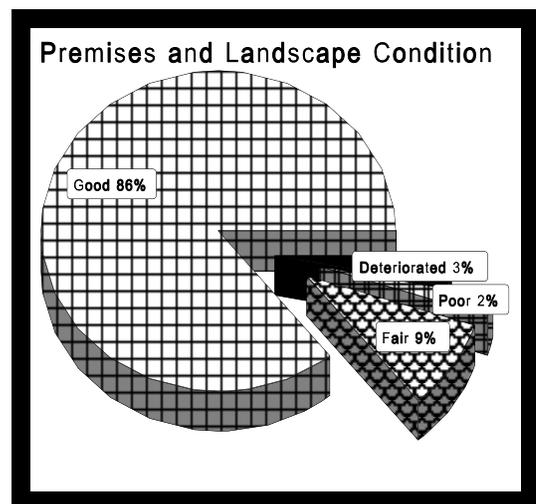
2. Better enforcement of city ordinances and better information to residents
3. Mandatory inspection of all rental properties using unrelated group family guidelines.
5. Positive incentives to fix up properties.
6. Make property owners more responsible for upkeep of their property.

To review, building conditions in the neighborhood are mostly good, but nearly one third are fair. However, there are very few poor or deteriorated structures in KeyStone.

Premises conditions, unfortunately, did not rank quite so well. There are 28 properties in the KeyStone neighborhood with poor or deteriorated premises condition. The majority of these properties (18) are single family residential. Five percent of the neighborhood properties have poor or deteriorated premises condition. To receive a poor premises ranking, a property usually will have an abandoned automobile on site or other large items of trash, such as appliances.

Many property condition complaints fall into the realm of nuisances. Normally, nuisance ordinances are handled by city staff on a complaint basis. People may call in nuisances anonymously, or they may leave their name. If the complainant leaves his or her name, then a short response is generated by mail regarding the status of the complaint and how staff is resolving the issue. Most nuisances will take a minimum of seven days to resolve, and often much longer depending on the responsiveness of the property owner or the nature of the nuisance. In some cases, the Public Works Department will eventually eradicate the nuisance.

Various publications have been prepared identifying nuisances, ordinances controlling nuisances and phone numbers to call for information or complaints. Studies regarding mandatory rental inspection have also been conducted.



Goal: Better enforcement of city ordinances and better dissemination of information to residents

<i>Action Strategy</i>	<i>1996</i>	<i>1997</i>	<i>1998</i>	<i>1999</i>	<i>2000</i>	<i>Implementors</i>
Promptly make calls regarding nuisance and housing code infractions to appropriate city department.	✘	✘	✘	✘	✘	KeyStone residents
Review nuisance ordinances to determine possibility of changing compliance time frames and fines.	✘					City of Rock Island
File nuisance lawsuit action in conjunction with impacted resident(s).		✘	✘	✘	✘	KeyStone Neighborhood Association
Make neighborhood association aware of pending trial or code officer hearings where testimony by adjacent residents could persuade or have an impact on judicial decisions. Mail code hearing schedule to neighborhood associations in impacted neighborhoods.	✘	✘	✘	✘	✘	City of Rock Island
Sweep neighborhood for nuisance violations on a quarterly basis and prioritize the violations.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association and KeyStone Residents
Immediately inform landlords when chronic noise, disturbance or nuisance violations are occurring on their property, day or night.	✘	✘	✘	✘	✘	KeyStone Residents
Create magnets listing nuisance problems and phone numbers to call to complain.			✘			Rock Island Clean and Beautiful
Advertise availability of special pick-up services and nuisance complaint phone numbers in neighborhood newsletter.	✘		✘		✘	KeyStone Neighborhood Association
Include garbage pick-up day, nuisance phone sheet, Welcome brochure, etc. in neighborhood welcome basket for all new renters and property owners.			✘			KeyStone Neighborhood Association
Institute bi-annual training for all city staff who are frequently in the neighborhoods (inspectors, refuse collectors, water meter readers, zoning enforcement officer, police officers, etc) to record and report severe infractions they see on their daily routine to encourage a more proactive approach to enforcement.		✘	✘	✘	✘	City of Rock Island
Add full-time, seasonal nuisance inspector to staff for the busy March - November period.		✘				City of Rock Island



Goal: Mandatory reinspection of problem rental properties.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Utilize selective enforcement of rental property inspections on those properties with current violations or future violations, and subject the properties to subsequent mandatory reinspections for one to five years based on weighted point system regarding severity of violations.		✘	✘	✘	✘	City of Rock Island with Support of KeyStone Residents
Revisit idea of mandatory inspection of all rental property after five year trial period of selective enforcement. (Year 2001).					✘	City of Rock Island

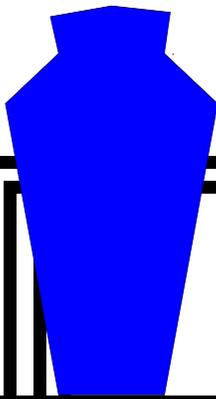
Goal: Create positive incentives to improve property maintenance						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Continue neighborhood beautification awards.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Publicize the neighborhood's ideal and definition of beautification.	✘		✘		✘	KeyStone Neighborhood Newsletter
Send personal notes to residents where there has been noticeable improvement or an interesting/creative landscape or building change.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Provide free design or contractor consultation with experienced and talented neighbors for decorating, yard and building improvements.		✘		✘		KeyStone Neighborhood Association and Newsletter
Sponsor building and yard maintenance seminars in neighborhood with guest speakers and experts.	✘		✘		✘	KeyStone Neighborhood Association in conjunction with other agencies
Continue Property Improvement Rebate Program with no income limits.	✘	✘	✘	✘	✘	City of Rock Island
Utilize Yard Brigade for yard work and maintenance (targeted specifically to older neighborhoods.)	✘	✘				KeyStone Residents and Rock Island Economic Growth Corporation
Provide list of youths willing to assist with planting, raking, mowing, trimming, etc. and who may have their own yard equipment.	✘	✘	✘	✘	✘	KeyStone Neighborhood Newsletter and Neighborhood Youth
Nominate KeyStone properties for city-wide beautification awards.	✘	✘	✘	✘	✘	KeyStone Residents
Publish landscaping information, such as right time to plant, prune, etc. in neighborhood newsletter.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association
Create tool library, including lawn mowers, for Augustana students at the college's facilities		✘				Augustana College, Community Relations



management center.						Committee
Target the yards in most need of attention on one weekend of the year for a concentrated volunteer clean-up and improvement effort, making a celebration out of the event, complete with catchy title, such as Keep KeyStone Klean, Free Labor Day or KeyStone Kops Klean-Up.		✘	✘	✘	✘	KeyStone Neighborhood Association

Goal: Make property owners more responsible for upkeep of their property						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Report nuisance and property violations to the City of Rock Island.	✘	✘	✘	✘	✘	KeyStone residents
Encourage norm of property maintenance, perhaps by volunteering to clean/upgrade property in certain circumstances.		✘		✘		KeyStone residents
Pursue enforcement of nuisance and trash violations with tenants as well as landlords in some circumstances through code hearing officer process.		✘				City of Rock Island
Continue landlord workshops, with emphasis on property maintenance, tenant screening, lease writing, etc.	✘		✘		✘	Rock Island Economic Growth Corporation
Adopt a maintenance covenant in sub-areas of KeyStone that set up property maintenance standards and fines for infractions.			✘	✘		KeyStone Neighborhood Association
Set up tenant information forum and make Tenant's Handbook available.		✘			✘	Prairie State Legal Services





KEY-ING ON

THEMES

LAND

USE

INFORMATION: 53-58
GOALS AND STRATEGIES: 59-60

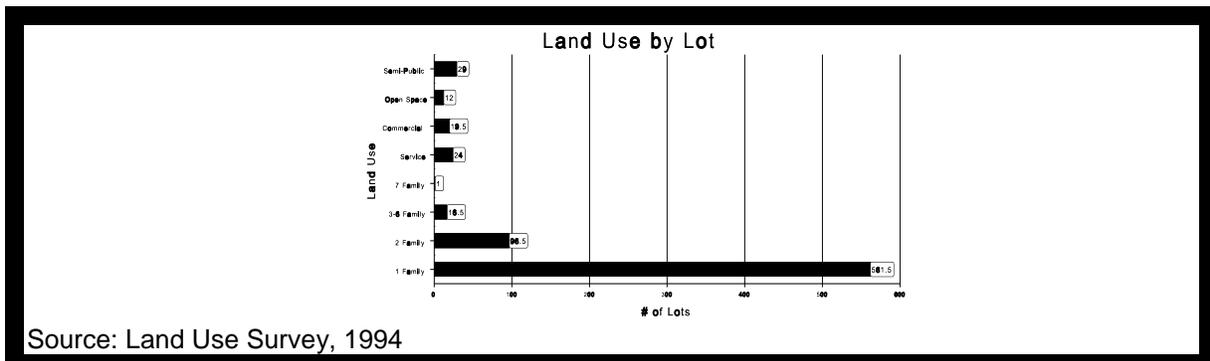




LAND USE

Single-family residential land uses dominate the KeyStone neighborhood. Multi-family housing is also interspersed throughout the neighborhood, but concentrated along the 7th Avenue, 44th Street and 38th Street corridors. There is also a substantial amount of industrial and commercial land use on the northern edge of the neighborhood. Commercial and service land uses are present along 14th Avenue. There are very few vacant buildings or vacant lots.

A complete set of land use maps are offered in the Appendix on pages 126 to 133. The land use breakdown is as follows:



Land Use Changes Since 1982

Changes in land use since 1982 have been mainly in terms of residential density. From 1982 to 1994 there were 46 structures converted to a higher density residential use. The vast majority of these were conversions of single family residences to duplexes. However, from 1982 to 1994 there were 27 structures that decreased in density, usually from two-family to single-family. There has been a net gain of about 19 multi-family structures in KeyStone since 1982.

Future Land Use

The future land use plan for the KeyStone neighborhood shows the area to largely be a mix of high density, medium density and low density residential. The industrial and business areas are also expected to remain the same. The future land use map mostly follows existing zoning, except for the area between 5th and 7th Avenues. This area is currently zoned R3, but is targeted in the future land use map for high density residential. Several changes to the future land use map are proposed in the goals and strategies of this section. There is a strong interest on the part of KeyStone residents participating in the planning process to move the neighborhood toward more stable single-family residential land uses and zoning. The encroachment of multi-family land use has been steady and significant in the past decade. Please



see the future land use map that was adopted in 1986 on the next page. The map on page 57 indicates the proposed changes.

KeyStone Zoning

The majority of the KeyStone neighborhood is zoned R3 (one and two family residence district), although there are substantial portions of R2 (one family residence district), business and industrial zoning. There are also various locations of R4 (one to six family residence district) in the neighborhood, usually around more densely used residential structures. Please see the zoning map on page 58.

Non-Conforming Uses

Most non-conforming uses are a result of the zoning district being established subsequent to the creation of the use. These uses are allowed to continue to exist unless the use is abandoned (or not actively marketed for rental or sale) for more than one year or the facility is more than 50% damaged by a calamity. There are 31 non-conforming uses in the KeyStone neighborhood. Fifteen of those non-conforming uses are residences located in industrial or business districts. Fourteen non-conforming uses are residences with more than two units in an R3 district. Two uses are services located in an R3 district.

Unrelated Group Family Uses

Unrelated group family uses are a fairly new regulation, dating from April 1991. In summary, the ordinance restricts more than three unrelated people to live in a single dwelling and maintain a common household. Existing unrelated group family uses were allowed to continue, provided they received administrative approval. The approval procedure involved inspection by the housing code inspector and zoning enforcement officer, where such things as life safety items and parking provisions were checked. Re-application must be made every two years by the owner of the unrelated group family use dwelling. Newly established unrelated group family uses cannot be located within 300 feet of another existing unrelated group family use. Two parking spaces per unit are required. Enforcement of this ordinance is done on a calendar schedule for approval renewals and on a complaint basis for illegally established unrelated group family uses.

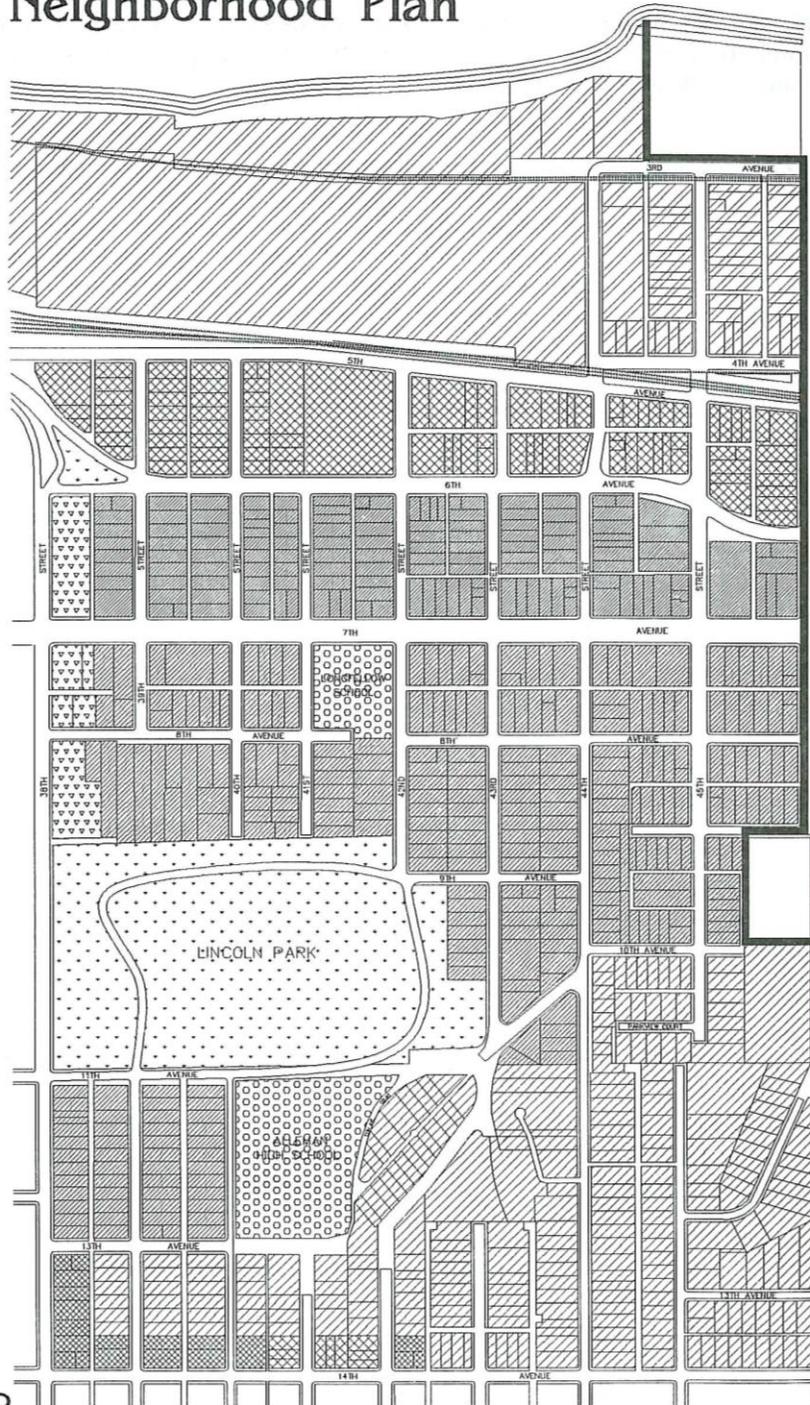
There are six approved unrelated group family uses in the KeyStone neighborhood. Their locations are keyed in the zoning map. Most unrelated group family uses are located west of Augustana College.



KEYSTONE Neighborhood Plan

FUTURE LAND USE MAP

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  PARKS
-  COMMUNITY COMMERCIAL
-  PUBLIC/SEMI-PUBLIC
-  OFFICES/SERVICES
-  HEAVY INDUSTRIAL
-  TRANSITIONAL



PREPARED BY: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION

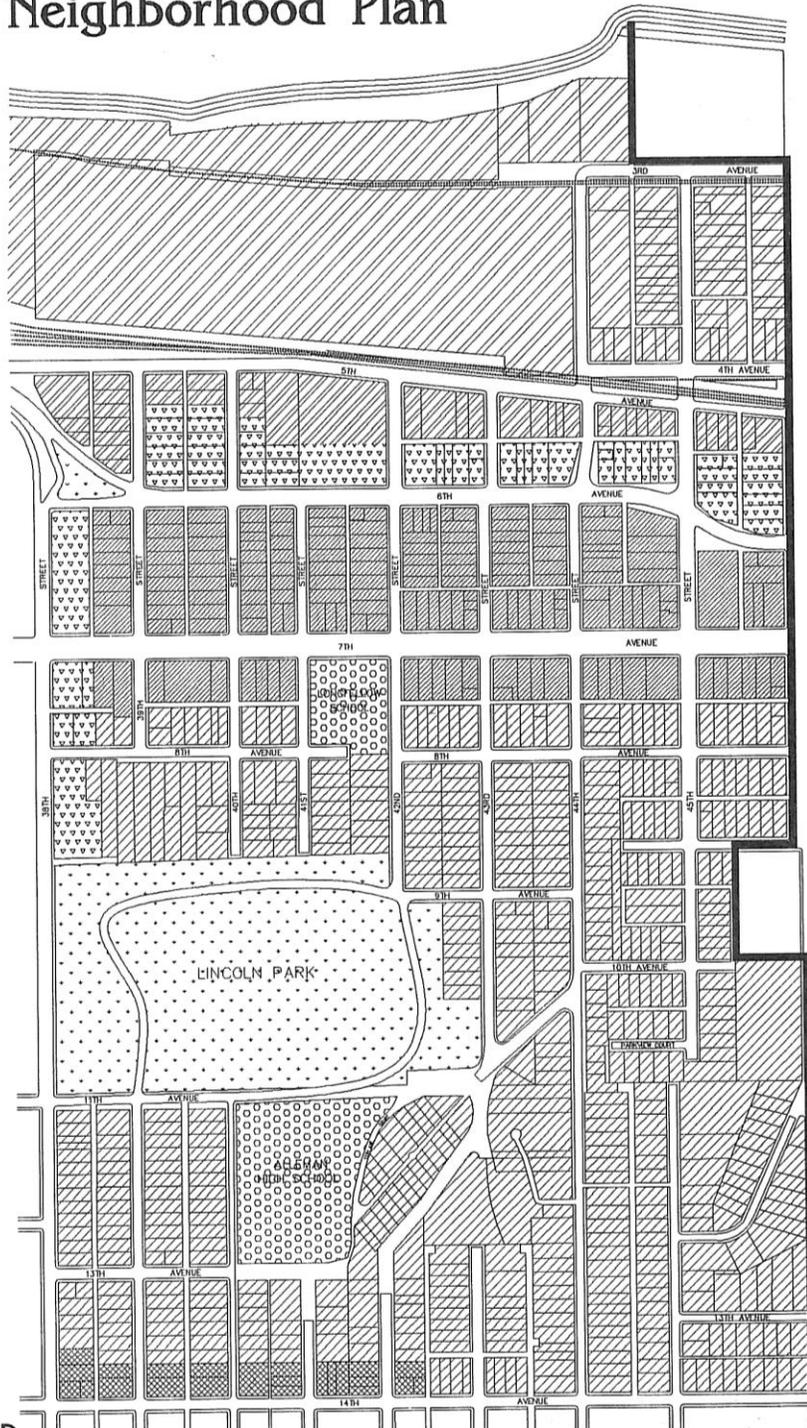
MAY 1995



KEYSTONE Neighborhood Plan

FUTURE LAND USE MAP -RECOMMENDED REVISIONS

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  PARKS
-  COMMUNITY COMMERCIAL
-  PUBLIC/SEMI-PUBLIC
-  OFFICES/SERVICES
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL



**CITY of
ROCK ISLAND**

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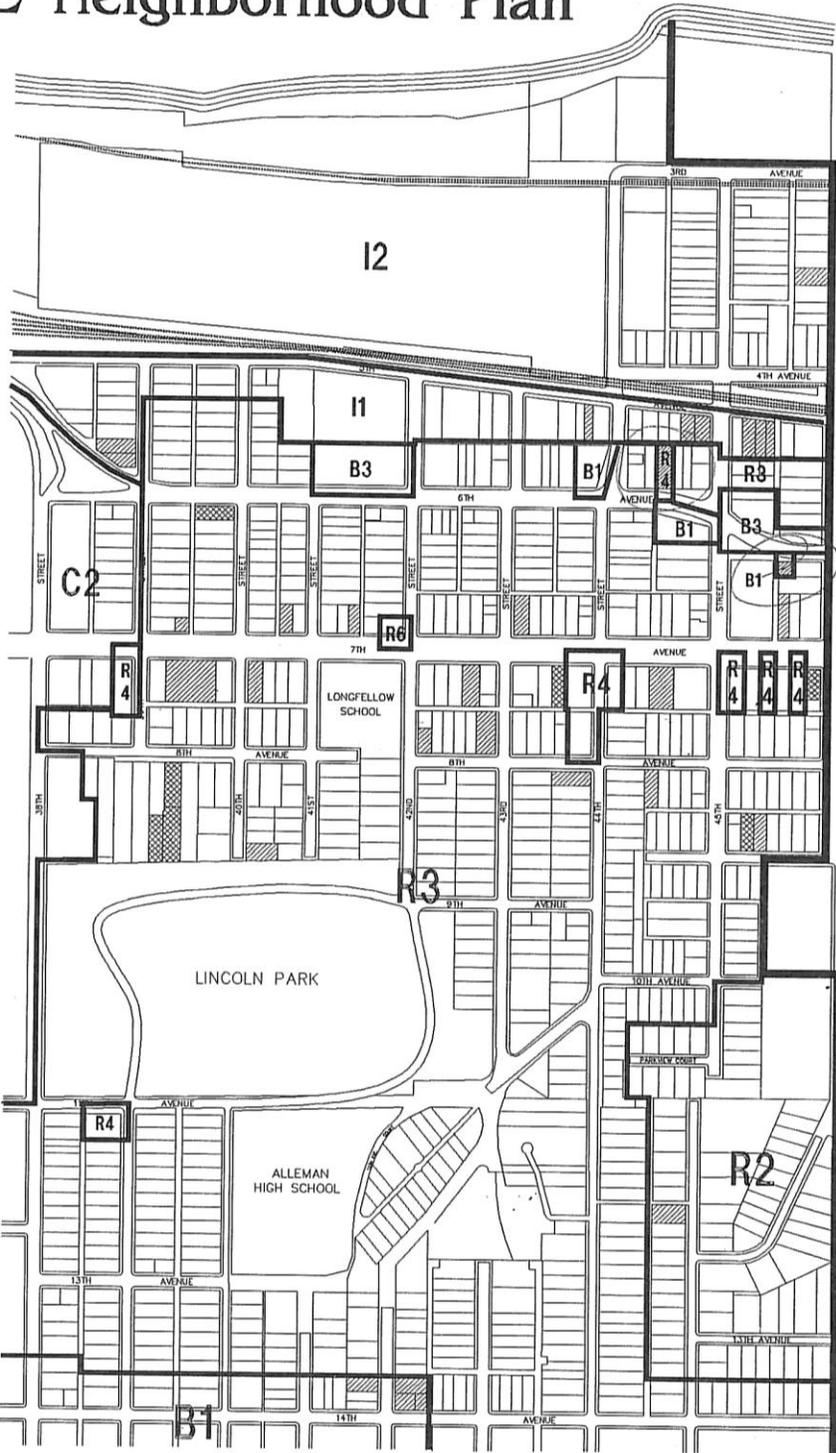
DECEMBER 1995



KEYSTONE Neighborhood Plan

ZONING

- R2 ONE FAMILY RESIDENTIAL
- R3 ONE AND TWO FAMILY RESIDENTIAL
- R4 ONE TO SIX FAMILY RESIDENTIAL
- R6 MULTI-FAMILY RESIDENTIAL
- B1 NEIGHBORHOOD BUSINESS
- B3 GENERAL BUSINESS
- I1 LIGHT INDUSTRIAL
- I2 GENERAL INDUSTRIAL
- C2 COLLEGE AND UNIVERSITY
-  NON-CONFORMING USES
-  SPOT ZONING FOR MISMATCHED USE
-  UNRELATED GROUP FAMILY USES



PREPARED BY: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION

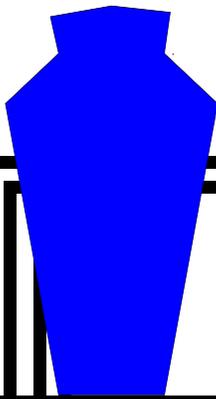
MAY 1995



Goal: Stabilize the neighborhood through one and two family zoning						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Investigate the potential to downzone one R-4 district and one B-1 district identified as mismatched uses.	✘					City of Rock Island, Planning Commission
Amend future land use map to show transitional areas as Light Industrial and Offices/Services (5th and 6th Avenues split where existing I-1 and R-3 zoning lines are) and Community Commercial (14th Avenue).	✘					City of Rock Island, Planning Commission
Amend future land use map to show residential between 14th Avenue and the alley just south of 7th Avenue to be low-density.	✘					City of Rock Island, Planning Commission
Amend future land use map to show residential between alley south of 7th Avenue and 6th Avenue to be medium-density.	✘					City of Rock Island, Planning Commission
Amend future land use map to show 1300 block of 38th Street to be Low-Density Residential rather than Community Commercial, except the three lots already zoned B-1.	✘					City of Rock Island, Planning Commission

Goal: Enforce unrelated group family ordinance						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Educate residents that they must contact the city zoning enforcement officer with violation complaints.	✘		✘		✘	KeyStone Neighborhood Association
Amend on-site parking requirements to one per bedroom, without stacked parking in driveways fulfilling the requirement.		✘				City of Rock Island
Annually provide list of authorized unrelated group family addresses to Augustana Director of Residential Life for all off-campus release students, informing students they could be evicted if their landlord is found to be in violation of the ordinance.	✘	✘	✘	✘	✘	City of Rock Island, Augustana College
Change revocation of unrelated group family use authorization to be for violation of <u>any</u> six city codes in a 24 month period, but not to exceed three in a 12 month period. Track violations automatically through the Special Action Request and police reporting systems at the time of the two-year reinspections.		✘	✘	✘	✘	City of Rock Island
Obtain list of landlords who rent to Augustana students from Student Services at the college, and send letter explaining the unrelated group family ordinance requirements to these landlords.		✘	✘	✘	✘	City of Rock Island, Augustana College





KEY-ING ON

THEMES

**INFRASTRUCTURE
AND
PARKING**

**INFORMATION: 63-67
GOALS AND STRATEGIES: 68-70**





INFRASTRUCTURE AND PARKING

Streets and Alleys Condition

Overall, the street and alley condition in the KeyStone area is good to fair. Block by block items evaluated included drainage, patches, cracking, pot holes, rutting, corrugating, joint deterioration, spalling and slab settlement. The roads were rated good, fair or poor using a scoring system. The score was allowed to vary depending on the type of pavement.

The streets and alleys in the KeyStone area are constructed of four types of paving materials: concrete, asphalt, brick and gravel. Most of the streets are asphalt and concrete. However, there are also a number of brick streets. Most of the alleys are constructed of concrete. Upgrading the quality of local streets and alleys is accomplished by special assessment of the property owners along the roadway to be improved.

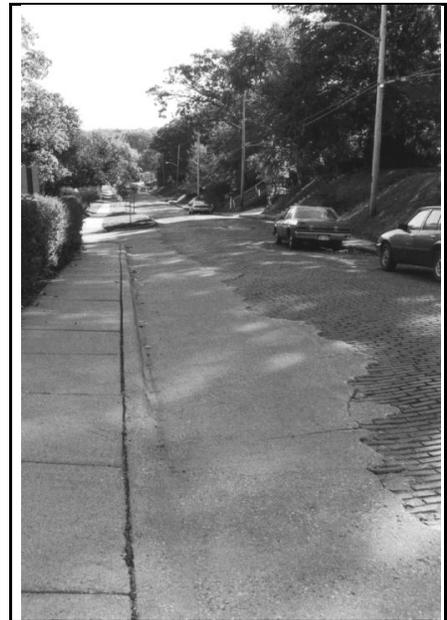
KeyStone has a higher percentage of streets and alleys in poor condition. Most other neighborhoods have one to three streets and four to six alleys in poor condition. KeyStone has 10 streets and 10 alleys in poor condition. Please see the map on the next page for the locations of those streets.

Brick Streets

There are 17 blocks of brick streets in the KeyStone neighborhood. This is the highest number of any of the planning neighborhoods analyzed up to this point. The KeyStone brick streets were constructed between 1916 and 1921.

The city has enacted a Brick Streets Plan, which ranks the condition, quality and integrity of brick streets and sets parameters for whether or not patches to the street must be replaced in brick or may be patched with asphalt or concrete. The brick streets in KeyStone are ranked in the following ways:

- 41st Street, 6th to 7th Avenue - Category 2
- 42nd Street, 6th to 7th Avenue - Category 2
- 43rd Street, 6th to 7th Avenue - Category 2
- 10th Avenue, 43rd to 45th Streets - Category 2
- 13th Avenue, 43rd to 45th Street - Category 2
- 41st Street, 7th Avenue to Lincoln Park - Category 3



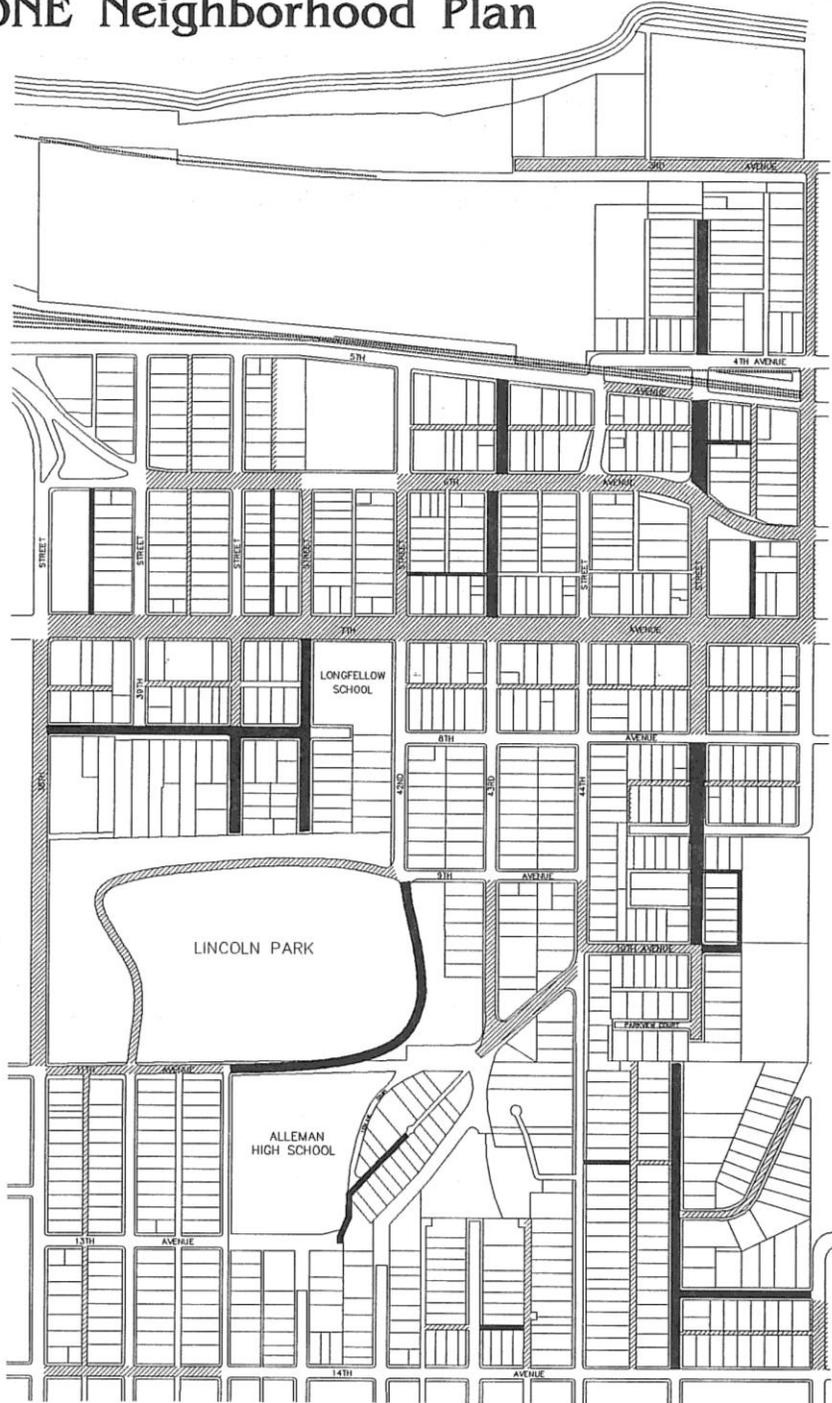
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Eighth Avenue is a category 4 brick street and the worst stretch of road in KeyStone.



KEYSTONE Neighborhood Plan

STREET/ ALLEY CONDITIONS

-  GOOD CONDITION
-  FAIR CONDITION
-  POOR CONDITION



PREPARED BY: CITY OF ROCK ISLAND PLANNING AND REDEVELOPMENT DIVISION

AUGUST 1994



45th Street, 5th Avenue to 10th Avenue - Category 3
8th Avenue, 38th to 41st Street - Category 4
46th Street, 13th to 14th Avenues - Category 4

Category 2 streets require that when future work that would disturb the surface of the street is done, the bricks should be replaced and the disturbed areas restored to their former appearance. Category 3 streets are reviewed and commented on by the Preservation Commission to determine if brick or another type of material would be suitable for patches. Category 4 streets have no historic value and are not candidates for preservation.

Sidewalk and Curb Condition

Overall, sidewalk condition in the neighborhood is good or fair. However, 14% of the sidewalks are in poor or deteriorated condition. Curbs are in worse condition, with 18% rated as poor or deteriorated. Curbs and sidewalks are in worse condition than in the other targeted neighborhoods of Broadway, Chicago, Douglas Park and Longview.

Poor or deteriorated sidewalks are interspersed throughout the neighborhood, although relatively few are in the southeast corner of the neighborhood. The highest concentration of poor condition sidewalks seem to be along the 600 blocks of 39th and 40th Streets. The entire length of 8th Avenue has sidewalks in spotty places that are in poor condition.

Deteriorated curbs are much more concentrated. The need for better curbing can be identified in the following areas:

1100 block of 39th Street
1100 block of 40th Street
45th Street from Parkview Court to 14th Avenue
8th Avenue from 38th Street to 43rd Street
700 and 800 blocks of 42nd Street
900 block of 43rd Street

Replacement or repair of curbs is the responsibility of the property owner.

Streetlights

The city's streetlight policy states that residential lighting should have a 400 foot separation, while the separation on arterial streets with commercial uses should typically have a 100 to 300 foot separation. The policy also notes that the intent of street lighting is not to deter crime on private property, and that any such benefit is auxiliary to the purpose.

A distance analysis shows that four locations could use some further study to determine if a street light is needed.

12th Avenue (45 St. - end) - 600 ft.
41st Street (11- 13 Aves.) - 640 ft.
42nd Street (6 -7 Aves.) - 520 ft.
42nd Street (8 - 9 Aves.) - 470 ft.



KEYSTONE Neighborhood Plan

PUBLIC SIDEWALK CONDITION

 POOR

 DETERIORATED

STREET CURBS CONDITION

 POOR
OR
DETERIORATED

SOURCE: 1994 BUILDING
CONDITION SURVEY



**CITY of
ROCK ISLAND**

PREPARED BY: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION

JUNE 1995



Intersection Accidents

Intersection accident levels average 0.9 per intersection in the KeyStone neighborhood. In a ten year period (1985 - 1994) there were 617 accidents, 104 injuries, 50 hit and runs and no fatalities. There is an average of 62 accidents per year within the neighborhood boundaries. The KeyStone intersection accident rate is on the low side of the neighborhood studies to date.

Intersections in KeyStone with the highest accident rates are:

1. 38th Street and 7th Avenue (7.6/yr.)
2. 38th Street and 14th Avenue (6.7/yr.)
3. 44th Street and 7th Avenue (6.2/yr.)
4. 41st Street and 14th Avenue (4.2/yr.)
5. 44th Street and 14th Avenue (3.9/yr.)

Traffic Levels

Most traffic count locations in KeyStone show a slight increase in traffic from 1960 to 1992. However, there has been a decrease in traffic from the 1975 figures, which tend to be the highest counts, probably due to the booming employment at the Farmall Plant. Traffic on 38th Street, 6th Avenue and 7th Avenue has dropped since 1975, but traffic on 44th Street has risen about 15%. Traffic on 14th Avenue has been very consistent over the past 35 years. Higher street classifications correspond directly with higher traffic volumes.

Public Transportation

Routes 10 and 57 of MetroLink run through the KeyStone neighborhood. Route 10 is the main transportation to Downtown Moline and ultimately to Southpark Mall. Route 57 serves 14th Avenue businesses. These routes cover 6th Avenue, 7th Avenue and 14th Avenue.

Parking

Parking has been identified by the opinion survey conducted in October 1994, the issues identification meeting and the goal setting meeting to be a key topic for the neighborhood. Those areas most frequently cited as having parking issues include: Lion's Club, Alleman High School, 14th Avenue, Augustana College and Lincoln Park.

Several strategies were identified to deal with site-specific parking problems and parking problems in general as they stem from multi-family or non-residential uses. Most parking issues will require a closer look at ordinances regulating parking or will result in specific requests to the city's Traffic Engineering Committee.



The 1300 block of 13th Avenue has a chronic problem due to the proximity of Alleman High School.



Goal: Repair streets, sidewalks, curbs and boulevards						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Inform residents along "poor" condition streets and alleys about petition procedure for listing in the Capital Improvements Plan. Local street and alley improvements are special assessments to adjacent property owners.	✘				✘	Petition information - City of Rock Island; petition completion - KeyStone residents
Inform residents of 50/50 Sidewalk Repair program offered by the City of Rock Island.	✘					KeyStone Neighborhood Newsletter
Target some of the KeyStone CDBG funds to a 50/50 Sidewalk or Curb Repair program for income-eligible property owners.		✘				City of Rock Island
Explore improvements specifically to 11th Avenue where it runs through Lincoln Park.	✘					City of Rock Island
Create a neighborhood committee to survey those sidewalks indicated to be in poor or deteriorated condition from the 1994 building condition survey to create a complaint list for Public Works of those sidewalks appearing to meet the 3/4" hazardous requirement.		✘				KeyStone Neighborhood Association

Goal: Improve lighting in KeyStone Neighborhood						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Analyze four most distant streetlight situations as identified during the planning process. Recommend street light installation if warranted.		✘				City of Rock Island
Inform residents of security light installation procedures. Use newsletter and sponsor Mid-American Energy Company representative at neighborhood meetings.		✘				KeyStone Neighborhood Association and Block Clubs

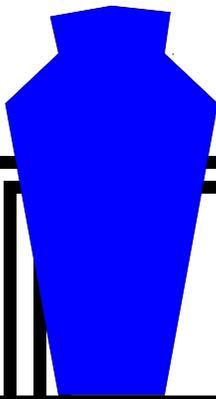
Goal: Maintain sidewalks cleared of snow, bushes, weeds, leaves, etc.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Contact Public Works if a sidewalk seems to be hazardous to pedestrian traffic due to overgrown vegetation.	✘	✘	✘	✘	✘	KeyStone residents and neighborhood newsletter
Use peer pressure from neighbors to set a standard for sidewalk maintenance.	✘	✘	✘	✘	✘	KeyStone residents and neighborhood newsletter
Set up a call list of neighborhood youth willing to shovel, rake, mow or weed for a small fee and publicize in newsletter.	✘	✘	✘	✘	✘	KeyStone Neighborhood Association



Goal: Control parking on narrow streets and in congested areas

Action Strategy	1996	1997	1998	1999	2000	Implementors
Undertake a comprehensive review of off-street parking requirements in the zoning ordinance, including places of assembly, businesses, multi-family uses and unrelated group family uses. Explore potential for a five-year retroactive requirement.		✘				City of Rock Island, Planning Commission
Offer parking to Alleman students at Lincoln Park cinder lot off 42nd Street and 8th Avenue.	✘					City of Rock Island, Alleman High School
Offer incentives to students to car-pool, use more distant lots, utilize public transportation or set up a remote parking system.		✘	✘			Alleman High School
Explore establishing a city parking lot for businesses on the south side of 14th Avenue.					✘	City of Rock Island, Hilltop Business Association
Set up remote shuttle for Bingo players at the Lion's Club from Quad City Industrial Center.		✘				Lion's Club
Improve communication between zoning enforcement and building permit system for establishment of multi-family uses and parking requirements.		✘				City of Rock Island
Review duplexes established since 1982 using land use surveys and building permits to establish validity, then pursue parking requirements. Seven year statute of limitation.	✘					City of Rock Island
Inform residents of residential parking procedures on narrow streets with identified parking problems.	✘	✘	✘			City of Rock Island, KeyStone Residents, Traffic Engineering Committee
Establish no parking on north side and residential parking only on south side of 4300 block of 8th Avenue.	✘					KeyStone Residents, City of Rock Island, and Traffic Engineering Committee
Explore eventual parking improvements with landscaped edges along 7th Avenue to coincide with future resurfacing of street.					✘	City of Rock Island, State of Illinois (Probable 20 year time frame)





KEY-ING ON

THEMES

**AUGUSTANA
COLLEGE**

**INFORMATION: 73-75
GOAL AND STRATEGIES: 76**



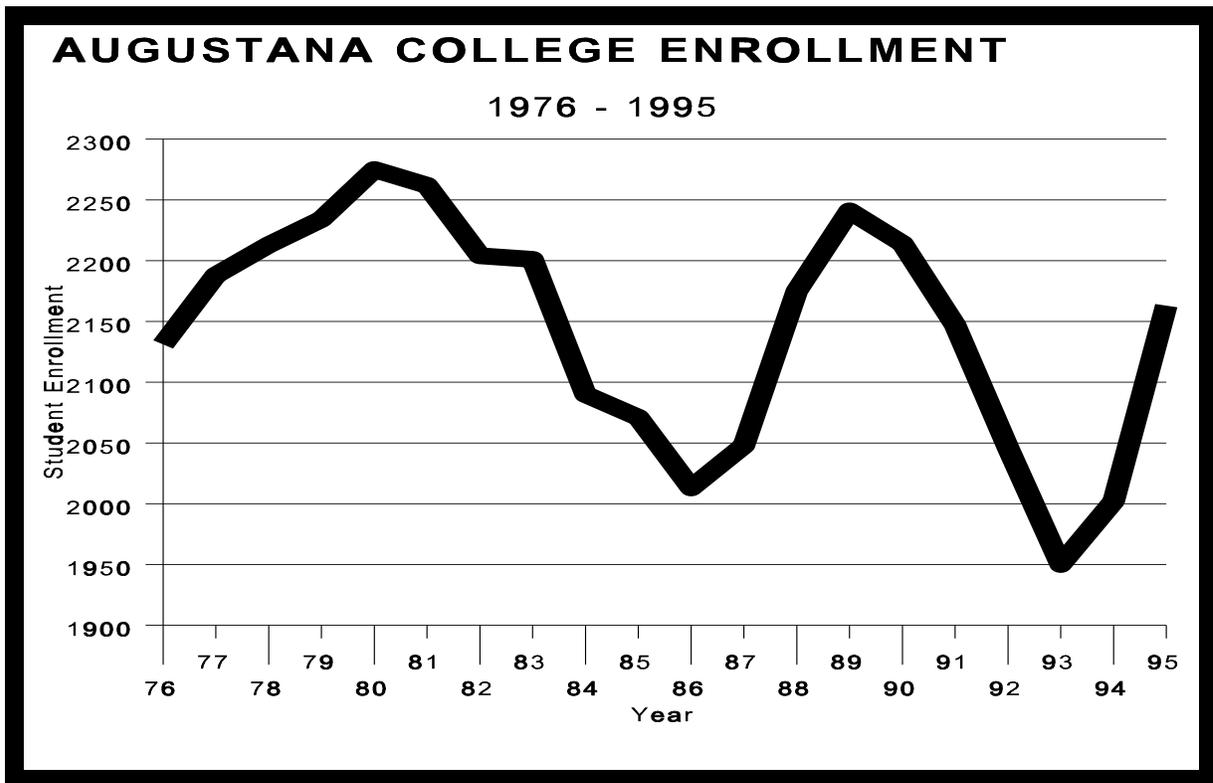


AUGUSTANA COLLEGE

Augustana College is located just on the western border of the KeyStone neighborhood. It's academic, cultural and student life greatly impact the KeyStone neighborhood. Annually, about 300 students are released from campus residence halls to live mostly in the surrounding neighborhoods. Many students make their homes in KeyStone for one or two years, and the addition of this young, transient population to the neighborhood creates some interesting opportunities and challenges.

Augustana College Enrollment and Admissions Goals

Augustana College's enrollment has been constant between 1900 and 2300 students since 1976. The average enrollment over that 19 year period is 2142 students. Since 1992, enrollment has been a little below average. Peak enrollment years were from 1979 to 1981 and 1989 to 1990. Enrollment for 1995 was also high. Student enrollment is expected to remain somewhere between 2000 and 2200 students over the next five years.



College-Owned Residences

There are 17 residences owned by Augustana College. Nine of those properties are leased to students and eight are leased to the public. Some of those residences are multi-unit or are unrelated group family uses. Three college-owned residences are located in the KeyStone neighborhood. All of those residences are in the vicinity of 39th Street and 6th and 7th Avenues.

Student Population in KeyStone

In 1994-95 there were 23 total properties in KeyStone rented to students. Those 23 rental properties made up a total of 32 rental units.

The Dean of Students Office maintains a list of college students and where they are housed. Students' landlord addresses will also be part of a data list the college will maintain.

Phone numbers and home community (or parents') phone numbers are maintained as part of general directory information, and may be obtained by asking for the college's directory assistance at 794-7000.

Students want to live near the college, and the availability of rental housing may be a limiting factor in students opting to move off-campus.

Community Relations Committee

The Community Relations Committee was made up of college administration, students, Rock Island community members, the Rock Island Planning and Redevelopment Division and the Rock Island Police Department. The committee was formed to respond to neighborhood, community and college needs and conflicts. Though active in the initial years of its existence, the committee faltered for a lack of business at meetings, and after several such meetings was discontinued.

College Building Plans

Augustana will be constructing a science facility in the course of the next three years. Although many different concepts are tossed around, there are no definite plans for further construction during the decade. Donations for specific uses, such as a theater, could change building plans. Some of the higher priorities for facilities include: computer/math building; facilities management garage; art/theater/performing arts building; and residence halls.

There are a variety of architectural plans for residence halls, ranging from traditional halls, to apartment or townhouse arrangements. There has even been some discussion of private management of student housing.

Mr. John Kindschuh, Senior Vice President at Augustana College, explained the planning approach as dynamic. Changing resources and campus needs impact the vision. Augustana College does not have a blueprint or any written documents outlining future plans.

Expansion plans for Augustana probably do not include much land east of 38th Street. The only vulnerable areas appear to be the block surrounding Sorensen Hall and the Foss House at 3808 8th Avenue, which is in poor condition. The Foss House site could possibly be leveled for parking, but is unlikely to be utilized for residential or academic uses.

Potential residence hall locations could be the in the Slough Path area or just south of Andreen Hall off 38th Street. Another location could be the St. Mary of the Angels property if it were to ever become available for purchase.



Roughly, master plan land use for Augustana College would indicate progressive levels of use as the campus moved from the hilltop to the flat area near 5th Avenue. The hilltop ring features residential land use, occupied by Andreen, Erickson and Westerlin residence halls and possible construction of additional student housing. The next tier of buildings are the academic building from the hill crest to 7th Avenue. The next tier are the performing arts, including Centennial Hall and associated uses. The lowest tier, close to 5th Avenue, are the physical education and recreation uses, including Carver P.E. Center, Ericson Field and the ball diamonds and soccer field.

Housing and Off-Campus Release Policies

Seniors are annually released to live off-campus. The off-campus release process for students other than seniors is based upon age. These particular off-campus releases are granted at the end of July. It is strongly recommended that no students sign leases for off-campus houses until their off-campus or commuter release status has been officially confirmed in writing by the Residential Life office. Students who choose to live in off-campus housing without official, written permission from the College to do so, will be billed for both room and board.

Students with extraordinary medical or financial needs are sometimes approved for release through the Director of Residential Life.

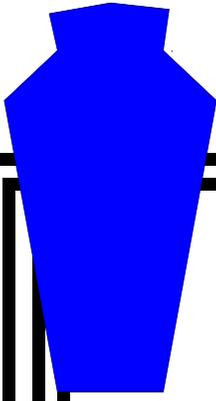
Student Behavior

Augustana regulates student behavior through enforcement of the Augustana Code of Social Conduct through the Student Judiciary Board. Code number 17 is about the only regulation that applies to off-campus behavior. It has been the policy of the college that off-campus students are adults and must abide by the ordinances and laws that other citizens must, and these are the enforcement methods best utilized. However, when there are resident or community complaints about an off-campus student to the Dean of Student Services, a letter is generated to the student reminding him or her of his/her responsibility to behave with decorum in the community and to be a good representative of Augustana College. Second complaints will result in a meeting with the Dean of Student Services office. However, the college maintains a position that off-campus students are adults in the community and the college does not have direct responsibility for their actions.



Goal: Resume activity of Augustana Community Relations Committee.						
Action Strategy	1996	1997	1998	1999	2000	Implementors
Create four member task force to reactivate Augustana Community Relations Committee and set up by-laws.	✘					Augustana College, City of Rock Island, KeyStone Neighborhood Association, Augustana Student
Urge long range land use planning for the college.				✘		Community Relations Committee
Enhance and entice participation for off-campus release workshops through Residence Advisor floor meetings, which will include neighborhood information.		✘	✘	✘	✘	Augustana College, Community Relations Committee, KeyStone Neighborhood Association
Urge residents to introduce themselves and their expectations as neighbors to new off-campus students.	✘	✘	✘	✘	✘	KeyStone Neighborhood Newsletter
Create system where landlords and parents are notified of party complaints.		✘				Community Relations Committee, Rock Island Police Department, Augustana College, RIEGC Landlord Workshop
Inform landlords to utilize faculty references before renting to students.	✘		✘		✘	RIEGC Landlord Workshop, KeyStone Newsletter
Request that tickets be automatically issued to tenants and under age drinkers on third justified call in 12 month period to location of noise/parties.	✘	✘	✘	✘	✘	Community Relations Committee, Rock Island Police Department
Involve students in neighborhood, Longfellow School, Alleman High School through volunteer opportunities.		✘	✘	✘	✘	Augustana Volunteer Center, KeyStone Neighborhood Association
Initiate Neighborhood Orientation Fair for students in College Center.		✘	✘	✘	✘	City of Rock Island, KeyStone Neighborhood Association, Augustana College, Rock Island Clean and Beautiful, etc.





KEYSTONE OPINION SURVEY





OPINION SURVEY

An opinion survey was randomly mailed to 272 KeyStone residents and property owners in October 1994. Topics on the six-page survey ranged from likes and dislikes in the neighborhood to parking, noise problems, Augustana College, businesses and renter/homeowner situations. City services were also ranked by survey respondents. There was a 38% response rate, which is very encouraging given the length of the survey. A total of 103 surveys were returned, with 66 from owner-occupants, 13 from renters, 11 from landlords and 10 from others. A complete copy of the survey questions, with responses and interpretive graphics is attached.

The survey was used as part of the data collection phase, and was one aspect of the many types of data considered when formulating neighborhood strategies. Some general conclusions can be drawn from the survey, in addition to the strength of opinion on certain topics.

Survey Methodology

The survey was mailed to 272 addresses in the KeyStone neighborhood. Those returned unopened were replaced by another address. The 272 addresses provided a 95% confidence level for statistical purposes. The addresses were selected on a random basis. First, a list of all addresses was compiled using the building condition survey done in the summer of 1994. Each separate unit address in the neighborhood was given a numerically ascending number. A random numbers table was then used to select the addresses. Surveys were then mailed out and due back within one month. Self-addressed, stamped envelopes were included so that people were more likely to return the survey. Surveys were coded only by neighborhood sub-area so that responses from parts of KeyStone could be tracked. Otherwise, survey responses were totally anonymous. Investor-owned properties selected on the random basis were 50% split between the landlords and the renters.

Survey Results

Survey results were listed both numerically and by percentage. In most cases the numerical number and the percentage number are very close because there were 103 total surveys returned. Handwritten comments included in the survey by individuals are also included with the results and are shown in italics. However, most emphasis should be given to the actual numerical results.

Interest in neighborhood beautification and property maintenance dominated survey results. Nine questions from the survey dealt in some way with beautification or property maintenance, and repeatedly those issues ranked higher among residents than other concerns such as renter-occupied properties, Augustana College, condition of streets and sidewalks and area businesses. Eighty-five percent of the survey respondents believe that neighborhood beautification is important or very important, and most residents surveyed believe that better property maintenance is the best path to beautification. "General neighborhood beautification" and "exterior improvement of adjacent properties" were the two most selected reasons that would give residents confidence to invest more of their own time and money in their property. These reasons ranked higher than "ability to get higher rents" and "demolition of derelict buildings."



Opinions regarding Augustana College and its impact on the surrounding neighborhood were somewhat more favorable than expected. Sixty-two percent of respondents viewed the relationship between Augustana College and the surrounding neighborhood as positive. However, there was also a strong interest in seeing some accountability of student actions by the college.

Another highlight of the survey included a keen interest in investing time, money and energy into neighborhood improvements. Only nine respondents said they are willing to do nothing to help the neighborhood.

The topic of location, location, location played prominently in people's preferences for living in KeyStone. Location was the number one reason survey participants liked the KeyStone neighborhood. Several handwritten comments in the survey cited proximity to work, the Mississippi River bridges and equidistant Rock Island and Moline downtowns as attractive location aspects of KeyStone.



Responses about property maintenance and beautification were prominent on the survey. This example at 907/09 43rd Street shows a need for attention.



4515 12th Avenue displays a seasonal and family-oriented atmosphere.





City of Rock Island
Planning and Redevelopment Division

KeyStone Opinion Survey Results

Survey Deadline: October 31, 1994

Total Surveys Mailed: 272
 Total Responses: 103
 Response Rate: 38%

<u>Neighborhood Areas</u>	<u>Total Responses</u>	<u>% of Total Mailed to Area</u>
Non-KeyStone (landlords)	17	41
Columbia Park	17	26
Fairview	11	52
Edgewood Park	9	27
Brook's Grove	16	53
College Heights	17	40
Parkview	16	40
	103	

Note: Percentages are based on total number of responses to individual questions.

Handwritten comments are also provided.

1. Have you heard of the KeyStone neighborhood before this survey?

Yes: 72 (71%)
 No: 30 (29%)

2. If you have heard of KeyStone before, how did you learn of the neighborhood? (Mark all that apply)

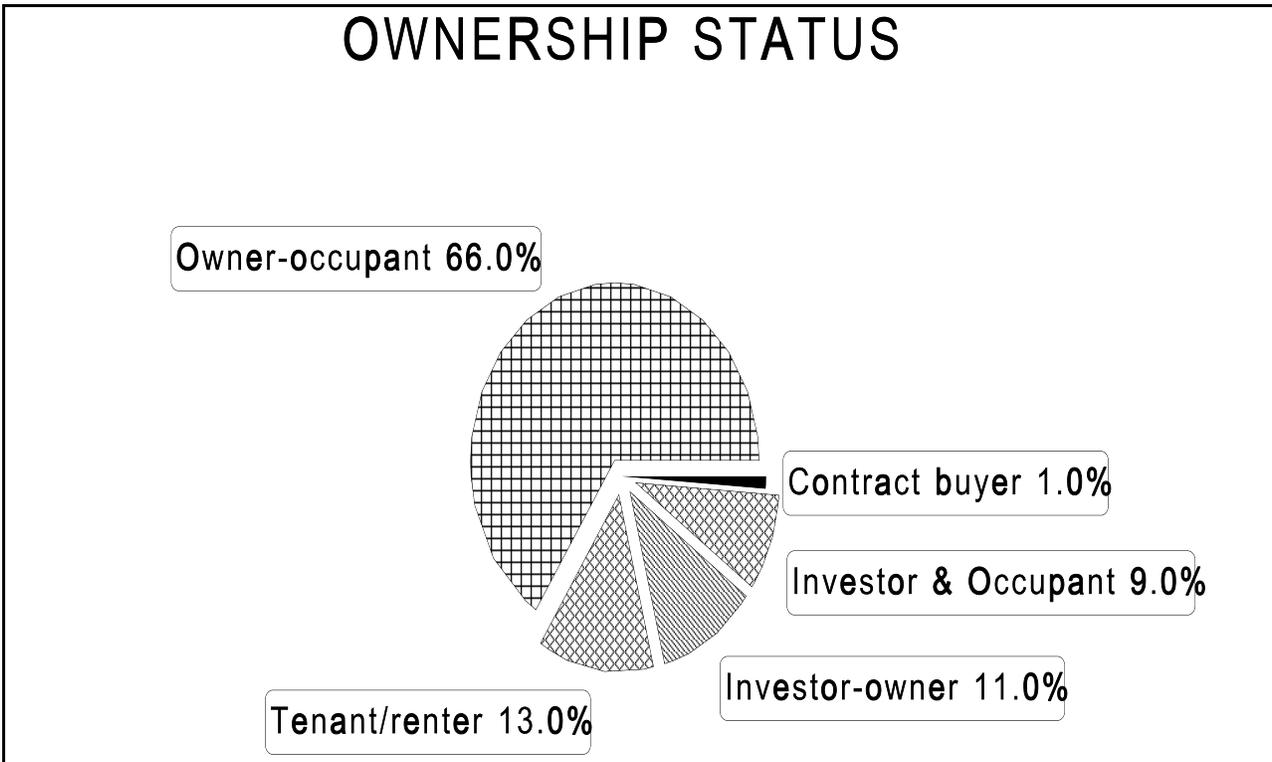
Newsletter: 43
 Neighbor: 28
 Newspaper/media: 25
 Neighborhood fair: 17
 Mail: 13
 Other: 9
 Block club: 7

- *Word of mouth*
- *Friend*
- *St. John's Lutheran Church*
- *Rock Island Township newsletter*
- *Flyer on door*
- *Neighborhood watch meeting*
- *Church bulletin*
- *People keep stuffing things in my mailbox*

- *Flyers from KeyStone Committee*

3. What is your ownership status for property(ies) in the KeyStone neighborhood? (Mark only one)

Owner-occupant:	66	(66%)
Tenant/renter:	13	(13%)
Investor-owner:	11	(11%)
Both investor-owner and owner-occupant:	9	(9%)
Contract buyer:	1	(1%)



4. Do you plan to live or own property in the KeyStone neighborhood for the next five years?

Yes:	68	(68%)
Not sure:	19	(19%)
No:	13	(13%)

5. What do you like about the KeyStone neighborhood? (Mark all that apply)

Location:	60
Affordable housing:	46
Relatively safe and crime free:	44
Neighbors:	42
Access to parks:	41
Proximity to schools:	31
General neighborhood "feel":	30
Proximity to Augustana College:	29
Historical character/architecture:	27
Good place to raise family:	26
Beauty of neighborhood:	24



Proximity to churches:	17
Diversity of people:	16
Other:	13
Neighborhood association:	9

- *Close to work.*
- *Dead end streets.*
- *I really liked it 30 years ago and could have checked all of the above, but I think you mean what do I like today? It's mine and I'm here.*
- *Close to bridges and Ben Butterworth Parkway.*
- *None of the above.*
- *Bought for personal reasons.*
- *My home for 31 years.*
- *Quiet. Not much traffic.*
- *Business opportunity.*
- *Neighborhood feel going straight down the drain.*
- *Moved here over 30 years ago.*
- *Most employees live in area.*
- *Diversity of socio-economic status.*

6. Why did you purchase this property or choose to rent in this neighborhood? (Mark all that apply)

Appropriate price range:	51
Affordable housing:	33
More house for the money:	32
Proximity to work:	31
Wanted to live in Rock Island:	27
Investment opportunity:	22
Proximity to Augustana College:	19
Quality of schools:	18
Quality of neighborhood:	18
Grew up in this neighborhood:	17
Nice neighbors:	16
Found suitable rental situation:	14
Proximity to Moline:	13
Wanted to buy "fixer-upper":	11
Found "dream house":	10
Historic homes:	8
Other:	6

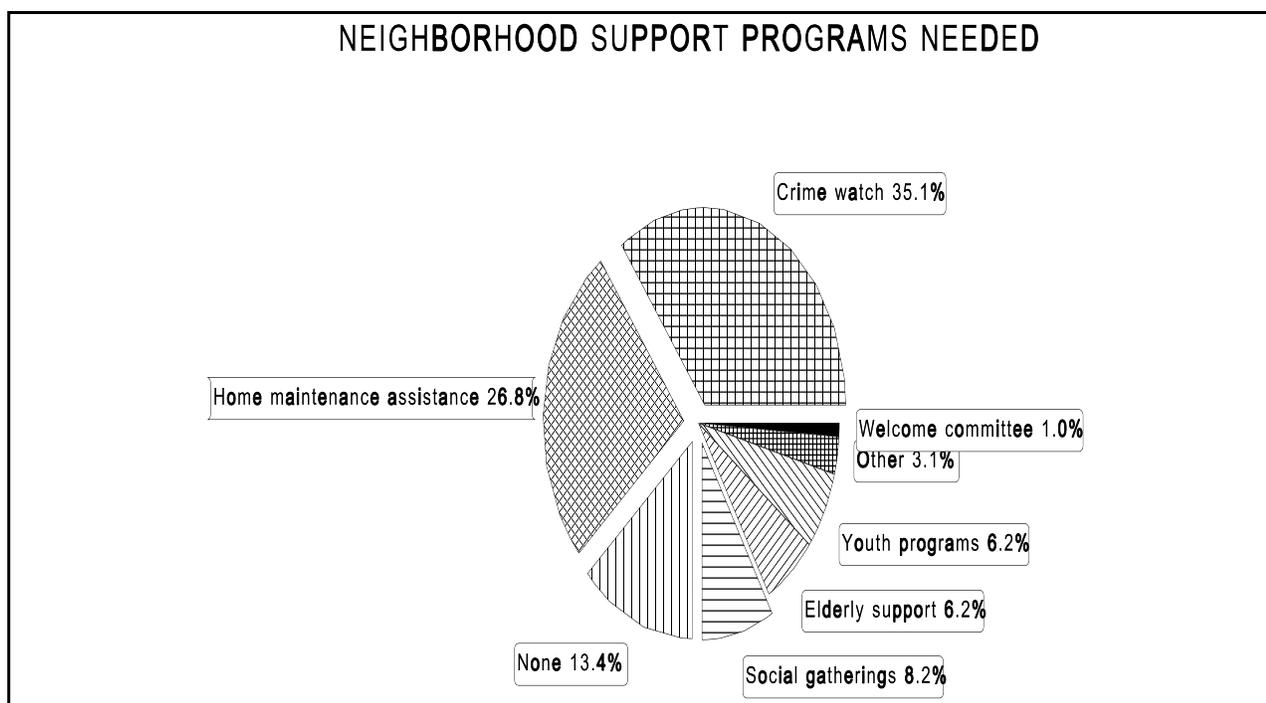
- *Inherited grandfathers's and father's childhood home*
- *Family home since 1905.*
- *House was what I was looking for at that time.*
- *Transportation to Moline and Rock Island by bus.*
- *Family business for over 40 years.*
- *Properties passed to us through estate.*

7. What type of neighborhood support program is most needed? (Mark only one)

Crime watch:	34	(35%)
Home maintenance assistance:	26	(27%)
None needed:	13	(14%)
Social gatherings/block parties:	8	(8%)
Elderly support groups:	6	(6%)
Youth programs:	6	(6%)

Other:	3	(3%)
Welcome Committee:	1	(1%)
Child care:	0	(0%)

- People should watch their kids more.
- Some homes and yards to be cleaned and fixed.
- Home maintenance assistance especially for the ill and elderly.
- Anything that gets the neighborhood together to know each other.
- Accountability from tenant/renter and property owner for condition and maintenance of rental property.
- We need the police to come down with both feet on the gangs and trash that have moved in (especially the last two years). College kids are OK with me.
- Home maintenance assistance for the older people who live in the area.
- Block club.
- Financial assistance on "fixer-uppers."



8. What would give you the confidence, as an owner or renter, to invest more of your time and/or money in this property? (Mark top two choices)

General neighborhood beautification:	31
Exterior improvements of adjacent properties/ better property maintenance:	24
Increase in real estate values:	20
Reduction in investor-owned properties:	11
Demolition of deteriorated buildings:	11
Knowledge others are investing in their properties:	11
Stronger enforcement of city ordinances:	10
Ability to get higher rents:	8
Other:	7
Reduction in multi-family homes:	5
Knowledge of Augustana College expansion plans:	5

- *Change zoning to light commercial.*
- *I already invest time and money in my property.*
- *Exterior improvements of alley garages.*
- *At my age - none.*
- *Personal reasons.*
- *Personal pleasure.*
- *More police in our area.*
- *Strong enforcement by police on gangs and the bad elements that in the last two years have been turning the east end to hell!*
- *Would like to know how many homes Augie owns and rents.*
- *Knowledge that property taxes would not rise every year.*



9. What are you willing to do to help improve the neighborhood? (Mark all that apply)

Improve my grounds maintenance:	48
Beautify through more trees/flowers:	48
Fix up my house exterior:	47
Report/respond to neighborhood problems:	39
Get involved in neighborhood association:	25
Assist others in neighborhood with their maintenance tasks:	14
Nothing:	9
Other:	9

- *Keep my home and yard nice.*
- *I keep my rental property up at all times.*
- *Be friendly.*
- *If City would increase 50/50, I would side duplexes.*
- *A letter or notice should be directed to each property owner stating any maintenance or clean-up problems on their property.*

- *In ill health, so can't do much.*
- *I would like my city councilman to have walk thrus like Mr. Jefferson in the west end and give out tickets when needed.*
- *Will do work we can afford and physically do.*
- *I like the area as is!*

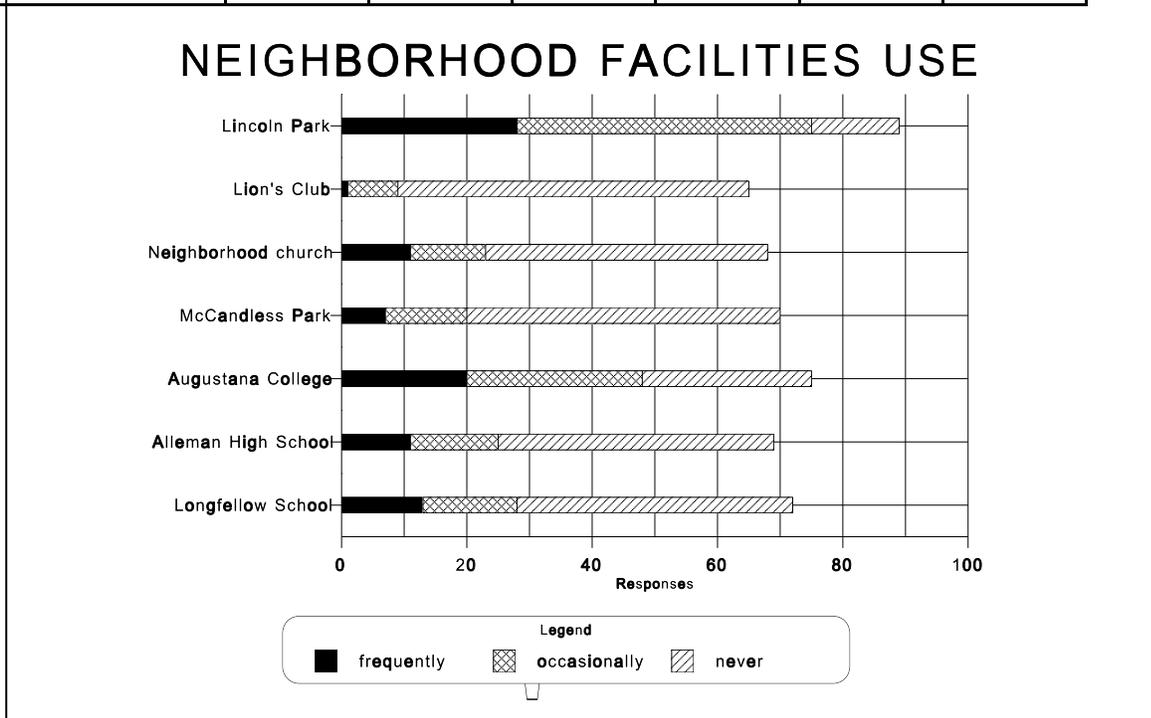
10. Are you interested in participating in sports teams representing KeyStone?

No: 69 (70%)
 Depends on sport: 23 (23%)
 Yes: 7 (7%)

- *Don't think this is a good idea.*

11. How often do you or your family make use of the following educational, religious, recreational or social facilities/opportunities in the neighborhood?

	frequently		occasionally		never	
Longfellow School	13	18%	15	21%	44	61%
Alleman High School	11	16%	14	20%	44	64%
Augustana College	20	27%	28	37%	27	36%
McCandless Park	7	10%	13	19%	50	71%
Neighborhood church	11	16%	12	18%	45	66%
Lion's Club	1	2%	8	12%	56	86%
Lincoln Park	28	31%	47	53%	14	16%



12. What does Lincoln Park mean to you? (Mark all that apply)

Desirable open space: 69
Beauty: 64
Recreation: 58
Source of noise/trouble: 13
Other: 13
Physical barrier: 12

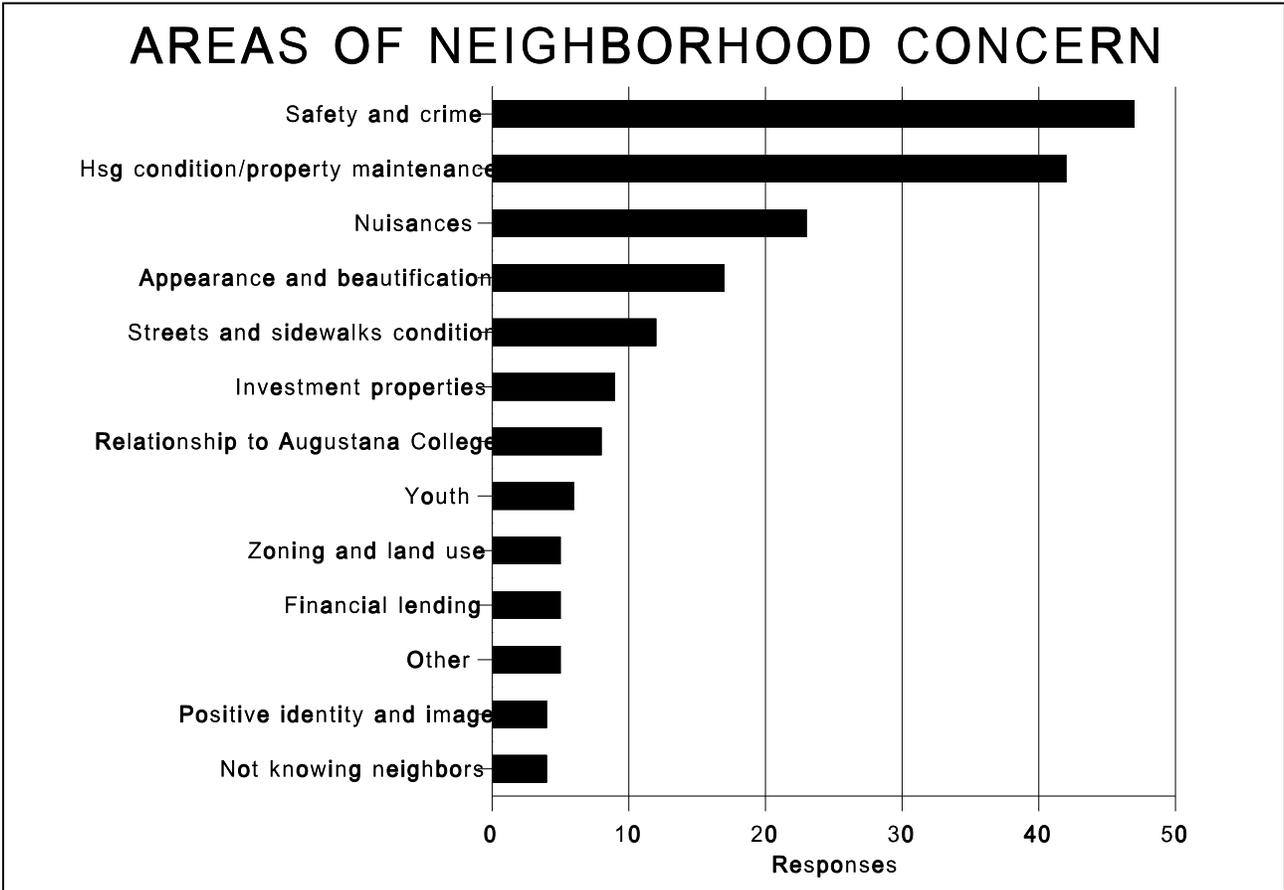
- *Nothing.*
- *We like Lincoln Park being a physical barrier.*
- *Concerts.*
- *Unsupervised young children when parents play basketball.*
- *Good place for my kids to learn foul and abusive language.*
- *Wonderful resource. Love having the tennis courts and park facilities.*
- *Chicago neighborhood.*
- *Not bad as a source of noise and trouble, but not as safe as it used to be for some years now.*
- *I don't let my children go there alone.*
- *30 years ago enjoyed the park. Now too many from other areas have taken over (mostly on basketball court)*
- *It gives me a chance to walk and enjoy the flowers.*
- *Genesius Guild*
- *Concerned about safety there.*
- *Genesius Guild and Mozart Fest*

13. What are your main areas of neighborhood concern? (Mark top two choices)

Safety and crime: 47
Housing condition/property maintenance: 42
Nuisances (noise, trash, animals) 23
Appearance and beautification: 17
Streets and sidewalks condition: 12
Investment properties: 9
Relationship to Augustana College: 8
Youth: 6
Zoning and land use: 5
Financial lending: 5
Other: 5
Positive identity and image: 4
Not knowing my neighbors: 4

- *Have been here 7 years. In the past two years can no longer walk the neighborhood at night; do not feel safe. This angers and saddens me.*
- *Augustana student fraternity activities and parties.*
- *No curbs left.*
- *We have had two occasions when young boys were climbing on garages. Police patrolled more frequently in response.*
- *Davenport lets residents fix three sections of sidewalks themselves.*
- *Alleman students throwing trash in streets and yards.*
- *Too many cars parked in back yards.*
- *Alley condition bad.*
- *Enforce better appearance of the empty lots - is important because weeds are terrible in summer. Empty lots - construction companies use these lots for trucks and trailers and leave a mess.*

- *Our neighbors have an unsightly garage inside and outside. Let weeds grow and have dog bark outside all year long, poor thing.*
- *Property taxes staying low.*



14. Is parking an issue in the neighborhood?

No: 59 (60%)
 Yes: 39 (40%)

Where?: Alleman Vicinity 10
 14th Avenue 4
 Lion's Club 3
 Augustana Vicinity 3

- *On street.*
- *45th Street from 5th to 6th Avenues.*
- *Adjacent to Harris Pizza #1.*
- *46th Street.*
- *39th Street from 14th Avenue to Park.*
- *Around Alleman and on 39th Street.*
- *13th Avenue and 39th Street (Impossible for any parking spaces Monday thru Friday, 7:30 a.m. to 3:00 p.m.)*
- *Near Lion's Club and along 14th Avenue.*
- *Alleman and the bars on 14th Avenue.*
- *8th Avenue during Lion's Bingo.*
- *7th Avenue from Augie to 4300 block. Mainly only a problem during Augie special events*

- (Homecoming or graduation) or if parties nearby.
- St. John's is my neighbor and they would rather park in front of my house rather than use their own lot.
 - 14th Avenue.
 - Alleman student parking.
 - 45th Street and 12th Avenue needs to be repaved.
 - 8th Avenue during Augie school year.
 - In the street. Since parking on both sides of the street is allowed on the narrow street, it is hard to get through at times even with my small car.
 - Because there are multiple family homes, there is a parking problem (everywhere).
 - None available for park events or Alleman High School.
 - 1st house owner has two others unrelated living there and uses parking space across street near fire hydrant all the time. Would be nice if he'd increase driveway width for parking.
 - No where to park.
 - 600 block 39th Street.
 - Around Alleman.
 - Around Augustana.
 - Area around Alleman High School.
 - I wish people would not park in lawns.
 - In winter the plows block the alleys (approximately 50% park in back of house).
 - Sometimes in front of house.
 - Lion's Club street parking.
 - 39th Street from Lincoln Park to 14th Avenue.
 - 41st Street up from 8th Avenue.
 - Near Lincoln Park and Alleman.
 - 9th Avenue - too many cars on street.
 - Business area of 14th Avenue 38th to 43rd Streets.
 - Duplexes on 44th Street.

15. What parking solution do you suggest? (Mark only one)

More enforcement of parking violations by city:	14	(25%)
Undertake comprehensive parking study in neighborhood:	12	(22%)
More on-site parking:	12	(22%)
Other:	11	(20%)
More limitations for on-street parking:	6	(11%)

- No parking on 1st Street side.
- Snow Removal on side streets so people can park there.
- Get Alleman to do something about parking spaces for their students.
- Limit 8th Avenue to one side of street parking.
- Please use parking spaces provided by the church.
- Alleman provide and enforce parking for students.
- Encourage Augie to fill their lots first.
- Strange cars parking in neighborhood - dead end street.
- Have a smaller truck follow the big trucks and at least plow the ends of the alleys.
- Make people park in their driveways.
- It's really not an issue!

16. KeyStone is in close proximity to the Moline border. What kinds of inter-governmental cooperation would you like to see? (Mark all that apply)

Police patrols: 50
 Neighborhood planning: 23



Street improvements: 22
 Leaf burning: 21
 Snow plowing: 20
 None needed: 18
 McCandless Park: 13
 Garbage pick-up: 6
 Other: 5

- Curbside recycling pick-up.
- Gang control.
- Control the gangs and troublemakers. Have certain officers work this end of the city almost as a single unit.
- Most of the street signs are rusty along 5th and 6th Avenues. Tourists cannot read signs as they go past to the Casino or downtown.
- It is pitch dark at night. We have to leave our porch lights on all night.
- Moline police don't seem to care to cooperate with Rock Island residents or police.
- Let us burn leaves.
- Leaf vacuum/pick up.

17. Please rate the following public services in your neighborhood.

4 = excellent, 3 = good, 2 = fair, 1 = poor

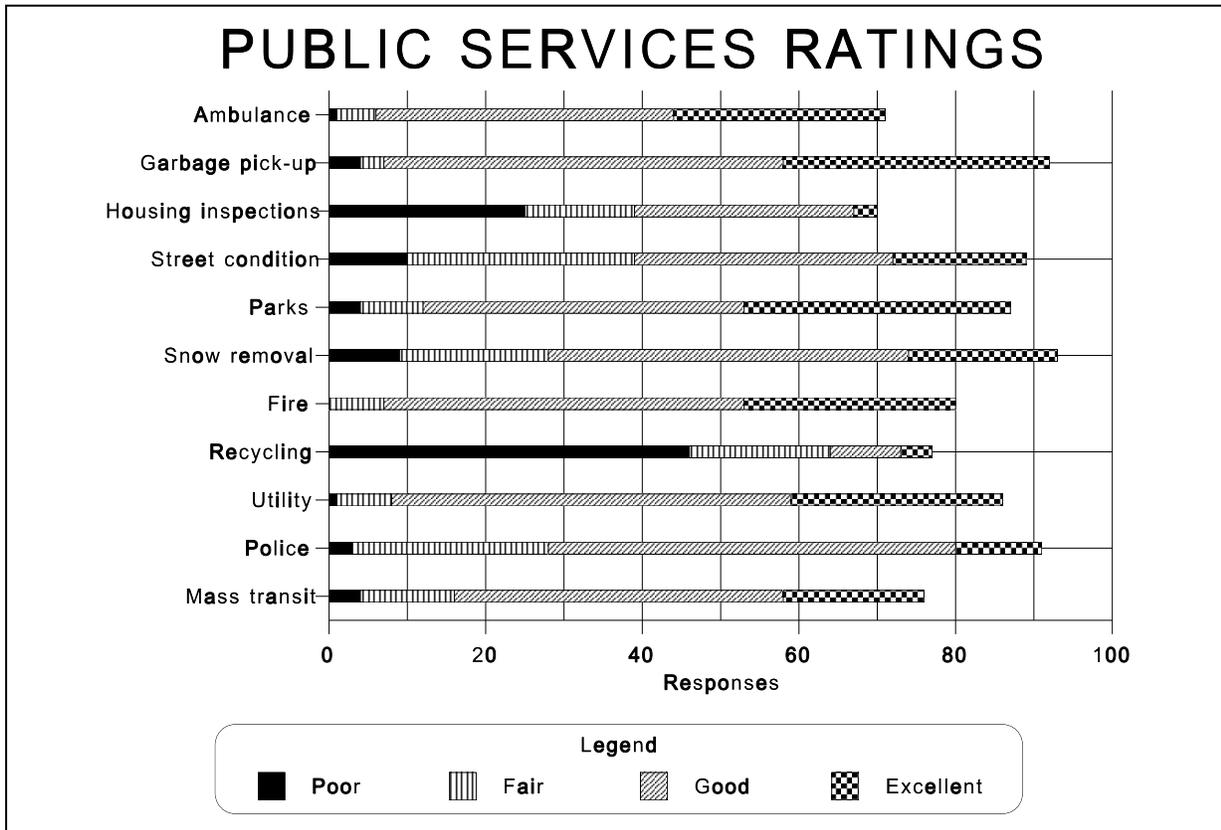
Ranking and average response:

1. Ambulance 3.314 good
2. Fire protection: 3.259 good
3. Garbage pick-up: 3.237 good
4. Utility service: 3.218 good
5. Parks: 3.207 good
6. Mass transit: 2.974 good
7. Snow removal: 2.806 good
8. Police protection/service: 2.793 good
9. Street condition: 2.642 good
10. Housing inspections: 2.014 fair
11. Recycling: 1.563 fair

Public Services	excellent		good		fair		poor	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Mass transit	18	24%	42	55%	12	16%	4	5%
Police protection/service	11	12%	52	57%	25	28%	3	3%
Utility service	27	32%	51	59%	7	8%	1	1%
Recycling	4	5%	9	12%	18	23%	46	60%
Fire protection	27	34%	46	57%	7	9%	0	0%
Snow removal	19	20%	46	50%	19	20%	9	10%
Parks	34	39%	41	47%	8	9%	4	5%
Street condition	17	19%	33	37%	29	33%	10	11%
Housing inspections	3	4%	28	40%	14	20%	25	36%

Garbage pick-up	34	37%	51	56%	3	3%	4	4%
Ambulance	27	38%	38	54%	5	7%	1	1%

- *Our neighborhood would curbside recycle, try us!*
- *Our city sewer is old here - has caused problems since 1966 because main line is higher in the street than many of the houses or even with them. Be nice to have it fixed someday. We have high taxes for what we get here!*
- *Garbage: Stop throwing the garbage in the street and not in the truck.*
- *We shovel sidewalk along avenue and city trucks push snow back on sidewalk. What can be done about this?*



18. Is the architectural character of KeyStone neighborhood important to you? (Mark only one)

Important: 31 (31%)
 Not important: 28 (28%)
 Very important: 21 (21%)
 Somewhat important: 21 (21%)

19. Should the KeyStone neighborhood's architecture be protected?

Yes: 54 (55%)
 Maybe: 32 (33%)
 No: 12 (12%)



20. The City of Rock Island currently has several programs designed to aid low and moderate income residents in housing rehabilitation. What other programs are needed to deal with deteriorated or neglected housing? (Please mark your top two suggestions)

Aid to middle-income residents:	36
Targeted aid to elderly or handicapped:	34
Expand low/mod programs to all of KeyStone:	33
Aid for garage rehabilitation:	13
Aid to investor owners:	13
Aid for historic housing renovation:	9
Other:	4
Tool sharing program:	1

- *For those who are able to do home improvements and be able to deduct a certain amount off the rent.*
- *Do not penalize landlords for poor tenants.*
- *Do like they do in the west end. Have the alderman do walk throughs once a month during the summer and ticket or get help to clean the dumps up (3 in my block).*
- *I don't think there should be aid to anything.*

21. Do you think there is a good co-existence between neighborhood businesses and residences?

Yes:	51	(52%)
Don't know:	42	(42%)
No:	6	(6%)

22. Do you believe that most business owners care about the neighborhood?

Yes:	52	(53%)
Not sure:	40	(40%)
No:	7	(7%)

Believe business owners care because it is good business.

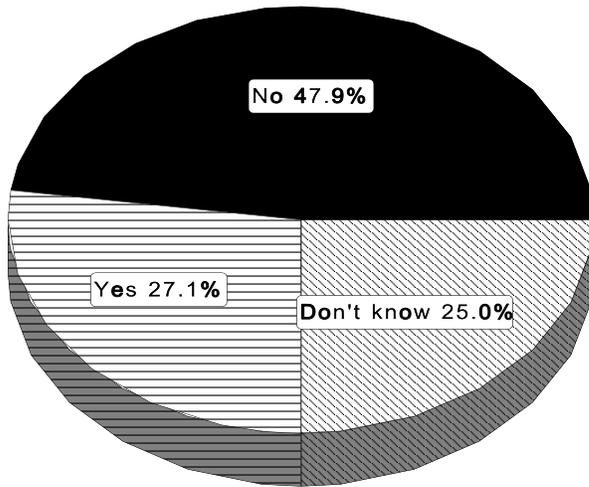
23. Do you think conversions of houses to commercial uses are acceptable?

No:	46	(48%)
Yes:	26	(27%)
Don't know:	24	(25%)

- *Depends on zoning and location.*
- *No, there are not enough houses now.*
- *Depends on businesses.*
- *Depends where.*
- *Sometimes.*



**CONVERSIONS OF HOUSES TO COMMERCIAL USE
AS ACCEPTABLE**



24. What is the biggest problem with neighborhood businesses? (Mark only one)

No problems:	23	(22%)
Inadequate parking:	23	(22%)
Physical appearance:	14	(13%)
Increased traffic:	13	(12%)
Crime related to business:	12	(11%)
Evening/night activity:	10	(10%)
Noise:	4	(4%)
Other:	4	(4%)
Lighted parking lots:	2	(2%)

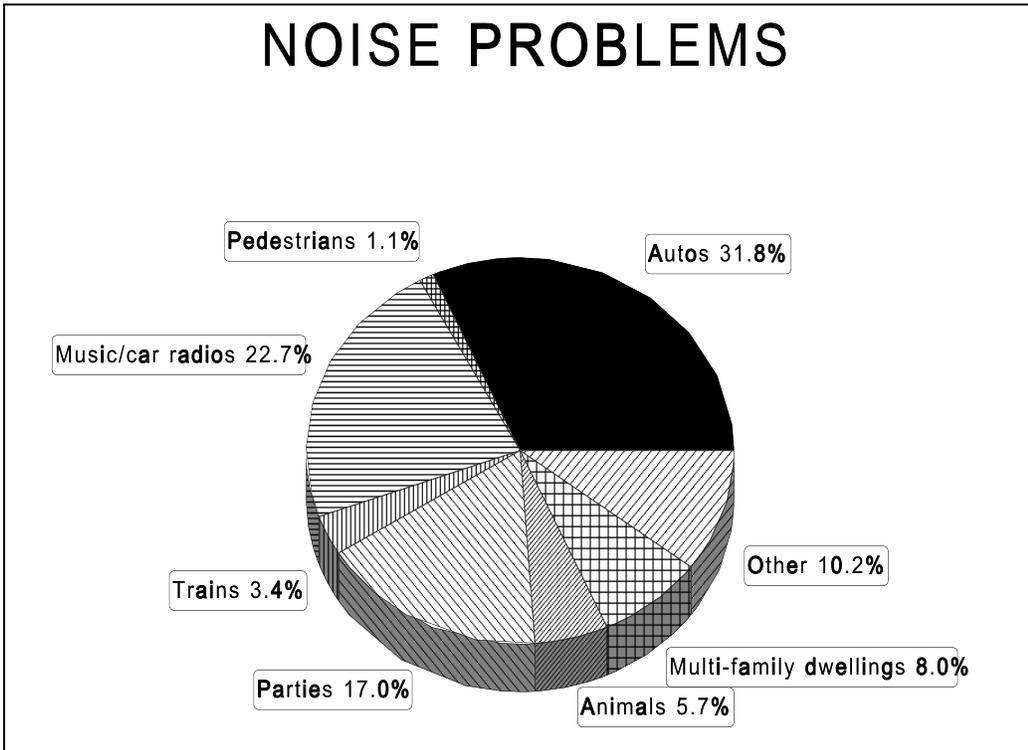
- *Litter.*
- *Trash and drunken exhibitionism.*
- *College students - private housing units.*
- *Trash and litter scattered over a large area.*
- *Illegal parking by Bingo players.*
- *Property value is low enough.*
- *Parking at Lion's Club.*
- *Lion's Club.*

25. What is the top source of excessive noise problems in KeyStone? (Mark only one)

Automobile traffic:	28	(32%)
Music/car radios:	20	(23%)
Parties:	15	(17%)
Other:	9	(10%)
Large, multi-family dwellings:	7	(8%)
Animals:	5	(6%)
Trains:	3	(3%)
Pedestrian traffic:	1	(1%)
Neighborhood businesses:	0	(0%)

- *Night door knockers and door bells.*
- *No noise where I live (Brook's Grove).*
- *In summer there are lots of loud stereos in cars.*

- Sometimes music, loud talking late at night - Fraternity/Sorority activities.
- Music and car radios at the corner of 9th Avenue and 43rd Street.
- None.
- Heavy truck traffic.
- Neighbor has phone outside. Every time it rings inside house it rings outside in garage - very annoying.
- Sledders in the park at night in winter.
- Unsupervised children/adolescents
- Sirens from emergency vehicles.



26. When do most noise problems occur? (Mark only one)

Evenings:	33	(45%)
Late night:	31	(43%)
Afternoon:	6	(8%)
Morning:	3	(4%)

- All day long!
- Neighbors' dogs whenever I use my west side door.
- All day long.
- Traffic is always noticeable during late night.
- Anytime.

27. How close do you live to an Augustana student residence? (Mark only one)

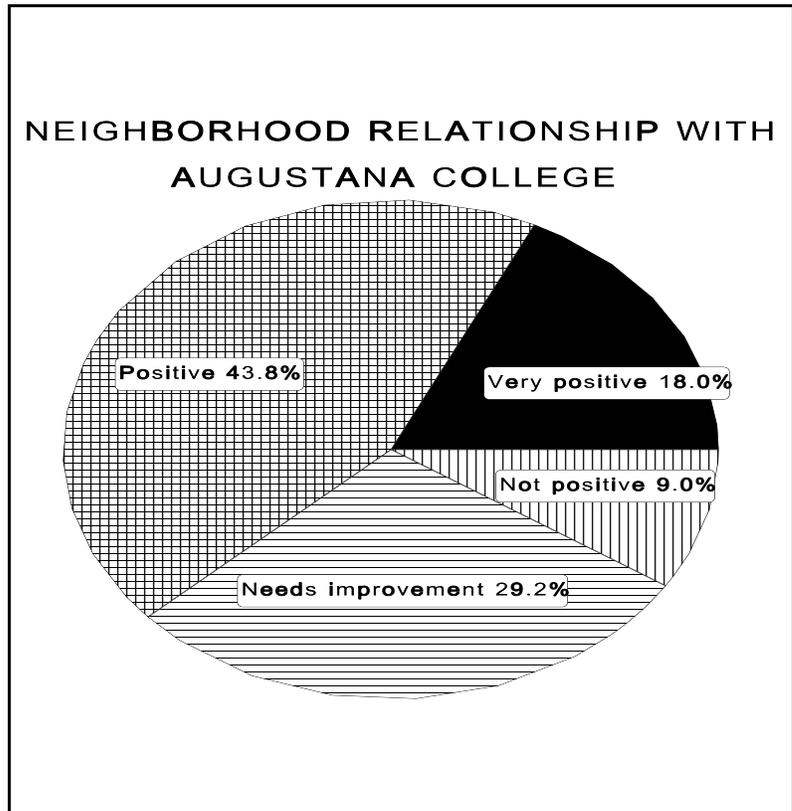
Two or more blocks away:	30	(31%)
Across street:	17	(17%)
One block away:	17	(17%)
Don't live in KeyStone neighborhood:	10	(10%)
Other:	9	(9%)
Same side of street:	5	(5%)
Next door:	5	(5%)

Across alley: 3 (3%)
 Live in a student residence: 2 (2%)

- Don't Know
- Half block away, just around the corner.
- Downstairs in apartment building.
- Across the street, across the alley, at the end of each corner.

28. How do you view the relationship between Augustana College and the surrounding neighborhood? (Mark only one)

Positive: 39 (44%)
 Needs improvement: 26 (29%)
 Very positive: 16 (18%)
 Not positive: 8 (9%)



- No problem with Augustana.
- They need to make their plans known. I am a renter in a non-school owned property and the houses are being snatched up all around me. Am I next?
- We have absolutely no problems with Augie or the students.
- Problem is not relationship to the college, but relationship to college students in conditions outside of the college's control.
- Augie housing personnel have been eager to help.
- Augustana adds a lot of beauty to this end of town, but they should be more concerned about the rental property upkeep their students use because it reflects poorly on the area.
- Augustana is the best thing for KeyStone.
- I enjoy having Augustana as a neighbor. I have lived at my present address for 17 years.
- There are students in the house behind me and students down the street from me and I am very seldom disturbed by them. Too many student cars are sometimes a nuisance. I think Augustana has taken positive moves to help fit students into our neighborhood.
- We had one noise problem with pledges in park and one call to Augie took care of it.
- The students show no respect or consideration for the neighborhood. This is not their city, nor their home; therefore they don't care! Their conduct consists of loud and wild parties at all hours, screaming, yelling and foul language, urinating in the front yards and sidewalks. I personally observed a couple in the sex act, on the boulevard, under the street light in front of my home. I don't need or want this in my neighborhood and you can inform Augustana that I'm sick and tired of their trashy students and their low-life conduct!!!
- I would rather have students in our multi-family units at times than residents because Augie can exercise control over those kids, but then I don't have any next door. Also, it is harder if Augie does not own the property.
- Keep up the good work.
- I personally think that without Augie we would have the same troubles as the west end. It's already

starting. I've talked to three different Augie students that have had guns put on them. Two had it happen on three occasions. They told me Augie's enrollment from Chicago area would decrease two thirds because of gang problems (said it is as bad or worse than Chicago).

- Good tenants.
- Students are not responsible for their behavior and should be. After police leave, noise starts up again. The yards are like parking lots (makes area look bad).
- Students don't care how loud they play their music. They race their cars as fast as they can and screech their tires. They also drink and scatter beer cans all over and scream and holler.
- Off campus students need improvement.
- Our situation is a positive one with the students but we realize that there are many unpleasant situations.
- We're not aware of any relationship, positive or negative.

29. What should be done to improve the student housing situation in the neighborhood? (Mark top two choices)

Better property maintenance by landlords:	35
Accountability of student actions by college:	31
Better policing of parties:	27
Mandatory rental inspection:	19
More proactive education about housing responsibilities by college:	9
Reduction in off-campus housing:	7
Increase in dormitory facilities on campus:	6

- *I think ownership of properties should remain in the hands of the original landlords as opposed to Augie. If students want to live off campus, they could have two options: (1) Either pay their own way, or (2) The amount that they would normally pay as room and board fees be relinquished to them, on a monthly basis to pay for cost of living expenses. In either case, the student is ultimately responsible to their landlord, and only the landlord, and subject to whatever the lease entails; inspections, eviction, etc. without interference from Augie. If this were the case, I feel the students would take much better care of the properties (I've seen some of them - they are pretty trashed) and would be more responsible as they would be more closely scrutinized. All it would take is an agreement between Augie and willing landlords to make this happen.*
- *Make landlords and students who live at these dwellings clean up after parties, activities, etc. (make students responsible).*

30. What are your impressions of Augustana College as a property owner in the neighborhood?

Positive:	42	(46%)
Needs improvement:	24	(26%)
Very positive:	17	(18%)
Not positive:	9	(10%)

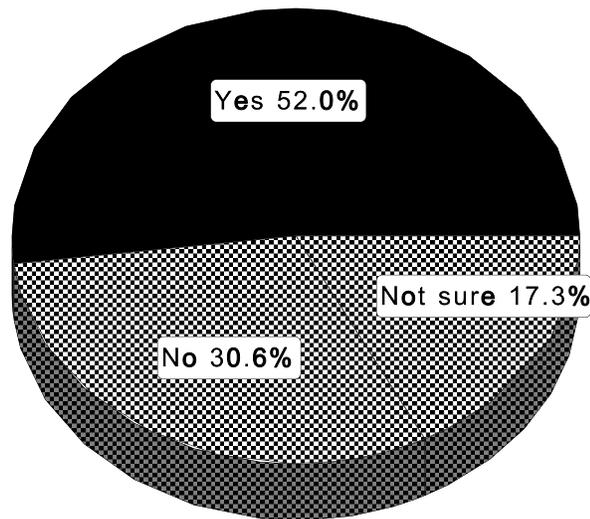
31. Is property maintenance a problem in the neighborhood?

Yes:	51	(52%)
No:	30	(31%)
Not sure:	17	(17%)

- *Depends on the part of the neighborhood, especially north of 7th Avenue.*
- *Not the one where I have rental property.*
- *7th Avenue is bad.*



PROPERTY MAINTENANCE AS A PROBLEM IN THE NEIGHBORHOOD



32. Which group has the most property maintenance problems? (Mark only one)

Multi-family renters:	41	(47%)
Abandoned property:	26	(30%)
Single-family renters:	10	(11%)
Owner-occupants:	8	(10%)
Businesses:	2	(2%)

33. What do you consider to be the biggest obstacle to good property maintenance? (Mark only one)

Money:	40	(43%)
Attitude:	31	(34%)
Enforcement of city ordinances:	9	(10%)
Advanced age or disability:	6	(7%)
Time:	4	(4%)
Proper equipment:	2	(2%)

- *Have city councilmen make monthly sweeps and fine residents and landlords.*

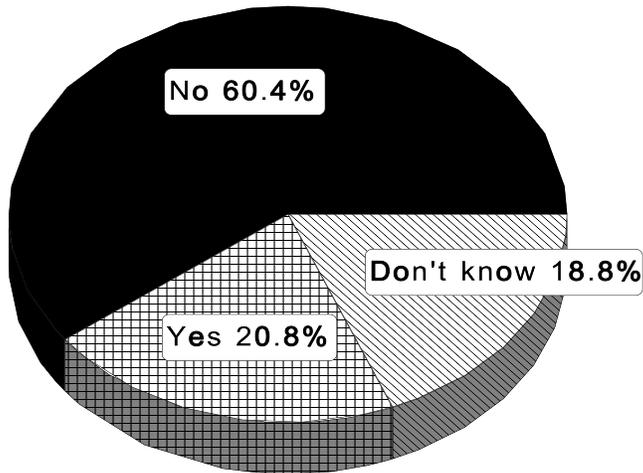
34. Do you think conversions of single-family houses to multi-family apartments is acceptable?

No:	61	(60%)
Yes:	21	(21%)
Don't know:	19	(19%)

- *Needs careful regulation, inspection, supervision.*
- *It is good to create housing, but too many families in one neighborhood may not be good either.*
- *Yes, if necessary parking is available and everything is up to code.*
- *I don't think we need more multi-family residences.*



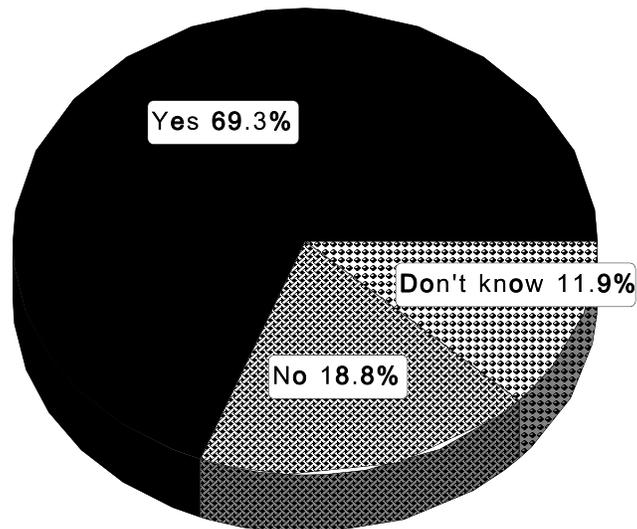
CONVERSIONS OF SINGLE-FAMILY TO MULTI-FAMILY AS ACCEPTABLE



35. Do you think mandatory inspection of rental property is a good idea?

Yes:	70	(69%)
No:	19	(19%)
Don't know:	12	(12%)

ESTABLISH MANDATORY RENTAL INSPECTION



36. If you are an investor-owner or tenant, do you use a lease?

No:	29	(59%)
Yes:	20	(41%)

If no, why not?

- *People don't pay any attention to them.*
- *Landlord did not require one.*
- *Because I know the people who rent.*
- *Not needed.*
- *Our judicial system favors deadbeats, property damagers and is unwilling to help the landlord. More times than none, the landlord takes it in the shorts.*
- *My mother owns my house.*
- *I have a good relationship with my landlord. I've never had a lease here.*
- *I own my own home. We have five rentals on my block and across the street and every one should be made to clean up their property (especially the alley areas). We've got refrigerators, stoves, garbage, etc. lining my alley. We've got weeds you could hide three dead people under. It makes me sick to see 75% of the neighbors fixing up their homes and two or three on every block look like pig pens and nobody will do anything to clean it up. I wish Mr. Jefferson lived in my district and I bet these places would get cleaned up.*

- Haven't needed one.
- I only rent on a month to month basis, with no long-term lease. I have had renters in some of my properties for three to four years.
- I have no need of a lease.
- More flexibility without lease.
- Not needed.
- I don't want to be locked into a contract with potential undesirable tenant. Only recourse is monetary which if tenant doesn't have, you won't get.

37. Do you believe that most investor owners care about the neighborhood?

Yes: 35 (36%)
 No: 34 (34%)
 Not sure: 29 (30%)

38. Do you believe that most tenants care about the neighborhood?

No: 45 (50%)
 Not sure: 34 (35%)
 Yes: 19 (19%)

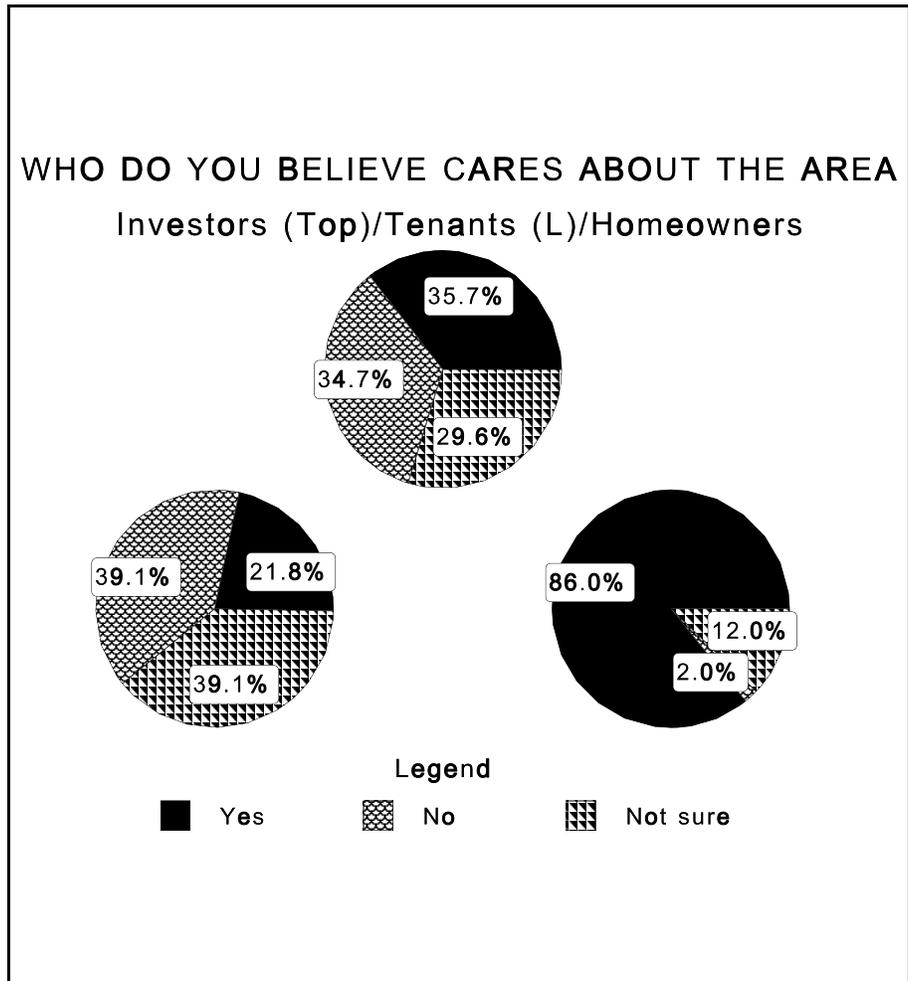
- Most ordinances require landlords to baby sit tenants. Tenants should be responsible and accountable as well as landlords.
- Some Augie students litter, leave beer cans, cups, bottles in yards.

39. Do you believe that most owner-occupants care about the neighborhood?

Yes: 86 (86%)
 Not sure: 12 (12%)
 No: 2 (2%)

40. How important is beautification of the neighborhood to you? (Mark only one)

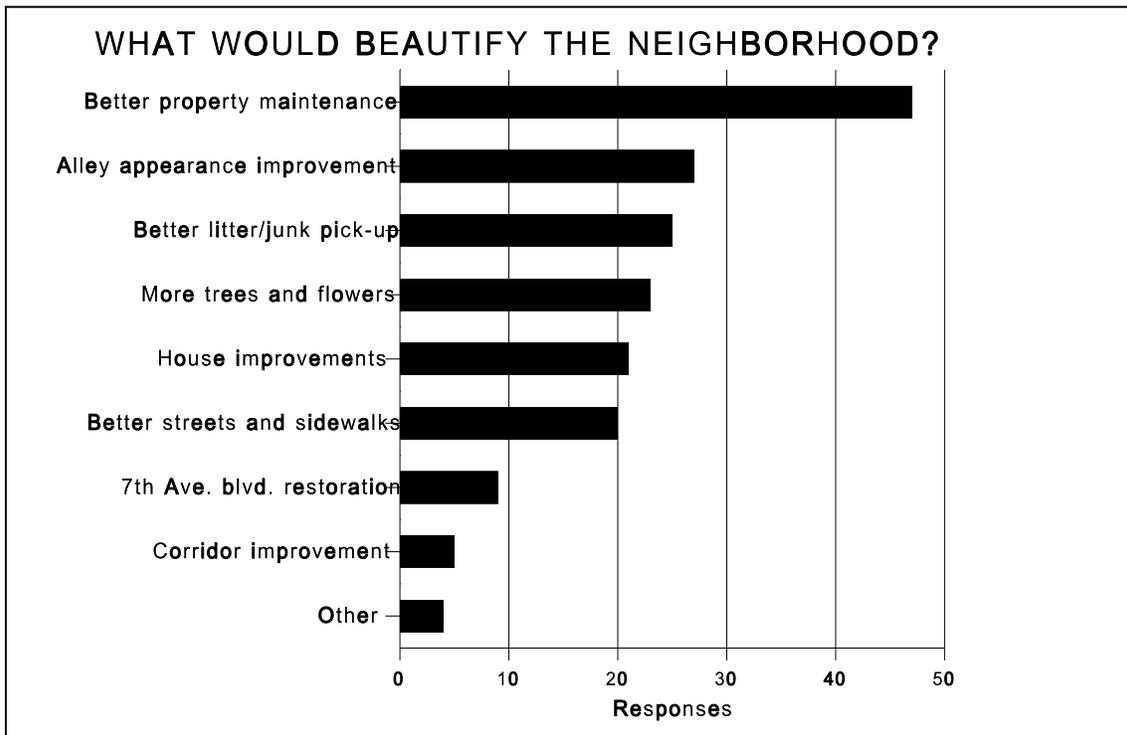
Important: 44 (45%)
 Very important: 40 (40%)
 Somewhat important: 13 (13%)
 Not important: 2 (2%)



41. What would help beautify the neighborhood? (Mark top two choices)

Better property maintenance:	47
Improvement in appearance of alleys:	27
Better litter/junk pick up:	25
More trees and flowers:	23
House improvements:	21
Better streets and sidewalks:	20
Restoration of boulevard on 7th Avenue:	9
Improvement of major travel corridors:	5
Other:	4

- *Curbing.*
- *Also need improved responsibility for people to clear back and front yards of stuff: furniture, lumber, odds and ends.*
- *There should be consistent and free pick-up of large, discarded furniture.*
- *Have city council sweep area and fine and make them pay to keep area clean. Give a warning with a two week grace period.*
- *Sidewalk maintenance along 6th Avenue.*
- *Educating owners in yard work and maintenance.*



The City of Rock Island and the KeyStone Steering Committee thank you for completing this survey.

Please return this survey in the enclosed, self-addressed, stamped envelope by Monday, October 31, 1994.

Results of this survey will be presented at a neighborhood meeting in Spring 1995 entitled "State of the Neighborhood" and through the media. Responses will be presented as averages or anonymous lists. Addresses for this survey were generated on a random basis. Owner-occupants, investor-owners, tenants and business owners are all targeted. This survey has nothing to do with property assessments or property taxes.



- *Thank you for sending out this survey.*
- *A good enterprise, but this form is too long and repetitious.*
- *"This survey has nothing to do with property assessments or property taxes." BULL - I also believe it is to be used to obtain or use grant monies to integrate this area.*
- *I haven't answered most of these questions because I'm really not interested. I live here because the rent is low. Do you have any idea what it's like to live on 7th Avenue (East end)? Excessive noise from motorcycles or cars. Loud music from speakers in cars. Dogs barking all day long. When I can afford it, I'll move.*
- *Note: I'm sorry if I didn't answer all the questions, but where we live, I just didn't feel like I could answer for people in the busy area of KeyStone Neighborhood, as we are away from the hustle and bustle of lots of traffic and noise, so we don't hear about the problems. Our neighborhood is great!*





**City of Rock Island
Planning and Redevelopment Division**

**COMPARISONS OF CERTAIN OPINION SURVEY QUESTIONS:
OWNER-OCCUPANTS, INVESTOR OWNERS AND BOTH OCCUPANTS & INVESTORS**

Total Responses	<u>Overall</u> 103	<u>Owner</u> 66	<u>Investor</u> 11	<u>Both</u> 9
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8. What would give you the confidence, as an owner or renter, to invest more of your time and/or money in this property? (Mark top two choices)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Increase in real estate values	20	12	1	5
Stronger enforcement of city ordinances	10	8	0	1
Reduction in multi-family homes	5	4	0	1
Reduction in investor-owned properties	11	9	1	0
Ability to get higher rents	8	1	0	7
Demolition of deteriorated buildings	11	6	1	1
General neighborhood beautification	31	19	3	0
Knowledge others are investing in their properties	11	7	2	2
Exterior improvements of adjacent properties / better property maintenance	24	14	3	1
Knowledge of Augustana College expansion plans	5	3	0	1
Other	7	2	2	1

9. What are you willing to do to help improve the neighborhood? (Mark all that apply)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Fix up my house exterior	47	32	4	6
Report/respond to neighborhood problems	39	26	3	1
Improve my grounds maintenance	48	30	5	5
Beautify through more trees/flowers	48	32	3	4
Get involved in neighborhood association	25	16	2	1
Nothing	9	6	0	2
Assist others in neighborhood with their maintenance tasks	14	11	0	0
Other	9	6	0	1



13. What are your main areas of neighborhood concern? (Mark top two choices)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Housing condition / property maintenance	42	25	5	6
Financial lending	5	3	1	0
Investment properties	9	4	0	3
Appearance and beautification	17	8	3	1
Safety and crime	47	25	1	6
Nuisances (noise, trash, animals)	23	15	1	3
Positive identity and image	4	2	1	0
Relationship to Augustana College	8	7	0	0
Not knowing my neighbors	4	3	0	0
Youth	6	4	0	0
Zoning and land use	5	4	1	0
Streets and sidewalks condition	12	10	0	0
Other	5	2	2	1

18. Is the architectural character of KeyStone neighborhood important to you? (Mark only one)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Very important	21	16	1	0
Important	31	19	2	4
Somewhat important	21	12	4	2
Not important	28	15	2	5

23. Do you think conversions of houses to commercial uses are acceptable?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	26	10	6	3
No	46	32	0	6
Don't know	24	19	2	1

29. What should be done to improve the student housing situation in the neighborhood? (Mark top two choices)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Mandatory rental inspection	19	13	1	1
Reduction in off-campus housing	7	5	0	1
Better enforcement of city ordinances	11	6	2	2
Better policing of parties	27	15	2	6
Better property maintenance by landlords	35	21	2	3
Increase in dormitory facilities on campus	6	5	0	1
More proactive education about housing responsibilities by college		9	4	2 1
Accountability of student actions by college	31	19	2	4

31. Is property maintenance a problem in the neighborhood?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	51	33	5	3
No	30	21	1	3
Not sure	17	7	2	5



32. Which group has the most property maintenance problems? (Mark only one)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Owner-occupants	8	5	1	0
Single-family renters	10	6	1	1
Multi-family renters	41	29	4	4
Businesses	2	2	0	0
Abandoned property	26	12	2	4

33. What do you consider to be the biggest obstacle to good property maintenance? (Mark only one)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Money	40	22	5	5
Attitude	31	20	2	3
Time	4	2	1	0
Advanced age or disability	6	5	0	1
Proper equipment	2	1	0	1
Enforcement of city ordinances	9	5	0	1

34. Do you think conversions of single-family houses to multi-family apartments is acceptable?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	21	6	5	3
No	61	46	2	6
Don't know	19	10	2	2

35. Do you think mandatory inspection of rental property is a good idea?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	70	49	5	3
No	19	7	2	6
Don't know	12	6	2	2

37. Do you believe that most investor owners care about the neighborhood?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	35	18	6	6
No	34	26	1	0
Not sure	29	17	2	4

38. Do you believe that most tenants care about the neighborhood?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	19	8	2	4
No	45	30	5	2
Not sure	34	22	2	5

39. Do you believe that most owner-occupants care about the neighborhood?

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Yes	86	56	9	9
No	2	1	0	0
Not sure	12	5	0	2



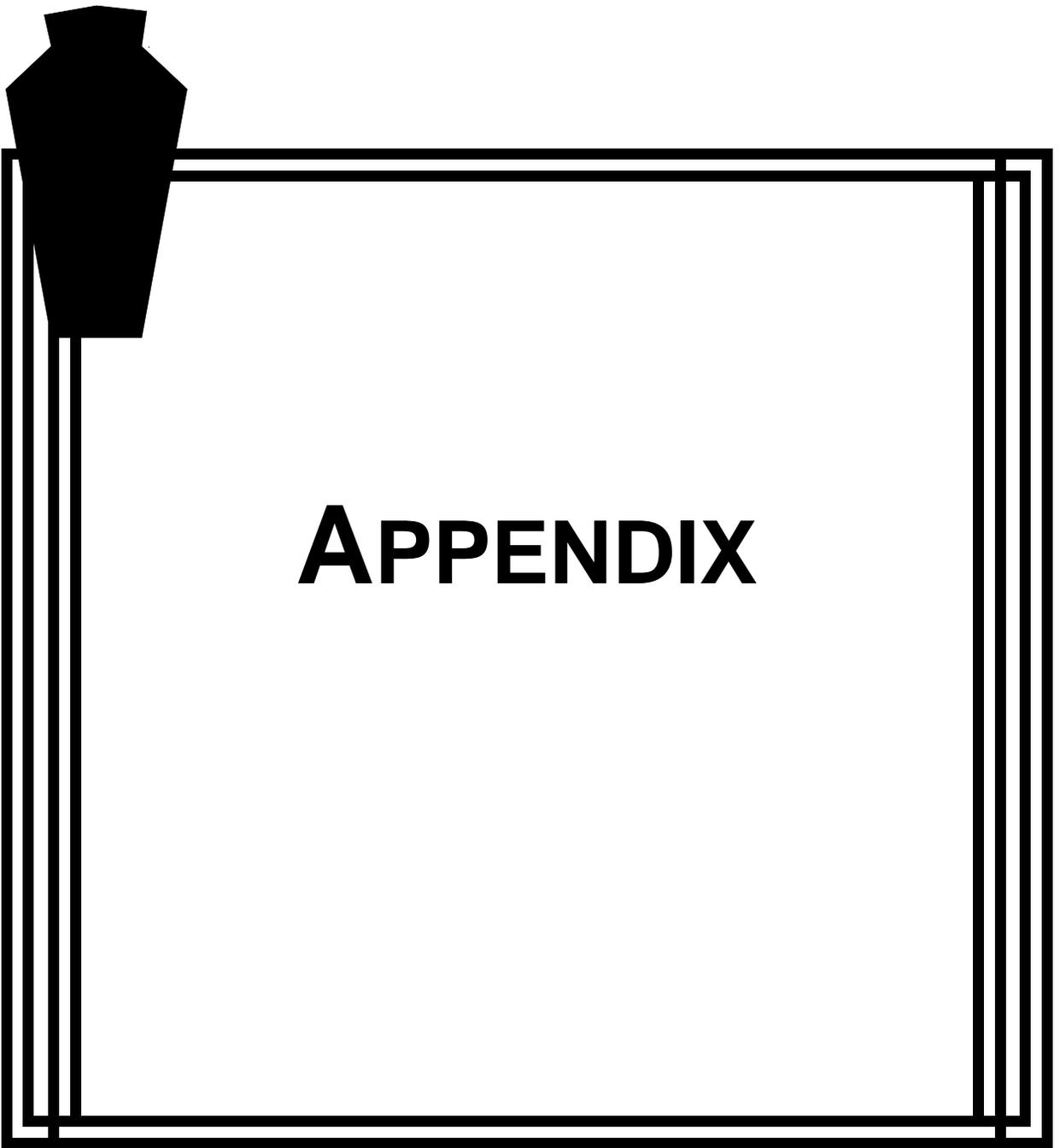
40. How important is beautification of the neighborhood to you? (Mark only one)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
Very important	40	30	2	1
Important	44	25	4	6
Somewhat important	13	5	3	3
Not important	2	1	0	1

41. What would help beautify the neighborhood? (Mark top two choices)

	<u>Overall</u>	<u>Owner</u>	<u>Investor</u>	<u>Both</u>
More trees and flowers	23	16	3	1
Better property maintenance	47	28	1	5
Better streets and sidewalks	20	15	1	1
House improvements	21	13	6	1
Restoration of boulevard on 7th Avenue	9	5	2	2
Better litter/junk pick up	25	14	2	4
Improvement in appearance of alleys	27	16	0	4
Improvement of major travel corridors	5	2	2	0
Other	4	1	1	1





BUILDING CONDITION MAPS: 109-116
ROCK ISLAND CENSUS TRACTS: 117
KEYSTONE CENSUS BLOCKS: 118
DEMOGRAPHICS: 119-122
LENDING ACTIVITY: 123-125
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NEIGHBORHOOD STRATEGY AREA MAP: 135
CRIME: 136

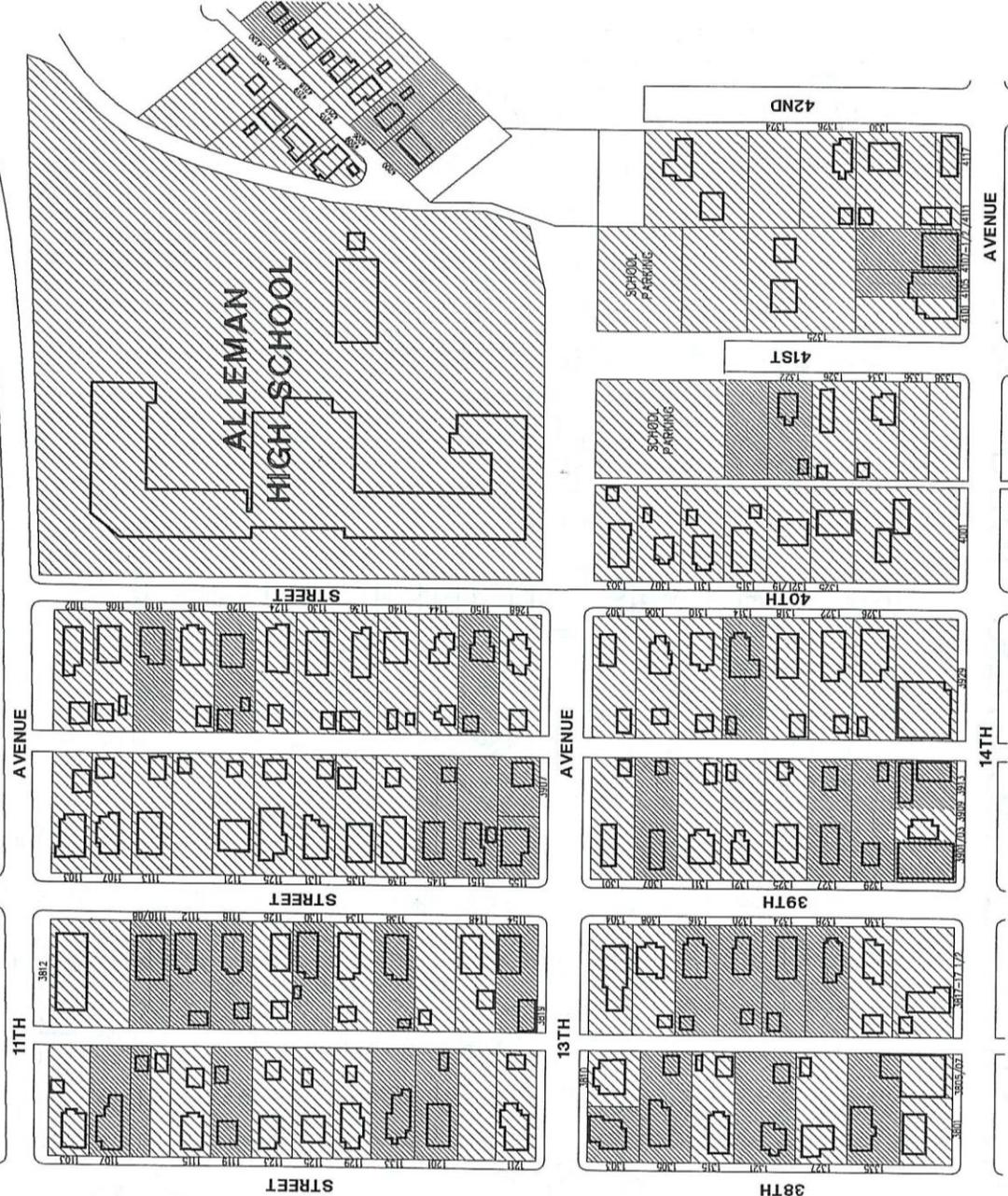


KEYSTONE Neighborhood Plan

AREA 1

BUILDING CONDITIONS

- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION
- DETERIORATED CONDITION



KEYSTONE Neighborhood Plan

AREA 2

BUILDING CONDITIO

- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION
- DETERIORATED CO



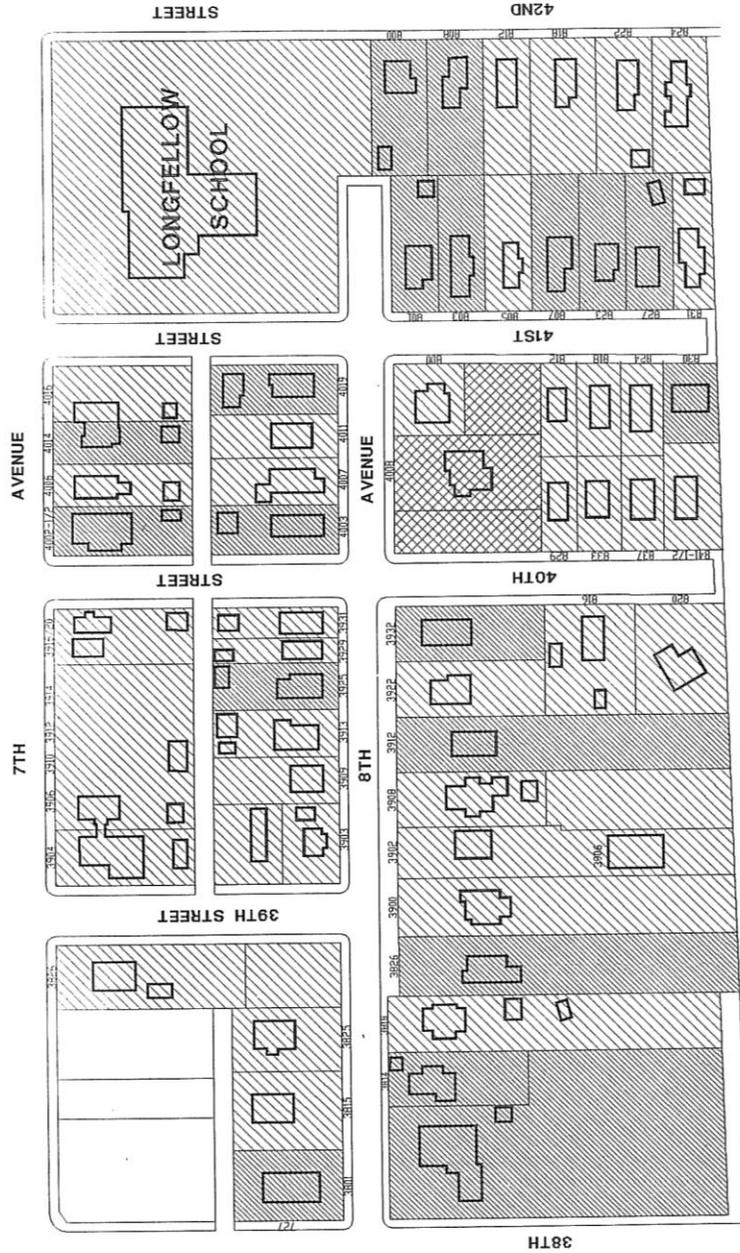
CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 3

BUILDING CONDITIONS

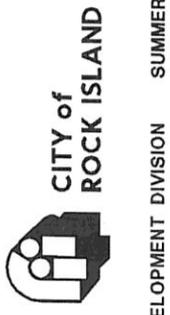
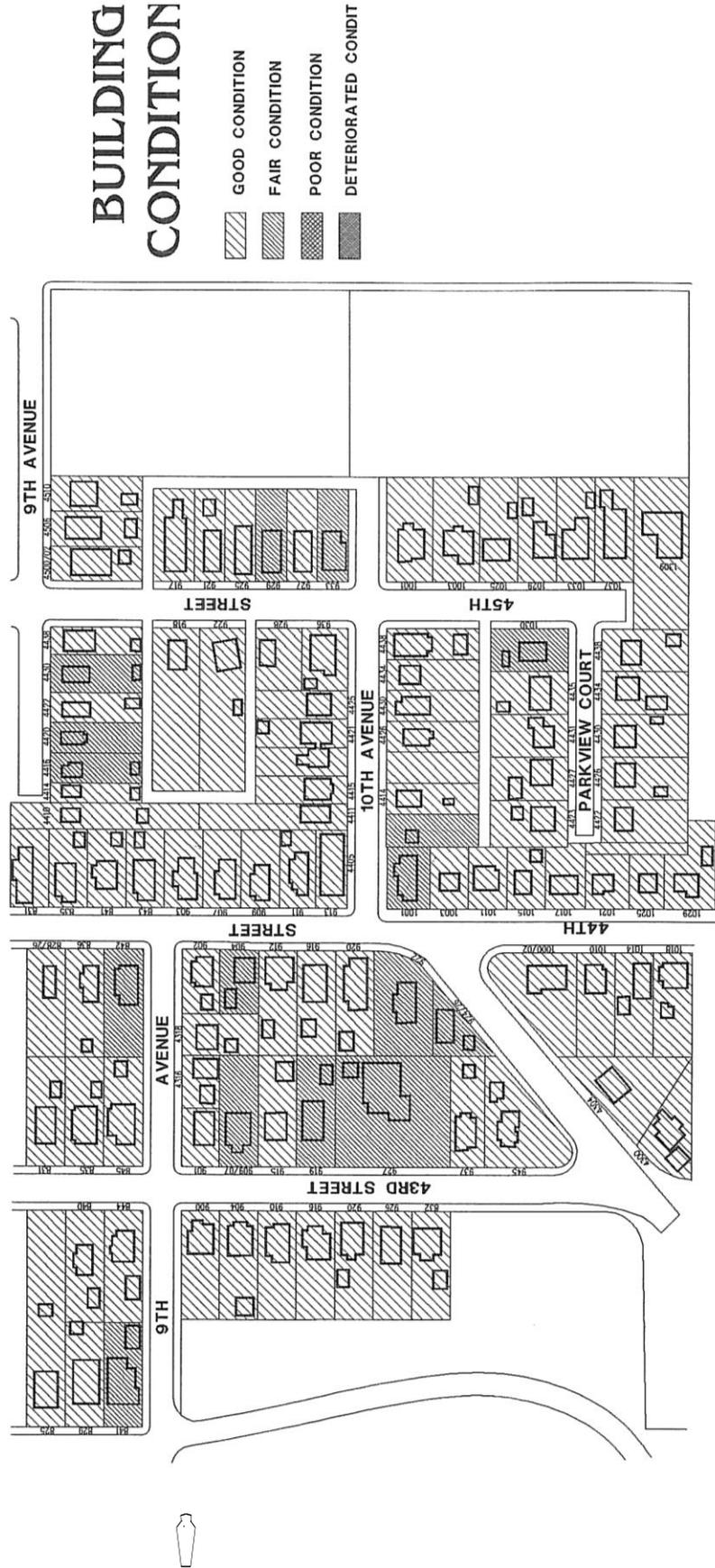
-  GOOD CONDITION
-  FAIR CONDITION
-  POOR CONDITION
-  DETERIORATED CONDITION



CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 4



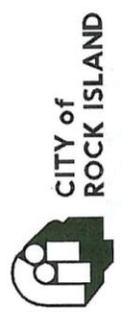
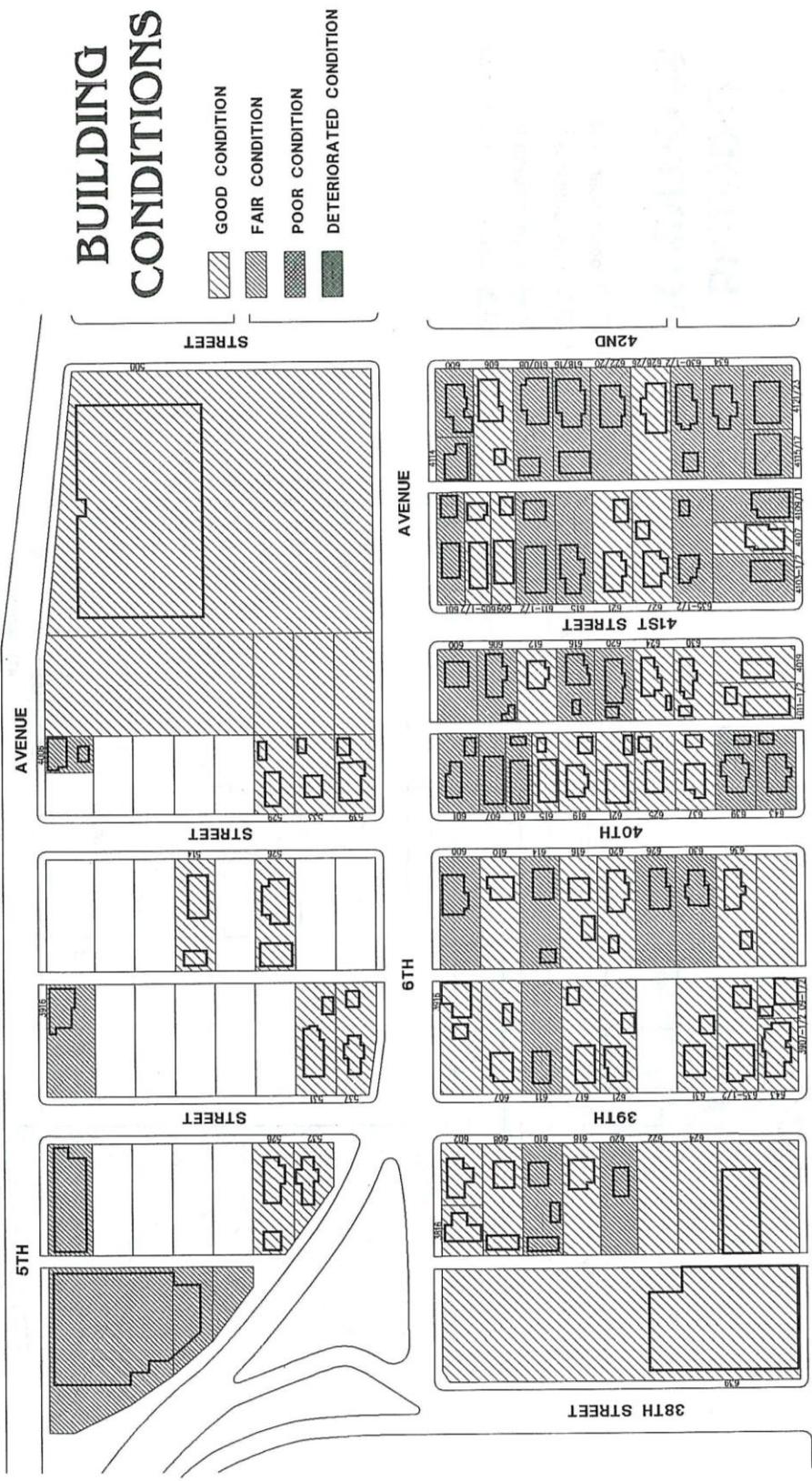
KEYSTONE Neighborhood Plan

AREA 5



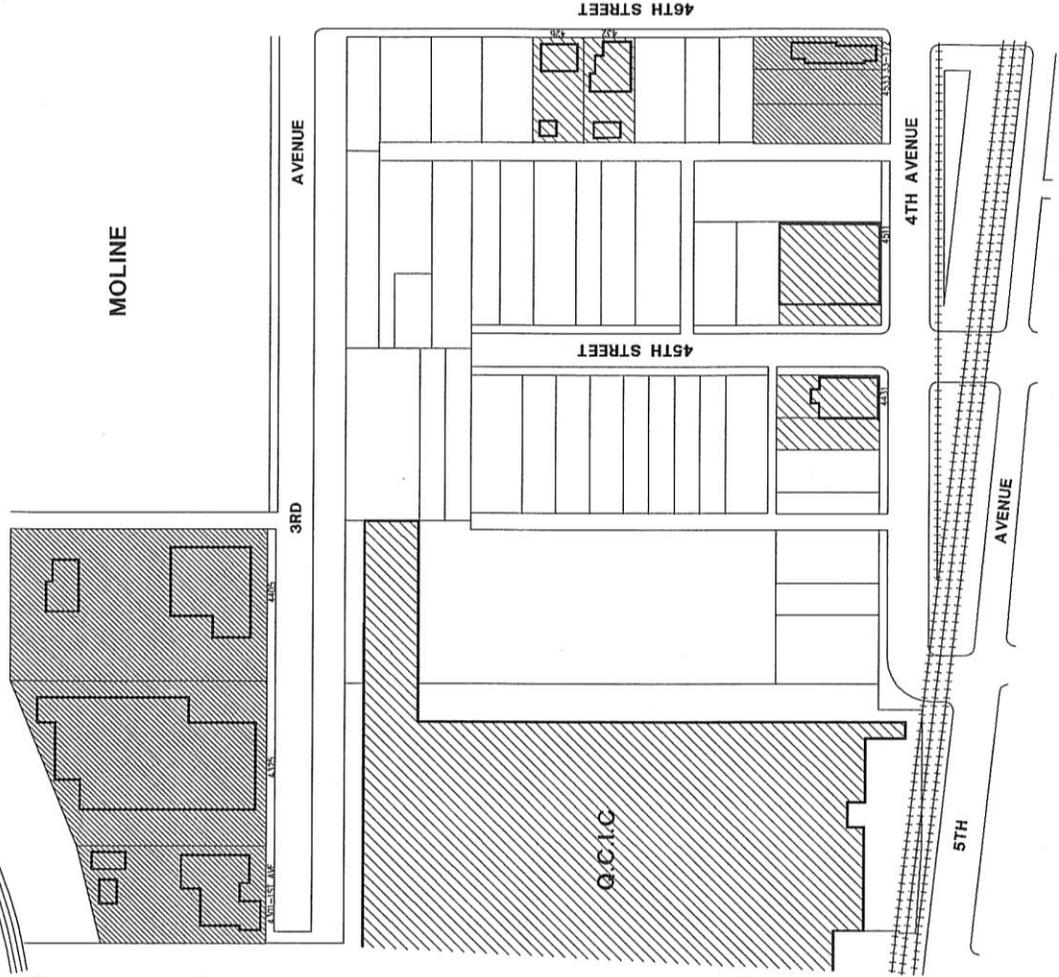
AREA 7

KEYSTONE Neighborhood Plan



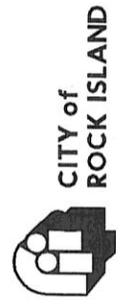
KEYSTONE Neighborhood Plan

AREA 8



BUILDING CONDITIONS

- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION
- DETERIORATED CONDITION

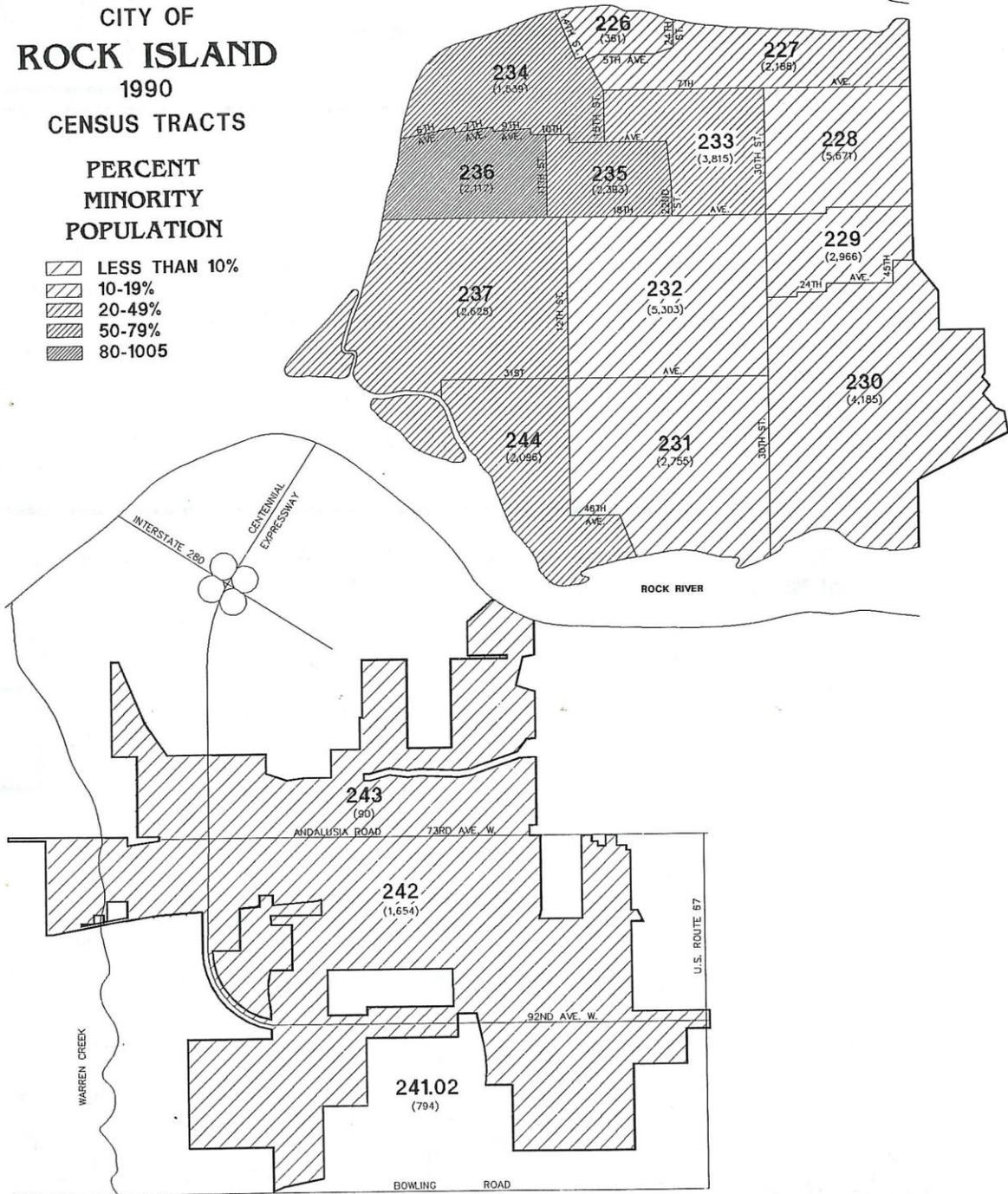
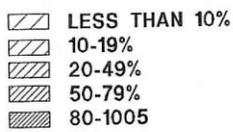


KEYSTONE Neighborhood Plan

CITY OF ROCK ISLAND 1990

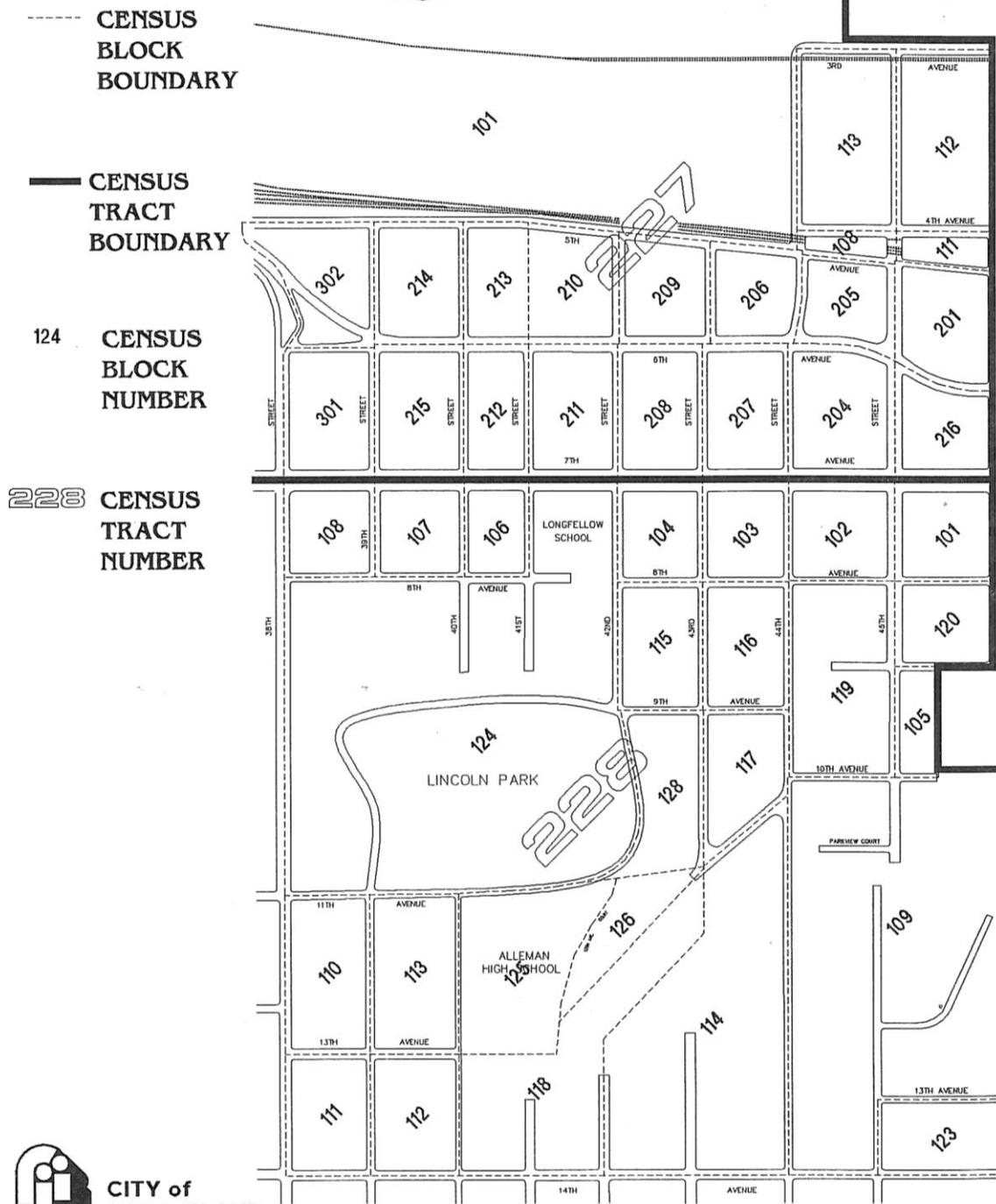
CENSUS TRACTS

PERCENT MINORITY POPULATION



PREPARED BY: CITY OF ROCK ISLAND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION 1995

KEYSTONE Neighborhood Plan



PREPARED BY: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION

SEPTEMBER 1994

















DEMOGRAPHICS

1990 KeyStone Census Summary (Block Level Data)

TOTAL POPULATION = 2041

<u>By Race</u>	<u>Persons</u>	<u>Percent</u>
White	1856	85%
Black	88	3%
American Indian	9	0%
Asian	34	2%
Other	38	2%
Hispanic*	152	8%

* Some Hispanics may be counted in other racial categories.

<u>Population by Age</u>	<u>Persons</u>	<u>Percent</u>
Under 18	542	27%
Adult	1258	62%
65 or older	225	11%

Total Housing Units = 871
 Single Family Units = 581 (67%)
 Mean Number of Rooms per Housing Unit = 5.8
 Owner-occupied units = 437 (50%)
 Renter-occupied units = 354 (41%)
 Vacant units = 80 (9%)
 Mean housing value = \$34,500
 Mean monthly rent = \$269
 Housing Units with more than one person per room = 17
 Rental Units with more than one person per room = 13
 One person households = 222
 Single parent households = 80

CENSUS TRENDS 1970 - 1990

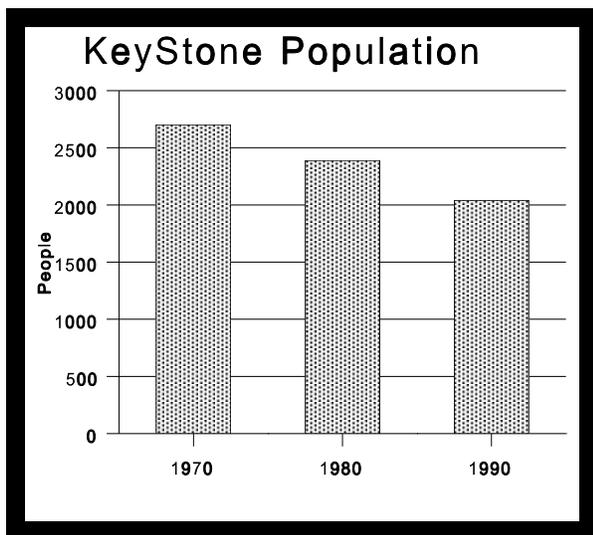
	1970	1980	1990	% Change 1970-1990
Total Population	2702	2389	2041	-24%
*Age: Under 18	—	691	542	-22%
65 and older	—	229	225	-2%
Total Housing Units	954	945	871	-9%
Owner-Occupied Housing	517	511	437	-15%

Renter-Occupied Housing	369	380	354	-4%
Vacant Housing	68	54	80	+18%
Rock Island City-Wide Population	50166	47036	40552	-19%

* % change from 1980 to 1990

Population

In 1990 there were 2041 people living in the KeyStone neighborhood as compared with 2702 people in 1970. Since 1970 the population has decreased by 661 people or 24%. The city-wide population decrease in that same period was 19%. The average population per block in 1990 was 51 people as compared to 60 in 1980 and 64 in 1970. KeyStone is 5.0% of the city's total population.

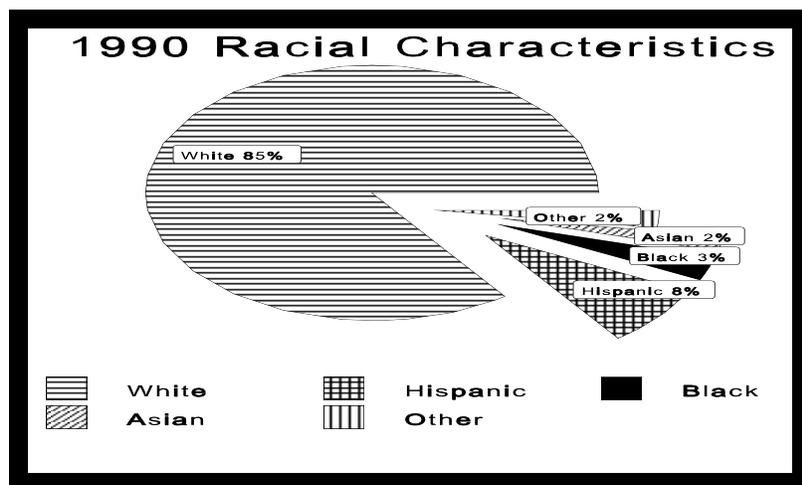


Race

The neighborhood racial mix in 1990 was as follows: 92% white, 4% black, 0% American Indian, 2% Asian, and 2% Other. The Hispanic population in KeyStone is 8%. Hispanic people may be of white, black or American Indian descent.

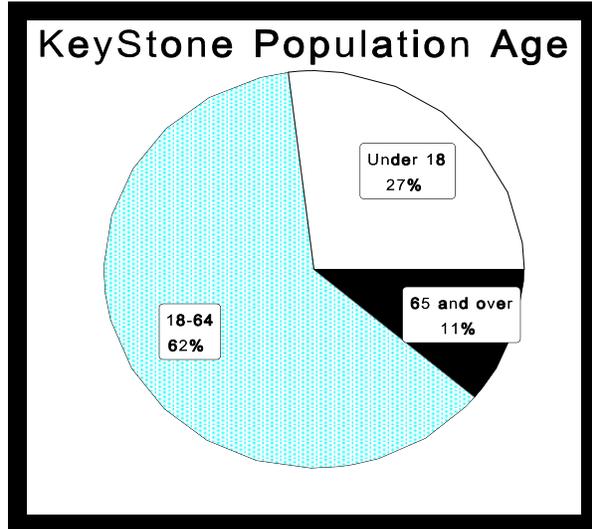
All census blocks are majority white. Hispanic population is between 25% and 50% in the following blocks: CT 227, Blocks 212, 213, 214 and 301; and CT 228, Block 102. In 1980 there was a higher percentage of the total KeyStone population that was Hispanic. In 1980, 9.3% of the KeyStone population was Hispanic, while in 1990, 7.5% of the KeyStone population was Hispanic. Hispanic persons are 3.8% of the total Rock Island population. Ten percent of all Hispanic persons living in Rock Island live in KeyStone. Percentages of other minority groups are not significantly represented in KeyStone.

Language barriers do not appear to be a significant problem in the KeyStone area. Only 11 adult census respondents indicated that they speak English "not well" or "not at all."



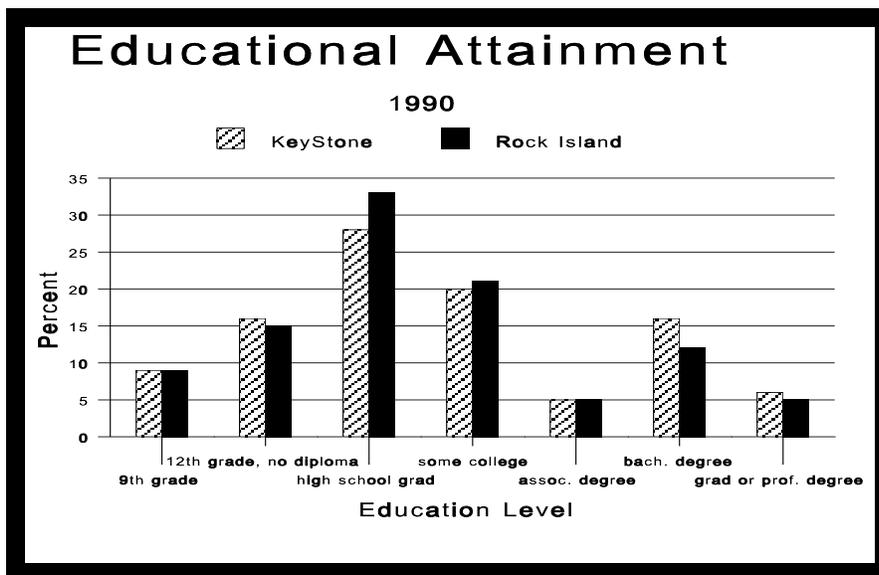
Age

Twenty-seven percent (542) of all KeyStone residents were under age 18 in 1990. This is in line with the percent of youth city-wide, which is 25%. Following is the 1990 age distribution: under 18 (27%), age 18-64 (62%), 65 and over (11%). There are slightly more people in the 18 to 64 age group than is the norm city-wide. City-wide, 17% of the population is elderly. Elderly and youth population was very steady from 1980 to 1990, varying only 2% lower for children and 1% higher for elderly.



Education

The census indicates that in the KeyStone area, for persons 25 years and older, most residents (75%) attained at least a high school degree. Following are the percents and educational attainment for the KeyStone vicinity: less than 9th grade - 9%; 9th to 12th grade, no diploma - 16%; high school graduation - 28%; some college, no degree - 20%; associate degree - 5%; bachelor degree - 16%; graduate or professional degree - 6%. The chart below depicts the educational attainment of KeyStone area residents compared to those city-wide in Rock Island.



Income

Average household income for KeyStone residents based on 1989 figures was \$19,711.

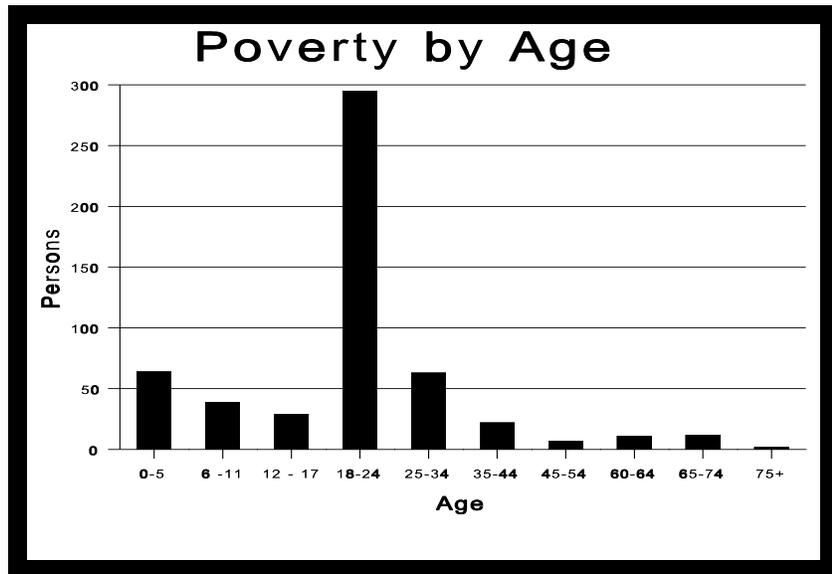
One of the indicators of low household income is the percentage of income spent on housing. If the percentage of income spent on housing exceeds 30%, then there is area for concern. Forty-seven percent of those rental households surveyed responded that they spend 30% or more of their income on rent. Only 7% of those with excessive rental housing costs are elderly; the rest

range in age from 15 to 64 years of age. Fourteen percent of the owner-occupants surveyed indicated that they spend in excess of 30% of their income on housing costs. Forty percent of the owner-occupants having difficulty meeting owner housing costs are elderly, the other 60% are aged 15 to 64 years.

The census also measures income by race. The lowest average income by any racial group represented in KeyStone is \$12,788 in 1989 by Hispanic householders. White householders earned an average of \$25,774 and black householders earned an average of \$28,325.

Poverty Level

In 1989 there were approximately 6% of children in poverty in KeyStone. One percent of elderly were in poverty. Please see the graph below to chart age and poverty levels. You will note that the majority of people in poverty in KeyStone are young adults, aged 18 to 24. Augustana students may be a significant portion of this age group. Approximately 22% (33) of Hispanic KeyStone residents live below the poverty level. Nearly all KeyStone residents living in poverty are white.





LENDING ACTIVITY

LOAN ACTIVITY IN CENSUS TRACT 227 1990 - 1993

Financial Institutions	Loans Originated				
	Home Purchase (Single/Multi), FHA,FMHA,VA	Re-financing	Home Improvement	Total	% of City- Wide Total
American Bank	10	1	0	11	0
Bank One	0	0	6	6	0
Blackhawk State Bank	4	0	0	4	0
Champion Federal Savings and Loan	1	0	0	1	0
First of America	5	3	6	14	0
First Midwest Bank	1	0	0	1	0
Metrobank	1	0	1	2	0
MidAmerica Bank	2	0	0	2	0
Norwest Bank	0	0	1	1	0
Norwest Mortgage	1	0	0	1	0
Southeast National Bank	0	0	0	0	0
THE Rock Island Bank	5	3	2	10	0
Union Federal Savings and Loan	0	0	0	0	0
Total	30	7	16	53	1

City-Wide Loan Totals: 1990 = 514, 1991 = 688, 1992 = 1240, 1993 = 1469, (3911 for 4 years)



**LOAN ACTIVITY IN CENSUS TRACT 228
1990 - 1993**

Financial Institutions	Loans Originated				
	Home Purchase (Single/Multi), FHA,FMHA,VA	Re-financing	Home Improvement	Total	% of City- Wide Total
American Bank	54	46	13	113	3
Bank One	5	1	14	20	1
Blackhawk State Bank	9	5	3	17	0
Champion Federal Savings and Loan	13	2	0	15	0
First of America	10	14	28	52	1
First Midwest	10	0	2	12	0
Metrobank	1	1	1	3	0
MidAmerica Bank	2	2	4	8	0
Norwest Bank	1	0	6	7	0
Norwest Mortgage	13	2	1	16	0
Southeast National Bank	2	0	0	2	0
THE Rock Island Bank	36	39	17	92	2
Union Federal Savings and Loan	0	1	0	1	0
Total	156	113	89	358	9

City-Wide Loan Totals: 1990 = 514, 1991 = 688, 1992 = 1240, 1993 = 1469, (3911 for 4 years)



**ROCK ISLAND LENDING ACTIVITY: LOANS ORIGINATED
HOME MORTGAGE DISCLOSURE ACT STATEMENTS**

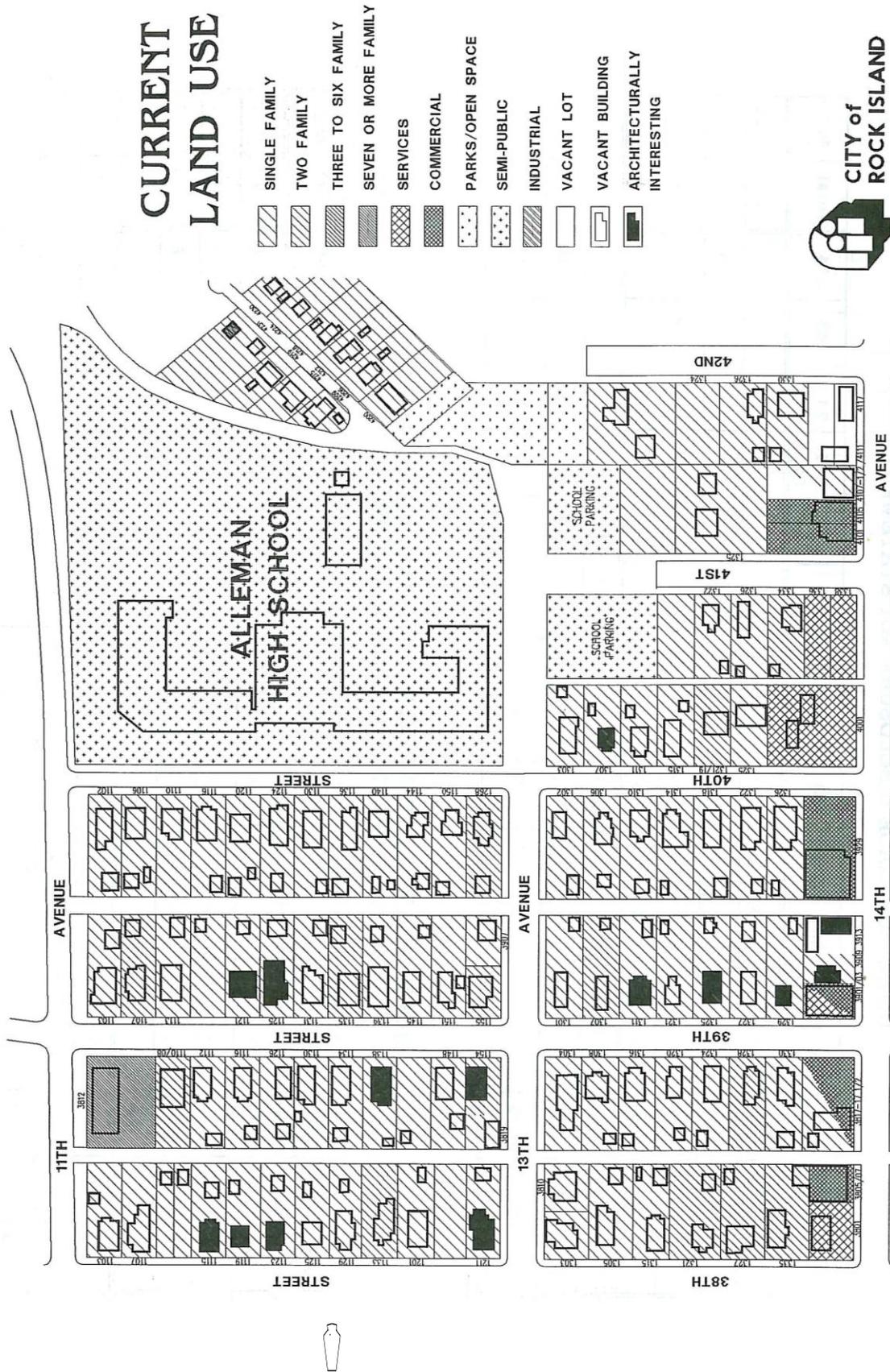
Year	226	227	228	229	230	231	232	233	234	235	236	237	241. 02	242	243	244	Total	Avg.
1990	3	8	38	37	70	46	64	47	11	21	10	15	51	44	29	16	510	32
1991	1	12	71	72	70	72	95	48	6	16	6	19	60	60	38	19	665	43
1992	1	16	111	101	175	121	188	69	12	32	16	31	149	130	70	18	1240	78
1993	3	15	136	122	236	121	217	90	5	35	15	51	197	126	78	22	1469	92
Total	8	51	356	332	551	360	564	254	34	104	47	116	457	360	215	75	3884	243
Avg.	2	13	89	83	138	90	141	64	8.5	26	12	29	114	90	54	19	971	61
Rank	15	12	5	6	2	4 (tie)	1	7	14	10	13	9	3	4 (tie)	8	11		

**ROCK ISLAND LENDING ACTIVITY: LOANS DENIED
HOME MORTGAGE DISCLOSURE ACT STATEMENTS**

Year	226	227	228	229	230	231	232	233	234	235	236	237	241. 02	242	243	244	Total	Avg.
1990	0	9	2	4	2	1	7	10	2	5	4	3	9	6	6	5	75	5
1991	1	1	14	5	6	7	11	12	3	1	4	17	5	10	9	2	108	7
1992	1	8	10	8	5	5	11	17	2	15	6	12	13	6	15	6	140	9
1993	1	4	6	7	9	7	10	5	7	11	9	10	10	11	17	1	125	7.8
Total	3	22	32	24	22	20	39	44	14	32	23	42	37	33	47	14	448	0
Avg.	0.8	5.5	8	6	5.5	5	9.8	11	3.5	8	5.8	11	9.3	8.3	12	3.5	112	40
Rank	13	10 (tie)	7 (tie)	8	10 (tie)	11	4	2	12 (tie)	7 (tie)	9	3	5	6	1	12 (tie)		

KEYSTONE Neighborhood Plan

AREA 1



CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 2



CURRENT LAND USE

- SINGLE FAMILY
- TWO FAMILY
- THREE TO SIX FAMILY
- SEVEN OR MORE FAMILY
- SERVICES
- COMMERCIAL
- PARKS/OPEN SPACE
- SEMI-PUBLIC
- INDUSTRIAL
- VACANT LOT
- VACANT BUILDING
- ARCHITECTURALLY INTERESTING

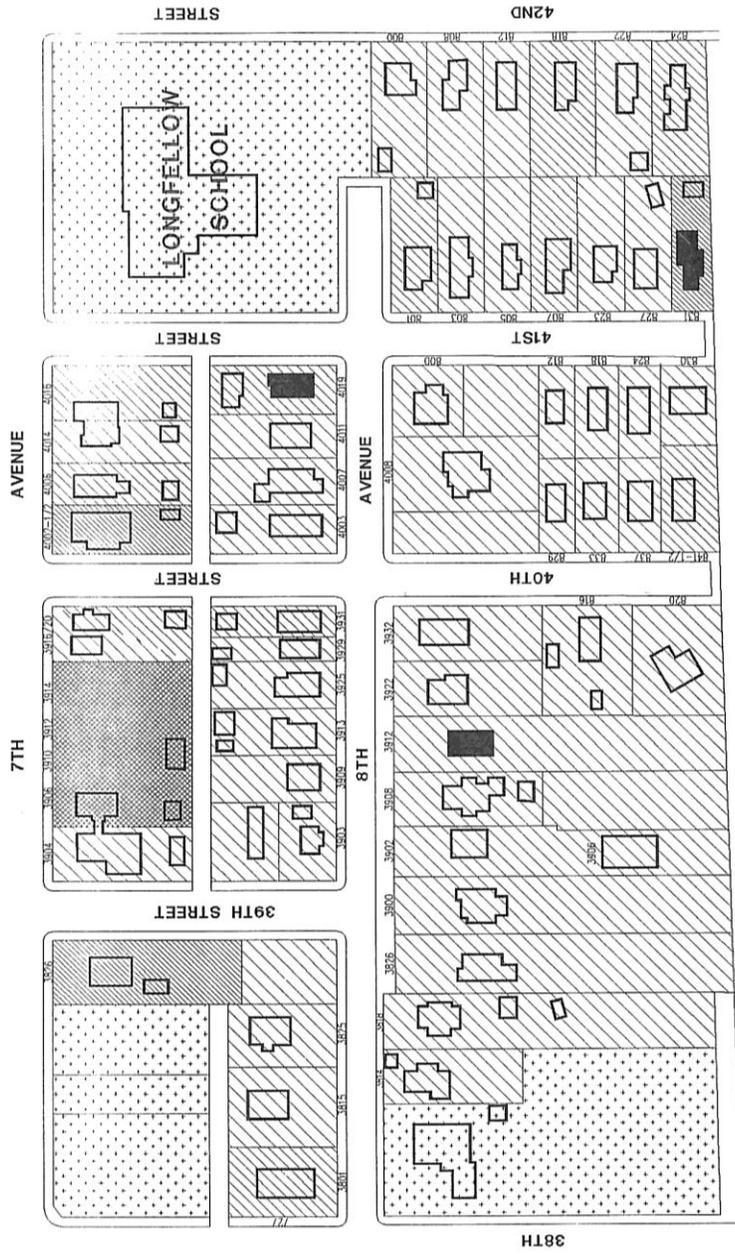


CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 3

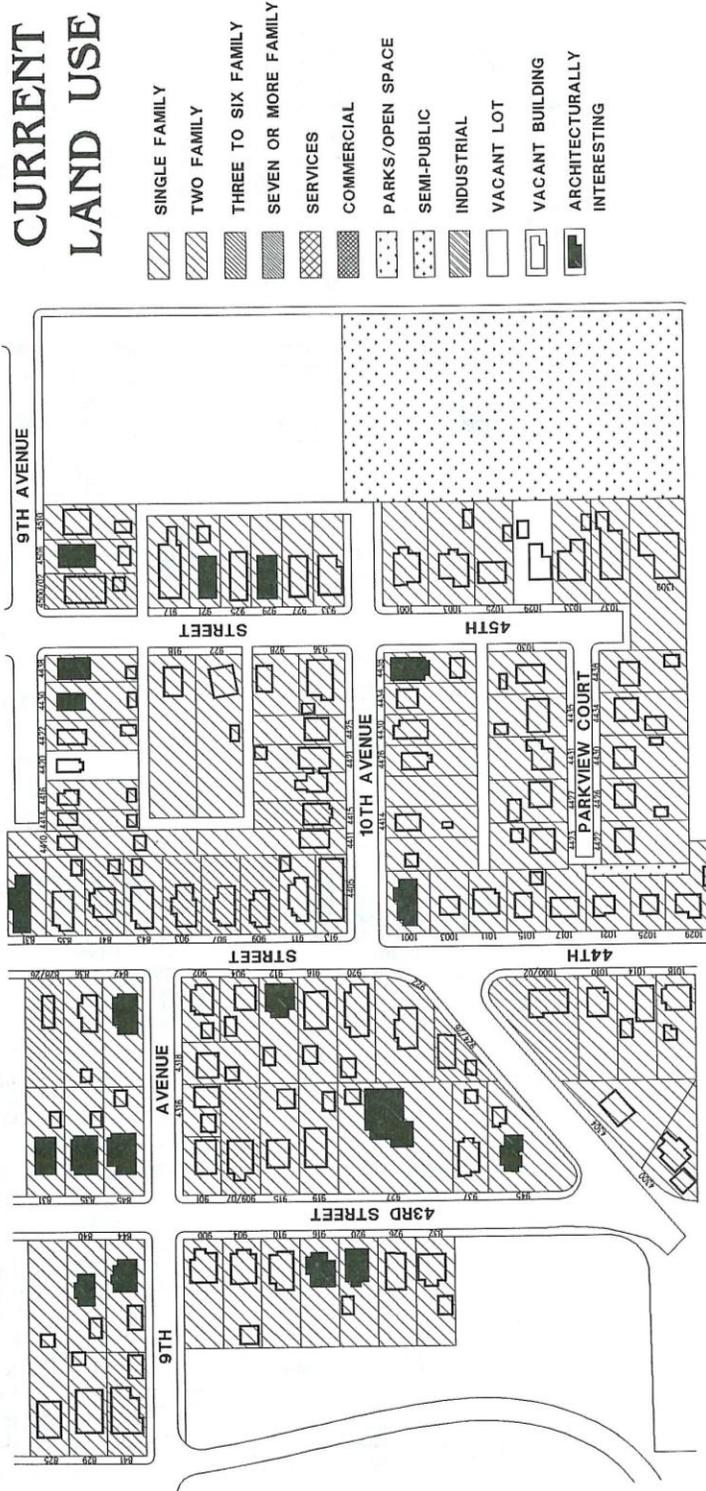
- ### CURRENT LAND USE
-  SINGLE FAMILY
 -  TWO FAMILY
 -  THREE TO SIX FAMILY
 -  SEVEN OR MORE FAMILY
 -  SERVICES
 -  COMMERCIAL
 -  PARKS/OPEN SPACE
 -  SEMI-PUBLIC
 -  INDUSTRIAL
 -  VACANT LOT
 -  VACANT BUILDING
 -  ARCHITECTURALLY INTERESTING



CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 4



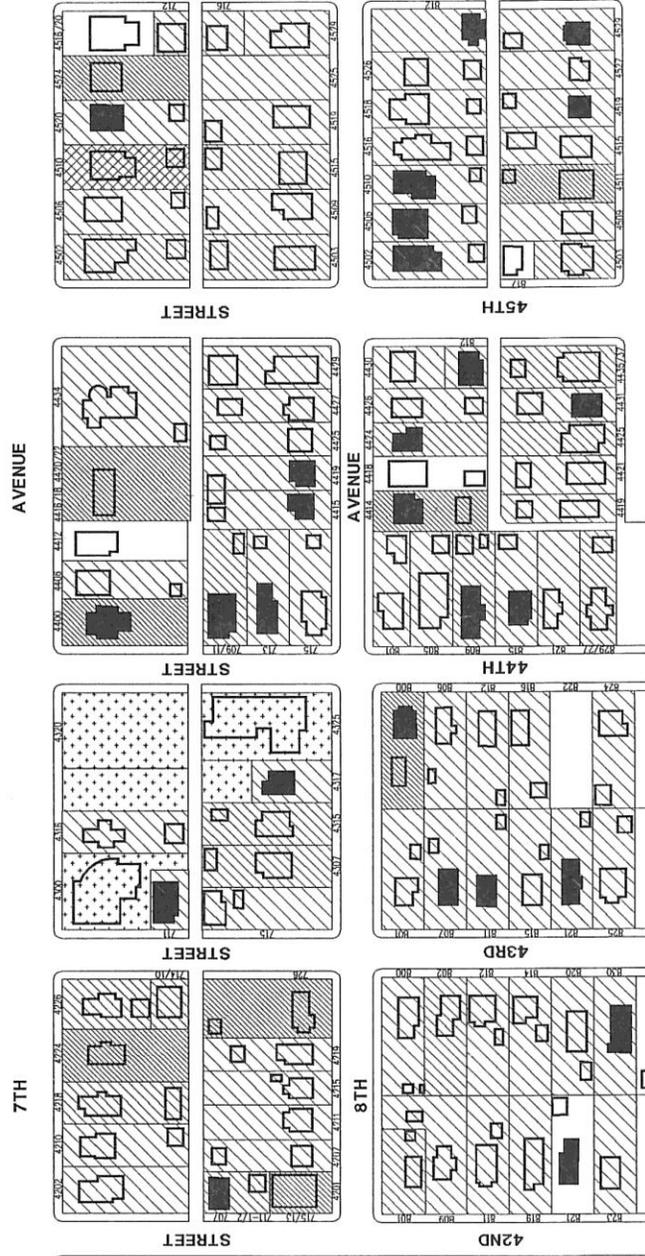
PREPARED BY: CITY OF ROCK ISLAND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION SUMMER 1994

KEYSTONE Neighborhood Plan

AREA 5

CURRENT LAND USE

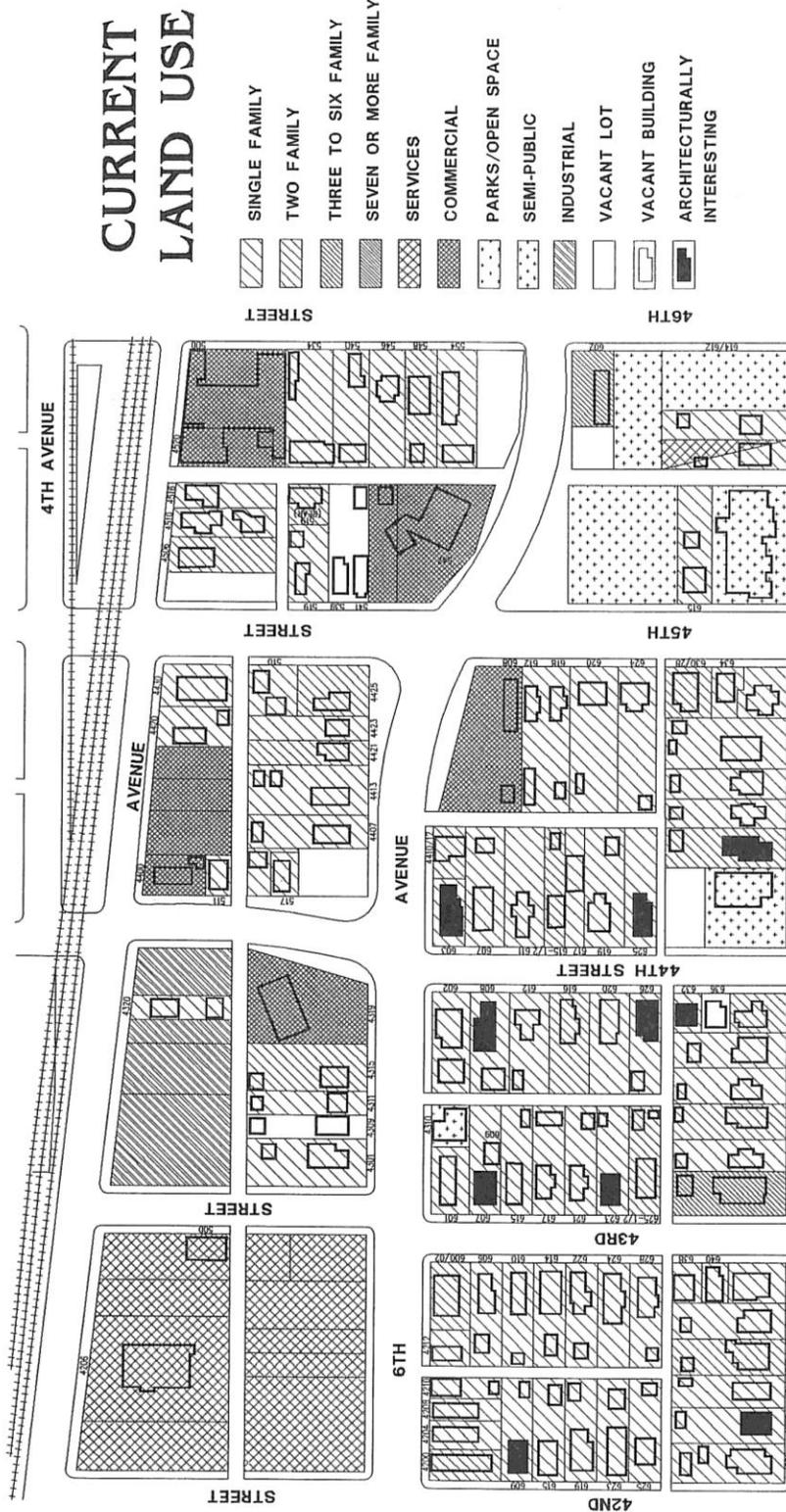
-  SINGLE FAMILY
-  TWO FAMILY
-  THREE TO SIX FAMILY
-  SEVEN OR MORE FAMILY
-  SERVICES
-  COMMERCIAL
-  PARKS/OPEN SPACE
-  SEMI-PUBLIC
-  INDUSTRIAL
-  VACANT LOT
-  VACANT BUILDING
-  ARCHITECTURALLY INTERESTING



CITY of
ROCK ISLAND

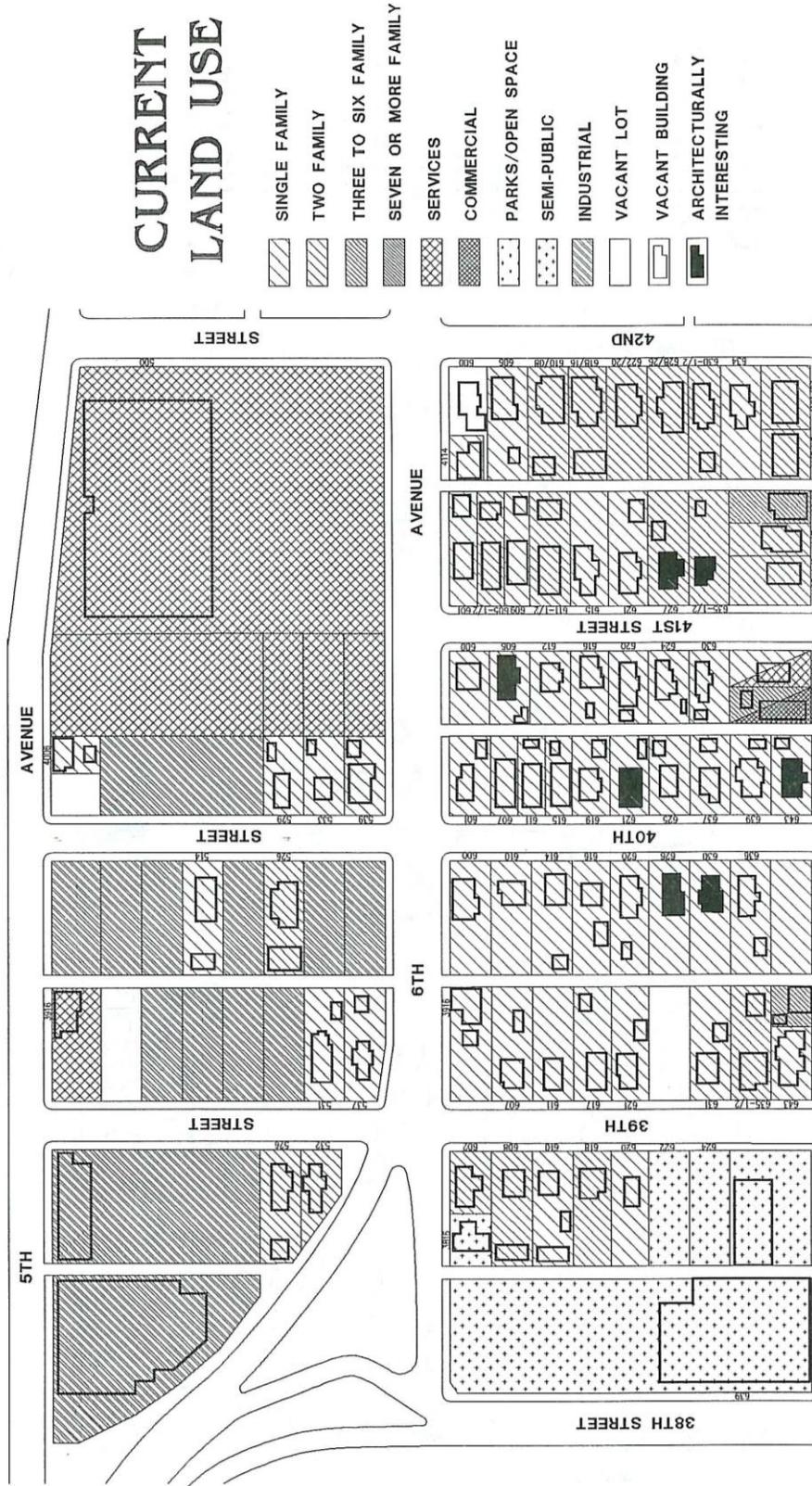
KEYSTONE Neighborhood Plan

AREA 6



AREA 7

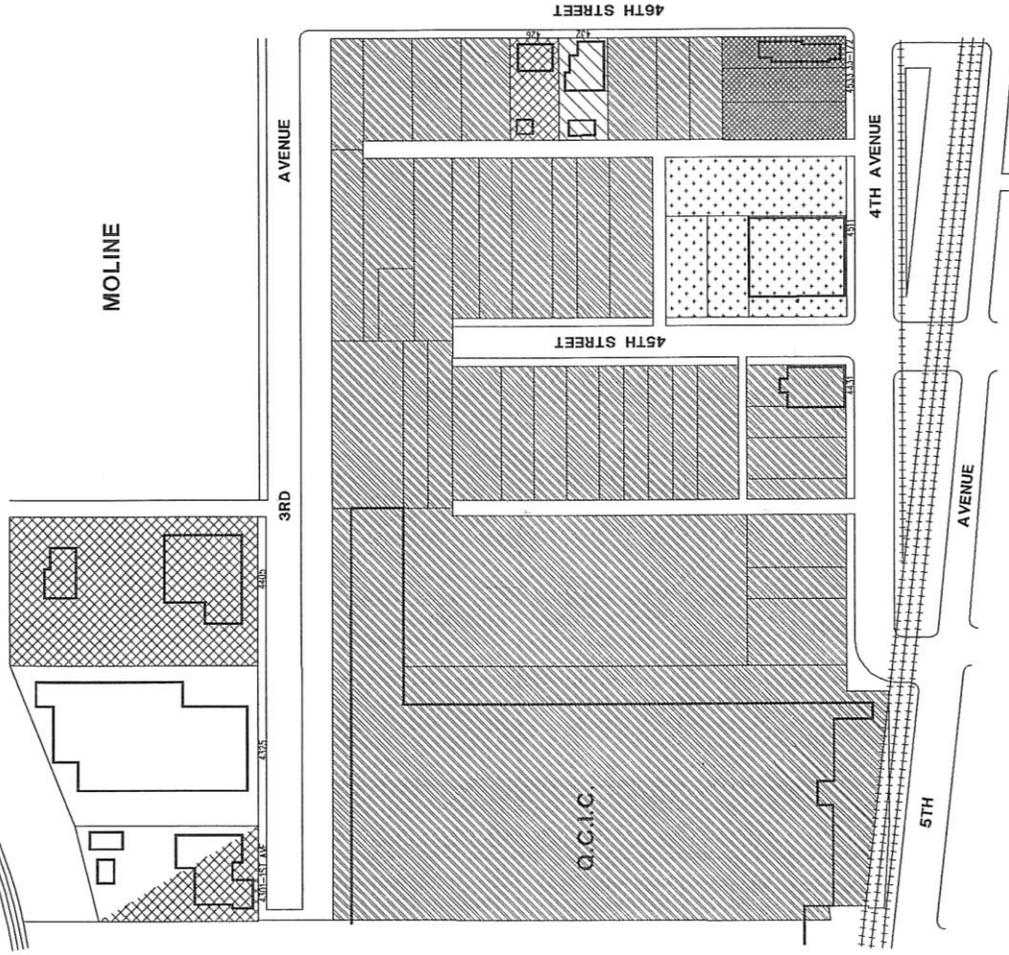
KEYSTONE Neighborhood Plan



CITY of
ROCK ISLAND

KEYSTONE Neighborhood Plan

AREA 8



CURRENT LAND USE

- SINGLE FAMILY
- TWO FAMILY
- THREE TO SIX FAMILY
- SEVEN OR MORE FAMILY
- SERVICES
- COMMERCIAL
- PARKS/OPEN SPACE
- SEMI-PUBLIC
- INDUSTRIAL
- VACANT LOT
- VACANT BUILDING
- ARCHITECTURALLY INTERESTING



CITY of
ROCK ISLAND



**City of Rock Island
Housing Rehabilitation Programs
1996-97**

Program	Type of Financing	Description	Maximum \$
FULL REHAB LOANS - NEIGHBORHOOD STRATEGY AREA			
PRINCIPAL REDUCTION LOAN	0% LOAN, NO MONTHLY PAYMENTS, PARTIALLY FORGIVABLE AFTER 5 YEARS.	LOAN FOR LOW INCOME HOME OWNERS. MUST HAVE TAXES AND INSURANCE CURRENT, AND LIVED IN PROPERTY AT LEAST ONE YEAR.	\$22,000 PLUS CLOSING COSTS.
SUPPLEMENTAL REHAB LOAN	MONTHLY REPAYABLE LOAN AT 3% INTEREST FOR 50% OF REHAB. OTHER 50% FROM PRIVATE SOURCE AND/OR BANK LOAN.	LOANS FOR OWNERS OF RESIDENTIAL PROPERTY. NO RESIDENCY REQUIREMENT. MUST HAVE TAXES AND INSURANCE CURRENT. ABILITY TO REPAY A LOAN.	NEGOTIATED CASE BY CASE.

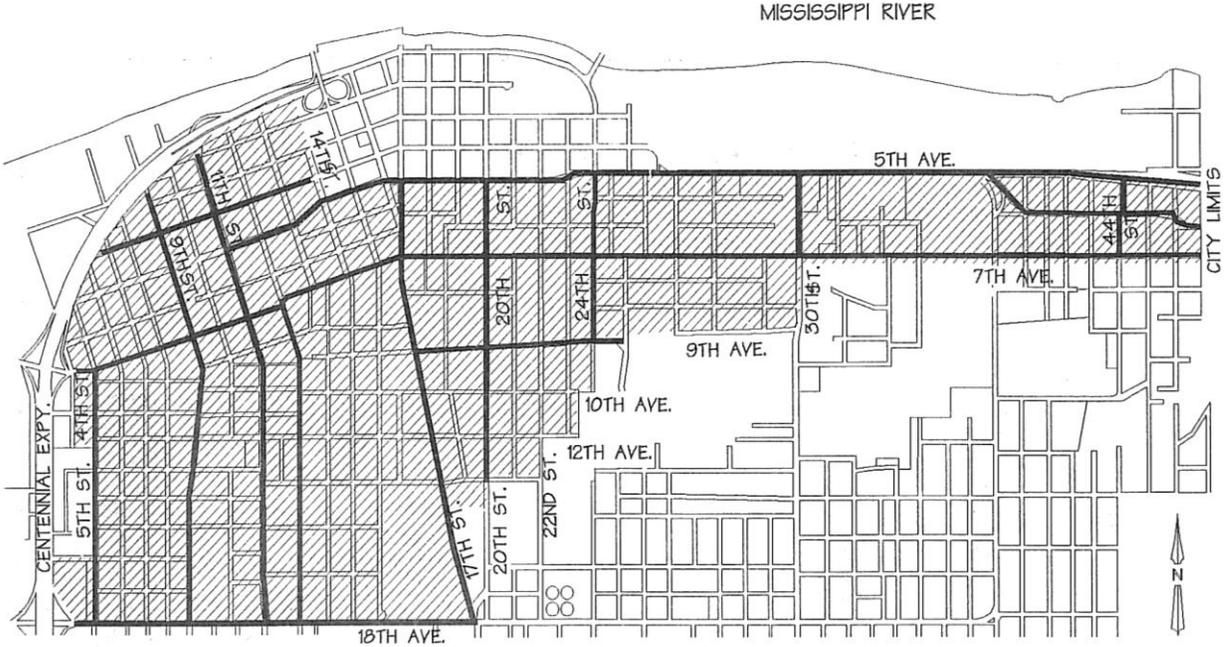
FULL REHAB LOANS - CITY WIDE			
RENTAL REHAB II	0% LOAN FOR 40% OF REHAB. NO MONTHLY PAYMENTS. FORGIVABLE AFTER 10 YEARS. 60% FROM OWNER.	LOAN FOR OWNERS OF RENTAL PROPERTY IN THE CITY OF ROCK ISLAND. MUST HAVE LOW INCOME TENANTS AND RENT RESTRICTION FOR 10 YEARS. MINIMUM INVESTMENT OF \$10,000 PER UNIT.	\$14,999 PER UNIT CITY SHARE.

LIMITED REPAIRS - CITY WIDE LOANS			
EMERGENCY DEFERRED PAYMENT LOAN	0% LOAN. NO MONTHLY PAYMENTS. PAYABLE WHEN PROPERTY IS SOLD, OR WHEN OWNERSHIP CHANGES.	LOAN FOR LOW INCOME OWNERS. MUST HAVE TAXES AND INSURANCE CURRENT AND LIVED IN PROPERTY AT LEAST 6 MONTHS. FOR EMERGENCY ONLY: WATER LINE BREAK, SEWER LINE BREAK, FAULTY FURNACE, HANDICAP ACCESSIBILITY MEASURES.	\$3,000 PLUS CLOSING COSTS.
EMERGENCY STANDARD PAYMENT LOAN	MONTHLY REPAYABLE LOAN AT 3% OR 5%.	LOAN FOR MODERATE INCOME OWNERS. MUST HAVE TAXES AND INSURANCE CURRENT, AND LIVED IN PROPERTY FOR 6 MONTHS. TO ELIMINATE EMERGENCIES ONLY: WATER LINE BREAK, SEWER LINE BREAK, FAULTY FURNACE, HANDICAPPED ACCESSIBILITY MEASURES. ABILITY TO REPAY A LOAN.	\$3,000 PLUS CLOSING COSTS.
ROOF DEFERRED PAYMENT LOAN	0% LOAN. NO MONTHLY PAYMENTS. REPAYABLE WHEN PROPERTY IS SOLD OR OWNERSHIP CHANGES.	LOAN FOR ROOF REPLACEMENT TO LOW INCOME HOMEOWNERS. MUST HAVE TAXES AND INSURANCE CURRENT AND LIVED IN PROPERTY AT LEAST 6 MONTHS.	\$6,000 PLUS CLOSING COSTS.
ROOF STANDARD PAYMENT LOAN	MONTHLY REPAYABLE LOAN AT 3% OR 5% INTEREST.	LOAN FOR ROOF REPLACEMENT TO LOW INCOME HOMEOWNERS. MUST HAVE TAXES AND INSURANCE CURRENT AND LIVED IN PROPERTY AT LEAST 6 MONTHS. ABILITY TO REPAY A LOAN.	\$6,000 PLUS CLOSING COSTS.

REBATE PROGRAMS - NEIGHBORHOOD STRATEGY AREA			
OPERATION PAINTBRUSH	100% REBATE FOR PAINT AND RELATED MATERIALS FOR EXTERIOR PAINTING.	OWNERS OF RESIDENTIAL PROPERTY WITH LOW OR MODERATE INCOME OCCUPANTS. TAXES MUST BE CURRENT.	\$800
PAINT WORKS	50% REBATE OF LABOR COSTS FOR EXTERIOR PAINTING.	OWNERS OF RESIDENTIAL PROPERTY WITH LOW OR MODERATE INCOME OCCUPANTS. TAXES MUST BE CURRENT.	\$1,000
PROJECT FACELIFT	REBATE FOR 50% OF COSTS OF EXTERIOR IMPROVEMENTS ON MAIN THOROUGHFARES.	OWNERS OF RESIDENTIAL PROPERTY ON MAIN THOROUGHFARES WITH LOW OR MODERATE INCOME OCCUPANTS OR MEETING CITY'S HOUSING SAFETY REQUIREMENTS. TAXES MUST BE CURRENT.	\$2,500



KEYSTONE Neighborhood Plan



Neighborhood Strategy Area

NSA BOUNDARY
 PROJECT FACELIFT CORRIDORS



PREPARED BY; COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING AND REDEVELOPMENT DIVISION

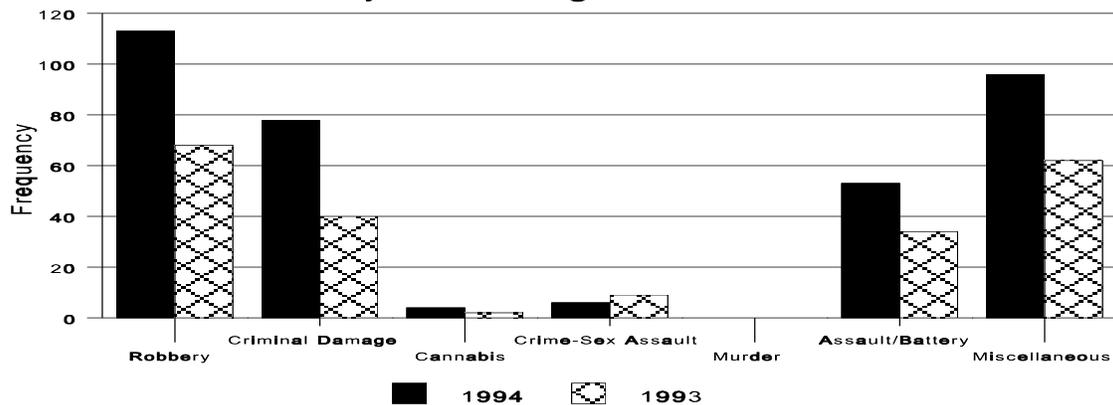




CRIME

Crime Type and Frequency

KeyStone Neighborhood



1994	113	78	4	6	0	53	96
1993	68	40	2	9	0	34	62

Location of Crime in KeyStone

Crime “hot spots” have been identified in the neighborhood. Those “hot spots” are centered at higher traffic businesses or locations and at some intersections. High-offense areas include:

- 44th Street / 7th Avenue - Git-n-Go
- 38th Street / 7th Avenue
- 3901 40th Street - Alleman High School
- 3929 14th Avenue - QC Mart
- 38th Street / 11th Avenue - Lincoln Park
- Taverns - Archie’s and The Bullpen

In addition, there are some individual residential properties that show up with repeated problems, such as criminal damage and robbery.

There are very few locations of cannabis offenses in the neighborhood. The few reported focus around Alleman High School. Assault and battery crimes are concentrated near the taverns, and robbery offenses are most prevalent at the retail grocery shops. Criminal damage offenses are interspersed throughout the neighborhood.

Community Policing

During 1992, the Police Department created an Advisory Task Force on Neighborhood Concerns. The

work of the task force resulted in a report that has led to recommendations about community policing and the Police Advisory Committee, which is largely made up of neighborhood residents. Below are some findings from these procedures:

1. Beat officers can conduct security surveys of homes or businesses to enhance security of these places during and after business hours. A Residential Security Handbook is also available.
2. Every 50th police contact receives a customer survey form.
3. Calls for service are prioritized:
 - Emergency response
 - Prompt response
 - Routine responseThese priorities are based on the situation type and timing of the crime.
4. Chief Scott is willing to have a Vigil Night in any neighborhood in the city.

