



**Thursday, January 15, 2026  
Plan Commission Meeting at 6:30 PM**

**PLAN COMMISSION MEETING AGENDA**

**1. Meeting Opening**

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- A. Call to Order
- B. Roll Call

**2. Consent Agenda**

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- A. Approval of Minutes

**3. Staff Reports**

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**4. Business Items**

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- A. Petition from Roger Hoffman for the Subdivision Plat at 1122229008 (Ives Subdivision)
- B. Whiteside County Petition for the Subdivision Plat for PIN 1013306004 (Sulouff - Deets Subdivision)

**5. Discussion**

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**6. Adjourn**

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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, 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 10<sup>th</sup> 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

LEGEND

- FOUND 3/4" IRON ROD OR AS NOTED
MEASURED DISTANCE
RECORD DISTANCE
BOUNDARY LINE
PROPERTY OR RIGHT OF WAY LINE
BUILDING SETBACK LINE
EASEMENT LINE

FINAL PLAT
OF
EAST 5TH STREET SUBDIVISION

TO STERLING TOWNSHIP

LOT 1 AND PART OF LOTS 2-4, IVES SUBDIVISION, CITY OF STERLING
WHITESIDE COUNTY, ILLINOIS
2025

COUNTY RECORDER'S
CERTIFICATE

State of Illinois )
County of Whiteside ) SS
Filed for record this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
at \_\_\_ o'clock \_\_\_M., as Document No. \_\_\_\_\_
Kendra Koshamer Bush
Whiteside County Recorder

AS OF JANUARY 1, 2025,
NORWEST SURVEYING SERVICES, INC.
SOLD THEIR ASSETS TO
ABBITT SURVEY & DEVELOPMENT, PLLC.



SURVEYOR'S CERTIFICATE

State of Illinois )
County of Whiteside ) SS
I, Scott E. Misfeldt, hereby certify that I am a Professional Land Surveyor in the State of Illinois, and that at the request of the owner(s) of the land described hereon, I have surveyed, subdivided, and plotted the land shown hereon to be hereafter known as "EAST 5TH STREET SUBDIVISION" Lot 1 and Part of Lots 2-4, Ives Subdivision, City of Sterling, Whiteside County, Illinois, bounded and described as follows, to wit:
LOT 1 AND PART OF LOTS 2-4, IVES SUBDIVISION, CITY OF STERLING, WHITESIDE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID IVES SUBDIVISION;
THENCE, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EASTERLY EXTENSION, NORTH 89°21'03" EAST, A DISTANCE OF 339.26 FEET, TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER LOT 7 IN CHARLES SMITH ADDITION;
THENCE, SOUTH 07°28'20" WEST, A DISTANCE OF 97.60 FEET, TO A FOUND IRON ROD AT THE NORTHERLY MOST CORNER OF THE LAND CONVEYED IN DOCUMENT NO. 2019-00734;
THENCE, SOUTH 49°50'03" WEST, A DISTANCE OF 188.29 FEET, TO A FOUND IRON ROD AT THE WESTERLY MOST CORNER OF SAID DOCUMENT NO. 2019-00734, ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF BLOCK 15 OF EAST BROADWAY ADDITION;
THENCE, NORTH 40°25'55" WEST, ALONG SAID NORTHEASTERLY LINE AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 281.64 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.98 ACRES, MORE OR LESS.
FOR THE ABOVE DESCRIPTION THE SOUTH LINE OF CHARLES SMITH ADDITION HAS AN OBSERVED BEARING OF SOUTH 89° 21' 03" WEST.
Containing 0.98 acres, more or less.
I Also Certify, that the land contained within this subdivision is within 1-1/2 miles of the corporate limits of any City, Village or Town.
I Also Certify, The subdivision is in Flood Zone "X", according to F.E.M.A. F.I.R.M. Panel 17195C0241E, which bears an effective date of February 18 2011.
I Further Certify, that to the best of my knowledge and belief, the foregoing plot is in compliance with Chapter 765 ILCS 205/1 & 2 of the Illinois Compiled Statutes; that all monuments and markers exist as shown hereon; and that all dimensional and geodetic details are correct as shown hereon. Dimensions are in feet and decimals of a foot. Bearings or angles are in degrees, minutes and seconds and are referenced to an assumed datum.
In Witness Whereof, I have hereunto set my hand and seal this \_\_\_ day of \_\_\_\_\_, 2025 C.E.



Scott E. Misfeldt
Illinois Professional Land Surveyor
No. 35-3943
License Renews November 30, 2026 C.E.

OWNER'S CERTIFICATE

State of Illinois )
County of Whiteside ) SS
Pursuant to Chapter 765 ILCS 205/1 & 2 of the Illinois Compiled Statutes, I, RKH PROPERTIES LLC- ROGER HOFFMAN, Owner of the land plotted hereon, located entirely within the boundaries of Sterling Unit No. 5, and to be hereafter known as "EAST 5TH STREET SUBDIVISION" do hereby certify that I have caused said land to be surveyed, subdivided, and plotted by Scott E. Misfeldt of Abbit Survey & Development, PLLC, an Illinois Professional Land Surveyor and do hereby acknowledge and adopt the same under the style and title hereon indicated.
Dated this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
RKH PROPERTIES LLC
Ronald Hoffman
709 Hoffman Drive
Rock Falls, IL 61071
Curtis D. Cook, P.E.
6832 Stalter Drive, Suite 100
Rockford, IL, 61108

ENGINEER & OWNER'S CERTIFICATE

State of Illinois )
County of Whiteside ) SS
Pursuant to Chapter 765 ILCS 205/2 of the Illinois Compiled Statutes, I, RKH PROPERTIES LLC- ROGER HOFFMAN, Owner of the land plotted hereon, and Curtis D. Cook, an Illinois Registered Professional Engineer, do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters have been planned for in accordance with generally accepted engineering practices and so as to reduce the likelihood of damage to the adjoining property, because of construction of this subdivision.
Dated this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
RKH PROPERTIES LLC
Ronald Hoffman
709 Hoffman Drive
Rock Falls, IL 61071
Curtis D. Cook, P.E.
6832 Stalter Drive, Suite 100
Rockford, IL, 61108

CITY OF STERLING
ACCEPTANCE RESOLUTION

State of Illinois )
County of Whiteside ) SS
Whereas, The Owner(s) of the land shown hereon, have caused the same to be subdivided and plotted as shown hereon and;
Whereas, the said land lie within the corporate limits or within one and one-half (1-1/2) miles of the City of Sterling, Illinois.
Whereas, The Said Owner(s) have complied with the applicable ordinance of the City of Sterling, Relating to the layout and pertinent dimensions of the Subdivision;
Now, Therefore be it resolved, by the City Council of the City of Sterling, that the plat hereon be accepted and approved, subject to all improvements if any, being constructed in accordance with the provisions and applicable subdivisions ordinances of the City.
Dated this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
Mayor City of Sterling, Illinois

ACKNOWLEDGMENT

State of Illinois )
County of Whiteside ) SS
I, \_\_\_\_\_, Notary Public in and for the State and County aforesaid, do hereby certify that, RKH PROPERTIES LLC- ROGER HOFFMAN, personally known to me to be the same person(s) whose names are subscribed to the foregoing certificates and plat, appeared before me this day in person and signed and delivered said certificate and plat for the use and purposes therein set forth as his or their free and voluntary act.
Given under my hand and notarial seal
this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
Notary Public

COUNTY CLERK'S
TAX CERTIFICATE

State of Illinois )
County of Whiteside ) SS
This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificates.
Dated this \_\_\_ day of \_\_\_\_\_, 2025 C.E.
Karen J. Stralow
Whiteside County Clerk

CITY OF STERLING
PLANNING & ZONING APPROVAL

STATE OF ILLINOIS )
COUNTY OF WHITESIDE ) SS
THE PLANNING AND ZONING COMMISSION FOR THE CITY OF STERLING, WHITESIDE COUNTY, ILLINOIS, HEREBY APPROVE THE SUBDIVISION SET FORTH HEREON.
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025 C.E.

PLANNING & ZONING CHAIRMAN

Surveyor's Notes:

Existing buildings within the Setback area are "non-conforming", all new construction must conform to the Platted & current code setbacks at the time of permit application.

EASEMENT PROVISIONS

An, easement, as depicted on the attached plat, for serving the subdivision and other property with electric, communications, sewer, water and gas service, is hereby reserved for and to:

COMMONWEALTH EDISON COMPANY
AND
FRONTIER TELEPHONE COMPANY

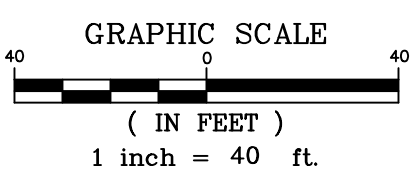
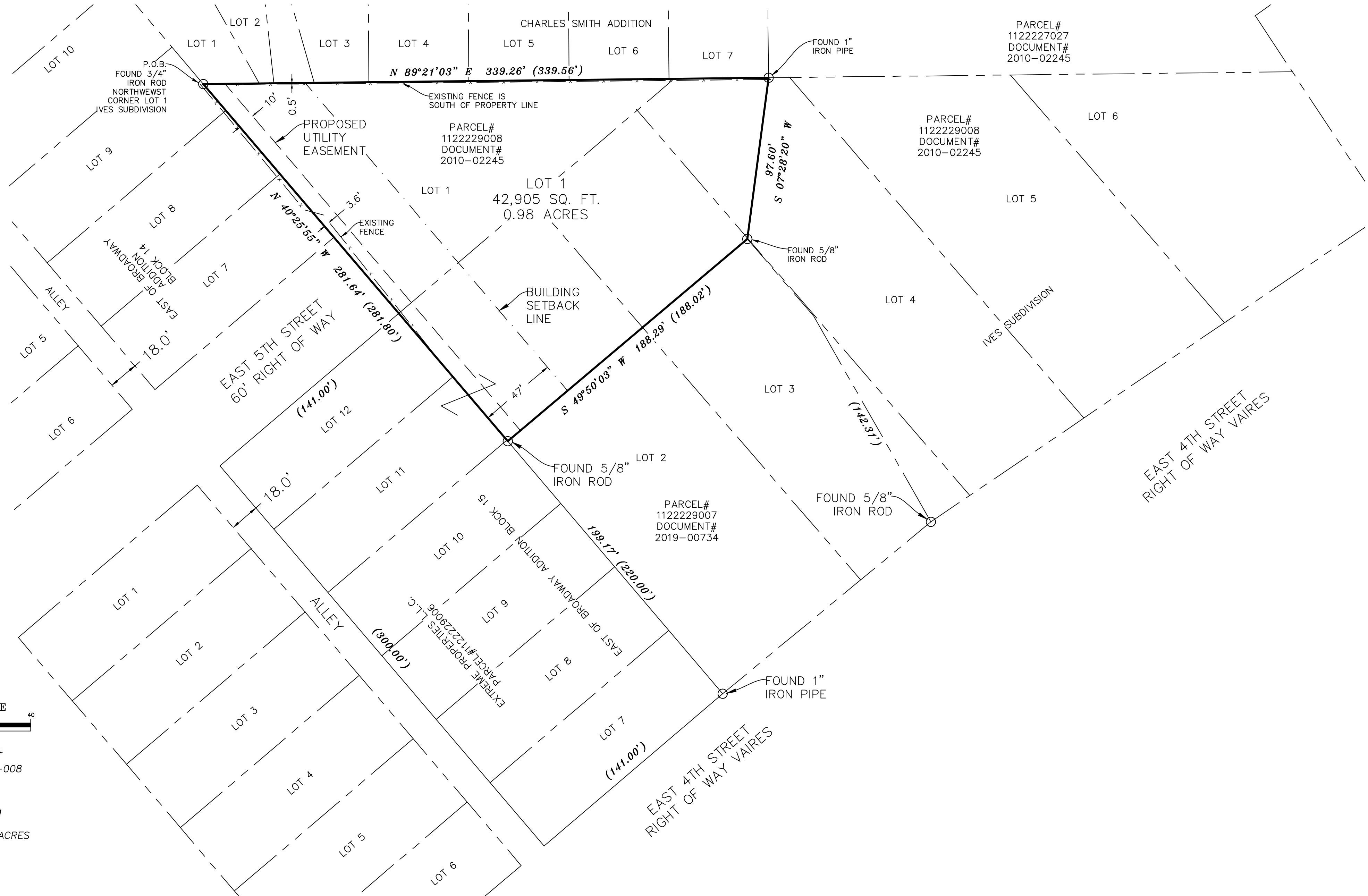
And the local franchised public and private utilities serving this property, as Grantees, their respective successors and assigns, jointly and severally;

To install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement"; the property designated in the Declaration of Condominium and/or on this plat as "Common Elements"; and the property designated on the plat as a "Common area or areas"; and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and the right to cut, trim to remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivision property for all such purposes. Obstruction shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" with the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "common ground", "parking and common area".

The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.



PT. PIN 11-22-229-008

ADDRESS:
East 4th Street
Sterling, IL 61081

TOTAL ACREAGE: 0.98 ACRES

Table with columns: No., DATE, REVISIONS, DESCRIPTION, BY

Abbit Survey & Development, PLLC logo and contact information. Includes date, scale, and drawing title 'FINAL PLAT'.



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

RE-PLAT OF IVES SUB

**Part IV**

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

Legal description of property to be rezoned:

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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: RKH PROPERTIES LLC

Owner's Address: 709 HOFFMAN DRIVE

ROCK FALLS, IL 61071

Owner Signature  - PRESIDENT

**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: \_\_\_\_\_

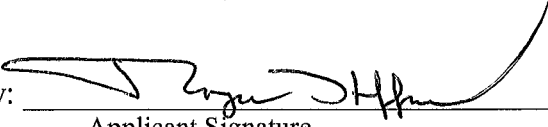
Requested Zoning change for the affected property: \_\_\_\_\_

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

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: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**For Office Use Only**

Date Application Filed: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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



# 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: January 9, 2026

RE: *Huffmann E 5<sup>th</sup> Street Subdivision*

**REQUESTED ACTION:** Subdivide Parcel/Lot Combination via subdivision.

**LOCATION:** PIN 11-22-229-006 and -008 along E Lincolnway/E 5<sup>th</sup> Street

**BACKGROUND:**

The petitioner has submitted a Plat to subdivide 0.98 acres from the northwest part of parcel PIN 11-22-229-008 (former Aarons) and attached it to parcel PIN 11-22-229-006 (Boss Roofing) to create one lot totaling 1.95-acres.



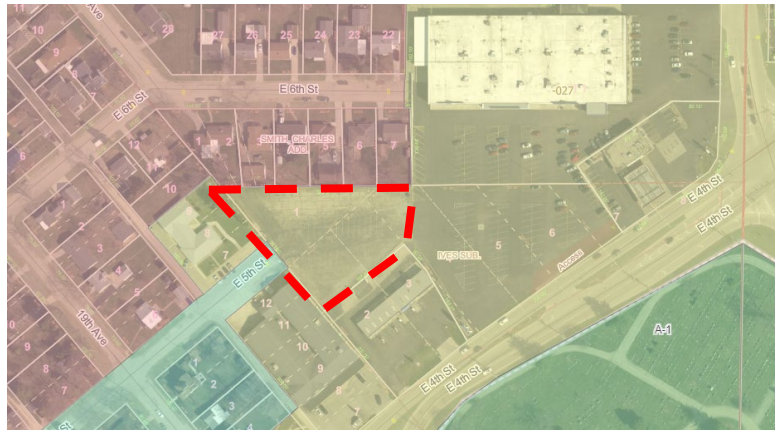
Figure 1: Proposed Plat will add the 0.98-acres outlined in RED to the lands outlined in YELLOW to create a 1.95-acre parcel.

**ANALYSIS:**

**LAND USE AND ZONING ON SURROUNDING PROPERTIES:**

All of the lands are zone CB, Community Business. The added lands are proposed to be used for parking of trucks and storage of equipment and materials for the existing Boss Roofing operations.

The Comprehensive Strategic Plan illustrates the future land use of this area for Community Business. This category is defined as commercial, service, and office land uses that may be locally established and cater to the entire community. See **Figure 2**.



*Figure 2: Subdivision area with current zoning districts illustrated. Note the residential uses immediately adjacent to the north of the site.*

Direction	Land Use	Zoning
On-Site	Parking Lot	CB, Community Business
North	Residential	SR-6, Ingle-Family Residential
South	Commercial	CB, Community Business
East	Parking Lot	CB, Community Business
West	Commercial	CB, Community Business

*Adopted 20240 Comprehensive Plan*

Immediately adjacent to the lands-in-question are an established residential neighborhood and medical offices. These uses are much less intense than the roofing company operations, and the adopted Plan highlights the concern of the conflict between residential and non-residential uses; notably that Plan non-residential uses envelop residential uses, exposing them to a number of nuisances that impact property value, safety, and livability. See **Figure 3**.



*Figure 3: Photo of the site showing the existing residential immediately to the north.*

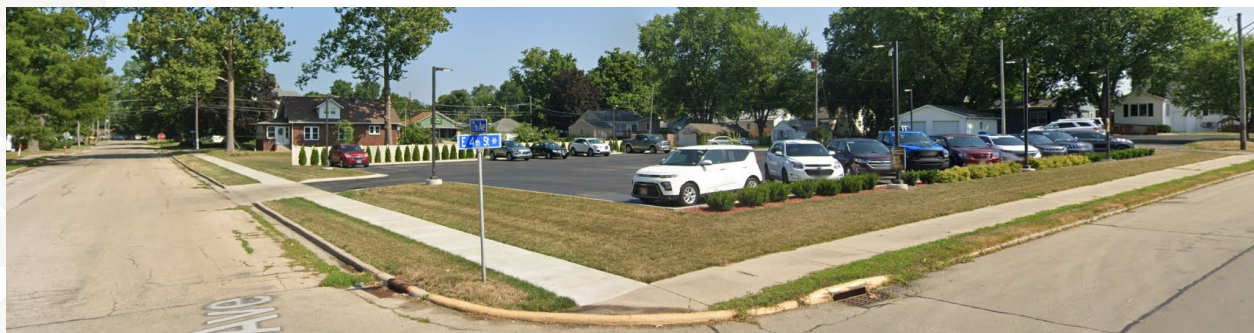
To minimize the impact of these existing conflicts, the Plan requires non-residential uses to provide appropriate screening and buffering, based on the intensity of the use. The zoning code serves as the guideline for implementation. Activating the dormant parking lot on this property with more intensive operations will require extensive screening.

### *Parking Lot Use & Storage of Equipment*

The parking lot on the lands is allowed in conjunction with an operation business, such as the Roofing Company. However, the parking lot is non-conforming in that it does not comply with the current zoning regulations for design, screening, and setbacks from for property lines. Note the recently developed parking lot for Majeski Motors located on E. 4<sup>th</sup> Street and adjacent to residences on 17<sup>th</sup> Avenue. See **Figure 4**.

Further, outdoor storage for all commercial and industrial land uses shall be permitted by special use. The following regulations must be followed:

- Outdoor storage shall not be permitted in a required yard.
- Outdoor storage shall not be visible from any:
  - Public street or freeway
  - Existing or planned residential area
  - Publicly accessible open space area, parking area, access driveway, or other similar thoroughfare
  - Publicly accessible space of any public, quasi-public, commercial or industrial use;
- Screening is requirements shall apply to outdoor storage adjacent to or potentially visible from public streets and publicly accessible areas
  - An opaque fence or solid masonry wall or not more than eight feet high, architecturally compatible with the principal structure.
  - No storage may exceed the height of the screening wall or fence.
  - Screening landscaping in the street frontage yard, located in front of the wall or fence, to soften the view shall be required.
  - No screening wall or fence shall be located within a required yard.
  - Outdoor storage areas shall be located on a concrete or bituminous surface draining to an approved stormwater management system.



*Figure 4: Newly developed parking lot for Majeski Motors that complies with setbacks and screening requirements. Similar requirements will be required for this site.*

**Site Access.** The property will have access from E. 5<sup>th</sup> Street—which is currently blocked off at the end of the ROW to prevent cut-through traffic. See **Figure 5**. The City would need to remove the barriers and allow access to the roadway. This likely will not be done until a plan is provided that illustrates improvements to the parking lot that would continue to prevent cut-through traffic.



**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. Provide a Building, Site, and Operation Plan for development of the parking lot on the site in compliance with per 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 Plat to illustrated any cross-access easements on the site.
6. Subject to all technical corrections as required by Whiteside County.

LEGEND

PLAT OFFICER'S CERTIFICATE

FINAL PLAT

OF

SULOUFF-DEETS SUBDIVISION

TO HOPKINS TOWNSHIP

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH RANGE 6 EAST OF THE 4TH P.M. WHITESIDE COUNTY, ILLINOIS

AS OF JANUARY 1, 2025, NORTHWEST SURVEYING SERVICES, INC. SOLD THEIR ASSETS TO ABBITT SURVEY & DEVELOPMENT, PLLC.

COUNTY RECORDER'S CERTIFICATE

State of Illinois )
County of Whiteside )
Approved this \_\_\_ day of \_\_\_ 2025 C.E.

Kendra Kophammer Bush
Whiteside County Recorder

SURVEYOR'S CERTIFICATE

State of Illinois )
County of Whiteside )

I, Scott E. Misfeldt, hereby certify that I am a Professional Land Surveyor in the State of Illinois, and that at the request of the owner(s) of the land described hereon, I have surveyed, subdivided, and platted the land shown hereon to be hereafter known as "SULOUFF-DEETS SUBDIVISION", Part of the West Half of the Southwest Quarter of Section 13, Township 21 North, Range 6 East of the 4th P.M., Whiteside County, Illinois, bounded and described as follows, to wit:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 6 OF OVER & CAROLUS ADDITION, TO EMPIRE (NOW EMERSON), ALSO BEING A POINT ON THE WEST LINE OF LOT 3 OF THE SUBDIVISION OF THE SOUTH HALF OF SECTION 13 PER DOCUMENT NUMBER M.F. 10111-06; THENCE, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER, SOUTH 32° 53' 31" EAST, A DISTANCE OF 72.47 FEET, TO A FOUND IRON ROD; AT THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER; THENCE, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER, NORTH 57° 00' 09" EAST, A DISTANCE OF 69.94 FEET, TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER, ALSO BEING A POINT ON THE WEST LINE OF LOT 3 OF DEETS SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID LOT 3, SOUTH 87° 27' 35" EAST, A DISTANCE OF 123.32 FEET, TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER, ALSO BEING A POINT ON THE WEST LINE OF DOCUMENT NUMBER 2024-03773; THENCE, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER, SOUTH 32° 51' 14" EAST, A DISTANCE OF 76.12 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER; THENCE, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER, NORTH 10° 43' 32" EAST, A DISTANCE OF 317.99 FEET, TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER, ALSO BEING A POINT ON THE WEST LINE OF LOT 3 OF DEETS SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID LOT 3, SOUTH 87° 27' 35" EAST, A DISTANCE OF 123.32 FEET, TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE, SOUTH 10° 03' 10" WEST, A DISTANCE OF 81.98 FEET, TO A SET IRON ROD; THENCE, ALONG AN ARC CONCAVE WESTERLY, A DISTANCE OF 234.25 FEET, SAID ARC HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING OF SOUTH 31° 43' 41" WEST, AND A CHORD DISTANCE OF 230.92 FEET, TO A SET IRON ROD; THENCE, SOUTH 48° 30' 18" WEST, A DISTANCE OF 55.99 FEET, TO A FOUND IRON ROD; THENCE, SOUTH 32° 51' 14" EAST, A DISTANCE OF 20.93 FEET, TO A SET IRON ROD; THENCE, SOUTH 48° 05' 04" WEST, A DISTANCE OF 542.17 FEET TO A FOUND IRON ROD; THENCE, SOUTH 54° 56' 12" WEST, A DISTANCE OF 55.11 FEET, TO A FOUND IRON ROD; THENCE, NORTH 71° 42' 16" WEST, A DISTANCE OF 49.77 FEET, TO THE CENTERLINE OF MILL STREET; THENCE, ALONG SAID CENTERLINE ON AN ARC CONCAVE WESTERLY, A DISTANCE OF 191.51 FEET, SAID ARC HAVING A RADIUS OF 187.77 FEET, A CHORD BEARING OF NORTH 10° 55' 21" WEST, AND A CHORD DISTANCE OF 183.31 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHWESTERLY EXTENSION OF SAID BLOCK 6; THENCE, ALONG THE SOUTHERLY LINE OF SAID BLOCK 6 AND ITS SOUTHWESTERLY EXTENSION, NORTH 50° 27' 15" EAST, A DISTANCE OF 486.56 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.20 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE SOUTHERLY LINE OF SAID BLOCK 6 HAS AN OBSERVED BEARING OF NORTH 50° 27' 15" EAST.

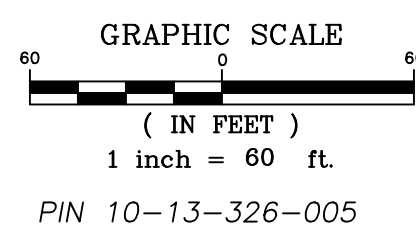
Containing 3.20 acres, more or less.

I Also Certify, that the land contained within this subdivision is within 1-1/2 miles of the corporate limits of any City, Village or Town.

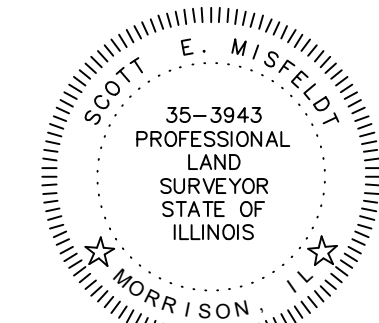
I Also Certify, The subdivision is in Flood Zone "A", according to F.E.M.A. F.I.R.M. Panel 17195C0225E, which bears an effective date of February 18 2011.

I Further Certify, that to the best of my knowledge and belief, the foregoing plat is in compliance with Chapter 765 ILCS 205/1 & 2 of the Illinois Compiled Statutes; that all monuments and markers exist as shown hereon; and that all dimensional and geodetic details are correct as shown hereon. Dimensions are in feet and decimals of a foot. Bearings or angles are in degrees, minutes and seconds and are referenced to an assumed datum.

In Witness Whereof, I have hereunto set my hand and seal this \_\_\_ day of \_\_\_ 2025 C.E.



TOTAL ACREAGE: 3.20 ACRES
RIGHT OF WAY ACREAGE= 0.16 ACRES
NET ACREAGE= 3.04 ACRES



Scott E. Misfeldt
Illinois Professional Land Surveyor
No. 35-3943
License Expires November 30, 2026 C.E.

OWNER'S CERTIFICATE

State of Illinois )
County of Whiteside )

Pursuant to Chapter 765 ILCS 205/1 & 2 of the Illinois Compiled Statutes, we, Betty Sulouff, Doris Conroy, & Ann Benson, Owners of the land platted hereon, located entirely within the boundaries of Sterling Unit No. 5, and to be hereafter known as "Sulouff-Deets Subdivision" do hereby certify that I have caused said land to be surveyed, subdivided, and platted by Scott E. Misfeldt of ABBITT Survey & Development, PLLC, an Illinois Professional Land Surveyor and do hereby acknowledge and adopt the same under the style and title hereon indicated.

Betty I. Sulouff 408 Maple Ave. Apt C105 Morrison IL, 61270
Doris Conroy 34581 Calle Loma Capistrano Beach, Ca., 92624
Ann Benson P.O. Box 183 Viola, WI., 54664

DATE DATE DATE

ENGINEER & OWNER'S CERTIFICATE

State of Illinois )
County of Whiteside )

Pursuant to Chapter 765 ILCS 205/2 of the Illinois Compiled Statutes, we, Betty Sulouff, Doris Conroy, & Ann Benson, Owners of the land platted hereon, and Jason Snyder, an Illinois Registered Professional Engineer, do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters have been planned for in accordance with generally accepted engineering practices and so as to reduce the likelihood of damage to the adjoining property, because of construction of this subdivision.

Betty I. Sulouff 408 Maple Ave. Apt C105 Morrison IL, 61270
Doris Conroy 34581 Calle Loma Capistrano Beach, Ca., 92624
Ann Benson P.O. Box 183 Viola, WI., 54664
Jason Snyder, P.E. 2117 State Street Bettendorf, Iowa 52522

License Expires November 30, 2025 C.E.

DATE DATE DATE DATE

ACKNOWLEDGMENT

State of Wisconsin )
County of Richland )

I, Notary Public in and for the State and County aforesaid, do hereby certify that, Ann Benson, personally known to me to be the same person(s) whose names are subscribed to the foregoing certificates and plat, appeared before me this day in person and signed and delivered said certificate and plat for the use and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this \_\_\_ day of \_\_\_ 2025 C.E.

Notary Public

ACKNOWLEDGMENT

State of California )
County of Orange County )

I, Notary Public in and for the State and County aforesaid, do hereby certify that, Doris Conroy, personally known to me to be the same person(s) whose names are subscribed to the foregoing certificates and plat, appeared before me this day in person and signed and delivered said certificate and plat for the use and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this \_\_\_ day of \_\_\_ 2025 C.E.

Notary Public

COUNTY ENGINEER CERTIFICATE OF APPROVAL

State of Illinois )
County of Whiteside )

I, Russell Renner, PE, County Engineer of Whiteside County, do hereby certify that all streets shown herein, if any, have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for, to my approval.

Entrance Permit Applications are available from Hopkins Township or the Whiteside County Highway Department.

Also, the requirements, if any, of the Whiteside County Detention Ordinance have been satisfied by information provided to me separately or by information stated on this plat.

Signed this \_\_\_ day of \_\_\_ 2025 C.E.

Russell Renner, PE
Whiteside County Engineer

Surveyor's Notes:

The use of heavy equipment and/or the placement of fill on or over the area reserved for sewage absorption is prohibited.

Existing buildings within the Setback area are "non-conforming", all new construction must conform to the Platted & current code setbacks at the time of permit application.

WHITESIDE COUNTY HEALTH DEPARTMENT

State of Illinois )
County of Whiteside )

This is to certify that this plat for the tract of land described in the foregoing certificates has been reviewed by the Whiteside County Health Department and has been found adequate for the use of individual septic systems. A central sewage treatment system will not be required.

Whiteside County Health Department Date

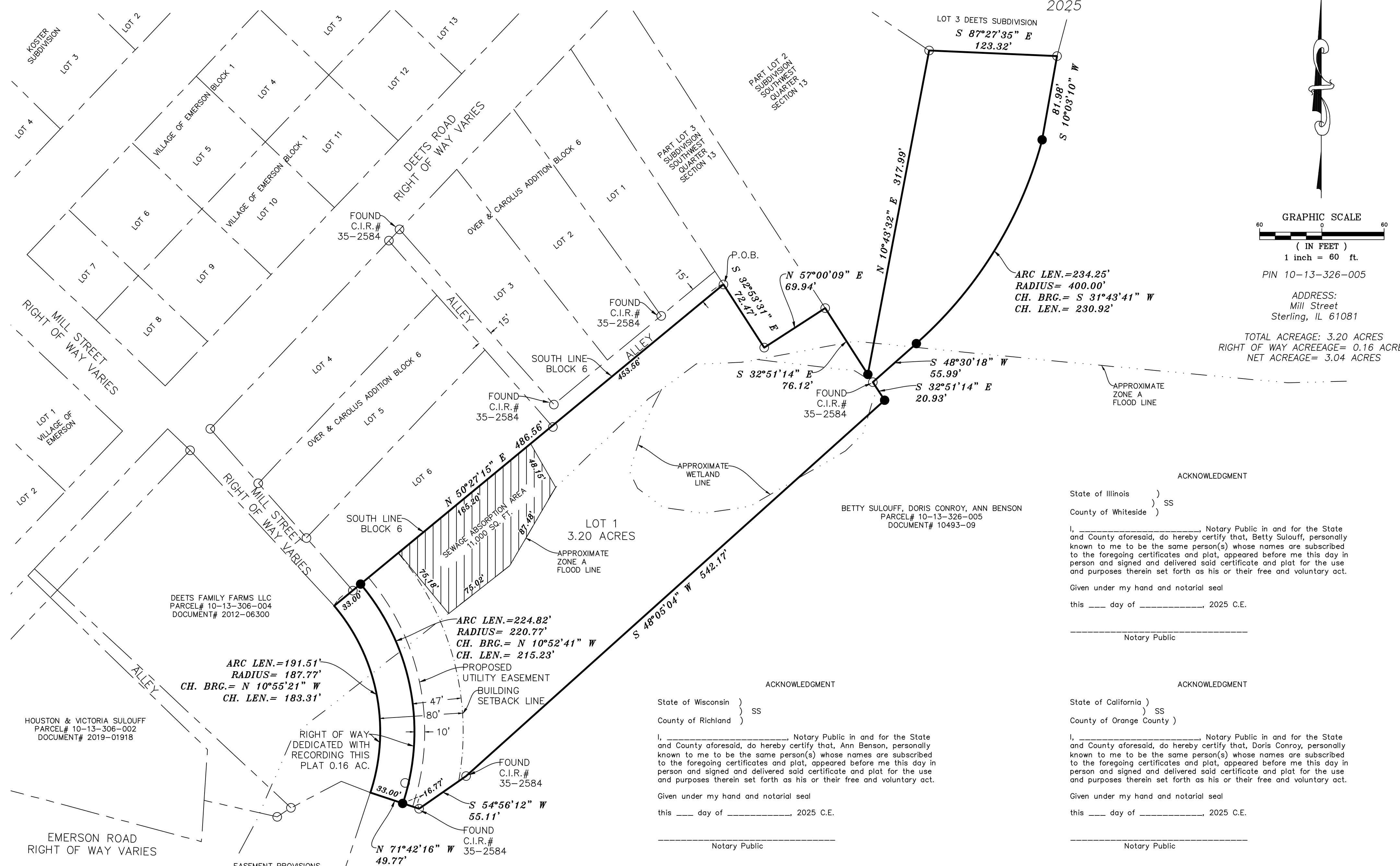
COUNTY CLERK'S TAX CERTIFICATE

State of Illinois )
County of Whiteside )

This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificates.

Dated this \_\_\_ day of \_\_\_ 2025 C.E.

Karen J. Stralow
Whiteside County Clerk



An, easement, as depicted on the attached plat, for serving the subdivision and other property with electric, communications, sewer, water and gas service, is hereby reserved for and to:

COMMONWEALTH EDISON COMPANY AND FRONTIER TELEPHONE COMPANY

And the local franchised public and private utilities serving this property, as Grantees, their respective successors and assigns, jointly and severally.

To install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or an adjacent lots, and common area or areas, the right to cut, trim to remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivision property for all such purposes. Obstruction shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" with the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "common ground", "parking and common area".

The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

Table with columns: No., DATE, DESCRIPTION, BY. Includes drawing title 'FINAL PLAT' and prepared for 'SULOUFF KOSTER CONROY FARM'.

# 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: January 9, 2026

RE: *Suloff-Deets Subdivision*

**REQUESTED ACTION:** Recommendation to Whiteside County on Subdividing Land

**LOCATION:** PIN 10-13-326-005 along Emerson Road and Mill Street in Hopkins Township

## BACKGROUND:

The petitioner has submitted a Plat to subdivide 3.2 acres from the 71.9-acre parent. See **Figure 1**. Because the parent parcel lies within 1.5-miles of the City's corporate limits, the City has review authority. The parcel to be created is located exactly 1.5-miles from the city limits.

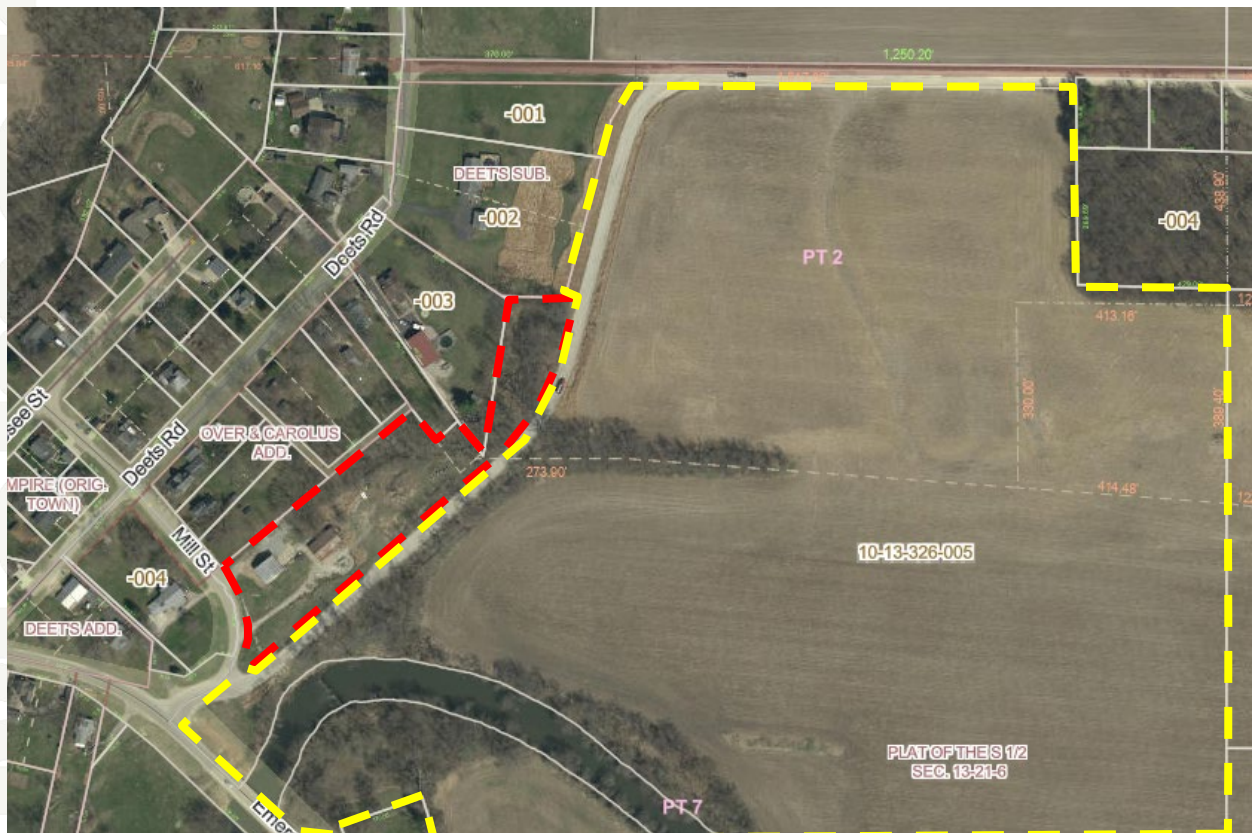


Figure 1: Plat create a 3.2-acre parcel outlined in RED from the 71.9 acre parent parcel outlined in YELLOW.

**ANALYSIS:**

**Zoning & Land Use**

All of the lands are zoned A-1 in the Town of Hopkins and are subject to Whiteside County zoning regulations. There are some existing structures on the parcel to be created, but they are not illustrated on the plat. It cannot be determined if the structures comply with setback requirements. See **Figure 2**.

The City Comprehensive Plan illustrates this area as Agricultural, a long-term growth area for the City until utilities are available.



Figure 2: Google StreetView image of the lands to be subdivided.

**Access & Right-of-Way Dedication**

Access to the proposed property is from Mill Street. Only part of the Mills Street ROW has been dedicated, and the plat illustrates only 33-feet of the lands in front of the proposed parcel to be dedicated.

Staff is recommending that additional lands containing Mill Street be dedicated out to the Emerson Road right-of-way at this time. See **Figure 3**. A 30-foot wide ROW of Mills Road should be dedicated out to the Emerson Road and similarly for all parts of the parent parcel along Emerson Road. The will likely never be another time to get this land dedicated in the future.



Figure 3: Detail of the plat area showing the lands proposed to be dedicated (RED) and the recommendation of staff for additional lands to be dedicated (YELLOW).

Zone A is considered a High-Risk Zone, and buildings are allowed, but the lowest occupied floor must be elevated to or above the Base Flood Elevation (BFE)—the expected height of floodwater in a 100-year event. The existing building does not appear to have a basement, but the floor elevation in relation to the BFE is not provided. This information should be indicated on the plat.

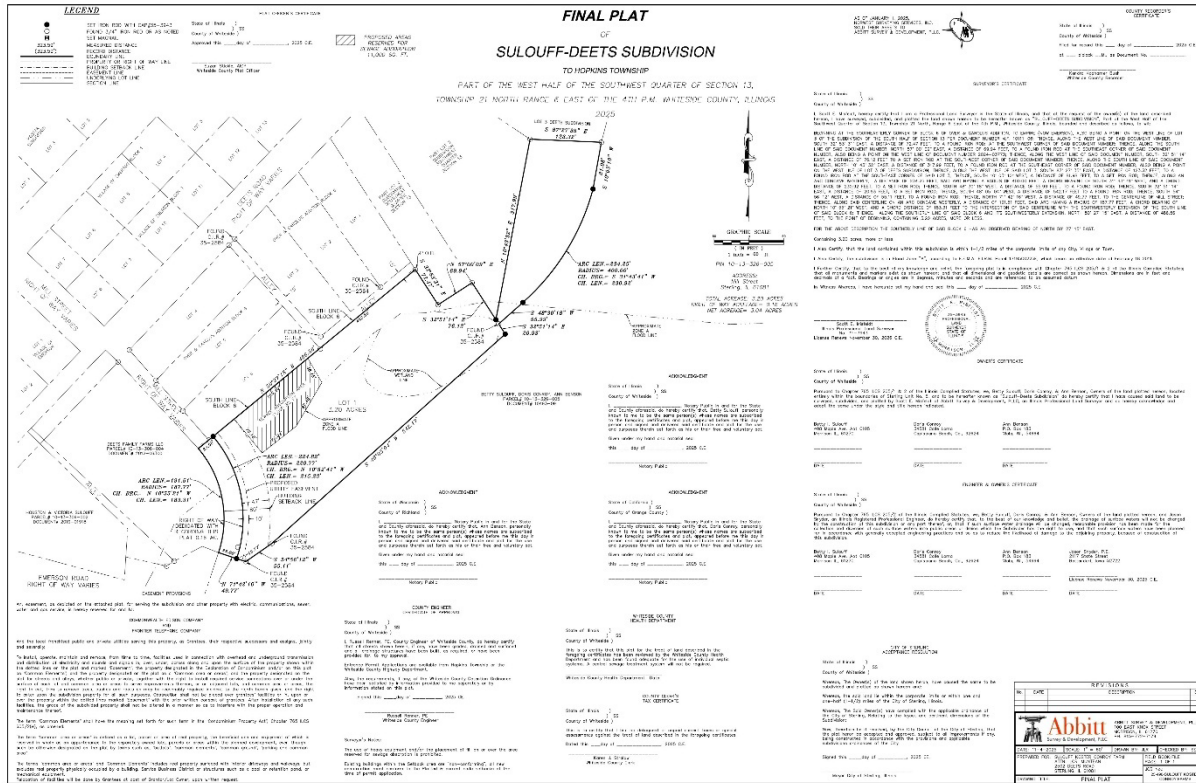


Figure 4: Proposed Plat as submitted.

**RECOMMENDATION:** Staff recommends that the Plan Commission and City Council support the petition for a plat to create a 3.2-acre property from parent parcel PIN 10-13-326-005. The City Council should provide a letter of No Objection regarding this matter to the Whiteside County Plan Commission, with the following conditions:

1. Dedication of 30-feet of right-of-way for Mill Road extended from the proposed parcel to be created out to Emerson Road.
2. Dedication of 30-feet of right-of-way for Emerson Road for all parts of the parent parcel along Emerson Road.
3. Add notation to the plat specifying the Base Flood Elevation (BFE) and the floor elevation of the existing building.