



SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE
of the
OGLE COUNTY BOARD

**SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE AGENDA
NOVEMBER 13, 2018**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board will be held on Tuesday, November 13, 2018 at 10:00 A.M. in 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
2. READING AND APPROVAL OF REPORT OF OCTOBER 9, 2018 MEETING AS MINUTES
3. REVIEW AND APPROVAL OF CLOSED MINUTES PER 5 ILCS 120/2 © (21) (IF NEEDED)
 - Approval of Closed Minutes (if needed)

SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:

4. CONSIDERATION OF MONTHLY BILLS OF SUPERVISOR OF ASSESSMENTS, AND ACTION
5. OLD BUSINESS
6. NEW BUSINESS

PLANNING & ZONING PORTION OF MEETING:

7. CONSIDERATION OF MONTHLY BILLS OF PLANNING & ZONING DEPARTMENT, AND ACTION
8. OLD BUSINESS
9. NEW BUSINESS
 - A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#17-18 SPECIAL USE - Keith A. Kehl, 11890 E. Bethel Rd., Rochelle, IL for a Special Use Permit to allow a contractor shop for a tree service (tree trimming, removal & landscaping) 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 Northeast Quarter (NE1/4) of

Section 33 White Rock Township 41N, R1E of the 3rd P.M., Ogle County, IL,
5.0 acres, more or less
Property Identification Number: 18-33-200-006
Common Location: 11890 E. Bethel Rd.

#11-18 AMENDMENT - Thomas & Deanna Hughes, 15603 W. Townline Rd., Forreton, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

Part of the of North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 12 Brookville Township 24N, R7E of the 4th P.M., Ogle County, IL, 9.89 acres, more or less
Property Identification Number: 06-12-400-003
Common Location: 5500 N. Freeport Rd.

#15-18 SPECIAL USE - SV CSG Mt. Morris3, LLC, %Tim Polz, Manager, 25 N. River Lane, Geneva, IL; and Wilma L. Hongsermeier, 3747 W. IL Rte. 64, Mt. Morris, IL for a Special Use Permit to allow a solar farm in the I-1 Industrial District on property described as follows, owned by Wilma L. Hongsermeier, and being leased by SV CSG Mt. Morris3, LLC:

Part of the Southeast Quarter (SE1/4) of Section 22 Mt. Morris Township 24N, R9E of the 4th P.M., Ogle County, IL, 65.78 acres, more or less
Property Identification Number: 08-22-4100-017
Common Location: 3300 to 3500 Block of N. Mt. Morris Rd.

#18-18 SPECIAL USE - DG Illinois Solar, LLC, %Matthew Handel, 700 Universe Blvd., June Beach, FL; and Gary O. Bocker Trust #2-789 by Gary Bocker, Trustee, 10662 W. IL Rte. 64, Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Gary O. Bocker Trust #2-789, and being leased by DG Illinois Solar, LLC:

Part of the Northwest Quarter (NW1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section 18 Mt. Morris Township 24N, R9E of the 4th P.M., Ogle County, IL, 177.4 acres, more or less
Property Identification Number: 08-19-100-007
Common Location: 8225 to 8500 Block of W. Haldane Rd.

#19-18 SPECIAL USE - SolarStone Illinois, LLC, %Gordon Simanton, 3944 Xerxes Avenue S, Minneapolis, MN; and Burandt Family Trust by Wesley & Kathryn Burandt, Trustees, 3890 Baxter Rd., Rockford, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Burandt Family Trust and being leased by SolarStone Illinois, LLC:

Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 28 Scott Township 42N, R1E of the 3rd P.M., Ogle County, IL, 74.02 acres, more or less
Property Identification Number: 11-28-300-010
Common Location: 11,000 block of E. Big Mound Rd.

- B. MOBILE HOME APPLICATIONS (CONSIDERATION AND POSSIBLE ACTION)
- C. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

10. REFERRAL OF NEW PETITIONS TO THE ZONING BOARD OF APPEALS FOR PUBLIC HEARING

#12-18 AMENDMENT - Dallas A. Huntley, Trustee of the Dallas A. Huntley Trust No. 7-02, 1382 N. IL Rte. 2, Oregon, 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 and owned by the petitioner:

Part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33 Rockvale Township 24N, R10E of the 4th P.M., Ogle County, IL, 3.32 acres, more or less

Property Identification Number: Part of 09-33-451-006

Common Location: 1382 N. IL Rte. 2

#20-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Bradley J. & Donna S. Bauer, 1357 W. IL Rte. 64, Oregon, IL; and Erik P. Bauer, 1305 W. IL Rte. 64, 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 Bradley J. Bauer, Donna S. Bauer, and Erik P. Bauer, and being leased by OneEnergy Development, LLC:

Part of G.L.3 and part of of G.L.4 of the Northeast Fractional Quarter (NE Fr. 1/4) Section 5 of Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 115.29 acres, more or less

Property Identification Number: 16-05-200-012

Common Location: 1226 W. Oregon Trail Rd.

#21-18 SPECIAL USE - SolarStone Illinois, LLC, %Gordy Simanton, 701 Xenia Ave. South, Ste. 300, Minneapolis, MN; and, Curtis R. Freeberg Trust and Norma L. Freeberg Trust by Curtis R. & Norma L. Freeberg, Co-Trustees, 5754 E. IL Rte. 72, Byron, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Curtis R. Freeberg Trust and Norma L. Freeberg Trust, and being leased by SolarStone Illinois, LLC:

Part of the Southeast Quarter (SE 1/4) of Section 33; part of the South Half (S ½) of the Northeast Quarter (NE 1/4) of Section 33; and, part of the Southwest Quarter (SW 1/4) of Section 34, all in Township 25N, R11E of the 4th P.M., Marion Township, Ogle County, IL, 153.76 acres, more or less

Property Identification Number(s): 05-33-426-003, 05-34-302-001 and 05-34-376-001

Common Location: 6400 Block of E. Hales Corner Road

#22-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Larry Roberts, 1917 N. Brookville Rd., Polo, IL; Linda Powell, 1333 Long St., Dixon, IL; and Cindy Stauffer, 506 S. Evergreen Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Larry Roberts, Linda Powell, and Cindy Stauffer, and being leased by OneEnergy Development, LLC:

Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 22 Buffalo Township 23N, R8E of the 4th P.M., Ogle County, IL, 75.05 acres, more or less

Property Identification Number: 14-22-100-006

Common Location: Southeast corner of W. Judson Rd. & S. Union Rd.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)
 - **Solar Farm Moratorium** (Ordinance 2018-0808) and **Solar Ad Hoc Committee** recommendation(s).
 - Potential Zoning Ordinance Text Amendment to Division 6 (Supplementary District Regulations), Section 16-6-6G (Accessory Buildings, Structures and Uses; Private Swimming Pools)
12. PUBLIC COMMENT
13. ADJOURN (Next regular meeting to be December 20, 2018 at 10:00 A.M.)



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**SUPERVISOR OF ASSESSMENTS AND PLANNING & ZONING COMMITTEE
SPECIAL MEETING AGENDA
NOVEMBER 20, 2018**

A special meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board will be held on Tuesday, November 20, 2018 at 1:00 P.M. in 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
2. REFERRAL OF NEW PETITIONS TO THE ZONING BOARD OF APPEALS FOR PUBLIC HEARING

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Part of G.L.3 and part of of G.L.4 of the Northeast Fractional Quarter (NE Fr. 1/4) Section 5 of Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 115.29 acres, more or less

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Common Location: 1226 W. Oregon Trail Rd.

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Part of the Southeast Quarter (SE 1/4) of Section 33; part of the South Half (S ½) of the Northeast Quarter (NE 1/4) of Section 33; and, part of the Southwest Quarter (SW 1/4) of Section 34, all in Township 25N, R11E of the 4th P.M., Marion Township, Ogle County, IL, 153.76 acres, more or less

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Common Location: 6400 Block of E. Hales Corner Road

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Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 22 Buffalo Township 23N, R8E of the 4th P.M., Ogle County, IL, 75.05 acres, more or less
Property Identification Number: 14-22-100-006
Common Location: Southeast corner of W. Judson Rd. & S. Union Rd.

3. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)
 - **Solar Ad Hoc Committee** recommendation(s).
 - **Solar Farm Moratorium** (Ordinance 2018-0808).
4. PUBLIC COMMENT
5. ADJOURN (Next regular meeting to be December 11, 2018 at 10:00 A.M.)