

On Thursday, November 21, 2025, at 6:30 p.m., Rene Morris called the regular meeting of the Plan Commission to order. Roll Call. Present: Rene Morris, Jamie Schwingle, Carol Corwell, Ryan Nares, and Brian Carradus. Absent: Skip McCloud and Gordon Harris.

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

Carol Corwell made a motion to approve the minutes from August 21, 2025, as presented; seconded by Jamie Schwingle. Voting – Ayes: Corwell, Morris, Schwingle, Nares, and Carradus. Nays: None. Motion carried.

Staff Reports

Building and Zoning Superintendent Schmidt advised that the special use permit requested by the tattoo shop on Locust Street was approved by the Council. The business is open and appears to be going well.

At 6:34 pm, Chair Morris opened the public hearing for the annexation and rezoning of PIN # 11-16-153-001 along W Lynn Blvd.

Petitioner Nik Jakobs stated that they have outgrown Temple Shalom on 10th Street. They have decided to build a temple on the property located on Lynn Blvd. Mr. Jakobs stated it was important to him to have the temple located within the City limits, given the history of the Jewish community moving to Sterling.

Mr. Jakobs would like the building to become a community asset. It will not only be a synagogue but a Jewish museum. Mr. Jakobs' grandmother was a holocaust survivor. She traveled to local middle schools to educate the children on the holocaust. The museum will be able to continue that education.

City Planner Dustin Wolfe stated that if the property is annexed, it will be zoned SR-4, which allows institutions by right. The request does align with the strategic plan.

The public hearing was closed at 6:51 pm.

Jamie Schwingle made a motion to recommend to the City Council to approve the petition for the annexation and rezone, for the following reasons:

1. The proposed annexation and zoning of the property to SR-4 Single-Family Residential-4

District conforms to the goals and recommendations expressed in the 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 single-family residential uses and related institutional uses.
5. The land use category for the annexed parcel is amended to be Institutional, consistent with the lands to the east.

Seconded by Brian Carradus. Voting – Ayes: Corwell, Nares, Schwingle, Morris, and Carradus. Nays: None. Motion carried.

Discussion on the sale of hemp-based and marijuana based products and on-site consumption of cannabis.

Superintendent of Building and Zoning Schmidt advised that we had a citizen, Andrew Knapp, approach the City about opening a smoke shop business that would sell paraphernalia and then expand into a smoking lounge.

Mr. Knapp was present and advised the commission that he would like to see if it was possible to open a smoke shop and smoking lounge. He stated that he is fully aware of the recent changes in the legislation. He said that the patrons would purchase their cannabis from a dispensary and would be able to consume it in the lounge.

City Planner provided a history of the current cannabis ordinance and how it was put in place.

City Attorney Zollinger stated that the State of Illinois allows municipalities to decide if cannabis-based products can be consumed on-site. To have an on-site smoking lounge, the business must either be a dispensary or have a tobacco license. The City currently has an ordinance on the books stating that the sale of drug paraphernalia is prohibited; this is outdated, as marijuana is now legal. The Commission would like the Council and staff to look at updating this ordinance.

With no further business to discuss, the meeting was adjourned at 7:35 p.m.

Teri Sathoff

City Clerk