



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

**SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
JULY 9, 2019**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, July 9, 2019 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 seven members of the Committee were present: Rick Fritz, Dan Janes, Wayne Reising, Lyle Hopkins, Stan Asp, Bruce McKinney and Tom Smith. Mr. Janes declared a quorum.

2. READING AND APPROVAL OF REPORT OF JUNE 11, 2019 MEETING AS MINUTES

Mr. Janes asked for a motion regarding the report of the June 11, 2019 regular meeting. Mr. Reising made a motion to approve the report as presented. Seconded by Mr. McKinney. 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

Ms. Magnuson presented the monthly bills to the Supervisor of Assessments for consideration. Mr. Hopkins made a motion to approve the payment of the bills in the total amount of \$3,424.11; seconded by Mr. McKinney. The motion to approve carried by a voice vote.

5. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Ms. Magnuson stated the Supervisor of Assessment position is still vacant, and there is an applicant that would be considered a good candidate. Discussion ensued regarding the interview process.

6. NEW BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Ms. Magnuson stated forms for reassessment notices have been ordered. Recent Board of Review appointee, Galen Bennett, is resigning due to a conflict of interest. Discussion ensued regarding possible replacement.

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. Asp made a motion to approve the payment of the bills in the amount of \$193.88; seconded by Mr. Smith. The motion to approve carried by a voice vote.

8. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no old business for consideration.

9. NEW BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no new business for consideration.

10. MOBILE HOME APPLICATIONS (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

11. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

“Huntley Woods Subdivision” Preliminary Plat (Ref: 12-18AM - CB approved 12/18/18)

Common Location: 1382 N. IL Rte. 2

Proposed Number of Lots: One (1)

Developer: Dallas Huntley

Surveyor/Engineer: Willett Hofmann

Mr. Reibel reviewed the preliminary plat with the Committee and recommended approval, stating that there were no recommendations or objections received from the Highway or Health Departments and the plat has been approved by the City of Oregon.

Mr. McKinney made a motion to approve “Huntley Woods Subdivision” Preliminary Plat; seconded by Mr. Reising. Motion carried via voice vote.

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

#5-19 Amendment - Troy & Cori Atchison, 3323 E. Brick Rd., Oregon, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to AG-1 Agricultural District on property described as follows, and owned by the petitioners:

G.L. 1 and part of G.L. 2 and 3 of the Northeast Fractional Quarter (NE Frac.1/4); and part of G.L 3 and 4 of the Northwest Fractional Quarter (NE Frac. 1/4), all in Section 6, Township 23 North, Range 11 East of the 4th P.M., Pine Rock Township, Ogle County, IL, 113.43 acres, more or less

Property Identification Number: 17-06-200-009

Common Location: 3323 E. Brick Rd.

#7-19 Special Use - Anthony S. Benesh & Timothy J. Benesh, 3923 N. River Rd., Oregon, IL for a Special Use in the AG-1 Agricultural District to allow excavation, extraction, mining, or quarrying of raw materials from the earth on property described as follows and owned by the petitioners:

Part of the South Half (S1/2) of Section 14 Township 24 North, Range 10 East of the 4th P.M., Rockvale Township, Ogle County, IL, 121.29 acres, more or less
Property Identification Number: 09-14-300-001
Common Location: 3923 N. River Rd.

Mr. McKinney made a motion to refer the above petitions to the ZBA for public hearing; seconded by Mr. Fritz. The motion carried via voice vote.

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Request of SunVest New Energy, LLC d/b/a SV CSG Davis Junction1, LLC for a 9-month extension of #8-18SU approved by the Ogle County Board on June 19, 2018

Property Identification Number: 11-15-200-016 & 11-15-200-010

Common Location: 6500 Block of N. Junction Rd.

Bill French, representing SunVest New Energy, stated last month we requested a 12 month extension and received a three month extension to allow us time to review the new solar farm special use conditions that were approved in January by the County Board. Mr. French stated that we have reviewed those conditions and have a few concerns that we would like to discuss

Mr. French reviewed and discussed several issues of concern with the new solar farm special use conditions: 1) Approval required by the municipality; 2) Requirement from IL Department of Agriculture is redundant as we already are required to enter into an Agricultural Impact Mitigation Agreement with the IL Department of Agriculture; 3) The noise level control standards are burdensome; 4) Endangered species consultation is already done with the IL Department of Natural Resources via EcoCat; 5) Visual screen requirement of within 1,000 feet, which is over 3 football fields, seems excessive (typically is 200 to 300 feet is more than adequate as the panels are only 7 to 9 feet tall); 6) Monitoring wells is an excessive requirement as solar panels are composed primarily of inert materials and do not leak toxic materials; 7) Cash escrow account at \$100,000 per MW for decommissioning and \$100,000 per MW for disposal in addition to a bond at 125% of the estimated decommissioning costs is extremely excessive. These projects have to be reevaluate every two years and this requirement is on top of it, so this is cash just sitting there in case no access to the bond funds; that this is an incredible burden.

Mr. Asp asked is the 125% bond equal to other counties. Mr. French answered yes, but not the additional cash escrow account, which would be \$400,000 for a typical 2 MW community solar garden project. Mr. Asp asked if any other county requires something similar, and Mr. French responded that he has seen no other county or municipality with such a requirement. Discussion ensued.

Mr. Hopkins stated when the 1.5 mile boundary from cities and villages was put into place it was for the county to take into consideration the recommendation of a municipality, but no way mandatory for approval of the request. Mr. Hopkins added that he has electrical converters within 150 feet from his house and the noise is not an issue; the 1,000 feet for screening is very excessive and well monitoring is not necessary; regarding the additional cash escrow fund requirement, this requirement is excessive.

Mr. Hopkins made a motion to approve the request of #8-18SU for SunVest New Energy for a 9 month extension (total of one year) as requested and with the originally approved conditions.

Seconded by Mr. Asp. Mr. Reibel read the roll, the votes being as follows: Asp - yes; Fritz - no; Reising - yes; Smith - no; Hopkins - yes; McKinney - yes; Janes - no. Mr. Janes declared the motion to approve a 9 month extension from September 2019 until June 2020 is approved by a roll call vote of 4 in favor and 3 opposed.

Committee Discussion: Recreational Cannabis (HB1438 - Cannabis Regulation and Tax Act)

Mr. Reibel reviewed his recommendations with the Committee.

Discussion ensued regarding the safety issues and getting input from the Sheriff department regarding monitoring and law enforcement.

Committee consensus is to study Mr. Reibel's recommendations and continue this discussion again next month.

Planning & Zoning Department FY2020 Budget Proposal

Mr. Reibel reviewed the Planning & Zoning Department FY2020 Budget Proposal. Committee consensus was to forward the proposed budget to the Executive Committee as presented.

Committee Discussion: Wind Farm Performance Standards

Mr. Reibel stated that he has been approached by Chris Green from Tri Global Energy of Dallas Texas, which is interested in developing a wind farm in Ogle County; Tri Global Energy is would like the county to consider adopting wind farm performance standards so there is more certainty regarding what the requirements will be before making a major investment. Mr. Reibel further stated that approximately five years ago a task force studies the issue for several months; a petition to amend the text of the Zoning Ordinance to add wind farm performance standards was made and the Zoning Board of Appeals (ZBA) held public hearings over the course of several months. Mr. Reibel continued that the ZBA recommended a set of performance standards to the County Board, but the County Board failed to adopt anything. The question to this Committee is do you want to take this issue up again, and attempt to add wind farm performance standards to the Zoning Ordinance? Mr. Reibel added that the adoption of performance standards would require a text amendment petition to be filed and a public hearing conducted by the ZBA before being acted upon by the County Board.

Mr. Chris Green, representing Tri Global Energy, was present and stated we have read the performance standards as recommended to the County Board by the ZBA and feel we can meet them with a few modifications:

1. Increase duration of the Special Use from 24 months to 36 months;
2. Increase in maximum allowable height of wind turbines to 750 feet;
3. Eliminate the wind turbine setback of 2.5 times the rotor diameter.

Mr. Green stated that we have interested land owners but before we incur an investment of 1 to 2 million dollars, we want an ordinance in place to know what the true rules are going to be; we do not want to have the rules changed mid-stream after so much has been invested.

Discussion ensued. Committee consensus is for Mr. Reibel to provide the existing performance standards to the committee for review and further discussion next month.

14. PUBLIC COMMENT

Mr. Smith stated Mr. Reibel is holding a zoning seminar next Thursday at 6:00 P.M. after the RPC meeting.

15. ADJOURN

Mr. Janes declared the meeting adjourned at 11:19A.M.

The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, August 13, 2019 at 10:00 A.M.

Respectfully submitted,



Michael Reibel
Planning & Zoning Administrator