

# City of Rock Falls

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

*Mayor*  
Rod Kleckler  
815-380-5333

*City Administrator*  
Robbin Blackert  
815-564-1366



*City Clerk*  
Pam Martinez  
815-622-1100

*City Treasurer*  
Kay Abner  
815-622-1100

Rock Falls City Council Agenda  
Council Chambers  
603 W 10<sup>th</sup> Street, Rock Falls, IL 61071

September 16, 2025  
5:30 p.m.

**Call to Order at 5:30 p.m.**  
**Pledge of Allegiance**  
**Roll Call**

## **Audience Requests**

### **Rock Falls Fire Department**

- Retirement of Fire Chief Ken Wolf
- Badge pinning for Fire Fighter Benjamin Harvey
- Badge pinning for Fire Fighter Cameron Reuter
- Approve Mayoral appointment of Kyle Sommers to the position of Fire Chief as of January 19, 2026

**Community Affairs - Rock Falls Chamber of Commerce, Sam Kersey President/CEO**

### **Consent Agenda:**

1. Approval of minutes from the September 2, 2025 City Council Meeting ☞
2. Approval of bills as presented ☞
3. Rock Falls Township High School – Permission to hold the annual Homecoming Parade on Thursday, September 25, 2025 at 5:30 p.m. ☞

### **Ordinance for 1<sup>st</sup> Reading:**

1. Ordinance 2025-2709 – Amending the Zoning Ordinance of the City of Rock Falls Regarding Short-Term Rentals ☞

### **Ordinance for 2<sup>nd</sup> Reading and Adoption:**

1. Ordinance 2025-2707 – Approving Acquisition of Easement from Coloma Township Park District ☞
2. Ordinance 2025-2708 – Sale of Surplus Property ☞

## **Rock Falls Tourism**

1. Approval for road closure for the Spooktacular Halloween Lighted Golf Car & UTV Parade on October 18, 2025 from 6:15 p.m. to 8:30 p.m. Closure would be West 2<sup>nd</sup> Street from 1<sup>st</sup> Avenue to Grace Avenue.

## **City Administrator Robbin Blackert:**

### **Information/Correspondence**

Matt Cole, City Attorney

Corey Buck, City Engineer

### **Aldersperson Reports/Committee Chairman Requests**

#### **Ward 1**

**Aldersperson Bill Wangelin** – Public Works/Public Property Committee Chairman/Tourism Committee

**Aldersperson Gabriella McKanna** – Finance/Insurance/Investment Committee Chairman/Utilities Committee

#### **Ward 2**

**Aldersperson Vickey Byrd** – Tourism Committee

1. Recommendation from the Tourism Committee to approve the changes to the Policies and procedures for the Façade Improvement Grant ☞☞

**Aldersperson Marshall Doane**

#### **Ward 3**

**Aldersperson Steve Dowd** – Police Fire Committee Chairman

**Aldersperson Nathan Stahr**

#### **Ward 4**

**Aldersperson Violet Sobottka** – Ordinance/License/Personnel/Safety Committee Chairman

**Aldersperson Cathy Arduini**

## **Mayor's Report:**

## **Adjournment**

Next City Council Meeting – October 7, 2025, at 5:30 p.m.

Posted: September 12, 2025

Michelle Conklin, Deputy City Clerk

The City of Rock Falls is subject to the requirements of the Americans 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 the 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.

# City of Rock Falls

603 W. 10th Street  
Rock Falls, IL 61071-2854

Regular meeting minutes of the Mayor and Aldermen of the City of Rock Falls

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 5:30 p.m. on September 2, 2025, in the Council Chambers by Mayor Rod Kleckler.

City Clerk Pam Martinez called the roll following the pledge of allegiance. A quorum was present including Mayor Kleckler, Aldermen McKanna, Wangelin, Byrd, Doane, Dowd, Stahr, Arduini, and Sobottka. In addition, Attorney Matt Cole and City Administrator Robbin Blackert were present.

**Audience request:**

None

**Community Affairs:** Rock Falls Chamber of Commerce, Sam Kersey, President/CEO  
Sam Kersey gave an update on upcoming events the Rock Falls Chamber is hosting.

**Consent Agenda:**

Consent Agenda items 1-3 were read aloud by City Clerk Pam Martinez.

1. Approval of minutes from the August 19, 2025, City Council Meeting
2. Approval of bills as presented.
3. Forward the Petition Requesting Rezoning of Real Estate from Angel Mendoza for property 1119 10<sup>th</sup> Avenue, Rock Falls, IL (PIN 11-33-127-011, 11-33-127-012, 11-33-129-001) to the Planning Zoning Commission

A motion was made by Alderwoman Sobottka to approve the Consent Agenda and second by Alderwoman McKanna.

**Vote 8 aye, motion carried.**

**City Administrator:**

None

**City Attorney:**

None

**City Departments:**

Dave Miller, Superintendent Street Department, gave an update on the Chip & Seal. The week of September 15, 2025, the department will be out sweeping up all of the chip that did not stay down.

Deputy Chief Sommers gave information about the 5K for the joint departments happening on October 18, 2025, at Centennial Park. More information can be found on their Facebook page. 'Run for the Badge'

Chief David Pilgrim informed City Council of his retirement effective September 30, 2025. Chief Pilgrim gave a heartfelt thank you speech to City Council members and thanked the Administration for allowing him to serve the citizens of Rock Falls for 24 years. He also stated that there are three new recruits entering the Police Academy at Sauk Valley College and two officers have just finished field training and are able to be on their own.

## **Alderman Reports / Committee Chairman Requests**

Alderman thanked Chief Pilgrim for his service of 24 years to the citizens of Rock Falls.

### **Mayor's Report:**

Fiesta Day Parade, September 20, 2025. Leaving the Fire Station at 12:15p.m., parade starts at 1:00 p.m.

Homecoming Parade, September 25, 2025. Tentatively, meet at the Fire Station at 4:30p.m.

Alderwoman Sobottka stated that the OLPS Committee meeting will be moved to Wednesday, September 24, 2025, at 5:30 p.m.

A motion was made by Alderwoman Sobottka to adjourn and second by Alderwoman Arduini.  
**Vote via voice, all approved (5:43 p.m.)**

*Pamela Martinez*

Pamela Martinez, City Clerk

CITY OF ROCK FALLS

603 W 10th Street

Rock Falls, Illinois

09/16/2025 Council Meeting

To the Mayor and City Council of the City of Rock Falls, your Committee on Finance would respectfully report that they have examined the following bills presented against the City, and have found the same correct and would recommend the payment of the various amounts to the several claimants as follows:

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Tourism	\$10,068.87
General Fund	\$931,715.39
Industrial Development	\$1,145.98
TIF Downtown Redevelopment	\$125,702.94
Electric	\$514,364.22
Fiber Optic Broadband/Taxable	\$246,897.50
Sewer	\$206,473.01
Water	\$97,758.16
Garbage	\$48,918.65
Customer Service Center	\$7,131.31
Drug Fund	\$174.00
Motor Fuel Tax	\$14,782.48
Customer Utility Deposits	\$29.12
	<hr/> <hr/>
	\$2,205,161.63

Alderman McKanna  
Alderman Wangelin  
Alderman Byrd  
Alderman Stahr

INVOICES DUE ON/BEFORE 09/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
TOURISM			
05	TOURISM		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	47.21
4620	TRI-COUNTY OPP COUNCIL	550.05	500.00
5231	KWQC/IKWQC	1,390.00	650.00
829	SELF HELP ENTERPRISE	98.00	72.00
T0005776	WIFR/GIFR/EIFR/DSLN/WSLN	1,010.00	1,250.00
T0005812	THE RADAR FREE PRESS	350.00	900.00
T0005914	ZOWA LIVE		750.00
T0006031	SHAW LOCAL RADIO-DIXON	1,022.00	630.00
	TOURISM		4,799.21
GENERAL FUND			
01	ADMINISTRATION		
4331	CIRCUIT CLERK OF LEE COUNTY	700.00	170.00
795	SBM BUSINESS EQUIPMENT CENTER	6,874.53	11.00
	ADMINISTRATION		181.00
02	CITY ADMINISTRATOR		
795	SBM BUSINESS EQUIPMENT CENTER	6,874.53	11.00
	CITY ADMINISTRATOR		11.00
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	1,348.51
4572	CHARLES SCHWAB & CO INC	471,046.85	66,640.15
5277	PAPER RECOVERY SERVICE CORP	170.00	85.00
5360	AMAZON CAPITAL SERVICES	6,480.71	267.11
662	RAY O'HERRON CO., INC.	6,900.42	41.99
T0004769	MOBRE COUNSELING SERVICES LLC	1,500.00	750.00
	POLICE		69,132.76
10	STREET		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	718.72
194	GRUMMERT'S HARDWARE - R.F.	2,331.21	50.83

INVOICES DUE ON/BEFORE 09/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
10	STREET		
34	ALTORFER INC.	16,011.23	69.64
5360	AMAZON CAPITAL SERVICES	6,480.71	612.72
5394	OLIVIA GUTIERREZ	1,795.00	125.00
	STREET		1,576.91
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	3,967.23
2451	MENARDS	8,349.80	134.26
4447	FRANK'S SMALL ENGINE REPAIR	651.50	176.30
	PUBLIC PROPERTY		4,277.79
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	1,442.10
4981	AT&T MOBILITY	3,817.08	271.89
5352	ROCK FALLS FIREFIGHTERS	3,594.84	445.29
T0000024	MILES TRUCK & TRAILER WORKS	37,133.54	1,700.63
T0006044	GERALD BRISTLE		16.60
	FIRE		3,876.51
INDUSTRIAL DEVELOPMENT FUND			
14	INDUSTRIAL DEVELOPMENT		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	17.30
651	NICOR	11,587.14	43.87
	INDUSTRIAL DEVELOPMENT		61.17
TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	385.28
4011	SAUK VALLEY BANK & TRUST CO.	13,753.60	119,950.00
5360	AMAZON CAPITAL SERVICES	6,480.71	30.50
	DOWNTOWN REDEVELOPMENT		120,365.78

INVOICES DUE ON/BEFORE 09/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	7,250.23
1604	NEW PIG CORPORATION	1,957.38	174.59
194	GRUMMERT'S HARDWARE - R.F.	2,331.21	26.98
219	CRESCENT ELECTRIC SUPPLY CO	702.87	92.89
2611	FISCH MOTORS INC	228.00	390.00
4011	SAUK VALLEY BANK & TRUST CO.	13,753.60	439,650.00
4148	BHMG ENGINEERS	259,466.80	29,854.14
4450	DITCH WITCH OF MINNESOTA & IOWA		1,012.48
5205	TALLMAN EQUIPMENT CO INC.	4,099.49	79.50
5332	TYNDALE	4,089.30	282.95
651	NICOR	11,587.14	155.49
T0006046	ERICK & NICOLE FISCH		35.04
	OPERATION & MAINTENANCE		479,004.29
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		
4011	SAUK VALLEY BANK & TRUST CO.	13,753.60	246,897.50
	FIBER OPTIC BROADBAND/TAXABLE		246,897.50
SEWER FUND			
30	SEWER		
4011	SAUK VALLEY BANK & TRUST CO.	13,753.60	100,000.00
	SEWER		100,000.00
38	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	22,897.44
1853	MOORE TIRES INC.	3,731.42	2,074.00
2451	MENARDS	8,349.80	359.37
4027	WHITESIDE COUNTY RECORDER	309.75	183.75
4045	SCADAWARE, INC.	4,384.20	3,178.77
4141	BEHRENS TRUCKING &	44,725.00	28,600.00
5369	HELM ELECTRIC	69,532.00	2,883.00
651	NICOR	11,587.14	115.64
T0003477	ALVARADO PLUMBING INC	25,515.00	535.00
T0006045	TERRY MILLER		546.76
	OPERATION & MAINTENANCE		61,373.73

INVOICES DUE ON/BEFORE 09/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
40	WATER		
4011	SAUK VALLEY BANK & TRUST CO.	13,753.60	73,300.00
4361	FERGUSON WATERWORKS #2516	94,005.46	461.38
	WATER		73,761.38
48	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	8,009.52
194	GRUMMERT'S HARDWARE - R.F.	2,331.21	21.46
2301	STERLING NAPA	350.98	49.98
2611	FISCH MOTORS INC	228.00	66.00
34	ALTORFER INC.	16,011.23	120.32
4027	WHITESIDE COUNTY RECORDER	309.75	183.75
4207	O'REILLY AUTOMOTIVE INC	2,024.96	68.17
4996	LAI, LTD	8,809.16	1,363.00
5143	HAWKINS, INC	8,728.00	2,227.00
5151	LEE JENSEN SALES CO, INC.		375.00
67	B & D SUPPLY CO.	289.59	242.43
884	STERLING STEEL WAREHOUSE INC	242.00	533.70
	OPERATION & MAINTENANCE		13,260.33
GARBAGE FUND			
50	GARBAGE		
1289	CITY OF ROCK FALLS UTILITIES	191,464.38	196.26
	GARBAGE		196.26
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
5366	GILA LLC	2,586.00	696.00
771	PINNEY PRINTING CO	2,933.57	2,165.32
	CUSTOMER SERVICE CENTER		2,861.32
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		

DATE: 09/11/25  
TIME: 14:38:52  
ID: AP443000.WOW

CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 09/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
5183	COMPASS MINERALS AMERICA	17,899.60	13,446.48
	MOTOR FUEL TAX		13,446.48
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
4620	TRI-COUNTY OPP COUNCIL	550.05	29.12
	CUSTOMER UTILITY DEPOSITS		29.12
	TOTAL ALL DEPARTMENTS		1,195,112.54

JOURNAL DATE: 09/05/25      ACCOUNTING PERIOD: 05

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
<b>TOURISM</b>							
01	05-05-00-5052	TELEPHONE EXPENSE	2796	0751281763	MONTHLY SERVICE	102.73	
02	05-05-00-5055	LEGAL/PROFESSIONAL EXPENSE	5164	INVLEX11257981	ADMIN POLICY MANUAL	135.00	
03	05-05-00-5088	MISCELLANEOUS EXPENSE	T0006043	101915	ICE & WATER FOR PARK EVENT	22.23	
04	05-05-00-5096	ADS/PUB RELATIONS/DEDICATION	1052	082510143769	ADS	610.00	
05	05-05-00-5096	ADS/PUB RELATIONS/DEDICATION	5314	573979	BILLBOARD ADVERTISING	1,709.00	
06	05-05-00-5096	ADS/PUB RELATIONS/DEDICATION	T0006000	7425	STANDARD AD	175.00	
07	05-05-00-5096	ADS/PUB RELATIONS/DEDICATION	T0006031	88802563-0000	RADIO ADS	630.00	
08	05-05-00-5096	ADS/PUB RELATIONS/DEDICATION	T0006032	004595	VISIT US IL AUGUST ISSUE	399.00	
09	05-05-00-5097	EVENTS	T0004936	44114	GOLF CART RENTALS	625.00	
10	05-05-00-5097	EVENTS	T0005138	INV-24-117	SOUND SYSTEM/RB&W	861.70	
11	05-05-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		5,269.66
<b>GENERAL FUND</b>							
12	10-01-00-5055	LEGAL & PROFESSIONAL EXPENSE	5164	INVLEX11257981	ADMIN POLICY MANUAL	4,522.32	
13	10-01-00-5077	PROPERTY ACQUISITION-SOUTH	4011	101914	DEBT CERTIFICATE	13,753.60	
14	10-01-00-5091	RF CHAMBER-GENERAL OFFICE EX	753	RE090425	CRF MONTHLY PAYMENT	500.00	
15	10-02-00-5052	TELEPHONE EXPENSE	4972	RE090425	CELLULAR PHONE REIMBURSEMENT	100.00	
16	10-04-00-5021	OFFICE EXPENSE	5360	1NW9-LV4L-D9KW	OFFICE SUPPLIES	250.90	
17	10-04-00-5040	VEHICLE GAS & OIL	4827	KW-020490	FUEL PURCHASES	40.89	
18	10-04-00-5041	VEHICLE OPER & MAINTENANCE	1849	101924	CAR WASHES	216.00	
19	10-04-00-5052	TELEPHONE EXPENSE	2797	RE090425	CELL PHONE REIMBURSEMENT	40.00	
20	10-04-00-5088	MISCELLANEOUS EXPENSE	T0003069	101920	PERMIT REIMBURSEMENT	126.00	
21	10-05-00-5021	OFFICE EXPENSE	5308	18940377	COPIER/MAINTENANCE CONTRACT	92.71	
22	10-06-00-5237	MEETINGS/SEMINARS/CONF/SCHOO	5237	101925	CONFERENCE	68.00	
23	10-06-00-5237	MEETINGS/SEMINARS/CONF/SCHOO	T0005251	101923	ROCKFORD CLASS	15.00	
24	10-06-00-5241	VEHICLE OPER & MAINTENANCE	1849	101926	CAR WASHES	396.00	
25	10-06-00-5241	VEHICLE OPER & MAINTENANCE	1853	1088748	TIRE REPAIR	31.31	
26	10-06-00-5241	VEHICLE OPER & MAINTENANCE	T0004231	087087	REPLACE CONTROLLER IN SQUADS	420.00	
27	10-06-00-5282	UNIFORM EXPENSE	662	2430107	UNIFORM CLOTHING	287.19	
28	10-06-00-5282	UNIFORM EXPENSE	662	2430121	UNIFORM CLOTHING	324.95	
29	10-06-00-5282	UNIFORM EXPENSE	662	2430375	UNIFORM CLOTHING	174.97	
30	10-06-00-5291	INFORMATION TECHNOLOGY	1493	133755	LICENSES	144.00	
31	10-07-00-5056	PROFESSIONAL EXPENSES	4931	DT 2025-08-008	MONTHLY SOFTWARE FEE	1,700.00	
32	10-10-00-2050	RETENTION PAYABLE	4946	101921	PAY REQ #7 & FINAL/AVE A PRO	252,834.54	
33	10-10-00-5104	GROUPS MAINTENANCE	1279	167226	RENTAL	82.97	
34	10-10-00-5104	GROUPS MAINTENANCE	1279	167239	RENTAL	43.98	
35	10-10-00-5119	R & M-EQUIPMENT	1853	1087211	TIRE REPAIR REFUND		25.67

DATE: 09/04/25  
TIME: 15:13:59  
ID: AP213000.WOW

CITY OF ROCK FALLS  
DISTRIBUTION JOURNAL # AP-090525

JOURNAL DATE: 09/05/25 ACCOUNTING PERIOD: 05

ITEM ACCOUNT # ACCOUNT DESCRIPTION VENDOR INVOICE TRANSACTION DESCRIPTION DEBIT AMT CREDIT AMT

GENERAL FUND

36	10-10-00-5119	R & M-EQUIPMENT	34	PC240245004	SEAT BELT ROLLER	21.05	
37	10-10-00-5140	VEHICLE GAS & OIL	4827	KW-020490	FUEL PURCHASES	64.53	
38	10-10-00-5140	VEHICLE GAS & OIL	4938	188185	PREMIUM DIESEL	412.14	
39	10-10-00-5141	VEHICLE OPER & MAINTENANCE	829	12127	VEHICLE INSPECTION TAGS	59.00	
40	10-10-00-5158	SALES TAX PROJECT - INFRASTR	4946	101921	PAY REQ #7 & FINAL/AVE A PRO	574,482.56	
41	10-12-00-5435	R & M-BUILDING	4579	817475	PEST CONTROL	74.90	
42	10-12-00-5451	FIRE ALARM SERVICE EXPENSE	533	90228	MONTHLY ALARM/RADIO SERVICE	50.00	
43	10-12-00-5483	JANITORS SUPPLIES	5360	1NW9-LVAL-D9KW	FILTERS/TOILET PAPER	236.55	
44	10-13-00-5316	POSTAGE & OFFICE SUPPLIES	5308	18940378	COPIER/MAINTENANCE CONTRACT	92.71	
45	10-13-00-5316	POSTAGE & OFFICE SUPPLIES	5360	1LVV-QQDG-CKNK	BATTERIES/NOTEBOOK/CALENDAR	130.19	
46	10-13-00-5317	NEW EQUIPMENT	4385	75524	LEATHERHEAD HALLIGAN BAR	738.30	
47	10-13-00-5335	TELEPHONE EXPENSE	423	81562521410825	MONTHLY SERVICE	79.62	
48	10-13-00-5341	VEHICLE OPERATION & MAINTENA	194	A647510	NUTS & BOLTS	4.57	
49	10-13-00-5341	VEHICLE OPERATION & MAINTENA	194	A648026	NUTS & BOLTS RETURN		4.57
50	10-13-00-5341	VEHICLE OPERATION & MAINTENA	4207	1171-455730	BLUEDEF	47.97	
51	10-01-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		852,629.18

INDUSTRIAL DEVELOPMENT FUND

52	14-14-00-5180	HOUSE REHAB - WACC	219	S513512492.001	WIRE	702.87	
53	14-14-00-5180	HOUSE REHAB - WACC	4851	3335	4X8 CUSTOM SIGN	250.00	
54	14-14-00-5180	HOUSE REHAB - WACC	651	55-03-18-2551 0	MONTHLY SERVICE	21.94	
55	14-14-00-5180	HOUSE REHAB - WACC	T0005449	I704	PORTA POTTY RENTAL	110.00	
56	14-14-00-1010	CASH			ACCOUNTS-PAYABLE-OFFSET		1,084.81

TIF - DOWNTOWN REDEVELOPMENT

57	19-19-00-5050	PARK AMENITIES			BENCH		
58	19-19-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		5,337.16

ELECTRIC FUND

59	20-20-00-1400	INVENTORY	1527	3085736	TRANSFORMER	26,529.00	
60	20-20-00-1400	INVENTORY	283	6440346-00	#4 SHEER OFF BOLT	420.92	
61	20-20-00-1400	INVENTORY	283	6440346-02	GROUNDING SHEER OFF CONNECTO	1,324.48	
62	20-20-00-1400	INVENTORY	283	6440346-03	8' GROUND WIRE MOLDING	809.98	
63	20-20-00-5508	GEN STATION & EQUIP REPAIRS	5343	304603	TROUBLESHOOT TAP CHANGER S 1	1,750.00	
64	20-20-00-5508	GEN STATION & EQUIP REPAIRS	5360	1X6X-KMTK-L76N	LOCK KITS	95.97	

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
<b>ELECTRIC FUND</b>							
65	20-20-00-5516	POSTAGE & OFFICE SUPPLIES	5360	1X6X-KMTK-L76N	COMPUTER SUPPLIES	150.36	
66	20-20-00-5516	POSTAGE & OFFICE SUPPLIES	795	INV640585	COPIER	81.00	
67	20-20-00-5517	HYDRO PLANT MAINTENANCE	1604	24757940-01	LADDER LUNG COVER	1,425.00	
68	20-20-00-5517	HYDRO PLANT MAINTENANCE	5060	19322	TREATMENT FOR SPIDERS	95.00	
69	20-20-00-5517	HYDRO PLANT MAINTENANCE	5132	101927	MULCH	100.00	
70	20-20-00-5535	STATION EQUIP/BUILDING REPAIR	1224	5519194791	LEASE RENEWAL	306.95	
71	20-20-00-5535	STATION EQUIP/BUILDING REPAIR	1279	167252	KEY	9.36	
72	20-20-00-5555	LEGAL & PROFESSIONAL EXPENSE	5164	INVLEX11257981	ADMIN POLICY MANUAL	1,012.46	
73	20-20-00-5582	UNIFORM EXPENSE	5332	4067823	UNIFORM CLOTHING	1,249.45	
74	20-20-00-1014	CASH			ACCOUNTS PAYABLE OFFSET		35,359.93
<b>SEWER FUND</b>							
75	30-30-00-1510	PLANT & PROPERTY	T0005223	5276-1	PUMP SERVICE	26,121.25	
76	30-38-00-5601	LAB APPARATUS & REAGENTS	4119	INV00812143	SOLAR BARRICADE LIGHT	545.58	
77	30-38-00-5603	GIS/IT TECHNICIAN EXPENSE	533	90230	MONTHLY ALARM/RADIO SERVICE	78.00	
78	30-38-00-5616	POSTAGE & OFFICE SUPPLIES	194	A647852	CEMENT/POLY FILM	68.36	
79	30-38-00-5619	R & M -EQUIPMENT	34	W0430076635	ENGINE & GENERATOR REPAIR	1,268.88	
80	30-38-00-5619	R & M -EQUIPMENT	5381	250784	TROUBLE SHOOT SCREW PUMP BEA	1,635.60	
81	30-38-00-5640	VEHICLE GAS & OIL	4207	1171-458736	BLUEDEF	33.98	
82	30-38-00-5641	VEHICLE OPERATION & MAINTENA	1853	1088660	TIRE REPAIR	31.16	
83	30-38-00-5646	CHEMICALS	5283	3868	CHLORIDE	14,891.50	
84	30-38-00-5655	LEGAL & PROFESSIONAL EXPENSE	5164	INVLEX11257981	ADMIN POLICY MANUAL	404.99	
85	30-38-00-5685	SUPPLIES	4207	1171-458910	CAR WASH	19.98	
86	30-30-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		45,099.28
<b>WATER FUND</b>							
87	40-40-00-1400	INVENTORY	4361	0533032	GALVANIZED SERVICE LINE	2,521.10	
88	40-48-00-5703	R & M -FILTER/BACKWASH	T0002911	PS-INV107612	SAND,SILICA	2,544.48	
89	40-48-00-5731	R & M-DISTRIBUTION SYSTEM	884	94559	ANGLE	164.00	
90	40-48-00-5740	VEHICLE GAS & OIL	4938	188185	PREMIUM DIESEL	473.86	
91	40-48-00-5741	VEHICLE OPERATION & MAINTENA	34	PC240245004	SEAT BELT ROLLER	21.05	
92	40-48-00-5744	WATER ANALYSIS	5337	2525385	LEAD & COPPER TESTING	3,821.90	
93	40-48-00-5752	TELEPHONE EXPENSE	2796	0751817937	MONTHLY SERVICE	333.31	
94	40-48-00-5755	LEGAL & PROFESSIONAL EXPENSE	5164	INVLEX11257981	ADMIN POLICY MANUAL	404.99	
95	40-48-00-5784	SMALL TOOLS	2451	15670	TOOLS	101.77	
96	40-48-00-5787	SAFETY EXPENSE	4528	014767	SHOES/BOOTS	242.99	

JOURNAL DATE: 09/05/25      ACCOUNTING PERIOD: 05

ITEM	ACCOUNT #	ACCOUNT DESCRIPTION	VENDOR	INVOICE	TRANSACTION DESCRIPTION	DEBIT AMT	CREDIT AMT
<b>WATER FUND</b>							
97	40-48-00-5787	SAFETY EXPENSE	5141	9336068962	FIRST AID SUPPLIES	107.00	
98	40-40-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		10,736.45
<b>GARBAGE FUND</b>							
99	50-50-00-5848	GARBAGE COLLECTION EXPENSE	5437	250904020903	GARBAGE COLLECTION	48,458.40	
100	50-50-00-5850	WHITE GOOD/BULK/YARD STICKER	5437	250904020903	GARBAGE COLLECTION STICKERS	92.00	
101	50-50-00-5852	RECYCLING CENTER EXPENSE	194	A646077	LIGHTER	28.28	
102	50-50-00-5852	RECYCLING CENTER EXPENSE	194	A648166	FITTING/SLIP CAP	8.71	
103	50-50-00-5852	RECYCLING CENTER EXPENSE	T0000826	101922	MOW	135.00	
104	50-50-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		48,722.39
<b>CUSTOMER SERVICE CENTER</b>							
105	51-51-00-5116	POSTAGE	760	RE090425	POSTAGE BULK MAILING	4,000.00	
106	51-51-00-5155	LEGAL EXPENSES	5164	INVLEX11257981	ADMIN POLICY MANUAL	269.99	
107	51-51-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		4,269.99
<b>DRUG FUND</b>							
108	56-56-00-5261	K-9 EXPENSES	5362	790064	BOARDING	174.00	
109	56-56-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		174.00
<b>MOTOR FUEL TAX FUND</b>							
110	65-65-00-5957	ENGINEERING EXPENSE	T0005966	93270	STREET OVERLAYS & CHIP SEALS	1,336.00	
111	65-65-00-1010	CASH			ACCOUNTS PAYABLE OFFSET		1,336.00
						TOTALS:	1,010,049.09

Dear City Council,

On behalf of the Rock Falls High School Student Council, I would like to formally request permission to hold the annual Homecoming Parade on Thursday, September 25th. The parade will start at 5:30 P.M.

The route will be South from the S-Curve on Grace Ave. to W. 5<sup>th</sup> St. and proceed East on W. 5<sup>th</sup> St. to 4<sup>th</sup> Avenue. Then North on 4<sup>th</sup> Ave. to W. 2<sup>nd</sup> Street, West onto W. 2<sup>nd</sup> St. to finish at the High School.

This year's theme is "Under the City Lights," in which each class picked a city to center their decorations around: Freshmen chose Chicago; Sophomores, Nashville; Juniors, Hollywood; Seniors, Vegas! Our dress-up days include embodying each city as well. We also have a variety of events throughout the week including our annual kickball and dodgeball tournament, the pep assembly, and, of course, the volleyball game on Tuesday, and the football game against Stillman Valley on Friday.

Thank you so much for your time and consideration!

Vicki Swegle  
RFSH Student Council Advisor  
English Teacher

CITY OF ROCK FALLS

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**ORDINANCE NO.** 2025-2709

**ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF ROCK FALLS  
REGARDING SHORT-TERM RENTALS**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2025.

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**ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF ROCK FALLS  
REGARDING SHORT-TERM RENTALS**

**WHEREAS**, Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/1-1-1 et. seq.) authorizes each municipality to, among other things, enact reasonable zoning ordinances to preserve the public health, safety, comfort, morals and welfare of the community, all as more specifically set forth therein; and

**WHEREAS**, there has been an increase in the use of residential and other properties located within the City of Rock Falls (the “City”) for the purpose of providing short-term rentals to visitors and tourists visiting the City; and

**WHEREAS**, the Mayor and City Council of the City of Rock Falls (collectively, the “Corporate Authorities”), have discussed the needs of the City with respect to the regulation of such short-term rentals within the City limits; and

**WHEREAS**, the Corporate Authorities have referred to the Planning and Zoning Commission of the City of Rock Falls the consideration to amend the City’s zoning ordinance with respect to such short-term rentals; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rock Falls held a public hearing on August 14, 2025, to discuss the zoning of short-term rentals within the City; and

**WHEREAS**, public notice of the time and place of such public hearing was given not more than thirty (30) nor less than fifteen (15) days prior to said hearing by publishing notice at least once in a newspaper with a general circulation within the City; and

**WHEREAS**, after much deliberation and consideration, the Planning and Zoning Commission of the City of Rock Falls have voted to recommend to the City Council the adoption of an ordinance classifying short-term rentals as a permitted use for certain zoning classifications located within the City; and

**WHEREAS**, the Corporate Authorities have considered the recommendation of the Planning and Zoning Commission and deem it in the best interests of the City and its residents to adopt the recommendation of the Planning and Zoning Commission and amend the City zoning ordinance to provide for the zoning of short-term rentals as a permitted use for certain zoning classifications within the City, all as more particularly set forth herein.

**NOW, THEREFORE**, be it ordained by the Mayor and City Council of the City of Rock Falls as follows:

**SECTION 1:** The preambles to this Ordinance are true and correct and are hereby incorporated into this section as if fully set forth herein.

**SECTION 2:** Chapter 34, Article XIV of the Rock Falls Municipal Code, as amended, is further amended by the addition of a new Section 34-435 to read as follows:

**“Sec. 34-435. – Short-term rentals.**

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:
1. *Short-term rental.* An owner-occupied, tenant-occupied, or non-owner-occupied dwelling, including, but not limited to, an apartment, house, cottage, condominium, or furnished accommodation where: (i) at least one room in the dwelling is rented to an occupant for a period of less than thirty (30) consecutive days; and (ii) all accommodations are reserved in advance; provided, however, that a dwelling shall be considered a single room if rented as such. For purposes of this section, the term “short-term rental” shall include third-party platform rentals of any of the foregoing, but shall not include the rental, leasing or letting of rooms or accommodations for occupancy in a hotel.
  2. *Room.* Any living quarters, sleeping accommodations, or housekeeping accommodations.
  3. *Operator.* Any person or entity operating a short-term rental.
- (b) *Permitted Use.* Subject to the regulations set forth in this section, short-term rentals shall be permitted only within the following zoning classifications located in the city:
1. As a permitted principal or accessory use within all areas of the city zoned as R-1, R-2, R-3, R-4 or MU-1.
  2. As a permitted accessory use within all areas of the city zoned as B-1, B-2 or MU-1.
- (c) *Permit Required.* It shall be unlawful to operate a short-term rental, offer for rent, or advertise for rent a short-term rental within the city without first obtaining a permit issued by the city pursuant to the terms of this section, or in violation of the terms of such permit.
1. *Application.* An operator who seeks a short-term rental permit pursuant to this section shall submit a written application to the city clerk, on the form or forms as prepared by the city. The application shall, at a minimum, contain the following information:
    - (i) the physical address of the location of the short-term rental and, if more than one room is offered for rent within the same building, the number of rooms offered for rent;

- (ii) the name, address and telephone number of the operator;
- (iii) the name, address and telephone number of the operator or agent to be contacted when potential violations of municipal ordinances occur or when an emergency exists;
- (iv) the estimated number of days in which the short-term rental will be offered for rent each year and whether the rentals are seasonal, event-specific or year-round; and
- (v) evidence of comprehensive general liability insurance insuring against bodily injury and damage to property of short-term rental guests in the minimum amount of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate.

2. *Application Fees; Term.*

- (i) Every application for a short-term rental permit hereunder shall be accompanied by a non-refundable application fee of \$275.00.
- (ii) A short-term rental permit issued hereunder shall be valid from the date of its issuance to the following May 1 of each year.
- (iii) A permit may be renewed at the expiration of the term of said permit by submitting an application for renewal to the city and by paying the applicable fee. No permit may be renewed unless the operator and the short-term rental are in full compliance with the requirements of this section.

3. *Inspections.* No permit shall be issued or renewed unless the operator agrees to an inspection by the city building official, or his or her designee, to determine whether the location in connection with such permit is in compliance with the applicable provisions of this chapter and all other health and safety standards of the city.

4. *Impact Study.* No permit shall be issued or renewed unless the city building official, or his or her designee, determines that the proposed short-term rental:

- (i) will not cause a negative cumulative effect when considered in conjunction with the effect of other short-term rentals in the immediate neighborhood;
- (ii) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties;

(iii) will comply with all rules and regulations contained in this section; and

(iv) is not likely to have an adverse effect on the public health, welfare or safety.

(d) *Requirements.*

1. No operator shall rent or advertise for rent any short-term rental for a period of time shorter than twenty-four (24) hours.
2. No short-term rental may provide for food or beverage to any guests with the exception of pre-packaged food and drink.
3. No operator shall cause or permit, by action or failure to act, the short-term rental or its use to suffer from and/or create any nuisance.
4. No sleeping room shall serve more than two (2) adults per night, subject to applicable building and fire codes regarding maximum occupancy.
5. No signs may be placed on or about the property advertising the short-term rental for rent.
6. Adequate off-street parking shall be provided for occupants of the short-term rental.

(e) *Revocation.* The city building official may revoke or suspend any permit issued pursuant to the terms of this section for any of the following reasons:

1. if the operator or his/her agent is adjudicated guilty (whether through the city's administrative hearing process or through the circuit court) of any violation of the provisions of this section; or
2. if the operator or his/her agent is deemed to have caused or permitted a nuisance to exist at the premises and fails to timely cure the same after written notice thereof.

An operator whose permit has been revoked shall not be eligible to reapply for a new permit at such location for a period of one (1) year.

(f) *Penalty.* Any violation of this section shall be punishable by a fine of not less than \$75.00 nor more than \$750.00 for each occurrence. Each day on which the violation continues shall constitute a separate punishable offense. Notwithstanding the foregoing, nothing herein shall be construed to limit the authority of the city building official to revoke or suspend any permit issued hereunder pursuant to subsection (e) of this section."

**SECTION 3:** In all other respects, Chapter 34, Article XIV of the Rock Falls Municipal Code shall remain in full force and effect as previously adopted and/or amended.

**SECTION 4:** The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 5:** The City Clerk is directed to publish this Ordinance in pamphlet form.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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CITY OF ROCK FALLS

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**ORDINANCE NO.** 2025-2707

**ORDINANCE APPROVING ACQUISITION OF  
EASEMENT FROM COLOMA TOWNSHIP PARK DISTRICT**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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**ORDINANCE APPROVING ACQUISITION OF  
EASEMENT FROM COLOMA TOWNSHIP PARK DISTRICT**

**WHEREAS**, Coloma Township Park District (“Park District”) is the owner of certain real estate located in the City of Rock Falls, Whiteside County, Illinois 61071, being commonly described as PIN #11-28-252-012 (the “Park District Property”); and

**WHEREAS**, in connection with the construction and maintenance of a multi-use recreational pathway and related structures and utilities ancillary thereto, the City of Rock Falls (the “City”) desires to obtain an easement for the construction and maintenance of electrical/communications utilities across a portion of the Park District Property, in the form set forth on Exhibit A, attached hereto (the “Easement”); and

**WHEREAS**, Park District is willing to grant the Easement to City upon the terms and conditions set forth in the Easement; and

**WHEREAS**, the Mayor and the City Council (collectively, the “Corporate Authorities”) deem it in the best interests of the City to approve and acquire the Easement, all upon the respective terms and conditions contained herein.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Rock Falls, as follows:

**SECTION 1:** The Mayor and the City Council hereby find that the recitals above are true and correct and are incorporated herein by reference.

**SECTION 2:** The Easement is hereby approved. The Mayor and City Clerk are hereby authorized and directed to execute the Easement on behalf of the City and submit the same for recording to the Whiteside County Recorder’s Office.

**SECTION 3:** The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

**SECTION 4:** All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 5:** The City Council finds that the customary practice of requiring a first and second reading of ordinances is not applicable or necessary in the case of this Ordinance, and a first reading preliminary to adoption hereof is hereby waived, and this Ordinance shall become effective upon its passage.

**SECTION 6:** The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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Exhibit A

(attach easement)

EASEMENT FOR  
UTILITY FACILITIES

LEGAL DESCRIPTION PREPARED BY:

Willett, Hofmann & Associates, Inc.  
809 East 2<sup>nd</sup> Street  
Dixon, IL 61021

Exempt under provisions of Paragraph  
(e), § 31-45, Real Estate Transfer  
Tax Law.

\_\_\_\_\_  
Date            Buyer, Seller or Representative

KNOW ALL MEN BY THESE PRESENTS, that COLOMA TOWNSHIP PARK DISTRICT, an Illinois Park District, Grantor, for and in consideration of the benefits accruing to the said Grantor and the sum of Ten and No/100ths Dollars (\$10.00) paid by the Grantee, to the Grantor, the receipt whereof is hereby acknowledged, hereby gives, grants, conveys and warrants to the CITY OF ROCK FALLS, an Illinois municipal corporation organized and existing under the laws of the State of Illinois, Grantee, and to the successors and assigns of said Grantee:

**PERMANENT EASEMENT:** A permanent easement (the “Permanent Easement”), and the right to construct underground UTILITY facilities, the right to maintain and make all necessary repairs to said underground UTILITY facilities, as may be reasonable and proper, including the reconstruction or replacement of said UTILITY facilities, together with the right of ingress and egress for the purpose of constructing and maintaining UTILITY facilities, together with the right to construct and maintain the necessary appurtenances for said UTILITY facilities over, along, upon and through said Permanent Easement hereinafter described, and including the right to abandon in place said UTILITY facilities.

For purposes of this document, “UTILITY” means and includes any and all electric and communication facilities which may hereafter be provided by the City of Rock Falls, Illinois, or its successors in interest or assigns as a utility service to customers or citizens.

The Permanent Easement is more particularly described as follows:

The real estate described on the document attached hereto and incorporated herein as Exhibit A;

PIN NO. Part of 11-28-252-012

All situated in the City of Rock Falls, County of Whiteside in the State of Illinois.

Grantor, its successors and/or assigns hereby covenant to and with Grantee, that the Grantee’s officers, agents, employees, contractors and subcontractors may at any and all times, when necessary or convenient to do so, go over and upon said above described permanent easement, and do and perform any and all acts necessary or convenient to the carrying into effect, the purpose for which this grant is

made; that neither Grantor nor any or either of them, shall disturb, injure, molest or in any manner interfere with any UTILITY facilities or material for laying, maintaining, operating or repairing the same in, over or upon said described easement.

**TEMPORARY EASEMENT:** The said Grantors further give and grant to the Grantee, as part of said consideration the right and privilege to use additional land as may be necessary in the construction of said UTILITY facilities (the "Temporary Easement"), said right and Temporary Easement to be temporary and to be effective only during the construction of said UTILITY facilities. The Temporary Easement shall consist of that area described as the area that is five feet (5') in width adjacent to and along each side of the Permanent Easement area.

Grantor, its successors and assigns hereby covenant and warrant to and with Grantee, that it owns good and merchantable title to the land upon which the Permanent Easement is located and has full right and authority to grant this easement to Grantee, that Grantee, its officers, agents, employees or persons under contract with it, may at any and all times, when necessary or convenient to do so, go over and upon said above described Permanent Easement, and do and perform any and all acts necessary or convenient to the carrying into effect, the purpose for which this grant is made; that Grantor shall not disturb, injure, molest or in any manner interfere with any UTILITY facilities or material for laying, maintaining, operating or repairing the same in, over or upon said described easement. Grantor further grants to Grantee and its assigns the right to enter upon the premises of the said Permanent Easement and remove from the surface therefrom any items, including trees, shrubs, overgrowth, buildings or other structures which may interfere with or obstruct the Grantee from exercising the rights granted hereunder.

The Grantee, by acceptance of the grant conveyed, hereby covenants and agrees and said easement is hereby granted upon the express conditions that care, skill and diligence will be used in constructing and laying said UTILITY facility; that all of the dirt, gravel or stone removed shall be replaced and compacted upon the top of the excavation where the UTILITY facility is laid so as to leave the ground in substantially the same condition that existed before said UTILITY facility was laid, and all surplus dirt or gravel is to be carefully removed from the premises; that all the work of excavation is to be done in such a manner as in no way to endanger or interfere with the use of the property of the Grantor, causing no damage to the buildings or improvements of the Grantor of said Easement nor interfering with or removing the support of the same; that it will save the Grantor harmless from any and all loss or damage the Grantor may sustain growing out of or arising in any manner from the construction, maintenance repairing, altering, changing, using or removal of said UTILITY facilities; that upon the completion of the construction of said UTILITY facilities, it will restore the surface of said premises to substantially the same condition as prior to the Grantee's entrance thereon.

*(signatures on the following page)*

Dated: \_\_\_\_\_, 2025.

**COLOMA TOWNSHIP PARK  
DISTRICT,**  
an Illinois Park District

By: \_\_\_\_\_  
Michael Sterba, Board President

**ATTEST:**

\_\_\_\_\_  
Hank D. Sobottka, Secretary

STATE OF \_\_\_\_\_ )  
                                      ) SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2025, by Michael Sterba, in his capacity as President, and Hank D. Sobottka, in his capacity as Secretary of COLOMA TOWNSHIP PARK DISTRICT, an Illinois Park District.

\_\_\_\_\_  
Notary Public

Prepared by and Return to:

Matthew D. Cole  
Ward, Murray, Pace & Johnson, P.C.  
226 W. River Street; P.O. Box 404  
Dixon, IL 61021  
[cole@wmpj.com](mailto:cole@wmpj.com)

Exhibit A

Part of the Northeast Quarter of Section 28, Township 21 North, Range 7 East of the Fourth Principal Meridian, City of Rock Falls, Whiteside County, Illinois, described as follows:

Commencing at the intersection of the present north right of way line of First Street and the west right of way line of First Avenue; thence North 55 degrees 05 minutes 25 seconds East, 30.00 feet on said north right of way line; thence North 34 degrees 54 minutes 35 seconds West, 135.25 feet to the Point of Beginning; thence South 55 degrees 05 minutes 25 seconds West, 100.00 feet; thence South 34 degrees 54 minutes 35 seconds East, 7.03 feet; thence South 61 degrees 50 minutes 55 seconds West, 52.67 feet; thence South 63 degrees 03 minutes 06 seconds West, 68.24 feet; thence South 61 degrees 24 minutes 31 seconds West, 56.15 feet; thence South 58 degrees 07 minutes 23 seconds West, 55.18 feet; thence North 34 degrees 54 minutes 35 seconds West, 25.04 feet; thence North 58 degrees 07 minutes 23 seconds East, 57.23 feet; thence North 61 degrees 24 minutes 31 seconds East, 57.23 feet; thence North 63 degrees 03 minutes 06 seconds East, 68.34 feet; thence North 61 degrees 50 minutes 55 seconds East, 63.07 feet; thence North 59 degrees 26 minutes 33 seconds East, 63.07 feet; thence North 58 degrees 14 minutes 22 seconds East, 23.61 feet; thence South 34 degrees 54 minutes 35 seconds East, 10.45 feet to the Point of Beginning.

CITY OF ROCK FALLS

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**ORDINANCE NO.** 2025-2708

**ORDINANCE AUTHORIZING DISPOSAL OF  
A 2002 INTERNATIONAL DT466E TRUCK AND  
A 1996 INTERNATIONAL DT466 TRUCK**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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WHEREAS, the City of Rock Falls Street Department owns, and has utilized previously the following vehicles:

2002 International DT466E – VIN # 1HTSDAAN72H516196

1996 International DT466 – VIN # 1HTSDAAN1TH274345

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Rock Falls that:

1. Pursuant to the provisions of 65 ILCS 5/11-76-4, the Mayor and City Clerk are authorized and directed to dispose of on behalf of the City of Rock Falls, the aforementioned item.
2. The Mayor and City Clerk are authorized and directed to execute all documents necessary in order to complete the disposal of the item as authorized herein.

Section 1. All prior ordinances in conflict herewith are hereby repealed.

Section 2. 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 3. The City Council finds that the customary practice of requiring a first and second reading of ordinances is not applicable or necessary in the case of this Ordinance, and a first reading preliminary to adoption hereof is hereby waived, and this Ordinance shall become effective upon its passage.

Section 4. This ordinance shall be effective upon its adoption, passage and publication in pamphlet form.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Rod Kleckler, Mayor

ATTEST:

\_\_\_\_\_  
Pamela Martinez, City Clerk

AYE

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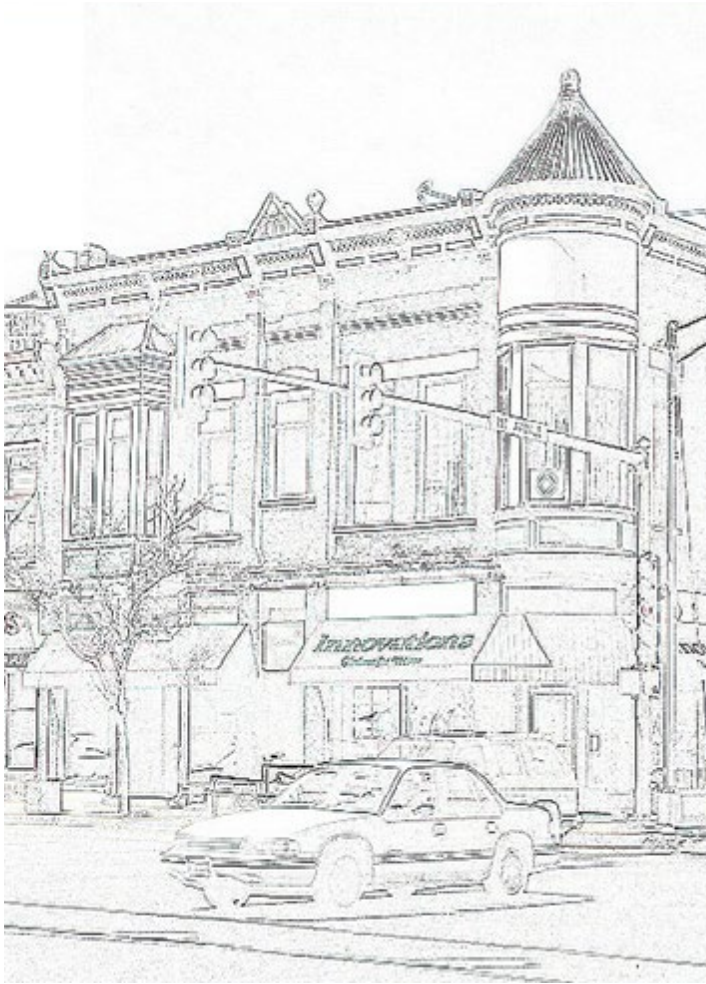
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# City of Rock Falls Facade Improvement Grant Application Packet



*ADMINISTERED BY:*  
**FAÇADE IMPROVEMENT GRANT COMMITTEE**

*FUNDED BY:*  
**ROCK FALLS TOURISM**  
603 W. 10<sup>TH</sup> STREET, SUITE 1-A  
ROCK FALLS, IL 61071  
PH: (815) 622-1106  
The following includes the Façade Improvement  
Program Description, Policies and Procedures



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# City of Rock Falls

## Façade Improvement Grant Policy & Procedures

Adopted by the Rock Falls City Council on October 17, 2017

**Description of Program**

Facade Improvement Program provides grant funds to property and business owners to be matched by their equal or greater investment of private funds for the purpose of restoring and renovating commercial storefronts and replacing deteriorated or poor quality commercial signs and awnings. Funds are provided as a grant via reimbursement after all projects costs have been paid. Business must be “open for business” before reimbursement is granted.

**Program Objectives**

- Encourage private investment in the visual improvement of storefronts, signs and awnings.
- Enhance the appearance of the streetscape
- Reduce vacancies in storefronts and upper floors
- Expand worker and shopper population in the Downtown area
- Provide a catalyst for others to improve their buildings
- Provide a cohesive appearance for all downtown storefronts and the newly developing Riverfront Areas

The Facade Improvement Program is funded by the Rock Falls Tourism Committee (RFT). There will be \$10,000 budgeted for Fiscal Year 2025-2026. Amounts will be awarded in the form of a matching grant, ranging from \$500 to a maximum of \$5,000 for reimbursements up to 50% of eligible costs of façade projects. These grants will be awarded on a competitive basis; not all applications will be funded or may be funded at a lower amount than requested. We recommend that the business requesting the grant come present their proposal to the Facade Improvement Committee (FIC) which meets on the 2<sup>nd</sup> Wednesday of each month at 10am located in the Council Chambers at City Hall. Grant Determinations will be evaluated and the applications will be approved through the Facade Improvement Committee (FIC). Work cannot begin until the Façade Improvement Grant Application has been evaluated and approved by the FIC and all necessary permits and fees have been paid. Business must be “open for business” and requires final approval by the Rock Falls Tourism Committee before funds are reimbursed.

**Target Areas**

West First Street	1 <sup>st</sup> Avenue to 5 <sup>th</sup> Avenue
West Second Street	1 <sup>st</sup> Avenue to 5 <sup>th</sup> Avenue
	1 <sup>st</sup> Avenue to Avenue A
First Avenue	1 <sup>st</sup> Street to Dixon Avenue
Second Avenue	West 2 <sup>nd</sup> to West 3 <sup>rd</sup>
Third Avenue	West 2 <sup>nd</sup> to West 3 <sup>rd</sup>
Fourth Avenue	West 2 <sup>nd</sup> to West 3 <sup>rd</sup>
Fifth Avenue	West 2 <sup>nd</sup> to West 3 <sup>rd</sup>



**Eligible Projects**

The grant is a 50/50 matching grant. The owner must pay out the total cost of the project and be reimbursed 50% of the qualifying project cost up to \$5,000. Grant funds cannot be used for projects currently in progress or already completed. It is not the intent of the program to provide financial assistance to ongoing improvements that are considered regular building upkeep and maintenance.

Building must be located in the area designated (see map). If a building has an address that is located on a street within the grant program area but has other addresses contiguous to the main entrance, but those addresses are not in the grant program area, 75% of the designated area are eligible to apply. Tenants or lessees are eligible to apply if the building owner’s consent is provided in writing.

A qualifying grant applicant may apply for multiple grants per fiscal year for a maximum amount of \$5000.00 reimbursement. Each application will be evaluated by the FIC on its own merits. The approval of one grant application does not guarantee approval of future grant applications. A qualifying grant applicant may apply for a Façade Improvement Grant every fiscal year provided that they are in good standing with the City of Rock Falls. Each application will be evaluated by the FIC on its own merits.

You must submit at least 2 bids from insured and bonded contractors for the FIC grant application.  
 All contractors and subcontractors used for work funded by this grant must be registered through the City of Rock Falls.  
 If you choose to complete the work yourself, you will only be eligible for reimbursement of materials (with receipts provided); no labor costs will be covered.

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All work performed must comply with the City of Rock Falls' ordinances, codes and regulations. It is the sole responsibility of the Grant applicant to obtain any and all zoning clearances, variances, permits and approvals before work commences. The project applicant must owe no outstanding property taxes, fees, judgments, or liens to the City of Rock Falls and have no outstanding code violations.

Some eligible projects would be aesthetic and structural signage improvements, awnings, lighting, doors and windows, exterior wall finishing, cornices and decorative detailing, and structural reinforcement. If project area is adjacent to an alleyway, these improvements may also be eligible. Other expenses may be eligible as determined by the FIC.

### Ineligible Projects

Some ineligible expenses may be inappropriate materials and treatments, all interior improvements, roof and chimney repairs, electrical improvements as it pertains to interiors, security systems, personal property such as furniture and equipment, permits and fees. Some roof repairs may be included in the improvement if necessary to further the frontage facade improvements.

- **ROUTINE PROPERTY MAINTENANCE COSTS MAY NOT BE INCLUDED.**
- **IMPROVEMENTS COMPLETED OR STARTED PRIOR TO GRANT APPROVAL ARE NOT ELIGIBLE.**
- **GRANT FUNDS MAY NOT BE UTILIZED FOR WORKING CAPITAL, DEBT REFINANCING OR FOR PROPERTY ACQUISITION.**

### Facade Improvement Committee

After the completed application is received, it will be reviewed by the Facade Improvement Committee (FIC). The FIC has the sole and absolute discretion to decide which proposed projects meet the guidelines and which projects may be awarded grants. The Rock Falls Tourism Committee has final approval for reimbursement of all grant applications. **You need to submit at least 2 bids from insured and bonded contractors for the FIC grant application.** The FIC has the right to request an additional bid when reviewing the application if the Committee feels a presented bid(s) is exorbitant or inflated. **The Committee will then be allowed to use the requested second bid to calculate the amount of grant funds allocated to the applicant if the second bid has a large variance.** The FIC will meet on an as needed basis.

All applicants will receive a written response regarding eligibility and/or approval within four weeks of application submission. Applicant may be asked to clarify project specifics and/or provide samples of proposed materials to be used. FIC may award an amount less than the allowable maximum.

**Project must be completed within 90 days of receiving the notification of approval.**

**Additional time may be granted for completion if applicant provides documented explanation for the delay.**

### Design Guidelines

#### Landscaping and Screening

1. **Entryways.** Development entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers
2. **Street Trees.** If the BSO includes the planting of street trees, such street trees shall be installed along the public right-of-way for all developments. Street trees shall be illustrated on the landscape plan and shall be required in addition to any proposed on-site landscaping. Street trees shall be planted at fifty (50) foot intervals.
3. **Parking Lot.** Parking lot landscaping shall be utilized to minimize the expansive appearance of parking lots and provide shaded parking area, and shall comply with Section 16-260 of the Municipal Code. The primary landscaping materials used in, and at the perimeter of, parking lots shall be trees that provide shade or are capable of providing shade at maturity. The perimeter of the parking area shall provide for a landscaped area in which trees and shrubs will be planted to screen parking areas from view and to allow snow storage capacity. Perimeter plantings shall be at the rate of one tree and/or grouping of **three or more shrubs for every forty (40) lineal feet.**
4. **Building Foundation Landscaping.** Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers. Planting shall be massed and scaled as appropriate for the building.
5. **General Yard Areas.** The development site should include additional general planting materials to provide visual appeal to the site. Groupings of shrubs with ornamental trees should be used.
6. **Plant Materials.** The use of native plant species is strongly encouraged. Effective use of earth berms, existing topography, and pre-existing, high-quality vegetation is also encouraged as a component of the Landscaping plan.
7. **Planting Size Specifications.** Deciduous trees shall be 1.5 inch to 2.5 inch minimum DBH. Coniferous trees shall be a minimum height of six (6) feet. Shrubs, hedges, and similar plantings shall be a minimum of 24 inches in height or the two-gallon (2-gal.) variety. All planting materials shall be guaranteed for a period of two (2) years from the date of planting. The installation of seed or sod shall be required for all yard areas.
8. **Service Area Screening.** To the maximum extent feasible, areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such service areas shall not be visible from abutting streets or properties. Screening materials shall be the same as, or of equal quality to, the materials used for the principal building and landscaping.

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9. **Dumpster Enclosures.** Trash enclosures shall include adequate, accessible and convenient areas for collecting and loading recyclable materials. Trash enclosures shall be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view) which are designed to be compatible with the project architecture, and shall not be located in a street yard. Trash enclosure screening should comply with Section 5-134(b) (3) (H) of this Guide.
10. **Mechanicals/Utility Screening.** Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces. All mechanical equipment and utilities shall be screened.
11. **Outdoor Storage, Sales, and Display Areas.** Non-enclosed areas for the storage and sales shall be permanently defined and screened with landscaping, walls and/or fences. Materials, colors, and design of screening walls and/or fences, and of any covering for such area, shall be compatible with those used as predominant materials and colors on the primary building(s). The height of stored or displayed inventory shall not exceed the height of the screening wall or fence. In addition, all fences/ walls shall comply with the standards set forth in Section.
12. **Fencing and Walls.** All fencing should be designed as an integrated part of the site, and shall comply with Chapter Five Article X of the Municipal Code. Retaining walls shall comply with the standards outlined in Section 5-134(a)(1)(C) of this Guide.
13. **Screening Between Residential and Nonresidential Uses.** Screening requirements between adjacent residential and nonresidential uses shall comply with the provisions outlined in Section 16-264 of the Municipal Code.

### Architectural Guidelines

#### 1. GENERAL

- a. **Architectural Style.** Style is not restricted; evaluation of the appearance of a project shall be based on professional quality of its design, relationship to surroundings and the community.
- b. **Corporate Identity.** Corporate identity may be apparent yet reserved in its display.
- c. **Four-Sided Architecture.** Continuing an architectural theme on all exposed exterior surfaces through the use of the same building materials shall be required.

#### 2. BUILDING SCALE AND FAÇADE TREATMENTS

- a. **Building Scale.** Height and scale of new development should be compatible with that of surrounding development. New development height should transition from the height of adjacent development to the maximum height of the proposed structure. Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and other details.
- b. **Building Façades.** Building façades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Design elements and detailing shall be continued completely around the structure. Such design elements shall include window treatments, awnings, trim detailing, and exterior wall materials.
- c. **Building Materials.**
  - i. **Multi-Family Residential and Commercial Structures.**
  - ii. Materials shall have good architectural character (i.e., strength, durability and quality) and shall be selected for harmony of the building with adjacent buildings and the surrounding community. Buildings shall have the same materials or materials that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public streets.
  - iii. Brick, architectural panels, pre-cast concrete, decorative (architectural) masonry block shall be utilized for at least seventy five percent (75%) of the exterior treatment of all buildings, exclusive of fenestration.
  - iv. Natural materials (i.e. cedar siding, brick, stone) are preferred materials for the exterior treatment of structures.
  - v. Metal or steel external siding shall not be permitted as a construction material for building elevations. The use of metal/steel for roofing material is permissible and may be approved by the Building Committee based upon context and overall site design.
  - vi. Exterior Insulation and Finish System (E.I.F.S.) or Dry-vit are permitted building materials and may be approved by the Community Services Department based upon context and overall site design.
  - vii. **Industrial Structures.**
  - viii. Materials shall have good durability and quality and shall be selected for compatibility with adjacent buildings and the surrounding developments.
  - ix. The façade of any building facing a public right-of-way shall be faced with brick, brick veneer, architectural panels, pre-cast concrete, decorative (architectural) masonry block, stone, glass, or similar materials.
  - x. Metal siding shall not be utilized for any building elevation abutting a public right-of-way and may only be utilized for other elevations in conjunction with a brick or stone wainscoting. The use of metal/steel for roofing material is permissible and shall be approved by the Community Services Department based upon context and overall site design.
  - xi. Building elevations along a public right-of-way shall wrap around a minimum of twenty feet (20') or to a natural dividing point approved by the Plan Commission. Elevations facing side or rear yards shall be finished with materials complementary to the street elevations. Side and rear elevations that do not incorporate a significant

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proportion of the building material outlined above shall incorporate enhanced landscape and screening measures. Appropriateness and effectiveness shall be subject to Building department approval.

- xii. The use of staggered façades, articulated entryways, canopies, awning, bays, doors, windows, and variations in rooflines are strongly encouraged. Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
  - d. Building Colors. Building colors should contribute to the desired character and image of the City. Modifications to standardized prototype and corporate franchise designs may be required.
    - i. Colors utilized in the project design shall be non-florescent, with bright or brilliant colors avoided. Earth tones such as gray, green, brown, burgundy, tan, and similar are encouraged.
    - ii. All proposed color schemes shall be reviewed by the Building Committee on their individual merit.
  - e. Service and Loading Areas. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
    - i. Loading facilities shall be located at the rear or side of the development, and shall not be located in a required street yard setback. Loading facilities shall not be located within 50-feet of lands zoned or used for residential purposes.
    - ii. Loading facilities shall be provided access to a public street and shall not interfere with a public right-of-way. In no instance shall loading areas rely on backing movements into a public right-of-way.
    - iii. Screening for loading areas shall be incorporated in the required landscape plan. A combination of elements, including berms, walls, and plantings should be utilized to provide effective screening of loading areas. For double frontage lots, especially those abutting arterial and collector roadways, enhanced landscape and screening measures shall be incorporated into the site and landscape plans. Appropriateness and effectiveness shall be subject to Building Department approval.
  - f. Multiple Buildings *on a Development Site*. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings and shall comply with Section 5-134(b)(1) of this Guide.
  - g. Construction Phasing. When there is no alternative but to leave portions of a phased project in an unfinished state over a period longer than one year. (e.g. – expansion wall on industrial building), a mitigation plan shall be submitted and approved by the Community Services Department to ensure acceptable site conditions will be maintained.
- 3. SIGNAGE** All proposed and existing signs shall comply with the City of Rock Falls existing sign ordinance, outlined in Chapter 12.5 of the Municipal Code. Proposed signs should be part of a BSO Plan where applicable.
- a. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjacent buildings. Signs shall have good proportions appropriate for the subject building and its surroundings (2) Ground or monument signs are strongly encouraged and should be designed to be compatible with the architecture and materials of the building. The same criteria applicable to wall signs shall apply to ground signs.
  - b. Identification signs of a prototype design shall conform to the criteria for building and ground signs.
  - c. Materials used in signs shall be harmonious with building design and surrounding landscape.
  - d. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.
  - e. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.
  - f. Lighting shall be harmonious with the design, and comply with the regulations outlined in Section 16-260(e) Of the Municipal Code.
  - g. The location and design of freestanding signs within a setback area should be coordinated with the landscape treatment.
  - h. Landscaping, including low growing shrubs, flower, and ground cover is to be provided at the base and full perimeter of such freestanding signs as outlined in Section 5-134(b)(3) of this Guide.

*This is a partial list of Design Guidelines. If the project area for submission is not included in these guidelines, it is the applicant's responsibility to obtain copies of the applicable ordinances and permits from the City. Applicant must abide by all City ordinances and permits requirements. These may also be obtained by going to the City's website at [www.rockfalls61071.com](http://www.rockfalls61071.com).*

**PROJECT TIMELINE/SUMMARY**

- Application is Completed and FIC Receives the Application
- FIC Reviews Application
- Façade Improvement Grant Committee Approves or Denies Application
- Written Notification of Application Approval or Denial
- Work Commences
- Project Completion and Final Inspection Performed
- Submission of Final Documentations to FIC
- Façade Improvement Grant Committee Requests Reimbursement or Denial of Application to Rock Falls Tourism

1. **Work Commences** Work related to the Façade Improvement Program may not begin until authorization from the FIC has been received. Funds spent before approval date will not be eligible for reimbursement. All facade improvement projects must be started within 60 days of project approval. All skilled labor must be paid at prevailing wage per the requirements of the State of Illinois.
2. **Project Completion Report/Final Inspection** All facade improvements must be completed within three (3) months of project approval, depending on the project size and business must be ready to serve the public before reimbursement will be granted. An extension may be granted with documented explanation of cause of the delay and the approval of the FIC.  
A final inspection will need to be performed by the City’s Building Inspector to verify all applied work has been completed satisfactorily. Once the final inspection is complete and all requirements have been met, applicant can submit for reimbursement of **Reimbursement Request** Once work is completed and has been inspected and certified by City’s Building Inspector, applicant should submit a copy of permit(s) (if not already submitted), copies of paid invoices from all contractors, proof of all payments (cancelled checks or credit card receipts), a copy of City’s certification of completion, a signed Reimbursement Request form and digital copies or photos of all improvements completed to the FIC for review.

All information must be returned to Rock Falls Tourism within 90 days of final inspection.

The FIC will review all submitted documents to insure all work was performed as outlined. The FIC will then present the documents to RFT for approval. Once approved, a check will be dispersed to reimburse for 50% of qualifying expenses.