

# Ogle County Regional Planning Commission

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## REGIONAL PLANNING COMMISSION REPORT AUGUST 17, 2017

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, August 17, 2017 at 6:00 P.M. at the Old Ogle County Courthouse, First Floor Conference Room #100 105 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 five members of the Regional Planning Commission were present: Dale Flanagan, Wayne Reising, Tom Smith, Michael Timm, and Chairman Paul White. Alan Nelson and Corky Wetzel were absent.

2. READING AND APPROVAL OF REPORT OF APRIL 20, 2017 AS MINUTES.

Chairman White asked for changes, corrections and/or additions to the April 20, 2017 Regional Planning Commission report. Mr. Reising made a motion to approve the April 20, 2017 report as presented; seconded by Mr. Flanagan. 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)

**#5-17 SPECIAL USE - Down Range, LLC, % Matthew Gerard, 320 Pond St., DeKalb, IL** for a Special Use Permit to allow a firearms shooting range in the AG-1 Agricultural District on property described as follows and owned by the petitioner:

Part of G.L. 2 NW Fractional Quarter Section 5 Flagg Township 40N, R1E of the 3<sup>rd</sup> P.M.,  
Ogle County, IL, 8.65 acres, more or less  
Property Identification Number: 24-05-100-006  
Common Location: 3111 S. Skare Rd.

Mr. Reibel reviewed the staff report. The LESA score of 164.8 indicates a low rating for protection (LE = 28.8; SA = 136). There are 19 recommended conditions, which the RPC members acknowledged as having read. The Illinois Department of Natural Resources, Natural Heritage Database indicates that there is no record of threatened or endangered species, etc. within the vicinity of the project location, and the consultation process with IDNR has been terminated. Mr. Flanagan asked if anything had been received from Flagg Township or Flagg Township Planning

Commission. Mr. Reibel answered no. Mr. Reibel read a letter from Jeremy Ciesiel, of the Ogle County Highway Department that expressed concerns about inadequate site distance, and possible remedies to the site distance issue.

Matt Gerard was present and gave an overview of his background and qualifications, and why this facility is needed in our area. Mr. Gerard referred to the concept plan provided and discussed the proposed uses to be on the site including tactical training for police & military personnel, self-defense & conceal carry classes for civilians, and renting the site to qualified trainers for firearms training. Mr. Gerard stated all training will be done by instructors that have been certified by the NRA or local government. All training will be supervised with strict morals of conduct that will be adhered to. The hours of operation, when classes are conducted, would be from 8:00AM to 6:00PM not more than 10 days per month. Twice a month, the facility would stay open until 10:00PM to offer low-light training. The range would be closed prior to and after hunting seasons so to not affect the hunters in the area. A lead management plan will be implemented, as well as a stormwater management plan.

Mr. Gerard stated that he has offered to buy the Schabacker property (the nearest residence) if the opportunity arises. A sound study has been done by Pantronics, which determined that the decibel levels do not get above 80 which is within comfort level standards. Mr. Gerard stated that he plans to add more greenery at the site and install lockable gates to prevent unauthorized entry.

Mr. Gerard stated that he believes this would be beneficial to the area as it gives people access to a local facility and they will be trained by certified range officers.

Mr. White asked for discussion. Mr. Flanagan asked when will you be closed for hunting season. Mr. Gerard stated we will not conduct training the week prior and week after opening day of archery and shot gun seasons. Mr. Flanagan asked what nights will you be conducting night training. Mr. Gerard stated the days will be determined as things get scheduled, and that he will be extremely approachable to the neighbors and will notify them via email or phone as to when these classes will be. Discussion ensued regarding the number of rounds that will be shot. Mr. Gerard stated the number of rounds that will be shot will be determined by what kind of class is being held.

Mr. Smith asked where the sound measurements were taken from, what types of guns were used, and what the weather conditions were when the test was taken. Mr. Gerard stated that information is in the report.

Mr. Smith stated our zoning ordinance provides that gun ranges are a Special Use allowed in the AG-1 Agricultural District if not located nearer than 1000' to any residence other than the owner. This site does not fit as it is proposed to be 185' from the closest residence. Traffic is also a concern as this is a traveled road and the site location is in a dangerous area. The days and times being proposed for use are during times when that road has heavy traffic. Also, there is a lot of water at the site and ground water needs to be protected.

Mr. Gerard stated the concept plan addresses the drainage issues.

Mr. Riesing stated that he has concerns with traffic safety as well.

Mr. White asked if there were anyone opposed to the request present. Attorney Doug Floski was present and stated he is representing the Schabacker's who are the closest property owners, as

well as adjacent property owner Robert Bell. They are concerned and opposed to this request for the same reasons when it was proposed last year. They ask that this committee deny this request because it does not fit the comprehensive plan or the zoning ordinance.

Mr. Smith made a motion to recommend denial of Petition #5-17 Special Use as it does not fit the land use compatibility goals and objectives of the Comprehensive Plan, and the 1000' setback requirement as stated in the ordinance should be maintained; the motion was seconded by Mr. Reising. Motion to deny carried 5-0 via roll call vote.

**#1-17 TEXT AMENDMENT - Michael Reibel, Ogle County Planning & Zoning Administrator** under the direction of the Planning & Zoning Committee of the Ogle County Board for an Amendment to the text of the *Ogle County Amendatory Zoning Ordinance*, as follows:

- A. Division 2, Section 16-2-2: Rules and Definitions; Definitions
- B. Division 2, Section 16-2-2: Rules and Definitions; Definitions
- C. Division 5, Section 16-5-1B: AG-1 Agricultural District; Permitted Uses
- D. Division 5, Section 16-5-1C: AG-1 Agricultural District; Special Uses
- E. Division 5, Section 16-5-7B: B-1 Business District; Permitted Uses
- F. Division 5, Section 16-5-8C: B-2 Business Recreation District; Special Uses
- G. Division 5, Section 16-5-10C: I-1 Industrial District; Special Uses
- H. Division 6, Section 16-6-6D1: Accessory Buildings, Structures and Uses; Accessory building size limitations
- I. Division 6, Section 16-6-16A: Supplementary District Regulations; Home Occupations, Permitted Home Occupations
- J. Division 6, Section 16-6-25: Supplementary District Regulations; Regulation of Telecommunications Facilities
- K. Division 6, Section 16-6-25: Supplementary District Regulations; Open Storage of Unlicensed Motor Vehicles
- L. Division 8, Section 16-8-5: Sign Regulations; Prohibited Signs
- M. Division 8, Section 16-8-5: Sign Regulations; Commercial and Industrial Signage
- N. Division 8, Section 16-8-10D: Other Signage; Off-Premises Directional/Informational Signs
- O. Division 9, Section 16-9-15; Appendices; Appendix IV

Mr. Reibel reviewed the Executive Summary with the Commission members and discussion ensued.

Discussion ensued regarding "D. Division 5, Section 16-5-1C: AG-1 Agricultural District; Special Uses" and how the wording "similar uses" is interpreted.

Mr. Flanagan made a motion to approve #1-17 Text Amendment as the proposed amendments appear to be common sense changes that will improve the zoning ordinance; seconded by Mr. Timm. The motion carried unanimously 5-0 via roll call vote.

**#2--17 AMENDMENT - David C. & Amy S. Eder, 6553 N. Deer Path Rd., Oregon, IL** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

Part of the NW1/4 of the SE1/4 of Section 2 Pine Creek Township 23N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 12.4 acres, more or less  
Property Identification Number: 15-02-400-017  
Common Location: 809 S. Harmony Rd.

Mr. Reibel reviewed the staff report. The LESA score of 186.7 indicates a low rating for protection (LE = 68.7; SA = 118). A Special Use Permit (10-7SU) to construct a single family dwelling was issued for the site in 2007, the approval of which was extended on four separate occasions by application to and action by the Supervisor of Assessment and Planning & Zoning Committee of the Ogle County Board, the final extension expiring in October 2016. The Illinois Department of Natural Resources, Natural Heritage Database indicates that there is no record of threatened or endangered species, etc. within the vicinity of the project location, and the consultation process with IDNR has been terminated.

Mr. & Mrs. Eder were present. Mr. Eder stated we purchased the property in November of 2016 and was told it was a buildable site. When we went to get an address to get electricity to the site, we found out the site was not buildable. The seller stated he was not aware of the special use permit when he bought it. We did not have the required road frontage to re-zone to IA Intermediate Agricultural District but feel R-1 Rural Residence District fits this area as there are several homes around this site. We have contacted most of the neighbors and there were no verbal objections to this request. The site does not disrupt farmland as it is primarily scrub trees. We have had soil test done and it indicates the soils are acceptable for septic. We plan on building in two years and have planted some trees at the site.

Mr. White asked for discussion or a motion.

Mr. Flanagan made a motion to approve #2-17AM because this petition fits the Comprehensive Plan, the proposed use is compatible with the surrounding area, it has a low LESA score, and it had also been approved previously as a special use; seconded by Mr. Timm. The motion carried unanimously 5-0 via roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no other business for consideration.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

Chairman White declared the meeting adjourned at 7:51 P.M. The next meeting of the Regional Planning Commission will be on September 21, 2017 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