

Village of Rapids City

October 29th, 2025

Planning & Zoning Commission Public Hearing

Commission Head Dan Murphy called this Public Hearing to order at 6:00pm.

Roll Call:

Physically Present: Dan Murphy, Scott Reed, Chuck McCoy, Eric McLaughlin

Absent: Julie Wildermuth

Others:

Physically Present: Clerk Housenga, Nick Peschang, Robert Hawkins, Carrie & Rick Riley, Corey & Deb Fulton, Kathy Sattizahn

Virtually Present: None

Murphy opened the hearing by reviewing the request from Carrie & Rick Riley for the property located at 1620 1st Avenue, Rapids City, IL. Shipman is requesting a zoning change to allow short-term rentals.

The Riley's explained currently the property is used to allow family to use the property when they come to town and will continue to use the property as such. Going forward though the Riley's would like to book occasional short-term rentals to subsidize property taxes, insurance and additional bills related to homeownership. The Riley's have stated that they have spoke to the abutting parcels to this property and the neighbors have expressed not issues with their plans.

Murphy asked all audience members in attendance to express their concerns. Deb and Corey Fulton expressed concerns over upticks in traffic and does not feel short-term rentals fit the neighborhood. Sattizahn is not sure what she is wanting to do with her neighboring property but would still like to host a short-term rental facility of some sort.

No submissions of protest were received by Clerk Housenga for this request.

Reed motioned to recommend to the Village of Rapids City Board of Trustees to approve the rezoning from R-1 to R-2 to the property owner of 1620 1st Avenue, Parel PIN # 09-02-102-015. McLaughlin seconded the motion, all present Planning and Zoning Commission Members voted yes. Motion carries.

With no further matters to discuss McLaughlin motioned to adjourn this October 29th, 2025 Planning and Zoning Hearing at 6:26pm. McCoy seconded the motion, and all present members concurred.

Village Clerk