

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT FEBRUARY 21, 2019

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, February 21, 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 was 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 seven members of the Regional Planning Commission were present: Corky Wetzel, Wayne Reising, Dennis Probasco, Toni Busser, Alan Nelson, Dale Flanagan and Chairman Paul White.

2. READING AND APPROVAL OF REPORT OF JANUARY 17, 2019 AS MINUTES

Mr. Nelson moved and Mr. Probasco seconded to approve the report of January 17, 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)

#1-19SU ~ Carla & Brad Miller, 7 E. IL Rte. 72, Leaf River, IL for a Supplemental Special Use permit in the AG-1 Agricultural District to allow the expansion of a banquet facility on property described as follows and owned by the petitioner:
Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 25 North, Range 10 East of the 4th P.M., Byron Township, Ogle County, IL, 7.5 acres, more or less
Property Identification Number: 04-34-100-003
Common Location: 7 E. IL Rte. 72

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 Byron

Township states they and Byron Planning Commission both recommended approval of this petition. A letter from IDOT states it has no objections.

Mr. White asked if there was any opposition. There was none. Mr. White asked for discussion. Mr. Reibel asked petitioner Mr. Miller how many events per season are conducted at his facility. Mr. Miller stated we had 16 events last year. Hearing no further questions, Mr. White asked for a motion. Mr. Flanagan stated I make a motion to recommend approval of petition #1-19 Special Use as this is an expansion of the original special use that was approved, Byron Township has no objections, and no land is being taken out of production. Seconded by Mr. Wetzel. The motion carried unanimously 7-0 via roll call vote.

#2-19SU ~ Jeremy & Lisa Good, 5833 Skare Rd., Rochelle, IL; and Franklin Hintzsche, 3951 S. Mulford Rd., Rochelle, IL for a Special Use in the AG-1 Agricultural District to allow a single-family dwelling to be constructed on a lot divided and set aside from a farm for the daughter of the farm owner on property described as follows, owned by Franklin Hintzsche, and being purchased by Jeremy & Lisa Good:

Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 40 North, Range 2 East of the 3rd P.M., Dement Township, Ogle County, IL, 5.0 acres, more or less
Property Identification Number: Part of 25-03-300-005
Common Location: 3900 Block of S. Mulford 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 Soil & Water report on file and reviewed the EcoCat report.

Mr. White asked if there was any opposition. There was none. Mr. White asked for discussion. Discussion ensued regarding the 40 acre requirement to build in the AG-1 Agricultural District. Mr. White asked for a motion. Mr. Wetzel make a motion to recommend approval of petition #2-19 Special Use as the request fits the conditions for a Special Use being that the dwelling is for the daughter of the farm owner, the use fits the comprehensive plan, and very little land will be taken out of production. Seconded by Mr. Probasco. The motion carried unanimously 7-0 via roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Annual Review of Comprehensive Plan

Mr. Reibel distributed a report for the RPC members that included current demographic and land cover data for Ogle County. Mr. Reibel reviewed the data presented, and also reported that no significant municipal annexation or land use changes have occurred since the General Development Plan update of 2016 that would necessitate a

Comprehensive Plan revision this year, and no new municipal comprehensive plans or comprehensive plan updates have been completed in the past year. Discussed ensued regarding the land cover and demographic information provided. Discussion ensued regarding the 2020 Census. Mr. Reibel asked if the RPC members if they would like to see any changes to the Comprehensive Plan. The consensus of the RPC members was that no changes are necessary to the Comprehensive Plan at this time.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:20 P.M. The next meeting of the Regional Planning Commission will be on Thursday, March 21, 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

**Comprehensive Plan Review
February 2019**

Demographics

**Table 1.1
1900 - 2017 Population, Population Change and Population % Change
Ogle County and State of Illinois**

Year	Ogle Co.			Illinois		
	Population	Change	% Change	Population	Change	% Change
1900	29,129	---	---	4,821,550	---	---
1910	27,864	(1,265)	-4.3%	5,638,591	817,041	16.9%
1920	26,830	(1,034)	-3.7%	6,485,280	846,689	15.0%
1930	28,118	1,288	4.8%	7,630,654	1,145,374	17.7%
1940	29,869	1,751	6.2%	7,897,241	266,587	3.5%
1950	33,429	3,560	11.9%	8,712,176	814,935	10.3%
1960	38,106	4,677	14.0%	10,081,158	1,368,982	15.7%
1970	42,867	4,761	12.5%	11,113,976	1,029,127	10.2%
1980	46,338	3,471	8.1%	11,426,518	317,129	2.9%
1990	45,957	(381)	-0.8%	11,430,602	3,188	0.0%
2000	51,032	5,075	11.0%	12,419,293	415,942	3.6%
2010	53,497	2,465	4.8%	12,830,632	411,339	3.3%
2015 (Est.)	51,659	(1,838)	-3.4%	12,859,995	29,363	0.2%
2017 (Est.)	51,063	(596)	-1.2%	12,802,023	(57,972)	-0.5%

Source: U.S. Bureau of the Census

Table 1.4
1990 - 2017 Population, Population Change and Population % Change
Ogle County Municipalities

	1960	1970	1980	1990	2000	2010	2015 (Est.)	2017 (Est.)
Adeline Pop.	130	156	163	141	139	85	83	81
Pop. Change	---	26	7	(22)	(2)	(54)	(2)	(2)
Pop. % Change	---	20.0%	4.5%	-13.5%	-1.4%	-38.8%	-2.4%	-2.4%
Byron Pop.	1,578	1,749	2,035	2,284	2,917	3,753	3,672	3,608
Pop. Change	---	171	286	249	633	836	(81)	64
Pop. % Change	---	10.8%	16.4%	12.2%	27.7%	28.7%	-2.2%	-1.7%
Creston Pop.	454	595	527	535	543	662	740	647
Pop. Change	---	141	(68)	8	8	119	78	(93)
Pop. % Change	---	31.0%	-11.4%	1.5%	1.5%	21.9%	11.8%	-12.6
Davis Junction Pop.	---	---	289	246	491	2,372	2,532	2,440
Pop. Change	---	---	---	(43)	245	1,881	160	(92)
Pop. % Change	---	---	---	-14.9%	99.6%	383.1%	6.7%	-3.6%
Forreston Pop.	1,153	1,227	1,384	1,361	1,469	1,448	1,707	1,786
Pop. Change	---	74	157	(23)	108	(21)	259	79
Pop. % Change	---	6.4%	12.8%	-1.7%	7.9%	-1.4%	17.9	4.6%
Hillcrest Pop.	224	630	818	828	1,158	1,326	1,167	1,259
Pop. Change	---	406	188	10	330	168	(159)	92
Pop. % Change	---	181.3%	29.8%	1.2%	39.9%	14.5%	-12.0%	7.9%
Leaf River Pop.	546	633	637	546	555	443	585	524
Pop. Change	---	87	4	(91)	9	(112)	142	(61)
Pop. % Change	---	15.9%	0.6%	-14.3%	1.6%	-20.2%	32.1%	-10.4
Monroe Center Pop.	---	---	---	---	---	471	477	429
Pop. Change	---	---	---	---	---	---	6	(48)
Pop. % Change	---	---	---	---	---	---	1.3%	-10.1%
Mt. Morris Pop.	3,075	3,173	2,989	2,919	3,013	2,998	2,997	3,046
Pop. Change	---	98	(184)	(70)	94	(15)	(1)	49
Pop. % Change	---	3.2%	-5.8%	-2.3%	3.2%	-0.5%	0.0%	1.6%
Oregon Pop.	3,732	3,539	3,559	3,891	4,060	3,721	3,715	3,542
Pop. Change	---	(193)	20	332	169	(339)	(6)	(173)
Pop. % Change	---	-5.2%	0.6%	9.3%	4.3%	-8.3%	-0.2%	-4.7%
Polo Pop.	2,551	2,542	2,643	2,514	2,477	2,355	2,172	2,105
Pop. Change	---	(9)	101	(129)	(37)	(122)	(183)	(67)
Pop. % Change	---	-0.4%	4.0%	-4.9%	-1.5%	-4.9%	-7.8%	-3.1%
Rochelle Pop.	7,008	8,594	8,982	8,769	9,424	9,574	9,440	9,293
Pop. Change	---	1,586	388	(213)	655	150	(134)	(147)
Pop. % Change	---	22.6%	4.5%	-2.4%	7.5%	1.6%	-1.4%	-1.6%
Stillman Valley Pop.	598	871	961	848	1,048	1,120	1,048	1,145
Pop. Change	---	273	90	(113)	200	72	(72)	97
Pop. % Change	---	45.7%	10.3%	-11.8%	23.6%	6.9%	-6.4%	9.3%

Source: U.S. Bureau of the Census

Table 1.3
2000 - 2017 Population, Population Change and Population % Change
Ogle County Unincorporated Area Population and Ogle County Population Within Municipalities

Year	Ogle County Unincorp.			% Ratio Uninc. Pop. / Municipal Population	Ogle County Municipal		
	Population	Change	% Change		Population	Change	% Change
1960	17,057	---	---	44.8 / 55.2	21,049	---	---
1970	19,158	2,101	12.3%	44.7 / 55.3	23,709	2,660	12.6%
1980	21,351	2,193	11.4%	46.1 / 53.9	24,987	1,278	5.4%
1990	21,075	(276)	-1.3%	45.9 / 54.1	24,882	(105)	-0.4%
2000	23,738	2,663	12.6%	46.5 / 53.5	27,294	2,412	9.7%
2010	23,169	(569)	-2.4%	43.3 / 56.7	30,328	3,034	11.1%
2017+ (Est.)	21,158	(2,011)	-8.7%	41.4 / 58.6	29,905	(423)	-1.4%

Source: U.S. Bureau of the Census

The population of Ogle County as a whole has declined since the last census year (2010). Most municipalities have seen population decrease, with the only municipalities registering a population increase being Forreston, Hillcrest, Mt. Morris and Stillman Valley. The unincorporated area population of the County has decreased by 2,011 persons or 8.7%, and the population within municipalities has decreased by 423 persons or 1.4%. The ratio of the County population within municipalities has increased from 2010 to 2017 from 56.7% to 58.6% of the total county population.

Other Demographic Data

	2010	2015	2017
% Persons Under 5 years	6.1	5.2	5.4
% Persons Under 18 years	25.5	23.4	23.0
% Persons 65 years and over	14.6	16.8	17.4
Median Age	40.0	41.5	41.7

Source: Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

Land Cover

No significant land cover changes have occurred in the past seven years. Corn and soybeans still dominate Ogle County, with 70.9% of the land in the county devoted to these crops in 2018 (compared to 71.9% in 2011). Developed/urban land cover (including developed/open space) accounted for 7.7% of the County land area in 2018, compared to 7.9% in 2011. See attached table titled “Comparison of Land Cover in 2018, 2016 and 2011, Ogle County, IL”.

Mapping

No significant municipal annexation or land use changes have occurred since the General Development Plan update of 2016 that would necessitate a revision this year, and no new municipal comprehensive plans or comprehensive plan updates have been completed.

**Comparison of Land Cover in 2018, 2016 and 2011
Ogle County, IL**

Land Cover Category 2018	Area (Ac.)	Area (Sq. Mi.)	% Total	Land Cover Category 2016	Area (Ac.)	Area (Sq. Mi.)	% Total	Land Cover Category 2011	Area (Ac.)	Area (Sq. Mi.)	% Total
Corn	221,530.2	346.1	45.4%	Corn	236,963.9	370.3	48.5%	Corn	273,592.3	427.5	56.0%
Soybeans	124,594.2	194.7	25.5%	Soybeans	106,357.3	166.2	21.8%	Soybeans	77,434.7	121.0	15.9%
Deciduous Forest	54,766.9	85.6	11.2%	Deciduous Forest	55,499.0	86.7	11.4%	Deciduous Forest	53,730.3	84.0	11.0%
Grass/Pasture	34,980.2	54.7	7.2%	Grass/Pasture	37,023.4	57.8	7.6%	Developed/Open Space	20,948.0	32.7	4.3%
Developed/Open Space	18,648.2	29.1	3.8%	Developed/Open Space	18,691.6	29.2	3.8%	Other Hay/Non Alfalfa	14,140.7	22.1	2.9%
Developed/Low Intensity	14,194.1	22.2	2.9%	Developed/Low Intensity	14,160.8	22.1	2.9%	Developed/Low Intensity	13,304.8	20.8	2.7%
Alfalfa	3,809.0	6.0	0.8%	Alfalfa	3,970.6	6.2	0.8%	Grassland Herbaceous	9,337.7	14.6	1.9%
Developed/Medium Intensity	3,439.3	5.4	0.7%	Developed/Medium Intensity	3,452.7	5.4	0.7%	Alfalfa	8,802.2	13.8	1.8%
Open Water	3,379.3	5.3	0.7%	Open Water	3,392.0	5.3	0.7%	Winter Wheat	4,573.3	7.1	0.9%
Winter Wheat	1,952.8	3.1	0.4%	Winter Wheat	2,795.9	4.4	0.6%	Open Water	3,424.9	5.4	0.7%
Other Hay/Non Alfalfa	1,932.2	3.0	0.4%	Developed/High Intensity	1,501.2	2.3	0.3%	Developed/Medium Density	3,164.9	4.9	0.6%
Developed/High Intensity	1,440.2	2.3	0.3%	Barren	880.2	1.4	0.2%	Developed/High Intensity	1,449.1	2.3	0.3%
Woody Wetlands	1,179.6	1.8	0.2%	Sweet Corn	732.1	1.1	0.1%	Barren	880.0	1.4	0.2%
Barren	1,051.9	1.6	0.2%	Woody Wetlands	688.8	1.1	0.1%	Other Crops	768.4	1.2	0.2%
Herbaceous Wetlands	553.1	0.9	0.1%	Other Hay/Non Alfalfa	546.4	0.9	0.1%	Woody Wetlands	759.7	1.2	0.2%
Evergreen Forest	310.5	0.5	0.1%	Herbaceous Wetlands	531.1	0.8	0.1%	Sweet Corn	519.7	0.8	0.1%
Oats	296.2	0.5	0.1%	Evergreen Forest	348.9	0.5	0.1%	Herbaceous Wetlands	510.8	0.8	0.1%
Shrubland	178.1	0.3	0.0%	Oats	231.7	0.4	0.0%	Evergreen Forest	386.5	0.6	0.1%
Dbl Crop WinWht/Soybeans	35.1	0.1	0.0%	Shrubland	230.0	0.4	0.0%	Oats	305.1	0.5	0.1%
Peas	30.2	0.0	0.0%	Clover/Wildflowers	135.7	0.2	0.0%	Sod/Grass Seed	174.6	0.3	0.0%
Spring Wheat	25.4	0.0	0.0%	Sod/Grass Seed	78.5	0.1	0.0%	Shrubland	51.6	0.1	0.0%
Sod/Grass Seed	18.2	0.0	0.0%	Rye	75.6	0.1	0.0%	Fallow/Idle Cropland	44.0	0.1	0.0%
Rye	15.8	0.0	0.0%	Dry Beans	61.6	0.1	0.0%	Dry Beans	40.7	0.1	0.0%
Sorghum	11.1	0.0	0.0%	Dbl Crop WinWht/Soybeans	15.6	0.0	0.0%	Walnuts	18.5	0.0	0.0%
Walnuts	9.3	0.0	0.0%	Fallow/Idle Cropland	11.8	0.0	0.0%	Winter Wheat/Soybeans Dbl. Cropped	11.1	0.0	0.0%
Fallow/Idle Cropland	5.8	0.0	0.0%	Other Crops	10.7	0.0	0.0%	Peas	10.5	0.0	0.0%
Pumpkins	5.8	0.0	0.0%	Peas	8.5	0.0	0.0%	Popcorn or Ornamental Corn	8.9	0.0	0.0%
Switchgrass	4.2	0.0	0.0%	Pumpkins	3.8	0.0	0.0%	Pumpkins	6.4	0.0	0.0%
Mixed Forest	2.4	0.0	0.0%	Sorghum	1.6	0.0	0.0%	Switchgrass	3.1	0.0	0.0%
Dry Beans	1.3	0.0	0.0%	Walnuts	1.6	0.0	0.0%	Sorghum	2.0	0.0	0.0%
Christmas Trees	1.1	0.0	0.0%	Carrots	0.9	0.0	0.0%	Clover/Wildflowers	1.6	0.0	0.0%
Pop or Orn Corn	0.9	0.0	0.0%	Potatoes	0.7	0.0	0.0%	Apples	1.3	0.0	0.0%
Potatoes	0.7	0.0	0.0%	Mixed Forest	0.7	0.0	0.0%	Mixed Forest	0.4	0.0	0.0%
Sunflowers	0.4	0.0	0.0%	Pop or Orn Corn	0.4	0.0	0.0%	Potatoes	0.2	0.0	0.0%
Other	1.4	0.0	0.0%	Dbl Crop WinWht/Corn	0.4	0.0	0.0%	Winter Wheat/Sorghum Dbl. Crop	0.2	0.0	0.0%
TOTALS	488,405.1	763.1	100.0%	TOTALS	488,405.7	763.1	100.0%		488,408.2	763.1	100.0%

Source: National Agricultural Statistics Service, 2018, 2016 and 2011 Cropland Data Layer