



**Inspections Commission Meeting Agenda
December 17, 2025 - 6:00 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

Click Here to Watch Live

1. Call to Order

2. Roll Call

a.

- Bill Hass
- Eric DeCook
- Brent Husser
- Blake Humphrey
- Greg Gowe
- Tamra Holmes
- Andy Allen
- Jason Passno
- Paul Guse

3. Public Comment

4. Opening Items

a. Approval of the written minutes for December 2, 2025

- *Recommended Motion: Move to approve the written minutes for the December 2 meeting.*

b. Approval of the Written Agenda for December 17, 2025

- *Recommended Motion: Move to approve the written agenda for the December 17 meeting*

5. Old Business

6. Public Hearings

a. Appeal for vacant property registration of 820 25th Street

b. Appeal for vacant property registration of 1102 3 Avenue

7. Other Business/New Business

8. Adjourn

a. Motion to Adjourn

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.

Rock Island Inspection Commission Minutes

City Hall – Council Chambers
1528 3rd Avenue, Rock Island, IL 61201
Decemebr 2, 2025
6:00 PM

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

Call to Order and Roll Call

Chair Humphrey called the meeting to order at 6:05 pm and read the roll call. 7 members were present, 2 members were 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 July 16 meeting. Greg Gowey approved the motion, Brent Husser seconded the motion. The motion carried unanimously on a vote 7 to 0.

Approval of the Amended Agenda

Chair Humphrey moved to approve the written agenda. Andy Allen approved the motion, Greg Gowey seconded the motion. The motion carried unanimously on a vote 7 to 0.

Old Business

N/A

New Business

A. Inspection Division Fee Update Presentation

Staff presented information regarding fee updates for the Inspection Division pertaining specifically to permit fees. Staff informed the commission members of the reasons to update permit fees and presented the possibility of new fees to be established for the Inspection Division as outlined in the presentation document. Staff provided possible outcomes for the fee updates and a tentative timeline.

Chair Humphrey asked if staff considered if the fees would harm economic development in the City and compared the raising of permit fees to the sprinkler issue - both harming economic development.

Staff stated that the approach would be dependent on the outcome and it would be hard to determine whether or not there would be harm caused. Staff also indicated that although there may be a negative impact, it is staff's responsibility to support a functioning municipal environment which facilitates economic development.

Member Guse stated that it would be beneficial to create a dialogue between the local communities regarding the fees. He asked for clarification on if the rate that was provided in the presentation pertained specifically to the inspection division because of the other revenue streams that are available in that department such as rental, nuisance, registration fees, etc. He also asked if there were other fees that could be i

Staff stated that it is often difficult to match fees with local communities because of how different Rock Island is from them. Collaboration is an excellent idea, but should not be our main focus. Staff confirmed that the percentages provided in the presentation were for the Inspection Division. Staff also stated that fees are generated in other areas of the division but amounts contributed to the overall revenue are not comparable to building permit fees. Staff stated that departments that generate revenue and are able to be self-sufficient should be in order for resources to be available to departments that do not generate revenue and are not able to be self-sufficient.

Vice Chair Allen stated that there was a large difference in plan review fees when comparing Rock Island to Moline and increasing plan review fees alone could be beneficial. It was stated that Moline also retains a deposit for certificates of occupancy and should be a revenue source for the staff to look into.

Staff indicated at this time there are three different components to the topic. The first is that the general fees should be increased by some amount. The second being that there are options to implement additional fees that other municipalities have that Rock Island does not have, but should. Finally, staff indicated that staff has a goal to be more consistent operationally - adopting clearer policies and procedures.

Vice Chair Allen asked if it was possible for the city to seek out a third-party plan review company for larger projects.

Staff answered that it is not common, but it has happened in the past and would be beneficial in situations where documents are being reviewed for projects that are not seen frequently. The example that was provided of a third-party review was for the GTI facility in SW Rock Island.

Staff asked if there was a sense of agreement upon commission members if the gradual increase of fees would be the ideal plan moving forward. Staff stated that the presented schedule would not be followed as it was an example to provide and that one would be curated specifically for this project.

Member Guse asked if the increase of fees was a request made by council members or if there had been a desire to increase fees from staff alone. The question was asked to ensure that there was support from the council.

Staff stated that both staff and council presented the idea of increasing fees at the same time and the desire to move forward with the project was mutually agreed upon.

Chair Humphrey agreed that subtle increases should happen. It was also stated that there may be an issue regarding the increase in fees and what the reaction of investors may be in response to that.

Staff stated that there are other tools that can be used to make projects achievable when it comes to investors coming to the City and that do not impose additional costs on the tax payer.

Member Govey suggested a 20% increase to start with to get staff closer to the revenue that is needed.

Staff stated that the schedules that were provided from other cities in the state were merely examples to be provided and would not be adopted verbatim. Staff requested confirmation that the best structure to follow moving forward would be the hybrid example.

Members agreed unanimously that a gradual increase in fees would be the best fee structure to follow when raising fees, as well as enforcing new fees that the division does not currently have. Members were also in agreement that there should be transparency and the schedules provided from other cities serve as good templates to use and that simpler is better. Members stated that there should also be a difference in the commercial and residential fee structures.

B. 2026 Schedule

Staff requested that the proposed schedule be approved with the change of time from 6:00 to 5:30. Paul Guse moved to approve the schedule with proposed changes. Andy Alley seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business

Adjournment

Chair Humphrey moved to adjourn. The motion carried unanimously on a vote 7 to 0. Meeting adjourned at 7:00 pm.

Minutes submitted by Sadie Reinbeck.

DRAFT

owner MICHAEL BAKER 309 736 9226

NEW E.L.A. 820 25th ST

NEW PLUMBING

NEW FERRIS

NEW Toilet & Vanity

NEW inter Positioning

NEW carpets & Floating Floors

NEW Hotwater Heater

Rented it
DIDNT Pay RENT
moved out

Rented it
DIDNT Pay RENT
RENT

Rented Twice

HAD Relative stay in it

Just painted exterior

cameras on sides

glazed and repaired windows

~~Insured~~ INSURED

paid TAXES

NEW LAWN now

should snow

Lots of other work

were is the ABANDONED

I use it for my purposes

Repairs when needed

HOUSE HAS WiFi

HAVE A agreement with Furnished Finder

That will Run out in 2 week and can find another way to RENT it

Relative
Have used
it several
Time coming
From other states
for wedding &
Permits

I use it
for what I
want

NOT abandoned
sister 1 week
same
sister 1 week
older sister
1 weeks

Brother
3 DAYS

electric
PAY amounts
AHEAD

sewer
paint
AHEAD

820 25 Street

- No active permits
- No water use
- MidAmerican: Electricity and gas
- Previously registered as a rental
- Has a nuisance history, but all violations are now in compliance.



City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
DR PATRICK GREGGS ADD/LOT 1 BLOCK 2	2002	9999 LOT 1 BLOCK 2	DR PATRICK GREGGS ADD

Inspections

Building/ Public Works

Insp. Date	Insp. Time	Status	Inspector
6/23/2003		Unscheduled	
Notes	PERMIT HOLDER DID NOT CALL FOR INSPECTION. VISUAL DONE 6/17/03 FROM GROUND AND WORK APPEARS TO BE OKAY. SEE DIGIT AL IMAGE IN PROPERTY FILES		

Insp. Date	Insp. Time	Status	Inspector
4/1/2015		Completed	Tom Steger
Notes	walk thru with Pizano Elec. New Business W/T Incomplete Notes contractor walk thru. Is installing new 100 amp service and panel to house. Told him to make sure Mid American gives there blessing on it first. Told me he was pulling all new wire in house, maybe use some old romex feeds to kitchen. Is installing gfi's front and back of house. There is an existing smoke hard wired in house is going to check and see if it is reusable.		

Insp. Date	Insp. Time	Status	Inspector
4/6/2015		Completed	Tom Steger
Notes	uktility turn on phase of remodel passed Electrial Rough Passed		

Insp. Date	Insp. Time	Status	Inspector
4/15/2015		Completed	Tom Steger
Notes	electrical final passed. see notes Electrical Final Passed Notes Entire house was pulled with new romex, new panel. Homeowner has alot still to do. Said he was going to make more repairs to home		

Insp. Date	Insp. Time	Status	Inspector
5/24/2016		Completed	Tim Delathower
Notes	PLUMBING COVER Plumbing Rough Passed		

Insp. Date	Insp. Time	Status	Inspector
7/5/2018		Completed	Tim Delathower
Notes	Gas pressure test only. Mechanical Rough Passed with Notes Notes Replace gas cock in kitchen and plug. Note a mechanical final will need to take place after the gas is turned on.		

Insp. Date	Insp. Time	Status	Inspector
10/31/2019		Completed	Tom Steger

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Notes utility turn on expired no inspects closing out

Utility Turn-on Incomplete

Insp. Date 12/4/2019 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Contractor failed to call for final inspection.

Mechanical Final Incomplete

Insp. Date 5/22/2020 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Plumbing final. Fail see notes.

Plumbing Final Failed

Notes 1. Install tub faucet with spout above floor rim of fixture.
2. Cap unused flue from furnace.
3. Main stack is leaking in wall, ceiling.
4. Install 3 screws per joint for water heater flue.

Insp. Date 6/2/2020 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Plumbing repairs.

Plumbing Final Passed

Insp. Date 2/3/2023 **Insp. Time** **Status** Unscheduled **Inspector** Kevin J Kluck

Notes Contractor failed to call for inspection.

Framing Final Incomplete

Inspections

Code Enforcement

Insp. Date 4/28/2008 **Insp. Time** **Status** Completed **Inspector** James Chapman

Notes RTC from RIPD house is open and vacant.

USaE-Unfit for humans Failed

Notes Structure is unfit for human occupancy due to lack of water service cut off on 10/07, electricity and gas. All services must be operable before occupancy will be permitted.

General-Vacant Structures Failed

Notes House was found open and was secured to prevent further damage and vagrancy.

EPA-Sanitation Failed

Notes Exterior of property is littered with rubbish and garbage. Properly clean and maintain a clean property.

EPA-Rodent harborage Failed

Notes Exterior has brush piles creating a rodent harborage. Properly remove and maintain a clean property.

ES-Stairways,decks,porch Failed

Notes Concrete stairway is decayed and cracked. Must be replaced. Porch is wood rotted and collapsing. Replace.

ES-Chimneys and towers Failed

Notes Chmney is leaning. Replace or take down and correct leaning make weathertight.

ES-Handrails and guards Failed

Notes Handrails are decyaed, leaning or missing. Install handrails.

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

ES-Insect screens	Failed
Notes	Screens are cut or missing. Install screens.
ES-Guards for basement wi	Failed
Notes	Guards are wood rotted or missing. Install guards.
ES-Building security	Failed
Notes	Building was found open. Front door deadbolt does not function and door frame is cracked. Replace door frame and install deadbolt lock.
ES-Protective treatment	Failed
Notes	Exterior of house has peeling paint and bare wood, window frames and doors are wood rotted and have bare wood. Scape and protect. Repair or replace windows and doors.
ES-Premises identificatio	Failed
Notes	House numbers are missing. Install as required.
IS-Interior surfaces	Failed
Notes	Ceiling in kitchen has fallen from an apparant water leak and walls have holes. Properly repair ceilings and walls, provide protective coating.
IS-Handrails and guards	Failed
Notes	Handrails and guards are missing. Install handrails and guards.
RandG-Accumilation of rub	Failed
Notes	Interior of structure has accumulated large amount of rubbish and garbage, basement floor is covered with dog feces. Properly remove and clean interior of structure and maintain.
PSaF-Plumbing system haza	Failed
Notes	House has disconnected water piping and newly installed non permitted waste lines installed. All Plumbing needs to be inspected and repaired as needed by a State of Illinois licensed plumber(s) with permit(s).
FPS-Smoke alarms	Failed
Notes	Smoke detectors are missing or not working properly. Must have smoke detectors installed in accordance with manufactures instructions. IAW Illinois State Public Act 094-0741 carbon monoxide detector must be installed as required in accordance with manufactures instructions.

Insp. Date	Insp. Time	Status	Inspector
9/26/2008		Completed	James Chapman
Notes	House is in foreclosure and has been winterized by REO Allegiance 1-888-727-6303 JOB# 67068. City lock has been cut off and REO Master lock installed.		

Insp. Date	Insp. Time	Status	Inspector
9/29/2008		Completed	James Chapman
Notes	Posted (stapled) NoV on front of house next to front door, picture in property file.		

Insp. Date	Insp. Time	Status	Inspector
8/21/2012		Completed	Autumn Teter
Notes	Rental Property per finance employee Caitlyn Maloney; current water bill / useage in Northstar; unregistered rental on 06/26/12		

4-178. License Applicatio	Failed
Notes	This property has been reported as a rental property and a previous letter with Residential Rental License application issued on 06/26/12. All residential rental property is required to be registered with the City Inspections Division and the annual \$35.00 license fee paid. Please submit both immediately, thank you.

4-183. Fees.	Failed
Notes	Please submit your \$35.00 License Fee with your Residential Rental License application.

Insp. Date	Insp. Time	Status	Inspector
-------------------	-------------------	---------------	------------------

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
9/13/2017 Notes	Review sheds	Completed	Bruce Crowe
Insp. Date 11/27/2017 Notes	Drive by	Completed	Bruce Crowe
Insp. Date 2/8/2022 Notes	TENANT COMPLAINT	Completed	Autumn Teter
Notes	R105.1 Required. This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.	Failed	
Notes	108.1.3 Structure unfit f Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected out lets, electrical system hazards, missing deadbolts and HVAC hazards. All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.	Failed	
Notes	302.1 Sanitation. The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.	Failed	
Notes	302.7 Accessory structure The sheds do not have a protective coating or siding. All bare wood must have a protective coating.	Failed	
Notes	304.5 Foundation walls. Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.	Failed	
Notes	304.7 Roofs and drainage. The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.	Failed	
Notes	304.9 Overhang extensions Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.	Failed	
Notes	304.10 Stairways, decks, The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.	Failed	
Notes	304.13 Window, skylight a Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.	Failed	
Notes	304.13.1 Glazing. The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.	Failed	
Notes	304.18 Building security. Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.	Failed	
Notes	304.18.2 Windows. The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.	Failed	
Notes	305.3 Interior surfaces. 1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair. 2. Mold on ceiling of the bedroom. All mold must be removed.	Failed	
Notes	305.4 Stairs and walking 1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture.	Failed	

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwelling R4 One to Six Family Dwelling 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwelling
------------------------	---	--------------------------------	--

2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.

305.5 Handrails and guard Failed
Notes Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.

305.6 Interior doors. Failed
Notes The interior doors on the 2nd floor are not installed and must be replaced.

504.3 Plumbing system haz Failed
Notes 1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber.
 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.

603.1 Mechanical applianc Failed
Notes Furnace is dirty and been coated in Cal-brite. The furnace filter is missing . A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.

603.1.2 Failed
Notes Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.

604.3 Electrical system h Failed
Notes 1. The GFCI in the bathroom is not grounded and improperly installed.
 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes.
 3. The structure is missing electrical outlet and switch covers. Replace all covers.

704.2.4 Smoke detection Failed
Notes Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.

Insp. Date	Insp. Time	Status	Inspector
2/24/2022		Completed	Autumn Teter
Notes	STATUS INSP WITH OWNER/ WENT OVER NOV AGAIN		

Insp. Date	Insp. Time	Status	Inspector
1/17/2024		Completed	Ian C Farmer
Notes	Rental inspection. FAIL		
	Site Visit		

Insp. Date	Insp. Time	Status	Inspector
10/23/2024		Completed	Ian C Farmer
Notes	NoV Re-Inspect		
	Site Visit		

Insp. Date	Insp. Time	Status	Inspector
12/5/2024		Completed	Ian C Farmer
Notes	Smoke detectors installed.		
	Site Visit		

Property Area

Zoning	R4 One to Six Family Dwelling	Area	233 Census Tract 233
Nbhd	Green Green	City Dist	00 00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
School Dist	ROCK ISLAND #41 ROCK ISLAND #41	Fire Dist Other Dist	ROCK ISLAND ROCK ISLAND <NULL> <NULL>
Ward	5 Ward 5		

Bldg Permits

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Legacy Permit	A06516 6/23/2003				
	Purpose Replacing Roof				
	Insp. Date 6/23/2003	Insp. Time	Status Unscheduled	Inspector	
Notes	PERMIT HOLDER DID NOT CALL FOR INSPECTION. VISUAL DONE 6/17/03 FROM GROUND AND WORK APPEARS TO BE OKAY. SEE DIGIT AL IMAGE IN PROPERTY FILES				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Electrical	A150703 3/25/2015	B150524 3/25/2015			\$59.10
	Purpose Installing New 100 Amp Panel And Service. Rewire Entire House				
	Insp. Date 4/1/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	walk thru with Pizano Elec.				
	Notes	New Business W/T contractor walk thru. Is installing new 100 amp service and panel to house. Told him to make sure Mid American gives there blessing on it first. Told me he was pulling all new wire in house, maybe use some old romex feeds to kitchen. Is installing gfi's front and back of house. There is an existing smoke hard wired in house is going to check and see if it is reusable.			
	Insp. Date 4/6/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	uktility turn on phase of remodel passed				
	Electrial Rough		Passed		
	Insp. Date 4/15/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	electrical final passed. see notes				
	Electrical Final		Passed		
Notes	Entire house was pulled with new romex, new panel. Homeowner has alot still to do. Said he was going to make more repairs to home				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A161582 5/17/2016	B161086 5/17/2016			\$33.00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Purpose

Repiring Waste And Vent In Upstairs Bathroom. Adding A Vent For Kitchen Sink

Insp. Date	Insp. Time	Status	Inspector
5/24/2016		Completed	Tim Delathower

Notes PLUMBING COVER

Plumbing Rough Passed

Insp. Date	Insp. Time	Status	Inspector
5/22/2020		Completed	Tim Delathower

Notes Plumbing final. Fail see notes.

Plumbing Final Failed

- Notes**
1. Install tub faucet with spout above floor rim of fixture.
 2. Cap unused flue from furnace.
 3. Main stack is leaking in wall, ceiling.
 4. Install 3 screws per joint for water heater flue.

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Utility Turn-On	A181909 6/28/2018	B181305 6/28/2018			\$27.50

Purpose

Pressure Testing Gas Pipe.

Insp. Date	Insp. Time	Status	Inspector
10/31/2019		Completed	Tom Steger

Notes utility turn on expired no inspects closing out

Utility Turn-on Incomplete

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HVAC	A181910 6/28/2018	B181306 6/28/2018			\$41.80

Purpose

Replace Existing Furnance And Pressure Test Gas Piping.

Insp. Date	Insp. Time	Status	Inspector
7/5/2018		Completed	Tim Delathower

Notes Gas pressure test only.

Mechanical Rough Passed with Notes

- Notes**
- Replace gas cock in kitchen and plug.
 - Note a mechanical final will need to take place after the gas is turned on.

Insp. Date	Insp. Time	Status	Inspector
12/4/2019		Completed	Tim Delathower

Notes Contractor failed to call for final inspection.

Mechanical Final Incomplete

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A201228 6/1/2020	B201017 6/1/2020			\$30.00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Purpose
Replacing Waste And Vent Stacks All To Code

Notes	Insp. Date	Insp. Time	Status	Inspector
Plumbing repairs.	6/2/2020		Completed	Tim Delathower
Plumbing Final			Passed	

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Remodel	A220265 2/15/2022	B220204 2/15/2022			\$27.50

Purpose
Repair, Replace Basement Steps - All To Code.

Business License

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Rental Lic	A220236 2/11/2022				

Notes	Insp. Date	Insp. Time	Status	Inspector
TENANT COMPLAINT	2/8/2022		Completed	Autumn Teter

0V-R105.1
Notes Failed
This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.

0W-108.1.3
Notes Failed
Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected outlets, electrical system hazards, missing deadbolts and HVAC hazards.
All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.

0W-302.1
Notes Failed
The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.

0W-302.7
Notes Failed
The sheds do not have a protective coating or siding. All bare wood must have a protective coating.

0W-304.5
Notes Failed
Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.

0W-304.7
Notes Failed
The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.

0W-304.9
Notes Failed
Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.

0W-304.X10
Notes Failed
The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.

0W-304.X13
Notes Failed
Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

0W-304.X13.1 Notes	Failed The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.
0W-304.X18 Notes	Failed Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.
0W-304.X18.2 Notes	Failed The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.
0W-305.3 Notes	Failed 1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair. 2. Mold on ceiling of the bedroom. All mold must be removed.
0W-305.4 Notes	Failed 1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture. 2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.
0W-305.5 Notes	Failed Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.
0W-305.6 Notes	Failed The interior doors on the 2nd floor are not installed and must be replaced.
0W-504.3 Notes	Failed 1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber. 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.
0W-603.1 Notes	Failed Furnace is dirty and been coated in Cal-brite. The furnace filter is missing. A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.
0W-603.1.2 Notes	Failed Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.
0W-604.3 Notes	Failed 1. The GFCI in the bathroom is not grounded and improperly installed. 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes. 3. The structure is missing electrical outlet and switch covers. Replace all covers.
0W-704.2.4 Notes	Failed Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.

Code Enforcement

Code Enforcement

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W90174 6/5/2009				

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N42599 9/20/2010				
Purpose Wooden Chair, End Table, Picture Frames, Pictures, Clothing, Cardboard Boxes, Trash Bags Containing House Hold Items, And Other Debris On The Front Porch. All Must Be Removed And Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W110667 9/12/2011				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N43843 10/15/2012				
Purpose Rolls Of Carpeting, Paint Cans, And Wood On The Front Porch. Tall Weeds Along The Front Concrete Steps And Bordering The Front Porch And Structure. All Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N44267 9/5/2013				
Purpose Clothing Items, Loose Trash, Other Rubbish And Debris Scattered On The Front Porch. Loose Trash, Rubbish And Debris Scattered Around The Front And Sides Of The House. All Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W130548 9/5/2013				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N44897 9/3/2014				
Purpose All Manner Of Household Items, Plastic Containers, Loose Trash, Rubbish And Debris Scattered About The Front Porch, Front And Side Yards Of The Property Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N47972 4/18/2018				
Purpose Doors, Wooden Furniture, Plastic Containers, Fridge, Buckets And Debris On The Front Porch Must Be Removed.					

License to Individuals
Building/ Public Works

Owner Name - Artios Painting & Michael Baker				
Type	Application No	License No	Org. License Date	Expiration
General Contractor	A162099	B161499	2/14/2022	12/31/2022

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Housing**Code Enforcement**

Date	Number	Type	Action taken
1/17/2024	H240080	Rental Inspection	Interior and exterior inspection. Fail.
	Insp. Date 1/17/2024	Insp. Time	Status Completed
Notes	Rental inspection. FAIL		
	Site Visit		
2/8/2022	H220120	Rental Housing	TENANT COMPLAINT
	Insp. Date 2/8/2022	Insp. Time	Status Completed
Notes	TENANT COMPLAINT		
	R105.1 Required.	Failed	
Notes	This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.		
	108.1.3 Structure unfit f	Failed	
Notes	Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected out lets, electrical system hazards, missing deadbolts and HVAC hazards. All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.		
	302.1 Sanitation.	Failed	
Notes	The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.		
	302.7 Accessory structure	Failed	
Notes	The sheds do not have a protective coating or siding. All bare wood must have a protective coating.		
	304.5 Foundation walls.	Failed	
Notes	Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.		
	304.7 Roofs and drainage.	Failed	
Notes	The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.		
	304.9 Overhang extensions	Failed	
Notes	Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.		
	304.10 Stairways, decks,	Failed	
Notes	The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.		
	304.13 Window, skylight a	Failed	
Notes	Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.		
	304.13.1 Glazing.	Failed	
Notes	The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.		
	304.18 Building security.	Failed	
Notes	Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.		
	304.18.2 Windows.	Failed	
Notes	The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.		

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

- 305.3 Interior surfaces. Failed
Notes 1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair.
 2. Mold on ceiling of the bedroom. All mold must be removed.
- 305.4 Stairs and walking Failed
Notes 1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture.
 2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.
- 305.5 Handrails and guard Failed
Notes Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.
- 305.6 Interior doors. Failed
Notes The interior doors on the 2nd floor are not installed and must be replaced.
- 504.3 Plumbing system haz Failed
Notes 1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber.
 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.
- 603.1 Mechanical appliance Failed
Notes Furnace is dirty and been coated in Cal-brite. The furnace filter is missing. A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.
- 603.1.2 Failed
Notes Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.
- 604.3 Electrical system h Failed
Notes 1. The GFCI in the bathroom is not grounded and improperly installed.
 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes.
 3. The structure is missing electrical outlet and switch covers. Replace all covers.
- 704.2.4 Smoke detection Failed
Notes Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.

	Insp. Date	Insp. Time	Status	Inspector
Notes	10/23/2024		Completed	Ian C Farmer

Site Visit

1/31/2018	H180048	Rental Housing		RTC about shed- turned over to zoning; n
9/3/2014	H140383	Rental Housing		RTC from rental email. Stuff put outside

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/13/2017		Completed	Bruce Crowe

	Insp. Date	Insp. Time	Status	Inspector
Notes	11/27/2017		Completed	Bruce Crowe

	Insp. Date	Insp. Time	Status	Inspector
	12/5/2024		Completed	Ian C Farmer

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Notes Smoke detectors installed.

Site Visit

6/26/2012 H120327 Rental Housing Rental Property per finance employee Cai

Insp. Date	Insp. Time	Status	Inspector
9/29/2008		Completed	James Chapman

Notes Posted (stapled) NoV on front of house next to front door, picture in property file.

Insp. Date	Insp. Time	Status	Inspector
8/21/2012		Completed	Autumn Teter

Notes Rental Property per finance employee Caitlyn Maloney; current water bill / useage in Northstar; unregistered rental on 06/26/12

4-178. License Applicatio Failed

Notes This property has been reported as a rental property and a previous letter with Residential Rental License application issued on 06/26/12. All residential rental property is required to be registered with the City Inspections Division and the annual \$35.00 license fee paid. Please submit both immediately, thank you.

4-183. Fees. Failed

Notes Please submit your \$35.00 License Fee with your Residential Rental License application.

5/1/2008 H80607 Housing RTC house is vacant and open.

Insp. Date	Insp. Time	Status	Inspector
4/28/2008		Completed	James Chapman

Notes RTC from RIPD house is open and vacant.

USaE-Unfit for humans Failed

Notes Structure is unfit for human occupancy due to lack of water service cut off on 10/07, electricity and gas. All services must be operable before occupancy will be permitted.

General-Vacant Structures Failed

Notes House was found open and was secured to prevent further damage and vagrancy.

EPA-Sanitation Failed

Notes Exterior of property is littered with rubbish and garbage. Properly clean and maintain a clean property.

EPA-Rodent harborage Failed

Notes Exterior has brush piles creating a rodent harborage. Properly remove and maintain a clean property.

ES-Stairways,decks,porch Failed

Notes Concrete stairway is decayed and cracked. Must be replaced. Porch is wood rotted and collapsing. Replace.

ES-Chimneys and towers Failed

Notes Chminney is leaning. Replace or take down and correct leaning make weathertight.

ES-Handrails and guards Failed

Notes Handrails are decyaed, leaning or missing. Install handrails.

ES-Insect screens Failed

Notes Screens are cut or missing. Install screens.

ES-Guards for basement wi Failed

Notes Guards are wood rotted or missing. Install guards.

ES-Building security Failed

Notes Building was found open. Front door deadbolt does not function and door frame is cracked. Replace door frame and install deadbolt lock.

ES-Protective treatment Failed

Notes Exterior of house has peeling paint and bare wood, window frames and doors are wood rotted and have bare wood. Scape and prote

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

ct. Repair or replace windows and doors.

ES-Premises identificatio Failed
Notes House numbers are missing. Install as required.

IS-Interior surfaces Failed
Notes Ceiling in kitchen has fallen from an apparant water leak and walls have holes. Properly repair ceilings and walls, provide protective coating.

IS-Handrails and guards Failed
Notes Handrails and guards are missing. Install handrails and guards.

RandG-Accumilation of rub Failed
Notes Interior of structure has accumulated large amount of rubbish and garbage, basement floor is covered with dog feces. Properly remove and clean interior of structure and maintain.

PSaF-Plumbing system haza Failed
Notes House has disconnected water piping and newly installed non permitted waste lines installed. All Plumbing needs to be inspected and repaired as needed by a State of Illinois licensed plumber(s) with permit(s).

FPS-Smoke alarms Failed
Notes Smoke detectors are missing or not working properly. Must have smoke detectors installed in accordance with manufactures instructions.
 IAW Illinois State Public Act 094-0741 carbon monoxide detector must be installed as required in accordance with manufactures instructions.

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/26/2008		Completed	James Chapman

House is in foreclosure and has been winterized by REO Allegiance 1-888-727-6303 JOB# 67068. City lock has been cut off and REO Master lock installed.

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/29/2008		Completed	James Chapman

Posted (stapled) NoV on front of house next to front door, picture in property file.

owner MICHAEL BAKER 309 736 9226

NEW E.L.A. 820 25th ST

NEW PLUMBING

NEW FERRUS

NEW TOILET & URINALITY

NEW INTER POSITIONING

NEW CARPETS & Floating Floors

NEW Hotwater Heater

Rented it
DIDNT PAY RENT
MOVED OUT

Rented it
DIDNT PAY RENT
RENT

Rented Twice

HAD Relative stay in it

Just painted exterior

Cameras on sides

glazed and repaired windows

~~Insured~~ INSURED

PAID TAXES

NEW LAWN

should snow

Lots of other work

were is the ABANDONED

I use it for my purposes

Repairs when needed

HOUSE HAS WiFi

HAVE A agreement with Furnished Finder

That will Run out in 2 week and can find another way to RENT it

Relative
Have used
it several
Time coming
From other states
for wedding &
Permits

I use it
for what I
want

NOT abandoned
sister 1 week
same
sister 1 week
older sister
1 weeks

Brother
3 DAYS

electric
PAY amounts
AHEAD

sewer
paint
AHEAD

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
DR PATRICK GREGGS ADD/LOT 1 BLOCK 2	2002	9999 LOT 1 BLOCK 2	DR PATRICK GREGGS ADD

Inspections

Building/ Public Works

Insp. Date	Insp. Time	Status	Inspector
6/23/2003		Unscheduled	
Notes	PERMIT HOLDER DID NOT CALL FOR INSPECTION. VISUAL DONE 6/17/03 FROM GROUND AND WORK APPEARS TO BE OKAY. SEE DIGIT AL IMAGE IN PROPERTY FILES		

Insp. Date	Insp. Time	Status	Inspector
4/1/2015		Completed	Tom Steger
Notes	walk thru with Pizano Elec. New Business W/T Incomplete Notes contractor walk thru. Is installing new 100 amp service and panel to house. Told him to make sure Mid American gives there blessing on it first. Told me he was pulling all new wire in house, maybe use some old romex feeds to kitchen. Is installing gfi's front and back of house. There is an existing smoke hard wired in house is going to check and see if it is reusable.		

Insp. Date	Insp. Time	Status	Inspector
4/6/2015		Completed	Tom Steger
Notes	uktility turn on phase of remodel passed Electrial Rough Passed		

Insp. Date	Insp. Time	Status	Inspector
4/15/2015		Completed	Tom Steger
Notes	electrical final passed. see notes Electrical Final Passed Notes Entire house was pulled with new romex, new panel. Homeowner has alot still to do. Said he was going to make more repairs to home		

Insp. Date	Insp. Time	Status	Inspector
5/24/2016		Completed	Tim Delathower
Notes	PLUMBING COVER Plumbing Rough Passed		

Insp. Date	Insp. Time	Status	Inspector
7/5/2018		Completed	Tim Delathower
Notes	Gas pressure test only. Mechanical Rough Passed with Notes Notes Replace gas cock in kitchen and plug. Note a mechanical final will need to take place after the gas is turned on.		

Insp. Date	Insp. Time	Status	Inspector
10/31/2019		Completed	Tom Steger

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Notes utility turn on expired no inspects closing out

Utility Turn-on Incomplete

Insp. Date 12/4/2019 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Contractor failed to call for final inspection.

Mechanical Final Incomplete

Insp. Date 5/22/2020 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Plumbing final. Fail see notes.

Plumbing Final Failed

Notes 1. Install tub faucet with spout above floor rim of fixture.
2. Cap unused flue from furnace.
3. Main stack is leaking in wall, ceiling.
4. Install 3 screws per joint for water heater flue.

Insp. Date 6/2/2020 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes Plumbing repairs.

Plumbing Final Passed

Insp. Date 2/3/2023 **Insp. Time** **Status** Unscheduled **Inspector** Kevin J Kluck

Notes Contractor failed to call for inspection.

Framing Final Incomplete

Inspections

Code Enforcement

Insp. Date 4/28/2008 **Insp. Time** **Status** Completed **Inspector** James Chapman

Notes RTC from RIPD house is open and vacant.

USaE-Unfit for humans Failed

Notes Structure is unfit for human occupancy due to lack of water service cut off on 10/07, electricity and gas. All services must be operable before occupancy will be permitted.

General-Vacant Structures Failed

Notes House was found open and was secured to prevent further damage and vagrancy.

EPA-Sanitation Failed

Notes Exterior of property is littered with rubbish and garbage. Properly clean and maintain a clean property.

EPA-Rodent harborage Failed

Notes Exterior has brush piles creating a rodent harborage. Properly remove and maintain a clean property.

ES-Stairways,decks,porch Failed

Notes Concrete stairway is decayed and cracked. Must be replaced. Porch is wood rotted and collapsing. Replace.

ES-Chimneys and towers Failed

Notes Chminney is leaning. Replace or take down and correct leaning make weathertight.

ES-Handrails and guards Failed

Notes Handrails are decyaed, leaning or missing. Install handrails.

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwelling R4 One to Six Family Dwelling 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwelling
------------------------	---	--------------------------------	--

- ES-Insect screens Failed
Notes Screens are cut or missing. Install screens.
- ES-Guards for basement w/ Failed
Notes Guards are wood rotted or missing. Install guards.
- ES-Building security Failed
Notes Building was found open. Front door deadbolt does not function and door frame is cracked. Replace door frame and install deadbolt lock.
- ES-Protective treatment Failed
Notes Exterior of house has peeling paint and bare wood, window frames and doors are wood rotted and have bare wood. Scape and protect. Repair or replace windows and doors.
- ES-Premises identification Failed
Notes House numbers are missing. Install as required.
- IS-Interior surfaces Failed
Notes Ceiling in kitchen has fallen from an apparent water leak and walls have holes. Properly repair ceilings and walls, provide protective coating.
- IS-Handrails and guards Failed
Notes Handrails and guards are missing. Install handrails and guards.
- RandG-Accumulation of rubbish Failed
Notes Interior of structure has accumulated large amount of rubbish and garbage, basement floor is covered with dog feces. Properly remove and clean interior of structure and maintain.
- PSaF-Plumbing system hazard Failed
Notes House has disconnected water piping and newly installed non permitted waste lines installed. All Plumbing needs to be inspected and repaired as needed by a State of Illinois licensed plumber(s) with permit(s).
- FPS-Smoke alarms Failed
Notes Smoke detectors are missing or not working properly. Must have smoke detectors installed in accordance with manufacturers instructions. IAW Illinois State Public Act 094-0741 carbon monoxide detector must be installed as required in accordance with manufacturers instructions.

Insp. Date 9/26/2008 **Insp. Time** **Status** Completed **Inspector** James Chapman
Notes House is in foreclosure and has been winterized by REO Allegiance 1-888-727-6303 JOB# 67068. City lock has been cut off and REO Master lock installed.

Insp. Date 9/29/2008 **Insp. Time** **Status** Completed **Inspector** James Chapman
Notes Posted (stapled) NoV on front of house next to front door, picture in property file.

Insp. Date 8/21/2012 **Insp. Time** **Status** Completed **Inspector** Autumn Teter
Notes Rental Property per finance employee Caitlyn Maloney; current water bill / usage in Northstar; unregistered rental on 06/26/12

4-178. License Application Failed
Notes This property has been reported as a rental property and a previous letter with Residential Rental License application issued on 06/26/12. All residential rental property is required to be registered with the City Inspections Division and the annual \$35.00 license fee paid. Please submit both immediately, thank you.

4-183. Fees. Failed
Notes Please submit your \$35.00 License Fee with your Residential Rental License application.

Insp. Date **Insp. Time** **Status** **Inspector**

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
9/13/2017 Notes	Review sheds	Completed	Bruce Crowe
Insp. Date 11/27/2017 Notes	Drive by	Completed	Bruce Crowe
Insp. Date 2/8/2022 Notes	TENANT COMPLAINT	Completed	Autumn Teter
Notes	R105.1 Required. This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.	Failed	
Notes	108.1.3 Structure unfit f Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected out lets, electrical system hazards, missing deadbolts and HVAC hazards. All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.	Failed	
Notes	302.1 Sanitation. The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.	Failed	
Notes	302.7 Accessory structure The sheds do not have a protective coating or siding. All bare wood must have a protective coating.	Failed	
Notes	304.5 Foundation walls. Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.	Failed	
Notes	304.7 Roofs and drainage. The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.	Failed	
Notes	304.9 Overhang extensions Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.	Failed	
Notes	304.10 Stairways, decks, The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.	Failed	
Notes	304.13 Window, skylight a Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.	Failed	
Notes	304.13.1 Glazing. The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.	Failed	
Notes	304.18 Building security. Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.	Failed	
Notes	304.18.2 Windows. The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.	Failed	
Notes	305.3 Interior surfaces. 1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair. 2. Mold on ceiling of the bedroom. All mold must be removed.	Failed	
Notes	305.4 Stairs and walking 1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture.	Failed	

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.

305.5 Handrails and guard Failed
Notes Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.

305.6 Interior doors. Failed
Notes The interior doors on the 2nd floor are not installed and must be replaced.

504.3 Plumbing system haz Failed
Notes 1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber.
 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.

603.1 Mechanical applianc Failed
Notes Furnace is dirty and been coated in Cal-brite. The furnace filter is missing . A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.

603.1.2 Failed
Notes Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.

604.3 Electrical system h Failed
Notes 1. The GFCI in the bathroom is not grounded and improperly installed.
 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes.
 3. The structure is missing electrical outlet and switch covers. Replace all covers.

704.2.4 Smoke detection Failed
Notes Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.

Insp. Date	Insp. Time	Status	Inspector
2/24/2022		Completed	Autumn Teter
Notes	STATUS INSP WITH OWNER/ WENT OVER NOV AGAIN		

Insp. Date	Insp. Time	Status	Inspector
1/17/2024		Completed	Ian C Farmer
Notes	Rental inspection. FAIL		
	Site Visit		

Insp. Date	Insp. Time	Status	Inspector
10/23/2024		Completed	Ian C Farmer
Notes	NoV Re-Inspect		
	Site Visit		

Insp. Date	Insp. Time	Status	Inspector
12/5/2024		Completed	Ian C Farmer
Notes	Smoke detectors installed.		
	Site Visit		

Property Area

Zoning	R4 One to Six Family Dwellin	Area	233 Census Tract 233
Nbhd	Green Green	City Dist	00 00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
School Dist	ROCK ISLAND #41 ROCK ISLAND #41	Fire Dist Other Dist	ROCK ISLAND ROCK ISLAND <NULL> <NULL>
Ward	5 Ward 5		

Bldg Permits

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Legacy Permit	A06516 6/23/2003				
	Purpose Replacing Roof				
	Insp. Date 6/23/2003	Insp. Time	Status Unscheduled	Inspector	
Notes	PERMIT HOLDER DID NOT CALL FOR INSPECTION. VISUAL DONE 6/17/03 FROM GROUND AND WORK APPEARS TO BE OKAY. SEE DIGIT AL IMAGE IN PROPERTY FILES				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Electrical	A150703 3/25/2015	B150524 3/25/2015			\$59.10
	Purpose Installing New 100 Amp Panel And Service. Rewire Entire House				
	Insp. Date 4/1/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	walk thru with Pizano Elec.				
	Notes	New Business W/T contractor walk thru. Is installing new 100 amp service and panel to house. Told him to make sure Mid American gives there blessing on it first. Told me he was pulling all new wire in house, maybe use some old romex feeds to kitchen. Is installing gfi's front and back of house. There is an existing smoke hard wired in house is going to check and see if it is reusable.			
	Insp. Date 4/6/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	uktility turn on phase of remodel passed				
	Electrial Rough		Passed		
	Insp. Date 4/15/2015	Insp. Time	Status Completed	Inspector Tom Steger	
Notes	electrical final passed. see notes				
	Electrical Final		Passed		
Notes	Entire house was pulled with new romex, new panel. Homeowner has alot still to do. Said he was going to make more repairs to home				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A161582 5/17/2016	B161086 5/17/2016			\$33.00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Purpose

Repiring Waste And Vent In Upstairs Bathroom. Adding A Vent For Kitchen Sink

Notes	Insp. Date 5/24/2016	Insp. Time	Status Completed	Inspector Tim Delathower
--------------	--------------------------------	-------------------	----------------------------	------------------------------------

PLUMBING COVER

Plumbing Rough

Passed

Notes	Insp. Date 5/22/2020	Insp. Time	Status Completed	Inspector Tim Delathower
--------------	--------------------------------	-------------------	----------------------------	------------------------------------

Plumbing final. Fail see notes.

Plumbing Final

Failed

Notes

1. Install tub faucet with spout above floor rim of fixture.
2. Cap unused flue from furnace.
3. Main stack is leaking in wall, ceiling.
4. Install 3 screws per joint for water heater flue.

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Utility Turn-On	A181909 6/28/2018	B181305 6/28/2018			\$27.50

Purpose

Pressure Testing Gas Pipe.

Notes	Insp. Date 10/31/2019	Insp. Time	Status Completed	Inspector Tom Steger
--------------	---------------------------------	-------------------	----------------------------	--------------------------------

utility turn on expired no inspects closing out

Utility Turn-on

Incomplete

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HVAC	A181910 6/28/2018	B181306 6/28/2018			\$41.80

Purpose

Replace Existing Furnance And Pressure Test Gas Piping.

Notes	Insp. Date 7/5/2018	Insp. Time	Status Completed	Inspector Tim Delathower
--------------	-------------------------------	-------------------	----------------------------	------------------------------------

Gas pressure test only.

Mechanical Rough

Passed with Notes

Notes

Replace gas cock in kitchen and plug.
Note a mechanical final will need to take place after the gas is turned on.

Notes	Insp. Date 12/4/2019	Insp. Time	Status Completed	Inspector Tim Delathower
--------------	--------------------------------	-------------------	----------------------------	------------------------------------

Contractor failed to call for final inspection.

Mechanical Final

Incomplete

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A201228 6/1/2020	B201017 6/1/2020			\$30.00

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwelling R4 One to Six Family Dwelling 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwelling
------------------------	---	--------------------------------	--

Purpose

Replacing Waste And Vent Stacks All To Code

Notes	Insp. Date	Insp. Time	Status	Inspector
Plumbing repairs.	6/2/2020		Completed	Tim Delathower
Plumbing Final			Passed	

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Remodel	A220265 2/15/2022	B220204 2/15/2022			\$27.50

Purpose

Repair, Replace Basement Steps - All To Code.

Business License

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Rental Lic	A220236 2/11/2022				

Notes	Insp. Date	Insp. Time	Status	Inspector
TENANT COMPLAINT	2/8/2022		Completed	Autumn Teter

- 0V-R105.1
Notes Failed
This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.
- 0W-108.1.3
Notes Failed
Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected outlets, electrical system hazards, missing deadbolts and HVAC hazards.
All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.
- 0W-302.1
Notes Failed
The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.
- 0W-302.7
Notes Failed
The sheds do not have a protective coating or siding. All bare wood must have a protective coating.
- 0W-304.5
Notes Failed
Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.
- 0W-304.7
Notes Failed
The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.
- 0W-304.9
Notes Failed
Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.
- 0W-304.X10
Notes Failed
The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.
- 0W-304.X13
Notes Failed
Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

0W-304.X13.1	Failed	
Notes	The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.	
0W-304.X18	Failed	
Notes	Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.	
0W-304.X18.2	Failed	
Notes	The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.	
0W-305.3	Failed	
Notes	1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair. 2. Mold on ceiling of the bedroom. All mold must be removed.	
0W-305.4	Failed	
Notes	1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture. 2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.	
0W-305.5	Failed	
Notes	Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.	
0W-305.6	Failed	
Notes	The interior doors on the 2nd floor are not installed and must be replaced.	
0W-504.3	Failed	
Notes	1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber. 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.	
0W-603.1	Failed	
Notes	Furnace is dirty and been coated in Cal-brite. The furnace filter is missing. A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.	
0W-603.1.2	Failed	
Notes	Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.	
0W-604.3	Failed	
Notes	1. The GFCI in the bathroom is not grounded and improperly installed. 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes. 3. The structure is missing electrical outlet and switch covers. Replace all covers.	
0W-704.2.4	Failed	
Notes	Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.	

Code Enforcement

Code Enforcement

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W90174 6/5/2009				

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N42599 9/20/2010				
Purpose Wooden Chair, End Table, Picture Frames, Pictures, Clothing, Cardboard Boxes, Trash Bags Containing House Hold Items, And Other Debris On The Front Porch. All Must Be Removed And Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W110667 9/12/2011				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N43843 10/15/2012				
Purpose Rolls Of Carpeting, Paint Cans, And Wood On The Front Porch. Tall Weeds Along The Front Concrete Steps And Bordering The Front Porch And Structure. All Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N44267 9/5/2013				
Purpose Clothing Items, Loose Trash, Other Rubbish And Debris Scattered On The Front Porch. Loose Trash, Rubbish And Debris Scattered Around The Front And Sides Of The House. All Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W130548 9/5/2013				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N44897 9/3/2014				
Purpose All Manner Of Household Items, Plastic Containers, Loose Trash, Rubbish And Debris Scattered About The Front Porch, Front And Side Yards Of The Property Must Be Removed And Be Disposed Of Properly.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
First Nuisance	N47972 4/18/2018				
Purpose Doors, Wooden Furniture, Plastic Containers, Fridge, Buckets And Debris On The Front Porch Must Be Removed.					

License to Individuals
Building/ Public Works

Owner Name - Artios Painting & Michael Baker				
Type	Application No	License No	Org. License Date	Expiration
General Contractor	A162099	B161499	2/14/2022	12/31/2022

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Housing**Code Enforcement**

Date	Number	Type	Action taken
1/17/2024	H240080	Rental Inspection	Interior and exterior inspection. Fail.
	Insp. Date 1/17/2024	Insp. Time	Status Completed
Notes	Rental inspection. FAIL		
	Site Visit		
2/8/2022	H220120	Rental Housing	TENANT COMPLAINT
	Insp. Date 2/8/2022	Insp. Time	Status Completed
Notes	TENANT COMPLAINT		
	R105.1 Required.	Failed	
Notes	This property is not a registered rental with the City of Rock Island. Submit your rental application and fees for 2021 and 2022.		
	108.1.3 Structure unfit f	Failed	
Notes	Structure is unfit due to missing and non functioning Smoke and carbon monoxide detectors, missing/ non-functioning gfi protected out lets, electrical system hazards, missing deadbolts and HVAC hazards. All violations must be abated. An occupancy inspection must be conducted prior to anyone living in the structure.		
	302.1 Sanitation.	Failed	
Notes	The exterior of the property has carpet padding, buckets, glass, brush, construction debris, trash and debris. All must be disposed of properly and yard must be clean and sanitary.		
	302.7 Accessory structure	Failed	
Notes	The sheds do not have a protective coating or siding. All bare wood must have a protective coating.		
	304.5 Foundation walls.	Failed	
Notes	Foundation walls have missing stone and mortar. All foundation walls must be made structurally sound, loose mortar must be removed and walls must be tuck pointed properly.		
	304.7 Roofs and drainage.	Failed	
Notes	The gutters are incomplete and missing downspouts. Replace all missing gutters and downspouts.		
	304.9 Overhang extensions	Failed	
Notes	Fascia and soffits have holes, decayed and bare exposed wood. All holes must be properly repaired, all decayed wood must be replaced and all bare exposed wood must have a protective treatment.		
	304.10 Stairways, decks,	Failed	
Notes	The front porch has decayed, broken, and loose railings. The railings must be replaced under permit and to code.		
	304.13 Window, skylight a	Failed	
Notes	Window and door frames have decayed and bare exposed wood. All decayed wood must be replaced and all bare wood must have a protective treatment.		
	304.13.1 Glazing.	Failed	
Notes	The windows and storm door are missing glass panes and the basement windows are boarded. All windows must have glass that is free of cracks and holes.		
	304.18 Building security.	Failed	
Notes	Front entry door is missing thumbwheel deadbolt. All required thumbwheel deadbolts must be installed and function properly.		
	304.18.2 Windows.	Failed	
Notes	The windows are missing working sash cords and working locks. All windows must be repaired in working order or replaced under permit and to code.		

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

- 305.3 Interior surfaces. Failed
Notes 1. Ceilings and walls have been damaged by water, have holes and are incomplete. All ceilings and walls must be in a professional state of repair.
 2. Mold on ceiling of the bedroom. All mold must be removed.

- 305.4 Stairs and walking Failed
Notes 1. Second floor bathroom has been improperly repaired. All bathroom floors must be repaired properly and be impervious to moisture.
 2. Stairs to basement are broken and slanted. Stairs must be structurally sound and meet current codes. Work must be done under permit.

- 305.5 Handrails and guard Failed
Notes Stairs to second floor and basement are missing handrails. All interior handrail must be complete, structurally sound and meet current codes.

- 305.6 Interior doors. Failed
Notes The interior doors on the 2nd floor are not installed and must be replaced.

- 504.3 Plumbing system haz Failed
Notes 1. The kitchen sink and bathroom shower tub are improperly plumbed. Must be repaired under permit by a licensed plumber.
 2. Water heater is missing an outer cover and has rusted gas piping. Original outer cover must be installed and rusted gas piping must be replaced by a licensed plumbing contractor under permit.

- 603.1 Mechanical appliance Failed
Notes Furnace is dirty and been coated in Cal-brite. The furnace filter is missing . A mechanical contractor must clean and ensure the furnace is functioning properly. A copy of the service must be sent to this office.

- 603.1.2 Failed
Notes Carbon monoxide detectors are missing or non functioning. All required carbon monoxide detectors must be installed and function properly.

- 604.3 Electrical system h Failed
Notes 1. The GFCI in the bathroom is not grounded and improperly installed.
 2. The electrical panel and basement outlets have been coated in Cal-brite (corrosive cleaner). An electrical contractor under permit must make repairs and ensure the entire structure meets current codes.
 3. The structure is missing electrical outlet and switch covers. Replace all covers.

- 704.2.4 Smoke detection Failed
Notes Smoke detectors missing or not functioning in required locations. All required smoke detectors must be installed and function properly. All smoke detectors must be 10 year battery or hard-wired per Illinois state law (425 ILCS 60/) Smoke Detector Act.

	Insp. Date	Insp. Time	Status	Inspector
Notes	10/23/2024		Completed	Ian C Farmer

Site Visit

1/31/2018	H180048	Rental Housing		RTC about shed- turned over to zoning; n
9/3/2014	H140383	Rental Housing		RTC from rental email. Stuff put outside

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/13/2017		Completed	Bruce Crowe

	Insp. Date	Insp. Time	Status	Inspector
Notes	11/27/2017		Completed	Bruce Crowe

	Insp. Date	Insp. Time	Status	Inspector
	12/5/2024		Completed	Ian C Farmer

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

Notes Smoke detectors installed.
Site Visit

6/26/2012 H120327 Rental Housing Rental Property per finance employee Cai

Insp. Date	Insp. Time	Status	Inspector
9/29/2008		Completed	James Chapman

Notes Posted (stapled) NoV on front of house next to front door, picture in property file.

Insp. Date	Insp. Time	Status	Inspector
8/21/2012		Completed	Autumn Teter

Notes Rental Property per finance employee Caitlyn Maloney; current water bill / useage in Northstar; unregistered rental on 06/26/12

4-178. License Applicatio Failed
Notes This property has been reported as a rental property and a previous letter with Residential Rental License application issued on 06/26/12. All residential rental property is required to be registered with the City Inspections Division and the annual \$35.00 license fee paid. Please submit both immediately, thank you.

4-183. Fees. Failed
Notes Please submit your \$35.00 License Fee with your Residential Rental License application.

5/1/2008 H80607 Housing RTC house is vacant and open.

Insp. Date	Insp. Time	Status	Inspector
4/28/2008		Completed	James Chapman

Notes RTC from RIPD house is open and vacant.

USaE-Unfit for humans Failed
Notes Structure is unfit for human occupancy due to lack of water service cut off on 10/07, electricity and gas. All services must be operable before occupancy will be permitted.

General-Vacant Structures Failed
Notes House was found open and was secured to prevent further damage and vagrancy.

EPA-Sanitation Failed
Notes Exterior of property is littered with rubbish and garbage. Properly clean and maintain a clean property.

EPA-Rodent harborage Failed
Notes Exterior has brush piles creating a rodent harborage. Properly remove and maintain a clean property.

ES-Stairways,decks,porch Failed
Notes Concrete stairway is decayed and cracked. Must be replaced. Porch is wood rotted and collapsing. Replace.

ES-Chimneys and towers Failed
Notes Chminney is leaning. Replace or take down and correct leaning make weathertight.

ES-Handrails and guards Failed
Notes Handrails are decyaed, leaning or missing. Install handrails.

ES-Insect screens Failed
Notes Screens are cut or missing. Install screens.

ES-Guards for basement wi Failed
Notes Guards are wood rotted or missing. Install guards.

ES-Building security Failed
Notes Building was found open. Front door deadbolt does not function and door frame is cracked. Replace door frame and install deadbolt lock.

ES-Protective treatment Failed
Notes Exterior of house has peeling paint and bare wood, window frames and doors are wood rotted and have bare wood. Scape and prote

City of Rock Island
Tax Map # 093561-A
Parcel Id 688
820 25 ST, ROCK ISLAND
Artios Painting Since Aug 2014
Michael Baker
2721 8 1/2 AVE
Rock Island IL 61201

Nbhd Zoning3 FY	Green Green R4 One to Six Family Dwellin R4 One to Six Family Dwellin 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R4 One to Six Family Dwellin
------------------------	---	--------------------------------	---

ct. Repair or replace windows and doors.

ES-Premises identificatio Failed
Notes House numbers are missing. Install as required.

IS-Interior surfaces Failed
Notes Ceiling in kitchen has falled from an apparant water leak and walls have holes. Properly repair ceilings and walls, provide protective coating.

IS-Handrails and guards Failed
Notes Handrails and guards are missing. Install handrails and guards.

RandG-Accumilation of rub Failed
Notes Interior of structure has accumulated large amount of rubbish and garbage, basement floor is covered with dog feces. Properly remove and clean interior of structure and maintain.

PSaF-Plumbing system haza Failed
Notes House has disconnected water piping and newly installed non permitted waste lines installed. All Plumbing needs to be inspected and repaired as needed by a State of Illinois licensed plumber(s) with permit(s).

FPS-Smoke alarms Failed
Notes Smoke detectors are missing or not working properly. Must have smoke detectors installed in accordance with manufactures instructions.
 IAW Illinois State Public Act 094-0741 carbon monoxide detector must be installed as required in accordance with manufactures instructions.

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/26/2008		Completed	James Chapman

House is in foreclosure and has been winterized by REO Allegiance 1-888-727-6303 JOB# 67068. City lock has been cut off and REO Master lock installed.

	Insp. Date	Insp. Time	Status	Inspector
Notes	9/29/2008		Completed	James Chapman

Posted (stapled) NoV on front of house next to front door, picture in property file.

820 25 Street

- No active permits
- No water use
- MidAmerican: Electricity and gas
- Previously registered as a rental
- Has a nuisance history, but all violations are now in compliance.



Vacant/Abandoned/Foreclosed Property

Walter Lilius <wlilius@itgco.com>

Thu, Nov 27, 2025 at 10:14 AM

To: Inspection mail <inspection@rigov.org>

Thanks for the reply. Yes, my email serves as an appeal.

From: reinbeck.sadie@rigov.org <reinbeck.sadie@rigov.org> **On Behalf Of** Inspection mail

Sent: Tuesday, November 25, 2025 11:16 AM

To: Walter Lilius <wlilius@itgco.com>

Subject: Re: Vacant/Abandoned/Foreclosed Property

Good Morning!

Thank you for your email and the information provided.

I'd like to confirm whether or not this email serves as an "appeal" to the determination that has been made. If so, I'd like to get this added to the next inspection commission meeting agenda on December 17.

Once confirmation is received a letter will be sent confirming receipt of appeal and will include date/time/location information for when your appeal will be read.

Inspection Division

City of Rock Island

1528 3 Avenue

Rock Island, IL 61201

309-732-2910

On Mon, Nov 24, 2025 at 4:54 PM Walter Lilius <wlilius@itgco.com> wrote:

Attn: Sadie Reinbeck

I received notification that the city has reason to believe that “the property at 1102 3 AV is foreclosed, vacant or abandoned.” I disagree with that presumption and believe that registration as a “Vacant/Abandoned/Foreclosed Property” is not appropriate. While the property is vacant, it is neither foreclosed or abandoned. The property has electrical and water utilities.

I understand the intent of the ordinance. The work that we are doing to restore this property is in keeping with that intent. This house, built about 1867, is one of the few remaining historic buildings in the Old Chicago neighborhood, it’s in a highly prominent location, and when restored will be an asset to the character of the revitalized neighborhood.

My wife and I are interested in local history, and are members of the Rock Island Preservation Society. When we bought the property, it was, without question, vacant and abandoned, and surrounded by a twelve foot high overgrown hedge. The rest of the property was similarly overgrown, and there was a tree growing out of a large hole in the roof. The point that I wish to make is that we have tried to be good stewards of the property. While the property is technically “vacant”, we are there frequently, tending to maintenance and yardwork. Progress has been much slower than we would have liked, but we continue to move forward with the restoration work.

In closing, I reiterate my disagreement that registration of this property is required.

Thank you for your consideration.

Walter Lilius

wlilius@itgco.com

309.738.5874

1102 3 Avenue

- No water use
- No active permits
- MidAmerican: Electricity, no gas.
- No nuisance history.



City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	---

Parcel Info.

Subdivision OLD TOWN W .50/LOT 5 BLOCK 19	Effective Year 2002	Inactive Year 9999	Legal LOT 5 BLOCK 19 OLD TOWN W .50
---	-------------------------------	------------------------------	---

Inspections

Building/ Public Works

Insp. Date	Insp. Time	Status	Inspector
4/5/2005		Completed	Bill Dean
Notes	Electric utility turn-on		
	Utility Turn-on	Passed with Notes	
Notes	Anchor point for service tie back needs to be re-installed. Gave OK to energize and phoned in to Mid-american.		
9/24/2009		Completed	Jesse J Diaz
Notes	Other PICS	Passed	
1/18/2021		Completed	Tim Delathower
Notes	Replace water service. See note.		
	Water	Passed	
Notes	New service from curb valve to house. Note a lead service still exists from curb valve to main.		
4/1/2021		Completed	Jerad R Irvine
Notes	Walk thru on back wall		
	Site Visit		
Notes	Needs an engineer to size members and footing		
6/30/2021		Completed	Jerad R Irvine
Notes	site visit on back roof		
	Framing Rough		
Notes	Site Visit need new drawing with new roof design with whole assembly and attachment	Incomplete	
10/14/2021		Completed	Jerad R Irvine
Notes	Back roof rough framing		
	Framing Rough	Passed	
Notes	ok to sheet		
11/30/2021		Completed	Jerad R Irvine

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd	Chic Chic	School District	ROCK ISLAND #41
Zoning	R6 Multi-Family Residence Di	Zoning2	ROCK ISLAND #41
Zoning3	R6 Multi-Family Residence Di		R6 Multi-Family Residence Di
FY	2025		

Notes Back flat roof
Roof Passed

Insp. Date 6/14/2022 **Insp. Time** **Status** Completed **Inspector** Tim Delathower

Notes New underground service.
Electrical Final Passed

Insp. Date 1/5/2023 **Insp. Time** **Status** Unscheduled **Inspector** Kevin J Kluck

Notes Contractor failed to call for inspections.
Roof Incomplete

Inspections

Code Enforcement

Insp. Date 12/3/2002 **Insp. Time** **Status** Unscheduled **Inspector** Doug Allen

Notes Dilapidation
The structure has been abandoned for more than 6 months and has become a public nuisance.
Weeds

Insp. Date 1/18/2007 **Insp. Time** **Status** Completed **Inspector** Bruce Crowe

Notes RTC / house secured

Insp. Date 8/30/2007 **Insp. Time** **Status** Completed **Inspector** Bruce Crowe

Notes info only

Property Area

Zoning	R6 Multi-Family Residence Di	Area	226 Census Tract 226
Nbhd	Chic Chic	City Dist	03 03
School Dist	ROCK ISLAND #41	Fire Dist	ROCK ISLAND
Ward	1 Ward 1	Other Dist	<NULL> <NULL>

Bldg Permits

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A72314 7/13/2007	B71631 7/13/2007			\$111.25

Purpose

Remove Rear Porch Roof And Leave Deck--tear Off To Roof Deck--first Roof--house Only--10 Sq. Architectural-Permit Has Been Extended At Owner Request

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	--

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A81601 5/30/2008	B81115 5/30/2008			\$25.00
Purpose Removerear Porch, Tear Off To Roof Deck, First Roof, House Only 10 Sqs Architectural - Permit Extension At Owners Request.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A83916 11/24/2008	B83001 11/24/2008			\$25.00
Purpose Renew Roofing Permit - For Final 3 Sq.					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A91487 5/22/2009	B90989 5/22/2009			\$27.50
Purpose Tear Off And Re Shingle With Arch					
Insp. Date	Insp. Time	Status	Inspector		
9/24/2009		Completed	Jesse J Diaz		
Other Notes	PICS	Passed			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Excavation	A210000 1/4/2021	B210000 1/4/2021			\$80.00
Purpose Repair Water Service					
Insp. Date	Insp. Time	Status	Inspector		
6/30/2021		Completed	Jerad R Irvine		
Notes	site visit on back roof				
	Framing Rough Site Visit				
Notes	need new drawing with new roof design with whole assembly and attachment				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A210102 1/20/2021	B210089 1/20/2021			\$30.00
Purpose Water Line Repair/ Replace On Property - All To Code.					
Insp. Date	Insp. Time	Status	Inspector		
1/18/2021		Completed	Tim Delathower		
Notes	Replace water service. See note.				
Water Notes	New service from curb valve to house. Note a lead service still exists from curb valve to main.				

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
------------------------	---	--------------------------------	---

	Insp. Date	Insp. Time	Status	Inspector
Notes	4/1/2021		Completed	Jerad R Irvine
	Walk thru on back wall			
	Site Visit			
Notes				
	Needs an engineer to size members and footing			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Remodel	A212492 9/22/2021	B212006 9/22/2021			\$183.05
	Purpose Frame New Roof Per Architectural Drawings				

	Insp. Date	Insp. Time	Status	Inspector
Notes	10/14/2021		Completed	Jerad R Irvine
	Back roof rough framing			
	Framing Rough			
Notes			Passed	
	ok to sheet			

	Insp. Date	Insp. Time	Status	Inspector
Notes	1/5/2023		Unscheduled	Kevin J Kluck
	Contractor failed to call for inspections.			
	Roof			
	Incomplete			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A212493 9/22/2021	B212007 9/22/2021			\$47.30
	Purpose Epdm Roof Membrane				

	Insp. Date	Insp. Time	Status	Inspector
Notes	6/30/2021		Completed	Jerad R Irvine
	site visit on back roof			
	Framing Rough			
	Site Visit			
Notes			Incomplete	
	need new drawing with new roof design with whole assembly and attachment			

	Insp. Date	Insp. Time	Status	Inspector
Notes	11/30/2021		Completed	Jerad R Irvine
	Back flat roof			
	Roof			
	Passed			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Residential Electrical	A220848 4/21/2022	B220592 4/21/2022			\$78.76
	Purpose Upgrade To 200 Amp Service All To Code				

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	---

	Insp. Date	Insp. Time	Status	Inspector
Notes	6/14/2022		Completed	Tim Delathower
	New underground service.			
		Electrical Final	Passed	

Code Enforcement

Code Enforcement

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W03116 5/12/2003				
Weed Enforcement	W03117 5/12/2003				\$37.50
Weed Enforcement	W40084 5/7/2004				
Weed Enforcement	W50007 4/15/2005				

Housing

Code Enforcement

Date	Number	Type	Action taken
1/18/2007	H70488	Housing	RTC of unsecured from Jeff McKinney broa

	Insp. Date	Insp. Time	Status	Inspector
Notes	1/18/2007		Completed	Bruce Crowe
	RTC / house secured			
	5/1/2000	H03176	Housing	Inspected and NOV Abandoned letter sent
	12/3/2002		Unscheduled	Doug Allen
Notes	Dilapidation The structure has been abandoned for more than 6 months and has become a public nuisance.			
	Weeds			

Vacant/Abandoned/Foreclosed Property

Walter Lilius <wlilius@itgco.com>

Thu, Nov 27, 2025 at 10:14 AM

To: Inspection mail <inspection@rigov.org>

Thanks for the reply. Yes, my email serves as an appeal.

From: reinbeck.sadie@rigov.org <reinbeck.sadie@rigov.org> **On Behalf Of** Inspection mail

Sent: Tuesday, November 25, 2025 11:16 AM

To: Walter Lilius <wlilius@itgco.com>

Subject: Re: Vacant/Abandoned/Foreclosed Property

Good Morning!

Thank you for your email and the information provided.

I'd like to confirm whether or not this email serves as an "appeal" to the determination that has been made. If so, I'd like to get this added to the next inspection commission meeting agenda on December 17.

Once confirmation is received a letter will be sent confirming receipt of appeal and will include date/time/location information for when your appeal will be read.

Inspection Division

City of Rock Island

1528 3 Avenue

Rock Island, IL 61201

309-732-2910

On Mon, Nov 24, 2025 at 4:54 PM Walter Lilius <wlilius@itgco.com> wrote:

Attn: Sadie Reinbeck

I received notification that the city has reason to believe that “the property at 1102 3 AV is foreclosed, vacant or abandoned.” I disagree with that presumption and believe that registration as a “Vacant/Abandoned/Foreclosed Property” is not appropriate. While the property is vacant, it is neither foreclosed or abandoned. The property has electrical and water utilities.

I understand the intent of the ordinance. The work that we are doing to restore this property is in keeping with that intent. This house, built about 1867, is one of the few remaining historic buildings in the Old Chicago neighborhood, it’s in a highly prominent location, and when restored will be an asset to the character of the revitalized neighborhood.

My wife and I are interested in local history, and are members of the Rock Island Preservation Society. When we bought the property, it was, without question, vacant and abandoned, and surrounded by a twelve foot high overgrown hedge. The rest of the property was similarly overgrown, and there was a tree growing out of a large hole in the roof. The point that I wish to make is that we have tried to be good stewards of the property. While the property is technically “vacant”, we are there frequently, tending to maintenance and yardwork. Progress has been much slower than we would have liked, but we continue to move forward with the restoration work.

In closing, I reiterate my disagreement that registration of this property is required.

Thank you for your consideration.

Walter Lilius

wlilius@itgco.com

309.738.5874

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	---

Parcel Info.

Subdivision OLD TOWN W .50/LOT 5 BLOCK 19	Effective Year 2002	Inactive Year 9999	Legal LOT 5 BLOCK 19 OLD TOWN W .50
---	-------------------------------	------------------------------	---

Inspections

Building/ Public Works

Insp. Date	Insp. Time	Status	Inspector
4/5/2005		Completed	Bill Dean
Notes	Electric utility turn-on		
	Utility Turn-on	Passed with Notes	
Notes	Anchor point for service tie back needs to be re-installed. Gave OK to energize and phoned in to Mid-american.		
9/24/2009		Completed	Jesse J Diaz
Notes	Other PICS	Passed	
1/18/2021		Completed	Tim Delathower
Notes	Replace water service. See note.		
	Water	Passed	
Notes	New service from curb valve to house. Note a lead service still exists from curb valve to main.		
4/1/2021		Completed	Jerad R Irvine
Notes	Walk thru on back wall		
	Site Visit		
Notes	Needs an engineer to size members and footing		
6/30/2021		Completed	Jerad R Irvine
Notes	site visit on back roof		
	Framing Rough		
Notes	Site Visit need new drawing with new roof design with whole assembly and attachment	Incomplete	
10/14/2021		Completed	Jerad R Irvine
Notes	Back roof rough framing		
	Framing Rough	Passed	
Notes	ok to sheet		
11/30/2021		Completed	Jerad R Irvine

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	---

Notes	Back flat roof			
	Roof	Passed		
Insp. Date	Insp. Time	Status	Inspector	
6/14/2022		Completed	Tim Delathower	
Notes	New underground service.			
	Electrical Final	Passed		
Insp. Date	Insp. Time	Status	Inspector	
1/5/2023		Unscheduled	Kevin J Kluck	
Notes	Contractor failed to call for inspections.			
	Roof	Incomplete		

Inspections

Code Enforcement

Insp. Date	Insp. Time	Status	Inspector	
12/3/2002		Unscheduled	Doug Allen	
Notes	Dilapidation			
	Weeds			
	The structure has been abandoned for more than 6 months and has become a public nuisance.			
Insp. Date	Insp. Time	Status	Inspector	
1/18/2007		Completed	Bruce Crowe	
Notes	RTC / house secured			
Insp. Date	Insp. Time	Status	Inspector	
8/30/2007		Completed	Bruce Crowe	
Notes	info only			

Property Area

Zoning Nbhd	R6 Multi-Family Residence Di Chic Chic	Area	226 Census Tract 226
School Dist	ROCK ISLAND #41 ROCK ISLAND #41	City Dist	03 03
Ward	1 Ward 1	Fire Dist	ROCK ISLAND ROCK ISLAND
		Other Dist	<NULL> <NULL>

Bldg Permits

Building/ Public Works

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A72314 7/13/2007	B71631 7/13/2007			\$111.25
Purpose	Remove Rear Porch Roof And Leave Deck--tear Off To Roof Deck--first Roof--hoouse Only--10 Sq. Architectural-Permit Has Been Extended At Owner Request				

City of Rock Island

Tax Map # 095246

Parcel Id 13272

1102 3 AVE, ROCK ISLAND

Walter A Lilius Since Jun 2010

Anne D Lilius

as Trustees

925 17 ST

Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di		
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A81601 5/30/2008	B81115 5/30/2008			\$25.00
	Purpose				
	Removerear Porch, Tear Off To Roof Deck, First Roof, House Only 10 Sqs Architectural - Permit Extension At Owners Request.				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A83916 11/24/2008	B83001 11/24/2008			\$25.00
	Purpose				
	Renew Roofing Permit - For Final 3 Sq.				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A91487 5/22/2009	B90989 5/22/2009			\$27.50
	Purpose				
	Tear Off And Re Shingle With Arch				
	Insp. Date	Insp. Time	Status	Inspector	
	9/24/2009		Completed	Jesse J Diaz	
	Other Notes	PICS	Passed		
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Excavation	A210000 1/4/2021	B210000 1/4/2021			\$80.00
	Purpose				
	Repair Water Service				
	Insp. Date	Insp. Time	Status	Inspector	
	6/30/2021		Completed	Jerad R Irvine	
Notes	site visit on back roof				
	Framing Rough Site Visit		Incomplete		
Notes	need new drawing with new roof design with whole assembly and attachment				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Plumbing	A210102 1/20/2021	B210089 1/20/2021			\$30.00
	Purpose				
	Water Line Repair/ Replace On Property - All To Code.				
	Insp. Date	Insp. Time	Status	Inspector	
	1/18/2021		Completed	Tim Delathower	
Notes	Replace water service. See note.				
	Water		Passed		
Notes	New service from curb valve to house. Note a lead service still exists from curb valve to main.				

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
------------------------	---	--------------------------------	---

	Insp. Date	Insp. Time	Status	Inspector
Notes	4/1/2021		Completed	Jerad R Irvine
	Walk thru on back wall			
	Site Visit			
Notes				
	Needs an engineer to size members and footing			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Remodel	A212492 9/22/2021	B212006 9/22/2021			\$183.05
	Purpose Frame New Roof Per Architectural Drawings				

	Insp. Date	Insp. Time	Status	Inspector
Notes	10/14/2021		Completed	Jerad R Irvine
	Back roof rough framing			
	Framing Rough			
Notes			Passed	
	ok to sheet			

	Insp. Date	Insp. Time	Status	Inspector
Notes	1/5/2023		Unscheduled	Kevin J Kluck
	Contractor failed to call for inspections.			
	Roof			
	Incomplete			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Roofing Projects	A212493 9/22/2021	B212007 9/22/2021			\$47.30
	Purpose Epdm Roof Membrane				

	Insp. Date	Insp. Time	Status	Inspector
Notes	6/30/2021		Completed	Jerad R Irvine
	site visit on back roof			
	Framing Rough			
	Site Visit			
Notes			Incomplete	
	need new drawing with new roof design with whole assembly and attachment			

	Insp. Date	Insp. Time	Status	Inspector
Notes	11/30/2021		Completed	Jerad R Irvine
	Back flat roof			
	Roof			
	Passed			

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Residential Electrical	A220848 4/21/2022	B220592 4/21/2022			\$78.76
	Purpose Upgrade To 200 Amp Service All To Code				

City of Rock Island
Tax Map # 095246
Parcel Id 13272
1102 3 AVE, ROCK ISLAND
Walter A Lilius Since Jun 2010
Anne D Lilius
as Trustees
925 17 ST
Moline IL 61265

Nbhd Zoning Zoning3 FY	Chic Chic R6 Multi-Family Residence Di R6 Multi-Family Residence Di 2025	School District Zoning2	ROCK ISLAND #41 ROCK ISLAND #41 R6 Multi-Family Residence Di
-------------------------------	---	--------------------------------	---

	Insp. Date	Insp. Time	Status	Inspector
Notes	6/14/2022		Completed	Tim Delathower
	New underground service.			
	Electrical Final		Passed	

Code Enforcement

Code Enforcement

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Weed Enforcement	W03116 5/12/2003				
Weed Enforcement	W03117 5/12/2003				\$37.50
Weed Enforcement	W40084 5/7/2004				
Weed Enforcement	W50007 4/15/2005				

Housing

Code Enforcement

Date	Number	Type	Action taken
1/18/2007	H70488	Housing	RTC of unsecured from Jeff McKinney broa

	Insp. Date	Insp. Time	Status	Inspector
Notes	1/18/2007		Completed	Bruce Crowe
	RTC / house secured			
	5/1/2000	H03176	Housing	Inspected and NOV Abandoned letter sent
	12/3/2002		Unscheduled	Doug Allen
Notes	Dilapidation			
	The structure has been abandoned for more than 6 months and has become a public nuisance.			
	Weeds			

1102 3 Avenue

- No water use
- No active permits
- MidAmerican: Electricity, no gas.
- No nuisance history.

