



Thursday, June 12, 2025
Plan Commission Meeting at 6:00 PM

PLAN COMMISSION MEETING AGENDA

1. Meeting Opening

- A. Call to Order
- B. Roll Call

2. Consent Agenda

- A. Approval of Minutes

3. Items Removed from the Consent Agenda

4. Staff Reports

5. Unfinished Business

- A. Rezone Site B 16th Avenue and Lynn Blvd
- B. Condo Plat for 16th Ave and Lynn Blvd

6. Business Items

- A. Public Hearing for Annex and Zone of Aldi lot 2
- B. Loeten Commercial Subdivision Plat

7. Discussion

8. Adjourn

The City of Sterling in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of this meeting or facilities, contact the ADA Coordinator at (815) 632-6630 to allow the City of Sterling to make reasonable accommodations for these persons.

On Thursday, May 15, 2025, at 6:30 p.m., Chair Rene Morris called the regular meeting of the Plan Commission to order. Roll Call. Present: Chair Morris, Gordon Harris, Carol Corwell, and Brian Carradus. Absent: Jamie Schwingle and Skip McCloud.

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

Brian Carradus made a motion to approve the minutes from March 20, 2025, as presented; seconded by Carol Corwell. Voting – Ayes: Corwell, Harris, and Carradus. Nays: None. Motion carried.

Building and Zoning Superintendent Schmidt advised that the Council had passed the petition from Sundial Energy for Prairieville Solar. The City did request an annexation agreement for the property to be put in place. An annexation agreement for the small property that is not owned by the petitioner was not able to be obtained. Sundial agreed to an impact fee of \$30,000 in lieu of this agreement.

City Attorney Zollinger informed the Commission that the annexation agreement has been recorded, and once it becomes contiguous, it will be annexed into the City. The agreement is in place for twenty years.

At 6:35 pm, Chair Morris opened the public hearing. City Planner Dustin Wolff stated the petitioner is requesting 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.

Wolff discussed the following findings of fact in detail.

1. The proposed Official Zoning Map amendment furthers the purposes of the Zoning Code as outlined in Sections 102-103.

Wolff stated that the purpose of the MR-10 medium-density multi-family residential district is to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten units per acre. This district is generally a transition from one and two-family development to non-residential development. The proposed townhouse development will provide an ideal transition from the well-traveled Lynn Blvd to the single-family homes to the north. It was the staff's opinion that the change to allow for the MR-10 District furthers the purposes of the zoning code.

2. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The existing uses of property range from undeveloped farmlands to single-family to institutional uses. Townhouses are not incompatible with the existing development and provide a good transition from collector roads and the more intense civic uses.

3. The trend of development, if any, in the general area of the property in question, including changes if any which have taken place since the day the property in question was placed in its present zoning classification.

The trend for the area is the development of vacant/undeveloped properties. The proposed zoning amendment will continue to promote development and investment in the area.

4. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan

The Comprehensive Plan highlights the following Goals and Objectives:

- Sterling will maximize the efficiency of its land use by transitioning to underutilized land uses.
- Sterling will have a diversification of housing types and opportunities.

The adopted Plan prioritizes the development of new housing on vacant or underutilized land in previously developed areas. Infill development uses vacant land or rehabilitating existing properties as opposed to greenfield development - which refers to new construction on land without existing structures or infrastructure.

Amending the Official Zoning Map to MR-10 will bring it into conformity with the Comprehensive Plan.

Based on an evaluation of the key “findings of fact”, Staff recommends that the Plan Commission approve this rezoning petition for the following reasons:

1. The proposed Official Zoning Map amendment will further redevelopment and investment in the area.
2. The proposed zoning map amendment is compatible with the trends for development in the area.

3. The proposed MR-10 District zoning for the property in question conforms to the goals expressed in Element 1: Community Assessment, Element 2: Land Use, and Element 3: Housing of the adopted Comprehensive Plan.
4. The proposed rezoning conforms to the goals expressed development of the East Lincolnway Commercial District outlined in the adopted Comprehensive Plan.
5. The proposed development is compatible with the City's intent to encourage redevelopment of underutilized and vacant property within the City.
6. The Two-Family Residential land use category is assigned for the lands on Map 3.3: Future Land Use of the adopted Comprehensive Plan

Gordon Harris asked if these townhouses would be built similarly to the ones west of this property. Mr. Pignatelli advised these would be similar in style, design and square footage. The current code now requires wider hallways and doors than the ones to the west.

Schmidt advised that the City has met with the petitioner multiple times before this. The petitioner has complied with all of the requests that have been made by the City.

Carol Corwell asked the petitioner if this would be a rental property or if they would be owner-occupied. Mr. Tarlton stated that it would be a combination of both; they are focusing on workforce housing. This will accommodate people who can't own a property, it will be a rent-to-own property.

Carol Corwell asked if there would be an HOA for rules for uniformity. Mr. Pignatelli stated that yes, there will be bylaws.

Schmidt indicated that publications have been made and fees will be invoiced. The notification requirements were not met due to time constraints.

The public hearing was closed at 6:58 pm.

Gordon Harris made a motion, contingent on notifications, to approve the rezoning of 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.

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

City Planner discussed the Condo Plat for the property. He stated MR-10 zoning requires 35% of the property to be green space; this property is at 42%. Strand and Associates will work with the petitioner to ensure that stormwater management requirements are met.

Access to the property will be off 16th Avenue, the private drive will be constructed to support emergency services vehicles. Each unit will have one garage stall and one driveway stall for parking.

Utility plans have not been provided at this time. The water and sanitary main will be located under the private road, and each townhome will have individual water and sanitary service.

Garbage will be picked up at the residences, and each unit will have containers.

The condominium declarations and bylaws have not been submitted for Staff and Attorney Review. Specifically, the declarations should ensure the City is not obligated to address any issues above and beyond the zoning code.

Wolff reiterated the willingness of the developer to work with the City's requests.

Carol Corwell made a motion to approve the proposed condominium plat and recommend the same to the City Council, 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.

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

Amanda Schmidt advised that there will be a plan commission meeting on June 12, 2025 at 6:30 pm. These two items will be revisited and there will be an annexation and replat for the property located near Aldi and the Club Carwash.

With no further business to discuss, the meeting was adjourned at 7:08 p.m.

Teri Sathoff

City Clerk



Agenda Item Background

Item: Rezone Site B 16th Avenue and Lynn Blvd

Meeting Date: June 12, 2025

Public Content:

Recommended Action:

Attachments:

1. PC Application (7)
2. RZ-Pignatelli 16th Ave to MR-10_2025 05 12
3. Project B-Proposed Preliminary Design-REV-4-1
4. CP-Pignatelli 16th Ave Condo Plat_2025 05 12



APPLICATION FORM
PROPOSED AMENDMENT TO ZONING ORDINANCE
(Submit to Planning Commission)

Date Application Filed: ____/____/____

Fee Paid \$ _____ Receipt No: _____ Check # _____

This Section to Be Completed By Applicant

Part I

PLEASE PRINT OR TYPE

Applicant Name: Tarlton & Pignatelli LLC

Applicant Mailing Address: 102 East Rock Falls Road Suite 1

Rock Falls, Illinois 61071

Applicant's Phone Number: 815-626-0500
Home

815-626-0500
Work

Part II

Type of Application: Amend the text of the Zoning Ordinance Rezoning-Change in Map

Part III

(Complete this part if you propose to amend Text of Zoning Ordinance)

Type of amendment proposed: (Not Applicable)

- Amend text within a Section that proposes a new requirement or specification be added
- Amend text within a Section that would delete a present requirement or specification
- Delete an entire Section or Article
- Add a new Section or Article

What specific Section(s) or Article(s) of the Zoning Ordinance would be affected by the proposed amendment?

Not applicable.

How will the amended or new Section(s) or Article(s) read: (include additional sheets if necessary)

Not applicable.

Part IV
(Complete this Part if you are proposing to rezone a property).

Legal description of property to be rezoned:

See attached legal description.

Is the applicant the present owner of the property? Yes No

If the applicant is not the present owner of the property, what is the present owner's name and complete mailing address?

Owner's Name: Tarlton & Pignatelli LLC

Owner's Address: 102 East Rock Falls Road Suite 1

Rock Falls, Illinois 61071

Owner Signature _____

If the applicant is not present owner of the property, the applicant must provide sufficient evidence to demonstrate a proper interest in having the property rezoned.

Present Zoning of affected property: Exempt 0090

Requested Zoning for the affected property: MR-10 (Medium Density Residential)

Explain the purpose or intent for rezoning the property including a description of both the present and proposed use(s) of the property.

Subject parcel is currently classified as “Exempt 0090” and does not fall under a standard zoning district. The applicant proposes to rezone the property to a residential zoning classification that permits the development of five (5) two-unit townhomes, for a total of ten (10) single-family residences. Each unit is depicted with zero lot line division, to be divided into ten parcels each of which will be sold individually to private homeowners, with the overall goal of supporting affordable homeownership and infill development within the city. The submitted **site plan** outlines setbacks, driveways, garages, separation distances, and other layout specifications consistent with a compact residential subdivision. The proposed rezoning will enable residential construction in alignment with nearby uses and the City’s goals for sustainable housing expansion.

The applicant proposes to rezone the subject 1.47-acre parcel to MR-10 to allow for the construction and sale of five (5) two-unit townhomes, totaling ten (10) fee-simple single-family residences. The MR-10 district supports this use with appropriate density, flexibility, and design compatibility. The site plan demonstrates compliance with MR-10’s minimum lot area per dwelling unit (4,000 sq ft), greenspace, setbacks, and building separation standards.

While TR-6 and MR-6 could permit two-unit configurations, the TR-6 designation requires 7,200 sq ft per unit, exceeding the parcel’s total area. MR-6, while closer, still offers less flexibility and less future adaptability for similar projects. MR-10 provides the most practical, code-compliant pathway to develop the site without needing variances while also supporting the city’s goals for compact, high-quality, owner-occupied infill housing.

The proposed development brings added housing options to Sterling in a manner that is architecturally cohesive and neighborhood-oriented, without placing pressure on city infrastructure or traffic flows.

Has a site plan been prepared for the proposed use of the property? Yes No

IF YES, PLEASE ATTACH A COPY OF THE SITE PLAN WITH THIS APPLICATION.

Site Plan Attached: “Project B: Proposed Preliminary Design – REV-4-1.pdf”

Part V

I attest and swear, to the best of my knowledge, that the information provided with this application is correct and that I have reviewed the applicable sections of the City of Sterling Zoning Ordinance prior to submitting this application.

By: _____
Applicant Signature

Date: ____ / ____ / ____

memorandum



To: Sterling Plan Commission
 From: Dustin Wolff, AICP, City Planner
 Cc: Amanda Schmidt, Building and Zoning Superintendent
 Scott Shumard, City Manager
 Tim Zollinger, City Attorney

Date: May 12, 2025

RE: Rezoning to MR-10 Multi-Family Residence District

LOCATION: Parcel 11-15-251-017; NE Corner of 16th Avenue/E Lynn Blvd (See **Figure 1**)

REQUESTED ACTION: Rezone property from SR-4, Single-Family to MR-10 Multi-Family District.

BACKGROUND: The petitioner is proposing the development of five structures containing 10 townhouses on the 1.47-acre property. A condominium plat for the property accompanies this rezoning.

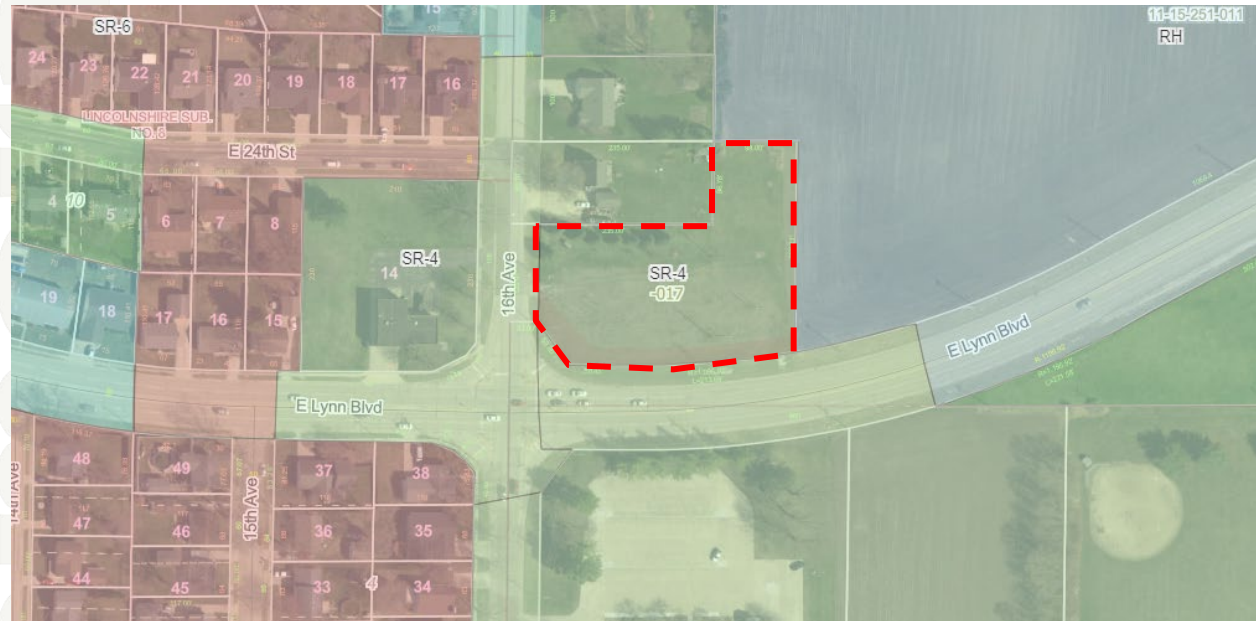


Figure 1: Aerial of the proposed development site with zoning districts illustrated.

LAND USE AND ZONING:

Direction	Land Use	Zoning	Future Land Use
On-Site	Vacant	SR-4, Single-Family Residential	Unassigned
North	Residential	SR-4, Single-Family Residential	Single- Family
South	Institutional	SR-4, Single-Family Residential	Institutional
East	Vacant	SR-4, Single-Family Residential	Agricultural
West	Institutional	SR-4, Single-Family Residential	Institutional

Duplexes and townhouses are permitted by right in the MR-10, Multi-Family District. While there is a single-family residence located to the north of the subject property, the proposed development site has a church and fire station adjacent to the south and west.

Figure 2 illustrates the adopted Future Land Use Map for the subject property and surroundings. The subject property has an unassigned future land use category, and the surrounding properties are dominated by Institutional uses due to their location on collector roads such as 16th Avenue and Lynn Boulevard. Rezoning of the lands to accommodate townhouses is not incompatible with surrounding development, especially as this is a corner property

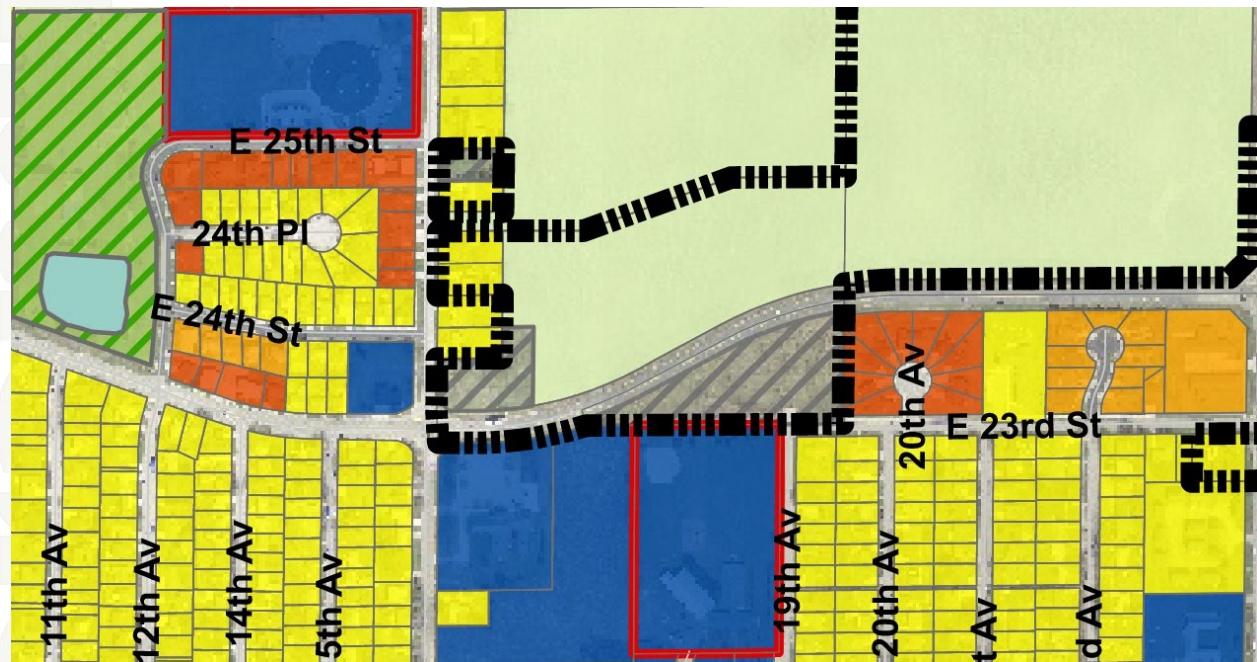


Figure 2: Clip of the adopted Future Land Use Map showing the subject parcel with an unassigned land use category.

REZONING EVALUATION: The following are Staff comments based on the key “findings of fact” to consider when reviewing a request to rezone a particular property, as listed in the City’s zoning ordinance:

1. *The proposed Official Zoning Map amendment furthers the purposes of the Zoning Code as outlined in Section 102-103.*

The purpose of the MR-10 medium density multi-family residential district is to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten units per acre. This district is generally a transition from one- and two-family development to non-residential development. The proposed townhouse development will provide an ideal transition from the well travelled Lynn Blvd to the single-family homes to the north. It is staff’s opinion that the change to allow for the MR-10 District furthers the purposes of the zoning code.

2. *The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

The existing uses of property in the rezone area are range from undeveloped farmlands to single-family to institutional—church and fire station—uses. Townhouses (two-unit buildings) are not incompatible with the existing development and provide a good transition from collector roads and the more intense civic uses. At 6.8 units per acres, the density of the proposed development is very similar to the density of the adjacent single-family residential that is zoned SR-4 and SR-6 allowing 4 until and 6 units per acre.

Traffic impacts will be less than the adjacent church and the fire station. And the location of the proposed development will have direct access to collector roadway, thereby minimizing impacts to single-family development. The new development will be connected to public water and sanitary sewer, ensuring there are no adverse impacts on public infrastructure.

3. *The trend of development, if any, in the general area of the property in question, including changes if any which have taken place since the day the property in question was placed in its present zoning classification.*

The trend for the area is the development of vacant/undeveloped properties. There are a considerable number of such properties and new development is desired by the City in this area. The proposed zoning amendment will continue to promote development and investment of the area.

4. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan*

The Comprehensive Plan highlights the following Goals and Objectives:

- Sterling will maximize the efficiency of its land use by transitioning underutilized land uses.
 - To provide housing that meets the needs of its future residents, Sterling must begin to look at transitioning some of its single-family land use to denser forms.
 - Promote Planned Mixed Use to diversify land uses.
 - Promote residential infill in areas already platted for it.
- Sterling will have a diversification of housing types and opportunities.
 - Support diversification of housing types to allow for a wide array of options for all current and future Sterling residents (Young Families, Workforce Housing, Young Professionals)
 - Support infill and redevelopment practices to encourage housing development within existing city limits and particularly in strategic areas to help diversify the community's housing supply.

The adopted Plan prioritizes the development of new housing on vacant or underutilized land in previously developed areas. Infill development uses vacant land or rehabilitating existing properties as opposed to

greenfield development - which refers to new construction on land without existing structures or infrastructure. Residential infill represents an opportunity to use land, infrastructure and services more efficiently than physically expanding the boundaries of the city. The architectural style of infill development in the form of two-family and multi-family buildings can blend in with existing single-family buildings when it mimics the character of the surrounding neighborhood in architectural style and building massing.

The proposed project achieves these specific goals and objective to improve the neighborhood and provide much needed housing for the community. Rezoning the lands to MR-10 enables a variety of housing types—specifically townhouses—which are underserved in the city. Dispersing development such as this at appropriate locations throughout the City, rather than creating large concentrations, avoids negative impacts to surrounding development.

Amending the Official Zoning Map to MR-10 will bring it into conformity with the Comprehensive Plan.

RECOMMENDATION: Based on an evaluation of the key “findings of fact” addressed above, Staff recommend that the Plan Commission approve this rezoning petition for the following reasons:

1. The proposed Official Zoning Map amendment will further redevelopment and investment in the area.
2. The proposed zoning map amendment is compatible with the trends for development in the area.
3. The proposed MR-10 District zoning for the property in question conforms to the goals expressed in Element 1: Community Assessment, Element 2: Land Use, Element 3: Housing of the adopted Comprehensive Plan.
4. The proposed rezoning conforms to the goals expressed development of the East Lincolnway Commercial District outlined in the adopted Comprehensive Plan.
5. The proposed development is compatible with the City’s intent to encourage redevelopment of underutilized and vacant property within the City.
6. The *Two-Family Residential* land use category is assigned for the lands on Map 3.3: Future Land Use of the adopted Comprehensive Plan.



NOTES:

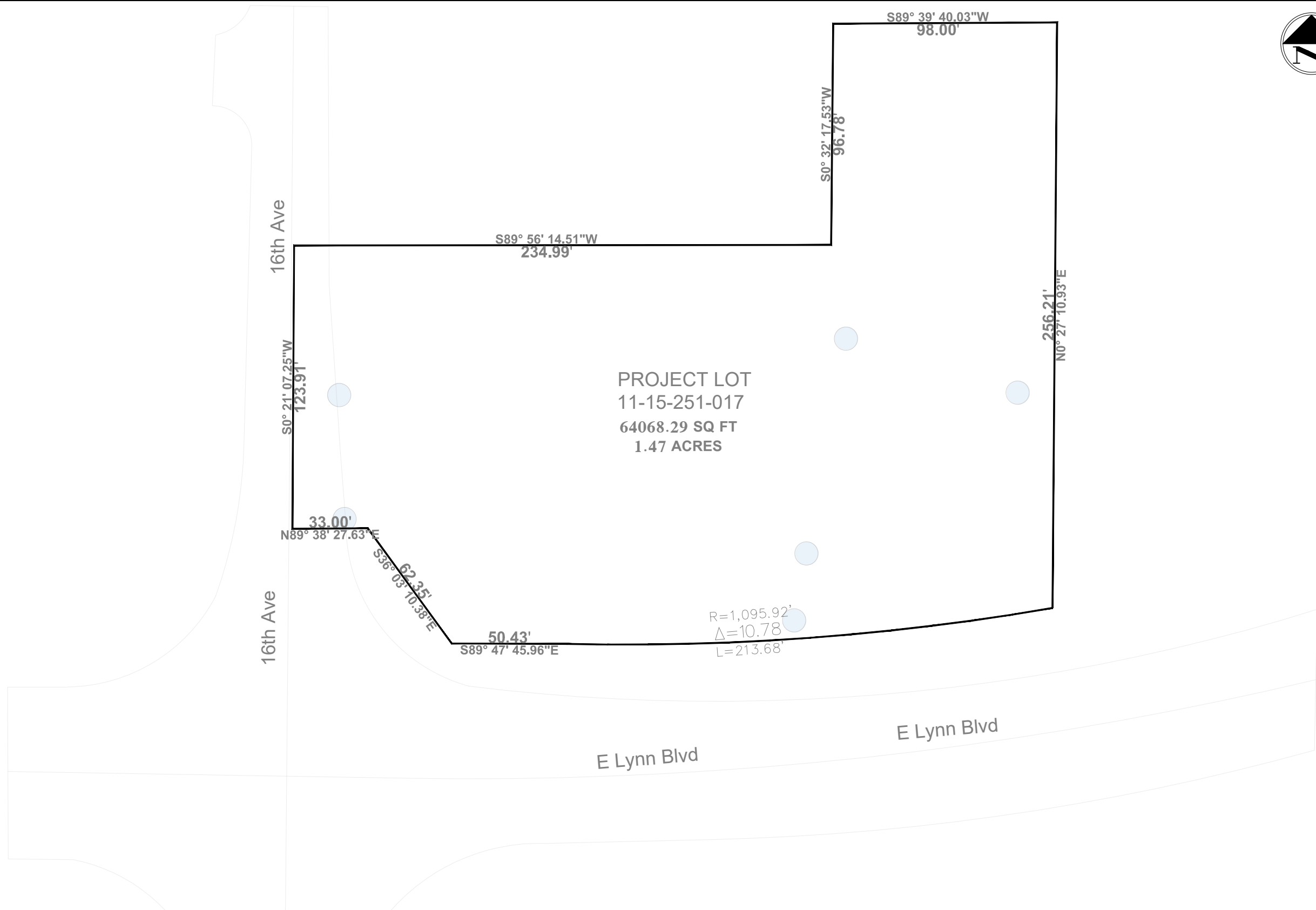
KEY PLAN

LEGEND

PROPERTY LINE



Existing Street Light



Owner Name :
CITY OF STERLING

Project Name :
Site B_Lynn blvd

Title : **Site Plan**
 Sheet No.:
 Scale :
 Date :
 Revision : **4**
 Drawn By :

Property : **WLY 333 OF SLY 320**
 Project B:PIN 1115251017
 Description : **EXC NLY 96.78 OF WLY 235 OF SLY 320 OF SW NEDOR 20-098-00001**
 Postal Address: **%CITY CLERK Line 2 212 3RD AVE**



NOTES:

KEY PLAN

LEGEND

PROPERTY LINE



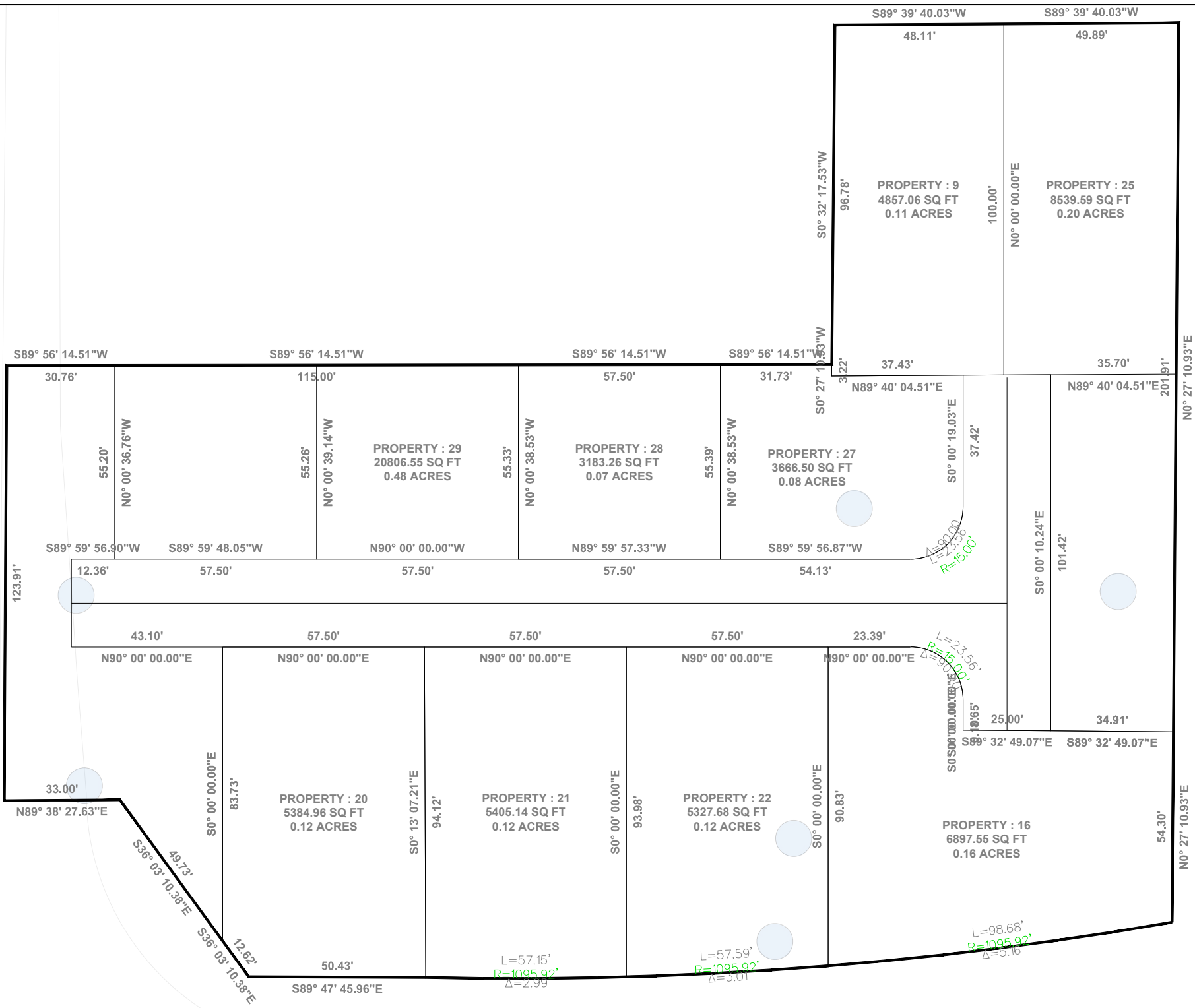
Existing Street Light



16th Ave

16th Ave

E Lynn Blvd



Owner Name :
CITY OF STERLING

Project Name :
Site B_Lynn blvd

Title : **Subdivision Parcel**
 Sheet No.:
 Scale :
 Date :
 Revision : **4**
 Drawn By :

Property : **WLY 333 OF SLY 320**
 Project B:PIN 1115251017
 Description : **EXC NLY 96.78 OF WLY 235 OF SLY 320 OF SW NEDOR 20-098-00001**
 Postal Address: **%CITY CLERK Line 2 212 3RD AVE**



NOTES:

KEY PLAN

LEGEND

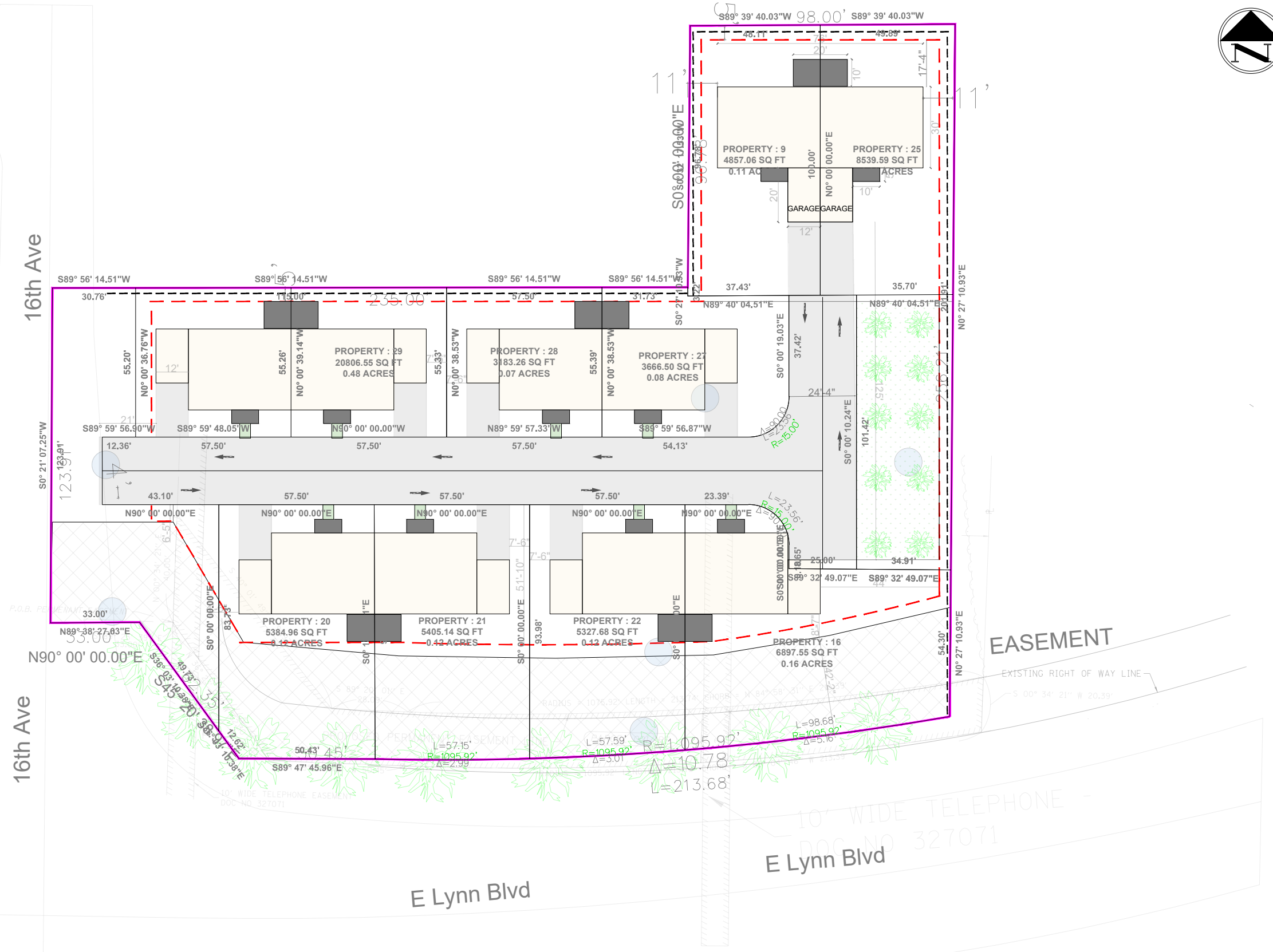
PROPERTY LINE



FENCE LINE



Existing Street Light



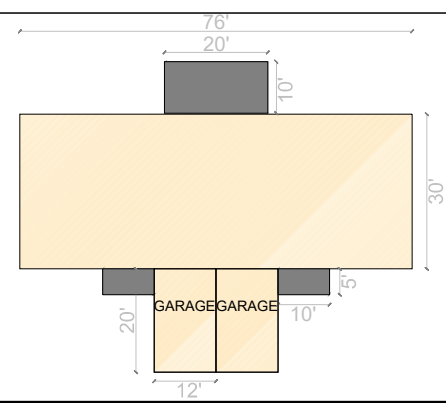
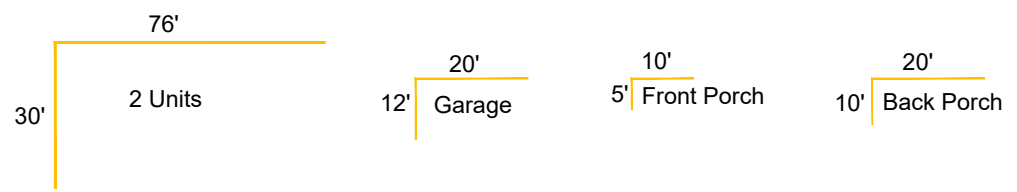
Owner Name :

CITY OF STERLING

Project Name :

Site B_Lynn blvd

- 10' MIN. ACCESSORY BUILDING SEPARATION
- 15' MIN. PRINCIPAL BUILDING SEPARATION



Title : Proposed Preliminary Design

Sheet No.:

Scale :

Date :

Revision : 4

Drawn By :

Property : WLY 333 OF SLY 320

Project B:PIN 1115251017

Description : EXC NLY 96.78 OF WLY 235 OF SLY 320 OF SW NEDOR 20-098-00001

Postal Address: %CITY CLERK
Line 2 212 3RD AVE

memorandum



To: Sterling Plan Commission
Amanda Schmidt, Building & Zoning Superintendent
From: Dustin Wolff, AICP, City Planner
Cc: Scott Shumard, City Manager
Tim Zollinger, City Attorney

Date: May 12, 2025

RE: *Condominium Plat*

REQUESTED ACTION: Condo Plat Review/Approval

LOCATION: Parcel 11-15-251-017; NE Corner of 16th Avenue/E Lynn Blvd

BACKGROUND: The petitioner is requesting approval of a condominium plat for the development of five structures containing 10 townhouses on the 1.47-acre property. A rezoning of the property to MR-10, Multi-Family Residential accompanies this plat.

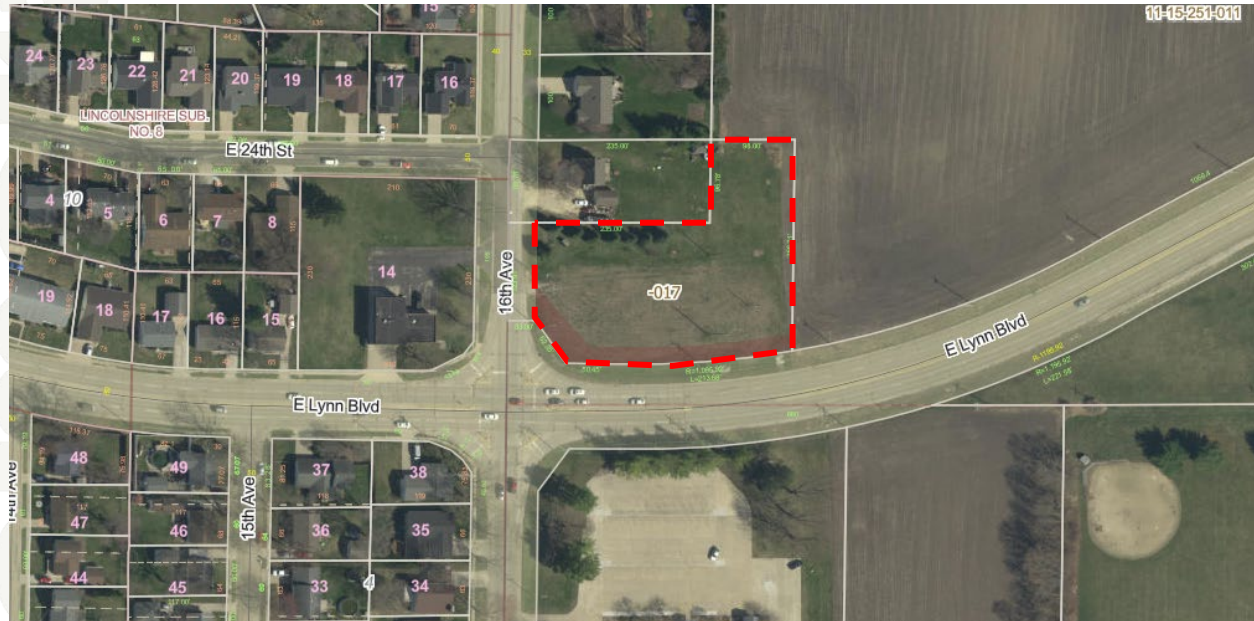


Figure 1: Aerial of the proposed development site.

LAND USE AND ZONING:

Direction	Land Use	Zoning
On-Site	Vacant	SR-4, Single-Family Residential
North	Residential	SR-4, Single-Family Residential
South	Institutional	SR-4, Single-Family Residential
East	Vacant	RH, Rural Holding
West	Institutional	SR-4, Single-Family Residential

Duplexes and townhouses are permitted by right in the MR-10, Multi-Family District. While there is a single-family residence located to the north of the subject property, the proposed development site has a church and fire station adjacent to the south and west.

PLAT EVALUATION:

Density

Ten total units are proposed on the 1.47-acre property resulting in 6.8 units/acre. The MR-10 district requires 4,000 SF per unit allowing 10 units/acre. The development complies with the Code requirement.

Setbacks

The following setbacks are required in the MR-10 District: 25-feet from front ROW, 15-feet for street side ROW, 10-foot for side yards, and 30-feet for rear yard. All of the units exceed the 25-foot setback from the Lynn Blvd ROW, and the 15-foot setback from the 16th Avenue ROW. All buildings meet the required side setbacks. The building at the northeast corner is only 17' from the rear lot line. It will need to be moved to the south to comply with the 30-foot rear setback.

Impervious Surface

Based on the following breakdown, 58-percent of the site will be impervious surface, with 42-percent greenspace. This exceeds the minimum greenspace requirement of 35-percent.

Building Footprint	13,780 SF
Patios/Porches/Walk	1,772 SF
Driveways	2,400 SF
<u>Access Road</u>	<u>9,013 SF</u>
Total	26,965 SF

Access and Right-of-Way

Access will be provided to 16th Avenue and no properties will access Lynn Boulevard. This will be a private road and all maintenance will be the responsibility of the condominium association. The road will be 25-feet wide with a hammerhead at the east end and constructed to accommodate emergency service and maintenance vehicles. A construction detail and cross-section for the access drive shall be provided with the condominium instruments for review and approval.

Parking

Each unit will have one garage stall and one driveway stall for parking. The code required 2 stalls per unit, one of which must be enclosed. The development complies with the code.

Utilities

Detailed utility plans have not been provided at this time. A water and sanitary main will be located under the private road and each unit will have individual water and sanitary service.

Refuse

Each unit will have individual residential refuse containers.

Condominium Declarations and Bylaws

The condominium declarations and bylaws have not been submitted for Staff and Attorney Review. Specifically, the declarations should ensure the City is not obligated to address any issues above and beyond the zoning code.

RECOMMENDATION: Staff recommends the Plan Commission approve the proposed condominium plat and the Plan Commission recommend the same to the City Council, 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.



APPLICATION FORM
PROPOSED AMENDMENT TO ZONING ORDINANCE
(Submit to Planning Commission)

Date Application Filed: ____/____/____

Fee Paid \$ _____ Receipt No: _____ Check # _____

This Section to Be Completed By Applicant

Part I

PLEASE PRINT OR TYPE

Applicant Name: PMP Holdings, LLC

Applicant Mailing Address: 22810 82nd Ave

Metropolis, IA 52637

Applicant's Phone Number: 319 330 7033 Home Work

Part II

Type of Application: Amend the text of the Zoning Ordinance Rezoning-Change in Map

Part III

(Complete this part if you propose to amend Text of Zoning Ordinance)

Type of amendment proposed:

- Amend text within a Section that proposes a new requirement or specification be added
- Amend text within a Section that would delete a present requirement or specification
- Delete an entire Section or Article
- Add a new Section or Article

What specific Section(s) or Article(s) of the Zoning Ordinance would be affected by the proposed amendment?

How will the amended or new Section(s) or Article(s) read: (include additional sheets if necessary)

Part IV
(Complete this Part if you are proposing to rezone a property).

Legal description of property to be rezoned:

Lot 1 in Loethen Commercial Subdivision, being all of Lot 2 in Aldi Subdivision and part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 21 North, Range 7 East of the Fourth Principal Meridian, Whiteside County, Illinois

Is the applicant the present owner of the property? Yes No

If the applicant is not the present owner of the property, what is the present owner's name and complete mailing address?

Owner's Name: _____

Owner's Address: _____

Owner Signature _____

If the applicant is not present owner of the property, the applicant must provide sufficient evidence to demonstrate a proper interest in having the property rezoned.

Present Zoning of affected property: B-2 (Whiteside County)

Requested Zoning for the affected property: RB (Regional Business)

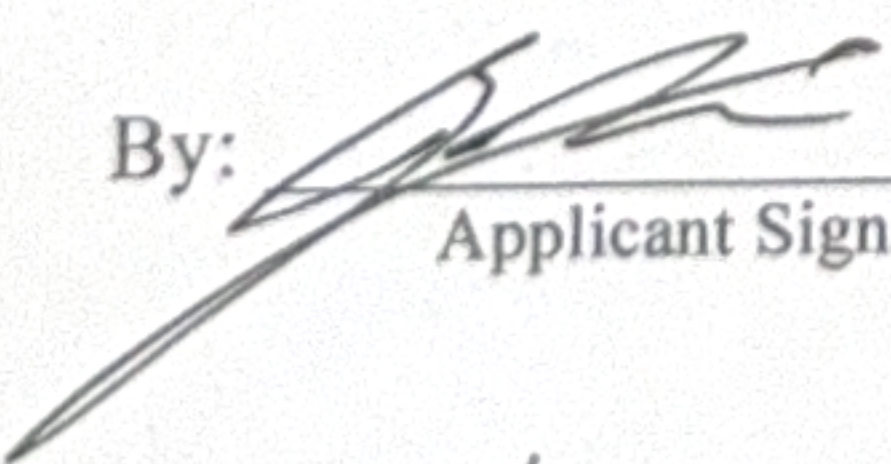
Explain the purpose or intent for rezoning the property including a description of both the present and proposed use(s) of the property.

A portion of the property will be annexed into the City of Sterling and will require a zoning change.

Has a site plan been prepared for the proposed use of the property? Yes No
IF YES, PLEASE ATTACH A COPY OF THE SITE PLAN WITH THIS APPLICATION.

Part V

I attest and swear, to the best of my knowledge, that the information provided with this application is correct and that I have reviewed the applicable sections of the City of Sterling Zoning Ordinance prior to submitting this application.

By:  _____
Applicant Signature

Date: 6 14 125

memorandum



To: Sterling Plan Commission
Amanda Schmidt, Building & Zoning Superintendent
From: Dustin Wolff, AICP, City Planner
Cc: Scott Shumard, City Manager
Tim Zollinger, City Attorney

Date: May 8, 2025

RE: ALDI Subdivision Lot 2 Annexation & Rezoning

LOCATION: PIN # 11-14-276-004 along E Lincolnway/35th Avenue



Figure 1: Proposed annexation parcel and area lands.

BACKGROUND:

Cities annex land primarily to expand their boundaries and gain control over adjacent areas for several strategic, economic, and administrative reasons. Annexation allows cities to incorporate areas with valuable resources, commercial developments, or industrial zones, increasing tax revenue from property, sales, or business taxes. By annexing land, cities can regulate zoning, land use, and development standards, ensuring consistency with their urban planning goals and preventing uncoordinated growth in nearby unincorporated areas. Cities can extend utilities like water, sewer, and transportation systems to annexed areas, optimizing infrastructure use and reducing costs compared to fragmented systems in unincorporated regions.

REZONING EVALUATION: The following are my comments based on the requirements as outlined in Section 102-103 and 102-915 to consider when reviewing a request to rezone a particular property:

Zoning of Lands to be Annexed

During the process of annexation, any territory (properties) brought into Sterling must be placed into a zoning district. The rezoning of each property will depend on its location, current use and the City's Comprehensive Plan. The closest City-equivalent zoning is being considered to ensure that properties are legal and conforming with the code based on their current use and operations. These vacant lands are zoned B-2, Retail and Service District, in the County. See **Figure 2**.



Figure 2: Annexation area with current County zoning districts illustrated.

The City will rezone these lands to Regional Business (RB) District concurrent to the annexation public hearing process. The purpose of the RB District is to provide locations along arterial corridors for shopping centers, business, and light industrial uses that draw patrons from not only Sterling, but from the surrounding communities and the broader region. Development within the RB district should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Because this district is primarily at high-visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.

2040 Comprehensive Strategic Plan

The adopted Plan prioritizes the orderly and efficient annexation of land to the City that will result in providing a complete range of public services and public facilities for the annexed territory and to ensure consistency with the adopted Plans and Codes for the City of Sterling. Annexing land already served by City roads will aid the efforts to have both sides of the roadway located within the corporate limits and the enable properties to be served by

public utilities. The Future Land Use Map recommends the area for Planned Mixed Use. See **Figure 3**. This land use category allows flexible re-use and encourages the development of vacant parcels within the Regional Business District. This category allows for flexibility for the City to consider traditional regional business uses as well as light-manufacturing, assembly, and processing on the east side of Sterling.

The land use plan recommends the area for continued regional business uses, consistent with the current use of adjacent properties. The general area is an important retail and employment center for the community, and this will continue. The proposed annexation and zoning to the RB District are consistent with the goals and recommendations for the adopted 2040 Comprehensive Plan.



Figure 3: The adopted Future Land Use shows the lands to be annex—outlined in YELLOW—and surrounding properties for Planned Mixed Use. This category allows flexible re-use and encourages the development of vacant parcels within the Regional Business District.

RECOMMENDATION: Based on an evaluation of the key “findings of fact”, staff recommends that the Plan Commission recommend approval this annexation and rezoning petition to the City Council for the following reasons:

1. The proposed annexation and zoning of the property to RB, Regional Business District conforms to the goals and recommendations expressed in adopted Comprehensive Strategic Plan.
2. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the area of the subject property
3. The proposed zoning map amendment is compatible with the trends for development in the area.
4. The proposed rezoning is compatible with the City’s intent to maintain the area for retail and employment uses.

memorandum



To: Sterling Plan Commission
Amanda Schmidt, Building & Zoning Superintendent

From: Dustin Wolff, AICP, City Planner
Mike Lewis, AICP

Cc: Scott Shumard, City Manager
Tim Zollinger, City Attorney

Date: June 12, 2025

RE: ALDI Subdivision Lot 2 Land Division

REQUESTED ACITON: Combine two lots via subdivision.

LOCATION: PIN 11-14-276-030 and 11-14-276-004 along E Lincolnway/35th Avenue



Figure 1: Proposed 2-lot subdivision and area lands.

BACKGROUND:

The petitioner has submitted a Plat to combine two lots (PIN: 1114276030 & PIN: 1114276004) to create one lot totaling 1.75 acres. PIN: 1114276004 will be annexed into the City as part of this subdivision.

ANALYSIS:

LAND USE AND ZONING ON SURROUNDING PROPERTIES:

PIN: 1114276030 (west) is currently within the City and zoned RB Regional Business district. PIN: 1114276004 (east) is being annexed into the City and is currently zoned B-2 General Commercial in Whiteside County. The new lot will be zoned RB Regional Business.



Figure 2: Subdivision area with current County zoning districts illustrated.

Direction	Land Use	Zoning
On-Site	Vacant	RB, Regional Business
	Residential	B-2, General Commercial, Whiteside County
North	Commercial	RB, Regional Business
South	Commercial	RB, Regional Business
East	Residential	B-2, General Commercial, Whiteside County
West	Commercial	RB, Regional Business

Land Use. The Comprehensive Strategic Plan illustrates the future land use of this area for Planned Mixed Use development. This land use category allows flexible re-use and encourages the development of vacant parcels within the Regional Business District. This category allows for flexibility for the City to consider traditional regional business uses as well as light-manufacturing, assembly, and processing on the east side of Sterling.

The land use plan recommends the area for continued regional business uses, consistent with the current use of adjacent properties. The general area is an important retail and employment center for the community, and this will continue. The proposed annexation and zoning to the RB District are consistent with the goals and recommendations for the adopted 2040 Comprehensive Plan.

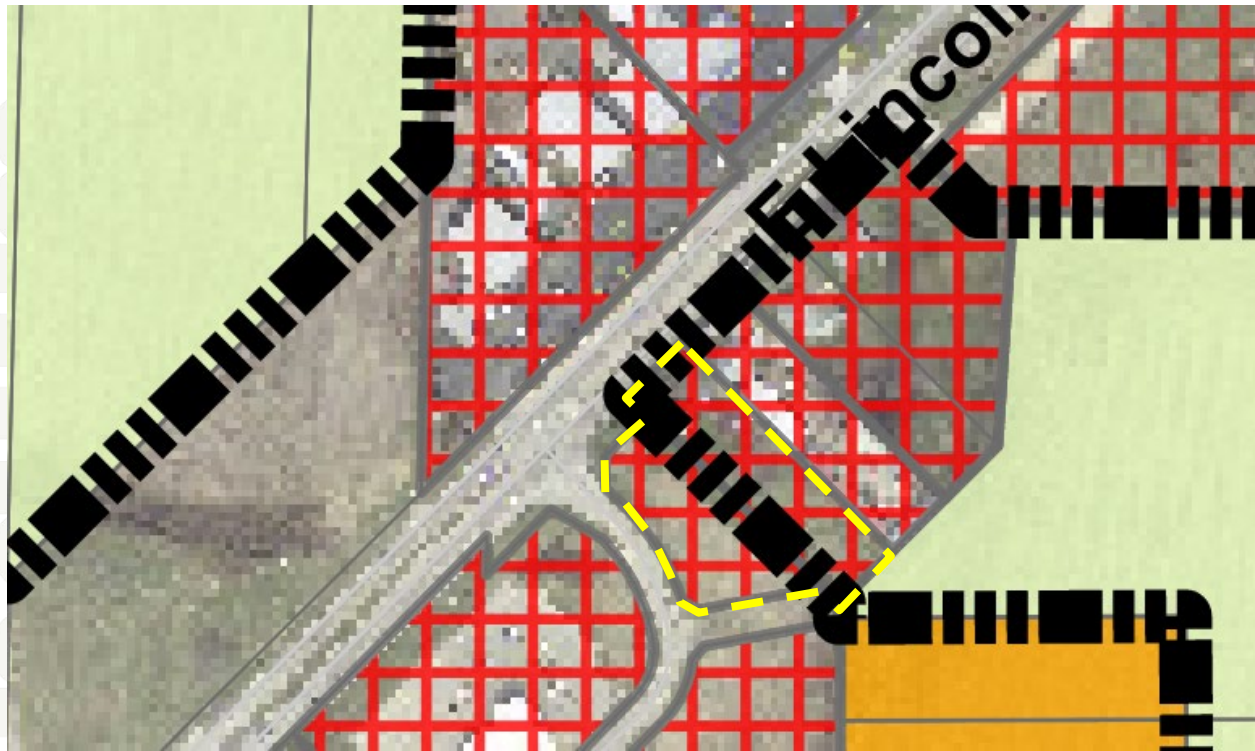


Figure 3: The adopted Future Land Use shows the lands to be annexed and subdivided—outlined in YELLOW—and surrounding properties for Planned Mixed Use.

Lot Sizes. The zoning code requires that parcels in the RB district have a minimum size of 1 acre. The proposed combined lot will exceed this requirement.

Setbacks. Setback dimensions are provided in the Plat. The plat displays a 50-foot building setback line along the frontage of Lincoln Highway. The RB district mandates a minimum 10-foot setback from the right-of-way at the front property line. Additionally, 20-foot setbacks are indicated along the frontages of 35th Street and 25th Street. No building setback is displayed along the northeast property line, but an 8-foot setback is required for this boundary. Each setback line on the proposed Plat should be revised to comply with code requirements.

Access and ROW Dedication. The properties will have access to from 35th Avenue. Access to Illinois Route 2 (E Lincolnway) is prohibited, as noted on the Plat.

The plat illustrates the previous dedication of a 40-foot ROW to Illinois Route 2 (E Lincolnway) at the north end of the lot. An additional ~35-feet of land area should be illustrated for ROW dedication as shown in **Figure 4**. This area has been indicated to be dedicated on the draft site plan. This area must be labeled on the Plat as being dedicated to the Illinois Department of Transportation (IDOT).

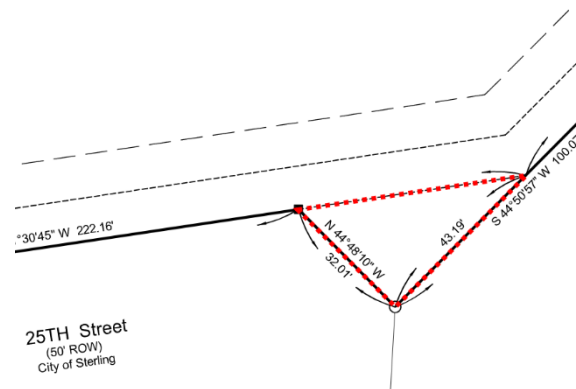


Figure 4: Area to be dedicated to the City of Sterling.

Additionally, the triangle shaped area at the south end of the lot, adjacent to the 25th street right-of-way, must be dedicated to the City of Sterling and labeled as such on the Plat.

FINAL Loethen Comm

Being all of Lot 2 in Aldi Sub
Quarter of the Northeast Qu
North, Range 7 East of the Fo
Count

Illinois Department of

This plat has been approve
respect to roadway access
access issued by the Depar
meeting the requirements c
Access Driveways to State

Dated this ____ day of,

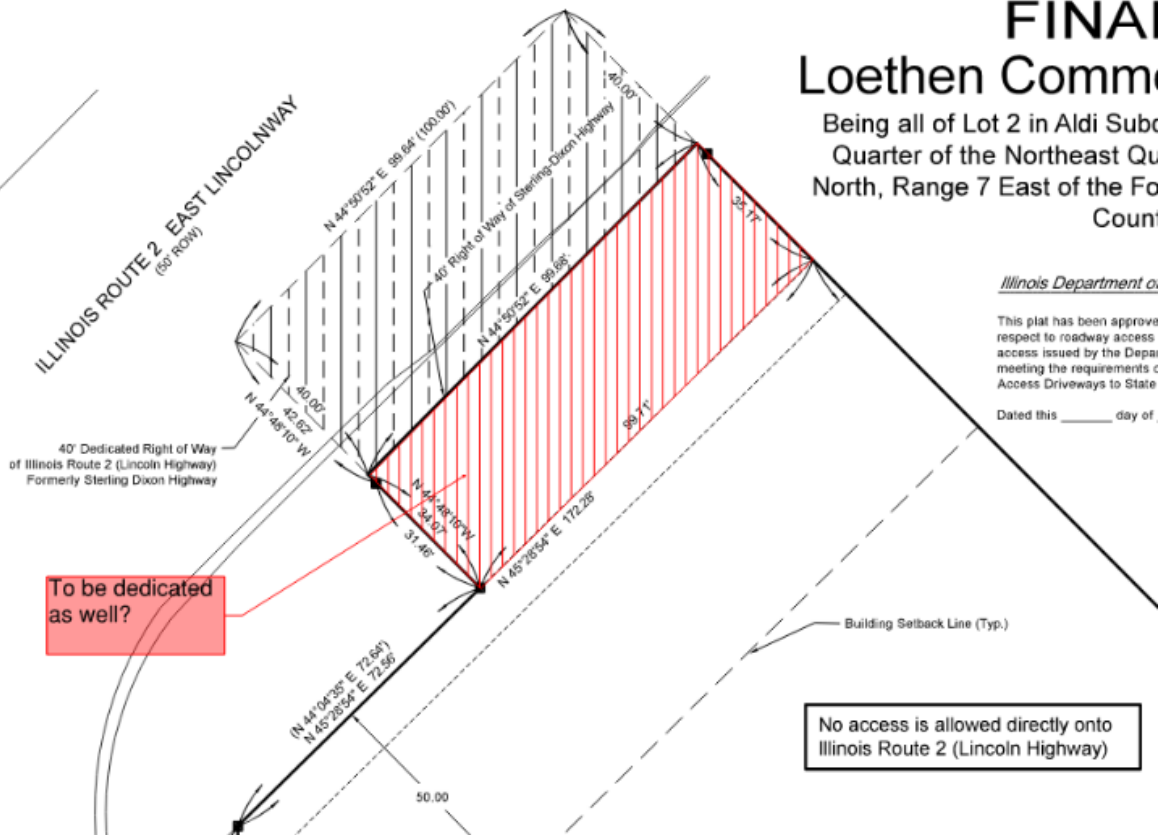


Figure 5: The lower illustration listed this an area to be dedicated to the DOT for Route 2.

RECOMMENDATION: Staff recommends the Plan Commission approve the petition for the Plat, and make a recommendation for same to the Council, 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 St ROW, as illustrated in *Figure 4*. This area must be labeled on the Plat as being dedicated to the City of Sterling.
 - a. Provide a metes 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-feet x 100-feet, as illustrated in *Figure 5*. 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.

FINAL PLAT

Loethen Commercial Subdivision

Being all of Lot 2 in Aldi Subdivision and part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 21 North, Range 7 East of the Fourth Principal Meridian, Whiteside County, Illinois.

Illinois Department of Transportation Certificate

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this _____ day of _____, A.D., 20__

Region Two Engineer

COUNTY CLERK CERTIFICATE

Pursuant to Chapter 120, Section 516 of the Illinois Revised Statutes, I _____, County Clerk in and for the County of Whiteside, in the State of Illinois, DO HEREBY CERTIFY that I have examined the records and have found no delinquent taxes, delinquent special assessments or unpaid current special assessments against the Tract of Land described and platted hereon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County, at my office in said County, this _____ day of _____, A.D., 2025.

Whiteside County Clerk

CITY OF STERLING PLANNING COMMISSION

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

Approved by the City of Sterling Planning Commission this _____ day of _____, 2025.

Chair

Secretary

CITY OF STERLING CITY COUNCIL

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

I _____, Mayor of the City of Sterling, do hereby certify that this plat was duly approved and accepted by the City Council of the City of Sterling at a meeting held on the _____ day of _____, 2025.

Mayor

Secretary

ILLINOIS PROFESSIONAL ENGINEER AND LAND OWNER

STATE OF ILLINOIS)
) SS)
COUNTY OF LASALLE)

I, _____, a Professional Engineer in duly licensed under the law of the State of Illinois, and _____, do certify that, to the best of our knowledge and belief, Loethen Commercial Subdivision has been designed so that there is no change in the drainage of surface water by the construction of this subdivision or, if changed, adequate provision has been made so that the adjoining land will not be damaged.

Dated this _____ day of _____, 2025

Illinois Registered Professional Engineer

Owner of Subdivision

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS)
COUNTY OF LASALLE)

This is to certify that I, Gregory R. Ruff, Professional Illinois Land Surveyor No. 35-3981, have surveyed and subdivided the following property as shown by the plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the City Council relative to plats and subdivisions have been complied with in the preparation of this plat.

Legal Description of Parcels

Parcel #1 (PIN #11-14-276-030)
Lot 2 in ALDI Subdivision of a part of the Northeast Quarter of part of the Southeast Quarter of Section 14, Township 21 North, Range 7 East of the Fourth Principal Meridian, in the City of Sterling, Whiteside County, Illinois, according to the Plat thereof recorded June 12, 2002 as Document # 7089-2002.

Parcel #2 (PIN #11-14-276-004)
A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 14, Township 21 North, Range 7 East of the 4th P.M. Whiteside County, Illinois, described as follows:

Beginning at a point 452.76 feet East of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence extending in a Southwesterly direction of a distance of 200 feet along the center line of the Sterling-Dixon Highway established in 1904, and using this point as a starting point; thence in a Southwesterly direction for a distance of 100 feet along the center line of said Sterling-Dixon Highway; thence extending in a Southeasterly direction at an angle of 90 degrees with said Highway center line for a distance of 435.6 feet to a steel pin; thence extending in a Northeasterly direction parallel to the said Highway center line for a distance for 100 feet to a steel pin; thence extending in a Northwesterly direction 435.6 feet to the said Point of Beginning.

Also, I do further certify that no part of the property covered by this plat or subdivision is situated within 500 feet of any surface drain or water course serving a tributary area of 640 acres or more.

Given under my hand and seal at Ogleby Illinois, this 9th day of January, 2025.

Gregory R. Ruff
Illinois Professional Land Surveyor
No. 35-3981
g.ruff@ivsurveying.com



NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

I, _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2025.

Notary Public

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

This is to certify that the undersigned is the owner of the land described in the plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purpose therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this plat for thoroughfares, streets, alleys, and public services; and hereby also reserves easements for public utilities not for blanket coverage but confined to specific utilities easements as shown on plat.

Dated the _____ day of _____, 2025.

Owner of Subdivision

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

The undersigned also does hereby state that to the best of our knowledge and belief that the land hereon lies within the boundaries of the _____.

Dated the _____ day of _____, 2025.

Owner of Subdivision

COUNTY RECORDER

STATE OF ILLINOIS)
) SS)
COUNTY OF WHITESIDE)

This instrument was filed for record in the County Recorder's Office of Whiteside County aforesaid on the _____ day of _____, A.D., 2025, and recorded as Document # _____.

County Recorder

ILLINOIS VALLEY SURVEYING & CONSULTANTS, INC
PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
2584 EAST 350TH ROAD, SUITE 100
OGLESBY, ILLINOIS 61346
815-780-8344
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HENNEPIN, ILLINOIS 61327
815-925-7511
www.IVSURVEYING.com
DESIGN FIRM LICENSE: ILLINOIS #184-004102

