

# Rock Island Inspection Commission Agenda

City Hall – Council Chambers

1528 3rd Avenue, Rock Island, IL 61201

February 19, 2025

6:00 PM



## 1. Call to Order and Roll Call

Bill Hass

Eric DeCook

Brent Husser

Blake Humphrey

Greg Gowey

Tamra Holmes

Andy Allen

Jason Passno

Paul Guse

## 2. Public Comment

## 3. Opening Items

### A. Approval of the Written Minutes for December 18, 2024

- *Recommended Motion: Move to approve the written Minutes for the December 18<sup>th</sup> meeting.*

### B. Approval of the Written Agenda for February 19, 2025

- *Recommended Motion: Move to approve the written Agenda for the February 19<sup>th</sup> meeting.*

## 4. Old Business

## 5. New Business

### A. Appeal

#### 1. 1220 21 Street

- *Staff recommends accepting the appeal.*

### B. Draft Rental Ordinance Update

#### 1. Review ordinance update

- *Recommended Motion: Move to discuss the draft rental ordinance*

## 6. Other Business

## 7. Adjourn

*Recommended Motion: Move to adjourn*

## Rock Island Inspection Commission Minutes

Basement/HR Conference Room  
1528 3rd Avenue, Rock Island, IL 61201  
December 18, 2024  
6:00 PM



<b>Voting Members Present</b>	Eric DeCook Brent Husser Blake Humphrey Greg Gowey Tamra Holmes Andy Allen Jason Passno Paul Guse
<b>Voting Members Absent</b>	Bill Hass
<b>Staff Present</b>	Sadie Reinbeck, Jerad Irvine, Ian Farmer
<b>Guests</b>	Robert Bender

### Call to Order and Roll Call

Chair Humphrey called the meeting to order at 6:00pm and read roll call. 8 members were present, 1 member was absent.

### Public Comment

There was no public comment made at this time.

### Approval of the Previous Meeting Minutes

Chair Humphrey moved to approve the written minutes for the October 23<sup>rd</sup> meeting. Tamra Holmes approved the motion, Greg Gowey seconded the motion. The motion carried unanimously on a vote 8 to 0.

### Approval of the Amended Agenda

Chair Humphrey moved to approve the written agenda. Greg Gowey approved the motion, Paul Guse seconded the motion. The motion carried unanimously on a vote 8 to 0.

### Old Business

#### New Business

##### A. Appeals

1. 419 18 ½ Avenue

- a. Staff provided an overview of the property along with a recommendation to accept the appeal due to the property not having a history of nuisance violations, and the regular maintenance provided by the owner.
  - b. Chair Humphrey moved to approve the acceptance of the appeal and read roll call. The motion carried unanimously on a vote 8 to 0.
2. 1809 9 Street
  - a. Staff provided an overview of the property along with a recommendation to accept the appeal due to the property not having a history of nuisance violations, and the regular maintenance provided by the owner.
  - b. Chair Humphrey moved to approve the acceptance of the appeal and read roll call. The motion carried unanimously on a vote 8 to 0.
3. 2539 8 ½ Avenue
  - a. Staff provided an overview of the property along with a recommendation to deny the appeal due to the property not having gas, electric, or water services, there are several abandoned vehicles, auto parts and similar debris, and an accumulation of trash, junk, and debris through the property.
  - b. Commission members allowed guest/owner of 2539 8½ Avenue, Robert Bender to provide information on the property. There was concern due to lack of gas and electricity during sub-zero temperatures. Robert stated that alternative heating sources were being used, and that there was no requirement for him to have water, electricity, or gas service. Robert stated that his brother lives at the property and works on vehicles and sells them. He also expressed other concerns he had regarding the vacant/abandoned/foreclosed property registration ordinance. Chair Humphrey stated the purpose of the Inspection Commission and the importance of following city ordinance.
  - c. Chair Humphrey moved to approve the denial of the appeal and read roll call. The motion carried unanimously on a vote 8 to 0.
4. 3924 29 Avenue
  - a. Staff provided an overview of the property along with a recommendation to accept the appeal due to the property not having a history of nuisance violations, the regular maintenance provided by the owner, and copies of the bills that have been paid in full by the owner.
  - b. Chair Humphrey moved to approve the acceptance of the appeal and read roll call. The motion carried unanimously on a vote 8 to 0.

## **Other Business**

### **Adjournment**

Chair Humphrey moved to adjourn. The motion carried unanimously on a vote 8 to 0. Meeting adjourned at 6:25 pm.

Minutes submitted by Sadie Reinbeck.

DRAFT

To the City of Rock Island Inspection & Housing Division

This is an appeal to the finding that the property located at 1220 21<sup>st</sup> Street in Rock Island is a vacant property.

The following reasons of why the finding is incorrect are listed below...

1. The property of 1220 21<sup>st</sup> Street in Rock Island is not and has not been vacant for (30) thirty days or more at any time.
2. The property has been a residence since 1970 with at least one or more residing there.
3. There has been no cancellation of any Utilities or Services at the property mentioned... Power & Lights, Water & Sewer and Refuse Pick Up is still active.

I, Anthony Bunch, still reside at said property of 1220 21<sup>st</sup> Street in Rock Island,

Some information on the property of 1220 21<sup>st</sup> Street in Rock Island.

This was our parents' home as well as our home growing up, which was purchased in 1970. The mortgage is and has been paid off for some time. I, Anthony Bunch, moved back in with my father in 2009 to assist him as he had a number of medical conditions which made it hard for him to perform everyday tasks... such as driving, shoveling snow, raking leaves, etc.

After our father passed away in August, 2011, it was decided by the family that I should stay in residence there for the reasons listed below...

1. The mortgage is paid and we own the property, both sister's already owned other homes, whereas I did not.
2. Maintenance of sidewalks and lawn would be easier with someone in residence.
3. Having someone living in the house and not being vacant would hopefully deter vandalism or burglary.
4. Location and proximity to my place of employment was convenient, within a 15 minute drive.
5. Insurance for the property is cheaper with someone in residence as opposed to a vacant property.

Thank you for your time in regards to this matter, and I am happy to answer any questions you may have.

Sincerely,



Anthony Bunch 563-271-8593

# Water usage at 0 since 04/07/2021

<b>Account Info</b>		<b>Service Address</b>									
Account:	1528 0	Active:	<input checked="" type="checkbox"/>	House #:	1220	Mod:		Street:	21 ST	Apt:	
Name:	THERESA L HAINLINE		Region:	ROCK ISLAND	City:	ROCK ISLAND	State:	IL			
Customer:	121917	Home:	563-324-2783	Bus:		Zip:	61201-2757				

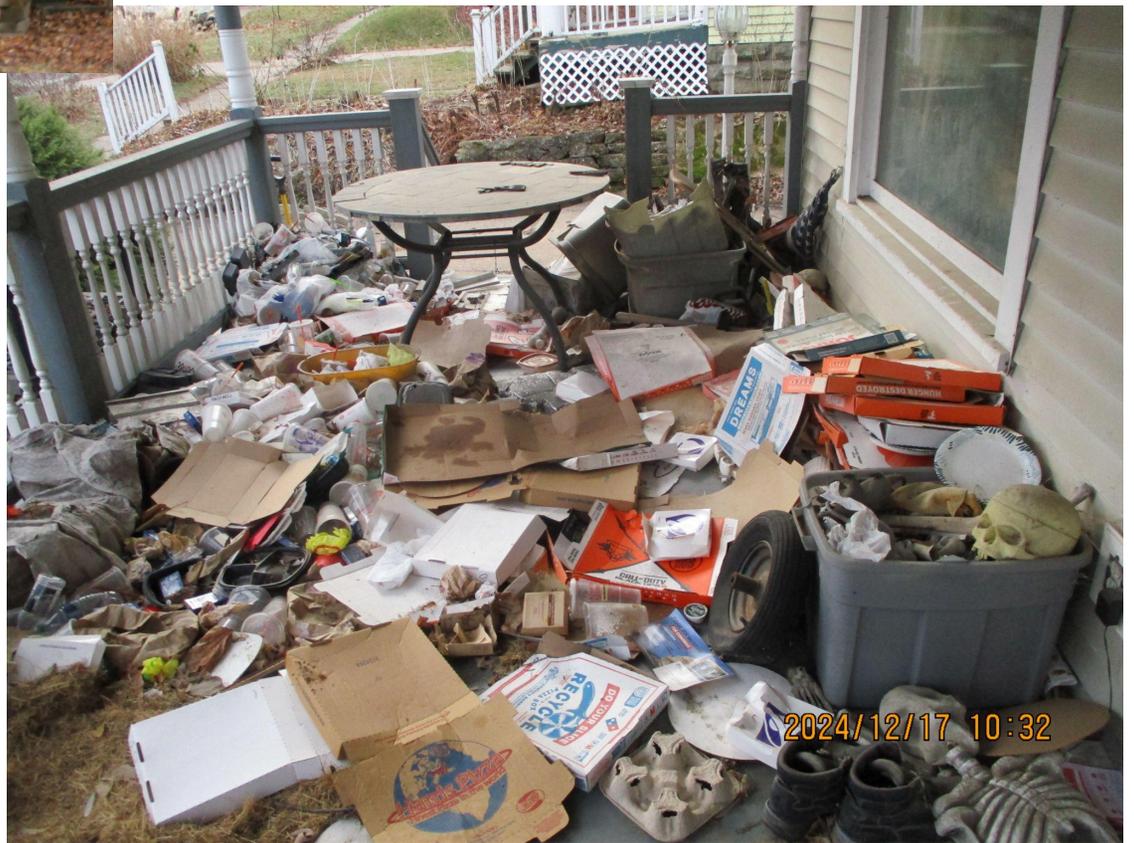
Ready

Service Summary (BROWSE) Service Details (BROWSE) Water Reading History (BROWSE)

1 of 100

Browse Record Details

Meter Number	Read Date	Bill Type	Reading High	Reading Low	Type	Usage	UOM
0098260571	10-08-2024	Regular Bill	689		MR		0.00 F
0098260571	07-09-2024	Regular Bill	689		MR		0.00 F
0098260571	04-08-2024	Regular Bill	689		MR		0.00 F
0098260571	01-10-2024	Regular Bill	689		MR		0.00 F
0098260571	10-10-2023	Regular Bill	689		MR		0.00 F
0098260571	07-11-2023	Regular Bill	689		MR		0.00 F
0098260571	04-13-2023	Regular Bill	689		MR		0.00 F
0098260571	01-11-2023	Regular Bill	689		MR		0.00 F
0098260571	10-06-2022	Regular Bill	689		MR		0.00 F
0098260571	07-12-2022	Regular Bill	689		MR		0.00 F
0098260571	04-11-2022	Regular Bill	689		MR		0.00 F
0098260571	01-12-2022	Regular Bill	689		MR		0.00 F
0098260571	10-08-2021	Regular Bill	689		MR		0.00 F
0098260571	07-09-2021	Regular Bill	689		MR		0.00 F
0098260571	04-07-2021	Regular Bill	689		MR		4.00 F
0098260571	01-12-2021	Regular Bill	685		MR		6.00 F
0098260571	10-08-2020	Regular Bill	679		MR		6.00 F
0098260571	07-10-2020	Regular Bill	673		MR		6.00 F
0098260571	04-10-2020	Regular Bill	667		MR		5.00 F
0098260571	01-10-2020	Regular Bill	662		MR		3.00 F
0098260571	10-14-2019	Regular Bill	659		MR		5.00 F
0098260571	07-12-2019	Regular Bill	654		MR		3.00 F





**AN ORDINANCE AMENDING THE REQUIREMENTS FOR THE REGISTRATION AND MANAGEMENT OF RENTAL HOUSING IN CHAPTER 4 OF THE CODE OF ORDINANCES OF THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One: The City Council finds that it is in the public's interest that all properties be maintained in compliance with all applicable building codes, namely the most recently adopted International Property Maintenance Code (IPMC).

Section Two: Chapter 4, Article VIII "Residential Rental Property" of the Code of Ordinances of the City of Rock Island, Illinois is hereby removed and wholly replaced as follows.

**ARTICLE VIII. REGISTRATION AND MANAGEMENT OF RENTAL HOUSING**

SEC. 4-175. PURPOSE. The purpose of this article is to protect the health and safety of the public through the registration and management of both short- and long-term rental housing. It is intended to ensure compliance with all applicable codes including the most recently adopted version of the International Property Maintenance Code (IPMC).

SEC. 4-176. DEFINITIONS. The terms used in this article shall have the same definitions as those used in the International Property Maintenance Code (IPMC) unless otherwise specified.

- A. Short-Term Rental: Any rental property where the term of the rental is less than thirty (30) days in duration. This shall not include hotels, motels, or bed and breakfast establishments.
- B. Long-Term Rental: Any rental property where the term of the rental is thirty (30) days or more in duration. This shall not include extended-stay hotels, motels, or bed and breakfast establishments. Dormitories associated with a college, university, or similar institution of higher learning as well as nursing homes, retirement centers, rest homes, and any similar accommodations subject to licensing and inspection by the State or Federal governments shall not be considered long-term rental properties subject to this article.
- C. Minor Infraction: In addition to items specified elsewhere in this article, minor infractions shall include violation of IPMC sections 304.13, 305.4, 305.3, 404.2, 503.1, 304.2, 304.3, 304.8, 302.1, 308.1, 308, 302.3, 302.4, 302.9, and 302.2.
- D. Moderate Infraction: In addition to items specified elsewhere in this article, moderate infractions shall include violations of IPMC sections 404.4.1, 504.1, 302.5, 309, 402.2, 402.3, 605.3, 605.2, 402.1, 403.1, 302.6, 605.2, 505.1, 506.2, 403.5, 505.4, 403.2, 304.4, 304.5, 304.6, 304.7, 304.9, 302.7, 303.2, and 303.1.

- E. Major Infraction: In addition to items specified elsewhere in this article, major infractions shall include violations of IPMC sections 504.3, 603.1, 604.1, 604.3, 702.4, 702.3, 702.4, 704, 603.1.2, 602.3 and 602.5 (October 1 through April 15), and 304.10.

SEC. 4-177. LICENSE REQUIRED. All rentals, both short- and long-term, shall require a license issued by the City in order to operate. It shall be unlawful for any person, firm, partnership, corporation, or other legal entity to operate, maintain, or offer for rent within the City a residential property without first obtaining such a license. Licenses cannot be transferred from one property to another nor from one property owner to another. A license renewal shall also be required on an annual basis that includes any necessary updated information. Compliance with all other applicable local, State, and Federal law shall be required.

SEC. 4-178. LICENSE EXEMPTION. No personal or professional relationship between a property owner and a tenant shall exempt the subject property from license and registration. The amount of rent paid by a tenant to a property owner shall have no bearing on the requirement that a property be licensed and registered. Rent-to-own or lease purchase properties, however, shall not require a rental license provided that the relevant agreement between parties establishes the purchaser's equitable interest in such property and said agreement is recorded with the County Recorder's Office.

SEC. 4-179. LICENSE APPLICATION. Each applicant for a license or license renewal shall provide their full name, mailing address, electronic mailing address, phone number, and proof of ownership. In the case of a limited liability company (LLC) or similar legal entity, all registered agents shall be identified as well as the registered office in addition to the above described contact information. Each applicant shall also be required to identify a property manager who will be responsible for the regular maintenance of the property. Such a person must reside or maintain an office within fifty (50) miles of the City measured from the municipal boundary. An owner who meets the requirements of this section as to location of residence or office may designate themselves as manager.

SEC. 4-180. INSPECTIONS. An initial inspection shall be required prior to the issuance of a license. The City shall determine if the rental property complies with all applicable municipal codes including the most recently adopted version of the International Property Maintenance Code (IPMC). If determined to comply, a license shall be issued for the respective property. Licensed properties shall be inspected for ongoing compliance every five (5) years at a minimum, but may be inspected more frequently at the City's discretion following complaints or when property maintenance violations are observed or suspected.

SEC. 4-181. INSPECTION ACCESS. All rental properties licensed under this article shall be subject to inspection by the City upon reasonable notice to the property owner or their designee. If any property owner, manager, tenant, occupant, or other

person in control of the rental unit fails or refuses to consent to free access and entry to the property by the City, the City may apply to the circuit court for an appropriate order authorizing such access. Refusal by a property owner or their designee to provide access to a property may be grounds for license revocation.

**SEC. 4-182. LICENSE DISPLAYED.** A copy of the rental license for a property must be on conspicuous display at the property for which it was issued. The license may be displayed within a unit or, in the case of multi-unit buildings, in a common area where all tenants and visitors to the property can reasonably see it. Failure to display the license shall be considered a minor infraction. Every month that there is a failure to display a license shall be considered a separate infraction. If a license is not on display for twelve or more months, the Building Official may use this as justification for license revocation.

**SEC. 4-183. PENALTY FOR VIOLATION.** See section 10-107.11 "Schedule of Penalties for Ordinance Violations" of this Code.

**SEC. 4-184. LICENSE SUSPENSION.** When the City becomes aware of code violations at a property, the property owner and/or their property manager shall be issued a notice of violation. A copy of said notice shall be posted on the entrance door to the dwelling unit or at the main common entrance in the case of a multi-unit dwelling. If the subject property is not brought into compliance within the time allotted by the citation, the Building Official may order that the property owner's rental license be suspended. Suspension of a license shall be considered a major infraction. Every month that a license remains suspended shall be considered a separate infraction. If a license is suspended for twelve or more months, the Building Official may use this as justification for license revocation.

**SEC. 4-185. LICENSE REVOCATION AND RENT ABATEMENT.** The Building Official may revoke a rental license and order the abatement of rents. The process for revocation and appeal is as follows.

- A. A decision to revoke a rental license shall be made based upon a holistic evaluation of the severity of citations, the history of citations at the subject property, the subject license having been suspended for twelve or more months, and the history of citations issued at other properties owned by the same property owner. Failure to pull permits and have work inspected in the course of renovating or maintaining a property may also be considered.
- B. The property owner may appeal the revocation to the Inspections Commission by submitting the appeal in writing within fifteen (15) days of the license revocation. If an appeal is so submitted, the revocation shall be temporarily stayed. The Inspections Commission shall hold a hearing at their next regularly scheduled meeting to consider the appeal. The Commission shall consider any ongoing enforcement actions being taken by the City regarding the subject rental property, the severity of the code violations that have been cited, and the overall history of both the subject rental property and property owner in their capacity as a landlord in the course of their

deliberations. The Commission shall hear from both staff and the property owner or their designee at the hearing before voting whether or not to grant the appeal.

- C. A decision made by the Commission may be appealed by the property owner to the City Council in writing within fifteen (15) days of the Commission's decision. The Council shall hold a hearing at their next regularly scheduled meeting to consider the appeal. The Council shall make the final administrative decision.
- D. Once revoked, the subject property shall be ineligible to receive a new rental license while under the same ownership for a period of one (1) year. After that one (1) year has passed or after a change of ownership, an application for a new license may be submitted as provided for in this article.
- E. A notice stating that the property's rental license has been revoked and rents are thereby abated shall be posted on the entrance door to the dwelling unit or at the main common entrance in the case of a multi-unit dwelling. The owner may not collect or recover rent due from the tenant(s) once the rent abatement order is in effect.
- F. Nothing in this section shall supersede other articles that empower the City to take more immediate action to protect public safety or when life-threatening conditions exist. The respective enforcement procedures and associated timelines for compliance pertaining to other codes adopted by the City shall also not be superseded by this article.

SEC. 4-186. FEES. Property owners shall pay the following license and inspections fees for both short- and long-term rental units. Short-term rentals may additionally be subject to hotel-motel taxes and fees.

License and Inspections Fee	Cost
Application Fee for First Dwelling Unit	\$100
Application Fee Per Additional Dwelling Unit	\$15
Late Application Fee	\$50
Missed Inspection or Re-Inspection Fee	\$50
Re-Inspection for Minor Infraction	\$100
Re-Inspection for Moderate Infraction	\$150
Re-Inspection for Major Infraction	\$200

SEC. 4-187. SEVERABILITY. If any section, subsection, paragraph, sentence, clause, or word of this article shall be held invalid, either on its face or as applies, the invalidity of such provision shall not affect the other sections, subsections, paragraphs, sentences, clauses or words of this article, and the application thereof; and to that end the sections, subsections, paragraphs, sentences, clauses, and words of this article shall be deemed severable.

SEC. 4-188. OTHER REMEDIES. Nothing in this article shall prevent the City from acting under any applicable City Code or ordinance for any violation thereof or limit the right or authority of the City to perform inspections based on a tenant complaint

or to seek injunctive relief or other appropriate legal remedy for any violation of such Code or ordinance.

SEC. 4-189 THROUGH SEC. 4-200 RESERVED.

Section Four: Section 11.16 "Short-Term Rentals" of the Zoning Code is hereby removed and replaced as follows.

SEC 11.16. SHORT-TERM RENTALS. Any rental property where the term of the rental is less than thirty (30) days in duration excluding hotels, motels, or bed and breakfasts establishments shall be subject to the following.

- A. Short-term rentals shall be permitted uses in all residential and business zoning districts. They shall be prohibited in all other zoning districts.
- B. Short-term rentals shall have a minimum of one off-street parking spot for each short-term rental unit at the property designated for the occupant.
- C. Short-term rentals shall not have signage of any kind that exceeds one (1) square foot in area.

Section Five: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK