



ROCK ISLAND  
ILLINOIS

**Planning & Zoning Commission Meeting Agenda**  
**May 4, 2026 - 5:30 PM**  
**City Council Chambers, City Hall, 3rd Floor,**  
**1528 Third Avenue, Rock Island, IL**

**1. Call to Order**

**2. Roll Call**

Michael Creger, Reshanda Johnson, Donald Mewes, Norm Moline, Samuel Odeyemi, Maureen Riggs, Bill Sowards, Tanja Whitten, Sarah Wright

**3. Public Comment**

**4. Minutes**

a. Approval of the April 6, 2026 Meeting Minutes

Motion: Move to approve the April 6, 2026 Meeting Minutes

VV Voice vote is needed.

**5. Old Business**

a. 2026-08: Public hearing request from Mary Gordon to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.

RC Roll Call vote is needed.

**6. Public Hearings**

a. 2026-09: Public hearing request from Christina Caldwell to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 1600 Mill Street and 1700 1st Street in an I-1 (light industrial) district.

Motion Move to postpone the request to the July 6th meeting

VV Voice vote is needed.

b. 2026-10: Public hearing request from Drake Fisher of D&K Rental Properties to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 634 42nd Street in an R-3 (one-to-six unit residential) district.

Motion Move to postpone the request to the June 1st meeting

VV Voice vote is needed.

**7. Other Business/New Business**

- a. Public hearing request from the Community Development Department regarding establishing a land purchase and land sale policy and ordinance

**8. Adjourn**

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**City of Rock Island  
Planning & Zoning Commission  
City Council Chambers, City Hall, 3rd Floor  
1528 3<sup>rd</sup> Avenue, Rock Island, IL**

**April 6, 2026 Meeting Minutes**

**1. Call to Order**

Chair Riggs called the meeting to order at 5:32 PM

**2. Roll Call**

Chair Riggs called the roll.

Mike Creger, Don Mewes, Maureen Riggs, Tanja Whitten, Samuel Odeyemi, Norm Moline, Reshanda Johnson, and Bill Sowards were present.

Sarah Wright was absent.

Staff present included Planning & Zoning Manager Tanner Osing and Urban Planner Eunice Amisah-Mensah.

**3. Public Comment**

No members of the public wished to provide comment so the meeting continued.

**4. Approval of the Previous Meeting Minutes**

Whitten moved to approve the minutes for March 2nd, 2026. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

**5. Old Business**

None

**6. Public Hearings**

2026-08 Public hearing: Request from Mary Gordon to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 702 20<sup>th</sup> Street in an R-2 (two-unit residential) district.

Amisah-Mensah read the staff report with the recommendation for approval of the request with stipulations. She noted that the Planning & Zoning Commission had referred the previous use authorization request and suggested a Special Use Permit (SUP) analysis be made.

The applicants were not present to speak on the request.

Chad Rose-Allen, Vice President of the Broadway Historic District Association Board, opposed the request. He noted that there are Facebook ads that suggest they are renting to couples which could result in 14 occupants rather than eight.

Commissioners expressed concerned about the discrepancy between the request to house eight residents and Facebook advertisements referencing “doubles.” Staff clarified that any violation of permit conditions, such as exceeding the eight-resident limit, could trigger revocation through a public hearing process.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

### Decision for Case 2026-08

Mewes made a motion amend the initial motion to postpone the request to the next meeting. Johnson seconded the motion. The motion passed on an 8 to 0 vote.

## **7. Other Business**

### Community Session #2 - Proposed Land Purchase and Land Sale Policy

Osing presented the proposed policy and then asked for feedback from the Commission.

Commissioner Moline suggested the policy should explicitly require compatibility with the character of surrounding properties and consistency with the City’s long-term land use plan.

Osing then opened up the listening session.

Annika O’Melia addressed the Commission raising concerns regarding transparency, recommending public listings, clear decision-making criteria, and conflict-of-interest safeguards; and also inquired about the City’s process for acquiring distressed properties.

Osing stated that the policy is scheduled for formal consideration by the Planning and Zoning Commission next month before advancing to the City Council.

## **8. Adjournment**

Chair Riggs adjourned the meeting at 6:45 PM.

Minutes submitted by Eunice Amissah-Mensah.

# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Planning & Zoning Commission  
**From:**  
**Subject:** 2026-08: Public hearing request from Mary Gordon to consider a Special Use Permit from the Rock Island Zoning Ordinance for property at 702 20th Street in an R-2 (two-unit residential) district.  
RC Roll Call vote is needed.  
**Date:** May 4, 2026

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## Introduction and Background Information:

### Case Summary Information:

Case Number	2026-08
Applicant/Property Owner	Mary Gordon
Request	Special Use Permit for a congregate living arrangement in an R-2 district
Property Address/Parcel Identification Number	702 20th Street, PIN 0735425008
Property Dimensions & Size	135' by 216', 29,160 square feet
Zoning District	R-2 (one- and two-unit residential)
Staff Recommendation	Approval
Decision-Making Body	Planning & Zoning Commission

### Request Summary & Project Details:

Mary Gordon is requesting a special use permit to operate a congregate living arrangement at 702 20th Street. The residence contains eight (8) separate sleeping units. The applicant proposes to rent seven (7) rooms to individual tenants while occupying the eighth unit herself. Kitchen and living areas will be shared among residents, and each tenant will have access to a private bathroom. The property includes twelve (12) paved parking spaces in the rear yard, in addition to a garage (carriage house).

The property is zoned R-2, which permits one- and two-unit dwellings by right. Certain uses, including bed and breakfast inns and boarding/lodging houses, require special authorization. Although "congregate living arrangement" is not specifically defined in the City's Zoning Ordinance, the City's Building Code (International Building Code, 2021) defines it as:

"a building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both"

Staff find that the proposed use aligns with this definition and is functionally comparable to a boarding or lodging house. Additionally, congregate living and boarding houses share the same occupancy classification under the Building Code. For zoning purposes, staff recommend treating the proposed use similarly to a boarding/lodging house, which requires special approval in the R-2 district.

### Description of Site & Surrounding Area

The subject property is located at the southwest corner of 7th Avenue and 20th Street. It has approximately 135 feet of frontage along 20th Street and 216 feet along 7th Avenue. The house, constructed in 1876, is 2

½ stories and contains approximately 5,710 square feet. The primary façade faces 20th Street. Access to the rear parking area is available from both 7th Avenue and 20th Street. A carriage house is located near the northwest corner of the property.

The site is zoned R-2 and was most recently operated as a bed and breakfast inn, a legal nonconforming use under the Zoning Ordinance. The City's 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future Land Use Map.

Parking:

The Zoning Code requires one parking space per bedroom for Group Home/Halfway House/Boarding House. The applicant suggests 12 parking will be available onsite.

Signs:

The applicant has not proposed any signs for the property. Any signs, if provided, would follow the requirements of the Sign Ordinance for R-2 districts.

Property Background & History:

The property, commonly known as the Connor-Parker House, was designated a local landmark in 1987 and individually listed on the National Register of Historic Places in 1988. It is also a contributing structure within the Broadway Historic District, listed on the National Register in 1998 and amended in 2024. Architecturally, the home is an early and uncommon adaptation of Queen Anne style, distinguished by its conical tower and ornate detailing incorporating Romanesque Revival and Greek Revival influences.

Originally constructed as a private residence, the property continued in residential use throughout the 20th century. A bed and breakfast inn was established during the mid-1900s and later recognized as a legal nonconforming use. In 1990, the property expanded by acquiring an additional 20 feet of land to the south to establish a driveway connecting the rear parking area to 20th Street. This driveway remains in use.

The following timeline details the property's zoning history on file.

- 1989 - Planning Commission Case 1989-09: The property, along with the rest of the Broadway Neighborhood, was downzoned from R-6 and R-4 to R-3.
- 1989 - Special Use Permit Case 1989-15: The City Council approved a request to allow catered receptions, business gatherings, and a gift shop on the property. The request was recommended for approval by both the Preservation Commission and Planning Commission.
- 1990 - Board of Zoning Appeals Case 1990-35: The board authorized a freestanding sign for the bed & breakfast inn at the northeast corner of the property. This request was also recommended for approval by the Preservation Commission.
- 2021 – Citywide Zoning Map Update: The City Council approved a citywide zoning map update. This reclassified the property's zoning designation from R-3 to R-2. This reclassification changed the name of the district, but not the underlying requirements.

The property sold in 2025. The new owner approached the City to register the property as a rental. During that process, staff determined that additional zoning approval would be required based on the applicant's proposed occupancy. Under the R-2 district regulations, the property may be occupied by up to five (5) unrelated individuals as an "unrelated group use," which is permitted administratively without special approval. Staff note that the building is currently registered as a rental and may operate within that limit.

However, because the applicant proposes housing more than five (5) unrelated individuals, the use exceeds the unrelated group threshold and requires special approval as a "congregate living arrangement" from the Planning & Zoning Commission.

Standards for Approval & Analysis:

The Zoning Ordinance states that a Special Use Permit should only be recommended for approval if it meets all the standards identified in Article 9, Section 7. The following table includes the standards for approval

with the corresponding staff analysis and conclusion on if the standard is met.

**1. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

Staff Analysis: The subject property is zoned R-2, which is intended to maintain low to medium residential density while encouraging varied housing opportunities. The proposed congregate living arrangement is inherently residential, fully compatible with this intent and involves utilizing the existing structure without any new construction. Staff believe the proposed use will not impact adjacent properties or detract from future development efforts.

Meets Condition: Yes

**2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.**

Staff Analysis: The properties in the immediate vicinity are zoned a mix of residential and office. The proposed congregate living arrangement maintains the property's residential character without requiring any exterior expansion or other modifications. The structure will continue to function as a residential building. Staff reason that the intensity of the proposed use is comparable to, and in some respects less intensive than, the bed & breakfast, gift shop and event space previously allowed on the property.

Although the surrounding area is predominantly single-family residential, it includes a mix of residential densities and zoning classifications and is located adjacent to the downtown area. Given this context, along with the property's history, staff conclude that the proposed use is compatible with surrounding properties and will not substantially diminish and impair property values within the neighborhood.

Meets Condition: Yes

**3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Staff Analysis: The Connor-Parker House is a large, historic structure that predates modern zoning regulations. While originally a private residence, its size, layout, and history of multi-occupant lodging distinguish it from other properties in the R-2 district. The presence of eight individual sleeping quarters with private bathrooms reflects a configuration that is well-suited to congregate living. Most properties within the R-2 district were not designed or constructed with this type of internal arrangement.

Additionally, the property has a documented history as a bed and breakfast, and other commercial uses. The exterior of the property has been improved with these uses in mind. This represents a unique history that is not typical of other residential properties.

The City's Comprehensive Plan directs the City to be "receptive to housing options/configurations to meet diverse needs and market desires," including consideration of atypical housing types. While the proposed use is not typically found in the R-2 district, it represents a needed housing option and one for which the property is already physically designed.

Meets Condition: Yes

**4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

Staff Analysis: The site is fully developed and currently meets the infrastructure standards for its zoning district. The site provides twelve (12) paved off-street parking spaces and a two-car garage, which exceeds the required parking. Parking access is available from both 7th Avenue and 20<sup>th</sup>

Street, which provides adequate flow.

Meets Condition: Yes

**5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Staff Analysis: As noted, the property fronts along two City streets. This allows for adequate access to and from the property.

Meets Condition: Yes

**6. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.**

Staff Analysis: Staff is recommending approval of the request and includes a draft ordinance with stipulations recommended by staff is provided.

Meets Condition: n/a

**7. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.**

Staff Analysis: The use proposed will be required to comply with all other applicable City Ordinances if approved.

Meets Condition: n/a

Based on the staff analysis, the SUP request meets the standards for approval.

**Previous Council Action (if any):**

See above "Project Background & History."

**Budget Impact:**

NA

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

Planning & Zoning Commission Review: At their April 6th meeting, the Planning & Zoning Commission reviewed the request from Mary Gordon to allow up to eight residents in a congregate living arrangement within an R-2 district. Staff presented the request and noted the Historic Preservation Commission's recommendation to approve it as a Special Use Permit (SUP) with an owner-occupancy condition. The applicant described management practices, including leases and background checks, and the owner expressed commitment to maintaining the property. The public raised concerns about tenant turnover, neighborhood impact, and precedent, while some supported the request if limited to a SUP tied to the owner. Following discussion, Commissioners directed staff to conduct a SUP analysis and voted unanimously (8-0) to refer the item back to staff for further review.

**Council Goal (if applicable):**

NA

**Recommendation:**

The Community Development Department recommends that the Planning & Zoning Commission pass a recommendation to the City Council that the Special Use Permit be approved. Staff also recommend the following stipulations for approval.

1. No more than eight (8) residents shall reside on the property.
2. A minimum of twelve (12) parking spaces shall be maintained for tenant use.
3. The property shall be registered as a long-term rental under the City's Registration and Management of Rental Housing ordinance.
4. The use shall comply with all other applicable codes and ordinances.

Additionally, staff understand that the Commission is interested in approving the special use with a stipulation regarding applicant/owner occupancy. Staff do not recommend this stipulation; however, if the Commission chooses to include it, staff recommend the following language:

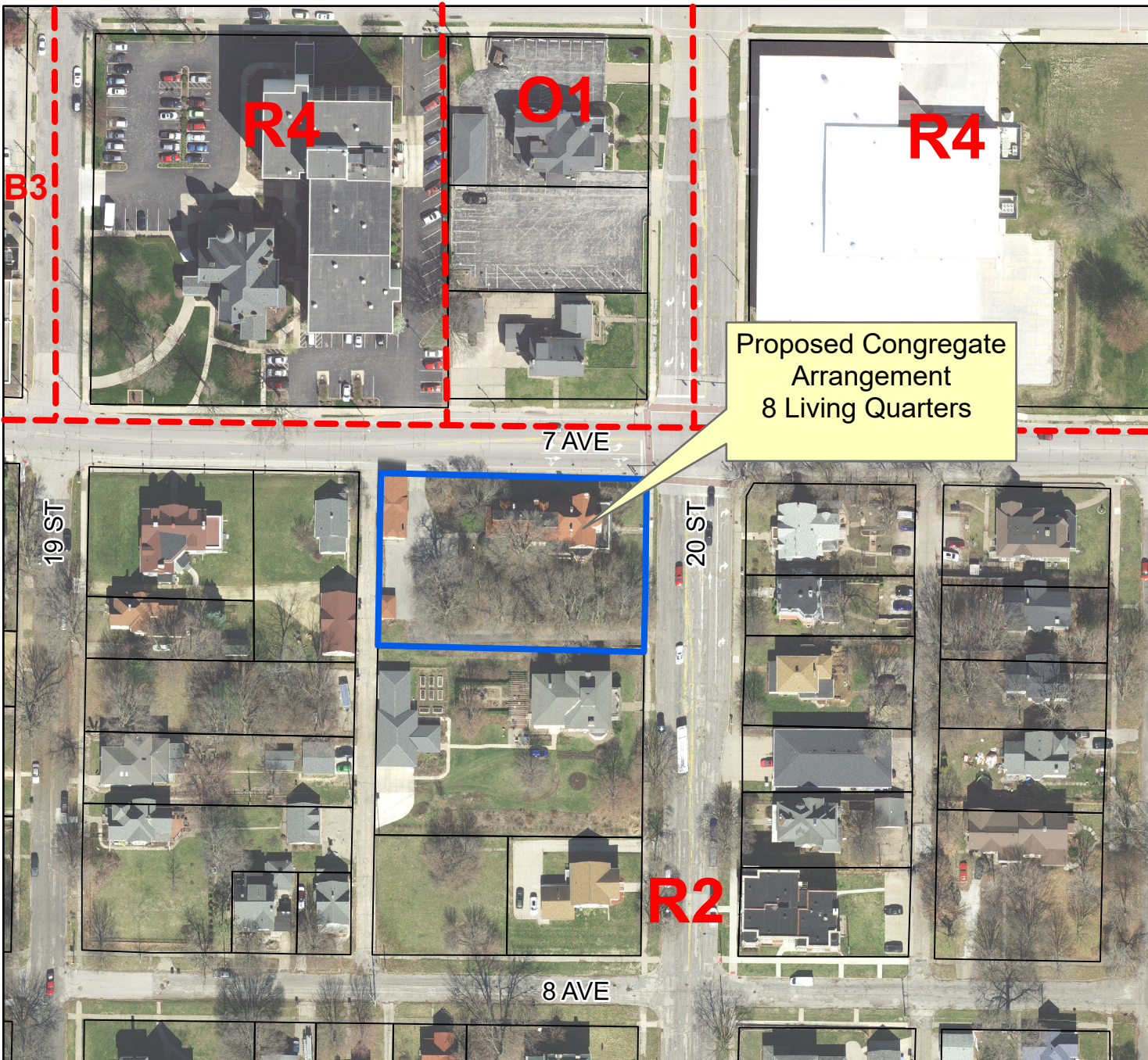
1. The property shall be occupied by the applicant, owner, or designated property manager.

Submitted by: Eunice Amisah-Mensah, Urban Planner




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Approved by:

# Special Use Permit at 702 20th Street



**PZC Case 2026-08**

-  Subject Property
-  Parcels
-  Zoning District




0 25 50 100 150 Feet

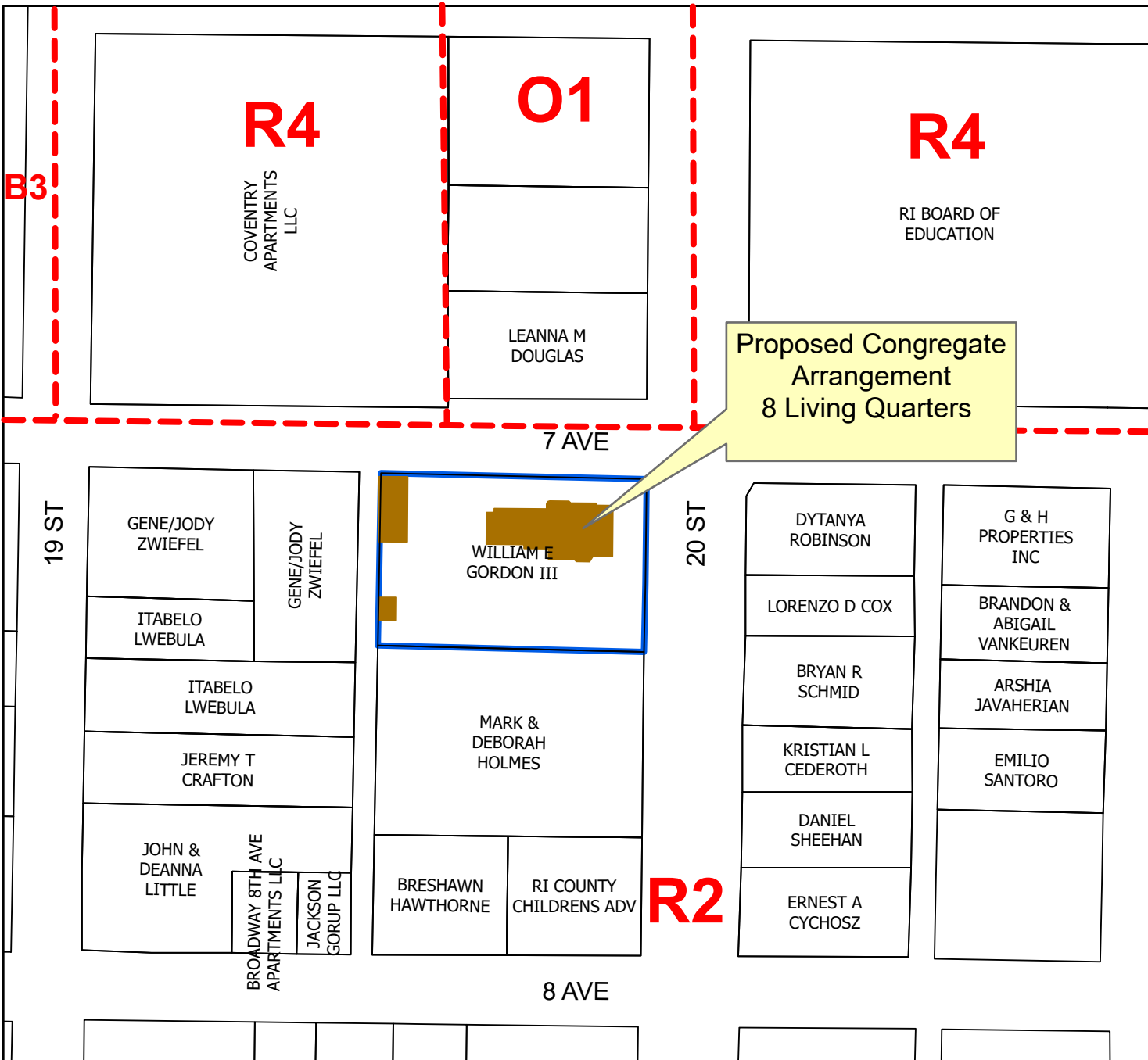
Note: The information presented is not survey accurate and is for illustrative purposes only.

**City of Rock Island**

COMMUNITY DEVELOPMENT  
DEPARTMENT




# Special Use Permit at 702 20th Street



**PZC Case 2026-08**

- Subject Property
- Parcels
- Zoning District




0 25 50 100 150 Feet

Note: The information presented is not survey accurate and is for illustrative purposes only.

**City of Rock Island**

COMMUNITY DEVELOPMENT  
DEPARTMENT



**ROCK ISLAND**  
ILLINOIS



Figure 1: Photo showing the property from along 20<sup>th</sup> Street



Figure 2: Photo showing proposed parking area for use by tenants



Figure 3: Photo showing proposed parking spaces along the alley



Figure 4: Photo showing parking garage to be used as parking space



Figure 5: Photo showing proposed parking space next to the house



Figure 6: Photo showing access to the property and parking spaces from along 20<sup>th</sup> Street

**A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT  
IN THE CITY OF ROCK ISLAND, ILLINOIS**

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

**Section One:** This ordinance grants and serves as a special use permit to Mary Gordon for the property known as 702 20<sup>th</sup> Street, PIN 0735425008. The property is zoned R-2 (one and two unit residential) district and legally described as:

Lot Number Four (4) and the North Half of Lot Number Five (5) in Block Number One (1) in that part of the City of Rock Island known as and called John W. Spencer's Third Addition to said City.

**Section Two:** The use granted by this special use permit is for the grantee to operate a congregate living arrangement in the existing building on the property. The building contains eight (8) bedrooms with private bathrooms, and shared kitchen and living areas. The use granted by this special use permit shall correspond with the occupancy classification "Residential Group R-3" as identified in the 2021 International Building Code.

**Section Three:** This permit is subject to the following additional stipulations:

1. No more than eight (8) residents shall reside on the property.
2. A minimum of twelve (12) parking spaces shall be maintained for residential use.
3. The property shall be registered as a long-term rental under the City's Registration and Management of Rental Housing ordinance.
4. The use shall meet all other applicable codes and ordinances.

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

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

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Mayor of the City of Rock Island

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

DRAFT

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:**  
**Subject:** 2026-09: Public hearing request from Christina Caldwell to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 1600 Mill Street and 1700 1st Street in an I-1 (light industrial) district.  
Motion Move to postpone the request to the July 6th meeting  
VV Voice vote is needed.  
**Date:** May 4, 2026

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## Introduction and Background Information:

**Previous Council Action (if any):**

**Budget Impact:**

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

Submitted by: Eunice Amissah-Mensah, Urban Planner

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Approved by:

# Memorandum



**To:** Rock Island Planning & Zoning Commission  
**From:**  
**Subject:** 2026-10: Public hearing request from Drake Fisher of D&K Rental Properties to consider a Special Use Permit from the Rock Island Zoning Ordinance for properties at 634 42nd Street in an R-3 (one-to-six unit residential) district.  
Motion Move to postpone the request to the June 1st meeting  
VV Voice vote is needed.  
**Date:** May 4, 2026

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## Introduction and Background Information:

### Previous Council Action (if any):

### Budget Impact:

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### Council Goal (if applicable):

### Recommendation:

Submitted by: Eunice Amisah-Mensah, Urban Planner

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Approved by:

**City of Rock Island**  
**Policy for the Sale of Municipally-Owned Real Estate**

1. **PURPOSE.** This policy for the sale of municipally-owned real estate (or “properties”) is intended to apply to both residential and commercial properties owned by the City.
2. **DEFINITIONS.** Except when otherwise stated, the definitions used in these policies and procedures are the same as those used in other municipal codes.
3. **PROPERTY ACQUISITION.** The City may acquire properties for a variety of different purposes including but not limited to the elimination of safety hazards, the removal of blighted structures, and to facilitate site assembly for future development. The City may also acquire properties to build or expand municipal facilities and infrastructure. The process by which a property may be acquired shall be evaluated on a case by case basis. At the time of acquisition, the City shall state the reasons for the acquisition and the proposed future use of the property. The status of all City-owned properties shall be publicly available.
4. **REAL ESTATE NOT FOR SALE.** Properties that serve a municipal function, those with a municipal facility in active operation, or those with municipal infrastructure shall be unavailable for sale. Properties that are being held in anticipation of future development, as part of a site assembly effort, in anticipation of an upcoming infrastructure project, or in any other manner being land banked for a public purpose shall also be unavailable for sale.
5. **SALE PRICE IN GENERAL.** Except as described herein, all properties will be sold at either a standard price or for their estimated market value. Vacant, residentially-zoned properties without any structures will be sold at a standard price of twenty-five cents (\$0.25) per one (1) square foot of lot area rounded to the nearest whole dollar. All other properties will be sold for their estimated market value. Nothing in these policies and procedures shall preclude the City Council from approving development agreements that include provisions accommodating alternative sales price arrangements.
6. **APPLICATIONS TO PURCHASE.** All applications to purchase a property will include the name of the applicant, their contact information, and their intended use for the property that they are applying to purchase. All applications shall require a nonrefundable application fee of one hundred dollars (\$100).
7. **REVIEW BY THE CITY COUNCIL.** Staff shall present all applications to the City Council with a recommendation to approve or deny the property sale. Recommendations shall be based upon these policies and applicable plans adopted by the City. The City Council shall have final authority to approve or deny any and all requests to purchase municipally-owned real estate.
8. **SIDE LOT SALES.** The purpose of side lot sales is to help adjacent property owners secure and expand their own properties for residential uses.
  - a. Side lots are vacant, residentially-zoned properties without any structures that do not exceed 7,500 square feet in area and where no one side exceeds two hundred linear feet (200’).
  - b. Applicants to purchase side lots must be owner-occupants of single-family houses immediately adjacent to and contiguous with the subject side lot.

The applicant's property must have the same zoning designation as the side lot they seek to purchase. Applicants do not include property owners who are separated from the side lot by a public right-of-way.

- c. To be eligible to purchase a side lot, a prospective purchaser must provide evidence that they hold title to the property they occupy; must be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.
  - d. Whenever there is another adjacent property owner who would qualify to purchase the same side lot, they shall be notified of the request to purchase submitted by the other party. They will be given fifteen (15) days to respond and may request to purchase half of the side lot adjacent to their own property. Should they respond saying that they would like to purchase half the side lot, the original applicant to purchase the whole side lot shall be given the opportunity to either agree to the splitting of the lot or enter into further negotiations.
  - e. Side lots shall be sold at the City's standard price plus closing costs. If two adjacent property owners agree to split the lot in halves, each will only pay half the standard price plus respective closing costs.
  - f. Following the property sale, the purchaser must file the appropriate paperwork with the County to combine the two parcels into a single parcel.
9. NEIGHBORHOOD LOT SALES. The purpose of neighborhood lot sales is is to provide nearby residents ~~orto help a given~~ neighborhood groups the opportunity to secure-acquire a property for their collective benefit or enjoyment compatible with residential uses.
- a. Neighborhood lots are vacant, residentially-zoned properties without any structures that are no less than 7,500 square feet and no more than a half-acre in area where no one side exceeds two hundred linear feet (200').
  - b. Applicants to purchase neighborhood lots must be owner-occupants of single-family houses within five hundred feet (500') of the neighborhood lot. They must also declare what their intended use of the neighbor lot is when making their application to purchase. The intended use must comply with all applicable municipal regulations.
  - c. To be eligible to purchase a neighborhood lot, a prospective purchaser must provide evidence that they hold title to the property they occupy; must be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.
  - d. All property owners within five hundred feet (500') of the property's boundary shall be notified of the purchase application and given thirty (30) days to comment in favor, in opposition, or to make their own competing application to purchase the neighborhood lot. If a majority are opposed to the sale, staff shall recommend to the City Council that the sale not proceed. If a competing application is received, staff shall compare the

relative merits of the two applications and make a recommendation to the City Council as to which application should be approved or, alternatively, if both should be denied.

e. Neighborhood lots shall be sold for the standard price described above.

10. INFILL HOUSING LOT SALES. The purpose of infill housing lot sales is to encourage the development of new housing units ~~the~~ that are compatible with the neighborhood character, align with the City's Comprehensive Plan, and increase property values all while and stabilize-stabilizing the surrounding neighborhood.

a. Infill housing lots are vacant, residentially-zoned properties without any structures between 2,500 and 7,500 square feet in area with a primary frontage of no less than forty linear feet (40'). Additionally, no one side of the lot exceeds two hundred linear feet (200').

b. Applicants to purchase infill housing lots must commit to developing new housing units on the property within one (1) year of purchase. They must provide a thorough description of the proposed development and demonstrate sufficient capacity to finance and complete construction. This shall include submitting building plans for review and providing proof of financing. They must also be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.

c. Infill housing lots will be sold for the standard price as described above. All sales of this kind shall include a development agreement stipulating that failure to complete the development as proposed will result in forfeiture of the property back to the City. This shall be secured with a deed covenant or other similar legal mechanism.

11. HOMESTEAD SALES. The purpose of homestead sales is for vacant and abandoned houses to undergo gut rehabilitation through a City program, in partnership with a third-party developer, or by sale to an individual.

a. Homestead properties are vacant or abandoned houses that have a reasonable potential for rehabilitation.

b. Applicants to purchase homestead properties must commit to completing a gut rehabilitation of the property within one (1) year of purchase. They must provide a thorough description of the proposed rehabilitation and demonstrate sufficient capacity to finance and complete construction. This shall include submitting building plans for review and providing proof of financing. They must also be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.

c. Homestead properties will be sold at a price that is commensurate with the costs incurred by the City to acquire it unless otherwise negotiated. All sales of this kind shall include a development agreement stipulating that failure to complete the rehabilitation as proposed will result in forfeiture of the property back to the City. This shall be secured with a deed covenant or other similar legal mechanism.

12. REAL ESTATE HELD FOR FUTURE DEVELOPMENT. Staff shall periodically recommend to the City Council that certain municipally-owned real estate be designated as held for future development. Such property shall be designated as such because it has the potential of being developed at large scale and in a manner that could substantially impact the community. Projects could be of a commercial, residential, or mixed-use nature. Any property, or site composed of multiple properties, that is a half-acre in size or larger shall by default be categorized as held for future development unless the City Council designates it otherwise. Applications to purchase properties held for future development shall be considered on a case-by-case basis and subject to a heightened level of scrutiny. All sales shall be accompanied by development agreements that clearly define the type of development to take place.

DRAFT

**AN ORDINANCE AMENDING ARTICLE X: MUNICIPAL PROPERTY FOR  
REDEVELOPMENT OF CHAPTER 11 OF THE CODE OF ORDINANCES OF THE  
CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, the City of Rock Island owns a diverse portfolio of real estate that includes both residential and commercial properties; and

WHEREAS, the City intends to retain properties with higher potential for redevelopment and divest itself of properties with lower potentials for redevelopment; and

WHEREAS, the City seeks to increase property values and increase property tax revenues by facilitating redevelopment of land consistent with its highest and best use, and in a manner that aligns with the goals and policies set forth in the City's Comprehensive Plan; and

WHEREAS, the provisions of State statutes regarding the transfer of publicly-owned real estate are sometimes cumbersome and interfere with the efficient transfer of real estate from municipalities to private parties; and

WHEREAS, as a home rule municipality in Illinois the City may establish by local ordinance its own policies and procedures for the sale of municipally-owned real estate;

WHEREAS, the City has previously adopted such policies and procedures by passing ordinances 066-2019 and 034-2024;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rock Island, Rock Island County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: Article X of Chapter 11 is hereby amended as follows.

**ARTICLE X: SALE OF MUNICIPALLY-OWNED REAL ESTATE**

SEC. 11-155. AUTHORITY. The City Council shall have final authority to approve or deny any and all requests to purchase municipally-owned real estate. An extensive variety of factors may be considered when making such decisions so long as the decision serves the interests of the general public. In general, the objective of all sales shall be to increase property values and increase property tax revenues by facilitating redevelopment of land consistent with its highest and best use.

SEC. 11-156. AVAILABILITY OF REAL ESTATE. The City shall designate what municipally-owned real estate is and is not available for sale as well as what land uses are desirable for said real estate. Staff shall make a recommendation to the City Council regarding such designations whenever real estate is being acquired by the City or whenever there is reason to change the designations of real estate that is already municipally-owned.

SEC. 11-157. POLICES AND PROCEDURES. The City shall adopt policies and procedures for the sale of municipally-owned real estate that establish how different pieces of real estate should be marketed and sold. Whenever a given piece of real estate is not clearly addressed by such policies and procedures, requests to purchase shall be subject to additional consideration and scrutiny before any recommendation is made by staff to the City Council.

SEC. 11-158. PRICE. Unless otherwise indicated by the policies and procedures referenced herein, the City shall seek to recoup any and all costs associated with a given piece of real estate when determining its sale price. When such costs cannot be accurately estimated or are unreasonable, the sale price shall be the estimated market value of the piece of real estate.

SEC. 11-159 THROUGH 11-170 RESERVED.

SECTION TWO: The policy for the sale of municipally-owned real estate attached to this ordinance is hereby adopted.

SECTION THREE: The list of designations assigned to municipally-owned real estate attached to this ordinance is hereby adopted.

SECTION FOUR: Any and all moratoriums on the sale of municipally-owned real estate are hereby repealed.

SECTION FIVE: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do conflict.

SECTION SIX: This ordinance shall be in full force and effect from its passage and approval as required by law.

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Mayor of the City of Rock Island

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk