



Thursday, May 21, 2026
Plan Commission Meeting at 6:30 PM

PLAN COMMISSION MEETING AGENDA

1. Meeting Opening

- A. Call to Order
- B. Roll Call

2. Consent Agenda

- A. Approval of Minutes

3. Staff Reports

4. Business Items

- A. Public Hearing for the Subdivide of a Parcel/Lot Combination via Subdivision

5. Discussion

6. 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.

Meeting Opening

Chair Corwell called the Sterling City Plan Commission to order at 6:30 PM on Thursday, March 26, 2026.

Present: Commissioner Carol Corwell, Commissioner Gordon Harris, Commissioner Jamie Schwingle, Commissioner Brian Carradus.

Absent: None.

Superintendent of Building and Zoning Amanda Schmidt, City Planner Dustin Wolff, Alderman Retha Elston, and City Clerk Teri Sathoff were also present.

Consent Agenda

Commissioner Harris made a motion to approve the minutes from the previous meeting as presented; Seconded by Commissioner Carradus. Voting: Ayes – Carol Corwell, Gordon Harris, Jamie Schwingle, Brian Carradus. Nays – None.

Staff Reports

There were no staff reports.

Unfinished Business

City Planner Dustin Wolff reported that the petitioner has submitted a Plat to subdivide 0.98 acres from the northwest part of the parcel, PIN 11-22-229-008 (former Aarons), and attach it to parcel PIN 11-22-229-006 (Boss Roofing) to create one lot totaling 1.95-acres. The property has residential property directly behind it and commercial property adjacent to it. The new owner will remove some of the pavement, extend the fencing, and add plantings to provide a buffer. They will place an access gate at the end of 5th Street. The property owner will have a recorded agreement for the use of each other's property for access. A special use will be required for the outside storage.

Commissioner Harris asked if the parking area on 19th Street and 4th Avenue would still be used. Yes, this area will still be used and will be improved in the near future.

Commissioner Carradus asked if the property would remain open for the car wash customers. The petitioner advised that there would be a recorded agreement to allow both property owners to continue to use the adjacent property for access.

Alderman Elston asked if the area between the car wash and the roofing company would

remain open for traffic to exit through. This area belongs to the car wash and is private property.

Commissioner Corwell asked if any of the equipment would be visible from the highway. Nothing will be stored higher than the fence; the vehicles may be slightly taller than the fence.

Commissioner Carradus asked what the width of the buffer area would be. It is a 12-foot-wide buffer.

Commissioner Corwell asked what the timeline for completion would be. The petitioner stated it would be approximately a 4-month process.

Superintendent of Building and Zoning Amanda Schmidt stated that once the subdivision has been approved and completed, the special use will then be heard by the plan commission.

Commissioner Harris made a motion to recommend approval of the petition for the Plat to the City Council, provided the following outlined conditions are met:

1. Provide a Building, Site, and Operation Plan for development of the parking lot on the site in compliance with Section 102-924.
2. Landscaping and buffer plan as required per Section 102-227 Off Street Parking Standards and Section 102-520 Landscape and buffer regulations.
3. Simultaneously apply for a Special Use for outdoor storage of equipment and materials on the site.
4. Revise Plat to show building setback lines that conform to the CB District—10-foot front, 20-foot, and 5-foot side setbacks.
5. Revise the Plat to illustrate any cross-access easements on the site, if applicable, or provide an agreement with the adjacent property owner.
6. Subject to all technical corrections as required by Whiteside County.

Seconded by Commissioner Carradus. Voting: Ayes – Carol Corwell, Gordon Harris, Jamie Schwingle, Brian Carradus. Nays – None.

Business Items

There were no business items.

Discussion

Superintendent of Building and Zoning, Amanda Schmidt, stated that she has asked City Planner Wolff to look into policies for data centers and battery storage. Wolff advised that there are currently no codes that address data centers. Some concerns come with data centers, such as noise. Wolff advised that data centers should probably require special use.

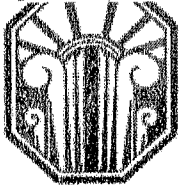
Schmidt advised that she and the staff have been discussing some changes to the zoning code. These changes would be cleaning up language and clarifying some requirements for fencing. There may be some minor adjustments forthcoming.

Adjourn

The meeting adjourned at 7:13 pm.

Teri Sathoff

City Clerk



CITY OF
STERLING
ILLINOIS

BUILDING & ZONING

Industrious. Inspired. Innovative.

Received
4/10/20
plc

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

PH

This Section To Be Completed By Applicant

Part I

PLEASE PRINT OR TYPE

Applicant Name: Joshua Wahl, Manager of Rock River Stone Real Estate, LLC

Applicant Mailing Address: 110 Martin Rd., Rock Falls, IL 61071

Applicant's Phone Number: 815-716-8381 Home 815-716-8381 Work

Part II

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

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:

Part of Lots 1, 2, 3, 4, 5, and 6 in Block Twelve (12) of East of Broadway, in the City of Sterling, Whiteside County, Illinois more particularly described on the attached survey.

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

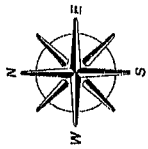
If the applicant is not the present owner of the property, what is the present owner's name and complete mailing address?

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.



0 15' 30'
SCALE: 1"=30'

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS:

Part of Lots 1, 2, 3, 4, 5, and 6 in Block Twelve (12) of East of Broadway, in the City of Springfield, Whiteside County, Illinois, being more particularly described as follows:

Beginning at the northwest corner of said Lot 1; thence North 69 degrees 55 minutes 06 seconds East, along the north line of said Lot 1, a distance of 100.67 feet, thence South 49 degrees 20 minutes 02 seconds West, along the west line of said Lot 1, a distance of 29.89 feet to the southeast corner of an existing building, thence South 49 degrees 20 minutes 02 seconds West, along the west line of said 0.172 acre tract, a distance of 100.56 feet to the northeast corner thereof, thence South 49 degrees 37 minutes 48 seconds West, along the north line of said 0.172 acre tract, a distance of 79.07 feet, thence North 49 degrees 20 minutes 02 seconds West, along the west line of said Lot 4, 3, 2, and 1, a distance of 201.35 feet to the Point of Beginning, containing 0.553 acres, more or less.

SURVEYORS STATEMENT

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice for land surveyors in Illinois. I am a duly licensed land surveyor and the measurements set as shown hereon are all dimensional and graphic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone-2011 adjustment). No warranty is made or implied by the surveyor or the State of Illinois in connection with the plat or implied as to compliance with 780 ILCS 205/1b of the Illinois Compiled Statutes. This plat conforms with the current Illinois Minimum Standards of Practice for Land Surveyors.

Dated this 28 day of October, A.D. 2025.

Patrick T. Hubert
PATRICK T. HUBERT
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-4026

My license expires November 30, 2026.



LEGEND

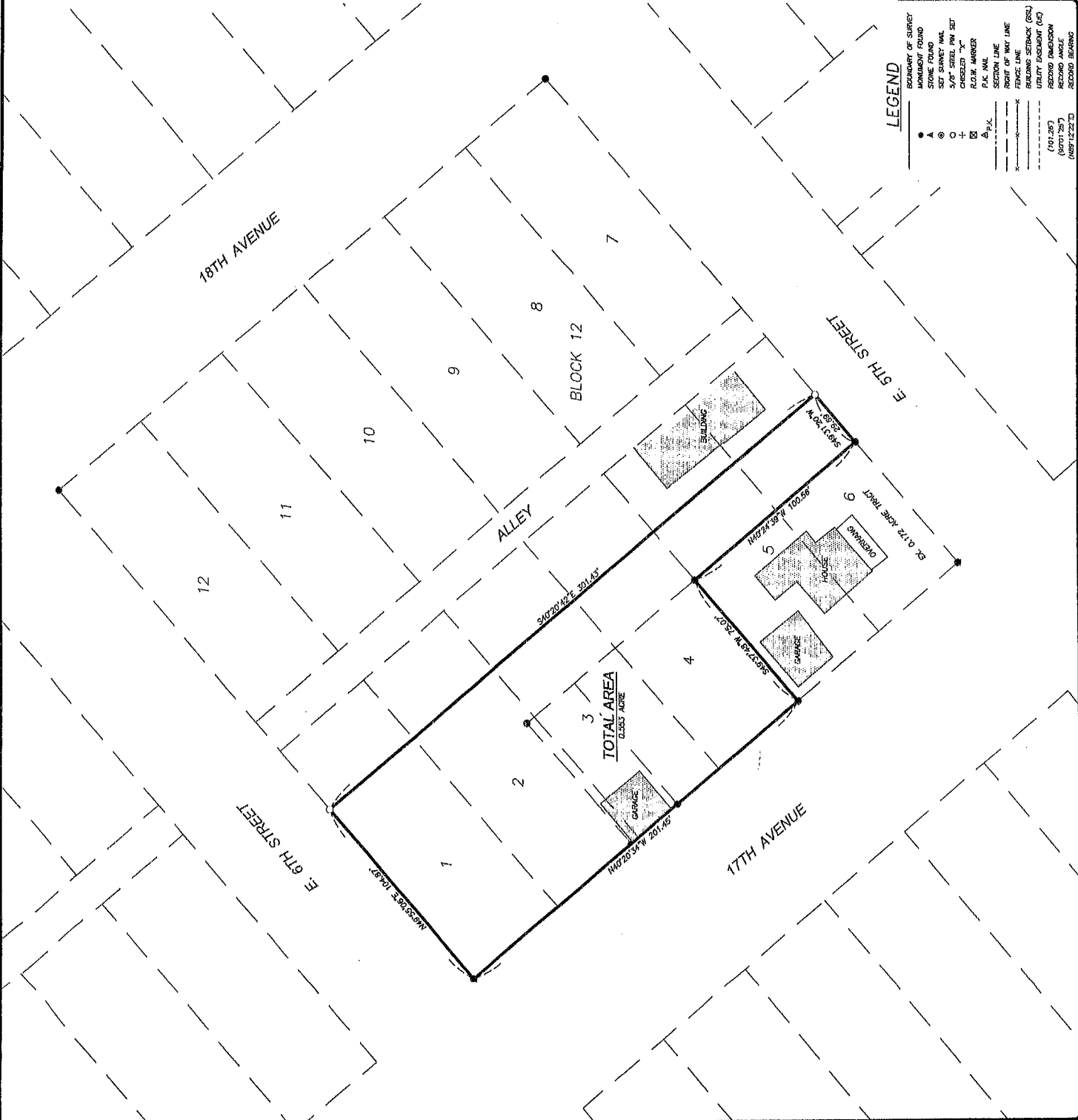
- BOUNDARY OF SURVEY
- MONUMENT FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- CHESTNUT "X"
- R.O.B. MARKER
- P.O.B.
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (BS)
- UTILITY EASEMENT (UE)
- RECORD NUMBER (RN)
- 1011287
- 6091287
- 089712273
- 202008162200



WILLETT HOEMANN
REGISTERED PROFESSIONAL LAND SURVEYOR
1011287
6091287
089712273

© Copyright 2025 Willett Hoemann & Associates, Inc.

PLAT OF SURVEY
FOR
DANIEL RAUDONIS



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 14, 2026

RE: Old Swartley's Greenhouse

REQUESTED ACTION: Subdivide Parcel/Lot Combination via subdivision.

LOCATION: PINs 11-22-211-004, 11-22-211-005, and 11-22-211-006 along 17th Avenue/E 5th Street

BACKGROUND: The petitioner has submitted a Plat to subdivide 0.55 acres from the southwest part of parcel PIN 11-22-211-004 (former Swartley's Greenhouse) and combine it with PINs 11-22-211-005 and 11-22-211-006. The application states that the adjacent residential neighbor to the south is interested in purchasing the parcel to add to their yard. A rezoning application has been submitted for this parcel to remove the Special Use from the property to be subdivided.



Figure 1: Proposed Plat will create a 0.55-acre parcel outlined in RED taken from the lands outlined in YELLOW. Note: the single-family residence on parcel 11-22-211-006 has been removed.

ANALYSIS:

Zoning & Land Use on Surrounding Properties:

The existing lands are zoned SR-8 with Special Use and SR-8. The application misidentified the zoning of these parcels as TR-6 with Special Use. See **Figure 2**.

The Special Use designation was implemented to allow the operation of a commercial greenhouse on the property. While the greenhouse is no longer operational, the Special Use designation remains on the property.

The removal of the Special Use on these lands as proposed is specifically a City Council action. No recommendation from the Plan Commission is required. This action will be handled concurrently with the land division when it is in front of the Council.

The Comprehensive Strategic Plan illustrates the future land use of this area for Single-Family Residential. See **Figure 3**. Future development in this area is not planned for commercial uses.

As such, Staff questions the need for the remainder of the lands to retain the Special Use for a greenhouse as the operations ceased many years ago. Unless the property owner intends to imminently redevelop the lands as a commercial greenhouse, Staff suggests that the Special Use designation be removed as it is no longer needed.



Figure 2: Subdivision area with current zoning districts illustrated. The yellow district is SR-8. The white hatching denotes Special Use.



Figure 3: Clip of future land use map. The subject parcel (ORANGE) and those surrounding it are planned for single-family residential.

Direction	Land Use	Zoning
On-Site	Residential/Vacant	SR-8, Single-Family Residential with Special Use
North	Commercial	SR-8, Single-Family Residential with Special Use
South	Residential	SR-8, Single-Family Residential
East	Residential	SR-8, Single-Family Residential
West	Residential	SR-8, Single-Family Residential

Use

The existing lots are currently vacant. The parent parcel was previously utilized as a greenhouse; the main retail building associated with this business remains on site—though they are not operational—and

all other related structures have been removed. On the proposed parcel, a two-stall garage exists, which appears to be a remnant of the former single-family residence that once occupied the parcel. While the residence has been removed, the garage remains, as indicated on the plat.

Lot Width & Area Requirements

The application misidentified the existing zoning as TR-6 with Special Use. The existing zoning is actually SR-8 with Special Use. If the intention is to only remove the Special Use, the lot width and area requirements for the SR-8 district are as follows—lot width of 5,000 SF and width of 50-feet. The proposed plat meets these requirements.

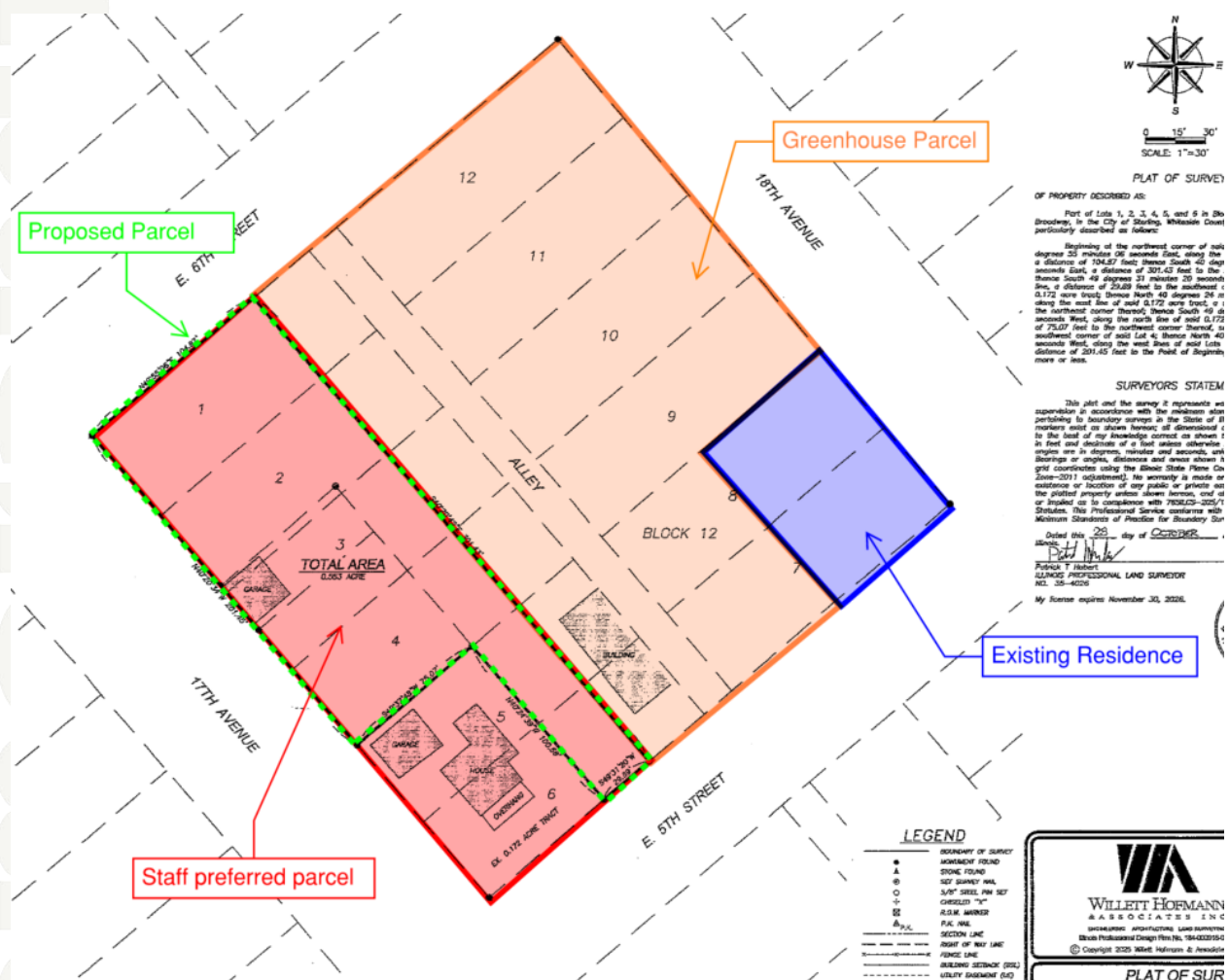


Figure 4: Staff markup of plat showing the combination of the proposed parcel with the Raudonis property in RED.

The proposed plat seeks to establish a flag-shaped or otherwise substandard lot. City Staff does not support this proposal. Irregularly shaped and substandard lots often lead to disputes with adjacent properties, as property boundaries become more difficult for neighbors to discern. This policy is intended to minimize potential property conflicts and to ensure orderly development within the City. To eliminate the need for a flag-shaped lot, this plat should be revised to include the residential property (1702 E 5th Street) that is intending to purchase these lands. This would create a regularly shaped, rectangular property. See **Figure 4**. Without doing this, there is no certainty that it will be combined.

Proposed Purchase of Property

According to the applicant, the adjacent residential property at the corner (1702 E 5th Street) is interested in purchasing this land to extend their yard. However, it is unclear as to if the residential property will be buying the entire proposed parcel, or just a portion of it. This needs to be made clear before approval.

Site Access

The proposed parcel will have access from both 17th Avenue and E. 6th Street. While technically also adjacent to E. 5th Street, no access will be allowed due to the limited frontage.

Existing Structure

As mentioned before, a two-stall garage exists on the proposed parcel. Section 102-210 A (1) of the City Code states: *No accessory building or structure shall be constructed on any lot prior to the start of construction of the principal building to which it is accessory.* Essentially, you cannot have an accessory building on a lot without a primary building. The plat as proposed would create a nonconformity. To rectify this, the existing garage would need to be removed or the plat extended to include the residential property to the south. Extending the plat would give the property a primary structure and be conforming.

RECOMMENDATION: Staff recommends the Plan Commission recommend approval of the petition for the Plat to the City Council provided the outlined following conditions are met:

1. Support removal of the Special Use for the lands that are part of the plat.
2. Clearly define the lands that are to be purchased by the adjacent residential parcel.
3. Revise the plat to include the residential parcel (1702 E 5th Street / 11-22-211-002) to create a standard shaped lot.
4. Subject to all technical corrections as required by Whiteside County.

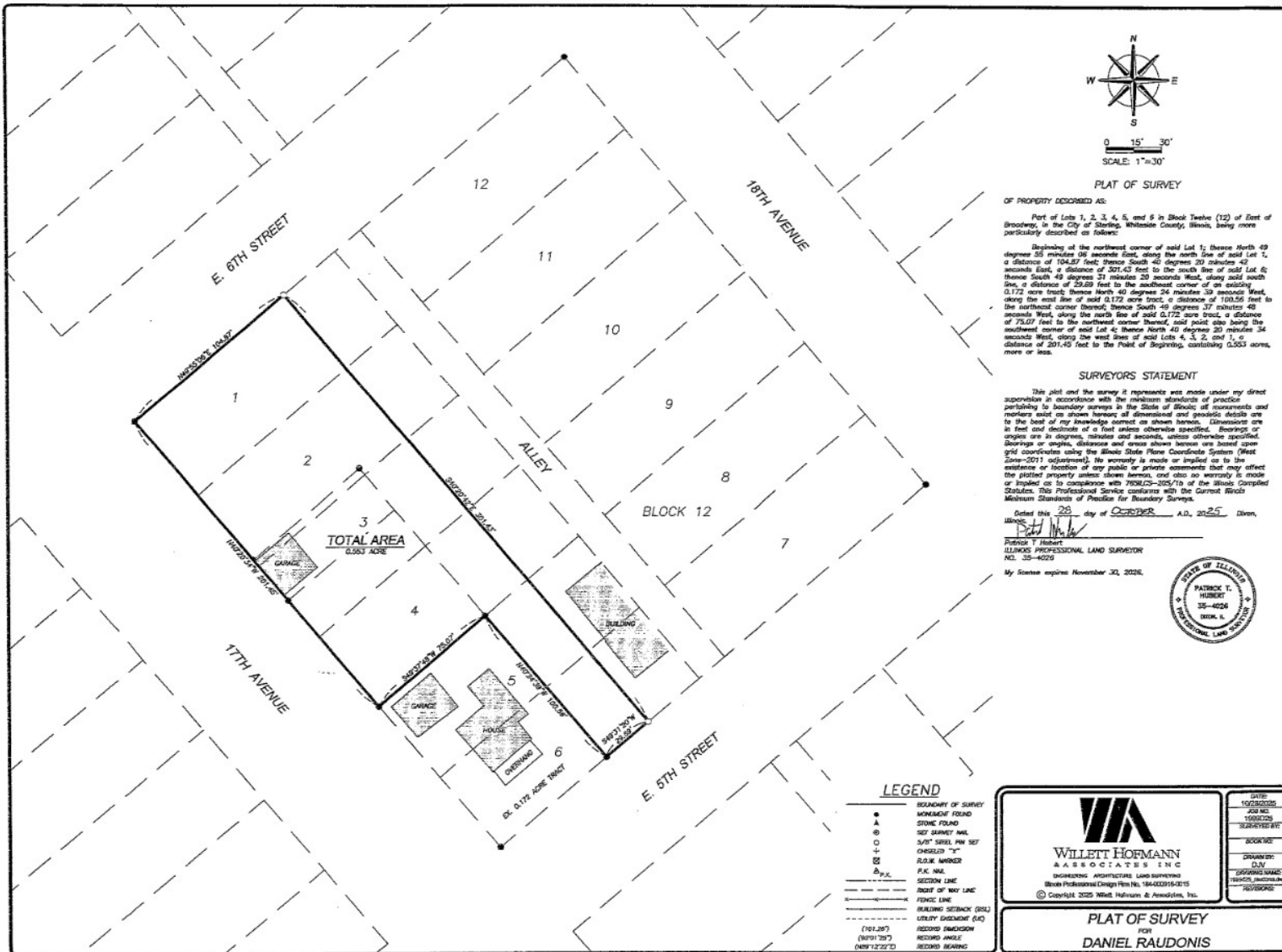
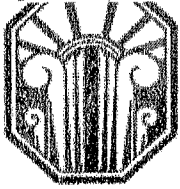


Figure 5: Proposed Plat as submitted.



CITY OF
STERLING
ILLINOIS

BUILDING & ZONING

Industrious. Inspired. Innovative.

Received
4/10/20
plc

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

PH

This Section To Be Completed By Applicant

Part I

PLEASE PRINT OR TYPE

Applicant Name: Joshua Wahl, Manager of Rock River Stone Real Estate, LLC

Applicant Mailing Address: 110 Martin Rd., Rock Falls, IL 61071

Applicant's Phone Number: 815-716-8381 Home 815-716-8381 Work

Part II

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

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:

Part of Lots 1, 2, 3, 4, 5, and 6 in Block Twelve (12) of East of Broadway, in the City of Sterling, Whiteside County, Illinois more particularly described on the attached survey.

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: TR-6 with Special Use

Requested Zoning change for the affected property: TR-6

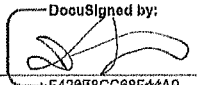
Explain the purpose or intent for rezoning the property including a description of both the present and proposed use(s) of the property.

Rock River Stone Real Estate, LLC currently owns several contiguous lots on the East side of Sterling. The property is zoned TR-6 with Special Use for retail and greenhouse. However, several lots are vacant. A neighbor, Daniel and Mariza Raudonis, would like to purchase a portion of the vacant property to add to their yard. The Raudonis's do not need the special use zoning, just TR-6 residential. Rock River Stone wants to retain the current zoning, TR-6 with Special Use, on all property, except that portion shown on the attached survey.

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.

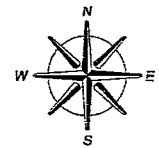
By:  , Manager
Applicant Signature

Date: 4 / 9 / 26

For Office Use Only

Date Application Filed: / /

Fee Paid \$ 150 Receipt No: Check # 10370



0 15' 30'
SCALE: 1"=30'

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS:

Part of Lots 1, 2, 3, 4, 5, and 6 in Block Twelve (12) of East of Broadway, in the City of Sterling, Whiteside County, Illinois, being more particularly described as follows:

Beginning at the northwest corner of said Lot 1; thence North 49 degrees 55 minutes 06 seconds East, along the north line of said Lot 1, a distance of 104.87 feet; thence South 40 degrees 20 minutes 42 seconds East, a distance of 301.43 feet to the south line of said Lot 6; thence South 49 degrees 31 minutes 20 seconds West, along said south line, a distance of 29.69 feet to the southeast corner of an existing 0.172 acre tract; thence North 40 degrees 24 minutes 39 seconds West, along the east line of said 0.172 acre tract, a distance of 100.56 feet to the northeast corner thereof; thence South 49 degrees 37 minutes 48 seconds West, along the north line of said 0.172 acre tract, a distance of 75.07 feet to the northwest corner thereof, said point also being the southwest corner of said Lot 4; thence North 40 degrees 20 minutes 34 seconds West, along the west line of said Lots 4, 3, 2, and 1, a distance of 201.45 feet to the Point of Beginning, containing 0.553 acres, more or less.

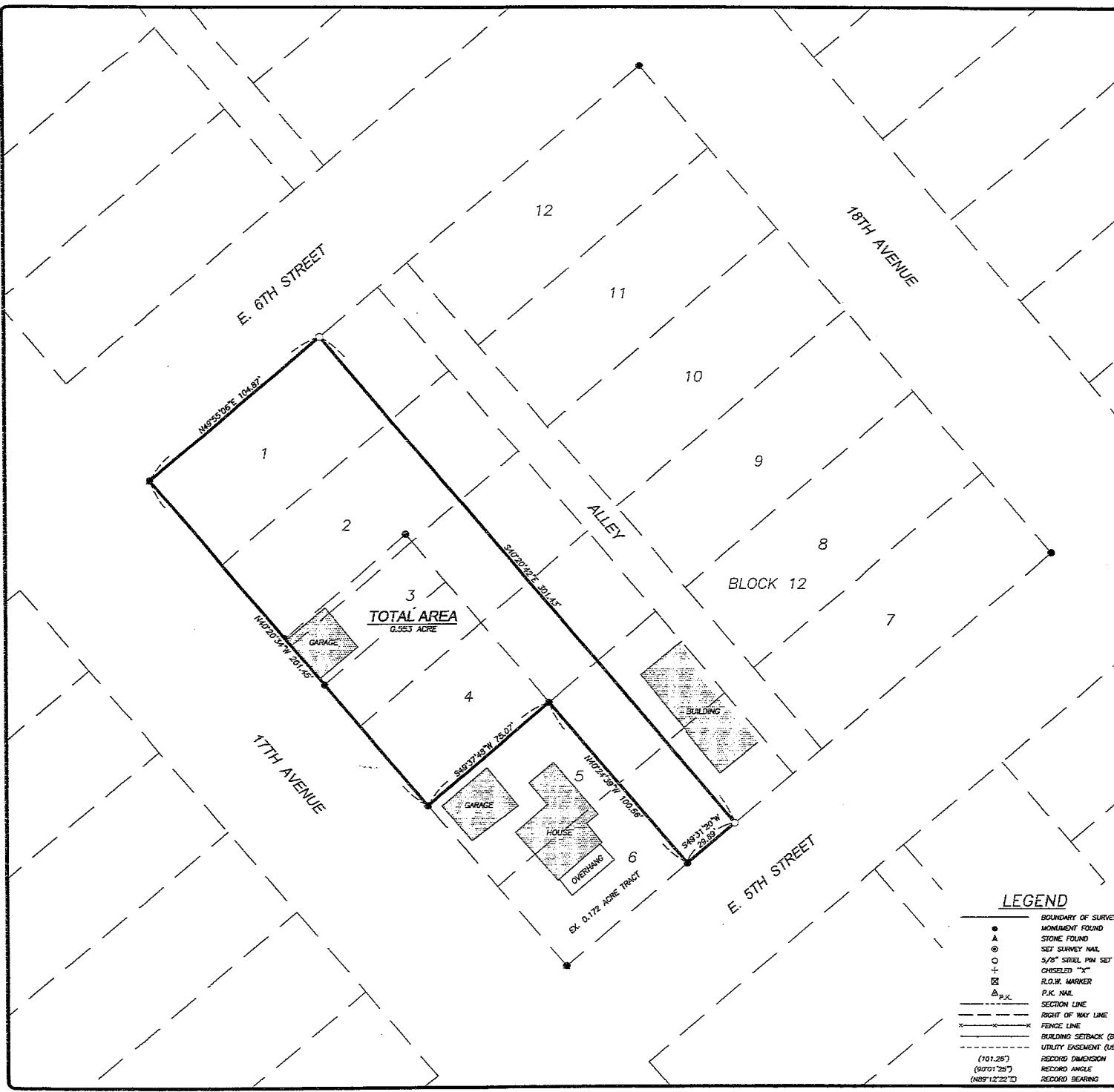
SURVEYORS STATEMENT

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois; all measurements and markers used as shown hereon; all dimensions and graphic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone-2011 adjustment). No warranty is made or implied as to the existence or location of any public or private encumbrances that may affect the platted property unless shown hereon, and also no warranty is made or implied as to compliance with 76SILCS-205/1b of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 28 day of OCTOBER, A.D., 2025 Dixon, Illinois.


Patrick T. Hubert
PATRICK T. HUBERT
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-4026

My license expires November 30, 2026.



LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- ⊙ SET SURVEY NAIL
- 3/8" STEEL PIN SET
- ⊕ CHISELED "X"
- ⊕ R.O.W. MARKER
- △ P.K. NAIL
- SECTION LINE
- - - RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (BSL)
- UTILITY EASEMENT (UE)
- RECORD DIMENSION (101'±)
- RECORD DIMENSION (50'±)±
- RECORD ANGLE (189°12'22")
- RECORD BEARING



WILLET H HOFMANN & ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
Illinois Professional Design Firm No. 184-000918-0015
© Copyright 2025 Willett Hofmann & Associates, Inc.

DATE: 10/28/2025
JOB NO.: 1999D25
SURVEYED BY: DUV
BOOK NO:
DRAWN BY: DANIEL RAUDONIS
REVISIONS:

PLAT OF SURVEY
FOR
DANIEL RAUDONIS