



**City Council Study Session Agenda
January 8, 2024 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

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- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Presentations**
 - a. Rental Housing Registration Program.
 - b. Proposed Changes to the Liquor Code.
- 5. Adjourn**
 - a. Motion to Adjourn.

Motion:	Motion whether or not to adjourn.
VV	Voice vote is needed.

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

The Inspections Division

Part 2: Rental Housing Registration Program

Origins of the Program

- Chapter 5, Article VIII of the City Code was originally adopted in 2004. It's purpose:
 - To protect the public health and safety by ensuring rental units comply with minimum housing standards as established by City ordinances.
 - To protect the character and stability of residential areas.
 - To correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health of persons occupying dwellings.
 - To facilitate the enforcement of minimum standards for the maintenance of existing residential rental property and thus to prevent slums and blight.
 - To preserve the value of land and buildings throughout the City.

Registration in Summary

- When a rental unit is established, the landlord applies for a rental license.
- An initial inspection is done to ensure code compliance before license is granted.
- Ongoing inspections on an annual or semi-annual basis take place depending on the condition of the rental property.
- An annual license fee is based on size.

Fee Schedule

	Base Fee	Per Unit
Initial Inspection	\$16	NA
Compliance Inspection	First free, then \$55	NA
License for 4-Units or Less	\$35	\$12
License for 5-units or More	\$110	\$12

Frequency of Inspection

Rental Class	Code Violations	Reinspection Interval
A	Minimal	4 years
B	Minor	2 years
C	Major	1 years
N	Newly Constructed (None)	4 years

Staffing the Program

- Housing & Property Maintenance Inspectors are responsible for rental housing, but also general property nuisances.
- Staff levels have varied over time with significant period of understaffing.
- Normal staff levels are three inspectors plus one admin assistant.
- As of January 2024, one inspector position remains vacant and is out for hire.

Tenant Complaints

- Tenants make complaints about code compliance, inspectors investigate, and citations are issued to the land lord. MUNICES proceedings may ensue.
- Occasionally a dispute between tenant and landlord does not involve legitimate code compliance issues, this is a purely civil matter.
- Retaliation against tenants who complain can occur, but is also a civil matter.
- Eviction due to severe code violations are rare, but when they occur staff refer tenants to housing resources.

How well has this program worked?

TWENTY YEARS LATER...

Running the Numbers

- 16,985 housing units in the City, of which 15,247 are occupied and 1,738 are vacant.
- 37.6% of housing is rental housing, that totals approximately 5,733 units.
- 63.4% of all housing units built before 1960.
- Most rental units are assumed older and deteriorated, thus requiring inspection every year or every other year.

Data from the US Census Bureau's 2022 American Community Survey

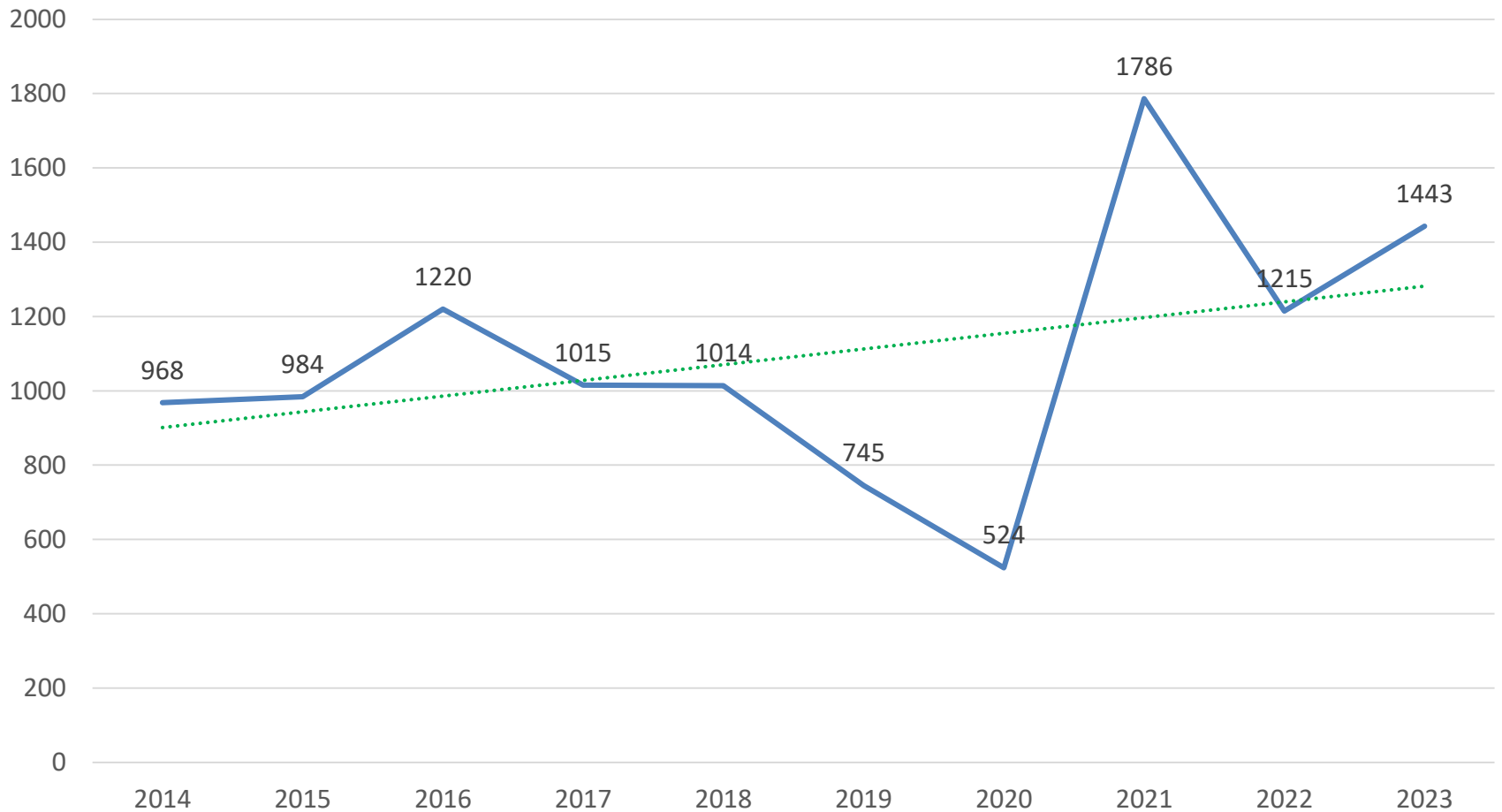
Running the Numbers

- Assuming all units needed annual inspection, that's 40 inspections per inspector per week.
- Rental inspections ideally take 30 minutes.
- Half of each 40-hour work week would be devoted to rental inspections, the other half would be for property maintenance enforcement, MUNICES proceedings, administrative functions, and so on.

The Issues

- Staff have never been able to catch up on inspecting all rental units.
- Many rental units are unidentified and change status/ownership frequently.
- Code enforcement can be complicated with both tenants and landlords in the mix with repeat inspections at the same properties taking up a lot of time and energy.
- Understaffing and prioritization of other activities (nuisance enforcement) has reduced the functioning of the program.

Rental Inspections Performed



Solutions

- Ordinance amendments may help to create more realistic expectations, specifically less frequent inspection intervals.
- Streamlined processes are helping to speed up the inspection process.
- New software tools may be able to automate scheduling and better track rental data.
- Moline just adopted a similar rental program, providing a good opportunity for updates.

Questions?



CHAPTER III ALCOHOLIC LIQUOR

PROPOSED CHANGES



CHANGES

1. Commission vs. Commissioner
2. Ineligibility
3. Signature Requirement
4. Class & Option Changes
5. Caps on Certain Licenses
6. Updated Fee Schedule
7. Hearing Procedures
8. Public Safety Measures
9. Businesses in Good Standing with the City

ELIMINATING THE LIQUOR COMMISSION

CURRENTLY:

5 member Commission with meetings on an as-needed basis.

Commission members to assist the Commissioner (the Mayor) in furtherance of his duties.

Statutorily, not a requirement to have members.

OMA issues

PROPOSAL:

The Mayor, as the Liquor Commissioner, shall have the powers appointed to them under the Illinois Liquor Control Act, 235 ILCS 5/1-1 et seq.

Flexibility in scheduling hearings on an as-needed basis.

INELIGIBILITY

PERSONS

Residency Requirement from 25 miles to 35 miles

Exclusion of Misdemeanors and other Crimes

LOCATIONS

One Hundred feet of any church, school, other than an institution of higher learning, hospital, or residential neighborhoods.

Does not apply to restaurants, organized clubs, or other places where sale of alcohol is not the primary business

Adjacent Business: Signature Requirement

Signature Requirement

Currently:

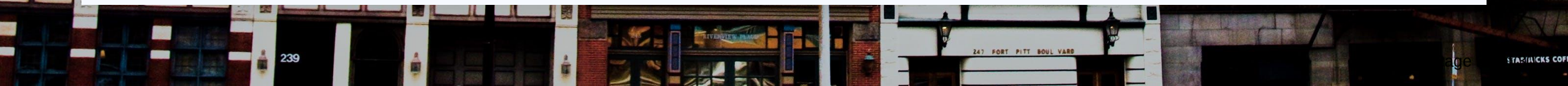
Signatures of the majority of the property owners within 300 feet.

City Council may waive this requirement after a public hearing.

Proposal:

Notice letters sent out to property owners, with an opportunity for property owners to file or voice any objections.

Additional application fee of \$25.00 for cost of mailing and staff time.



CLASS & OPTION CHANGES

Bowling/Theater vs. Incidental Purposes

Caterer's License

Caterer's Option

Tavern w/ Packaged Sales

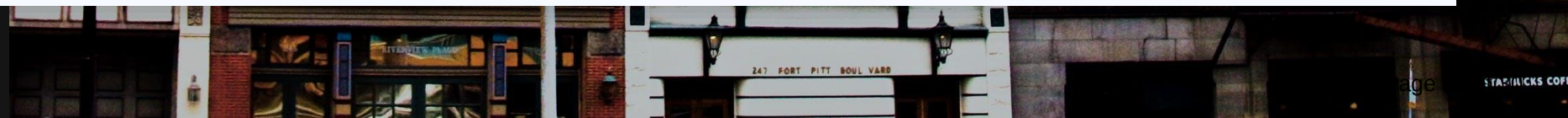
Tavern w/o Packaged Sales

Special Event and Temporary Licenses

Outdoor Events/Outdoor License Option

Elimination of Adult Cabaret License

Commissioner may investigate as to appropriate Class



CAPS ON CERTAIN LICENSES

Class A
(Packaged
Primary): 1

Class B
(Packaged
Secondary): 20

Class C (Beer
and Wine): 3

Class D (Tavern
w/ Packaged):
1

Class E
(Tavern): 18

RULES ON CAPS

Does not limit existing licensed business nor to purchaser of licensed business

As licenses are revoked, expire, or cease to exist then class will be reduced until cap is met.

Commissioner may grant additional license based on public convenience and best interest of the City:

- Class of License
- Establishment's gross revenue
- Nature, design, layout, contents, of establishment
- Location and Impact
- Demand
- Financial Responsibility
- Prior Liquor License
- Live Entertainment
- Building



UPDATED FEE SCHEDULE – CLASSES

CLASS TYPE	CURRENT FEE	PROPOSED FEE
A (Packed Sales – Primary)	\$1,100.00	\$2,000.00
B (Packaged Sales – Secondary)	\$1,100.00	\$2,000.00
C (Packaged Sales – Beer/Wine)	\$1,000.00	\$1,000.00
D (Tavern w/ Packaged Sales)	\$1,430.00	\$1,750.00
E (Tavern)	\$1,100.00	\$1,500.00
F (Restaurant)	\$1,100.00	\$1,000.00
G (Restaurant - Wine & Beer)	\$700.00	\$700.00
H (Incidental Purpose)	N/A	\$1,100.00
I (Hotel/Motel)	\$1,100.00	\$1,100.00
J (Banquet Facilities)	\$1,100.00	\$1,100.00
K (Private Clubs)	\$1,100.00	\$1,100.00
L (City Owned Facilities)	\$275.00	\$275.00
M (Caterer)	N/A	\$350.00/\$750.00
N (BYOB)	\$250.00	\$250.00
S (Special Event)	\$50.00/\$100.00	\$50.00/\$100.00
T (Temporary)	\$25.00	\$25.00

UPDATED FEE SCHEDULE - OPTIONS

Option	Current	Proposed
Extended Hours	\$450.00	\$500.00
Live Entertainment – Limited	\$220.00	\$220.00
Live Entertainment	\$440.00	\$440.00
Outdoor Events	FREE	\$50.00 per day
Caterer	\$350.00	\$250.00
Outdoor Service	N/A	FREE

HEARING PROCEDURES

Denial or Non-Renewal = Hearing before the Liquor Commissioner

Hearing Officer

Court Reporter / Waiver with recording

All Appeals are sent to the Illinois Liquor Control Commission



PUBLIC SAFETY MEASURES



CAMERAS



ID SCANNERS



EMERGENCY SHUT DOWN

GOOD STANDING

- No renewal if licensee owes any food and beverage taxes, water bills, judgments, fines, or any other amount outstanding and due to the City.
- Enforcement options
- Declaration of Public Nuisance for any violations





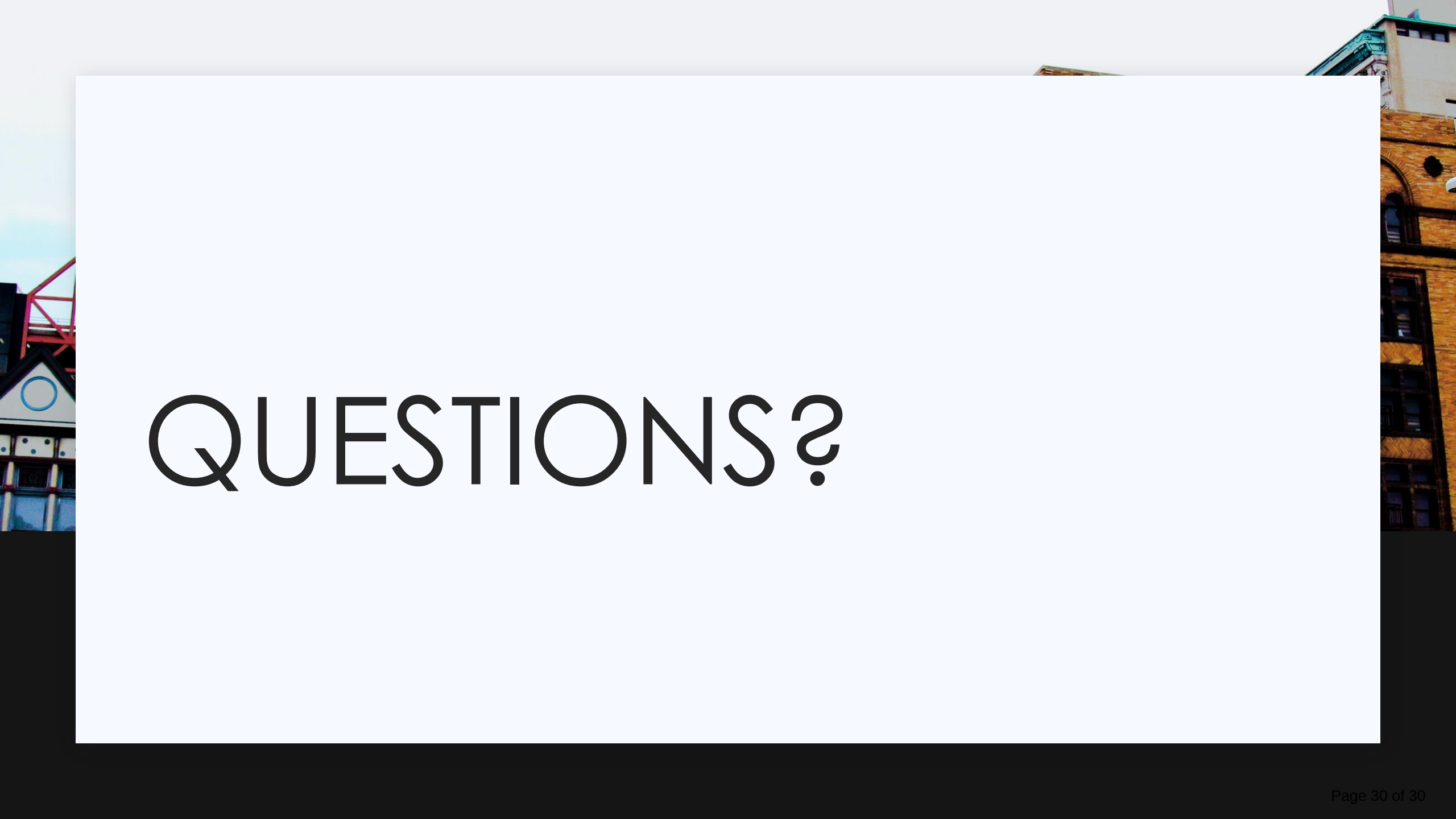
Next Steps:

Moratorium Expires: March 31, 2024

Renewal: Reminders – March 1st, 2024 – Due by April 30, 2024

Goal: To be placed on January 22, 2024 Council Agenda.

Revisions: Any further comments or revisions due by January 12, 2024

The background of the slide features a photograph of a city street. On the left, a red metal structure, possibly a bridge or a large staircase, is visible against a blue sky. To the right, a multi-story brick building with several windows is partially visible. The central part of the slide is a large white rectangle containing the text.

QUESTIONS?