

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT MARCH 21, 2019

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, March 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 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 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 FEBRUARY 21, 2019 AS MINUTES

Mr. Nelson moved and Mr. Flanagan seconded to approve the report of February 21, 2019. The motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#1-19 AMENDMENT ~ Terry Eller, 13902 Greenville Rd., Hopkinsville, KY and Kevin Eller, 107 Caroline St., Holcomb, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-Family Residence District on property described as follows, owned by Terry Eller and being purchased by Kevin Eller:

Lots 7 and 8 excepting the East 40 feet thereof in Block 2 in the Original Town of Holcomb, part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 34, T42N, R1E of the 3rd P.M., Scott Township, Ogle County IL

Property Identification Number: 11-34-481-005

Common Location: 107 Caroline St.

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 this is a situation where the property ownership is being transferred and the bank is requiring the property zoning be brought into compliance.

Hearing no questions, Mr. White asked for a motion. Mr. Flanagan stated I make a motion to recommend approval of petition #1-19 Amendment as this is the correct zoning and it has been a precedent to clean up other similar situations like these; this request also conforms with the Comprehensive Plan. Seconded by Mr. Wetzel. The motion carried unanimously 7-0 via roll call vote.

#3-19 SPECIAL USE ~ Shirley J. Johann Trust No. 96, %Shirley J. Johann, Trustee, 7492 N. Stillman Rd., Stillman Valley, IL; and Todd M. & Mary R. DeVries, 7634 E. Wildwood Rd., Stillman Valley, IL for a Special Use in the AG-1 Agricultural District to allow a single-family dwelling on a parcel to be divided and set aside from a farm on property described as follows, owned by Shirley J. Johann Trust No. 96, and being purchased by Todd M. & Mary R. DeVries:
Part of the Southwest Fractional Quarter (SW Fr. 1/4) of Section 7, Township 42 North, Range 1 East of the Third P.M., Scott Township, Ogle County, IL; and part of the Northeast Fractional Quarter (NE Fr. 1/4) of Section 36, Township 25 North, Range 11 East of the Fourth P.M., Marion Township, Ogle County, IL, 4.027 acres more or less
Property Identification Number: Part of 11-07-300-001 and part of 05-36-179-001
Common Location: 7485 N. Stillman Road

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 added that the DeVries family wish to purchase the site and build a home. Discussion ensued regarding the site being a former home site. Discussion ensued regarding qualifications for separating land from larger parcel to build and Plat Act exemptions.

Hearing no further questions, Mr. White asked for a motion. Ms. Busser stated I make a motion to recommend approval of petition #3-19 Special Use as no land is being taken out of production, the site was previously a homestead, LESA score indicates a low rating for protection, and the petition conforms to the Comprehensive Plan. Seconded by Mr. Nelson. The motion carried unanimously 7-0 via roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reibel stated that the Thursday, April 18, 2019 meeting of the Regional Planning Commission falls on Maundy Thursday, and asked if the members would be open to

changing the meeting to Tuesday, April 23, 2019 at 6:00 PM. The consensus of the Regional Planning Commission was to move the April meeting date to Tuesday the 23, 2019 at 6:00 PM.

6. PUBLIC COMMENT

Mr. Tom Smith was present and stated that he will be attending these meetings as a representative of the Ogle County Board.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:11 P.M. The next meeting of the Regional Planning Commission will be on **Tuesday, April 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