

# Ogle County Regional Planning Commission

911 Pines Road  
Oregon, IL 61061  
(815) 732-1190  
Fax: (815) 732-3709  
[www.oglecounty.org](http://www.oglecounty.org)

## REGIONAL PLANNING COMMISSION REPORT JULY 19, 2018

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, July 19, 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, Tom Smith, Alan Nelson, Wayne Reising, Dale Flanagan, and Chairman Paul White. It was noted that Michael Timm has resigned from the Regional Planning Commission.

2. READING AND APPROVAL OF REPORT OF JUNE 21, 2018 AS MINUTES

Chairman White asked for changes, corrections and/or additions to the June 21, 2018 Regional Planning Commission report. Mr. Nelson made a motion to approve the June 21, 2018 report as presented. Seconded by Mr. Reising. The motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

Mr. White stated as each petition is being reviewed, if the committee has any questions of the applicant, only then will we ask them to come forward. After the committee has discussed the petition, we will ask if there are any objectors and if so, we will allow one representative to make a brief statement. Mr. White also reviewed *Robert's Rules of Order*, instructing the committee on how motions can be presented.

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

**#10-18SU - Max Baumgardner, 8986 S. Lowden Rd., Franklin Grove, IL** for a Special Use Permit to allow a single-family dwelling to be separated from a farm on 3.97 acres in the AG-1 Agricultural District on property described as follows and owned by the petitioner:

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 16,  
Taylor Township 22N, R10E of the 4<sup>th</sup> P.M., Ogle County, IL, 3.97 acres more or less  
Property Identification Number: Part of 22-16-400-035  
Common Location: 8986 S. Lowden 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 stated the LESA score of 214.2 indicates a high rating for protection (LE = 85.255.1; SA = 129). Mr. Reibel explained that Mr. Baumgardner intends to convey all of his land except the 3.97 acres with the house to The Nature Conservancy, which surrounds the house; since the house was built after March 21, 1992 it may not be separated on a parcel of less than 40 acres in area unless rezoned or a special use is granted. Mr. Reibel added that a special use is appropriate so as to not introduce a residential district to this area, and due to the land being conveyed to The Nature Conservancy as permanently protected natural land and bison range land. Mr. Reibel also noted that he has received a letter from The Nature Conservancy stating it has no objections to the proposed Special Use, as it will facilitate the sale of the balance of the farm to The Nature Conservancy.

Mr. White asked if there are any questions of the petitioner. There were no questions for the petitioner. Mr. White asked if there were any objectors present to make a statement. There were no objectors present to make a statement.

Mr. White asked for a motion. Mr. Smith made a motion to recommend approval of petition #10-18 Special Use as it conforms with the County's comprehensive plan, fits the surrounding area and will facilitate preservation of the balance of Mr. Baumgardner's land. Seconded by Mr. Flanagan. The motion carried unanimously 6-0 via roll call vote.

**#11-18SU - Wes & Janie Hughes, 5908 S. Ridge Rd., Oregon, IL** for a Special Use Permit to allow a contractor shop for a tree service (tree trimming & removal) in the AG-1 Agricultural District on property described as follows and owned by the petitioners:

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35 Pine Creek Township 23N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 3.58 acres, more or less  
Property Identification Number: 15-35-400-005  
Common Location: 5908 S. Ridge Rd.

Mr. Reibel stated the LESA score of 196.4 indicates a low rating for protection (LE = 74.4; SA = 122), and read the three recommended conditions contained in the Staff Report. Mr. White asked if the RPC members had any questions for the petitioner. Mr. Flanagan asked Mr. Hughes if he plans on expanding the business or constructing any buildings for the business, and Mr. Hughes answered no. Mr. Nelson asked Mr. Hughes how long he has been in business. Mr. Hughes answered 13 years.

Mr. White asked if there were any objectors present to make a statement, and there were none.

Mr. White asked for a motion. Mr. Wetzel made a motion to recommend approval of petition #11-18 Special Use as it has a low LESA score, will bring the business into compliance, and it is a good fit for the surrounding area. Seconded by Mr. Nelson. The motion carried unanimously 6-0 via roll call vote.

**#7-18AM - Carmelita (Connie) C. Bader, 813 W. Devil's Backbone Rd., Oregon, IL** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District and I-1 Industrial District to R-1 Rural Residence District on property described as follows and owned by the petitioner:

Part of Lots 6, 7, 14 and 15 of the School Trustee's Subdivision of Section 16 and located in part of the Northwest Quarter (NW1/4) of Section 16 Oregon-Nashua Township 23N, R10E of the 4<sup>th</sup> P.M., Ogle County, IL, 18.38 acres, more or less  
Property Identification Number: 16-16-100-006  
Common Location: 813 W. Devil's Backbone Rd.

Mr. Reibel stated the LESA score of 155.2 indicates a low rating for protection (LE = 58.2; SA = 97). Mr. Reibel also stated that the IDNR endangered species consultation report states there maybe endangered species in the area; an evaluation is being done and the IDNR will contact Mr. Reibel to request additional information or to terminate consultation. Mr. Reibel explained that the site is currently zoned AG-1 Agricultural District and a portion is zoned I-1 Industrial District; Mrs. Bader would like to rezone the entire parcel to R-1 Rural Residence District, separate the existing house onto eight acres, and sell the remaining ten acres as a buildable parcel.

Mr. White asked if the committee had any questions for the petitioner, and there were none. Mr. White asked if there were any objectors present to make a statement, and there were none.

Mr. White asked for a motion. Mr. Reising made a motion to recommend approval of petition #7-18 Amendment as it conforms with the County's comprehensive plan, has low LESA score and is consistent with the surrounding area. Seconded by Mr. Smith. The motion carried unanimously 6-0 via roll call vote.

**#12-18SU - Stillman Valley Solar, LLC by Richard J. Squadron, an authorized party c/o SunEast Development, LLC, 121 W. Miner St., Ste. 1E, West Chester, PA; and Stocking Family Trust #2-96, c/o Ronald Stocking - Trustee, 3749 E. Pine Rock Rd., 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 Stocking Family Trust #2-96, and being leased by Stillman Valley Solar, LLC:**

Part of the Southwest Quarter (SW1/4) of Section 35 Marion Township 25N, R11E of the 4<sup>th</sup> P.M., Ogle County, IL, 146.78 acres, more or less  
Property Identification Number: 05-35-300-004  
Common Location: 7000 block of Hales Corner Rd.

Mr. Reibel stated the LESA score of 196.6 indicates a low rating for protection and there are a number of recommended conditions for approval. Mr. Reibel stated that the IDNR endangered species consultation has been completed and there are protected resources in the vicinity; a letter was issued that states adverse effects are unlikely so consultation is terminated.

Mr. Wetzel asked if a recommendation has been received from Marion Township. Mr. Reibel stated that he has not received anything yet. Discussion ensued regarding the need to postpone a decision until a recommendation from Marion Township is received.

Mr. White asked if the committee has any questions for the petitioner. There were none. Mr. White asked if there were any objectors present to make a brief statement. Heather Lalor of Stillman Valley read a statement in opposition to the proposed special use.

Mr. White asked for a motion. Mr. Nelson made a motion to deny #12-18SU 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 the 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.

**#13-18SU - 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 3<sup>rd</sup> 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 4<sup>th</sup> 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 that he has received a letter today from the petitioner requesting that the Regional Planning Commission postpone its decision to its August meeting to allow them to amend the site plan to meet concerns of residents in the area and drainage issues. Mr. Reibel added that a letter has been received requesting that the Zoning Board of Appeals grant a continuance to its August meeting.

Mr. Reising made a motion to postpone discussion and action on Petition #13-18SU to the August 23, 2018 meeting of the Regional Planning Commission. Seconded by Mr. Flanagan. The motion carried by a roll call vote of 6-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no "Other Business" for consideration.

6. PUBLIC COMMENT

Mr. Scott Christenson of Winding Oaks Subdivision, Stillman Valley, IL asked the committee to review pictures sent to them of the proposed solar farm area. They will be able to see for themselves how residential this area is.

Mr. Bruce Roe of Stillman Valley, IL stated that he has been trying for 5 years to get solar to work at his home, and unfortunately this area is not conducive to solar. Mr. Roe added that it would be best for these companies to look in areas other than Ogle County, and he appreciates the Regional Planning Commission paying attention to the comprehensive plans.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:36 P.M. The next meeting of the Regional Planning Commission will be on Thursday, August 23, 2018 at P.M. in the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,



Michael Reibel  
Planning & Zoning Administrator