

Community & Economic Development
Department Mission Statement:
*To provide leadership, foster partnerships, and
promote balanced growth to enhance the quality
of life in all neighborhoods.*

City of Rockford
Community & Economic Development
Neighborhood Development Division
425 E. State Street
Rockford, IL 61104
779-348-7162
www.rockfordil.gov



Excellence in Services

Last edited 5.13.16



Mow or Improve to Own: City Owned Vacant Lot Program

City of Rockford
Community & Economic Development
Neighborhood Development Division

**425 East State
Street
Rockford, IL 61104
779-348-7162
888-394-7293 (fax)
www.rockfordil.gov**

Why institute a Mow or Improve to Own Vacant Lots Program?

The City of Rockford owns vacant residential lots and is looking for quality owners to acquire and maintain this vacant land. The Mow to Own and Improve Program is designed to help adjacent property owners acquire City vacant lots and improve neighborhoods while decreasing the City's maintenance burden. Please see pages 5-6 of this brochure for the properties eligible for purchase.

The Mow or Improve to Own program has been designed to help adjacent property owners and eligible non-profits acquire certain City vacant lots and improve neighborhoods. Buyers commit to maintaining the lot and improving such as with landscaping, fencing, tree removal, grass restoration. The cost of maintenance and improvement is subtracted from the purchase price.

The program is deemed necessary in order to provide for the preservation and improvement of property, health, and safety of the City of Rockford, Illinois, and its residence and to contribute to the economic and environmental improvement of the City.



House Number	Prefix	Street Name	Suffix	Dash PIN
411	S	Horace	Ave	11-21-306-027
1012	N	Horsman	St	11-15-426-030
10xx	N	Horsman	St	11-15-426-044
	N	Horsman	St	11-15-426-029
117	S	Independence	Ave	11-21-281-018
218	S	Independence	Ave	11-21-285-004
229		Independence	Ave	11-21-236-002
119		Irving	Ave	11-22-153-002
129		Irving	Ave	11-22-153-001
122-124		Irving	Ave	11-22-152-008
1006		Kishwaukee	St	11-26-408-009
7xx		Kishwaukee	Ct	11-26-408-018
430		Knowlton	St	11-27-405-001
130		Lexington	Ave	11-20-278-011
316		Lexington	Ave	11-20-282-004
713		Locust	St	11-22-234-012
1921	S	Main	St	11-27-454-024
1417		Mulberry	St	11-22-109-032
1435		Mulberry	St	11-22-109-026
1510		Mulberry	St	11-22-152-006
616		Newport	Ave	11-20-454-006
729	N	Rockton	Ave	11-23-103-002
733	N	Rockton	Ave	11-23-103-001
832-834	N	Rockton	Ave	11-15-482-003
316		Salter	Ave	11-27-407-019
1044		School	St	11-22-203-001
1329		School	St	11-15-380-038
1502		School	St	11-22-102-006
210		Tay	St	11-22-183-002
416		Underwood	St	11-22-202-015
436		Underwood	St	11-22-202-008
440		Underwood	St	11-22-202-007
450		Underwood	St	11-22-202-005
8xx	S	Winnebago	St	11-27-207-012
1027		Woodlawn	Ave	11-14-352-007



Eligible Mow to Own Properties

House Number	Prefix	Street Name	Suffix	Dash PIN
702	S	3rd	St	11-26-180-001
715		7th	Ave	11-26-404-006
724		7th	Ave	11-26-401-003
31xx		8th	St	15-02-430-019
		9th	St	15-02-435-011
2614		10th	St	15-01-103-017
1524		18th	Ave	11-36-153-016
418		Albert	Ave	11-21-226-011
1130		Andrews	St	11-22-131-010
1131		Andrews	St	11-22-128-014
1402		Andrews	St	11-22-106-024
1535		Andrews	St	11-22-102-023
452	N	Avon	St	11-22-128-017
614	N	Avon	St	11-15-379-057
113	S	Avon	St	11-22-181-009
715		Bluefield	St	11-15-378-010
1326		Chestnut	St	11-22-326-004
17xx		Chestnut	St	11-21-285-009
13xx	N	Church	St	11-14-407-017
13xx	N	Church	St	11-14-408-035
1101	S	Church	St	11-27-258-010
521-523		College	Ave	11-26-179-005
430		Concord	Ave	11-20-426-007
3xx		Concord	Ave	11-20-281-005
13xx		Cunningham	St	11-22-352-002
3915		Delaware	St	11-20-402-014
1918		Elm	St	11-21-284-001
11xx		Elm	St	11-22-181-015
3417		Green	St	11-20-281-007
520		Hartford	Ave	11-20-429-012
636		Hartford	Ave	11-20-477-013
804		Haskell	Ave	11-23-102-022
409	S	Horace	Ave	11-21-306-026



5



Eligible Applicants

1. Adjacent owner-occupants that own property next door (share a property line)
2. 501 (c)(3) non-profit organization

Eligibility Requirements

1. Within the last 5 years, there can be no buyer delinquent taxes in Winnebago County; no history of property maintenance, nuisance, building and zoning code violations; and no delinquent City utility accounts.
2. Property owners must own and occupy the property adjacent to the land bank vacant lot to be acquired.
3. Non-profit organizations must have 501(c)(3) status at the time of application and maintain such throughout the term of the agreement.

General Information & Requirements

- Adjacent land owners must own and occupy their residence to be given preference as a buyer.
- If vacant land is wanted by both adjacent land owners, the property can be split.
- Buyers must sign a Memorandum of Understanding (MOU) with the City which will include a Hold Harmless Clause.
- At a minimum, the buyer will be responsible for basic maintenance. This includes mowing and trimming the lot once every two weeks, raking leaves, shoveling snow, and picking up trash.
- The lot must be maintained for three years without City code violation or the property will revert back to the City. The City reserves the right to condition the sale on the buyer's acceptance of this deed restriction.



2



Vacant Lot Cost Reduction

- General Maintenance

Maintenance Care	Dollar amount	Maximum per Year
Lawn Mowing	\$25 per cut	\$375
Leaf Removal	\$25 per removal	\$75
Snow Removal	\$25 per removal on front sidewalk	

- Value of the lot will be identified along with the approved improvements
- The cost of a lot will be reduced by 1/2 if the proposed buyer can demonstrate that they have been maintaining the lot the year prior to their application

Improvement Cost Reduction: Improvements to the properties such as a new fence, landscaping, tree removal, and grass restoration can be used as a ‘payment’ in addition to mowing and snow removal. Participants must submit an Improvement Plan. The cost of improvements must be agreed upon prior to improvements being started.

Payment for Work/Improvements: The City will not pay or reimburse for anyone’s work or improvements. Purchaser’s contributions will be considered ‘sweat equity’ and will be subtracted from the selling price/current market value of the property. The amount subtracted will be based on receipts and photographs of any improvements and logs kept by the buyer for mowing/snow removal.

Time to complete work: No longer than 24 months.

What is the value of each vacant lot? The value of each parcel will vary based on size and comparable sales in the area. The value will be the market value of each property as determined by City Staff, the Winnebago County Supervisor of Assessments or a professional appraiser, and approved by the City Council.

- ⇒ After the purchase price of the vacant lot has been earned or paid in accordance with the MOU and in an amount sufficient to satisfy the fair market value purchase price, City staff will prepare the necessary document(s) and transfer the vacant lot.
- ⇒ The City will send a letter annually to those property owners who live adjacent to available City vacant lots.
- ⇒ The City reserves the right to accept or reject any and all applications. All applicant personal information is confidential.
- ⇒ Only lots listed for sale are eligible (see pages 5-6). Applications for lots not listed will be returned. The City has the right to exclude properties from the program.

Where do I get an application for the Mow or Improve to Own program?

- Pick up an application at City Hall:
425 East State Street, 2nd Floor,
Rockford, IL 61104
- Call 779-348-7418 and request an application.
We will mail it to you!
- Visit our website at www.rockfordil.gov:
 - Go to “City Departments”
 - “Community & Economic Development”
 - “Neighborhood Development”
 - “Neighborhood Development Programs”

