

Planning Commission Comprehensive Plan Project Kick-Off Meeting

August 20, 2013 at 5:15 PM
City Hall Council Chambers (3rd floor)
1528 3rd Avenue, Rock Island

1. Call to Order and Roll Call
2. Approval of Minutes of the regular meeting of July 2, 2013
3. Approval of Minutes of the regular meeting of August 6, 2013
4. Approval of the written Agenda
5. Comprehensive Plan Kick-Off Meeting
 - a. Introduce consultant and planning process
 - b. Review Planning Commission/Department Head Survey Summary
 - c. Discuss priorities for the 20-year planning horizon
 - d. Review Existing Conditions Report
6. Public Comments
7. Other Business
8. Adjournment

UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF JULY 2, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. Present were Commissioners Michael Creger, Ed Hanna, Ted Johnson, David Levin, Jason Lopez, Norman Moline, Diane Oestreich, Bruce Peterson and Lorian Swanson. Commissioners Tim Meegan and Berlinda Tyler-Jamison were absent. The meeting was called to order by Chairman David Levin at 5:20 PM. Also in attendance were Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE JUNE 4, 2013 MEETING

The Commission considered the matter of approval of the minutes of the June 4, 2013 meeting. Mr. Griffith reviewed the court reporter's transcript portion of the draft minutes, citing by page and line number, corrections for the Commissioners to consider, as listed below.

Page 30 Line 13: there should be a "d" at the end of "phase"

Page 54 Line 21: "Moline" should be "Piklapp"

Page 80 Line 8: "is" should be "if"

Page 101 Line 12: remove the "i" from "Alexandria"

Page 126 Line 22-23: "will give you time" should read "ask you not"

Page 127 Line 1: "Bath" should be "Batz"

Page 127 Line 2: "Bath" should be "Batz"

Page 132 Line 17: "Stanley Stanley" should be "Jay Stanley"

Page 138 Line 3: add "talk" between "can" and "variances"

Page 152 Line 14: "an" should be "a"

Page 167 Line 15: "forum" should be "quorum"

After a brief discussion, Commissioner Oestreich made a motion to approve the minutes as corrected, which was seconded by Commissioner Lopez. The Commissioners then voted unanimously to approve said minutes.

(NOTE: The court reporter stated that she made the changes for all of the above, with the exception of those listed on pages 126 and 152, after verifying her steno notes and listening to the audio.)

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and seeing none, asked for a motion. Commissioner Lopez made a motion to approve the written agenda as presented, which was then seconded by Commissioner Oestreich. The Commissioners then voted unanimously to approve the written agenda.

PROCEDURAL EXPLANATION

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

PUBLIC HEARING #2013-06: REQUEST FROM BEAVER PROPERTIES FOR FINAL SITE PLAN AND PLAT REVIEW FOR A RESIDENTIAL SEGMENT OF A PLANNED UNIT DEVELOPMENT IN A PUD ZONING DISTRICT AT APPROXIMATELY 3200 BLACKHAWK ROAD

Next there came before the Planning Commission Public Hearing #2013-06: consideration of a request from Mr. Bob Buker of Beaver Properties, for approval of a final site plan and plat for a residential segment of a planned unit development in a PUD zoning district at approximately 3200 Blackhawk Road. Mr. Griffith presented the staff report to the Commission. Commissioner Peterson asked why the landscaping was not shown on the final plat. Mr. Griffith responded that landscaping was not usually shown on the plat, unless identified as a landscape "tract" on a plat for common area maintenance purposes. He stated that it would be on the preliminary plan and that there should be a separate landscape plan in the PUD file. He also suggested that Mr. Buker could perhaps address the matter when he spoke. Hearing no further questions for staff, Chairman Levin asked the applicant to step forward.

The applicant, Mr. Bob Buker, approached the podium to address the Commissioners. He stated that there was a landscape plan and that the landscaping would be installed when building construction was complete. Commissioner Oestreich asked that the applicant be careful not to install "burning bush" or other invasive species. Mr. Griffith added that Planning

staff carefully reviews landscape plans and is aware of the damage exotic and invasive species can have on an area.

Mr. Buker stated that he is renting the units as fast as he can build them and that he would soon begin working on phase four of the development. When asked about condos, Mr. Buker replied that there was no market for condos but there was great demand for upscale rental units. Commissioner Johnson asked if Mr. Buker had bought back the single unit that had been sold. Mr. Buker responded that he had not bought the unit back, but would be open to doing so. Commissioner Creger asked if the owner was satisfied, owning in an area surrounded by rentals. Mr. Buker replied that she had sent him a letter recently regarding primarily cosmetic issues and that they had all been addressed.

Commissioner Peterson asked if there were any stormwater or erosion issues at the construction site due to the extremely wet spring this year. Mr. Buker replied that although the site was messy, everything seemed to be working well, that there were no drainage or erosion problems and that the City inspectors had been out to inspect his site quite often.

Hearing no further questions from the Commissioners, Chairman Levin asked if anyone in the audience cared to address the Commission, whether in favor or opposed to the request. Seeing none, Chairman Levin closed the public hearing and asked for a motion.

Commissioner Lopez made a motion to recommend approval of the request to the City Council, as presented. Commissioner Moline then seconded the motion. Commissioner Johnson stated that he was disappointed with the project, citing a lack of imagination to create a more marketable project, lack of innovative architectural design, and referred to statements made in an article published in the newspaper on Sunday, June 30, 2013.

Hearing no further discussion, Chairman Levin asked for a voice vote. The Commission voted 7—2 (Johnson and Moline) to recommend approval of the PUD final site plan and plat, as presented, to the City Council.

PUBLIC HEARING #2013-07: REQUEST FROM CITY OF ROCK ISLAND FOR CONSIDERATION OF THE ARSENAL GATEWAY REVITALIZATION PLAN

Next there came before the Planning Commission Public Hearing #2013-07: consideration of a request by the City of Rock Island to recommend approval of the Arsenal Gateway Revitalization Plan to the City Council. Chairman Levin opened the public hearing and invited Mr. Chris Janson of MSA Professional Services, to address the Commission. Mr. Janson provided a brief review of the plan, pointing out the revisions from the previous draft version, chiefly the improvement of the graphics and inclusion of the executive summary.

Mr. Janson pointed out that there had been an issue raised in the last week by Ms. Ami Jenkins of the Quad Cities Botanical Center about the area known as the proposed “north garden”

which was shown as multi-family, market-rate, riverfront housing. Mr. Janson presented some handouts showing proposed revisions to the text to address the issue. Ms. Jenkins addressed the Commissioners, stating that the area to the north of the botanical center was the only area available for any future expansion of the center and that she appreciated the Commissioners looking into the matter.

Commissioner Moline suggested shifting the westbound lanes of 5th Avenue, closer to the south side of the right-of-way, since it was unlikely that the rail lines would ever move. He also suggested adding some verbiage which was consistent with previous plans, to install a landscaped berm to screen the adjacent working rail yard. There was some general discussion amongst the Commissioners regarding the type of infrastructure in the area and the type of streetscape improvements which could be made there. Mr. Janson suggested that he research some of the other plans, such as the Columbia Park Plan, to see what was proposed in them, and perhaps some verbiage to include in the Gateway Plan.

Hearing no further questions from the Commissioners, Chairman Levin asked if anyone in the audience cared to address the Commission regarding the proposed plan. Seeing none, Chairman Levin closed the public hearing.

Commissioner Peterson asked for clarification regarding the future land use proposals and how they would be referenced in the future. Mr. Griffith answered that they would be addressed in staff reports, as a recommendation from one plan or study or another, similar to how the Beaver Properties PUD referenced the Riverfront Corridor Overlay District.

Commissioner Swanson asked how the various sections of the plan would be implemented, expressing concern over funding and the state proposal to move traffic off of IL 92. Mr. Griffith responded that the plan would serve as a guide for new or redeveloped sites and that the City could use the document to provide guidance for projects inclusion into the Capital Improvement Plan.

Commissioner Creger stated that the City and Public Works Department should make the items brought up in the “walkabout” section a priority, such as sidewalks, ADA and curb-ramps, to name just a few. Mr. Griffith replied that the City Engineer and others in the Public Works Department had reviewed the conceptual plan during the Steering Committee’s development and had provided feedback to Mr. Janson on several items. He stated that he would make sure the Public Works Department received an updated copy of the Gateway plan.

Commissioner Oestreich asked about the future land use map, specifically for the botanical center’s “north garden” area. Mr. Janson suggested that the area along the riverfront be cross-hatched for parks and recreation uses, as well as high-density residential uses.

Hearing no further discussion, Chairman Levin asked if anyone was prepared to make a motion. Commissioner Peterson made a motion to recommend approval of the Arsenal Gateway

Revitalization Plan to the City Council as presented, with the text revisions and future land use map changes as discussed. Commissioner Oestreich seconded the motion, commenting that the plan was really good, especially the illustrations and that the material was comprehensive and thoroughly researched. After a brief discussion, the Commissioners voted unanimously to approve the Arsenal Gateway Revitalization Plan.

OTHER BUSINESS

Mr. Griffith stated that they had no requests submitted as yet for the next Planning Commission meeting but that the deadline was not until July 17th. He added that Ms. Howe would have a work session item regarding the Comprehensive Plan at the August 6th meeting. He also stated that Planning staff was looking into providing some training on Illinois planning and land use law for the Planning Commission and the Board of Zoning Appeals in the near future and would let everyone know well in advance when it was scheduled.

Mr. Griffith asked the Planning Commissioners if they would consider moving their regular meeting to the first Wednesday of the month instead of the current Tuesday, citing consistency of all public hearing bodies meeting on Wednesday as the primary reason, along with several others. The Commissioners discussed potential conflicts with Wednesday evening church services and whether or not to meet at the same (5:15 PM) time. After further discussion, the Planning Commissioners expressed no conflicts and consensually agreed to move their regular meeting time to the first Wednesday of the month, beginning in January 2014. Mr. Griffith stated that he would present a public hearing schedule to the Commissioners for their review before the end of the calendar year.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act training as required by the State of Illinois. He concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT

Commissioner Johnson made a motion to adjourn the meeting at approximately 6:10 PM. Commissioner Creger seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission would be August 6, 2013.

Respectfully submitted,



Ben Griffith, AICP



UNAPPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF AUGUST 6, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. Present were Commissioners Ed Hanna, Ted Johnson, David Levin, Jason Lopez, Tim Meegan, Norm Moline, Diane Oestreich and Bruce Peterson. Commissioners Michael Creger, Lorian Swanson and Berlinda Tyler-Jamison were absent. The meeting was called to order by Chairman David Levin at 5:20 PM. Also in attendance were Alan Fries, Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE JULY 2, 2013 MEETING

The Commission considered the matter of approval of the minutes of the July 2, 2013 meeting. Commissioner Oestreich asked that the corrections to the transcript be listed in the meeting minutes. Commissioner Moline stated that his comments in the third paragraph on page 3 should be revised to more accurately reflect what was said. Mr. Griffith asked if he could revise the text and send it to Dr. Moline for review before inclusion into the meeting minutes. After a brief discussion, Commissioner Oestreich made a motion to approve the minutes with the revisions as discussed. Commissioner Moline seconded the motion and the Commissioners unanimously approved the minutes.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and seeing none, asked for a motion. Commissioner Meegan made a motion to approve the written agenda as presented, which was then seconded by Commissioner Johnson. The Commissioners then voted unanimously to approve the written agenda.

PROCEDURAL EXPLANATION

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

PUBLIC HEARING #2013-08: REQUEST FROM THE CITY OF ROCK ISLAND TO CHANGE THE ZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO B-4 (HIGHWAY/INTENSIVE BUSINESS) DISTRICT AT 3917, 3923, 4003 AND 4009 – 9TH STREET.

Next there came before the Planning Commission Public Hearing #2013-08: consideration of a request from the City of Rock Island, for approval of a request by the City of Rock Island to change the zoning from R-3 (one and two family residence) district to B-4 (highway/intensive business) district at 3917, 3923, 4003 and 4009 – 9th Street. Mr. Fries presented the staff report to the Planning Commission and those in the audience. Commissioner Oestreich asked if there had been any comments from the schools and Mr. Fries replied that no comments had been received other than from the interested party.

Hearing no further questions from the Commissioners for staff, Chairman Levin asked Ms. Delores Cox, who had registered as an interested party, to come forward and she declined. Chairman Levin then asked if anyone else in the audience cared to address the Commission, whether in favor or opposed to the request. Seeing none, Chairman Levin closed the public hearing and asked for a motion.

Commissioner Johnson made a motion to recommend approval of the request to City Council, as requested. Commissioner Lopez seconded the motion. Commissioner Oestreich asked if 9th Street was still proposed to be closed just beyond this site. Mr. Fries answered that a small portion of 9th Street was proposed to be closed, behind the 7-Eleven store, but that the developers of Black Hawk Commons at the former Michael's Trailer Park site, were planning to build the internal streets to City specifications and then dedicate them to the City. Mr. Meegan stated that he had seen traffic back up at both schools on 9th Street when parents picked up and dropped off kids, but felt that there would be no change in traffic flow or impact to Nancy's Pies. Commissioner Peterson asked if the Planning Commission would review a plan for the Watch Tower Plaza site when submitted. Mr. Griffith answered that since the zoning was in place that the only public hearing would be in case there were any variances requested and those requests would go to the Board of Zoning Appeals.

Hearing no further discussion from the Planning Commission, Mr. Levin asked for a voice vote. The Commission voted 8—0 to recommend approval of the rezoning request to the City Council.

COMPREHENSIVE PLAN UPDATE

Brandy Howe provided a brief update on the City's Comprehensive Plan. She reported that the City Council had approved the selection of Vanderwalle & Associates, that she was compiling the results of the Planning Commissioner and Department Directors Survey, and that the Community-Wide Survey was now available on the City's website, with paper copies at various locations throughout the City. Ms. Howe stated that she was in the process of organizing a community-wide visioning workshop, perhaps on Saturday, September 14th. She stated that she was finalizing the existing conditions report and would distribute it to the Commissioners

next week for the August 20th Steering Committee meeting. Ms. Howe stated that the compressed schedule would be difficult to adhere to in order to keep within the required grant guidelines, but felt she could keep to it. In response to a question from Commissioner Peterson, she stated that the state statutes allow cities to plan up to 1½ miles outside their boundaries, but that there should be no conflict with the City of Moline where the 1½ mile radii overlap.

OTHER BUSINESS

Mr. Griffith stated that he wasn't aware of any items for the September meeting yet, but that the submittal deadline was not until August 14th. Mr. Fries stated that he had already received an application for the final phase of the Friendship Manor PUD and was expecting a submittal for a plat or two and perhaps for another phase of the Black Hawk Commons PUD.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act (OMA) training as required by the State of Illinois. He asked for a show of hands for everyone who had completed the OMA training and all Commissioners present raised their hands. He concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

Mr. Peter Ruklik of 2128 – 22nd Street approached the Commission and asked how he, as a citizen, could get involved in the comprehensive planning process. He asked where he could obtain a copy of the current comprehensive plan, referring to comments from recent public hearings regarding the Fareway store. Mr. Ruklik asked where he could obtain copies of various neighborhood plans, how he could access the survey mentioned earlier, and when there would be a schedule of visioning meetings to allow public input. Several of the Commissioners advised him to keep informed of the process and to attend meetings, especially those with the Planning Commission Steering Committee.

ADJOURNMENT

Commissioner Meegan made a motion to adjourn the meeting at approximately 5:55 PM. Commissioner Lopez seconded the motion and it carried unanimously. The next meeting of the Planning Commission would be August 20, 2013.

Respectfully submitted,



Ben Griffith, AICP

City Officials Survey Summary

August 1, 2013

As part of the planning process, Planning Commission members and city department heads were asked to complete an online survey intended to provide their perspective on evolving trends facing the city as a whole as well as infrastructure and operational needs of the city and its departments. The responses collected are summarized below and will be used to develop the most appropriate community facilities, infrastructure, land use, and other recommendations in the Comprehensive Plan.

1. *In your opinion, what have been the most exciting things to happen in Rock Island in the last 5-10 years?*

- Development of strong neighborhoods and their support groups which have helped stabilize the residential quality of the city and bring new middle class people in; continuing reinvestment in downtown; the surprising vitality of the College Hill area, which, based on business people's enthusiasm, will continue to grow in quality.
- Jumer's, Fareway, the demise of Ace Hardware (nice building now for Aldi), New MetroLINK barn.
- Development of Whitewater Junction, Schwiebert Riverfront Park, Botanical Center, redevelopment of McKesson, Jackson Square, and coming Wal-mart.
- The investments in Rock Island by the public sector and private sector (e.g., Wal-Mart; Trinity's expansion; MetroLINK transit facility; GROWTH's investment in the West End (e.g. housing).
- Expansion of the MLK Center; new areas to live in downtown Rock Island; new police station coming soon.
- Wal-Mart coming to town; Casino being built; Schwiebert Park; Subway downtown; Bus Terminal moving from downtown; downtown condos; Bent River Brewery opening.
- Recent retail developments such as Wal-Mart, the commercial development at 9th Street and Blackhawk Road, Fareway, and others.
- Citizen ownership of community has been one of the most easily celebrated accomplishments of the last 10 years because of the simple fact that it affects large groups of people. Communication improvement among citizens, city, school, police and other city services has been the most recognizable accomplishment in the last 5 years.
- Moving the Casino from downtown to Southwest Rock Island, followed by the development of the riverfront park; construction of a new elementary school + rehab of the others; expansion of KJWW; new MetroLink maintenance facility as a LEED building.

- The efforts to bring new businesses to the city and the expansion / improvements of City facilities to include a new police department, MLK, RIFAC, & PW.
- Apartment housing; second and third floor living in the downtown; expansion on 11th Street; Martin Luther King Center expansion.
- Schwiebert Park; Jackson Square development; more bike routes; updating Marking Luther King Center and improving housing near it; establishment of “A Place to Be”; new housing for mentally and physically disabled off 11th Street; Old Main and its dome restoration, athletic field improvement, and library enhancement at Augustana; and St. Mary’s Monastery.

2. *What have been the most disappointing things to happen in Rock Island over the last 5-10 years?*

- Recent loss of many of the key staff who have led the movement to sustainability and quality in Rock Island; outrageous expenditures on speculative development possibilities and not encouraging the displaced Blackhawk College to move downtown; continuing decline of schools despite major expense; can't walk to school.
- The debacle with Bob Buker and his development on Black Hawk Road between 30 and 38 Streets. The continued loss of housing due to negligence, poor maintenance and eventual demolition of said properties leaving holes in neighborhoods. The lack of a developer for the old Lincoln school. Sorry to see the school go, no one came forward to develop.
- Lack of funds to rebuild Douglas Park, not moving downtown into other business options such as clothing, specialty stores, antiques, small convenience store.
- Continued and erroneous image as a low income, troubled community; the planning focus has not substantially incorporated the environment (i.e. sidewalks, bike paths etc.).
- The District isn't as great as it used to be - not as many places to go and hang out. Ever since they put the road back in it seems to have lost some of its charm. I'm also disappointed that there is a lack of vision for the city. What do people want us to focus on? If it's arts and culture, then focus on that. What "feeling" do we want to have?
- Deteriorating downtown - looks dirty (sidewalks are broken); lack of non-subsidized new construction; Country Market closing.
- The lack of high end, residential development not over just the last ten years but probably the last twenty years.
- Rock Island is back peddling in the area of public image. If Rock Island does not maintain a forward moving and easily perceived or visibly quantifiable improving image, much of the progress will be lost as nothing more than a side note in the eyes of time. A city not seen as moving forward is in fact not moving forward.

- Too much public + subsidized housing with attendant socio-economic issues and badly deteriorated areas. This is a very unfair and disproportionate burden on the community. Downtown has too many dilapidated buildings with far too many nightclubs. Deteriorating infrastructure.
- The loss of several businesses in the City of Rock Island such as Seifert Clothing, Servus Rubber, Zimmerman Honda, and the Fareway project. The obstacles created by a few citizens or special interest groups in impeding progress of new developments in the City.
- No improvement in the population increases; spending money on Big Island with no expansion possibilities.
- Limiting our downtown to "arts and entertainment" has stifled the life of the downtown. Limiting yard waste pick up to a few days each year and lack of disposal of larger branches—driving to South Rock Island for this purpose is prohibitive to many. Lack of a ban or enforcement of enhanced motorcycle and truck exhaust systems—definitely noise pollution.

3. *What existing assets, emerging trends, and potential opportunities should the City take advantage of to shape its future?*

- Renew faith in citizens knowing what's best for them; stress quality of life - that will attract the kind of residents we need; be new business friendly without ignoring current businesses. Don't get in competitive games with other cities; work more closely with schools to make them accessible; have MORE schools rather than fewer.
- As long as Rock Island has Jumer's we can continue to maintain our infrastructure. As far as potential opportunities, I think they need to be sought after or come to us. BUT with existing empty lots in the west end this does not give a good representation of the city. Building the new housing in the west end is good. Hopefully it will be taken care of.
- I think it is important to build a better sense of place and experience to the downtown and community. We have many outside customers at Whitewater, Golf, Botanical Center, Circa, Establishment Theater, etc. We have some good collectors that bring people in for an experience. We need business people who understand that concept and build on it.
- More business investment in the city; the true diversity of the city (it is the most diverse city in the Quad Cities); more development of affordable homes for middle and lower income persons; being "green" (i.e. ecologically responsible and responsive).
- Rock Island seems like an intelligent community that models itself after large cities. It's a little large city. The neighborhood pride is fantastic - capitalize on that. It makes Rock Island a unique Quad to have those spaces. Downtown

should be booming, but it's not. Focus on getting artisan shops, cafes, and walkable places. Incorporate the river.

- Our arts and entertainment district needs a health food store (obviously Trader Joe's or Whole Food would be perfect, but locally owned would also be supported); High end auto sales (Acura and/or Infinity).
- Rock Island is by far the best run city in the Quad Cities especially considering the rather limited financial resources.
- Trend to repurpose buildings should be maintained. Street appeal is not strong enough on any project in Rock Island. Movie says "IF YOU BUILD IT THEY WILL COME" but we must add that if it does not look to be the most inviting it can possibly be THEY WILL MOVE ON PAST. In other communities for comparison have shown Rock Island does projects more utilitarian.
- Make concrete long range plans - develop a master plan for the city and make it happen. Do not use business ROI decision tools - the city needs to always take a long view of return on investment.
- Continue development of the Arsenal Gateway Corridor and further develop housing / land acquisition in the Southwest. Seize upon the opportunities created by the new police department and potential for a new courthouse to further develop that area as part of a law park and expand the downtown.
- Retail; improving the internet to the core areas of the downtown so it all may become wireless.
- We have very good schools; affordable housing which is short distances from restaurants, shopping banking, medical facilities; we have outstanding parks; access to exceptional bike paths; many cultural opportunities, a lot of them free through Augustana or the Parks Department; beautiful views of the Mississippi River; many historic homes.

4. *What are the most important issues and/or priorities facing the City? What obstacles must the City overcome, and what strategies should be employed to achieve these priorities?*

- Investment in the southwest part of the city is expensive and hasn't been rewarding in terms of tax revenue; TIF districts take from the entire city rather than give. Expanding them beyond the life of new construction doesn't make sense; School perception is the most critical. For example, no middle class family will ever send their kids to the primary academy, period. Provide options that are guaranteed. People won't buy in Rock Island if their house is in a couple of the ultra low performing school districts without assurance they can transfer at least to the Center for Math & Science or another reasonable alternative; Always, we need to counter perceptions and long-held biases against Rock Island. People believe what they want to believe. Our neighborhoods have made a big difference in those perceptions, but more needs to be done.

- Right now the development of Wal-Mart has to be the issue. The city is investing a lot of money and now needs to prove that they did the right thing. Many people I have talked to think that the city has overstepped its bounds by borrowing up to 15 million dollars and selling the property for 4.5 million. I am all for the city bringing in new developments and at the same time hearing from people that Rock Island is NOT BUSINESS FRIENDLY!!! This can be seen with the Fareway development. Fareway WANTS to come to Rock Island. But only a couple of people are complaining and it so happens that one of the parties was formerly acquainted with the local newspaper and that individual seems to be getting all the press. With this happening the city IS being pictured as NOT BUSINESS FRIENDLY. On a side note, would these people welcome the Lemons to come in and refurbish the old school and make it subsidized housing? Maybe an addiction center like they did in Bettendorf.
- What do we want to be, and how do we encourage that? If it is more shopping, then we need to support changes to that end. If we want more retail, how do we revitalize and bring in an Old Navy, Bed Bath and Beyond. I am concerned that we are taking up parking that would be needed to support shopping in the downtown area. If the goal is to improve housing, perhaps many of these older homes should be purchased, developed as rental or sold condos, and a service maintains the landscape and buildings. More and more people are renting, and not owning. Greatest concern for Park and Recreation is how are we going to pay for the maintenance performed on Schwiebert, the bridge, one ways and downtown. These maintenance functions are carried out using TIF Funds. The expense will have to be transferred to the general budget or a fairly significant increase to the park division to continue maintenance. Once funding is gone, so is the maintenance.
- Issues/Priorities: Continued investment by businesses in the community city infrastructure; positioning the city's diversity as an advantage. Obstacles and some Strategies: To some degree, the preservation commission (I'm not suggesting that they be disbanded but that the Commission can be an obstacle). If we fail to bring in Fareway, overcoming the business community's reticence to investing in Rock Island. I think Thomas Thomas, his staff and the Chamber should be able to develop a sound strategy. Budget more funds for strengthening the infrastructure and for environmental planning/development (particularly if tax revenue from business increases).
- Perception that Rock Island is not a good place to live given the "unspoken" anxiety that is often associated with its diversity. Form a Commission on Diversity whose charge would be to promote and advance Rock Island's diversity. The formulation of a commission rather than a task force sends a strong message of continuity.

- The city must focus on new initiatives and not duplicate what others are already doing. We're one of the "big four" Quads, carve out our niche. No other Quad seems to have one, so we could be the first. We can have a unified feel in a diverse city. Dubuque is a fantastic model for that. Signage, shops, restaurants, entertainment - make it connect to the neighborhood it resides in. Take pride in those neighborhoods, whether it be College Hill, Watch Hill, or any of the others. I think beautification is the key to making this a great city. People want new and shiny things - or old things that look preserved. We're on our way to making that happen, but we've got a ways to go. Blackhawk road is abysmal. There is no curb appeal, all the shops seem closed. To an outsider it screams "this town is broke." Perception is what people see. Make them see something that sparkles.
- To stay competitive, we need to keep our tax rate where is it or reduce it; to accomplish this we need to increase sales tax in particular but other taxes/service charges should also be looked at; we have built in inefficiencies due to the fact we are a government - we need to remain price competitive with the market. If we are not competitive, we need to look to outsourcing or determining what we need to do to get competitive. In reverse, there are services we are outsourcing we could do more cost effectively ourselves. Examples of areas to examine include equipment maintenance, engineering, legal, billing, check printing, parking, etc. It is too easy to manipulate the results so I would suggest outsourcing this analysis. We need to review our sidewalk/ street and other infrastructure and prioritize these projects. They should be prioritized in areas that will attract additional community investment from citizens (i.e. new homebuilding and business).
- The most limiting factor in the growth of Rock Island is perception. The perception among non-residents is that you don't want to live in Rock Island in part because people feel it is unsafe. The other factor that people are completely uncomfortable to talk about is the minority population. People like to display their open mindedness and yet they are still uncomfortable with diversity. And there is nothing you can do about. Even our Rock Island young people who are moving back to the Quad Cities do not move to Rock Island but move to Davenport and Bettendorf. This is very discouraging.
- Issues of community services are now being more prevalent in discussions than I can ever remember. It seems to me cut upon cuts have driven the city to operate on an only what is necessary mode of operation and then only by means of quantifiable returns. Services as well as community involvement, community teamwork and image improvement can positively affect the city as a whole but seem to be cut because of the "bottom line". The city of Rock Island does not report to stock holders but instead to a community of people that have chosen to live and/or work in Rock Island. If this comes to a point where it is no

longer being recognized effectively I fear the community as the foundation for the existence of Rock Island is in danger of deterioration.

- Socio-economic.
- The high taxation rate and ways to develop additional revenue sources to reduce the amount of tax payer burden. The City should aggressively promote new development by making it easier and more appealing for business to locate in Rock Island. The City accommodates the special interest groups too much. The City must also address the District / Downtown from several approaches, not just a law enforcement approach, but a comprehensive long term plan addressing the vision for the district.
- Obstacles are the NIMBY attitudes....along 18th Avenue; DARI ought to be more inclusive not exclusive; housing or retail or both along the riverfront.
- Rock Island must overcome the negative perception of itself held by many. I believe bold advertising, quoting residents and facts which counter those negative feelings will be needed. I believe money will be difficult to find to achieve priorities for our city. I believe engaging more and more of the populace in volunteerism will become a must. Long range planning, such as the Arsenal Gateway plan is an excellent strategy to keep the forward momentum going.

5. *What infrastructure improvements are needed to meet near-term (within 5 years) service demands?*

- I am not in a position to know details, but street and sidewalk repair need to be ongoing. Do everything possible to encourage walkability and easy access to places, new and old. Do traffic calming whenever the opportunity arises. Direct truck traffic away from 1st Avenue or the 4th-5th Avenue pairs by making these streets inconvenient for them.
- City side streets. City side streets. City side streets. Some of our side streets are in very bad shape. I have been to town hall meetings with my aldermen and the then Public Works Director and complained about bad streets and was given the answer that they wait until the property owners approach the city. They then assess the owners for the repairs.
- My guess is that water, sewer and streets are the highest need. However, we have a number of closed up buildings that are in significant disrepair. We have 3 to 5 restroom / shelter areas that have not been usable in 20 years or more. There is no money to repair or re-purpose them.
- Sidewalks; new police station.
- The 30/31 Branch Library needs replaced. The Main Library needs its bricks preserved or it will literally crumble. The Southwest Branch needs a new roof design and new roof.

- Software that will allow citizens to review their water bill information online. Employees need portals for their paystubs and W-2's. Streamline collection points.
- A new police station is probably the number one need in the short term.
- My commission is work from the home, or from public right of way near sites in question. Infrastructure does not directly affect me in that materials are supplied to me from Rock Island offices.
- Insufficient information to make a reasoned list.
- Road maintenance and construction / City Hall improvements.

6. *What infrastructure improvements are needed to meet long-term (5-20 years) service demands?*

- If semis are directed around the city to where they want to exit, this would be wonderful. Dohrn shouldn't go thru downtown RI and Moline; they should take the Centennial Expressway.
- Brick streets. The city should draw up a plan to relieve itself of brick streets on main thoroughfares. I used to live on 12th street and it is a mess. The city came through many years ago and put in a water line to the then southwest development.
- We should be replacing playgrounds every 8 to 10 years. We have several that are 30 to 40 plus years old. We need a true replacement plan for Parks, Public Works utilities, cost recovery for maintaining public areas in front of private businesses.
- Environmental planning for things such as connected bike paths.
- The Main Library needs to be completely rewired to handle the amount of electronics the library needs to offer. The 30/31 Branch and Main Library both need new lighting.
- A plan to upgrade City Hall and the way our citizens do business with us so they can be served more efficiently without having to go to several departments or physical locations to do their city business. More online access so citizens can apply for permits online or view information specific to their address.
- The continuing work on the sanitary and storm water sewer systems and their separation.
- Insufficient information to make a reasoned list, but one is: Improve traffic flow for current conditions and plan ahead as things change. We have 1950s traffic control.
- Continued upgrading of city facilities.

7. What facility or equipment improvements are needed by your department to meet near-term (within 5 years) service demands?

- Training for new commissioners. Don't just dump them in and expect them to know what to do, what laws are, etc.
- Reconstruction of Douglas Park, replacement of virtually all the fences around ball fields, tennis courts, and park areas. Development of Mel McKay park, reconstruction of Lincoln Park restrooms and theater building. Replacement of the rest of the roof at RIFAC, Significant repairs to furnishings at Hauberg. ADA compliance over next five years.
- All locations need technology to be replaced more frequently to meet the demands of users and library resources. Hardware and software needs upgraded on a schedule, and at the very least, every two years. Internet speeds and wireless speeds will need to be evaluated annually to see if they're meeting demand. We may need to work with city on this.
- Financial software. Radio read water meters and monthly billing. User friendly information for new residents on our services both online and in paper form to hand out to them.
- New appointees to the planning commission need to come from the business community with a better touch of reality.
- My commission is work from the home, or from public right of way near sites in question. Infrastructure does not directly affect me in that materials are supplied to me from Rock Island offices. Regular meetings and continuing education should be primary.
- SPACE!!! We are jammed up. Also no suitable archive space. Software - MS Govern in its current implementation is unacceptable. Mobile data collection.
- A new police facility with prisoner detention capabilities and court service capabilities to increase our potential to prosecute MUNICES cases.

8. What facility or equipment improvements are needed by your department to meet long-term (5-20 years) service demands?

- Replacement of both clubhouses at Highland Springs and Saukie golf courses. Losing opportunities for outings, weddings, dinners, and other community events. Hauberg requires some thought about how it can best be used. Perhaps it needs a different purpose.
- Technology will always be on our list, but I have no idea what it will look like that far down the road. All of our facilities will need maintenance/building plans so that we can better plan our budget. I am looking at Outreach being a major shift in the library world, so we may need to purchase outreach vehicles.

- Physical location needs upgraded to gain efficiency in how department interacts within the department as well as with other departments and citizens. Need better layout for department to service internal and external customers.
- 800 Mhz radio system so that we are able to communicate effectively with neighboring jurisdictions. Another equipment upgrade will include new vehicles with upgraded electronic equipment (RADIOS, MDT's, etc). Consideration should be given towards sport utility vehicles.

9. *How much additional community growth could your department accommodate without adding additional infrastructure?*

- Pool is at maximum attendance on hot days. If housing expansion took place in South Rock Island, a pool at Highland Springs might be an option. RIFAC is built out to its full potential, and if we had a significant increase in population on the south side, we would want to consider a fitness area on the south side.
- The 30/31 Branch cannot accommodate any more growth - it is bursting. The Main Library is spacious, but needs new furniture and technology. We feel we're so far behind in adding infrastructure that we're not at the level we should be. Once we're brought into the 21st century, we could probably handle a lot of community growth.
- Very little to none without investing in technology. The reduction in staff a few years ago hurt our ability to collect on slow pays and as a result our bad debt allowance continues to increase. In addition, our service to other departments and employees is antiquated as a result of out of date software.
- Planning commission members are willing to volunteer whatever time is necessary to accommodate community growth.
- From a construction standpoint, absent any large collection of large projects, about 25% max. From a Code Enforcement standpoint, none. We cannot keep up right now. All my other areas are at/over capacity already.
- Unknown / a little.

City of Rock Island Comprehensive Plan Existing Conditions Report



ROCK ISLAND
ILLINOIS

2014-2034

Draft: August 6, 2013

Acknowledgements

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Funding acknowledgement

The City of Rock Island would like to thank the Illinois Department of Commerce and Economic Opportunity for the development of this document. This comprehensive planning project is funded through the Illinois Disaster Recovery Program.

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Introduction

Purpose of the Comprehensive Plan

In 2012, the City of Rock Island was awarded a grant from the Illinois Department of Commerce and Economic Opportunity to prepare a forward thinking comprehensive plan that promotes the following sustainability principals:

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate policies and leverage investment.
- Value communities and neighborhoods.

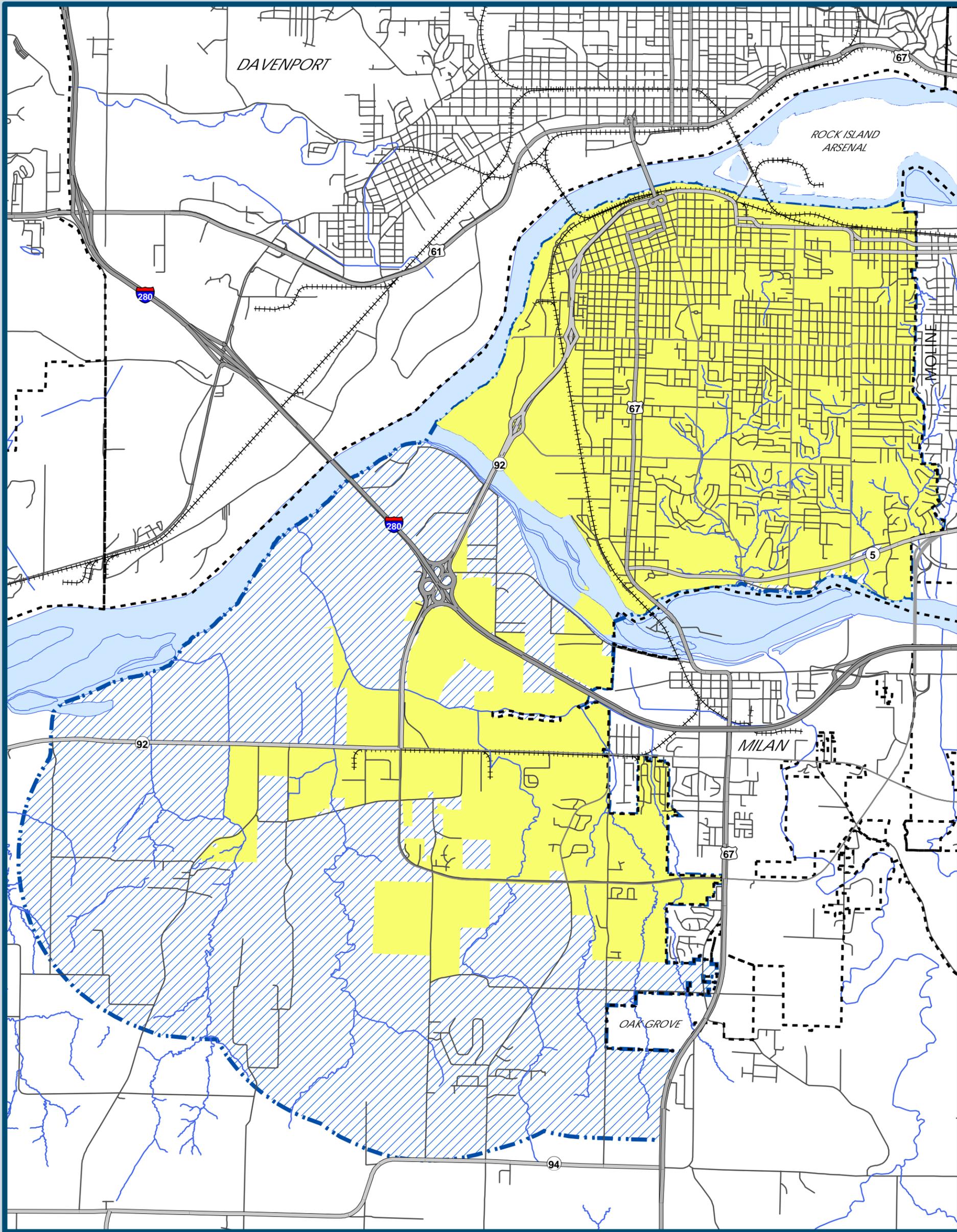
In addition to meeting grant requirements, the Rock Island comprehensive plan will serve as the official guide for future community growth, development, and policy direction over a 20-year time frame. The plan will also:

- Identify priority strategic investment areas and locations appropriate for development and preservation over the next 20 years.
- Direct housing and economic investments in the City.
- Recommend appropriate types of land use for specific areas of the City.
- Identify needed transportation and community facilities to serve future residents.
- Preserve natural, cultural, and agricultural resources in and around the City.

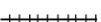
Once adopted, the plan will function as a blueprint for City staff and local decision makers to help them achieve long-term community objectives.

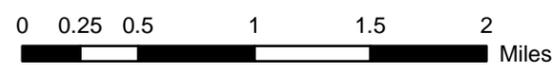
Planning Area

The planning area has been selected to include lands in which the City has both a short-term and long-term interest in planning and development activity. The planning area includes all lands currently within the City's corporate limits and lands within the City's 1½ mile extraterritorial jurisdiction as authorized by statute. The planning area is depicted on Map 1.



Map 1: Planning Area

- | | |
|--|---|
|  City of Rock Island |  Interstate Highways |
|  Planning Area |  U.S. Highways |
|  Other Municipal Boundaries |  State Highways |
|  Surface Water |  Local Roads |
| |  Railroads |



Source: City of Rock Island, Rock Island County,
and Bi-State Regional Commission
Draft: August 20, 2013

Demographic Profile

Population Trends and Projections

The City of Rock Island has gradually decreased in population since the 1980s. Neighboring communities of Milan, and less dramatically, Moline and Davenport, also saw a gradual population decrease during this period. Alternatively, Bettendorf's population grew by 21 percent since 1980 and continues to see positive population growth.

Table 1: Population Trends

	1980	1990	2000	2010	% Change 1980-2010	% Change 2000-2010
City of Rock Island	47,036	40,552	39,684	39,018	-17.0%	-1.7%
City of Moline	45,709	43,202	43,768	43,483	-4.9%	-0.7%
City of East Moline	20,907	20,147	20,333	21,302	1.9%	4.8%
Village of Milan	6,264	5,831	5,348	5,099	-18.6%	-4.7%
City of Bettendorf	27,381	28,132	31,275	33,217	21.3%	6.2%
City of Davenport	103,264	95,333	98,359	99,685	-3.5%	1.3%
Rock Island County, IL	165,968	148,723	149,374	147,546	-11.1%	-1.2%
Scott County, IA	160,022	150,979	158,668	165,224	3.3%	4.1%
MSA*	383,740	350,862	359,062	379,690	-1.1%	5.7%
State of Illinois	11,426,518	11,430,602	12,419,293	12,830,632	12.3%	3.3%
State of Iowa	2,913,808	2,776,755	2,926,324	3,046,355	4.5%	4.1%

Source: U.S. Census Bureau.

*Note: Davenport-Moline-Rock Island Metropolitan Statistical Area (MSA)

Population projections are used in comprehensive planning to help predict possible future demand for community services and the amount of land needed for development purposes over the planning period. As indicated in Table 2, both the City and County's population is anticipated to continue to slightly decrease over the planning period. Household size and the number of households is also projected to decrease based on population projections presented below as well as national trends toward smaller household sizes.

Table 2: Population Projections

	2010 ¹	2015	2020	2025	2030	2035	2040	% Change 2010-2040
City of Rock Island ²	39,018	38,644	38,273	37,906	37,542	37,182	36,825	-1.5%
Rock Island County ³	147,546	147,083	146,784	146,592	146,352	146,044	145,753	-1.2%

Sources: ¹US Census Bureau, 2010 Census; ²City of Rock Island, 2013; ³Woods & Poole Economics, Inc. 2013.

Table 3: City of Rock Island Household Projections

	2010 ¹	2015	2020	2025	2030	2035	2040	% Change 2010-2040
Population ²	39,018	38,644	38,273	37,906	37,542	37,182	36,825	-4.7%
Household Size ²	2.30	2.29	2.28	2.27	2.26	2.25	2.24	-2.2%
Total Households ²	16,964	16,875	16,786	16,699	16,612	16,525	16,440	-2.6%

Source: ¹US Census Bureau, 2010 Census; ²City of Rock Island, 2013.

Age, Race, and Ethnicity Distribution

Table 4 depicts Rock Island's age distribution compared to neighboring communities in the Quad Cities. Rock Island's median age is less than most neighboring communities. In addition, the City's share of children (under ages 5 and 18) and elderly (over age 85) is comparable to the region. Compared to other jurisdictions, the percentage of seniors (over age 65) in the City is greater than jurisdictions on the Iowa side, but lowest on the Illinois side of the Quad Cities.

Table 4: Age Distribution (2010)

	Median Age	% Under Age 5	% Under Age 18	% Age 65+	% Age 85+
City of Rock Island	37.0	6.7%	22.4%	15.5%	2.9%
City of Moline	39.2	6.5%	22.8%	16.1%	2.7%
City of East Moline	39.1	6.8%	22.1%	17.2%	2.9%
Village of Milan	39.9	7.2%	23.1%	17.0%	2.1%
City of Bettendorf	40.7	6.0%	25.5%	14.8%	2.2%
City of Davenport	35.3	7.3%	24.0%	12.6%	2.2%
Rock Island County	40.0	6.4%	22.5%	16.2%	2.5%
Scott County	37.7	6.8%	24.6%	13.1%	2.0%
MSA	39.4	6.5%	23.6%	15.0%	2.3%
State of Illinois	36.6	6.5%	24.4%	12.5%	1.8%
State of Iowa	38.1	6.6%	23.9%	14.9%	2.5%

Source: U. S. Census Bureau, 2010 Census.

Table 5 depicts race and ethnicity in the City of Rock Island compared to jurisdictions in the Quad Cities. As indicated below, aside from the state average, Rock Island has the largest share of non-white residents. Moline, East Moline, Rock Island County, and the State of Illinois have the largest percentage of residents of Hispanic and Latino ethnicity.

Table 5: Race and Ethnicity (2010)

	% White	% Black	% Native American	% Asian	% Hispanic/Latino
City of Rock Island	72.3%	18.3%	0.3%	2.4%	9.4%
City of Moline	83.0%	5.2%	0.3%	2.4%	15.6%
City of East Moline	72.9%	12.8%	0.3%	2.0%	19.0%
Village of Milan	89.8%	5.0%	0.4%	0.8%	4.5%
Rock Island County	81.6%	9.0%	0.3%	1.6%	11.6%
State of Illinois	71.5%	14.5%	0.3%	4.6%	15.8%
City of Bettendorf	91.9%	2.2%	0.2%	3.1%	3.6%
City of Davenport	80.7%	10.8%	0.4%	2.2%	7.3%
MSA	86.0%	6.8%	0.3%	1.6%	7.6%
Scott County	86.1%	7.1%	0.3%	2.0%	5.6%
State of Iowa	91.3%	2.9%	0.4%	1.7%	5.0%

Source: U. S. Census Bureau, 2010 Census.

Existing Land Use

Existing Land Use Pattern

An accurate depiction of the existing land use pattern is the first step in planning for a desired future land use pattern. A comprehensive land use inventory of the planning area was conducted by the City of Rock Island in the summer 2013. The Existing Land Use Categories in Table 6 indicate how land was being used at the time this *Existing Conditions Report* was written. Future land use categories will be identified and described in the Comprehensive Plan. The existing land Use pattern is depicted on Map 2.

Table 6: Existing Land Use

Land Use Map Category	Description	Total Acres
<i>Agriculture</i>	Agricultural land uses, undeveloped rural areas, and low density single-family homes.	
<i>Single Family Residential</i>	Single family homes at densities of 5 to 7 dwellings per acre served by public sewer and water utilities.	
<i>Two-Family Residential</i>	Duplexes and attached two-family homes at densities of about 8 dwellings per acre.	
<i>Multi-Family Residential</i>	Attached multi-family residential structures, such as condominiums, townhouses, row houses, and apartments in structures containing 3+ dwelling units.	
<i>Neighborhood Business</i>	Small-scale neighborhood-serving retail, service, and office uses.	
<i>Downtown</i>	A mix of commercial, office, civic, institutional, and residential uses in a "downtown" setting with on-street parking and minimal building setbacks.	
<i>General Business</i>	Commercial, office, and controlled outdoor display land uses, with moderate landscaping and signage.	
<i>Light Industrial</i>	Indoor light manufacturing uses and indoor storage uses with adequate landscaping and screening.	
<i>General Industrial</i>	Industrial land uses and outdoor storage areas with limited landscaping and screening.	
<i>Heavy Industrial</i>	Intensive indoor and outdoor industrial uses and outdoor storage areas with little to no landscaping or screening.	
<i>Parks and Recreation</i>	Public and private park and recreational facilities, golf courses, marina, and conservation lands preserved for their environmental significance or sensitivity or for flood protection and stormwater management.	
<i>Community Facility/Institutional</i>	Public land and private civic and institutional uses such as schools, cemeteries, churches, public buildings, hospitals, and public utilities.	
<i>Undeveloped</i>	Land not presently developed with no active land use.	

Source: City of Rock Island Land Use Inventory, 2013

Land Supply

Nearly all land within the City of Rock Island lying north of the Rock River has been fully built-out. The supply of land available for new development in this area is limited to redevelopment of vacant and underutilized parcels. Growth areas existing in southwest Rock Island, however, there are numerous topography and natural limitations (i.e. steep slopes, floodplains, hydric soils, and wetlands) that will ultimately influence where new development may occur. Building limitations will need to be measured and assessed by the developer and City when a specific development proposal is being considered.

Land Development Trends

A review of past development trends provides a foundation for projecting future land demand for new housing, commercial, and industrial development. Development of all types has been fairly slow in the City in recent years, particularly in terms of residential development when compared to neighboring cities. Much of the Quad City area housing development has occurred on the Iowa side due to a more competitive tax structure and larger land areas with fewer topographic limitations.

However, the following new housing developments have occurred in Rock Island since 2007: two 15-unit student housing complexes on the Augustana campus; a 70-unit Rock Island Housing Authority project; two 7-unit Rock Island Housing Authority townhomes; a 6-unit downtown townhome structure; and 31 single family homes. In addition, several upper story downtown residential redevelopments have occurred including redevelopment of the McKesson building into condominiums and the newly initiated Locks transit-oriented development.

Commercial development that has occurred since 2007 include: Aldi (grocery); Hy-Vee (grocery); Virdi Eye Clinic; Jumer's Casino; Eye Surgeons Associates; Quad City Kidney Center; expansion of Community Health Care Inc.; and Wendy's (fast food restaurant). Industrial and institutional projects initiated since 2007 include: MetroLINK transit maintenance facility; MetroLINK transfer station; Schwiebert Riverfront Park; Rock Island municipal complex; Rock Island wastewater treatment plan; Augustana College athletic field; self storage facility (mini-warehouse); and utility infrastructure.



The Locks Transit-Oriented Development



Aldi Food Market

Development Regulations

Development regulations provide local governments with the ability to guide new development in appropriate locations and to require that it be constructed to certain predefined standards. The list below details the regulations that control development in the City of Rock Island.

- ◉ *Zoning Ordinance*—the City’s zoning regulations were initially adopted in 1976 and more recently amended in 2002. The zoning ordinance divides the City into twenty-three zoning districts within which land uses are regulated—residential, business, office, and industrial of various intensities. The zoning ordinance also includes landscaping and development regulations detailing where buildings may be placed on properties, the amount of green space that must be maintained, and parking requirements.
- ◉ *Subdivision Ordinance*—the subdivision ordinance regulates the subdivision and development of land within the City. This ordinance provides guidance on design and infrastructure improvement standards for development sites, such as site access, street improvement standards, drainage, and utilities.
- ◉ *Sign Ordinance*—the City’s signage regulations were updated in 2004 to assure compatibility of signs with surrounding land uses, to conserve property values in all districts, to protect the public investment in streets and highways, to promote the safety and recreational value of public travel, and to strengthen the economy of the City.
- ◉ *Stormwater Control Ordinance*—the City’s stormwater ordinance was adopted in 2002 to protect water quality and ensure that new development and redevelopment does not increase flood or drainage hazards. The ordinance includes requirements for construction and post-construction runoff control and requires developers to prepare a stormwater pollution prevention plan.
- ◉ *Building Codes*—the City adopted the following to serve as the building codes of the City:
 - International Building Code, 2009 edition
 - International Residential Code, 2009 edition
 - International Existing Building Code, 2009 edition
 - International Energy Conservation Code, 2009 edition
 - International Property Maintenance Code, 2009 edition.
 - Illinois Plumbing Code, 2009 edition.
 - National Fire Protection Association, National Electrical Code, 2008 edition.

At the conclusion of the comprehensive planning process, each of these development codes, with a particular emphasis on the Zoning Ordinance, Subdivision Ordinance, and Sign Ordinance, should be carefully reviewed for updates to be consistent with the adopted Comprehensive Plan.

Map 2: Existing Land Use Map

To be completed by September 17th Planning Commission Meeting.

Natural Resources

The information contained in this section is important to determine land most suitable for development purposes and to protect and guide future conservation efforts of such resources. Maintenance of these resources is important for community character.

Landscape and Topography

The majority of the City of Rock Island is situated on a peninsula between the confluence of the Rock and Mississippi Rivers, which creates a varying landscape. The geology of the peninsula area includes bluff lines from both rivers. Uplands and steep, forested ravines are also found throughout the planning area.

Environmental Corridors

The University of Illinois Extension describes environmental corridors as areas in the landscape that contain and connect natural areas, open space, and scenic or other resources. Environmental corridors contain floodplains, wetlands, steep slopes, and contiguous woodlands and are often found along streams, rivers, or other natural features. These corridors protect environmentally sensitive areas by providing linkages in the landscape and potential buffers between natural and/or human communities. Environmental corridors also provide an avenue for wildlife movement. Development should be discouraged or limited in areas identified as an environmental corridor in order to protect environmentally sensitive areas and biological diversity and minimize disturbance to existing vegetation.

Surface Water and Wetlands

Rock Island is located in the Rock River watershed and the Lower Rock River Basin. The Mississippi and Rock Rivers are the City's most prominent natural features. The lower Rock River flows 98 miles between the Town of Grand Detour and the City of Rock Island, where it joins the Mississippi River. The portion of the Mississippi River adjacent to Rock Island County (miles 501 to 509) has been identified as a Biologically Significant Stream because of the diverse life it supports. Health threats to these resources include agricultural runoff and excess nutrients from partially treated sewage.



Mississippi River Spring 2013

Illinois Department of Natural Resources (IDNR) is the state agency with the most direct regulatory authority over wetlands in Illinois. The State of Illinois defines a wetland as, "land that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions." While wetlands provide critical natural functions, including flood control, groundwater replenishment, nutrient recycling, water purification, and habitats for native plant and wildlife. Wetlands also slowly release flood water and snow melt.

Flood Zones

Through its Flood Hazard Mapping Program, the Federal Emergency Management Agency (FEMA) identifies flood hazard areas and assesses flood risks. Flood hazard areas are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1 percent annual chance flood is also referred to as the base flood or "100-year flood." Areas with a 0.2 percent annual chance for flood are referred to as the "500-year flood zone."



Mississippi River Flood Spring 2013

Endangered Species

The U.S. Fish and Wildlife Service maintains the list of the federally-identified threatened and endangered species. In Rock Island County, the Indiana Bat, Higgins Eye Pearly Mussel, Sheepnose Mussel, and the Spectaclecase Mussel are listed as federally endangered species. The Eastern Prairie Fringed Orchid is listed as a threatened species.

The Illinois Endangered Species Protection (IESP) maintains a database of state-listed threatened and endangered species. IESP also advises the Illinois Department of Natural Resources (IDNR) on protection, conservation, and management to protect threatened and endangered species and their habitat. The following species have been listed as threatened in Rock Island County: Longnose Sucker, Spotted Coral-Root Orchid, Purple Wartyback, Cerulean Warbler, Butterfly Mussel, Spike Mussel, Gravel Chub, Four-toed Salamander, black Sandshell, and Mudpuppy. The following species have been listed as endangered in Rock Island County: Lake Sturgeon, Western Sand Darter, Downy Yellow Painted Cup, Spectaclecase, Blanding's Turtle, Pallid Shiner, Higgins Eye, Running Pine, Pugnose Shiner, Yellow-crowned Night-Heron, Black-crowned Night-Heron, Sheepnose, and Yellow-headed Blackbird.

Air Quality

Under the Clean Air Act, U.S. EPA established air quality standards to protect public health and the environment. The EPA calculates the Air Quality Index (AQI) for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particle pollution, carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established national air quality standards to protect public health. Air quality reports are provided by the U.S. EPA via the AIRNow website. The site offers daily AQI forecasts and real-time AQI conditions for over 300 cities across the U.S. Several air quality monitoring stations are located throughout the Quad Cities. Air quality varies daily, but is generally good in the Quad Cities area.

Mining Operations

The mineral resources in Rock Island County include limestone, dolomite, sand and gravel, clay, and coal. The Office of Mines and Minerals, a division of the Illinois Department of Natural Resources (IDNR), regulates mining operations in Illinois. The Illinois EPA regulates and issues permits for mines that process construction sand and gravel, crushed stone or industrial sand. There are three existing mines located in Rock Island County. These include Collinson Stone Company–Milan Stone Quarry, RiverStone Group, Inc.–Allied Quarry MC 30, and RiverStone Group, Inc.–Midway Quarry MC45.

The Illinois State Geological Survey (ISGS) maintains maps and directories of known coal mines in Illinois by county. According to ISGS, coal has been mined in 76 counties of Illinois; more than 7,400 coal mines have operated since commercial mining began in Illinois about 1810; and fewer than 30 are currently active. Several historic coal mines are located in Rock Island County; however, these are no longer active and are not located within the planning area. No operating coal mines have been reported in Rock Island County since 1948.

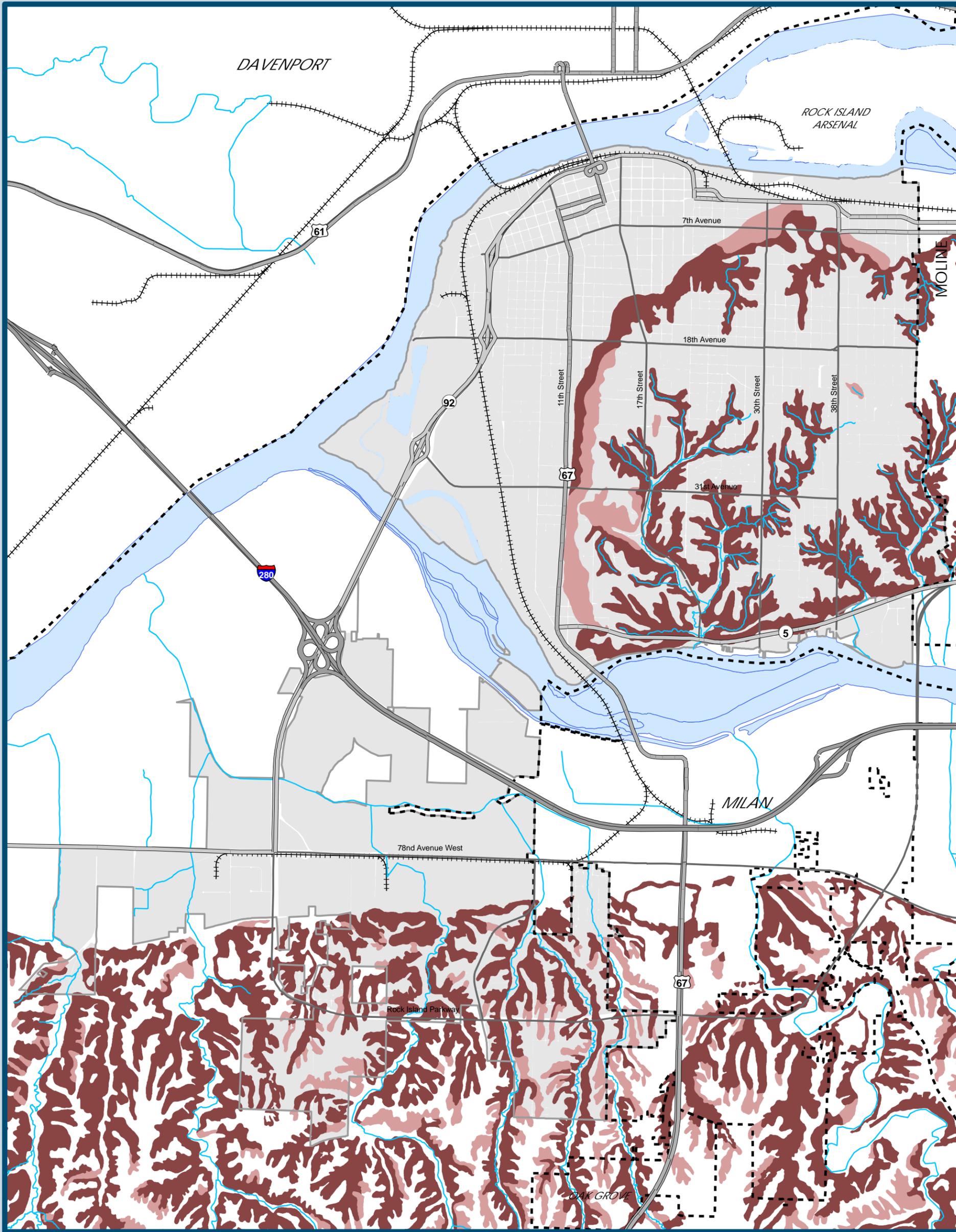
Environmentally Contaminated Sites

As defined by the U.S. EPA, a brownfield is real property for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The clean-up and reinvestment of brownfields not only protects the environment, but also reduces blight and enables the reuse and redevelopment of the site.

The Office of Brownfields Assistance (OBA), a division of the Illinois EPA, manages the Municipal Brownfields Redevelopment Grant (MBRG) program. The Illinois EPA's Site Remediation Program (SRP) oversees the environmental investigation and cleanup of those sites participating in the MBRG Program. Since 2000, eight brownfield sites within Rock Island have enrolled in the MBRG program. Two of these have received No Further Remediation Letters—letters received by the applicant upon demonstration of successful completion of remedial actions at the site.

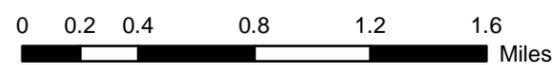
Natural Hazards

To be completed by Vandewalle & Associates by the September 17th Planning Commission Meeting.

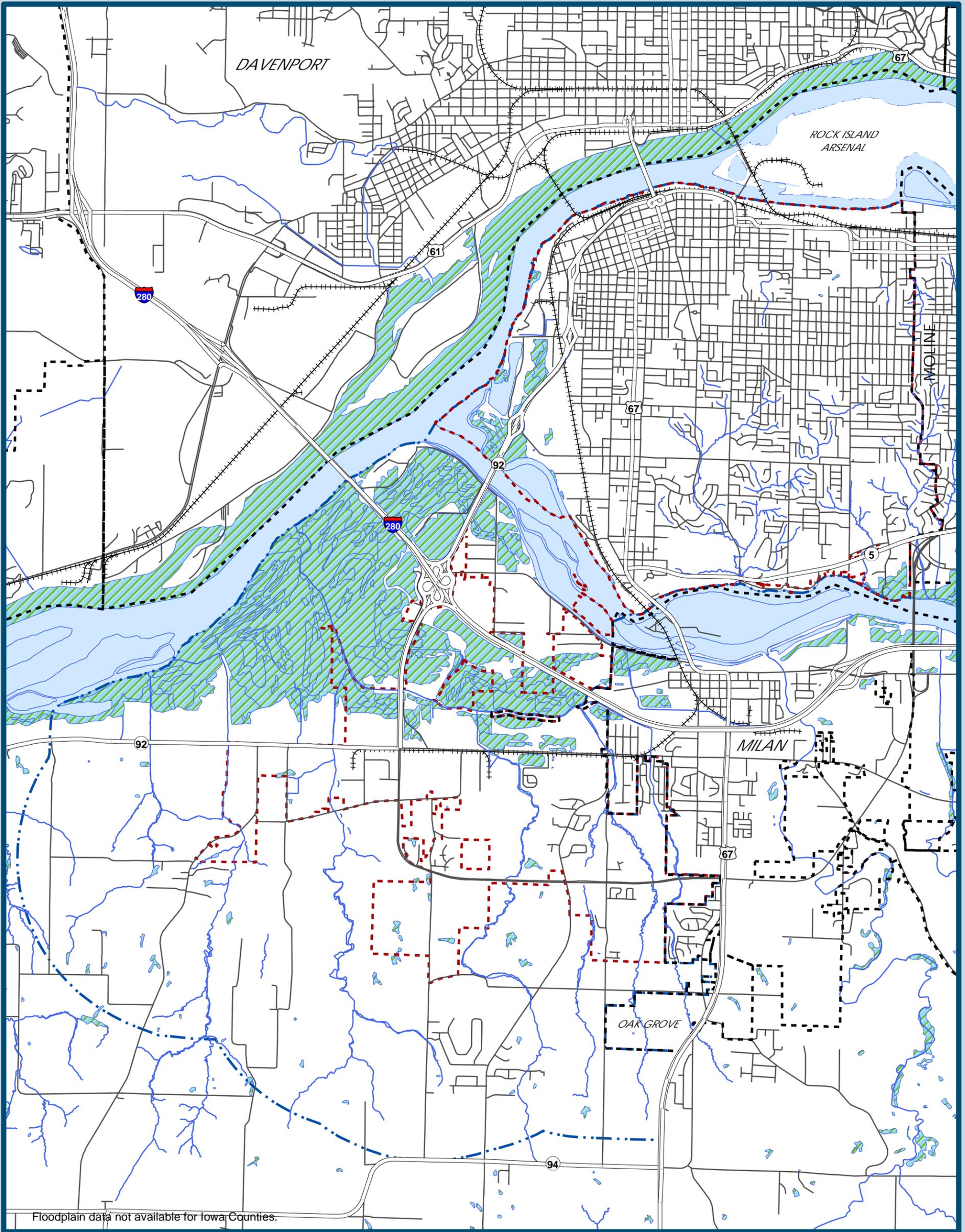


Map 3: Steep Slopes

- City of Rock Island
- Other Municipal Boundaries
- Interstate Highways
- U.S. Highways
- State Highways
- Railroads
- 10% to 18% Slopes
- 18% or More Slopes
- Surface Water

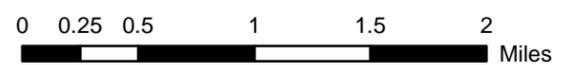


Source: City of Rock Island, Rock Island County, and Bi-State Regional Commission
 Draft: August 20, 2013

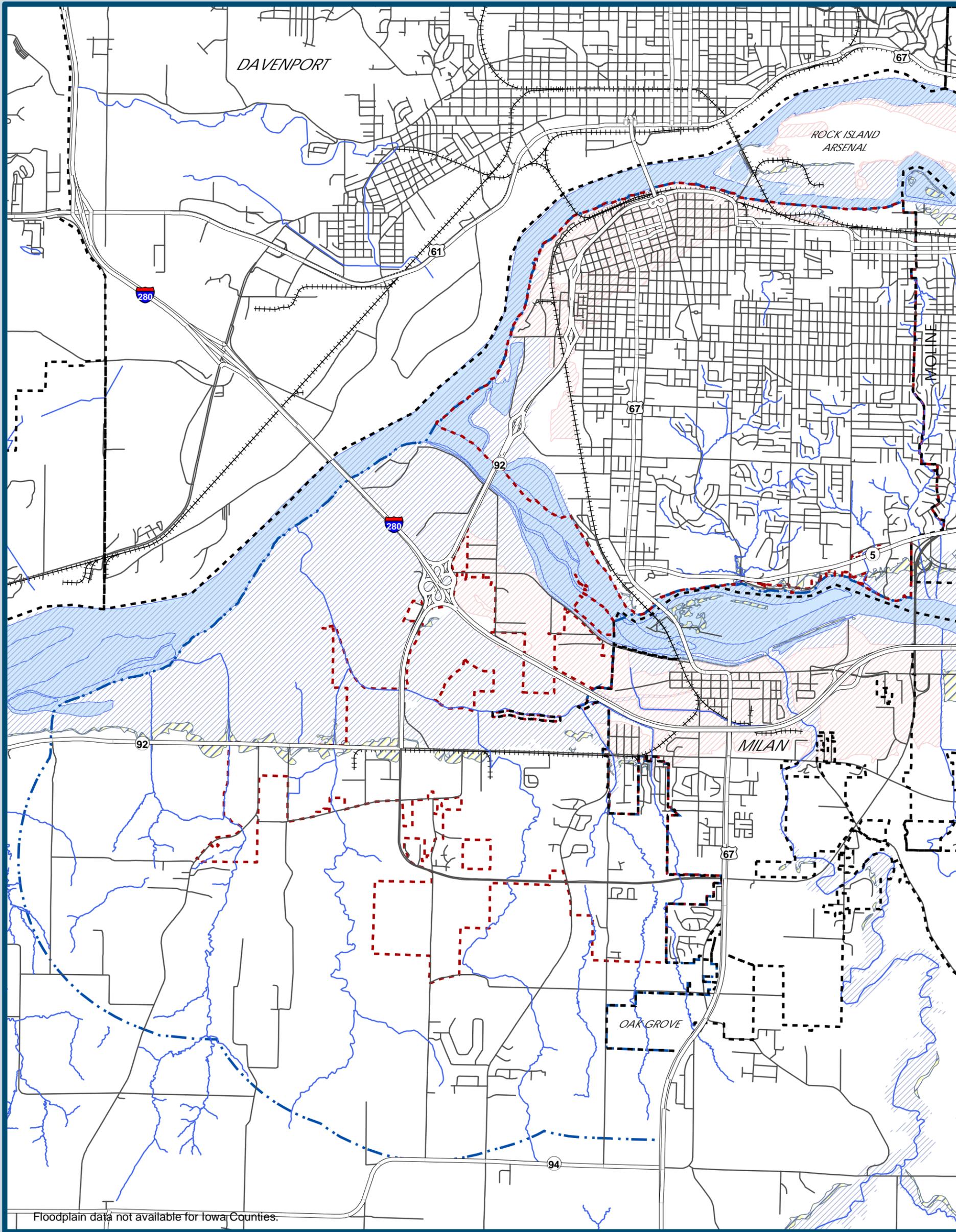


Map 4: Water Resources

-  City of Rock Island
-  Planning Area
-  Other Municipal Boundaries
-  Wetlands
-  Surface Water



Source: City of Rock Island, Rock Island County, FEMA, and Bi-State Regional Commission
Draft: August 20, 2013



Map 5: Flood Hazard Areas

- | | |
|--|---|
|  Planning Area |  100 Year Floodplain |
|  City of Rock Island |  500 Year Floodplain |
|  Other Municipal Boundaries |  Area Protected By Levee |
| |  Surface Water |



Source: City of Rock Island, Rock Island County, FEMA, and Bi-State Regional Commission
Draft: August 20, 2013

Agricultural Resources

Soil Associations

The soils in Rock Island County are grouped into eight associations that have distinctive assemblages of soil components. As indicated by the Illinois State Geological Survey, soil associations found in the City of Rock Island include:

- Fayette-Sylvan-Hickory Association—gently sloping to very steep in uplands and valley sides with good to moderately good drainage.
- Seaton-Oakville-Lamont Association—nearly level to steep on uplands and valley sides with good to moderately good drainage.
- Sparta-Dickinson-Coyne Association—nearly level to strongly sloping on terraces with good to excessive drainage.
- Raddle-Joslin Association—nearly level to moderately sloping on terraces with good to moderately good drainage.
- Sawmill-Coffeen Mixed Alluvial Land Association—nearly level on floodplains with good to poor drainage.

Knowledge of site specific soil classifications is important in determining development suitability of a site. Additional information on soil permeability, texture, erosion potential, and acidity/alkalinity is available through the Natural Resource Conservation Service of the U. S. Department of Agriculture.

Agricultural Soils

The Natural Resources Conservation Service groups soils into classes based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity; capacity to hold moisture; potential for erosion, depth, texture, and structure; as well as local climatic limitations (e.g. temperature and rainfall). Under this system of classification, soils are separated into eight classes. Generally, Class I and Class II soils are the best suited for the cultivation of crops.

Class I soils have very few limitations restricting their use and can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Class II soils have moderate limitations that restrict the types of plants that can be grown and may require conservation practices or soil management to prevent deterioration over time.

The soils of Rock Island County are suitable for a variety of agricultural uses, with corn and soybeans being the predominant crop. However, steep slopes and acidic soils make farming difficult in this area and increase the potential for soil erosion.

Further, because Rock Island is largely built out, there is very little active farmland within the City. The majority of active farming operations within the City limits are located in southwest Rock Island.

Community Gardening and Urban Agriculture

Community gardens are sites dedicated to flower or vegetable gardens that may be used by the community at large or may be rented as individual garden plots. Community gardening and other forms of urban agriculture have been shown to provide a variety of benefits, including production of nutritious food, reduction of food deserts, conservation of resources and green space, neighborhood beautification, reductions in crime, and reductions of family food budgets. Community gardens also provide opportunities for recreation and a place for social gatherings.

The City of Rock Island rents city-owned vacant lots to residents for use as garden plots. This program has resulted in several active garden plots/community gardens throughout the City. Other local garden efforts include the Rock Island Community Garden Consortium and Augie Acres.

The Consortium was developed by the Broadway Presbyterian Church to help Rock Island community members learn to garden, cook and preserve produce, and market and sell their goods at local farmers markets.

In 2009, Augustana College created Augie Acres, a small vegetable farm and orchard on campus. The gardens were established on four vacant sites which were declared undevelopable due to subsidence. Students are responsible for tending the gardens and produce is provided to for use in the on-campus dining hall. The remaining produce is sold at an on-campus farmer's market.



Garden Plot at 4th Avenue and 9th Street



Augie Acres Garden Plot

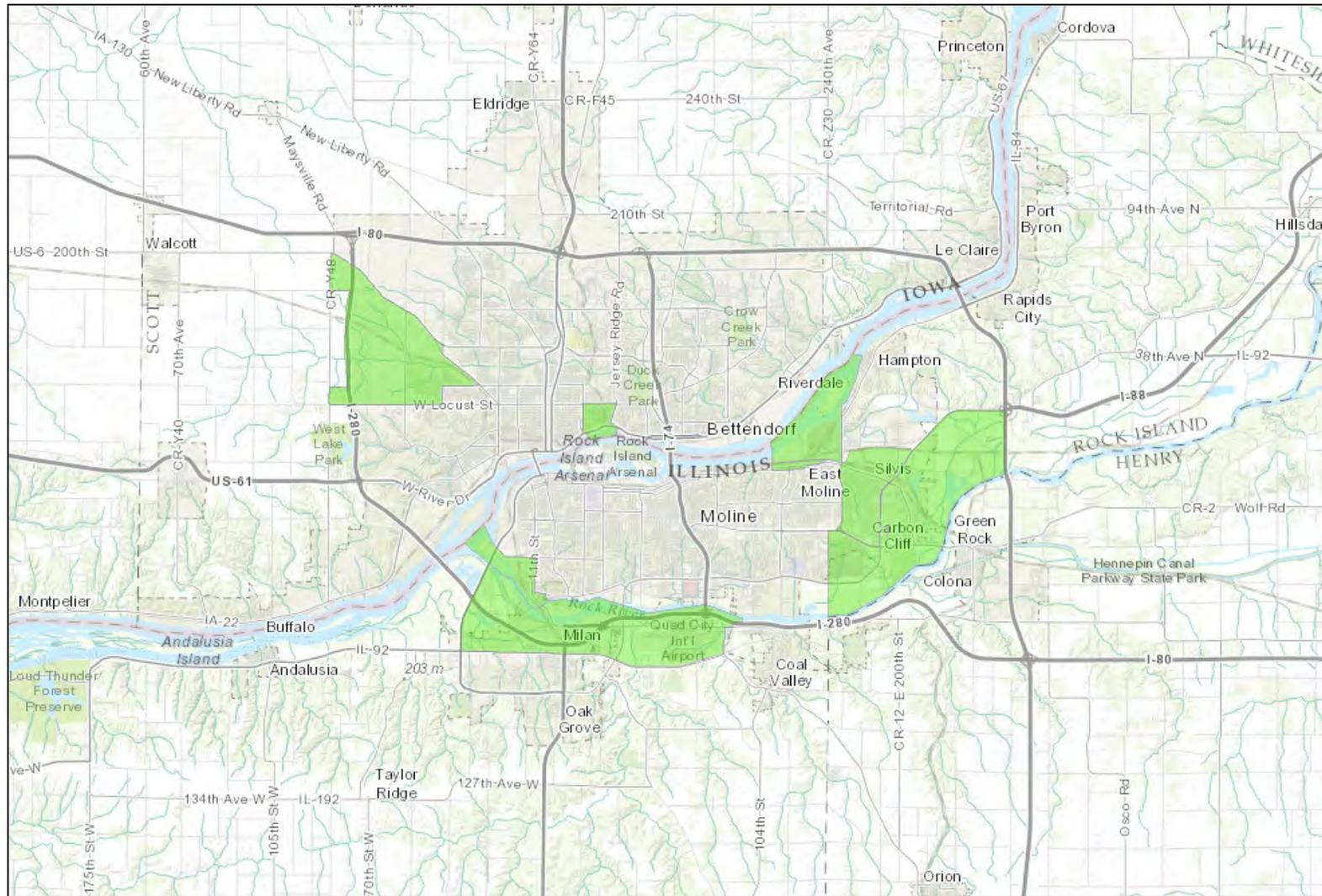
What is a Food Desert?

As defined by the U.S. Department of Agriculture, food deserts are urban neighborhoods and rural towns without ready access to fresh, healthy, and affordable food. Instead of supermarkets and grocery stores, these communities may have no food access or are served only by fast food restaurants and convenience stores that offer few healthy, affordable food options.

Limited access to healthy foods compounds issues related to health and wellness, and can lead to obesity, diabetes, and other diet-related diseases.

Food deserts are identified by the USDA by locating census tracts with a substantial share of residents who live in low-income areas and that have low levels of access to a grocery store or healthy, affordable food retail outlet. See map on the following page for food desert census tracts in the Quad Cities. Tracts shaded green are low income census tracts where a significant number or share of residents is more than one mile (urban areas) or 10 miles (rural areas) from the nearest supermarket.

Food Desert Census Tracts in the Quad Cities



Source: U.S. Department of Agriculture, Food Access Research Access (2013).

Historic and Cultural Resources

Historic Resources

Historical Overview

Before the arrival of European settlers to what is now Rock Island, the land was inhabited by the Sauk and Mesquakie, or Fox, Native American tribes. European settlers began to arrive after the war of 1812. Chief Black Hawk, a great warrior of the Sauk, clashed with the U.S. Army as new settlers arrived to the area. The Army built Ft. Armstrong on what is now Rock Island which served as a trading post and military installation. The military presence and fur trade attracted more settlers. Ultimately, Chief Black Hawk led the Sauk in the Black Hawk War to defend their native lands but was eventually defeated and the tribe migrated west.

The original City plat was filed on July 10, 1835 with 600 inhabitants. The new 62 acre city and was originally named Stephenson—it was later renamed Rock Island in 1841. Rock Island benefitted from its location at the center of 1,200 miles of navigable waterways. The city later prospered from the introduction of the railroad and the first railroad bridge to traverse the Mississippi in 1856. The integral rail crossing industrialized Rock Island; lumber, pottery, farm implements and railroad supplies were the predominant industries.

Historic Preservation Resources

Preservation Ordinance

The Rock Island City Council adopted the Rock Island Preservation Ordinance in 1984 and later amended it in 1986. The ordinance established the Rock Island Preservation Commission and the procedure by which to designate buildings and areas as Rock Island Landmarks or Historic Districts. It also set in place a review process in which landmark owners must obtain a Certificate of Appropriateness (COA) prior to altering the exterior of the landmark building or site.

Rock Island Preservation Commission

The Rock Island Preservation Commission, established in 1984, is charged with protecting Rock Island's important historical and architectural buildings by designating local historical landmarks. A study was conducted in 1988 to identify the most notable historic architecture in Rock Island. The Significant Structures list developed during that process served as a guide to identifying structures worthy of landmark nomination. In 2009, the Rock Island Preservation Commission updated the Significant Structures list, which is now referred to as Rock Island's 100 Most Significant Unprotected Structures (MoSUS). The MoSUS list is representative of the full history of Rock Island from the 1850s to the 1960s and contains a complete range of architectural styles from Greek Revival to Modernist. The MoSUS list also serves as a guide to identifying significant structures worthy of landmark nomination.

Rock Island Preservation Society

The Rock Island Preservation Society is a city-wide organization that advocates for preservation of the built environment through public education, research of historic buildings and sites, and nomination for registration of significant historical places with local, state, and federal authorities.

Rock Island Arsenal Historical Society

Established in 1972, the Rock Island Arsenal Historical Society is the private support organization of the Rock Island Arsenal Museum. The society's goal is to support the programs of the museum and the museum's mission to illustrate Arsenal Island history; its local and national contributions and impacts; and its activities in war and peace.

Historical Properties

Rock Island's architectural heritage is rich with classical 19th and early 20th century structures. Numerous Italianate, Queen Anne, Greek Revival, Gothic Revival, and other architecturally significant structures are located throughout the City, many of which are listed on the National Register of Historic Places. There are 16 properties in the City listed on the National Historic Register. These include:

- Black Hawk Museum and Lodge, located on the south side of Rock Island at 1510 46th Avenue, was added to the National Register in 1985.
- Chippiannock Cemetery, located at 2901 12th Street, was added to the National Register in 1994. Chippiannock is a Native American word meaning City of the Dead.
- People's National Bank/Fries Building, 1723-1731 2nd Avenue, was added to the National Register in 1999.
- Fort Armstrong Theatre, located at 1836 3rd Avenue, was added to the National Register in 1980.
- Fort Armstrong Hotel, located at 3rd Avenue and 19th Street, was added to the National Register in 1984.
- Rock Island Lines Passenger Depot, located at 3031 5th Avenue, was added to the National Register in 1982.
- Potter House, located at 1906 7th Avenue, was added to the National Register in 1989.
- Site of Lincoln School, located at 2125 7th Avenue, was added to the National Register in 1985. Lincoln School was demolished in 2012.
- Old Main, Augustana College, located on 7th Avenue between 35th and 38th Streets, was added to the National Register in 1975.
- Weyerhaeuser House, located at 3052 10th Avenue, was added to the National Register in 1975.



Fort Armstrong Hotel



Rock Island Lines Depot



Potter House



Weyerhaeuser House

- Sala Apartments, located 320-330 19th Street, was added to the National Register in 2003.
- Connor-Parker House, located at 702 20th Street, was added to the National Register in 1988.
- Stauduhar House, located at 1608 21st Street, was added to the National Register in 1982.
- Robert Wagner House, located at 904 23rd Street, was added to the National Register in 1990.
- Denkmann-Hauberg House, located at 1300 24th Street, was added to the National Register in 1972. This structure now functions as the Civic Center for the City of Rock Island.

It is notable that listing as a National Register is largely honorary, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value. The listing of a historic property in the National Register does not obligate or restrict a property owner in any way unless the owner seeks a federal benefit such as a grant or tax credit.

Historic Districts

Two historic districts have been designated in the City of Rock Island—Broadway and Highland Park Historic Districts.

The Broadway Historic District, which is on the National Register, is bounded by 17th and 23rd Streets, 5th Avenue to 7th Avenue, and 13th Avenue. The earliest homes in the district date from 1865, but most were constructed between 1890 and 1915. Broadway is host to Rock Island's oldest neighborhood association, which was founded in 1988. The Broadway District is nationally recognized for its Great Unveiling Program where artificial siding is removed from historic homes.

The Highland Park Historic District is a locally-designated district bounded by 20th and 24th Streets, and 16th and 18th Avenues. Highland Park properties are protected by the Rock Island Preservation Ordinance. Owners wishing to make alterations to the exterior of their properties must first receive a Certificate of Appropriateness.

Archaeological Resources

Archaeological sites include cemeteries/burial sites, effigy mounds, and native campsites/villages. Known local archaeological sites within the City of Rock Island include Rock Island Memorial Park Cemetery and Mausoleum and Chippiannock Cemetery, which is also on the National Historic Registry.

All archaeological sites are protected under several Illinois state laws, including:

- The Archaeological and Paleontological Resources Protection Act, which contains criminal sanctions for those who disturb burial mounds, human remains, shipwrecks or other archaeological resources as well as fossils on public lands. This law applies to all public lands in Illinois.
- The Human Grave Protection Act, which forbids disturbance of human skeletal remains and grave markers in unregistered cemeteries, including isolated graves and burial mounds that are at least 100 years old.
- The Illinois State Agency Historic Resources Protection Act, which requires agencies of Illinois government to notify the Illinois Historic Preservation Agency of any undertaking that may adversely affect an archaeological property (historic or prehistoric).

In addition to state law, the National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archeological sites on, or eligible for listing on, the National Register of Historic Places. The Act also establishes the Advisory Council on

Historic Preservation, and, under Section 106, the Council's powers to review federal undertakings that affect archaeological and historic properties.

Cultural Resources

Rock Island's culture is as diverse as its population. The following is a sample of the many cultural, recreational, and artistic opportunities available in the City. While an effort was made to identify many activities and venues, this list may not be comprehensive.

- Quad Cities Criterium is a road cycling race featuring competitive men and women riders from novice to professional, USA cycling road development race series, big wheel and tricycle races for kids, and secured bike parking for spectators and volunteers. The race attracts over 650 cyclists from across the U.S., Canada, and Europe.
- Gumbo YaYa is Rock Island's annual two day Mardi Gras festival featuring Cajun, Zydeco, and jazz bands and Cajun-styled food.
- Ya Maka My Weekend is a signature Rock Island festival established in 1992. The festival features reggae bands, steel drums, and beach music, as well as Caribbean-style food, an open air marketplace, island activities for kids, and a sand beach.
- Red, White, and Boom is Rock Island and Davenport's annual July 3rd celebration of our country's independence. The bi-state fireworks show launches from the river with primary viewing areas and family activities located in both Rock Island and Davenport.
- Rock Island Grand Prix is touted as the world's largest karting street race. The event also features vendors and displays, outdoor concerts, and family activities.
- Karpeles Manuscript Library Museum in Rock Island is located at 22nd Street in the former Christian Science Church. The Karpeles Library is the world's largest private holding of important original manuscripts and documents.
- The Rock Island Arsenal Museum, opened in 1905, is the Army's second oldest museum. The museum is nationally recognized for its large and impressive small arms collection. Over twelve hundred U.S., foreign, civilian, and military small arms are on permanent display.
- Circa '21 Dinner Playhouse, opened in 1921, is housed in the historic Fort Armstrong Theatre. Originally a vaudeville and silent movie house, the theater is now a full-service dinner playhouse.
- Genesis Guild, founded in 1956, is a community theatre organization specializing in classical drama. The Guild performs Greek drama, Greek comedy, the works of Shakespeare, and other classical authors every weekend throughout the summer. The schedule also includes ballet in partnership with Ballet Quad Cities.
- Comedy Sportz, located in The Establishment Theatre at 220 19th Street, features two teams of improv comedy "actletes" competing for points and laughs.



Rock Island Grand Prix



Ya Maka My Weekend

Housing and Neighborhoods

Household Type and Occupancy

The average household size in the City of Rock Island is comparable to other Quad Cities, though slightly higher than Milan and lower than Bettendorf and Davenport. Rock Island has the fewest family households compared to other comparison jurisdictions.

Table 7: Household Type (2010)

	Average Household Size	Total Households	% Family Households	% Non-Family Households
City of Rock Island	2.30	15,930	57.8%	42.2%
City of Moline	2.32	18,573	61.2%	38.8%
City of East Moline	2.32	8,530	60.9%	39.1%
Village of Milan	2.19	2,323	58.8%	41.2%
City of Bettendorf	2.42	13,681	67.4%	32.6%
City of Davenport	2.38	40,620	60.3%	39.7%
Rock Island County	2.34	61,303	62.6%	37.4%
Scott County	2.42	66,765	64.6%	35.4%
MSA	2.39	155,175	64.7%	35.3%
State of Illinois	2.59	4,836,972	65.8%	34.2%
State of Iowa	2.41	1,221,576	64.7%	35.3%

Source: U. S. Census Bureau, 2010 Census. *Note: Households with individuals under age 18.

Owner-occupancy in Rock Island is comparable to neighboring communities, though somewhat higher than Davenport and East Moline. Vacancy rates for both owner-occupied and rental properties in Rock Island are generally higher than the comparison jurisdictions. Generally, a vacancy rate of 5 percent is optimal to ensure adequate housing options in the community.

Table 8: Housing Occupancy

	Total Housing Units	% Owner-Occupied	% Renter-Occupied	Homeowner Vacancy Rate	Rental Vacancy Rate
City of Rock Island	17,422	64.5%	35.5%	2.3%	8.9%
City of Moline	19,856	66.8%	33.2%	1.9%	7.1%
City of East Moline	9,058	63.7%	36.3%	1.6%	6.5%
Village of Milan	2,424	64.1%	35.9%	1.3%	3.2%
City of Bettendorf	14,437	77.0%	23.0%	1.7%	8.2%
City of Davenport	44,087	63.2%	36.8%	2.1%	8.8%
Rock Island County	65,756	69.2%	30.8%	1.7%	7.8%
Scott County	71,835	69.9%	30.1%	1.9%	8.7%
MSA	167,110	71.2%	28.8%	1.8%	8.3%
State of Illinois	5,296,715	67.5%	32.5%	2.5%	9.1%
State of Iowa	1,336,417	72.1%	27.9%	2.0%	8.5%

Source: U. S. Census Bureau, 2010 Census.

Table 9 details the distribution of housing in the City of Rock Island by number of units per structure. As indicated, the predominant housing unit type in Rock Island is detached single-family homes, comprising 71 percent of the City’s total housing stock. This characteristic is typical of many Midwestern urban areas. Multifamily housing represents 29 percent of the total housing available in the City, with the greatest portion of these structures containing 20 or more units.

Table 10 details the age of housing units in Rock Island. Age is one characteristic that is often used to measure the general condition of the local housing supply as older homes do not always meet modern building codes. As indicated, 68 percent of all housing in the City was constructed prior to 1950. A casual windshield survey of housing in Rock Island suggests the condition of housing is widely varied, ranging from excellent and good in many areas to poor and deteriorated in other areas.

Table 11 depicts the distribution of housing units by number of bedrooms. Not surprisingly, the majority (71 percent) of housing in the City consists of two and three bedroom units.



Single Family House on 9th Street

Table 9: Housing Type by Units per Structure

Units per Structure	# of Units	% of Units
Total housing units	17,420	100%
1-unit, detached	12,293	71%
1-unit, attached	543	3%
2 units	813	5%
3 or 4 units	953	5%
5 to 9 units	856	5%
10 to 19 units	451	3%
20 or more units	1,377	8%
Mobile home	134	1%
Boat, RV, van, etc.	-	0%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 10: Housing by Year Built

Year Constructed	# of Units	% of Units
Built 2005 or later	211	1%
Built 2000 to 2004	143	1%
Built 1990 to 1999	534	3%
Built 1980 to 1989	625	4%
Built 1970 to 1979	1,611	9%
Built 1960 to 1969	2,367	14%
Built 1950 to 1959	3,143	18%
Built 1940 to 1949	2,299	13%
Built 1939 or earlier	6,487	37%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 11: Bedrooms per Unit

Bedrooms	# of Units	% of Units
No bedroom	426	2%
1 bedroom	2,183	13%
2 bedrooms	6,384	37%
3 bedrooms	5,925	34%
4 bedrooms	1,971	11%
5 or more bedrooms	531	3%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Housing Value

As indicated in Table 12, Milan and Rock Island are the most affordable communities in the Quad Cities terms of home ownership, with the median home value being under \$100,000. East Moline, Moline, and Davenport are comparable in terms of affordability. Bettendorf has the highest median home value of the comparison communities.

Table 12: Value of Owner-Occupied Units

	Rock Island	Moline	East Moline	Milan	Davenport	Bettendorf
Less than \$50,000	10.4%	6.1%	7.4%	13.7%	7.3%	2.6%
\$50,000 to \$99,999	41.9%	35.6%	35.4%	41.2%	28.5%	11.2%
\$100,000 to \$149,999	26.2%	28.7%	31.3%	19.6%	32.9%	28.2%
\$150,000 to \$199,999	11.1%	13.4%	12.0%	12.7%	14.6%	19.4%
\$200,000 to \$299,999	6.7%	8.6%	7.3%	5.7%	11.9%	21.2%
\$300,000 to \$499,999	2.6%	6.0%	4.4%	5.0%	3.9%	14.0%
\$500,000 to \$999,999	0.9%	1.3%	1.0%	1.8%	0.4%	3.1%
\$1,000,000 or more	0.1%	0.3%	1.2%	0.4%	0.5%	0.3%
Median (dollars)	\$97,900	\$112,300	\$109,500	\$95,600	\$118,000	\$166,600

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 13 depicts the value of rent in Rock Island and neighboring communities. The majority of rental units have rents ranging from \$300 to \$999 in the Quad Cities. Rock Island rental units average around \$611 per month. East Moline and Milan have the lowest median rent of the comparison communities, while Bettendorf has the highest value of median rent.

Table 13: Occupied Units Paying Rent

	Rock Island	Moline	East Moline	Milan	Davenport	Bettendorf
Less than \$200	4.8%	2.6%	8.4%	0.0%	2.3%	0.4%
\$200 to \$299	7.5%	3.3%	11.0%	7.8%	2.6%	3.9%
\$300 to \$499	22.3%	15.2%	20.6%	26.8%	17.1%	13.3%
\$500 to \$749	31.9%	45.4%	36.6%	48.7%	45.0%	34.7%
\$750 to \$999	21.9%	20.3%	14.1%	15.4%	22.3%	28.9%
\$1,000 to \$1,499	8.1%	11.7%	6.3%	1.4%	8.4%	11.4%
\$1,500 or more	3.5%	1.6%	3.0%	0.0%	2.3%	7.3%
Median (dollars)	\$611	\$663	\$575	\$585	\$644	\$732

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Housing Programs

The City of Rock Island offers several housing rehabilitation programs to Rock Island residents. The following deferred and repayable loan programs are funded through the Federal Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program.

- *Emergency Loans:* This program provides loans to cover the cost of emergency repairs for eligible owner-occupied properties. Depending on the income and family size of the household, the loan may be forgivable (a grant) for those still occupying the property five years after the repairs are completed. Those with 51% to 80% of the area median income as determined by the HUD may be eligible for loans at 3% interest and monthly payments. Eligible projects include electrical service (outside of the home), exterior accessibility for disabled, faulty furnaces, and water or sewer line breaks.
- *Roof Loans:* This program provides five-year forgivable loans for roof replacements to qualified owner-occupied properties aging or worn roofs. Those with 51% to 80% of the area median income as determined by the HUD may be eligible for loans at 3% interest and monthly payments.
- *Targeted Rehabilitation Forgivable Loan:* This program provides five-year forgivable loans to qualified owner-occupied property owners. Those with 51% to 80% of the area median income as determined by the HUD may be eligible for loans at 3% interest and monthly payments. Eligible projects include demolition of dilapidated garages, installation of gutters, roof replacement, installation of private walkways, and replacement of steps.
- *Healthy Homes Lead Program:* This program is dedicated to reducing lead hazards. To be eligible the home must be an owner occupied single-family residence in Rock Island; have children under the age of six who reside in the home or visit the home on a regular basis; have a title to the property, up-to-date property taxes, and valid property insurance; and meet certain income eligibility guidelines. This program is a collaborative effort headed by the City of Moline in partnership with the following entities: City of Rock Island, Project NOW, Rock Island Economic Growth Corporation, and Rock Island County Health Department. This program is available in all areas of the City of Rock Island.

The City also offers the following other local housing programs to promote new construction and downtown residences:

- *New Housing Construction Property Tax Incentive:* Through this program, the City of Rock Island will rebate the City property taxes up to \$2,000 per year for ten years with a maximum of \$10,000 over the life of the rebate. The Rock Island-Milan School District #41 will rebate 40 percent of the school property taxes for three years. The program is available to new construction of an owner-occupied single family home or condominium on any undeveloped lot in the City. The program requires owner-occupancy and is limited to the first buyer of the home.
- *New Old Chicago & Downtown Tax Increment Finance (TIF) 10-Year Property Tax Rebate Program:* Through this program the City of Rock Island will rebate property taxes up to \$1,500 per year for ten years. The Rock Island-Milan School District #41 taxes on a sliding scale over 10 years. The program is available to new construction of an owner-occupied single family home or condominium on any undeveloped lot in the City. The program requires owner-occupancy and is limited to the first buyer of the home.
- *TIF Upper Story Housing Program:* A portion of the Downtown Tax Increment Financing (TIF) District may be used to create downtown housing by renovating the upper stories of downtown buildings. Historically, upper floors of many buildings were used as apartments.

Rock Island Neighborhoods

Since the 1960s, the City of Rock Island has developed a solid reputation of neighborhood planning. Today, all of Rock Island has been divided into neighborhood boundaries (refer to the Neighborhood Map). Many of the identified neighborhood areas have organized into active neighborhood associations. Others have been defined based on unique characteristics, historical context, or logical boundaries but have not yet been established into active neighborhood organizations. Others still are largely commercial or industrial areas. Neighborhoods and their boundaries are described below.

- Bel Aire is located between 21st and 23rd Streets and between 20th and 22 ½th Avenues. This area was developed after World War II with community units. In the 1950's, a mix of single family houses, duplexes, and apartments was developed. This area of the City offered the perfect topography to build ranch homes.
- Black Hawk is located between 12th and 30th Streets and between 31st Avenue and the Rock River. Named after the Black Hawk State Historic Site, this neighborhood features homes built as early as the 1920s to the 1970s. The Black Hawk State Historic Site, located in the southern portion of main Rock Island, makes up a quarter of the area of this neighborhood area.
- Black Hawk Hills is located east of 24th Street, west of 30th Street, and north of Black Hawk Road. This area is characterized by mid-century cape cods and ranch style homes. This area has not established a neighborhood association.
- Black Hawk Park West is located directly west of Black Hawk State Historic Site and north of the Rock River. This area has a history with its origins as the central village of the Sauk Indian tribe, which is well-known for its association with the war leader, Chief Black Hawk.
- Broadway Historic District is bounded by 17th and 23rd Streets and 5th and 7th Avenues and 13th Avenue. The earliest homes in Broadway were constructed in 1865, with many built between 1890 and 1915. This area contains the greatest number of Rock Island historic landmarks. The Broadway neighborhood, the oldest organized neighborhood association in the City, created the Broadway Neighborhood Conservation Plan in 1992.
- Burgart's Additions is an irregularly shaped neighborhood bounded by 21st Avenue along the north, 22nd Avenue and the end of Hill Crest Court on the south, 28th Street on the west, and 29th and 30th Streets on the east. Joseph Bugart initially farmed this part of Rock Island before developing the area into housing development. His own house is located on 2700 21st Avenue.
- Central Neighborhood is located between 18th and 31st Avenues and between 12th and 30th Streets. The topography of this area varies from steep hills to areas of extreme flatness. Much of this neighborhood was constructed during and after World War II. Bungalows and minimal style homes are located in the north,



Broadway Historic District



Burgart's Addition

while the south is dominated by ranch and split level homes. Chippiannock Cemetery is also located in this neighborhood.

- College Circle surrounds Augustana College. This neighborhood is bounded by 5th and 14th Avenues and 25th and 38th Streets. Housing in this area consists mainly of single family houses with a few duplexes. There also are dormitories and former single family homes that have been converted into apartments typically occupied by Augustana students.
- College Hill is a commercial district generally located at the intersection of 14th Avenue and 30th Street and along 14th Avenue from 37th Street to 42nd Street. Bordering on the south side of Augustana College, this area consists of businesses that are primarily locally owned and operated.
- Douglas Park is located between Rock Island Parkway and 11th Street and between 7th and 18th Avenues. While some buildings were built as late as the 1950s, the earliest buildings were constructed in the 1830s. Dominated by single family houses, this neighborhood is named after the former baseball park on the south end of the neighborhood. Built in 1904, this baseball park hosted games for minor league baseball, amateur baseball, professional football, as well as the International Softball Congress World Tournament. The Douglas Park Neighborhood Association developed a neighborhood plan in 1994.
- Downtown is located adjacent to the Mississippi riverfront, west of 15th Street, east of 24th Street and north of 7th Avenue. This area includes the Arts and Entertainment District ("The District"). The Downtown includes a mix of civic, commercial, retail, recreational, and residential uses. In recent years, several redevelopment projects have created new housing opportunities in the downtown. These include McKesson Lofts and the Locks, a transit-oriented development that is currently under development.
- East Central is located south of 18th Avenue, west of 30th Street, north of 24th Avenue, and west of 45th Street. This area has not established a neighborhood association.
- Eastlawn Addition is a post-World War II housing addition located along 28th Avenue between 38th Street to approximately 44th Street. This area has not established a neighborhood association.



College Hill



Edgewood Park



Conceptual Depiction of the Locks

- Edgewood Park and Brooks' Groves Additions are located within the central part of the Keystone neighborhood. Edgewood Park is between 42nd and 44th Streets and between 7th and 10th Avenues. Brooks' Groves is between 44th and 46th Streets and between 8th and 10th Avenues. In the 1890's, a developer named E. H. Guyer envisioned a town in between Rock Island and Moline to be advertised as a healthy, well-drained, and elevated location that working families could afford. Because of the recession in 1892-93, Guyer's dream did not come true. However, William E. Brooks saw potential in the land and began subdividing and building in the 1900s and 1910s.



Greenbush

- Greenbush is located between 9th Avenue and the Mississippi River, and between 24th and 30th Streets. This neighborhood is very influenced by the Irish culture, particularly in the Sacred Heart Catholic Church. Most of the housing is known to have "Victorian" features. There is a mixture of small houses, near mansions, and apartments throughout the area. This neighborhood has a fair in September every year that attracts several hundred people and monthly meetings with different speakers.



Keystone

- The Highland Park Historic Neighborhood is located between 20th and 24th Streets, and between 16th and 18th Avenues. Highland Park is known for its beautiful and historic architecture and brick roads.

- Hilltop is located north of 18th Avenue, generally south of 14th Avenue, generally east of 25th Street, west to the City limits. This area has not established a neighborhood association.

- Keystone is bordered by 14th Avenue and the Mississippi River, and 38th Street and the Moline border. This neighborhood contains a variety of American Foursquare style homes. Keystone is one of Rock Island's active neighborhood associations, which also developed a neighborhood plan in 1996.



Longview

- Longview is located between 11th and 16th Streets and between 7th and 18th Avenues. Though this neighborhood is adjacent to the 1860s and 1870s portions of Old Town Chicago, Douglas Park and Broadway, it did not develop until decades later. This neighborhood features a variety of architecturally significant homes from Queen Anne style to front gambrel colonial revivals. Longview Park is also located here. A neighborhood plan was developed for Longview in 1996.

- Old Town Chicago (also known as New Old Chicago) is bounded by the Rock Island Parkway on the west and north, 7th Avenue on the south, and 15th Street on the east. This neighborhood is Rock Island's oldest residential area. The section on the west side of downtown was a part of the original 1835 city plat. The Chicago addition was filed one year later. Today there is a mix of single family, multi-family, commercial, office, and industrial uses. The Chicago Addition Neighborhood Plan was developed in 1993. In 2005 the City hired a consultant to prepare an updated plan for this area. The New Old Chicago Plan was adopted in 2006.



Old Town Chicago (New Old Chicago)

- Park View Addition is bounded by 44th Street on the west, the Moline border on the east, 14th Avenue on the south, and deep ravines at the end of 45th Street and 12th Avenue on the north. This area is architecturally distinctive and contains many beautiful brick homes. Many of the original residents were of Swedish descent. This neighborhood also includes Rock Island's first ranch style house which was built in 1938.



Park View Addition

- Rock Riverfront is located in the southwest portion of Rock Island that is north of the Rock River. The boundaries of this area are generally south of 31st Avenue and west of 12th Street. The Rock River is the southern bounds of this neighborhood. This area has not established a neighborhood association.
- Saukie is located south of 24th Avenue, east of 30th Street, north of the Rock River, and west of the city limits. This neighborhood includes the Saukie Golf Course and the Rock Island portion of the Wildwood subdivision. This area has not established a neighborhood association.
- Shadybrook is located in southwest Rock Island. This neighborhood is located south of 78th Avenue West, north of 84 Avenue West, and between 10th Street SW and 7th Street SW. This area has not established a neighborhood association.
- Stadium Drive within the Central Neighborhood south of 23rd Avenue. This area has not established a neighborhood association.
- Southwest Rock Island is located on the southwest side of the City, south of the Rock River. A plan for this area was developed in 1983 and revisited with consultant assistance in 2000. Southwest Rock Island contains the only greenfield (not previously developed) land within the City's limits.
- Sunset Business Park is located on the northwest side of Rock Island, adjacent to the Mississippi River. This area is primarily industrial in land use but also home to the Sunset Marina. The City's Public Works facility is also located here.

- United States Housing Corporation (USHC) Neighborhoods are located in four distinct areas. USHC provided more than 600 homes for war production workers. These homes are located between 32nd to 33rd Streets and 16th to 17th Avenue; 39th to 41st Streets and mid-14th to 15th Avenues to 18th Avenue; 43rd to 44th Streets and 15th to 18th Avenues; and 44th Street to the Moline border and 17th to 18th Avenues.
- Watch Hill Neighborhood is located between 12th and 24th Streets and between 35th and 42nd Avenues. These houses are among the most prestigious in Rock Island. This is an isolated and quiet neighborhood with rolling hillsides and curving streets. This neighborhood is bordered by the Blackhawk Historic Site.
- Weisman's Subdivision, developed by Sam Weisman, is located on the north side of the 2900 block of 21st Avenue. This neighborhood features "Chicago Style" bungalows, some with distinctive leaded glass windows and metallic gold accents.
- Westlawn Addition is located within the West Central Neighborhood. Westlawn includes homes along 23rd and 24th Avenues between 9th and 11th Streets.
- West Central Neighborhood is located south of 18th Avenue, north of 31st Avenue, west of 12th Street, east of the Mississippi. This area has not established a neighborhood association.
- The West End is bounded by the Rock Island Parkway on the north and west, 18th Avenue on the south and 15th and 16th Streets on the east. This area generally covers the Douglas Park, New Old Chicago, and Longview neighborhoods.
- Wheelan's Addition is located within the Central Neighborhood on the north side of 21st Avenue, east of 24th Street. This grouping of six bungalows is also attributed to Sam Weisman.
- 45th Street Neighborhood is located between 45th and 47th Streets and 18th and 30th Avenues. This area has not established a neighborhood association.



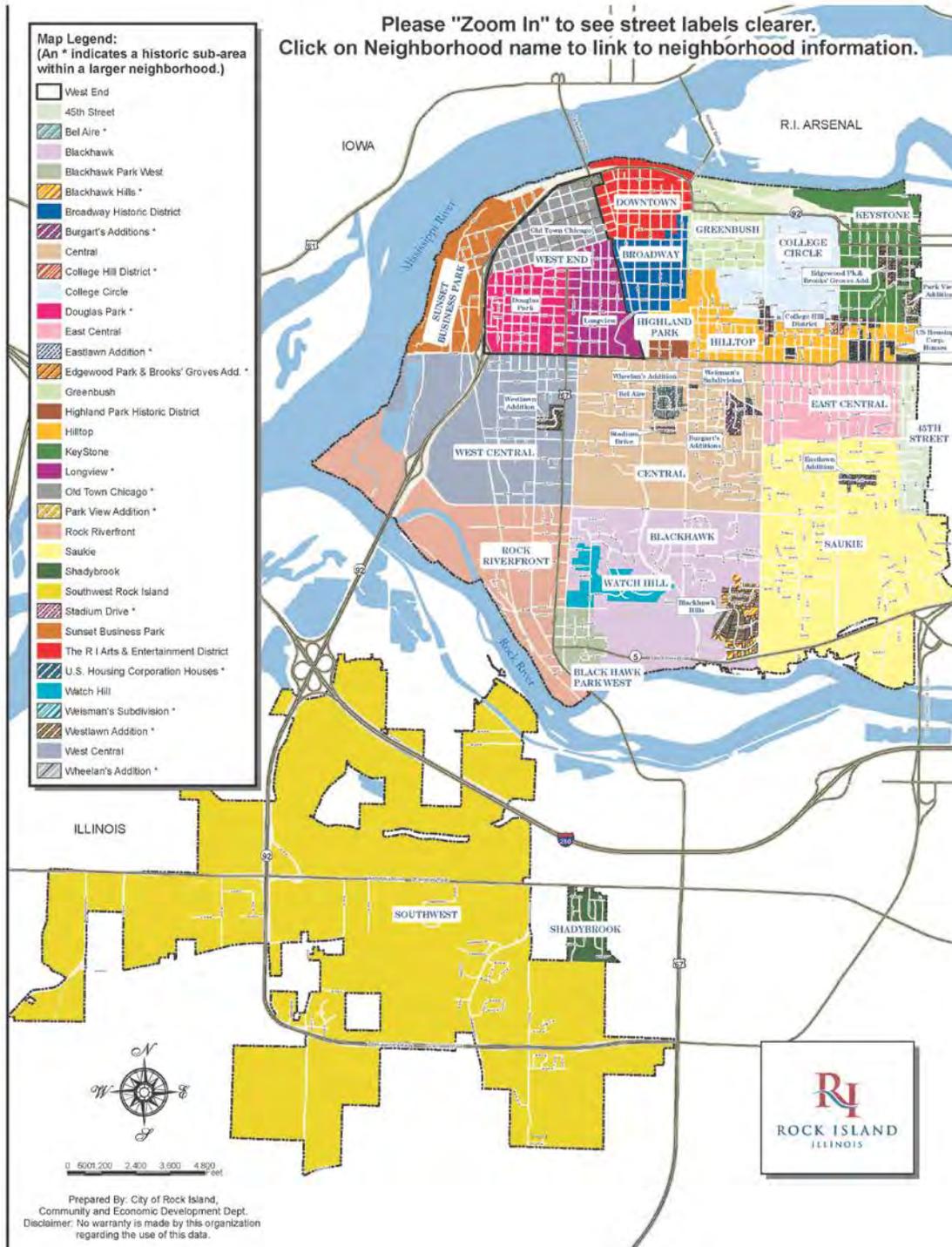
Weisman's Subdivision



West End

City of Rock Island, Illinois

Neighborhoods Map



Economic Development

Employment and Workforce Data

Educational attainment is a common variable to assess a community's labor force potential. As depicted in Table 14, the City's high school graduation rate is comparable to neighboring communities on the Illinois side of the Quad Cities as well as the State of Illinois. High school graduation rates are slightly higher on the Iowa side, with Bettendorf having the highest graduation rate.

Table 14: Educational Attainment

	High School Graduates	Some College, No Degree	Associate's Degree	Bachelor's Degree	Graduate or Professional Degree
City of Rock Island	85.4%	23.9%	8.5%	15.7%	6.9%
City of Moline	87.4%	21.8%	8.6%	16.5%	10.1%
City of East Moline	82.6%	24.7%	6.6%	12.1%	5.4%
Village of Milan	86.9%	27.8%	7.5%	10.8%	3.6%
City of Bettendorf	95.4%	21.3%	9.3%	29.0%	16.0%
City of Davenport	88.9%	23.8%	9.6%	17.8%	8.1%
Rock Island County	86.8%	23.8%	8.6%	14.7%	7.3%
Scott County	91.2%	23.3%	9.8%	20.3%	10.0%
MSA	88.9%	23.5%	9.2%	16.6%	8.3%
State of Illinois	86.6%	21.1%	7.3%	19.1%	11.6%
State of Iowa	90.3%	21.7%	10.0%	17.2%	7.7%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 15 presents income and labor characteristics for the City and surrounding communities. As indicated below, the City's median household income was \$41,915, which is among the lowest of comparison areas. The City's per capita income was \$23,101. The per capita income is defined as the total personal income, divided by the total population. This is used as a measure of the wealth of the population, and indicates that Rock Island's residents are facing greater economic challenges than most other neighboring communities.

Table 15 also depicts the percentage of the population participating in the labor force and the percentage of the labor force that was reported as unemployed in the 2007-2011 American Community Survey. The City's labor force is the portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. As indicated below, Rock Island's unemployment rate is less than that of Milan and East Moline, yet higher than neighboring Iowa communities.

Table 15: Income and Employment

	Median Household Income	Per Capita Income	% of Population in Labor Force	% Unemployed
City of Rock Island	\$41,915	\$23,101	63.1%	8.4%
City of Moline	\$48,529	\$27,512	66.5%	7.1%
City of East Moline	\$42,116	\$21,557	57.2%	9.3%
Village of Milan	\$38,542	\$21,141	61.5%	11.4%
City of Bettendorf	\$69,239	\$36,055	67.9%	3.5%
City of Davenport	\$42,983	\$23,963	66.1%	7.1%
Rock Island County	\$46,726	\$25,609	63.9%	7.7%
Scott County	\$51,274	\$28,010	67.7%	5.6%
MSA	\$49,605	\$26,702	65.7%	6.5%
State of Illinois	\$56,576	\$29,376	66.7%	5.5%
State of Iowa	\$63,845	\$26,110	68.7%	9.3%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 16 depicts the percentage of the City of Rock Island's labor force by employment industry. As indicated below, educational services, health care, and social assistance is the City's predominant employment industry, employing 27.3 percent of the City's population. Manufacturing and arts, entertainment, recreation, and accommodation and food services are also strong sectors of Rock Island's economy, employing 12.8 percent and 11.5 percent, respectively.

Table 16: City of Rock Island Employment by Industry

Industrial Sector	% of Labor Force
Agriculture, forestry, fishing and hunting, and mining	0.6%
Construction	4.6%
Manufacturing	12.8%
Wholesale trade	2.8%
Retail trade	9.4%
Transportation and warehousing, and utilities	6.5%
Information	1.7%
Finance and insurance, and real estate and rental and leasing	5.0%
Professional, scientific, and management, and administrative and waste management services	7.8%
Educational services, and health care and social assistance	27.3%
Arts, entertainment, and recreation, and accommodation and food services	11.5%
Other services, except public administration	4.6%
Public administration	5.5%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Table 17 lists the Quad Cities Region's largest employers. Employers in manufacturing and healthcare are vital to Rock Island's economy. The Rock Island Arsenal is the largest employer in Rock Island and the Quad Cities as a whole. Located on the 946-acre Arsenal Island, the Arsenal is the largest government-owned weapons manufacturing arsenal in the United States. The Arsenal provides manufacturing, logistics, and base support services for the Armed Forces. The Arsenal also partners with non-military entities to advance manufacturing technologies in the private sector. Arsenal Island draws both workers and tourists locally and from around the world.

Table 17: Quad Cities Region Largest Employers

Name	City	Employees	Line of Business
Rock Island Arsenal	Rock Island	8,500	Defense Manufacturing
Deere & Company	Moline	7,300	Agriculture Manufacturing
Genesis Health Systems	Davenport	4,900	Health Care System
Trinity Regional Health System	Rock Island	2,900	Health Care System
Davenport School District	Davenport	2,500	Local School District
Alcoa, Inc	Riverdale	2,250	Aerospace & Defense Aluminum
Hy-Vee Food Stores	Region-wide	2,022	Supermarket and Other Grocery
Kraft Foods/Oscar Mayer	Davenport	1,500	Food Processing
XPAC	Milan	1,195	Supply Chain Management & Logistics
Moline School District No. 40	Moline	1,157	Local School District
Wal-Mart Super Centers	Region-wide	1,066	Warehouse Clubs and Supercenters
Isle of Capri	Bettendorf	1,050	Casino, Hotel, Entertainment
MidAmerican Energy Co.	Davenport	1,025	Utility/ Energy Delivery
Eastern Iowa Community College	Davenport	1,016	Junior College
APAC Customer Service	Davenport	900	Telecommunications/Customer Service
Rock Island Milan School District #41	Rock Island	827	Local School District
City of Davenport	Davenport	800	Local Government
Group O Companies	Milan	800	Third Party Logistics
Rock Island County	Rock Island	760	Local Government
Wells Fargo Bank, N.A.	Region-wide	716	Commercial Banking
Exelon Nuclear - Generating Station	Cordova	700	Utility/ Energy Delivery
Jumer's Casino and Hotel	Rock Island	641	Hotel and Casino
AT&T	Rock Island	610	Telecommunications
Sears Manufacturing	Davenport	600	Automobile Seat Manufacturing
United Parcel Service	Davenport	590	International/Domestic Shipping
Von Maur	Davenport	560	Retail Headquarters/Distribution Center
United Health Care	Moline	520	Health Insurance
Augustana College	Rock Island	500	Private College
Scott County	Davenport	500	Local Government
Performance Food Group	Rock Island	490	Food Distribution

Table 17: Quad Cities Region Largest Employers

Name	City	Employees	Line of Business
St. Ambrose University	Davenport	467	Private University
City of Moline	Moline	452	Local Government
Kone, Inc.	Moline	450	Elevator, Escalators & Moving Sidewalks
Lee Enterprises	Davenport	450	Newspaper Publishing
Modern Woodmen of American	Rock Island	440	Fraternal Insurance Company
3M	Cordova	435	Adhesives & Specialty Chemicals
Metropolitan Medical Laboratory	Moline	431	Medical Laboratories
Cobham Mission Systems	Davenport	425	Aerospace & Defense Manufacturer
Quad City Bank & Trust Company	Bettendorf	414	Commercial Banking
Nestle Purina PetCare Company	Davenport	411	Pet Food Maker
McLaughlin Body Company	Moline	407	Fabricated Structural Metal

Source: Hoover's, Inc. and Bi-State Regional Commission, 2012

According to the 2007-2011 American Community Survey, Rock Island residents spent an average 18.6 minutes commuting to work, indicating that a significant number of workers traveled outside the City for employment. As indicated below, Rock Island has the greatest share of employees traveling to work by means other than driving alone when compared to neighboring cities, Rock Island and Scott Counties and the MSA.

Table 18: Journey to Work

	Drove alone	Carpooled	Public Transportation	Walked	Other Means	Worked at Home
City of Rock Island	75.5%	9.8%	3.2%	5.3%	1.7%	4.6%
City of Moline	85.1%	8.8%	1.3%	2.1%	0.7%	1.9%
City of East Moline	81.9%	13.7%	1.6%	1.1%	0.6%	1.1%
Village of Milan	86.2%	7.7%	0.0%	2.3%	3.0%	0.8%
City of Bettendorf	88.0%	5.9%	0.5%	0.7%	1.1%	3.7%
City of Davenport	85.6%	7.7%	0.6%	2.6%	0.9%	2.6%
Rock Island County	82.9%	9.1%	1.5%	2.6%	1.0%	2.9%
Scott County	86.5%	7.0%	0.5%	1.9%	0.9%	3.2%
MSA	84.3%	8.5%	0.8%	2.1%	1.0%	3.3%
State of Illinois	73.4%	9.1%	8.8%	3.1%	1.6%	4.0%
State of Iowa	79.1%	9.9%	1.1%	3.8%	1.3%	4.7%

Source: U.S. Census Bureau, American Community Survey 2007-2011.

Economic Development Programs

The City of Rock Island offers the following economic development programs to stimulate business start-ups and expansions, development, and redevelopment in the City.

- *Commercial/Industrial Revolving Loan Fund (CIRLF)*: CIRLF provides gap financing for business start-ups or for expansion projects. Low-interest loans are available to industrial, commercial, light manufacturing, retail, and service industries which may be applied to the purchase of fixed assets (land, building, and equipment) and capital expenditures.
- *Enterprise Zone*: New construction or renovations within Rock Island's designated Enterprise Zone may qualify for investment tax credits against Illinois income tax, jobs tax credits, or sales tax deduction on building materials. Projects that increase a property's assessed value by \$100,000 or more also qualify for property tax rebates. Projects resulting in more than \$5 million in investment and create 200 jobs may qualify as an Illinois Enterprise Zone Certified Business.
- *Facade Improvement Program (FIP)*: FIP provides rebates to commercial property owners or tenants who renovate the exterior of a property. Rebates may be 25 percent to office-based, service, or non-retail businesses; 50 percent for commercial building containing a retail business; and 75 percent for sustainable or energy-efficient improvements. The maximum rebate is \$15,000.
- *Sales Tax Rebate Program*: New or existing retail sales tax payers within the City may be eligible for a rebate of the City's portion of retail sales tax. To participate, retailers must increase taxable retail sales by \$500,000 or more during a 12-month period. The rebate is capped at \$30,000 and participating retailers are eligible for only one 12-month rebate.
- *Tax Increment Financing (TIF)*: The City offers assistance within its TIF districts for renovation and new construction projects. In Illinois, TIF may be used by cities to assist developers with a portion of interest costs; assessment and cleanup of contaminated soil; building rehabilitation; construction of engineered barriers such as parking lots on contaminated sites; demolition and site preparation; and land assembly costs.
- *Sustainable Business Incentives*: The City offers a variety of programs to assist both existing and new businesses wishing to undertake a sustainable improvement project, including:

 - *Facade Improvement Program* - Rebates are available to existing commercial properties for up to 75 percent of the cost for Energy Star rated products, green roofs, and other energy-efficient or environmentally sound materials for exterior improvements.
 - *Commercial/Industrial Revolving Loan Fund* - The City's low-interest loan fund will lend \$15,000 per green job created for businesses whose primary product or service contributes to environmental or sustainable objectives.
 - *Permit Fee Rebate* - The City will rebate a portion of the building permit fee associated with the construction of a LEED-certified building.
 - *Ridgewood Business Park Lot Purchase Discount* - A discount will be offered on the price of a lot in the Ridgewood Business Park if a LEED-certified building will be constructed.
 - *Sustainable Design Assistance Team (SDAT)* - Free design review and counsel is offered by the Sustainable Design Assistance Team, which consists of engineers, architects, and construction professionals.

In addition to the above-listed programs, the MidAmerican Energy Company offers a number of programs to encourage energy efficiency in commercial and industrial properties. The Illinois Treasurer Office also offers a pilot program to encourage sustainable development called Cultivate Illinois.

Strengths and Weaknesses to Economic Development

To accurately assess categories or particular types of new businesses and industries that would be appropriate or desirable in Rock Island, it is important to first identify and understand the City's strengths and weaknesses with respect to economic growth. The most effective strategies are those that capitalize on the assets and strengths of the City, while accounting for and overcoming the City's weaknesses and challenges. Such strategies will be explored in greater detail in the Comprehensive Plan.

Strengths

- The City has direct access to the national transportation network, including I-80, I-280, I-74, and the Quad Cities Airport, making it an attractive home for commuting residents and new businesses.
- Rock Island is an affordable place to live—as reported by Quad Cities First, the Quad City area cost of living index is just 99.0, substantially lower than nearby Chicago at 114.7.
- The City's location within the greater metro area offers events and cultural amenities typically only available in larger cities.
- Residents have access to training and higher education opportunities through Augustana College, Blackhawk College, and other higher learning institutions in the Quad Cities.
- The City has active TIF districts, a collaborative relationship with Rock Island Economic Growth Corporation, and a strong interest in redevelopment activities.
- Rock Island has access to a large and diverse workforce.
- The City is well-connected to the Rock Island Arsenal, one of the largest employers and most significant contributors to the local economy.
- Successful downtown redevelopment activities have occurred over the past decade, resulting in investment and new residents downtown.

Weaknesses

- City has seen a steady population decline since the 1980s.
- Loss of major manufacturers (Farmall and Case International Harvester) in the 1990s left the City in a recession from which it has not fully recovered.
- Retail and industrial business growth has been slow to stagnant in recent years.
- Rock Island is competing with other cities in the Quad Cities region for residents and employers, which is compounded by different tax structures in Illinois and Iowa.
- The City's housing stock and infrastructure is aging and in need of reinvestment.
- The City's downtown is in need of continued investment and rehabilitation.
- The City's zoning code, sign ordinance, and landscaping regulations are out of date and not conducive to attracting modern development.
- The City suffers from negative perceptions (real and perceived) in terms of crime, education, and disinvestment.

Transportation and Mobility

Existing Transportation Network

Roads

The City is very well connected to the region by existing roads and highways. The interstate system (I-80, I-74, and I-280) creates a beltway system making travel easy throughout and between the Quad Cities. Interstate 88 connects into I-80 on the northeast side of the Quad Cities. This interstate system also provides a direct route from Rock Island east to Chicago and west to Des Moines. Other principal arterials include US Highway 67, and State Highways 5 and 92. In addition, the City maintains a system of local roads which include 87 miles of concrete streets, 61 miles of asphalt streets, and 6 miles of brick streets.

Bridges

The City is surrounded by two major rivers—the Mississippi and Rock Rivers—which create natural barriers to some transportation movements. The following bridges connect the Illinois Quad Cities to neighboring communities.

- The Centennial Bridge connects Rock Island at 15th Street to North Gaines Street in Davenport. The bridge, opened in 1940, is 3,850 feet long and stands 170 feet above water level. The Centennial Bridge was reconstructed in 1997.
- The Government Bridge, or Arsenal Bridge, connects Rock Island at 24th Street to the Rock Island Arsenal and to Davenport. It is located adjacent to Mississippi River Lock and Dam No. 15. The Government Bridge includes a swing section to accommodate traffic navigating the locks. The Government Bridge is also one of only two Quad City bridges with a rail crossing over the Mississippi River.
- The I-280 bridge spans the Mississippi providing another option to travel between Iowa and Illinois. This four-lane bridge is a steel thru-arch design which opened in 1973.
- The I-80 bridge spans the Mississippi connecting Iowa to Illinois just south of LeClaire, Iowa. This bridge, which opened in 1966, is a four-lane bridge of steel girder design.
- The I-74 bridge spans the Mississippi connecting Bettendorf to Moline. The northbound segment of this bridge was constructed in 1935 and the southbound section was constructed in 1959. This bridge is four lanes of steel suspension design. The I-74 bridge is slated for reconstruction and expansion to six lanes as funding becomes available within the next few years.

In addition to the Mississippi River bridges, there are also seven Rock River crossings. The Rock River bridges include three federal, three state, and one local crossing.

Passenger and Freight Rail

The Iowa Interstate Railroad (IAIS) provides Rock Island with freight rail transportation with connections to Omaha and Chicago. IAIS also offers access to the Mississippi River terminal for rail to barge or barge to rail service.

Illinois Department of Transportation plans to extend passenger rail service from Chicago to the Quad Cities via a station in Moline, IL. The possibility to extend this system west to Iowa City and Des Moines, Iowa to Omaha, Nebraska is being considered by Iowa legislature.

Waterway Freight

The Mississippi River links the Quad Cities to domestic and foreign ports via tributaries of the Mississippi, the Gulf of Mexico, and the Great Lakes. The navigation season lasts approximately 10 months, from March through December.

The Rock Island River Terminal, located at mile 480 on the Mississippi River, provides a variety of cargo transfer and storage services, including barge loading and unloading with rail and truck transfer, storage and warehousing, and commodity packaging and screening. The terminal offers intermodal shifting, with its connections to the Iowa Interstate Railroad, Canadian Pacific Rail, and the Burlington Northern Railroad as well as to Interstates 80, 74, and 88.

Air

The Quad City International Airport is located approximately four miles southeast of Rock Island in the City of Moline. This airport is operated by the Metropolitan Airport Authority of Rock Island County, Illinois. Four airlines provide direct service to Atlanta, Chicago O'Hare, Dallas-Ft. Worth, Denver, Detroit, Las Vegas, Minneapolis-St. Paul, Orlando-Sanford, Phoenix-Mesa, and St. Petersburg/Clearwater Beach.

Public Transit

Public bus transportation is available through MetroLINK's fixed route service. MetroLINK operates seven days a week and serves most major residential, retail, and commercial activity centers in the Quad Cities. MetroLINK currently has two projects under construction in Rock Island. The first is a new transfer station in downtown Rock Island that will serve as a feature of the Locks transit-oriented development. The transit station is anticipated to be complete by late 2013 with the Locks residential component slated for completion in 2014. MetroLINK is also currently constructing a new transit maintenance facility that will be built to LEED silver certification standards.



Conceptual Image of Future MetroLINK Transfer Station – Downtown Rock Island

In addition to the Metro bus service, MetroLINK serves as the agent for Greyhound and Burlington Trailways, provides paratransit services and transportation for the ARC of Rock Island County, and operates the Channel Cat Water Taxis. The Channel Cat Water Taxis are open-air boats that take passengers back and forth across the Mississippi River to various landings.

Non-Motorized Transportation Facilities

The City of Rock Island has begun to develop a system of on-road bicycle facilities. Existing bike routes/lanes in the City are depicted on Map 6. Regional multi-use trails connect Rock Island to multiple cities in the region. The Great River Trail runs adjacent to the Mississippi River and is uninterrupted for 60 miles from Sunset Park in Rock Island to Savanna, Illinois. The Hennepin Canal Parkway is located south of the Rock River and follows the Hennepin Canal Greenway. The American Discovery Trail is a multi-purpose recreational transportation corridor that conceptually extends from California to Delaware. Within the Quad Cities, the trail travels north from Muscatine, Iowa along the Great River Trail from Buffalo to Davenport, Iowa. At the Arsenal Island, the American Discovery Trail crosses the Mississippi River into Rock Island County to the Illinois Great River Trail. It continues into Illinois to the Hennepin Canal State Parkway via East Moline, Silvis, Carbon Cliff and Colona.

The City also has designated bike lanes on 7th Avenue between 17th Street and Mill Street, which leads to Sunset Marina, and on 17th Street between 31st Avenue and Blackhawk Road.

Electric Vehicle Charging Stations

The City provides two electric vehicle charging stations on the first floor of the City Parking Ramp located at 16th Street and 3rd Avenue. The parking spaces are reserved for electric vehicle (EV) parking only. There is no cost to charge your vehicle but there is a \$0.25/hour cost to park your vehicle in the metered parking space.

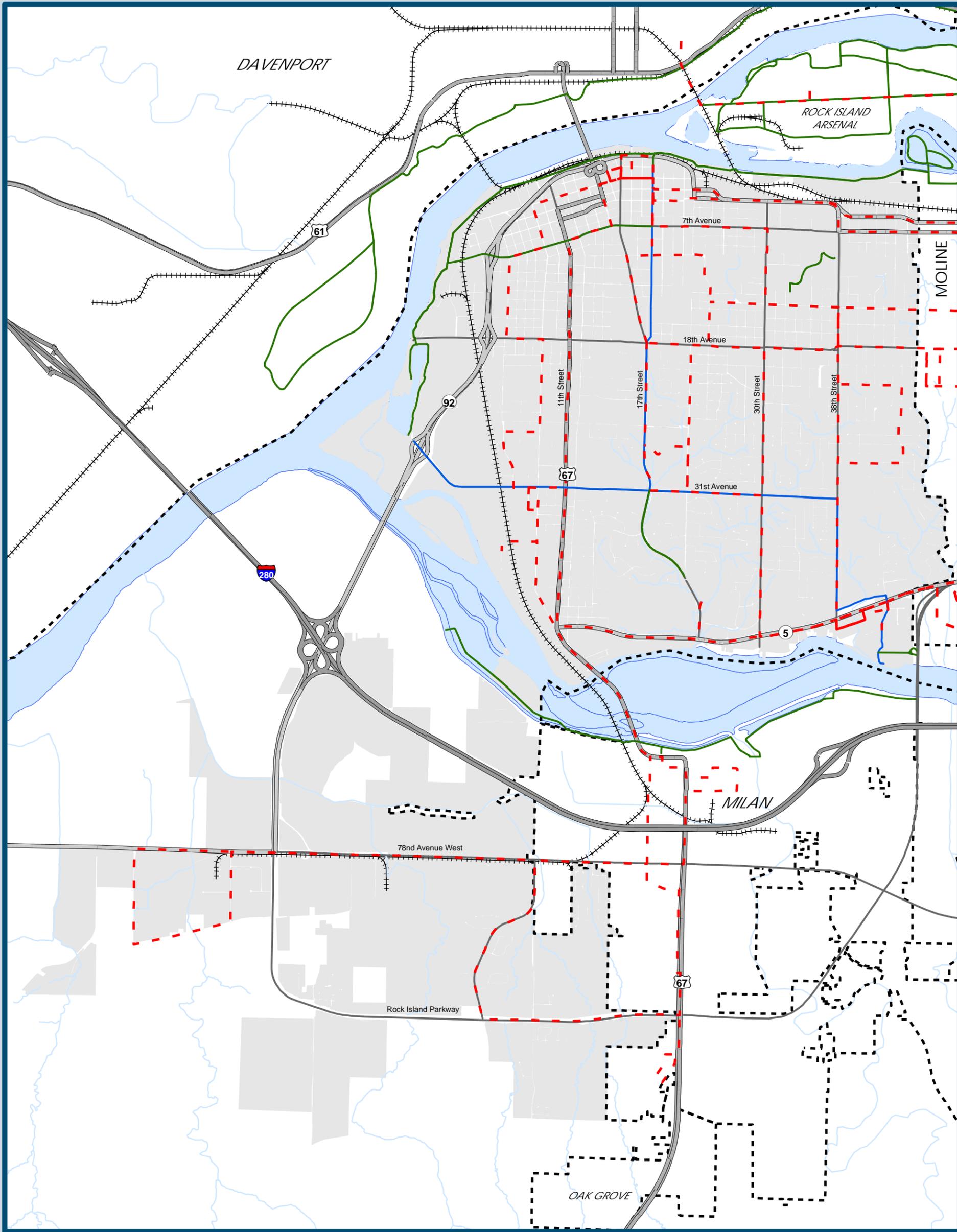
State, Regional, and Local Transportation Plans

The following are state, regional, and local transportation plans, policies, and studies are relevant to this Comprehensive Plan. They provide information on policy direction and future projects at various levels of government.

- The *Illinois 2012 Long Range Transportation Plan* sets forth policies and goals that will guide the development of the state transportation system. The plan identifies issues and key needs that will guide Illinois Department of Transportation in their investment decisions for the state transportation system over the forthcoming twenty years.
- The *State of Illinois Complete Streets Legislation* (Illinois Public Act 095-0665, adopted in 2007), requires the Illinois Department of Transportation (IDOT) to establish bicycle and pedestrian ways in or within one mile of an urban area in conjunction with the construction, reconstruction, or other change of any state transportation facility except in pavement resurfacing projects that do not widen the existing traveled way or do not provide stabilized shoulders; or where approved by the Secretary of Transportation based upon documented safety issues, excessive cost or absence of need.
- Illinois Department of Transportation is currently in the process of developing the *Illinois Bike Transportation Plan*. Issues to be addressed in the plan include: a statewide and regional analysis of the current accommodations, policies, and planning documents for bicycling in Illinois; an evaluation of IDOT's implementation of the state's Complete Streets policy and other bicycling-related statutes; and a review of national bicycling trends and best practices and their applicability in the Illinois transportation context.
- The Illinois Department of Transportation's *Fiscal Year 2010-2015 Proposed Highway Improvement Program* prioritizes state roadway system improvements, bridge maintenance projects, and other transportation facilities projects. This six-year program is funded by federal, state, and local funds. Major projects of interest in Rock Island County include: Interstate 74/U.S. 6 Mississippi River Corridor engineering and land acquisition; Interstate 74/280 resurfacing from Airport Road in Milan east to the Rock Island County line; Interstate 80 resurfacing and railroad bridge replacement north of IL 5/92; and Interstate 280/IL 92 bridge rehabilitation from the Mississippi River to Airport Road.
- The *Fiscal Year 2012-2015 Statewide Transportation Improvement Program (STIP)* is a four-year program of highway and transit projects developed to fulfill the requirements set forth in the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and its successors the Transportation Equity Act for the 21st Century (TEA-21) and in the Safe Accountable Flexible and Efficient Transportation Equity Act – Legacy for Users (SAFETEA-LU).
- Bi-State Regional Planning Commission's *2040 Quad Cities Long Range Transportation Plan* provides short and long-range strategies to establish a multi-modal transportation system that addresses current and future transportation demand in the Quad Cities.
- The *Rock Island Bikeways Plan* was developed to create a coherent bikeway network throughout the city by linking existing street system elements to new installations. This plan is

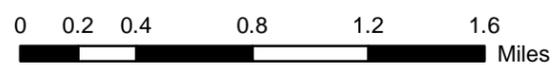
intended to provide a blueprint for developing a system of connected bike routes through the city to encourage biking as a means of enhancing the community quality of life, supporting development efforts, promoting healthful activity and reducing the city's carbon footprint. New bike lanes and/or paths are proposed throughout the City.

- *Southwest Rock Island Bicycle System Plan* provides a framework for connecting bicyclists from Southwest Rock Island to Rock Island proper, and to offer connections to Rock Island residents to regional bike/ pedestrian facilities. This plan offers a phased approach to providing additional on and off street bicycle routes in Southwest Rock Island.
- The *Rock Island Brick Streets Plan* was created to prioritize the repair, maintenance, and reconstruction of Rock Island's historic brick streets. The Plan includes a preservation prioritization list of all brick streets. Category 1 prioritization indicates that those streets should be restored to their original appearance when funds become available.



Map 6: Existing Transportation Facilities

- | | |
|--|--|
|  City of Rock Island |  Bus Routes |
|  Other Municipal Boundaries |  Recreational Trails |
|  Interstate Highways |  Bicycle Sharrows / Lanes |
|  U.S. Highways | |
|  State Highways | |
|  Railroads | |
|  Surface Water | |



Source: City of Rock Island, Rock Island County, and Bi-State Regional Commission
Draft: August 20, 2013

Utilities and Community Facilities

Municipal Facilities and Utilities

County Facilities

The City of Rock Island is the County seat of Rock Island County and houses many County facilities. These include:

- County Courthouse (210 15th Street)
- County Sheriff's Department (1317 3rd Avenue)
- County Office Building (1504 3rd Avenue)
- County Health Department (2112 25th Avenue)
- County Adult Services Court (2116 25th Avenue)

These facilities draw many employees and visitors into the City of Rock Island, which also draws investment into the local economy.



Rock Island County Office Building

City Hall and Other Municipal Facilities

Constructed in the 1940s, Rock Island City Hall is located at 1528 3rd Avenue. City Hall is home to City Council Chambers, the Office of the Mayor, Office of City Manager, Finance Department, Administrative Services Department, Human Resources, Code Enforcement, Building Inspection, and Community and Economic Development Department.



Rock Island City Hall

City Hall is in need of certain upgrades, renovation, and/or expansion to meet immediate needs and the needs of the community over the 20-year planning period. Several departments, in particular Building Inspections and Code Enforcement, are at maximum capacity in terms of physical space and digital storage capacity. A facilities needs study would provide guidance on how to best utilize the existing space for all departments and identify potential opportunities for expansion. One possibility is expansion into the space currently occupied by the Police Department, which will be relocating in 2014 (see description on the following page). In addition to physical space, technological improvements, such as online permit applications, would better enable the City to more effectively serve customers.



Martin Luther King, Jr. Community Center

Martin Luther King, Jr. Community Center

The Martin Luther King, Jr. Community Center, located at 630 Martin Luther King Drive, opened in 1975 as a multipurpose center to serve social service programs and organizations. The King

Center provides multiple services, including after school program, summer day camp, tax return program, facility rental, community and family events, workforce development, computer training, and substance abuse prevention services. The King Center was renovated and expanded in 2011 to enable expansion into the following additional service areas: after-school programming, job training/workforce development, mentoring, substance abuse prevention, and special events. The project added 6,800 square feet and created a variety of rooms designed to serve over 200 youth per day, a community room with capacity for over 400 people for a variety of uses, a full-service kitchen, and spaces to enhance existing relationships with partner agencies. The expansion of the King Center will enable this facility to continue to meeting community needs over the planning period.

Hauberg Civic Center

The Haugberg Civic Center is a historic structure formerly home to Susanne and John Hauberg from 1911 to 1955. The building was donated by to the City in 1956. Today the Center is available for rent for weddings, receptions, business meetings, retreats, graduation and birthday parties, and other social events.



Hauberg Civic Center

Centennial Bridge Visitor's Center

Located at 201 15th Street at the foot of the Centennial Bridge, the Visitor Center is an important entry point to Rock Island. The Visitor Center is a satellite location operated by the Quad Cities Convention and Visitor's Bureau. In 2006, the City received a Preserve America grant from the federal government to renovate the old Centennial Bridge Commission Building. The Centennial Bridge Visitor Center opened in 2008.

Police Department

The Rock Island Police Department is located at 316 16th Street, adjacent to City Hall. The Police Department is divided into three divisions:

- Field Operations Division: The uniformed patrol division of the Police Department.
- Criminal Investigations Division: The Detective Bureau of the Police Department which is comprised of the Persons/Property Division, Juvenile Investigations Unit, and the Narcotics/Vice Unit.
- Administrative Technical Services Bureau: Responsible for all record keeping, including evidence retention, sex offender registration, fingerprinting services, abandoned vehicles, animal control, and traffic records.

A space analysis of the existing Police Department was conducted in 2010. At that time it was determined that the current 22,000 square foot facility was not adequate to serve the needs of the citizens of Rock Island. After a thorough analysis of several locations for a new police facility, a site was selected between 5th and 7th Avenues and 12th and 13th Streets. Once completed, the new facility will meet the Police Department's long-term facility needs. Short-term needs for the Police Department include new vehicles and an 800 Mhz radio system to enable effective communication between Rock Island and neighboring jurisdictions.



Fire Department

The Rock Island Fire Department operates out of four fire stations throughout the City. These include:

- Central Fire Station, located at 1313 Fifth Avenue.
- Fire Station 2, located at 9010 Ridgewood Road. This facility is co-located with the Southwest Branch of the Public Library.
- Fire Station 3, located at 1601 30th Street.
- Fire Station 4, located at 3101 9th Street.

The Fire Department staffs 44 paramedics, one pre-hospital registered nurse, and 12 emergency medical technicians. The Fire Department operates two full-time advanced life support ambulances staffed with two paramedics.

Public Library

The Rock Island Public Library was the first to open in the State of Illinois. The library first opened in a rented location in downtown Rock Island in 1872. The Main Library is located at 401 19th Street; this building first opened in 1903. Other library locations now include the 30/31 Branch located at 3059 30th Street, and the Southwest Branch located at 9010 Ridgewood Road. The Rock Island Public Libraries are part of RiverShare Libraries, a group of 20 public and academic libraries in the Quad Cities that allow users to borrow and return books from any library in the system.

The City's library system is in need of upgrades, renovation, and expansion to meet immediate needs and the needs of the community over the 20-year planning period.

- Needs identified for the Main Library include exterior repairs and renovations, new furniture, lighting, and an updated electrical system to handle demand for electronic materials.
- The 30/31 Branch is at capacity for space and cannot accommodate additional growth. Further, there is no additional room for on-site expansion at its current site. Relocation of this library branch to a larger site may be necessary over the 20-year planning period. In the near term, lighting has been identified as an existing need for this location.
- The Southwest Branch will require new a roof design and new roof in the near term.
- At all locations, technology upgrades are needed and should be evaluated regularly to ensure technology is meeting demands of users and library resources.

Up-to-date facilities maintenance and building plans are recommended to enable library staff to better plan annual budgets. In addition, outreach is a service area the library is looking toward for the future. Library outreach programs reach the underserved, people with special needs, and others in the community unable to visit the library. The purchase of outreach vehicles would be required to develop and implement this type of program.

Public Works

The Public Works Department is responsible for the operation, maintenance, and construction of the public infrastructure of the City and the provision of basic municipal services such as refuse and yard waste collection and snow removal.

The Public Works Administration building, at 1309 Mill Street, houses Public Works Administration, Engineering, and Fleet. This building was expanded approximately 15-18 years ago and is currently operating slightly beyond capacity in terms of office and storage space. An additional expansion or construction of a new facility should be considered over the course of the planning period.

The Utilities Maintenance Building, located just north of the water treatment plant, houses the City's streets and utilities maintenance workers. This structure, designed to occupy four employees, currently houses 15-20 employees. It is beyond capacity in terms of office space and is no longer functionally meeting the needs of the Public Works Department.

The Municipal Services Building (Streets Garage), also located on Mill Street, houses the City's storage garage, Streets Division, and Levee workers. This building, constructed in 2011, was built to LEED certification standards, including geothermal heating and cooling as well as native landscaping and a rain garden. This facility is anticipated to meet the short-term and long-term needs of the Public Works Department.

Water Supply

The City has maintained its municipal water system since 1872. The City's drinking water source is the Mississippi River. The City operates a water treatment plant at 2215 16th Avenue. An average of 5 million gallons of water is pumped daily to this facility for processing. A large ground storage facility and six elevated towers supply the 220 miles of water mains and 2,000 fire hydrants that deliver drinking water and provide fire protection throughout the City. To ensure high water quality for residents, the City provides extensive treatment and performs over 15,000 chemical and bacteriological tests annually.

Identified needs for the water system include regular replacement of the oldest of the City's water pipes, many of which are undersized (4" diameter instead of the 6" minimum diameter) and some up to 100 years old. An upgrade plan guides the replacement of the aging water distribution system; replacement is correlated to street reconstruction projects. In addition, the

City recently hired a consultant to prepare a facility needs study for the water treatment plant. The recommendations of that study will be forthcoming in the coming months.

Wastewater

The City of Rock Island maintains 250 miles of wastewater collection mains, 7,000 storm inlets and sewer manholes, four waste water pumping stations, two sanitary sewer overflow facilities, and operates two wastewater treatment plants. A new wastewater treatment facility is currently under construction which will increase the capacity from 16 million gallons per day to 160 million gallons per day. Completion of the new plant is anticipated in the spring of 2014.

In parts of Rock Island, the City operates a combined sewer system, meaning that sewage from homes and businesses are collected in the same pipes as stormwater. In cases of heavy rains, combined sewer overflows can occur which causes outfalls into the Mississippi and Rock Rivers. Although diluted with rainwater, combined sewer overflows deliver contaminants to these water sources. While combined sewer overflows protect against backups in homes and businesses, flooding in City streets, and bursting underground pipes, reducing combined sewer overflows is important in order to prevent any potential adverse effects on receiving water quality.

The City is required to monitor all combined sewer overflow outfalls and submit an annual report to the Illinois Environmental Protection Agency documenting discharge location and date for each combined sewer overflow. Reports from 2008 to 2012 are available on the City's website. Combined sewer overflow outfalls are expected to reduce to zero to a maximum of four per year once the wastewater treatment facility is completed and operational.

Stormwater Management

The City developed its stormwater ordinance to protect water quality and ensure that new development and redevelopment does not increase flood or drainage hazards or create unstable conditions susceptible to erosion. The City also developed a stormwater utility through which all developed properties in the City are required to pay a stormwater utility fee based up an estimate of the property's impervious surface area. Impervious surface areas are hard surfaced features such as rooftops, driveways, sidewalks, patios, parking lots, and awnings. Owners of large properties may be able to reduce their stormwater utility fees by constructing and maintaining on-site stormwater management facilities (such as detention basins) designed to reduce runoff quantity or improve runoff quality.

The City has also developed the Rain Gardens for Rock Island Program which provides advice and financial assistance to homeowners and businesses to install rain gardens. Rain gardens help to reduce flooding, absorb pollutants, regenerate the water table, promote natural cleansing of stormwater, and sustain wildlife.

Power

The majority of Rock Island residents power their homes with gas and electric services provided by MidAmerican Energy.

The City produces energy at a hydroelectric plant located near 51st Avenue and 11th Street on the Rock River. The City purchased the plant (formerly known as the Sears Powerhouse) from White Hydropower Company in 2008 and invested \$2.2 million in the plant to rehabilitate two existing turbines and the powerhouse, and install two new 300 kilowatt generators. Prior to the purchase of the plant, the City purchased all its electricity (15,300,000 kilowatt-hours per year) for its facilities, street lights, and traffic signal lights from MidAmerican Energy. The plant now produces about 5,300,000 kilowatt-hours of renewable energy for City facilities (34 percent of City electricity consumption) and the remainder is purchased from MidAmerican Energy.

Solid Waste Disposal and Recycling

The City's Public Works Department provides weekly refuse collection to local residents. The City also partners with Millennial Waste to offer a refuse and yard waste drop-off center at 13606 Knoxville Road Milan, Illinois. Curbside recycling is available to residents by subscription, or materials may be dropped off at the City's Recycling Drop-Off Center at the intersection of 24th Street and 16th Avenue. Accepted materials include plastics, tin and aluminum cans, cardboard, and paper products. The City also offers seasonal leaf and Christmas tree collection.

The City's fleet of solid waste collection vehicles is 13 years old and is showing significant signs of wear. A replacement fleet will be needed during the course of the planning period.

Sunset Marina

Sunset Marina is located in Sunset Park at 31st Avenue and the Mississippi River at mile marker 479.8. The marina provides docking space for 473 boats from 16 feet to 60 feet in length. The marina is owned and operated by the City of Rock Island Public Works Department. The Marina has a 35-ton travel lift which can set a boat on land for repairs, take a boat off a trailer for launching, or load a boat on a trailer so it can be transported to another location. A public boat launching ramp is located at the north end of Sunset Park.



Sunset Marina

Parks and Recreational Facilities

The City of Rock Island offers approximately 850 acres of parks and recreational facilities for the enjoyment of visitors and local residents. Table 19 on the following page lists and describes Rock Island's existing park and recreational facilities. Over the planning period, the following have been identified as needs for the City's park and recreational facilities:

- Development of a replacement schedule for park structures and playground equipment throughout the City. Many playgrounds are upwards of 30-40 years old. Replacement of fences around ball fields, tennis courts, and park areas.
- Development of Mel McKay Park and reconstruction of Douglas Park, Lincoln Park restrooms and theater building.
- Roof replacement at Rock Island Fitness and Activity Center will be needed within 5-20 years.
- Park and recreation facilities need to be in compliance with the Americans with Disabilities Act (ADA) within the next five years.

Table 19: Rock Island Parks and Recreational Facilities

Facility Type/Name	Acres	Amenities
Neighborhood Parks		
Jaycee Park	0.5	Basketball courts and playground.
Denkman Park	1	Basketball courts, picnic shelter, and playground.
Douglas Park	7	Softball/baseball diamonds, concessions, bleachers, playground, and restrooms.
Hasselroth Park	5	Dog park, picnic area, playground, and football/soccer field.
Hauberg Park	8	Civic Center, softball/baseball diamonds, bleachers, hiking, sledding, playground, and restrooms.
Haymaker Park	5	Basketball courts, softball/baseball diamonds, soccer-football field, bleachers, picnic area, and restrooms.
Mel Hodge Park	8	Sand volleyball, basketball/tennis courts, softball/baseball diamonds, bleachers, picnic area, playground, and restrooms.
Old Horace Mann Park	2	Softball/baseball diamond, concessions, and bleachers.
Rauch Park	3	Softball/baseball diamond, playground, and sledding.
Realtors Park	3	Softball/baseball diamond, basketball courts, football/soccer field, and picnic area.
Reservoir Park	7	Softball/baseball diamond and football/soccer field.
Shadybrook Park	6	Basketball courts, softball/baseball diamonds, football/soccer field, sledding, picnic area, and restrooms.
Webber Park	5	Basketball courts, sledding, picnic area, football/soccer field, playground, and restrooms.
31 st Avenue Ball Field	6	Softball/baseball diamonds, bleachers, concessions, picnic area, and restrooms.
Community Parks and Athletic Complexes		
Alan A. Campbell Sports Complex	30	Softball/baseball diamonds, bleachers, concessions, picnic shelter, and restrooms.
Lincoln Park	32	Playground, picnic areas, basketball/volleyball courts, softball/baseball diamond, sledding, and the Genesis Theater.
Longview Park	39	Playground, picnic area, basketball/volleyball courts, football/soccer fields, ice skating, sledding, greenhouse, and a conservatory.
Mel McKay Park	30	Playground, basketball/tennis courts, football/soccer fields, softball/baseball diamonds, and hiking trails.
Special Use Parks		
Ben Williamson Park – Backwater Gamblers Park	48	Natural area, boat launch, concessions, bleachers, picnic area, and restrooms.
Highland Springs Golf Course	200	Golf course, pro shop, picnic shelter, concessions, and restrooms.
Rock Island Fitness and Activity Center (RIFAC)	13	Swimming pool, basketball courts, and indoor fitness equipment and classrooms.
Saukie Golf Course	125	Golf course, pro shop, natural area, sledding, concessions, and restrooms.
Schwiebert Riverfront Park	7	Art sculptures, digital playground, fountain, observation shelter, promenade, restrooms, stage, urban concrete beach, and

Table 19: Rock Island Parks and Recreational Facilities

Facility Type/Name	Acres	Amenities
		connection to the Great River Trail.
Skafidas Parkway / Great River Trail	4.5 miles	Hiking, ice skating, lagoon, boat launch, natural area, softball/baseball diamond, playground, picnic shelter, and restrooms.
Sunset Park	250	Marina, boat launch, softball/baseball diamond, sand volleyball, hiking, ice skating, picnic shelter, playground, and restrooms.
Sylvan Slough Natural Area	4	Bald eagle observation area, interpretative signs, access to Great River Recreational Trail, and parking
Whitewater Junction	5	Swimming pool, concessions, picnic area, and restrooms.

Source: Rock Island Park and Recreation Master Plan—2005



Schwiebert Riverfront Park

Community Services

Elementary and Secondary Schools

Rock Island is served by the Rock Island-Milan School District #41. The District is comprised of two preschools, ten elementary schools, and four secondary schools providing pre-kindergarten through 12th grade education for children in Rock Island and Milan. According to the Illinois State Board of Education, enrollments in the District have increased 6 percent between the 2009-10 and 2012-13 school years.

In addition to public schools, Rock Island also has several private schools including Jordan Catholic School and Alleman High School.

Higher Education

The Quad Cities is also home to numerous institutions of higher learning calibrating students to fit the region's future employment needs. Higher education institutions include Augustana College and the Bible Missionary Institute in Rock Island; the new Western Illinois Riverfront Campus in Moline; St. Ambrose University, Kaplan University, and Palmer Chiropractic in Davenport; Brown Mackie College in Bettendorf; University of Iowa Davenport Branch Campus, and Blackhawk College and East Central Iowa Community College with multiple locations in the Quad Cities.

Healthcare

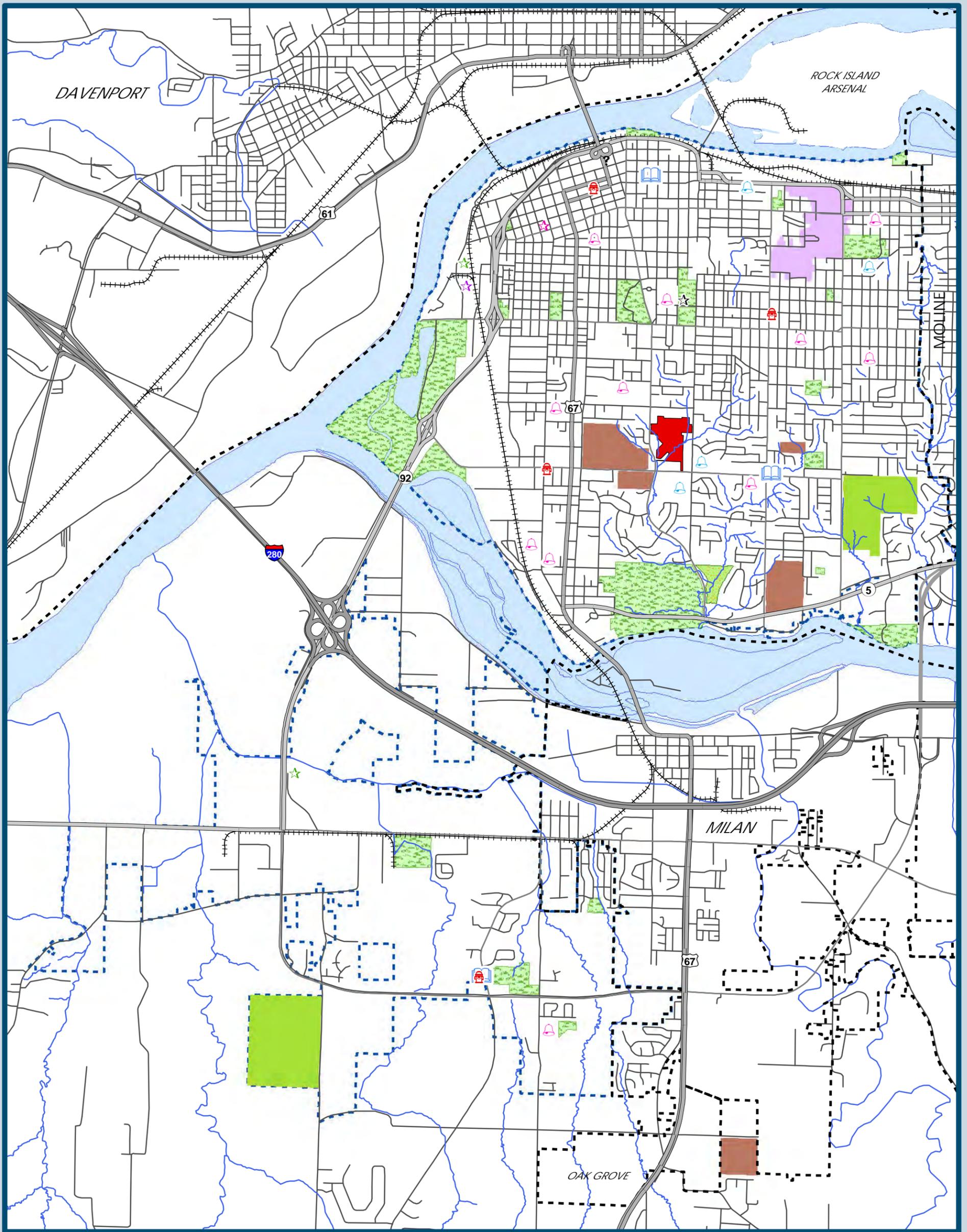
Community Health Care, Inc. began providing medical care in Rock Island March 2003. The clinic provides well-child checkups, school physicals, and immunizations. CHC continues to grow its services at the Rock Island Clinic, with dental services added in November 2005. Trinity Rock Island, located at 2701 17th Street, is a full-service hospital providing trauma and emergency services, intensive care, inpatient and outpatient surgery, heart and vascular care, epilepsy monitoring and neuroscience services, pediatric services, radiology, diagnostics and gastrointestinal lab, rehabilitation services, and mental health and substance abuse services. The hospital is currently licensed for 338 beds. Trinity recently broke ground to expand its Rock Island location to expand the facility to improve patient safety and privacy, better coordinate care, reduce operational costs, and accommodate increased demand. The expansion will be a 3-story, 90,000 square-foot expansion to the Heart Center and emergency department, including a Level I Trauma Center.

In addition to these, numerous smaller physicians, chiropractors, and dental offices are located throughout the City.

Activate Rock Island

Activate Rock Island was formed to address issues of health disparity in West Rock Island. In order to create an active and healthy community, strategic goals include: provide access to affordable fresh fruits and vegetables; repair or replace sidewalks to make them safer for walking; improve streets to accommodate bicycle and pedestrian traffic.





Map 7: Existing Community Facilities

- | | | |
|----------------------------|-------------------------------|-----------------------|
| City of Rock Island | Martin Luther King Jr. Center | Trinity West Hospital |
| Other Municipal Boundaries | Public Works Department | R.I. Fitness Center |
| Interstate Highways | Wastewater Treatment | Golf Courses |
| U.S. Highways | Water Treatment | Parks |
| State Highways | Visitors Center | Cemeteries |
| Local Roads | Fire Stations | Augustana College |
| Railroads | Libraries | Surface Water |
| | Public Schools | |
| | Private Schools | |



0 0.2 0.4 0.8 1.2 1.6 Miles

Source: City of Rock Island, Rock Island County, and Bi-State Regional Commission
Draft: August 20, 2013

Intergovernmental Cooperation

Townships

The Rock Island, South Rock Island, and Blackhawk Townships have boundaries that overlap with the City of Rock Island. In addition, some Rock Island parcels on the east side of the City also overlap with the Moline and South Moline Townships. State Statutes (60 ILCS 1/85-13) enumerates general services that townships are allowed to spend money on, including public safety, environmental protection, public transportation, health, recreation, libraries, social services, and development and retention of business, industrial, manufacturing, and tourist facilities within the township.

Rock Island Milan School District No. 41

The Rock Island-Milan School District No. 41 serves residents of both the City of Rock Island and the Village of Milan. The City has a strong working relationship with the School District which has yielded successful results in safe routes implementation, including an award for Safe Routes to School funding to create on-road bicycle lanes in the vicinity of Rock Island Academy. This partnership continues with the development currently underway for a Safe Routes to School Travel Plan for Earl Hanson Elementary and Edison Junior High. The City will continue to work with the School District to implement the Safe Routes to School program as well as provide assistance in assessing impacts of future development on school enrollment and other program or facility needs.

Village of Milan

The Village of Milan is located south of the Rock River, to the south and east of Rock Island's corporate limits. In the 1990s, Rock Island and Milan had an intergovernmental agreement for the provision of water and sewer services. That agreement has since expired and has not been renewed.

City of Moline

The City of Moline is located along Rock Island's eastern border, north of the Rock River. While a portion of Rock Island's 1½ mile extraterritorial jurisdiction overlaps with the City of Moline's 1½ mile extraterritorial jurisdiction, the two communities have an unwritten agreement that planning for the unincorporated land east of Rock Island and north of the Rock River should be the purview of the City of Moline.

In 1990, Rock Island and Moline entered into an Intergovernmental Cooperation Municipal Service Agreement for the Wildwood Subdivision, which lies partially within both communities. This agreement outlines provision of municipal services for police and fire protection, ambulance service, sewer and water facilities, solid waste pickup, street sweeping, and snow plowing.

City of Davenport

The City of Davenport, Iowa is located directly across the Mississippi River from Rock Island. In 2004, Rock Island and Davenport came together to develop a plan and a shared vision for the Mississippi riverfront. The RiverVision Plan provides a coordinated framework to channel development and configure urban public open space to enhance and improve the quality of life in both communities. Upon plan adoption, the RiverVision Coordinating Committee was established to serve as a multijurisdictional task force to see the RiverVision plan to fruition. With the 10th anniversary of the plan quickly approaching, the Committee is working to identify which

aspects of the plan have been successfully completed and prioritize projects that remain to be implemented in the next ten years.

Rock Island County

The City of Rock Island, and the Illinois Quad Cities, is located in Rock Island County. The County is responsible for administering zoning, building, property maintenance, planning, and stormwater and floodplain ordinances in unincorporated areas of the County. In addition, the County Highway Department constructs and maintains 202 miles of County highways and 33 bridges in Rock Island County.

Bi-State Regional Planning Commission

Bi-State Regional Commission is a local, voluntary organization of five counties and 44 municipalities, including the City of Rock Island. Bi-State represents the Metropolitan Planning Organization (MPO) for urbanized area transportation planning in the Quad Cities, Iowa/Illinois and Region 9 rural planning for Scott and Muscatine Counties, Iowa. Transportation planning provides a coordinated and continuing process to assist communities in the implementation of transportation improvements. Bi-State also provides numerous services for member governments, including transportation planning, community and regional programs and services, and data and graphics services.