

**INDUSTRIAL DEVELOPMENT COMMISSION  
MEETING MINUTES  
Thursday, April 20, 2017  
City Council Chambers**

Attendees: Jeff Moore, Michael Clark, Aldermen Glen Kuhlemier and Brian Snow, Robbin Blackert – City Administrator, Mark Searing – Building Inspector and Sylvia Frey  
Absent: Chairman Jeff Bright, Bethany Bland – RF Chamber

Public Attendees: Pam Eggemier

Roll Call was taken – Quorum was met – Official business can be conducted. Meeting started at 4:00pm.

**Approval previous month's minutes (3/16/17):** Acting Chairman Glen Kuhlemier asked members for their approval of last month's minutes. Members approved minutes as presented.

**Audience Requests:** Acting Chairman Glen Kuhlemier asked if there was anyone from the audience wanting to address the commission. No one came forward.

**First Item of Business: Approval – Restrictive Covenants for RB&W District:** Acting Chairman Glen Kuhlemier asked Robbin Blackert to present this item. Robbin mentioned to the members that these covenants need to be in place before the sale of the upcoming land is finalized by contract. It would be beneficial to the city to develop and adopt restrictive covenants and design guidelines on what type of development would be allowed to be placed along the riverfront for future use. Members reviewed and discussed the 4 designated properties along with the riverfront. Acting Chairman Glen Kuhlemier noted 3 specific wording changes and members agreed with these changes accordingly. It was mentioned these covenants would carry a 25year period from initially adopted date and then automatically continue in 20year increments thereafter. A motion was made by Alderman Brian Snow, and seconded by Michael Clark to approve and send these restrictive covenants to the city council for their approval. The referenced 4 restrictive covenants are as follows:

- 1) #11-28-279-019 & #11-27-151-019 (Lots 1,2 & 3 – Rock Falls Reliant Subdivision#2);
- 2) #11-28-279-016 (Lot 1 – Rock Falls Reliant Subdivision#1);
- 3) #11-27-151-022 & #11-28-279-022 (Lot 1 – Rock Falls Reliant Subdivision#3); and
- 4) #11-27-151-023 & #11-28-279-023 (Lot 2 – Rock Falls Reliant Subdivision#3).

Vote Tally: Michael Clark (yes), Jeff Moore (yes), Alderman Brian Snow (yes), and Acting Chairman Glen Kuhlemier (yes).  
Motion carried: 4 (yes).

**Next Item of Business: Approval – Design Guidelines for RB&W District:** Robbin Blackert stated back in 2012 the RFCDC worked on developing the RB&W Redevelopment District Design Guidelines for the upcoming riverfront and uptown business development. Since then, the RFCDC has been disbanded and the city has been working with Retail Attractions with development along the riverfront; whereas, these guidelines have been implemented accordingly. Acting Chairman Glen Kuhlemier asked if changes could be made to remove any reference to the Development Review Committee (established by the RFCDC) and the RFCDC in this guide and add wording which would reflect the new changes since 2012. He also mentioned that 'downtown' should be referred to as 'uptown' designation.

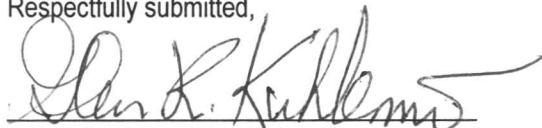
A motion was made by Alderman Brian Snow, seconded by Jeff Moore to recommend approval of these design guidelines for RB&W District as presented to the city council for final approval. Vote Tally: Michael Clark (yes), Jeff Moore (yes), Alderman Brian Snow (yes) and Acting Chairman Glen Kuhlemier (yes). Motion carried: 4(yes).

Robbin Blackert mentioned the draft design guidelines for the Schmitt and Hallman properties are being worked on by Mark Searing and should be ready for review in the near future. Mark Searing mentioned that he's going to be developing these guidelines along the same design styles as the City of Sterling has done with the Menards complex at this time.

Mark Searing mentioned that the Whiteside County Animal Control will be installing an outside dog kennel for the dogs to have a place to exercise while they wait to be adopted. This project is compliant with city zoning ordinances and a permit will be issued accordingly.

With no further business, a motion was made by Alderman Brian Snow, seconded by Jeff Moore to adjourn this meeting. Meeting was adjourned at 4:31pm.

Respectfully submitted,



Acting Chairman Glen Kuhlemier