

Rock Island Inspection Commission Agenda

City Hall – Council Chambers

1528 3rd Avenue, Rock Island, IL 61201

May 21, 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 March 19, 2024

- *Recommended Motion: Move to approve the written Minutes for the March 19th meeting.*

B. Approval of the Written Agenda for May 21, 2025

- *Recommended Motion: Move to approve the written Agenda for the May 21 meeting.*

4. Old Business

5. New Business

A. Appeal – 1323 2 Avenue

- *Staff recommends denying the appeal.*

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
March 23, 2025
6:05 PM



Voting Members Present	Brent Husser Greg Gowey Tamra Holmes Andy Allen Bill Hass
Voting Members Absent	Eric DeCook Blake Humphrey Jason Passno Paul Guse
Staff Present	Sadie Reinbeck
Guests	

Call to Order and Roll Call

Vice Chair Allen called the meeting to order at 6:05pm and read roll call. 5 members were present, 4 members was absent.

Public Comment

There was no public comment made at this time.

Approval of the Previous Meeting Minutes

Vice Chair Allen moved to approve the written minutes for the February 19th meeting. Greg Gowey approved the motion, Bill Hass seconded the motion. The motion carried unanimously on a vote 5 to 0.

Approval of the Amended Agenda

Vice Chair Allen moved to approve the written agenda. Tamra Holmes approved the motion, Brent Husser seconded the motion. The motion carried unanimously on a vote 5 to 0.

Old Business

A. Draft Rental Ordinance

1. Staff informed commission members of the changes that were made to the ordinance from the recommendations provided at the February 19 meeting.
2. Vice Chair Allen moved to recommend that City Council approve the adoption of the proposed rental ordinance. The motion carried unanimously on a vote 5 to 0.

New Business

Other Business

Adjournment

Vice Chair Allen moved to adjourn. The motion carried unanimously on a vote 5 to 0.
Meeting adjourned at 6:30 pm.

Minutes submitted by Sadie Reinbeck.

DRAFT

Appeal for Vacant, Abandoned and Forclosed Properties
Mark I Betzel
1323 2nd Ave.

Dear Sirs or Madams

The entire premises is 100% secured with fencing including locked gates with CCTV Cameras recording 24-7 with all doors locked 24 hours per day including working hours. Security lights are motion detection to discourage possible security threats. Security cameras record 24 hrs. with night vision and the system is monitored remotely and Inside the fenced compound motion detection alarms are in concert with the motion security lights. I add cameras periodically to increase security and upgrade periodically.

There has been zero vandalism since acquiring the property in 1994.

The mortgage with US Bank has been paid off well over 10 years ago.

All utilities including Electrical, Gas and Water are connected and paid. Mail and deliveries are made daily.

As you know with the New Centennial Bridge Project it will be impossible to sell my property until the determination is made as to where the bridge will be located as it will be either condemned for Eminent Domain or left as is so my only choice is to sit here for the next 2 years waiting for the decision. All I can do is make improvements in order to gain a better selling position and I do have several thousand dollars a month to make upgrades mostly cosmetic to increase curb appeal which is the same desire of the city. Much progress has been made recently removing abandoned vehicles and unused materials used for improvements. I realize I had problems in the past however this is past and the ourlook today is significantly positive and getting better by the day. The view from the highway has improved drastically and is the priority to keep the view attractive and positive and again it is my intention to make the appearance of the property my absolute priority.

It is to my benefit to make upgrades as this will increase the selling price.

Due to covid I was unable to complete proposed upgrades however I have recovered enough to finish this work, most notably on the northern facade.

I have had considerable positive impact on the betterment of the City of Rock Island and I bought the property in terrible condition and the first year alone spent over \$500,000 in environment abatement with a total 5 times that all together. Investment is to my benefit to make upgrades as this will increase the selling price.

I have budgeted as much as \$5,000.00 per month for the next 2 years for improvements awaiting the decision from the State whether the site will be vacated and used for the construction of the bridge or list for sale. This is all without securing any financing.

The property has also risen in value as I purchased the distressed lot west bordering my property which was overgrown with weeds and in bad condition and I have been

landscaping and fixing up improving the looks of the neighborhood in general. I had 2 developers interested and a couple of individuals interested in making offers as the value is high considering the river overlook as well as the volume of land, however this has come to a halt until the determination of the viability of the site. Again it is to my advantage to make improvements as I will gain considerably in selling price no matter the outcome of the bridge design. I turned down a seven figure offer to purchase however at the time I was not in the position to sell.

List and Time Table of Improvements

June 2025 Pressure washing and Painting north and east of building including finishing new siding, trim and overhang.

Attached is a picture of the view from H-92 after final renovations.

July August Remove residual equipment left over from my Ice Business.

Fall and Winter will be making cosmetic upgrades inside including painting and continue removing unwanted equipment and materials.

Spring and Summer 2026 Brick resurfacing and cleaning and tuck pointing blond brick. Recondition windows but I do not see cost effective in replacement considering the building may be torn down depending on the decision of the state.

Level, Repair and restore the overhang where the old ice cream shop was located

Repair or replace any unforeseen issues.

I pledge to stay in contact and cooperate with Building officials and also take under advisement opinions and recommendations.

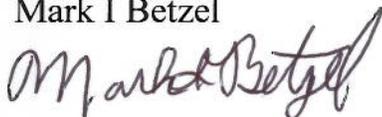
It is my intention to make the appearance of the property my absolute priority.

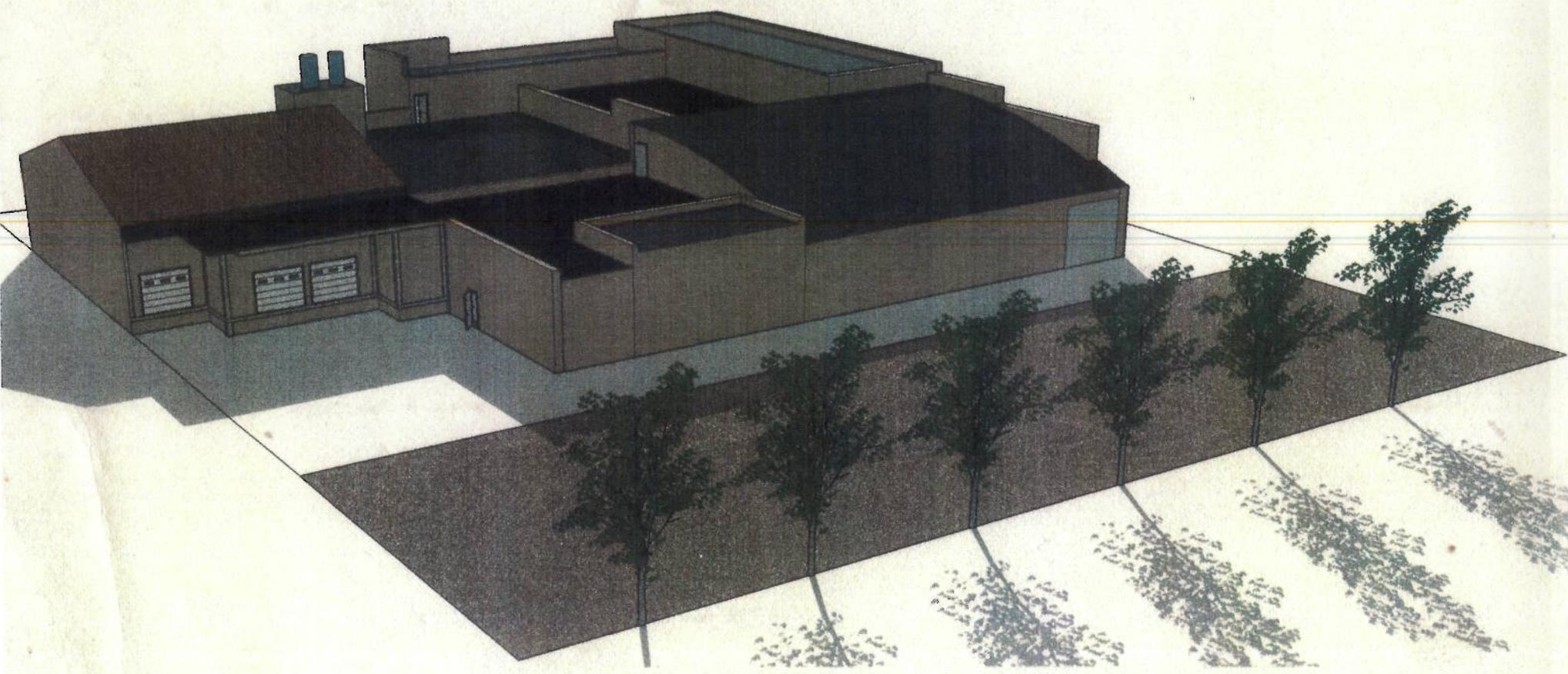
I have heart in this building. It is part of my past and for many others in the Quad Cities. This place is where milk was processed and bottled and delivered to homes up until the 1980s and I remember the milk man making deliveries to the "milk box" on my front porch as do many others. There was also an Ice Cream Shoppe or "Fountain" where families came for Malts and Sodas etc. to this historic place and I would like to at least keep the front facade as close to original as possible and my hope is that the bridge bypasses the property so as to keep this History alive.

I have had a positive effect on the neighborhood and have been a good neighbor and the area is more secure as all knows of our security system with lighting and video so the criminal element avoids the area. I sincerely promise to repair any possible future deterioration in a timely manor and again work with the city to promote a positive image for all involved.

Thank you for your consideration.

Sincerely,
Mark I Betzel





1323 2nd Avenue - Hawkeye Ice

- No active permits
- No water use, refuse & stormwater charges are paid in full.
- 03/16/2023 received notice of violation for conditions of building - including trash and incomplete siding, gutters, awnings, and windows. Violations were removed as of 5/18/2023

