

Village of Rapids City
May 19th, 2026
Committee of the Whole Meeting

Committee of the Whole Meeting to discuss:

- Discussion of property located at 1600 1st Avenue A, Rapids City, IL

President Mire called the meeting of the Committee of the Whole to order at 6:31pm.

Roll Call:

Physically Present: Polenske, Robertson, Fowler, Mire, and Peschang

Absent: Fiems and DeMarlie

Others:

Physically Present: Attorney Bill Stangler, Kathy Sattizahn, Jay Pettit of Hazelwood Homes, Attorney Arthur Eggers, Attorney James Zmuda, Clerk Housenga

Virtually: None

Mire opened this meeting to have discussions concerning the property located at 1600 1st Avenue A Rapids City and it's intended use.

After roll call Mire requested to go into Closed Session to have client and attorney conversation with Village council to discuss the legal opinion of council. Fowler motioned to enter into Closed Session at 6:32pm and Polenske seconded the present board members concurred.

Open Session of this Committee of the Whole Meeting was resumed at 7:01pm. It was determined Polenske, Roberson, Fowler, Peschang and Mire were in attendance. Attorney Eggers, Attorney Zmuda, Clerk Housenga Attorney Bill Stangler, Kathy Sattizahn, Jay Pettit were also present once again.

Mire noted no votes or decisions were made in Closed Session.

Mire reviewed the history of the property now known as 1600 1st Avenue A. Zmuda reviewed the questions presented to Sattizahn which were answered by Sattizahn. Zmuda also clarified ordinance definitions and meanings.

Mire gave Sattizahn, Stangler and Pettit an opportunity to ask questions and make statements. Stangler questioned if the answers provided were different than what was submitted would the outcome be different. Zmuda stated the Village would look at the submission and move forward as needed. Stangler and Zmuda discussed the intent and definitions of a dwelling and accessory building. Stangler asked if building plans were submitted differently, would they be approved. Zmuda replied that the plans would be reviewed and approved upon compliance with village ordinance. Zmuda reiterated the intent of this meeting is not to have a discussion on hypotheticals but on the plans that were submitted. Clarification as to the zoning was questioned by Stangler, previous meeting minutes from October 23rd, 2019 were noted as the original plan of this property, which Mire answered is R-2. The question of if the property is not going to be used for short term rentals, then what is the R-2 zoning going to be used for. Sattizahn replied that she is going to live there and desires to do short term rentals. Stangler states the accessory building intent has been rescinded and will not be used for short term rentals, that is not an income producing property. Mire stated the current design does not meet village ordinance.

Robertson asked council if documentation received from Sattizahn reflected that the purpose of the building(s) is intended for short term rentals, Zmuda answered yes. Robertson then asked if plans are changing then do we need a new written statement from Sattizahn stating the buildings are not going to be used for short term rentals but rather for personal purposes, to this Zmuda answered yes.

At this time current building permit that was applied for is on hold temporarily.

Zmuda requested till the end of the week, Friday, to make a recommendation to the board of actions to be taken in this case.

Mire stated that if Sattizahn would desire change her zoning from R-2 to R-1 he would recommend talking to Housenga for the process since the intended purpose of her project has changed.

At 7:43pm Stangler, Sattizahn and Pettit left the meeting.

Fowler questioned the intended use as Sattizahn states she still wanted short term rental, but Stangler stated the proper is for relatives and not income based, how do we regulate that?

Village of Rapids City
May 19th, 2026
Committee of the Whole Meeting

Peschang stated fines will be imposed if ordinances are violated. Fowler so noted a guest house should be addressed in the ordinances in the future.

Roberson motioned to adjourn this Committee of the Whole Meeting; Peschang seconded. All members of the board concurred, motion passes. President Mire adjourned by consensus of the Board at 8:04pm.

Missy M. Housenga
Village Clerk