

# PLANNING AND ZONING COMMISSION

Thursday, April 12, 2018

5:30P.M. – COUNCIL CHAMBERS

**Members Present:** Rick Turnroth, Chuck Koehler, Don Koehler, Mark Vandersnick, Mike Spain, Tony Sosi, Robbin Blackert – City Administrator, Mark Searing – Building Inspector, Sylvia Frey – Secretary. City Attorney – Jim Reese was also present.

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

**Attendees:** Steve & Kenne Hampton (Petitioners – 1510 Prophet Rd, Rock Falls)

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

Chairman Mark Vandersnick asked if there are any audience requests. There were no requests made

**First Item of Business – Public Hearing – Rezoning Request – 1510 Prophet Road (R-2 to B-1):** Chairman Mark Vandersnick asked for a motion to open Public Hearing. A motion was made by Chuck Koehler, seconded by Don Koehler to open Public Hearing. Hearing opened at 5:32pm.

Chairman Mark Vandersnick stated for the record that publication notice and mailings as presented are in compliance and there were no written communications at this time.

Petitioners with the help of City Attorney Jim Reese and Mark Searing presented their rezoning request to the members. It was stated this property has been vacant for over one year and no longer carries the 'grandfathered in' zoning use. Zoning has been reverted back to R-2 status which will not cover any future business usage. Rezoning request for the west portion, southwest corner of lot and northerly portion with existing buildings to become B-1; whereas, keeping the southeast corner and rest of lot with house as R-2.

Discussion was held between P&Z members and petitioners regarding the rezoning request and the rear yard setback for the R-2 lot not being able to be met as presented. In order to avoid a possible variance for the R-2 setback issue, petitioners were asked if they would consider removing the porch area which encroaches onto this lot so that R-2 setbacks could be met and rezoning request could be granted by the members. Petitioners were more than willing to remove the porch area if so required by the members to avoid additional variance request at this time. City Attorney stated that Petitioners should revise their rezoning request as discussed and provide a survey showing the designated R-2 and B-1 areas with the removal of the porch area to confirm side/rear yard setbacks requirements are met. Petitioners revised their rezoning request accordingly.

During the hearing, there were no objectors present regarding this rezoning request. There were no rebuttals presented by petitioners or objectors.

A motion was made by Rick Turnroth, seconded by Tony Sosi to recommended approval of the Petitioner's revised request for rezoning the area to the north and west would be zoned B-1, with the area to the Southeast to remain R-2; subject to preparing a survey showing the dimensions of the zoned areas, to show removal of a porch on the building located on the area to be zoned B-1, and showing that all side and rear yards and setback requirements are met. The survey is to be submitted to Mark Searing, Building Inspector who will certify to the city council that this recommendation has been followed. Vote Tally: Mark Vandersnick (yes), Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Tony Sosi (yes) and Mike Spain (yes). All approved – motion carried.

Motion was made by Chuck Koehler, seconded by Don Koehler to close this Public Hearing. Hearing was closed at 5:52pm.

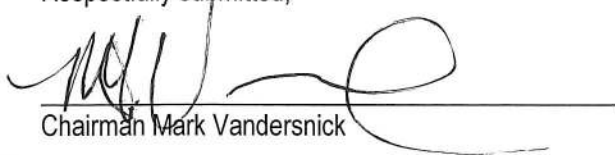
**Next item of Business - Approval of previous month's minutes - (11/17/17):** Chairman Mark Vandersnick asked for the members' approval of minutes for 11/17/17. Motion to approve minutes was made by Rick Turnroth, seconded by Mark Vandersnick to approve minutes. All – yes – motion carried.

**Next item of Business – Chairman/Acting Chairman Terms (2018-2019):** Chairman Mark Vandersnick stated yearly rotation of Chairman/Acting Chairman needs to be completed. Discussion was held with new Chairman being Don Koehler and Acting Chairman Tony Sosi beginning on May 10<sup>th</sup> meeting. Vote Tally: Mark Vandersnick (yes), Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Tony Sosi (yes) and Mike Spain (yes).

**Member Items:** Chuck Koehler asked if there are any new developments or items at this time. Mark Searing mentioned that the new CGH Health Center is progressing towards construction. No other items were discussed.

With no further discussion, a motion was made by Don Koehler, seconded by Tony Sosi to adjourn meeting. Motion carried. Next month's regular meeting is May 10, 2018 at 5:30pm. The meeting was adjourned at 6:01pm.

Respectfully submitted,



Chairman Mark Vandersnick

Quorum - 4 (revised 2/9/17)  
 \*will be changed to:  
 Zoning Board of Appeals once  
 ordinance change has been made.

Planning - Zoning  
 MEETINGS - 2018  
 Date: 4-12-18

*Room*  
*Chairman*

Name	Phone	Present	Absent	Vote Tally	Vote Tally
Rick Turnroth	(625-1155) - email (turnrothsign@comcast.net)	✓		yes	yes
Chuck Koehler (Marge)	(625-7658) (chucknmarge@att.net)	✓		yes	yes
**Don Koehler (Donna)	(625-5267) (dkoehler4744@att.net)	✓		yes	yes
*Mark Vandersnick (Pam)	441-8664 (markvandersnick@yahoo.com)	✓		yes	yes
Terry Wolf	(535-1498cell-626-2788) - email (jennifer@terrywolfconstruction.com)		✓		
Tony Sosi	(441-4861cell-626-7542) - email (tony5051@comcast.net)	✓		yes	yes
Mike Spain (Cecelia)	(626-1343) - email (mcspain@ATT.net)	✓		yes	yes
Mayor Wescott			✓		
Robbin Blackert, City Admin		✓			
Mark Searing, Bldg Inspctr		✓			
Eric Arduni, City Clerk					
<b>Other Guests:</b>					
<i>Jim Deese</i>	<i>yes</i>				
Email packets to all mbrs - Fax Agenda only to MEDIA.					

* Chairman	02/09/17 - 02/09/18
** Acting Chairman	02/09/17 - 02/09/18

*send agenda info to Jim Deese*

# 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 April 12, 2018 - 5:30 P.M. COUNCIL CHAMBERS

1. Roll Call – 5:30pm
2. Audience Request
3. PUBLIC HEARING – Rezoning (R-2 to B-1)-1510 Prophet Road, Rock Falls IL
4. Approval previous month's minutes (11/09/17)
5. Chairman/Acting Chairman Terms (2018-2019)
6. Member Items
7. Next meeting date – May 10, 2018
8. 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”

# City of Rock Falls

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

since 1867



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7. Next meeting date – May 10, 2018

04/10/2018 15:28

P.001

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 \*\*\* BROADCAST TX REPORT \*\*\*  
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JOB NO.	MODE	NO.	DESTINATION TEL/ID	START TIME	PAGE	RESULT
3219	TX	ECM 001	WSDR 18156256940	04/10 15:22	001	OK 00'31
	TX	ECM 002	WLLT 18152843050	04/10 15:24	001	OK 00'40
	TX	G3 003	WIXN 18152841017	04/10 15:25	001	OK 00'28
	TX	G3 004	SVN 18156259390	04/10 15:27	001	OK 00'28

**From:** Sylvia Frey  
**Sent:** Tuesday, April 10, 2018 3:45 PM  
**To:** Eric Arduini; WSDR (jimk@regionalmedia.info); WSDR-TammyN (tammyn@regionalmedia.info)  
**Subject:** P&Z Agenda for this week - thanks - syl  
**Attachments:** P&Z Agenda 04-12-18.doc

**Tracking:**

**Recipient**

**Delivery**

Eric Arduini

Delivered: 4/10/2018 3:45 PM

WSDR (jimk@regionalmedia.info)

WSDR-TammyN (tammyn@regionalmedia.info)

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Rock Falls, IL 61071-2854

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## MEMO

TO: Mayor and City Council

FROM: Mark Vandersnick, Chairman  
Planning & Zoning Commission

RE: Planning & Zoning Commission  
Rezoning (R-2 to B-1) – Steve & Kenne Hampton  
Address: 1510 Prophetstown Road, Rock Falls IL

April 13, 2018

At the Planning/Zoning Commission meeting on Thursday, April 12, 2018 discussion was held pertaining to petitioner's rezoning request for the property located at 1510 Prophetstown Road.

P& Z recommended the granting of the Petitioner's revised request for rezoning in which the area to the north and west would be zoned B-1, with the area to the Southeast to remain R-2, subject to preparation of a survey delineating the dimensions of the zoned areas, to removal of a porch on the building located on the area to be zoned B-1, and the survey showing that all side and rear yards and setback requirements are met. The survey is to be exhibited to the Zoning Enforcement Officer with instructions to certify to the council that the recommendations of the P & Z Board are followed.

Thank you.

PETITION REQUESTING REZONING OF REAL ESTATE

City Council of the City of Rock Falls, Illinois

Application of Steve Hampton  
(Petitioner)

Kenne Hampton, and COMMUNITY STATE BANK, Petitioners,  
hereby respectfully petition the City Council of the City of Rock Falls, Illinois, as follows:

1. Petitioners are the owners of the real property located at \_\_\_\_\_

1510 Prophet Rd

(Address of Property)

which is legally described as: PT LT 4 SE SEC 29 TWP 21 RN 9 T  
9600 X

NOTE: If Petitioners are not the owners of the real property, then the interest of Petitioners in the real property must be disclosed and all information pertaining to ownership and other interests in the property must be disclosed. Attach a separate sheet which details the right and interest of Petitioners in the real property.

2. Said real property is presently classified under the Zoning Ordinance of the City of Rock Falls as B-2  
(Present Zoning Ordinance)

3. Petitioners request that the zoning classification of said real estate be changed to portion of Property and that the zoning map of the City of Rock Falls be amended to reflect such change. To B-1

4. Petitioners further request that the City Council refer this application to the Planning Commission of the City of Rock Falls for conducting a public hearing on the proposed change and amendment.

5. Petitioners have submitted, and placed on file with the Building Official of the City of Rock Falls copies of any proposed Ordinance for change of zoning or for amendment to the map, and/or copies of any and all maps or plans for the development proposed upon said real estate.

Dated: 3/14/18

Steve Hampton  
(Petitioner)

Kenne Hampton  
(Petitioner)

SHed

Proposed  
Business  
Zoning

COPY

SHed

BLDg 1

BLDg

Parking

3' From Building

30'

House

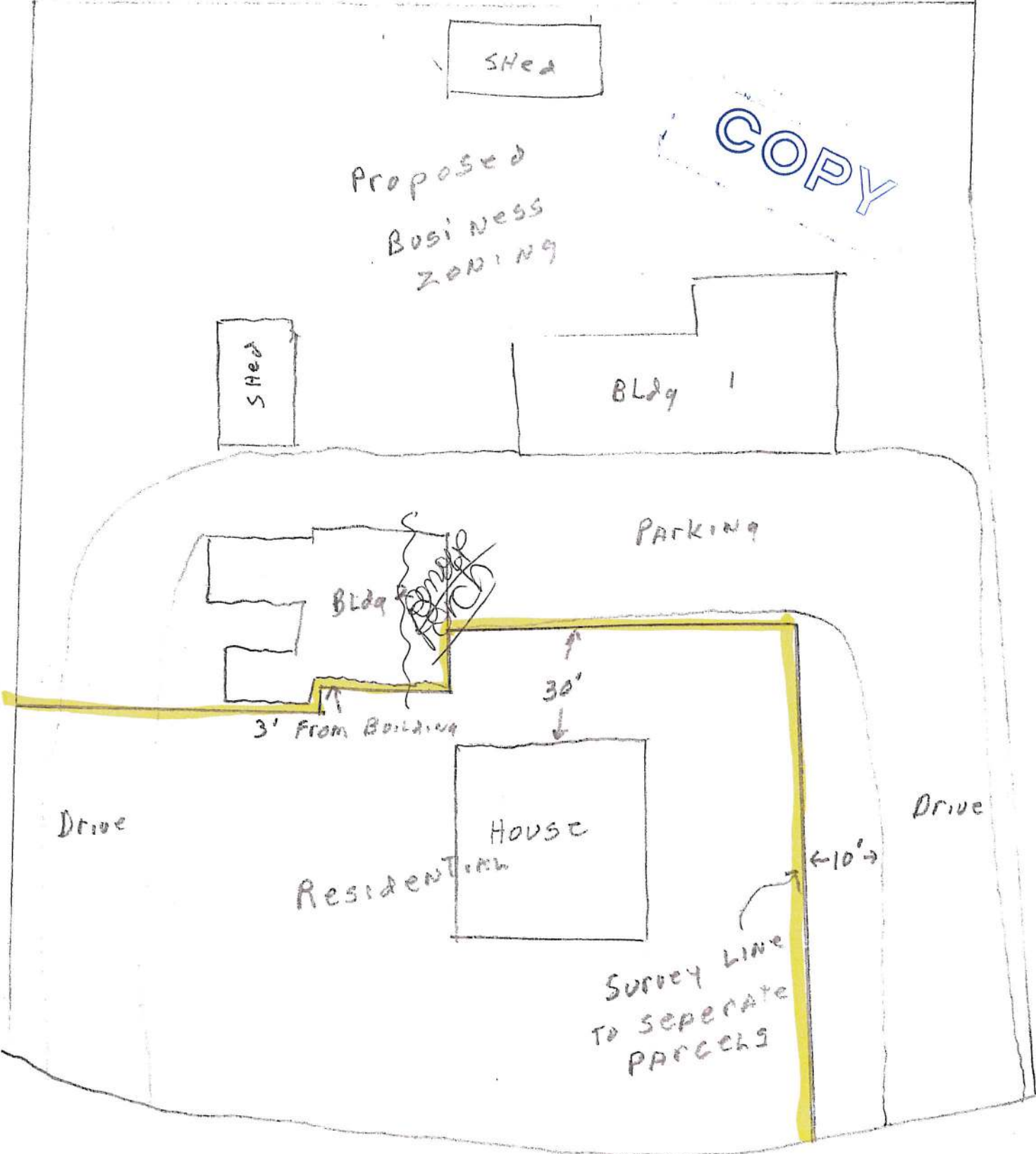
Residential

Drive

Drive

10'

Survey Line  
TO SEPERATE  
PARCELS



## ARTICLE VI. - R-2 TWO-FAMILY RESIDENCE DISTRICTS

## Sec. 34-192. - Scope and purpose.

The provisions of this article apply to the R-2 Two-Family Residence Districts.

## Sec. 34-193. - Permitted principal uses.

Any use of structure permitted and as regulated in section 34-157 shall be a permitted principal use, except as hereinafter modified.

(Code 1990, § 16-120; Ord. No. 93-1658, § 2(5.0), 4-19-1993)

## Sec. 34-194. - When authorized by board of appeals.

The following uses shall be permitted by special use permit only:

- (1) Any use as regulated in section 34-158 except as hereinafter modified.
- (2) Private hospitals, sanitariums, and nursing homes. Hospitals shall be located on lots of five acres or more, sanitariums on lots of ten acres or more and nursing homes on lots of one acre or more.
- (3) Cemeteries of ten acres or more in size.
- (4) Planned unit developments exempt from district height regulations (see section 34-453).

(Code 1990, § 16-121; Ord. No. 93-1658, § 2(5.1), 4-19-1993)

## Sec. 34-195. - Permitted accessory uses.

R-1 residence district accessory uses shall be permitted accessory uses.

(Code 1990, § 16-122; Ord. No. 93-1658, § 2(5.2), 4-19-1993)

## Sec. 34-196. - Height regulations.

No principal structure shall exceed 2½ stories or 30 feet in height, and no accessory structure shall exceed 1½ stories or 20 feet in height, except as provided in section 34-476.

(Code 1990, § 16-123; Ord. No. 93-1658, § 2(5.3), 4-19-1993; Ord. No. 2005-2125, § 3, 2-15-2005)

## Sec. 34-197. - Lot area, frontage and yard requirements.

The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications in sections 34-477 through 34-479, inclusive. Each lot shall have a minimum lot area of 7,200 square feet.

	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Widths		Minimum Rear Yard Depth (feet)
			Least Width (feet)	Sum Least Widths (feet)	
1 and 1½ stories	60	30	6	15	30
2 and 2½ stories	60	30	8	20	30

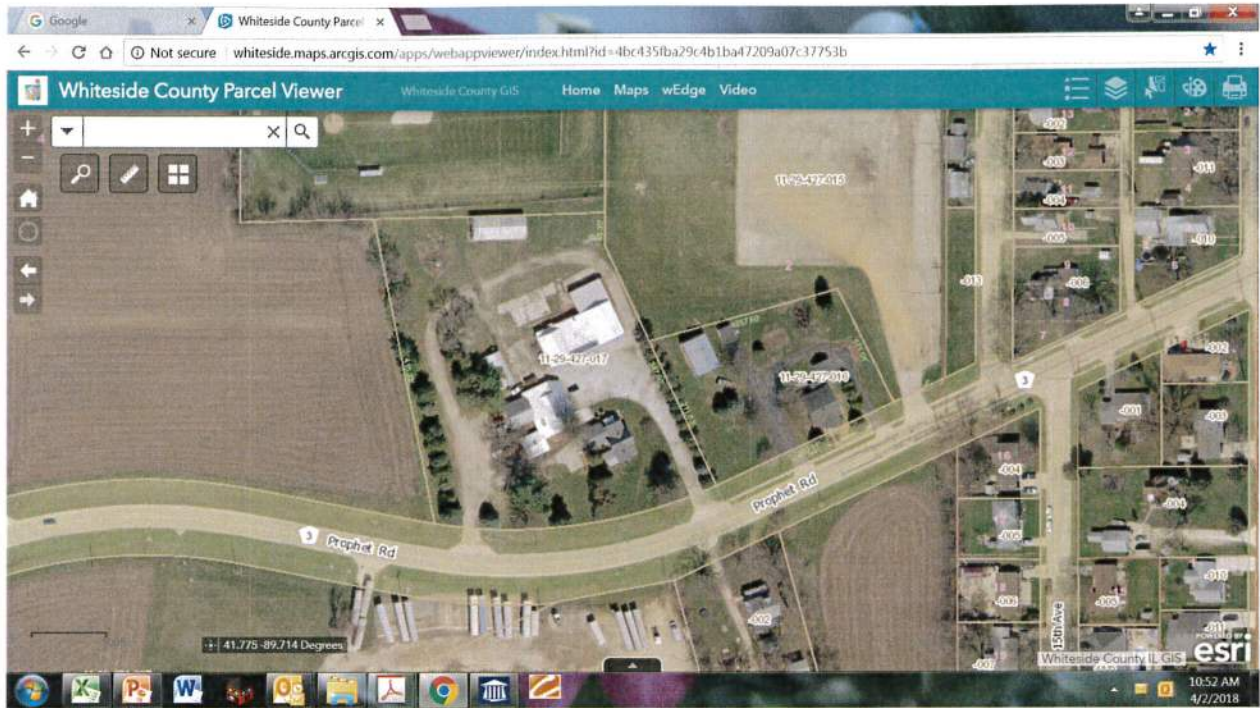
(Code 1990, § 16-124; Ord. No. 93-1658, § 2(5.4), 4-19-1993)

Sec. 34-198. - Existing lots; minimum width.

Notwithstanding the provisions of section 34-197, the minimum lot width for any lot, separately platted or existing as a single parcel as of July 1, 2012, shall be 50 feet. Nothing in this section shall be construed or interpreted to permit the creation of new residential building lots after July 1, 2012, with a lot width less than required by section 34-197.

(Code 1990, § 16-125; Ord. No. 2012-2072, § 2, 8-21-2012)

Secs. 34-199—34-218. - Reserved.



CITY OF ROCK FALLS

\*\*\* CUSTOMER RECEIPT \*\*\*

DATE: 03/14/18 TIME: 10:38:11 MODIFY  
CUST NAME: 10-03-00-4800

DESCRIPTION	PAY CD	AMOUNT
MISCELLANEOUS	CH	150.00
HAMPTON/PETITION	4827	
GL ACCT# 1003004800		
TOTAL AMOUNT DUE		150.00
AMOUNT TENDERED		150.00
CHANGE DUE		.00
TRANS #: 1	CASHIER CODE: LAS	
BATCH #: C180314	REGISTER ID: 001	

www.saukvalley.com

Sauk Valley Media • B7

# NOTICES

## Notice of Public Hearing

Notice is hereby given, by the Plan Commission of the City of Rock Falls, that Steve and Kenne Hampton, have filed a petition for a Special Use Zoning for the purpose of rezoning a portion of the property from R-2 to B-1. The property is located at 1510 Prophet Rd and owned by Community State Bank.

More specifically described, the real estate in the city of Rock Falls, Whiteside County, Illinois to wit:

PT LT 4 SE SEC 29 TWP 21 RNG 7  
9600x

Notice is further given that these petitions will be heard before the **City of Rock Falls Plan Commission** at the City Council Chambers, 603 W. 10<sup>th</sup> Street, Rock Falls, Illinois April 12, 2018 at 5:30 p.m.

Plan Commission of the City of Rock Falls, Illinois, by Mark Vandersnick, Chairman.

March 27, 2018

### NOTICE TO BIDDERS

Notice is hereby given that the Sterling Illinois Park District, 1913 3rd Avenue,

**FOR SALE  
By OWNER 209**

#### DIXON

404 Park St - 2 Bd House w/separate 4 car garg. More info @ house.

**LOTS / LAND  
FOR SALE 225**

**Spring Sale**  
1.4 acres. Penrose Rd. \$25,000.  
815-288-5636

**MOBILE HOMES 230**

**MOBILE HOMES 230**

**Advertise your mobile homes for sale here!!**

**WANT TO BUY 255**

**FREON R12 WANTED:**  
CERTIFIED BUYER will PAYCASH for R12 cylinders or cases of cans. (312)291-9169. www.refrigerantfinders.com

**OLD JUKEBOXES AND SLOT MACHINES**

**APARTMENTS - UNFURNISHED 306**

#### HAVING TROUBLE

wording your ad? Call our Classified Department today. We'll be glad to help you.  
**626-SOLD or 284-SOLD**

#### AMBOY

2BR applcs & deck \$515/mo + lease & dep. 815-716-0123

#### ASHTON

★★ 1&2 BR., Ashton/ F.G. 815-751-2712/562-5075.★

#### DIXON

2BR apt. between Dixon & Sterling. W/D, internet, cable & all utilities incl. \$825/mo. + \$825/dep. No pets, non smoking Avail. May 1<sup>st</sup> 815-718-1169

**Dixon Square Apts. 1540**

**Freedom Walk 815-284-3409**

Wait List Open

Subsidized

Housing

currently accepting applications for

#### STERLING

### Sterling Rentals

**Newer 2 Bedroom \$690.00**  
Applcs., Fireplaces  
2002 3rd Ave.  
1836 First Ave.

**606 W. Lefevre**  
2 BR \$540.00 & up  
1 BR \$465.00 & up  
1 Studio \$395.00 & up  
Partial Heat, Water, Sewer, Refuse Removal, Laundry Facilities, Satellite

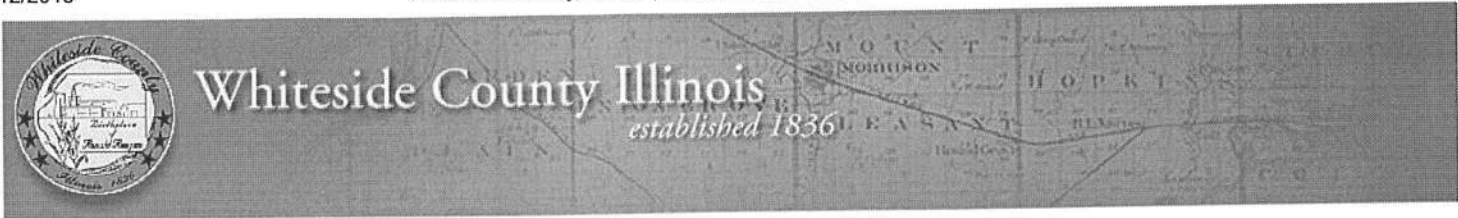
**(815)626-1431**

**1BR \$400 & 2BR for \$500**  
Water, sewer, garbage incl. Coin W/D, No pets/ No parties.  
**Call Diana: 630-327-7046**

**Apts. For Rent**  
No pets. No Exceptions!  
Call 815-716-0367

**Room for Rent.** All utilities incl. + wifi Starting at \$75/wk. + dep. Call or text 815-716-6150

**Sinnissippi**



**Information for Parcel 11-29-427-017, Tax Year 2017**

Generated 03/12/18 at 16:54:44

Property Information

<b>Tax Year</b> 2017	<b>Lot Size</b> None	<b>Acreage</b> 3.1000	<b>Tax Status</b> Taxable
<b>Township</b> Coloma	<b>Tax Code</b> 01110	<b>Property Class</b> 0060-Improved Commercial	
<b>Net Taxable Value</b> 42,014	<b>Tax Rate</b> Unavailable	<b>Total Tax</b> Unavailable	
<b>Site Address</b> 1510 PROPHET RD ROCK FALLS, IL 61071	<b>Owner Name and Address</b> COMMUNITY STATE BANK OF ROCK FALLS 3210 E LINCOLNWAY STERLING, IL 61081	<b>Mailing Name and Address</b> COMMUNITY STATE BANK OF ROCK FALLS 3210 E LINCOLNWAY STERLING, IL 61081	
<b>Legal Description</b> PT LT 4 SE SEC 29 TWP 21 RNG 7 9600x			

Sales History

Year	Document #	Sale Type	Sale Date	Net Selling Price	Previous Owner	Current Owner
2009	20098838	Sale among Relatives	10/26/2009	0		

1129427017 COMMUNITY STATE BANK OF ROCK FALLS

3210 E LINCOLNWAY

STERLING IL 61081

PARCELID OWNERNAME1

PSTLADDRES

PSTLADDR\_1

PSTLCITY

1129451005 DOHRN FAMILY LLC

625 3RD AVE

ROCK ISLAND IL 612010000

1129477002 FUNDERBERG LESLIE E JR & MELANIE J

1511 PROPHET RD

ROCK FALLS IL 61071

1129477001 DOHRN FAMILY LLC

625 3RD AVE

ROCK ISLAND IL 612010000

1129427015 ROCK FALLS TWP HIGH SCHOOL

101 12TH AVE

ROCK FALLS IL 610710000

1129451003 HOFFMAN BROTHERS PARTNERSHIP

%ROGER HOFFMAN

709 HOFFMAN DR

ROCK FALLS IL 61071

1129427018 ROCK FALLS TWP HIGH SCHOOL

101 12TH AVE

ROCK FALLS IL 610710000

1129427001 ROCK FALLS TWP HIGH SCHOOL

101 12TH AVE

ROCK FALLS IL 610710000

1129427016 LEUSCHKE COBY G & AMY STACHOWIAK

1504 PROPHET RD

ROCK FALLS IL 61071

ARTICLE IX. - B-1 GENERAL BUSINESS DISTRICTS

Sec. 34-282. - Scope.

The provisions of this article apply to the B-1 General Business Districts.

Sec. 34-283. - Permitted principal uses.

The following are permitted principal uses:

- (1) Any retail business, personal or business service establishment or wholesale business;
- (2) Meeting hall, club or fraternal organization;
- (3) Parking lot subject to the applicable provisions of section 34-424.
- (4) Within the area bounded on the north by the Rock River, on the east by Avenue A, on the south by 4th Street, and on the west by 5th Avenue, dwellings for any number of families, so long as such dwellings are located above the ground floor.

(Code 1990, § 16-180; Ord. No. 93-1658, § 2(8.0), 4-19-1993; Ord. No. 2001-1967, § 1, 4-3-2001; Ord. No. 2012-2072, § 4, 8-21-2012)

Sec. 34-284. - When authorized by board of appeals.

The following uses shall be permitted by special use permit only:

- (1) Animal hospitals and veterinary clinics;
- (2) Automobile, truck, trailer, and farm implement establishment for repair, display, hire, sales, including sales lots;
- (3) Dance hall, bar or cocktail lounge, night club, bowling alley, and similar enterprise;
- (4) Printing, publishing, engraving or lithographing shop;
- (5) Laundry and dry cleaning shop;
- (6) Mini-warehouses;
- (7) Plumbing or similar shop.

(Code 1990, § 16-181; Ord. No. 93-1658, § 2(8.1), 4-19-1993)

Sec. 34-285. - Permitted accessory uses.

The following are permitted accessory uses:

- (1) Other accessory uses customarily incidental to a permitted use, including signs.
- (2) Communication antenna (which does not require support by a new communications tower), free standing or attached to an existing or commercial, professional, institutional or residential structure, or to an existing communication tower, provided:
  - a. The freestanding structure does not exceed 50 feet in height;
  - b. Communication antennas located on an existing structure shall not extend more than 25 feet above the top of said structure;
  - c. The communication antenna complies with all applicable FCC and FAA regulations;
  - d. The communication antenna complies with all applicable building codes;
  - e. The communication antenna complies with all other requirements of this article.
- (3) Communication towers not exceeding 150 feet in height, provided that application for special use therefor shall have been made, and that recommendation shall have been made by the zoning board of appeals, all pursuant to the provisions of section 34-540(f) (1)d.

(Code 1990, § 16-182; Ord. No. 93-1658, § 2(8.2), 4-19-1993; Ord. No. 97-1827, § 4, 12-2-1997)

Sec. 34-286. - Height regulations.

No structure shall exceed three stories or 50 feet in height, except as provided in section 34-476.

(Code 1990, § 16-183; Ord. No. 93-1658, § 2(8.3), 4-19-1993; Ord. No. 98-1861, § 1, 12-1-1998)

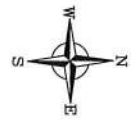
Sec. 34-287. - Yard requirements.

The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications in sections 34-478 and 34-479:

	Minimum Front Yard Depth	Minimum Side Yard Widths	Minimum Rear Yard Depth
Permitted uses	25 feet	None, except where adjoining an R district, then same as R district	15 feet

(Code 1990, § 16-184; Ord. No. 93-1658, § 2(8.4), 4-19-1993; Ord. No. 94-1699, § 1, 2-8-1994; Ord. No. 2001-1967, § 2, 4-3-2001)

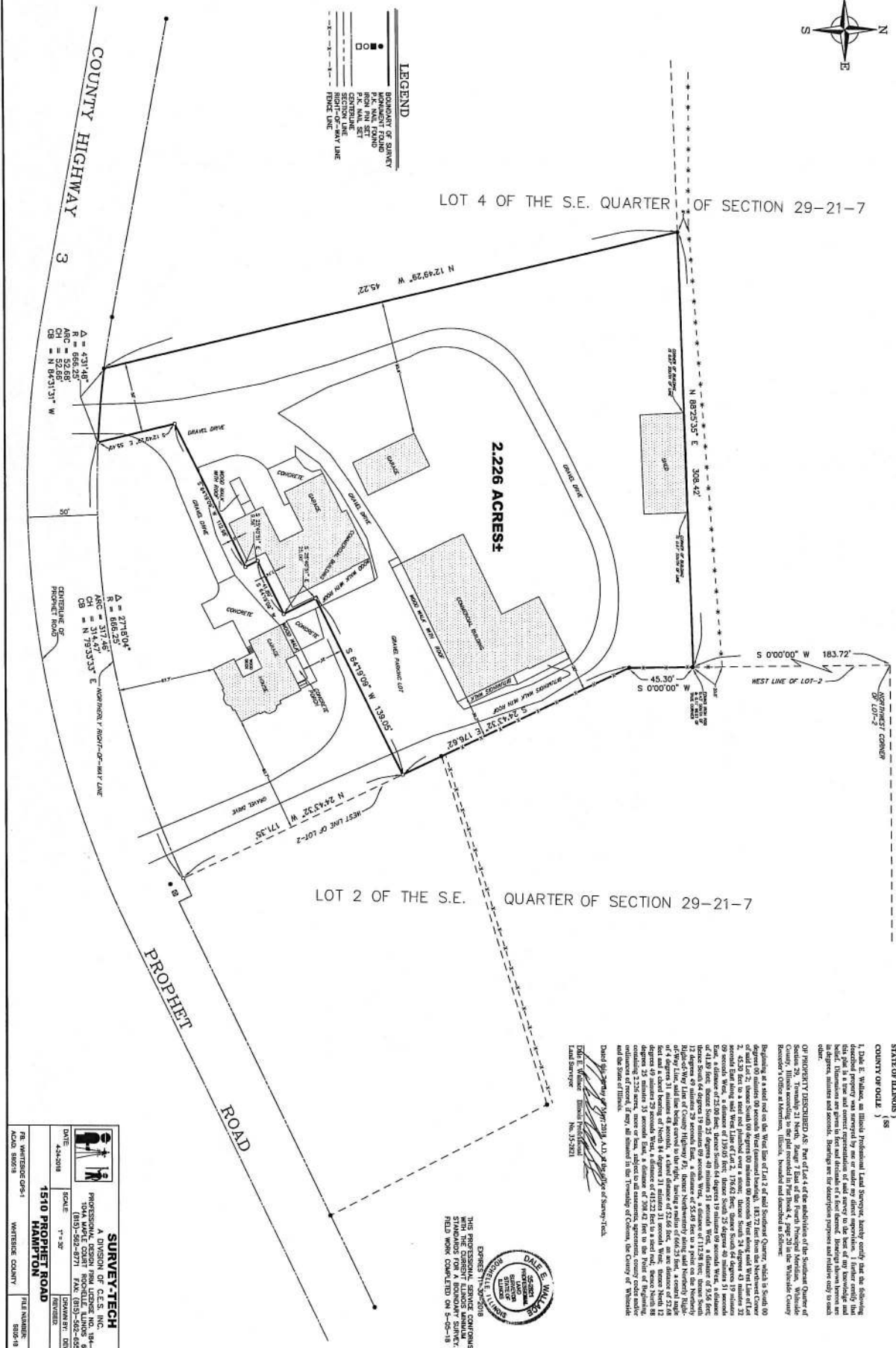
Secs. 34-288—34-306. - Reserved.



**CITY OF ROCK FALLS ZONING PLAT**  
**EXISTING ZONING R-2**    **PROPOSED ZONING B-1**

LOT 4 OF THE S.E. QUARTER 1 OF SECTION 29-21-7

LOT 2 OF THE S.E. QUARTER OF SECTION 29-21-7



**LEGEND**  
 BOUNDARY OF SURVEY  
 P.L. WALL FOUND  
 P.L. AND SET  
 CENTRELINE  
 RIGHT-OF-WAY LINE  
 FENCE LINE

Δ = 43°14'  
 R = 666.25'  
 CB = N 84°33'31" W

Δ = 27°18'04"  
 R = 666.25'  
 CB = N 79°33'33" E

**SURVEY-TECH**  
 A DIVISION OF C.E.S. INC.  
 PROFESSIONAL SURVEYING  
 1510 PROPHET ROAD  
 MAINTON, ILLINOIS 62450  
 (815) 282-8771 FAX (815) 282-6555  
 DATE: 4/24/2018 SCALE: 1" = 32'  
 DRAWN BY: DWM  
 REVISIONS:  
 FILE NUMBER: 8806-18  
 COUNTY: WHITEHOUSE COUNTY

THIS PROFESSIONAL SURVEYING  
 STANDARDS FOR A BOUNDARY SURVEY.  
 FIELD WORK COMPLETED ON 5-05-18

**DALE E. WALKER**  
 SURVEYOR  
 No. 125821

1. Dale E. Walker, as a duly licensed Professional Land Surveyor, hereby certifies that the following described property was surveyed by me or under my direct supervision. I further certify that the survey was conducted in accordance with the Illinois Surveying Act, Chapter 110, Sections 1-10, and that the survey was completed on 5-05-18. The survey was conducted in accordance with the Illinois Surveying Act, Chapter 110, Sections 1-10, and that the survey was completed on 5-05-18. The survey was conducted in accordance with the Illinois Surveying Act, Chapter 110, Sections 1-10, and that the survey was completed on 5-05-18.

**ORDINANCE NO. 2017-2311**

**BE IT ORDAINED**, by the City Council of the City of Rock Falls that the Municipal Code of the City of Rock Falls is hereby amended as follows:

**Section 1.** Section 34-283. Permitted principal uses.

The following are permitted principal uses:

- (1) Any retail business, personal or business service establishment or wholesale business;
- (2) Meeting Hall, club or Fraternal organization;
- (3) Dance Hall, bar or cocktail lounge, night club, bowling alley and similar enterprise;
- (4) Printing, publishing, engraving or lithographing shop;
- (5) Laundry and dry cleaning shop
- (6) Plumbing or similar shop

**Section 2.** Section 34-284. When permitted by board of appeals.

- (1) Animal hospitals and veterinary clinics
- (2) Automobile, truck, trailer and farm implement establishment for repair, display, hire, sales.
- (3) Mini-warehouses

**Section 3.** All prior ordinances in conflict herewith are hereby repealed.

**Section 4.** If any section, paragraph, sentence, clause or other portion of this ordinance is held or deemed to be unconstitutional or invalid, then such holding or finding of unconstitutionality or invalidity shall not affect the validity of the remaining provisions of this ordinance.

Section 5. This ordinance shall be effective upon its adoption, passage and publication in pamphlet form.

Passed this 18th day of April, 2017.

*William B. Wescott*

\_\_\_\_\_  
Mayor William B. Wescott

ATTEST:

*[Signature]*  
\_\_\_\_\_  
City Clerk



Aldermen Voting Aye

Aldermen Voting Nay

Reitzel \_\_\_\_\_

\_\_\_\_\_

Logan \_\_\_\_\_

\_\_\_\_\_

Kuhlemier \_\_\_\_\_

\_\_\_\_\_

Schuneman \_\_\_\_\_

\_\_\_\_\_

Kleckler \_\_\_\_\_

\_\_\_\_\_

Folsom \_\_\_\_\_

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\_\_\_\_\_

Alderman Snow Recused himself from this vote

\_\_\_\_\_

Revised 6/3/2018

**INDUSTRIAL DEVELOPMENT COMMISSION (5 yrs) - 7 MEMBERS**

<b>Jeff Moore (2013)</b> 2305 Dixon Ave 625-1800 - 4/30/18	<b>Michael Clark-SaukVlyBk (2014)</b> 1306 E. 18 <sup>th</sup> St-Strlg IL 622-1162 - 4/30/2019	<b>(**)Ald. Glen Kuhlemier (2003)</b> 1011 6 <sup>th</sup> Ave 626-5573 - 4/30/2018
<b>(*)Jeff Bright (2007)</b> 2109 Ind. Park Rd 626-7878 - 4/30/2017	<b>Ald. Brian Snow (2013)</b> 604 Ave A 622-9410 - 4/30/2016 Reappointed?	<b>Bethany Bland (2012)</b> 601 W. 10 <sup>th</sup> St 625-4500 - 4/30/2020
<b>Robbin Blackert</b> City Admin-advisory only	<b>Mark Searing (2009)</b> Secretary	<b>Mayor Bill Wescott</b>

(\*)Denotes Chairman

(\*\*)Denotes Acting Chairman

**PLANNING COMMISSION/ZONING BOARD OF APPEALS (4 yrs) - 9 MEMBERS**

<b>Rick Turnroth(Bef '92)</b> 3000 Middle Drive 625-1155 - 4/30/2020	<b>(**)Donald Koehler(2002)</b> 605 Mason Ave 625-5267- 4/30/2018	<b>(*)Mark Vandersnick(2014)</b> 2202 Myrtle St 441-8664 - 4/30/2019
<b>Charles Koehler(1995)</b> 1403 W. 2 <sup>nd</sup> St 625-7658 - 4/30/2019	<b>Terry Wolf(2011)</b> 1506 Sunset Lane 535-1498 - 4/30/2019	<b>Tony Sosi(2010)</b> 1000 Ave A 626-7542 - 4/30/2019
<b>Mike Spain (2016)</b> 208 11 <sup>th</sup> Ave 626-1343 - 4/30/2018	<b>Ald. George Logan Jr(2014)</b> 1407 Lancaster Dr 213-3252 - 4/30/2018 *removed 2/7/17*	

2/7/17-Mayor wants to change to Zoning Board of Appeals only w/7 members-Ordinance needs to be drafted

(\*)Denotes Chairman (start 2-09-17 thru 02-09-18) - need to nominate another Chairman - 2018 - 2019

(\*\*)Denotes Acting Chairman (start 2-09-17 thru 02-09-18) - need to nominate another Acting Chairman - 2018-2019

start 4-12-18 to 4-12-19

**E-ZONE**

Robbin Blackert  
City Admin  
564-1366

10/2014 - 10/2017

**POLICE/FIRE COMMISSION(3yrs)**

Tim Lawrence (exp 6/30/2017)  
Darla Schryver (exp 6/30/2018)Resignd12-2016  
John Espinoza (exp 6/30/2016)  
Tim Cain (Coucl apptd 1/3/2017)  
Secretary-Pam Erby

**Stormwater & Erosion Control Appeals Board**

David Blanton (Nominated 2/19/08)  
Ald. Daehle Reitzel  
Sewer Dept - Ed Cox  
City Engineer - Brian Frickenstein  
IDOT- Bill McWethy

**Police Pension Board(2yrs)**

(\*)John Hoffmiller (6/1/17-5/31/2019) Oris DePuy (5/2015-4/30/17) Retired Ofcr (elected by Retired Pol Ofcrs)  
(\*)Terry Gisi (6/30/18-6/30/2020) Jay Koett/Doug Coppotelli (5/15-4/2017) Active Ofcrs (elected by active Members of pension board)  
(\*)appt'ed by City Council

# PLANNING AND ZONING COMMISSION

Thursday, November 9, 2017

5:30P.M. – COUNCIL CHAMBERS

**Members Present:** Rick Turnroth, Chuck Koehler, Don Koehler, Mark Vandersnick, Mike Spain, Tony Sosi, Robbin Blackert – City Administrator, Mark Searing – Building Inspector

**Members Absent:** Terry Wolf, Mayor Bill Wescott, Sylvia Frey - Secretary

**Attendees:** Tony Celletti & Phyllis Celletti (1207 Cardinal St), Ronald Gerken (Owner – Benchmark) and William E. Holt (NorWest Surveying)

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

Chairman Mark Vandersnick asked if there are any audience requests. There were no requests made.

**First Item of Business – Approval – Preliminary/Final Plats – Benchmark Phase 1-A:** Members were given copies of proposed Preliminary/Final Plats for Benchmark Phase 1-A for their review and approval. Motion was made by Rick Turnroth, seconded by Tony Sosi to approve the Preliminary Plat. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes), Mike Spain (yes) – motion carried. Motion was made by Rick Turnroth, seconded by Tony Sosi to approve the Final Plat. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes), Mike Spain (yes) – motion carried. Recommendations for approval of Preliminary and Final Plats will be sent to city council for their final determination.

**Second Item of Business – Public Hearing – Rezoning Request – Benchmark Phase 1-A (R-4 to R-3):** Chairman Mark Vandersnick asked for a motion to open Public Hearing. A motion was made by Rick Turnroth, seconded by Tony Sosi to open Public Hearing – motion carried. Hearing opened at 5:35pm.

Chairman Mark Vandersnick stated for the record that publication notice and mailings as presented are in compliance and there were no written communications at this time.

William Holt spoke on behalf of the petitioner, Ronald Gerken, for this rezoning request. They are asking to change the existing R-4 (Multi-Family) zoning to R-3 (One-Two Family) zoning for future development considerations. Discussion was held among the members and petitioner regarding this rezoning request.

A motion was made by Rick Turnroth, seconded by Tony Sosi to make a recommendation for approval of this rezoning request as presented. This recommendation will be sent to city council for their final determination. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes), Mike Spain (yes) – motion carried.

Motion was made by Rick Turnroth, seconded by Tony Sosi to close the public hearing – motion carried. Hearing was closed at 5:42pm.

**Next item of Business - Approval of previous month's minutes - (09/14/17):** Chairman Mark Vandersnick asked for the members' approval of minutes for 09/14/17. Motion to approve minutes was made by Chuck Koehler, seconded by Don Koehler to approve minutes. All – yes – motion carried.

**Member Items:** No member items were presented.

With no further discussion, a motion was made by Rick Turnroth, seconded by Tony Sosi to adjourn meeting. Motion carried. Next month's regular meeting is December 14, 2017 at 5:30pm. The meeting was adjourned at 5:53pm.

Respectfully submitted,

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Chairman Mark Vandersnick