



City Council Study Session Agenda
May 19, 2025 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

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- 1. Call to Order**
- 2. Roll Call**
- 3. Presentations**
 - a. Urban Ag Ordinance Presentation.
 - b. Rental Registration Ordinance Presentation.
- 4. Public Comment**
- 5. Adjourn**
 - a. Motion: Motion to adjourn.
VV Voice Vote is needed.

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Urban Agriculture Ordinance

Beets, Chickens, and Bees. Oh My!

What Is Urban Ag?

- Includes gardening, chicken keeping, and raising livestock in an urban setting.
- The ordinance defines two main types.
 - Urban Gardens are smaller lots located mainly north of the Rock River that could used for gardening, chicken keeping, and beekeeping.
 - Urban Farms are larger lots located south of the Rock River where livestock and large machinery would also be allowed.



How Is Urban Ag Regulated In RI?

- City currently has an Urban Chicken Ordinance.
- State has the Illinois Bee and Apiaries Act and the Right to Garden Act.
- City has no other regulations on gardening, beekeeping, raising livestock, or other agricultural activities.



More On The Right To Garden Act...

- Adopted in 2022 under 505 ILCS 87/1
- Preempts municipalities from prohibiting vegetable gardening on private property.
- Allows home rule units to have regulations on setbacks, water use, control of weeds/grass, etc.

(505 ILCS 87/15)

Sec. 15. Right to cultivate vegetable gardens. Notwithstanding any other law, any person may cultivate vegetable gardens on their own property, or on the private property of another with the permission of the owner, in any county, municipality, or other political subdivision of this state.

(Source: P.A. 102-180, eff. 1-1-22.)

Why Regulate This?

- Urban Agriculture is growing in popularity and is already present in Rock Island.
 - 17 of 30 properties sold by the City in 2025 are planned to be gardens.
 - 16 Urban Chickens licenses.
- Benefits include food access, community engagement, sustainable land management strategies, and learning & entrepreneurial opportunities.
- Ordinance provides general rules that ensures compatibility and promotes health, safety, and welfare.



What Will This Help?

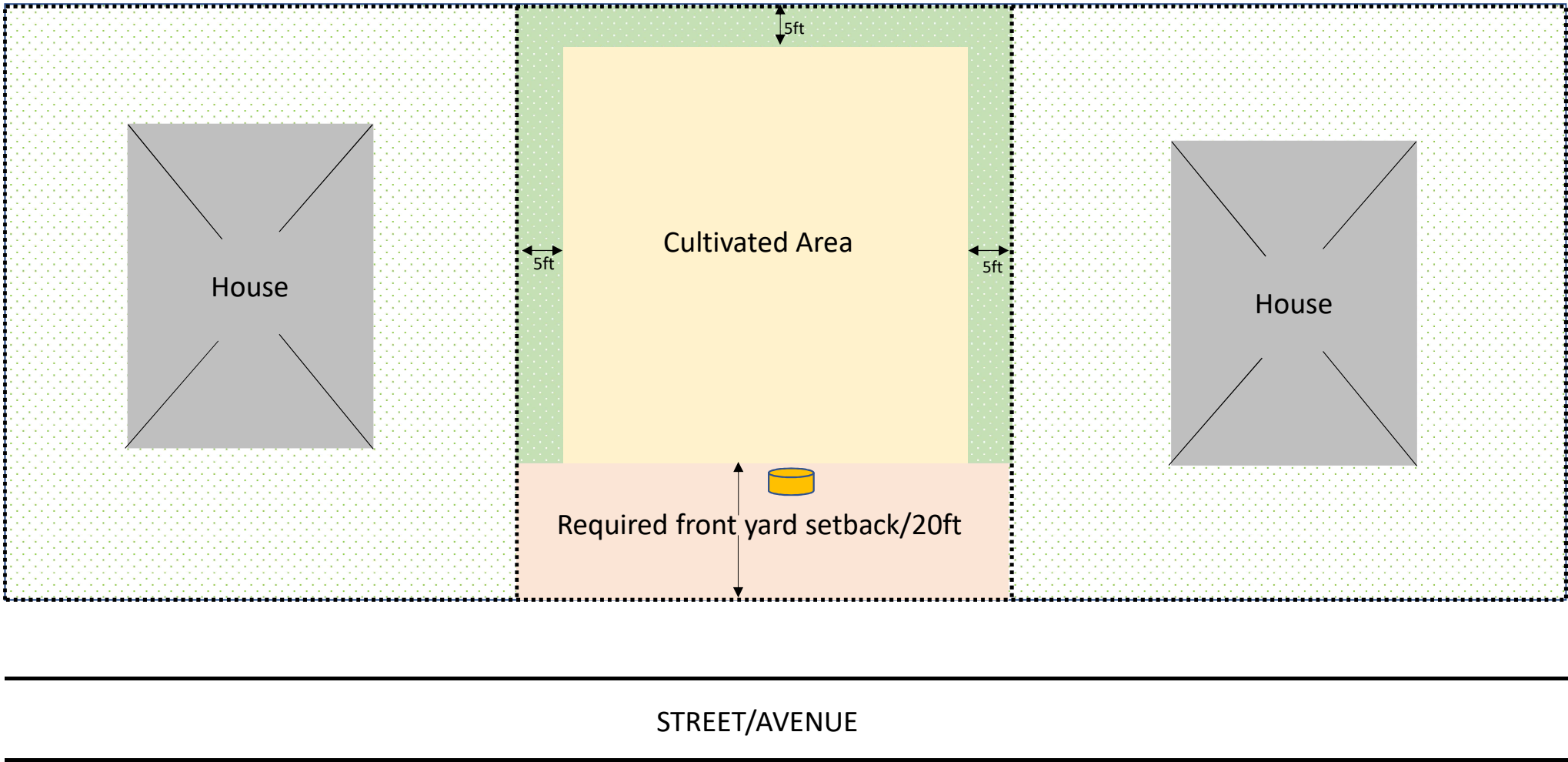


The Meat & Potatoes

- Prohibit activity on lots with foreclosed, vacant, or abandoned structures.
- Allow gardening, chicken keeping, and beekeeping on all lots with occupied structures.
- Allow gardening only on vacant residential lots less than 1 acre and require a special use permit in other districts.
- Allow gardening on vacant residential lots less than 5 acres only in SW Rock Island and require a special permit for that size in other parts of the City.
- Allow urban agriculture of any kind on vacant residential lots 5 acres or larger in SW Rock Island.

A Second Helping of Meat & Potatoes...

- Urban Gardens & Urban Farms: Provides standards for maintenance, setbacks, structures, and other activities.
- Chicken Keeping: Generally, follows the current ordinance but will no longer require a license.
- Bee Keeping: Includes basic best practices, similar to existing the Urban Chicken Ordinance, and references out State requirements.
- Livestock Keeping: Adapts some standards from the County with specific requirements on setbacks and number per property.
- Controlled Grazing: Allows the activity under with certain parameters on a temporary basis.



 - Water tank

 - 5ft Lawn buffer

 Property lines

Summary

- More and more residents are interested in urban agriculture.
- Simple rules should be implemented to reduce compatibility issues.
- Allowing urban agriculture benefits the community and is a selling point.



Questions?



REGISTRATION AND MANAGEMENT OF RENTAL HOUSING

Proposed updates to Rock Island city ordinance



Overview of Rental Registration

- According to Census data, rentals make up 37% of housing in the City of Rock Island.
- The Rock Island rental inspection program started in 2004.
- There have not been any major changes to the ordinance since the start of the program.

- Rental Inspections: Increased from 1,030 in 2023 to 1,711 in 2024.
- Rental Registrations: Expanded to 2,058 properties covering 4,613 units, reflecting continued growth.
- New Rental Registrations, continued upward trend, 333 new registrations in 2024.
- New Short-Term Registrations: 17 registrations.
- 2024 saw increased inspections & housing and nuisance enforcement across multiple areas.

Application & Licensing Requirements

Current Ordinance

- Requires a license for all rental properties, but does not specifically differentiate between short or long-term rentals.
- (Sec. 4-177)

Proposed Ordinance

- It gives specific provisions for short-term rentals (Airbnb), including: one off-street parking spot per unit, restrictions on signage, and the requirement for an owner to comply with zoning and building codes. (Sec 4-189)
- Rent-to-own or lease purchase properties shall not require a rental license if said agreement is recorded with the county recorder's office. (Sec. 4-178)

Fees & Fines

Current Ordinance

- Includes a penalty structure for non-compliance, but has an ill-defined fine structure. (Sec 4-181)
- Describes fees for inspections and license issuance, with charges per unit. Short-term rentals are currently \$100 annually, long-term rentals are \$35 base plus \$12 per unit, a single family home \$47. This fee has remained the same for the past 12 years. (Sec. 4-183)

Proposed Ordinance

- Proposed Ord. will align with our neighboring cities' fee structures. (Sec 4-186)

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



Rental Housing Program Inspection Report

Rental Address: _____
Property Owner: _____
Email: _____
Bedrooms: _____ **Bathrooms:** _____

- | | |
|--|--|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Fourplex |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Apartment w/ 5+ Units |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Triplex | <input type="checkbox"/> Studio/Efficiency Unit/Rooming Unit |

Date of Inspection: _____
Inspector Name: _____
Reinspection Due Date: _____

MAJOR Code Violations

Plumbing system functioning correctly-IPMC 504.3
Mechanical equipment functions correctly-IPMC 603.1
Electrical service provided by utility-IPMC 604.1
Electrical system hazards found-IPMC 604.3
Adequate emergency egress from one or more habitable spaces-IPMC 702.4
Doors, bars, grilles, grates over emergency escape openings are readily operable from inside, without keys or special knowledge IPMC 702.3 & 702.4
Smoke detector(s): Detectors required for each story; each bedroom; immediately outside each sleeping area-IPMC 704
Carbon monoxide detector(s): Detectors required for each story; immediately outside each sleeping area-603.1.2
Adequate source of heat-IPMC 602.3 & 602.5 October 1 - April 15
Stairways, decks, porches, balconies in good repair-IPMC 304.10

MINOR Code Violations

Windows and frames in good repair-IPMC 304.13
Floor surfaces in good repair-IPMC 305.4
Interior Surfaces-IPMC 305.3
Has a clear path of not less than 3' clearance between counter fronts and appliances or walls-IPMC 404.2
Door for privacy, in good repair, securely attached-IPMC 503.1
Protective Treatment-IPMC 304.2
Address numbers 4" tall & visible from the street-IPMC 304.3
Decorative features in good repair-IPMC 304.8
Clean, safe & sanitary/no uncontained debris-IPMC 302.1 & 308.1
Approved waste containers with tight fitting lids-IPMC 308
Sidewalks/driveways free of hazards-IPMC 302.3
No weeds in excess of 10 inches-IPMC 302.4
Free from graffiti-IPMC 302.9
Deadbolts on Doors-IPMC 304.18.1

Inspection Results

Class 1-(property has major code violations; inspected (1) year thereafter.
Class 2-(property has moderate code violations; inspected (3) years thereafter.
Class 3-(property has minor or no code violations; inspected (4) years thereafter.
Class 4-(property has more than (25) units; (1/4) of the units to be inspected annually during a (4) year period.

F=Fail

MODERATE Code Violations

Bedrooms not less than 70 square feet or 7 feet-IPMC 404.4.1
No visible mold, mildew, or signs of moisture of leaks-IPMC 504.1
No evidence of insect or rodent infestation/harborage-IPMC 302.5 & 309
Functional lighting fixtures-IPMC 402.2, 402.3 & 605.3
Two separate & remote electrical outlets per room-IPMC 605.2
Minimum of 1 openable, approved-size window facing directly to the outdoors IPMC 402.1 & 403.1
General- Handrails & Guardrails- IPMC 307.1
One grounded-type receptacle or GFCI: laundry, kitchen, garage, basement, bathroom-IPMC 605.2
Hot and cold water to all plumbed fixtures-IPMC 505.1 & 506.2
Clothes dryer exhaust vented properly to exterior-IPMC 403.5
Water heater functions correctly-IPMC 505.4
Bathroom/toilet room properly ventilated (openable screened window or functional mechanical fan)-IPMC403.2
Structural members in good repair-IPMC 304.4
Foundation walls in good repair-IPMC 304.5
Exterior walls in good repair-IPMC 304.6
Roof & drainage in good repair-IPMC 304.7
Overhang extensions in good repair-IPMC 304.9
Accessory structures in good repair-IPMC 302.7
Chimneys and Towers-IPMC 304.2

Comments:



01/30/2012 12:28



07/17/2024 13:19



09/23/2024 09:46



2024/04/03 09:58

Inspection Frequency

Current Ordinance

- Properties are inspected at varying frequencies based on classification Class: A, B, or C.
- Inspections range from 1 - 4 years. (Sec. 4-179)

Proposed Ordinance

- Requires an initial inspection before issuing a license, with subsequent inspections at a minimum of every 5 years. However, inspections may occur more frequently depending on complaints or observed violations. (Sec. 4-180)

License displayed

- No current ordinance on a rental license certificate.
- It is proposed that a copy of the rental license be on display or provide all tenants a copy of the license. At a multi-unit property it shall be displayed in a common area. (Sec. 4-182)

License Suspension & Revocation

Current Ordinance

- Suggests conditions under which a license can be suspended or revoked.
- Appeal does not afford due process.
- Unclear what revocation means. (Sec. 4-182)

Proposed Ordinance

- Clearly defines the revocation process.
- The appeals process now has due process. (Sec 4-184)

Summary

- Help provide a level playing field for owners by requiring a minimum housing standard.
- Helps to maintain and stabilize property values.
- Strengthen the enforcement structure to encourage compliance.
- Ability to adjust the inspection schedule to a more achievable standard.