

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT JUNE 20, 2019

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, June 20, 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 six members of the Regional Planning Commission were present: Wayne Reising, Alan Nelson, Toni Busser, Corky Wetzel, Dan Flanagan and Chairman Paul White. Dennis Probasco was absent.

2. READING AND APPROVAL OF REPORT OF MAY 23, 2019 AS MINUTES

Mr. Nelson moved and Mr. Whetzel seconded to approve the report of May 23, 2019. The motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#4-19 AMENDMENT ~ THREE B'S USED AUTO PARTS, INC. % Steven Boho, 14035 E. IL Rte. 72, Davis Junction, IL for an Amendment to the Zoning District to rezone from B-1 Business District to I-1 Industrial District:

Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 24, T42N, R1E of the 3rd P.M., Scott Township, Ogle County, IL, 12.0 acres, more or less
Property Identification Number: 11-24-100-005
Common Location: 14035 E. IL Rte. 72

Mr. Reibel reviewed the file and the Staff Report which 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 as there are no roadway construction plans for this area that would affect the property at this location. Mr. Reibel

informed the Commission that the petitioner's intent is to remove the old buildings and construct a new modern facility. The current zoning of B-1 Business District is non-conforming so the zoning change and accompanying Special Use would bring the existing use into compliance with the zoning ordinance.

Mr. Boho was present and stated his intent is to modernize this site and to project a more professional appearance and enhance environmental compliance.

Mr. White asked if there were any questions or objectors. Hearing none, Mr. White asked for a motion.

Mr. Flanagan made a motion to approve #4-19AM for Three B'S Used Auto Parts, Inc. as the use fits the Comprehensive Plan, they will be improving the site, there will be no change to the current operation, and there was also no objection from the Village of Davis Junction. Seconded by Mr. Wetzel. Motion carried unanimously 6-0 roll call vote.

#6-19 SPECIAL USE ~ Three B's Used Auto Parts, Inc, Steven J. Boho, President, 14035 E. IL Rte. 72, Davis Junction, IL for a Special Use in the I-1 Industrial District to allow a junkyard (auto recycling, scrap processing, salvage, auto sales) on property described as follows and owned by the petitioner:

Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 24, T42N, R1E of the 3rd P.M., Scott Township, Ogle County, IL, 18.39 acres, more or less
Property Identification Number: 11-24-100-005 & 11-24-300-013
Common Location: 14035 E. IL Rte. 72

Mr. Reibel reviewed the file and the Staff Report which was provided to the RPC members in advance of the meeting that included five (5) recommended conditions of approval.

Mr. White asked if there were any questions or objectors. Mr. Boho stated the proposed conditions are acceptable. Discussion ensued regarding the screening and landscaping.

Mr. Reising made a motion to approve #6-19SU for Three B'S Used Auto Parts, Inc. as the use is improvement to community, and there will be no change to the current operation. Seconded by Ms. Busser. Motion carried unanimously 6-0 roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reibel would like to start the July 18th meeting at 5:30 P.M. to hold a training seminar that after the regular meeting. Committee consensus was approval to start the July 18th meeting at 5:30 P.M.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:21 P.M. The next meeting of the Regional Planning Commission will be on Thursday, July 18, 2019 at 5:30 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