

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT NOVEMBER 27, 2018

The regular monthly meeting of the Ogle County Regional Planning Commission will be held on Tuesday, November 27, 2018 at 6:00 P.M. at the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

Chairman White called the meeting to order at 6:00 P.M. Roll call indicated that six members of the Regional Planning Commission were present: Corky Wetzel, Wayne Reising, Dale Flanagan, Tom Smith, Alan Nelson and Chairman Paul White.

2. READING AND APPROVAL OF REPORT OF OCTOBER 18, 2018 AS MINUTES

Chairman White stated there is one correction to the October 18 report as Mr. Reising did not attend this meeting. Mr. Wetzel made a motion to approve the October 18, 2018 report with corrections. Seconded by Mr. Nelson. The motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#13-18 SPECIAL USE - FFP IL Community Solar, LLC %Go Mizoguchs, 100 Montgomery St., Ste. 725, San Francisco, CA and BME Ogle Farms, LLC % Michelle Bowers, Manager, 1954 1st Street, #122, Highland Park, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by BME Ogle Farms, LLC and being leased by FFP IL Community Solar, LLC:

Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 18 Scott Township 42 North, Range 1 East of the 3rd P.M., Ogle County, IL; and, part of the Fractional South Half (Fr. S ½) of Section 36 Marion Township 25 North, Range 11 East of the 4th P.M., Ogle County, IL, 89.56 Acres, more or less.
Property Identification Numbers: 05-36-300-006 and 11-18-100-003
Common Location: 7000 to 7107 Block of N. Stillman Road and 9000 to 9240 Block of E. Hales Corner Road

Mr. Reibel stated a letter from Forefront Power was received on November 16, 2018 withdrawing this petition. Mr. Smith made a motion to accept the request for withdrawal. Seconded by Mr. Flanagan. Motion carried via voice vote.

#12-18 AMENDMENT - Dallas A. Huntley, Trustee of the Dallas A. Huntley Trust No. 7-02, 1382 N. IL Rte. 2, Oregon, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-Family Residence District on property described as follows and owned by the petitioner:

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33 Rockvale Township 24N, R10E of the 4th P.M., Ogle County, IL, 3.32 acres, more or less

Property Identification Number: Part of 09-33-451-006

Common Location: 1382 N. IL Rte. 2

Mr. Reibel stated that the Staff Report was provided in advance of the meeting, and if there are any questions he will answer them. A letter on file from IDOT states as there are no roadway construction plans for this area that would affect the property at this location or the rezoning request, we have no objections. Signed Kevin Marchek, P.E., Region Two Engineer.

Mr. White asked if there was any opposition. There was none. Mr. White asked for discussion. Hearing none, Mr. White asked for a motion. Mr. Nelson stated I make a motion to recommend approval of petition #12-18 Amendment as it fits the comprehensive plan and the use fits the area. Seconded by Mr. Smith. The motion carried unanimously 6-0 via roll call vote.

#20-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Bradley J. & Donna S. Bauer, 1357 W. IL Rte. 64, Oregon, IL; and Erik P. Bauer, 1305 W. IL Rte. 64, Oregon, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Bradley J. Bauer, Donna S. Bauer, and Erik P. Bauer, and being leased by OneEnergy Development, LLC:

Part of G.L.3 and part of of G.L.4 of the Northeast Fractional Quarter (NE Fr. 1/4) Section 5 of Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 115.29 acres, more or less

Property Identification Number: 16-05-200-012

Common Location: 1226 W. Oregon Trail Rd.

Mr. Reibel stated that the Staff Report was provided in advance of the meeting, and if there are any questions he will answer them. Mr. Reibel read the NRI cover letter from Soil & Water Conservation District and its recommendations. The EcoCAT natural resource review identified protected resources that may be in the vicinity of the proposed action. The information was evaluated and it was concluded that adverse effects are unlikely and the consultation terminated.

Mr. Nelson asked if the solar farm moratorium has been lifted. Mr. White answered yes at the November meeting of the Ogle County Board going back to September.

Mr. White asked if there were any objectors present to make a brief statement. There were none. Mr. White asked for a motion. Mr. Flanagan made a motion to deny #20-18SU as it does not fit the comprehensive plan or the surrounding area, and could have a

negative impact on the value of residences within a quarter mile of the site. Seconded by Mr. Nelson. Mr. White asked for discussion; hearing none, he asked for a roll call vote. Following roll call, the motion to deny carried by a vote of 5 in favor of the motion to deny, and 1 opposed.

#21-18 SPECIAL USE - SolarStone Illinois, LLC, %Gordy Simanton, 701 Xenia Ave. South, Ste. 300, Minneapolis, MN; and, Curtis R. Freeberg Trust and Norma L. Freeberg Trust by Curtis R. & Norma L. Freeberg, Co-Trustees, 5754 E. IL Rte. 72, Byron, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Curtis R. Freeberg Trust and Norma L. Freeberg Trust, and being leased by SolarStone Illinois, LLC:

Part of the Southeast Quarter (SE 1/4) of Section 33; part of the South Half (S ½) of the Northeast Quarter (NE 1/4) of Section 33; and, part of the Southwest Quarter (SW 1/4) of Section 34, all in Township 25N, R11E of the 4th P.M., Marion Township, Ogle County, IL, 153.76 acres, more or less
Property Identification Number(s): 05-33-426-003, 05-34-302-001 and 05-34-376-001
Common Location: 6400 Block of E. Hales Corner Road

Mr. Reibel stated that the Staff Report was provided in advance of the meeting, and if there are any questions he will answer them. The EcoCAT natural resource review identified protected resources that may be in the vicinity of the proposed action. The information was evaluated and it was concluded that adverse effects are unlikely and the consultation terminated. Mr. Reibel read the NRI cover letter from Soil & Water Conservation District and its recommendations.

Mr. White asked if there were any objectors present to make a brief statement.

Judy Foster, 6426 N. Hales Corner Rd., Stillman Valley stated concerns regarding the access to the site, increased road traffic, and effects on property values. Dennis Wiley of Stillman Valley stated he is favorable to solar projects but feels this is not the right location.

Mr. White asked for questions from the Commission members. Hearing none, Mr. White asked for a motion. Mr. Nelson made a motion to deny #21-18SU as it does not fit the comprehensive plan or the surrounding area. Seconded by Mr. Wetzel. Mr. White asked for discussion; hearing none, he asked for a roll call vote. Following the roll call, the motion to deny carried by a vote of 4 in favor of the motion to deny, and 2 opposed.

#22-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Larry Roberts, 1917 N. Brookville Rd., Polo, IL; Linda Powell, 1333 Long St., Dixon, IL; and Cindy Stauffer, 506 S. Evergreen Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Larry Roberts, Linda Powell, and Cindy Stauffer, and being leased by OneEnergy Development, LLC:

Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 22 Buffalo Township 23N, R8E of the 4th P.M., Ogle County, IL, 75.05 acres, more or less
Property Identification Number: 14-22-100-006
Common Location: Southeast corner of W. Judson Rd. & S. Union Rd.

Mr. Reibel stated that the Staff Report was provided in advance of the meeting, and if there are any questions he will answer them. The EcoCAT resource report states there are no protected resources in the area and the consultation was terminated. Mr. Reibel read the NRI cover letter from Soil & Water Conservation District and its recommendations.

Mr. White asked if there were any objectors present to make a brief statement. There were none. Mr. White asked for a motion. Mr. Wetzel made a motion to approve #22-18SU as it does not effect any other land owners in the area. Seconded by Mr. Reising. Mr. White asked for discussion; hearing none, he asked for a roll call vote. Following the roll call, the motion to approve carried by a vote of 6 to 0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Smith stated the county will be voting on new recommended conditions for solar petitions. We as a committee need to review these and compare it to our current comprehensive plan and make any necessary changes. Discussion ensued.

Mr. Smith thanked Mr. Colson for his time and service.

6. PUBLIC COMMENT

There was no public comment

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:32 P.M. The next meeting of the Regional Planning Commission will be on Thursday, December 20, 2018 at 6:00 P.M. in the Old Ogle County Court House, First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,



Michael Reibel
Planning & Zoning Administrator