

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT APRIL 23, 2019

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Tuesday, April 23, 2019 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: Corky Wetzel, Wayne Reising, Alan Nelson, Dale Flanagan and Chairman Paul White. Toni Busser and Dennis Probasco were absent.

2. READING AND APPROVAL OF REPORT OF MARCH 21, 2019 AS MINUTES

Mr. Wetzel moved and Mr. Flanagan seconded to approve the report of March 21, 2019. 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)

#4-19 SPECIAL USE ~ Michael & Camille Williams, 3532 S. Woodlawn Rd., Rochelle, IL
for a Special Use to allow a Class I Boarding House in the AG-1 Agricultural District on property described as follows and owned by the petitioners:

Part of G.L. 1 of the Northeast Quarter (NE1/4) Fractional Section 2; and part of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 2 Township 40 North, Range 2 East of the 3rd P.M., Dement Township, Ogle County, IL, 16.64 acres, more or less

Property Identification Number: 25-02-400-005

Common Location: 3690 S. Woodlawn Rd.

Mr. Reibel reviewed the file and stated the Williams have two houses on their property. A special use for a Class 2 Boarding House allowing for over 10 people was approved last year for the larger house. This request is for a Class 1 Boarding house for 10 people or less at the small house. The Williams were not present. The Staff Report was provided to the RPC members in advance of the meeting.

Mr. White asked if there were any questions or objectors; hearing none, Mr. White asked for a motion and discussion. Mr. Wetzel made a motion to approve #4-19SU for the Williams as a similar request was approved previously, the use is consistent with the Comprehensive Plan, and it is well off the road and out of sight. Mr. Reising seconded the motion and added that despite the LESA score, this use does meet the Comprehensive Plan. Motion carried unanimously 5-0 roll call vote.

#5-19 SPECIAL USE ~ Jason Stombaugh, 1450 N. IL Rte. 2, Oregon, IL for a Special Use in the B-1 Business District to allow a tavern/lounge on property described as follows and owned by the petitioners:

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33 Township 24 North, Range 10 East of the 4th P.M., Rockvale Township, Ogle County, IL, 1.26 acres, more or less
Property Identification Number: 09-33-401-001
Common Location: 1450 N. IL Rte. 2

Mr. Stombaugh was present. Mr. Reibel reviewed the file and stated Mr. Stombaugh is rehabing the building and would like to open a restaurant with a bar/lounge which requires a Special Use in the B-1 Business District. The Staff Report was provided to the RPC members in advance of the meeting. A letter on file from IDOT states it has no objection to the request.

Mr. White asked if there were any questions or objectors. Mr. Wetzel asked how long ago since it was a restaurant. Mr. Stombaugh answered I believe around 1989. Discussion ensued regarding possible opening date and character of the site.

Mr. Flanagan made a motion to approve #5-19SU for Jason Stombaugh as the use fits the area and the Comprehensive Plan, and added that it will be a welcome return to a business in Oregon. Seconded by Mr. Nelson. Motion carried unanimously 5-0 roll call vote.

#2-19 AMENDMENT ~ Anthony S. Benesh, 3418 N. Vine Rd., Oregon, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-2 Single-Family Residence District on property described as follows, and owned by the petitioners:

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE1/4); and part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, T24N, R10 E of the 4th P.M., Rockvale Township, Ogle County IL, 10.0 acres, more or less
Property Identification Number: Part of 09-10-401-001
Common Location: 5258 N. River Rd.

Mr. Benesh was present. Mr. Reibel reviewed the petition, reading the cover letter from the Soil & Water Conservation District's "Natural Resources Inventory Report", and reporting that the EcoCat Natural Resource Review report indicates protected resources may be in the vicinity of the project location. An IDNR staff member will evaluate this information and contact us to request additional information or to terminate consultation if adverse effects are unlikely.

Mr. Nelson asked if the adjacent properties have the same physical characteristics as this site, and Mr. Reibel responded in the affirmative that the properties to the north and south of the site have bottomland adjacent to the Rock River that shares the characteristics of the subject property.

Mr. White asked if there were an question or objectors. Hearing none, Mr. White asked for a motion and discussion. Mr. Nelson made a motion to approve #5-19SU as a the proposed use is similar to what is occurring in the area and is consistent with the Comprehensive Plan. Mr. Reising asked if there are any issues or comments from the City of Byron. Mr. Reibel responded that the City of Byron has not provided any comment on this petition as of today. Motion carried unanimously 5-0 roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reibel presented an educational talk regarding wetlands and floodplains.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:47 P.M. The next meeting of the Regional Planning Commission will be on Thursday, May 23, 2019 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