



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

**SUPERVISOR OF ASSESSMENTS AND  
PLANNING & ZONING COMMITTEE REPORT  
OCTOBER 9, 2018**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, October 9, 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 10:00 A.M. Roll call indicated all seven members of the Committee were present: Rick Fritz, Dan Janes, Tom Smith, Wayne Reising, Lyle Hopkins, Ron Colson, and Bruce McKinney. Mr. Janes declared a quorum.

2. READING AND APPROVAL OF REPORT OF SEPTEMBER 11, 2018 MEETING AS MINUTES

Mr. Janes asked for a motion regarding the report of the September 11, 2018 regular meeting. Mr. Reising made a motion to approve the report as presented; seconded by Mr. McKinney. The motion 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)

Mr. Janes stated there are no closed minutes for review.

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. The high amount this month is attributed to invoices from three county newspapers for the annual assessment publication, and a quarterly software license invoice. Mr. Colson made a motion to approve the payment of the bills in the amount of \$6,628.86; seconded by Mr. Fritz. The motion carried by a voice vote.

5. OLD BUSINESS

Mr. Harrison stated all township assessor changes were published in the local newspapers on September 20-21, and the deadline to file assessment appeals is October 22.

6. NEW BUSINESS

There was no new business for discussion.

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. McKinney made a motion to approve the payment of the bills in the amount of \$354.60; seconded by Mr. Hopkins. The motion carried by a voice vote.

8. OLD BUSINESS

There was no old business for discussion.

9. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

**#10-18 AMENDMENT - Rachel A. Davis Trust, 13779 W. White Oak Rd., Forrester, IL; and John R. & Kayla McKinney, 12521 E. High Rd., Davis Junction, 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, owned by both Rachel A. Davis Trust and John R. & Kayla McKinney:

Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 15 Scott Township 42N, R1E of the 3<sup>rd</sup> P.M., Ogle County, IL, 5.0 acres, more or less

Property Identification Number: Part of 11-15-200-012 & part of 11-15-200-016

Common Location: Adjacent to and easterly of 12521 E. High Rd.

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. Fritz made a motion to approve 10-18AM; seconded by Mr. Reising. Mr. Colson voiced concerns that this petition is placing a new house on prime farmland and will "lower the bar" for additional residential uses in the future. Motion 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

**#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 3<sup>rd</sup> 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., Forreston, 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 4<sup>th</sup> P.M., Ogle County, IL, 9.89 acres, more or less

Property Identification Number: 06-12-400-003

Common Location: 5500 N. Freeport Rd.

**#13-18 SPECIAL USE - FFP IL Community Solar, LLC %Go Mizoguchs, 100 Montgomery St., Ste. 725, San Francisco, CA and BME Ogle Farms, LLC % Michelle Bowers, Manager, 1954 1st Street, #122, Highland Park, IL** for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by BME Ogle Farms, LLC and being leased by FFP IL Community Solar, LLC:

Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 18 Scott Township 42 North, Range 1 East of the 3<sup>rd</sup> P.M., Ogle County, IL; and, part of the Fractional South Half (Fr. S ½) of Section 36 Marion Township 25 North, Range 11 East of the 4<sup>th</sup> P.M., Ogle County, IL, 89.56 Acres, more or less.

Property Identification Numbers: 05-36-300-006 and 11-18-100-003

Common Location: 7000 to 7107 Block of N. Stillman Road and 9000 to 9240 Block of E. Hales Corner Road

**#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 4<sup>th</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> 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. Hopkins made a motion to refer petitions to the ZBA for public hearing; seconded by Mr. Colson. Mr. Smith requested a roll call vote. The motion carried unanimously via roll call vote.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

*Swimming pool barrier requirements - automatic pool covers in lieu of barrier*

Mr. Janes stated a information packet was given to the committee to review last month regarding swimming pool barrier requirements. Mr. Reibel stated any change would require a text amendment. Discussion ensued. The Committee directed Mr. Reibel to draft a proposal for a text amendment to allow automatic swimming pool covers in lieu of a barrier.

**Solar Farm Moratorium (Ordinance 2018-0808) and Discussion on Ad Hoc Solar Farm Committee**

Mr. Janes stated the next meeting of the Ad Hoc Committee will be on Wednesday, October 10 at 5:30P.M. in the County Board Room. Mr. Colson added the purpose of the committee is to review our current procedure for processing solar farm applications and not about creating something new or discussing a specific site.

12. PUBLIC COMMENT

Mr. Hopkins stated public comment is not the time to discuss any petitions that are currently being processed. The time for presentations is at the Zoning Board of Appeals meeting and this committee can only consider information given under oath at that meeting.

Attorney Mike Shalbrack representing Mark and Dana Werckle asked how many solar petitions are currently being processed, what are the subsidies that the state is offering the solar farm

companies that are applying, and is there any cut-off of solar petitions. Mr. Reibel answered there are four (4) petitions currently being processed and we do not have a cut off date for accepting petitions.

Christine Youman, adjoining property owner to the solar farm proposed on Big Mound Road (#19-18SU) asked if information may be provided to the Zoning Board of Appeals in advance of the public hearing, and Mr. Reibel responded that all evidence must be presented to the Zoning Board of Appeals during the public hearing.

Toni Busser of Stillman Valley requested that the committee members to drive by the proposed solar farm sites to evaluate the area.

13. ADJOURN

Mr. Janes declared the meeting adjourned at 10:31 A.M.

The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, November 13 at 10:00 A.M.

Respectfully submitted,



Michael Reibel  
Planning & Zoning Administrator