



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

**SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
DECEMBER 11, 2018**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, December 11, 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

Chairman Janes called the meeting to order at 10:04 A.M. Roll call indicated all seven members of the Committee were present: Rick Fritz, Dan Janes, Tom Smith, Wayne Reising, Lyle Hopkins, Stan Asp, and Bruce McKinney. Mr. Janes declared a quorum.

2. READING AND APPROVAL OF REPORT OF NOVEMBER 13, 2018 MEETING AS MINUTES

Mr. Janes asked for a motion regarding the report of the November 13, 2018 regular meeting. Mr. McKinney made a motion to approve the report as presented. Seconded by Mr. Fritz. The motion to approve carried by a voice vote.

3. REVIEW AND APPROVAL OF CLOSED MINUTES PER 5 ILCS 120/2 © (21) (IF NEEDED)

- Approval of Closed Minutes (if needed)

There were no closed minutes for approval.

SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:

4. CONSIDERATION OF MONTHLY BILLS OF SUPERVISOR OF ASSESSMENTS, AND ACTION

Mr. Harrison presented the monthly bills of the Supervisor of Assessments to the Committee for consideration. Mr. Hopkins made a motion to approve the payment of the bills in the amount of \$200.40. Seconded by Mr. McKinney. The motion to approve carried by a voice vote.

5. OLD BUSINESS

Mr. Harrison stated the Board of Review met November 29, 2018 and will meet again in December. Hearing schedule is set for 30 appeals, which is a low number.

Mr. Harrison stated I will be retiring as of December 31, 2018. Carol Magnuson will oversee the office until the position is filled.

6. NEW BUSINESS

Mr. Harrison stated the Board of Review has three hearing dates scheduled for January 2019. Commercial/industrial hearings will be heard on the 14th; residential hearings will be on the 15th and Exelon on the 17th.

PLANNING & ZONING PORTION OF MEETING:

7. CONSIDERATION OF MONTHLY BILLS OF PLANNING & ZONING DEPARTMENT, AND ACTION

Mr. Reibel presented the monthly bills of the Planning & Zoning Department for consideration. Mr. Hopkins made a motion to approve the payment of the bills in the amount of \$146.97. Seconded by Mr. McKinney. The motion to approve carried by a voice vote.

8. OLD BUSINESS

Solar Farm Moratorium (Ordinance 2018-0808) and **Solar Ad Hoc Committee** recommendation(s).

Mr. Janes stated this topic is on the county board agenda. Discussion ensued regarding how a granted special use is applied to the land, not the property owner.

9. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#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.

Mr. Reibel reviewed the petition and stated there was no recommendation given from the Regional Planning Commission and it was approved 5 to 0 by the Zoning Board of Appeals. This site is adjacent to a previously approved site.

Mr. Smith made a motion to approve #15-18SU with the recommended ZBA conditions. Seconded by Mr. Fritz. Motion to approve carried via voice vote.

#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.

Mr. Reibel reviewed the petition and stated there was no recommendation given from the Regional Planning Commission and it was approved 3 to 2 with conditions by the Zoning Board of Appeals.

Mr. Hopkins made a motion to approve #18-18SU with the recommended ZBA conditions. Seconded by Mr. Asp. Motion to approve carried via voice vote.

#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.

Mr. Reibel reviewed the petition and stated there was no recommendation given from the Regional Planning Commission and it was denied 3 to 2 by the Zoning Board of Appeals.

Mr. Smith made a motion to deny #19-18SU. Seconded by Mr. Fritz. Motion to deny carried via voice vote.

#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

Mr. Reibel reviewed the petition and stated the petition has been recommended for approval by the Regional Planning Commission and the Zoning Board of Appeals.

Mr. Smith made a motion to approve 12-18AM. Seconded by Mr. Fritz. Motion to approve carried via voice vote.

#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 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.

Mr. Reibel reviewed the petition and stated the petition was denied 5 to 1 by the Regional Planning Commission and approved 4 to 0 with conditions by the Zoning Board of Appeals.

Mr. Hopkins made a motion to approve #20-18SU with the recommended ZBA conditions. Seconded by Mr. McKinney. Motion to approve carried unanimously via roll call vote.

#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

Mr. Reibel reviewed the petition and stated the petition was denied 4 to 2 by the Regional Planning Commission and there was no recommendation from the Zoning Board of Appeals - vote of 2 to 2.

Mr. Smith made a motion to refer #21-18SU back to the ZBA so that the ZBA may make findings and a recommendation with five members present. Seconded by Mr. Fritz. Motion to refer back to ZBA was approved by a roll call vote of 6 in favor and 1 opposed (Hopkins).

Mr. Reibel stated the county board needs to approve this request. If approved, a notice of the new ZBA hearing date will need to be published and all necessary parties notified. The next ZBA hearing date is January 24, 2019.

#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.

Mr. Reibel reviewed the petition and stated the petition was approved 6 to 0 by the
Regional Planning Commission and approved 4 to 0 with conditions by the Zoning Board
of Appeals.

Mr. Hopkins made a motion to approve #22-18SU with the recommended ZBA
conditions. Seconded by Mr. McKinney. Motion to approve carried via voice vote.

B. MOBILE HOME APPLICATIONS (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

C. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

There were no subdivision plats for consideration.

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

Mr. Reibel stated there are no new petitions for referral so the December meetings of the Regional
Planning Commission and Zoning Board of appeals have been cancelled.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no other business for consideration.

12. PUBLIC COMMENT

There was no public comment.

13. ADJOURN

Mr. Janes declared the meeting adjourned at 10:26 A.M. The next regular monthly meeting of the
Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, January 8,
2019 at 10:00 A.M.

Respectfully submitted,



Michael Reibel
Planning & Zoning Administrator