

On Thursday, June 12, 2025, at 6:44 p.m., Skip McCloud called the regular meeting of the Plan Commission to order. Roll Call. Present: Gordon Harris, Carol Corwell, and Brian Carradus. Absent: Jamie Schwingle and Rene Morris.

Also present were City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, Alderperson Elston, and City Clerk Teri Sathoff.

Gordon Harris made a motion to approve the minutes from May 15, 2025, as presented; seconded by Carol Corwell. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

City Attorney Zollinger informed the Commission and those present that the Public Hearing that was opened at the May 15, 2025, Plan Commission meeting had been recessed until this meeting to allow for postings and notices.

At 6:46 pm, Chair McCloud reopened the public hearing for the approval of a condominium plat for the development of five structures containing ten townhouses. The property is located on the Northeast corner of Lynn Blvd and 16th Avenue and is 1.47 acres. A rezone of this property from SR-4 to MR-10 is being requested.

City staff received one comment via phone call from Stephen Berley, 2208 11th Avenue, Sterling. Mr. Berley did not agree with the proposed zoning change. He advised that he would be in attendance, but he was not.

The recommendation was made at the May 15, 2025, meeting contingent on notifications, to approve the rezoning of the proposed condominium plat, with a formal/final vote on it at the June 12, 2025, Plan Commission meeting, with the following conditions:

1. Rezoning of the lands from the SR-4, Single-Family District to the MR-10, Multi-Family District.
2. Compliance of all condominium plat instruments with the requirements of the Illinois Condominium Property Act
3. Provide Condominium Declarations and Bylaws for Staff and Attorney review prior to action by the City Council.
4. Relocate the building footprint in the northeast corner of the plat to comply with a 30-foot setback from the north property line.
5. Provide a construction detail and cross-section for the access drive to illustrate it can accommodate emergency service and maintenance vehicles.
6. Any technical corrections required by the City Engineer and Whiteside County.

The public hearing was closed at 6:51 pm.

At 6:52 pm, Chair McCloud opened the public hearing for the annexation and zoning of Aldi lot 2. The petitioner, Rob Boron, with PMP Holdings, was present to answer questions and provide a background on the proposed development.

Mr. Boron stated that the development will include a building with four or five businesses. One of the occupancies will be Jersey Mike's; one of the others is a national chain that is not being named at this time.

City Planner Dustin Wolff stated the land use plan recommends this area for continued regional business uses.

Brian Carradus asked about planning for the future development of the adjacent properties. Wolff advised that this has been taken into consideration.

The public hearing was closed at 6:51 pm.

Brian Carradus made a motion to recommend approval of the annexation and the zoning designation of RB Regional Business District for PIN 11-14-276-004; Seconded by Gordon Harris. Voting – Ayes: Corwell, Harris, and Carradus. Nays: None. Motion carried.

City Planner Wolff stated that a recommendation to the City Council will need to be made to combine the two lots into one for the development.

Carol Corwell made a motion to recommend to the City Council to approve the petition for the Plat, with the following conditions:

1. Approval of the annexation of PIN 1114276004 and zoning of the property to RB, Regional Business District.
2. The Plat be revised to show building setback lines that conform to the RB district.
3. The Plat be revised to show the ROW dedication of the triangular area adjacent to the 25th Street ROW. This area must be labeled on the Plat as being dedicated to the City of Sterling.
 - a. Provide a mete and bounds description of the triangular area to be dedicated to the City of Sterling.
4. The Plat be revised to show the ROW dedication of an additional area, approximately 35-foot x 100-foot. This area must be labeled on the Plat as being dedicated to the Illinois Department of Transportation (IDOT).
5. Subject to all technical corrections as required by Whiteside County.

Seconded by Brian Carradus. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:14 p.m.

Teri Sathoff

City Clerk