

# City of Rock Falls

603 W. 10<sup>th</sup> Street  
Rock Falls, IL 61071-2854

*Mayor*  
William B. Wescott  
815-380-5333

*City Administrator*  
Robbin D. Blackert  
815-564-1366



*City Clerk*  
Eric Arduini  
815-622-1104

*City Treasurer*  
Kay Abner  
815-622-1100

## PLANNING AND ZONING COMMISSION MEETING

January 10, 2019 - 5:30 P.M.  
COUNCIL CHAMBERS

1. Roll Call – 5:30pm
2. Audience Request
3. Approval previous month's minutes (12/13/18)
4. Review/Approval – Whiteside County Rezoning Request (1-1/2 mile)  
12717 Lawrence Rd – Sterling (Juan Roman/Jolene Rodriguez)
5. Member Items
6. Next meeting date – February 14, 2019
7. Adjourned

The City of Rock Falls is subject to the requirements of the American with Disabilities Act of 1990. Individuals with Disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Mark Searing, ADA Coordinator, at 1-815-622-1108; promptly to allow the City of Rock Falls to make reasonable accommodations within 48 hours of the scheduled meeting

“Proud of Our Past – Confident of Our Future”

**PLANNING AND ZONING COMMISSION**  
**Thursday, December 13, 2018**  
**5:30P.M. – COUNCIL CHAMBERS**

**Members Present:** Rick Turnroth, Chuck Koehler, Don Koehler, Mark Vandersnick, Mike Spain, Robbin Blackert – City Administrator, Mark Searing – Building Inspector, Sylvia Frey – Secretary. City Attorney – Tom Sanders & Matt Cole were also present.

**Members Absent:** Terry Wolf, Tony Sosi, Mayor Bill Wescott,

**Attendees:** Larry McCormick, Alderman Rod Klecker & Karen Klecker

Roll Call was made. Quorum was met and official business could be conducted.

Chairman Don Koehler asked if there are any audience requests. There were no requests made

**First item of Business - Approval of previous month's minutes - (04/12/18):** Chairman Don Koehler asked for the members' approval of minutes for 04/12/18. Motion to approve minutes was made by Rick Turnroth, seconded by Mike Spain to approve minutes. All – yes – motion carried.

**Next Item of Business – Request-Reduction in Parking/Approval – 205 E 3<sup>rd</sup> St, Rock Falls (Larry McCormick)-**

Chairman Don Koehler asked Mark Searing to present this request. Mark stated that new owner, Larry McCormick, is planning to establish a banquet hall facility at this property and according to City Ordinance Sec. 34-424 would be required to provide 223 parking spaces based on building's square footage. Members reviewed correspondence from City Attorney, City Engineers and Bldg Dept's denial letter (based on city ordinance) for a request for parking space reduction to 145 spaces at this time.

Discussion was held among the members. A motion was made by Rick Turnroth to approve the parking space reduction request to 145 spaces; seconded by Chuck Koehler. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes) and Mike Spain (yes). Motion Carried (5 – yes). City Attorney will draft a Resolution authorizing the reduction of parking requirements for development at 205 E. 3<sup>rd</sup> Street in Rock Falls IL for council approval.

**Next item of Business – Request/Approval – Solar Farm Project – Whiteside County (West Route 30):** Chairman Don Koehler asked Robbin Blackert to present this request. Robbin stated this property is located on north side of West Route 30 – west side of Rock River just past Frank DeHaan's mobile home property which falls in the 1-1/2 mile jurisdiction of the City.

Members were given a copy of Whiteside County's comprehensive plan section addressing future land use for their review. Robbin stated according to their plan, this area is considered 'Rural Transition' designation only. Under this designation the county policies encourage rural uses for now until more urban development is market feasible; whereas, this solar farm project request would not be consistent with the county's comprehensive plan in respect to Future Land Use Qualifications. It was mentioned that Whiteside County farmland has excellent soil value and developers are intensifying their search for viable farmland as government subsidies have increased.

Mark Searing stated the developers for this project couldn't attend this meeting as they had other prospective meetings for solar projects in the Peoria area for which they deemed it necessary to attend instead.

A motion was made by Chuck Koehler, seconded by Mike Spain to object to this solar farm project in Whiteside County due to the fact that this project would not be consistent with Whiteside County's Comprehensive Plan in respect to Future Land Use Qualifications as presented. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes) and Mike Spain (yes). Motion Carried (5 – yes). City Attorney will draft the required recommendation to city council.

**Member Items:** Don Koehler asked if there are any member items at this time. Mark Searing mentioned that he is working to putting together a packet which would include comprehensive plans for Rock Falls, Whiteside County and Sterling for each member. These packets will remain at the city and be distributed to the members to be used at future meetings. Each member will be given a copy for their home use as well.

With no further discussion, a motion was made by Chuck Koehler, seconded by Mark Vandersnick to adjourn meeting. Motion carried. Next month's regular meeting is January 10, 2019 at 5:30pm. The meeting was adjourned at 6:00pm.

Respectfully submitted,

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Chairman Don Koehler

APPLICATION FOR  
A REZONING IN  
WHITESIDE COUNTY

I. APPLICANT INFORMATION

If the applicant is an organization, corporation, partnership or other association of individuals, please list the names and post office addresses of any affiliate of the applicant on the back of this form.

A. Applicant: JUAN ROMAN

Date: 12-26-18

Address : 712 E. 11 st.  
Sterling IL 61081

jolene.rodriguez1972@gmail.com

If the applicant will not be the operator of the use, for which this rezoning is being requested, please list the names and post office addresses of the individual, organization, corporation, partnership or other association of individuals, who or which will be the operator, using the back of this form if necessary.

B. Operator: Jolene Rodriguez

Address : 712 E. 11 st.  
Sterling IL.

C. Has the applicant or operator ever:

1. received a rezoning in Whiteside County?

Yes \_\_\_ No  Date received \_\_\_\_\_

2. been denied a rezoning in Whiteside County?

Yes \_\_\_ No  Date received \_\_\_\_\_

II. PROPERTY INFORMATION

A. Legal description: Please attach a copy of the recorded deed to the property for which the rezoning is being requested. Also, list the names of any other persons having a proprietary interest in the property on the back of this form.

B. Property size: 1.15AC

C. Water Supply: Existing  Permit Applied For \_\_\_

D. Sanitary Sewer System: Existing  Permit Applied For \_\_\_

E. Present Use of Property: None

III. FLOODPLAIN INFORMATION

In a floodplain: Yes \_\_\_ No  Floodplain Zone:  In a floodway: Yes \_\_\_ No \_\_\_

Elevation Certificate required: Yes \_\_\_ No

**REZONING APPLICATION**  
(Cont.)

**III. REZONING INFORMATION**

A. Proposed Use: Banquet Facility

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B. Proposed Hours of Operation: \_\_\_ - \_\_\_ C. Days: \_\_\_ - \_\_\_

D. Number of Persons Employed: \_\_\_ E. Number of Vehicles Used: \_\_\_

F. Number of Off-Street Parking Spaces Available: \_\_\_\_\_

G. Will any flammable or explosive materials be used or stored on site? Yes \_\_\_ No

If yes, what are these materials? \_\_\_\_\_

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**IV. ATTACHMENTS**

Please attach copies of the following if applicable:

A. Any Federal, State or County permits required for the proposed use. If a permit has not as yet been obtained, please attach a completed copy of the application for that permit.

B. A site plan showing the use, height and location of any buildings or other structures already located on the property or structure(s) which the applicant proposes to locate on the property.

C. Any other information that may be required by the Development Office.

STATE OF ILLINOIS )  
                                  ) SS.  
WHITESIDE COUNTY )

TO THE COUNTY BOARD  
OF SAID COUNTY

IN THE MATTER OF THE PETITION

OF  
Juan Roman  
12717 Lawrence Rd.  
Sterling, IL 61081  
\_\_\_\_\_

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PETITION TO CHANGE  
CLASSIFICATION UNDER  
ZONING ORDINANCE

Your Petitioner respectfully states:

1. That (I am) (we are) the (owner(s) (Lessee(s)) of, and in possession of the following described real estate:

See attach exhibit A

2. That the premises described above are presently classified as "R-1" as defined in Division 6 of the Whiteside County Zoning Ordinance, effective July 15, 1959, as amended, and that your Petitioner desire to have the aforescribed premises re-classified from said "R-1" district to a(n) "B-1" district as defined in Division 6 of said Zoning Ordinance.

3. In support hereof, your Petitioner(s) state: (State reasons for desiring re-classification)

Make it to Banquet Facility to offer a place for families to have kids Birthday Parties, BABY showers and Family gatherings.

WHEREFORE, your Petitioner(s) pray that the above described premises be re-classified from the "R-1" district to a(n) "B-1" district.

Respectfully submitted,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Juan Roman  
Petitioner(s)

**CORPORATION  
WARRANTY DEED**

Return recorded Deed to:

AND

Send taxes to:  
Juan Roman  
712 E 11th St  
Sterling IL 61081

Prepared by:  
Martin G. DeWulf  
Attorney at Law  
108-E Division  
Kewanee IL 61443

*Exhibit A  
To be retyped*



2018-06716  
12/04/2018 02:25:30PM  
PAGES: 2  
REC FEE: 43.00

*Sam M. Young*

RECORDER  
WHITESIDE COUNTY IL

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**THIS INDENTURE** Made this 30 day of November, 2018, between **ROCK FALLS COMPANY OF JEHOVAH'S WITNESSES, nka ROCK FALLS CONGREGATION OF JEHOVAH'S WITNESSES**, an Illinois corporation, of the City of Sterling, County of Whiteside and State of Illinois, Grantor; and **JUAN ROMAN** of Sterling, County of Whiteside and State of Illinois, Grantee;

**WITNESSETH:** That the Grantor, **ROCK FALLS CONGREGATION OF JEHOVAH'S WITNESSES**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of said corporation, **CONVEYS** and **WARRANTS** to **JUAN ROMAN**, the following described real estate situated in the County of Whiteside, in the State of Illinois, to wit:

**PARCEL 1:** Lot Forty-three (43) in Indian Ridge Subdivision No.2, located in Section 36, Township 21 North, Range 6 East of the 4<sup>th</sup> P.M., Whiteside County, Illinois, as per recorded plat thereof filed of record on June 6, 1969, in Plat book 11 page 74.

**PARCEL 2:** The East Half of Lot Forty-four (44) in Indian Ridge Subdivision No. 2 located in Section 36, Township 21 North, Range 6 East of the 4<sup>th</sup> P.M., Whiteside County, Illinois, as per recorded plat thereof filed of record on June 6, 1969 in Plat Book 11, page 74.

PIN: 10-36-228-007 & 10-36-228-009  
Township: Hopkins  
Address of Property: 12717 Lawrence Rd., Sterling IL 61081

**SUBJECT TO:** General real estate taxes for the year 2018 and subsequent years; easements, restrictions, conditions and covenants of record, and building lines.