



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

**SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
SEPTEMBER 10, 2019**

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

- Election of Vice-Chairman

Mr. McKinney nominated Lyle Hopkins for Vice Chairman. Seconded by Mr. Reising. Mr. Janes nominated Mr. Smith for Vice Chairman. Seconded by Mr. Smith. Mr. Janes moved to close the nominations. Seconded by Mr. Reising. Motion to close the nominations carried via voice vote.

Mr. Fritz asked for a roll call vote on the nomination of Mr. Hopkins. Mr. Asp - yes; Mr. Hopkins - yes; Mr. Reising - yes; Mr. McKinney - yes; Mr. Janes - no; Mr. Smith - no; Mr. Fritz - no. The motion to appoint Mr. Hopkins as Vice Chairman is approved 4 to 3.

2. READING AND APPROVAL OF REPORT OF AUGUST 13, 2019 MEETING AS MINUTES

Mr. Fritz asked for a motion regarding the report of the August 13, 2019 regular meeting. Mr. Janes 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 \$4,076.36; seconded by Mr. McKinney. The motion to approve carried by a voice vote.

5. OLD BUSINESS

Equal Pay Act wage adjustment for workers (9/5/19)

Ms. Magnuson presented the Committee with a report of the proposed wage adjustments for the Supervisor of Assessment personnel. Discussion ensued regarding the changes in job descriptions and wage discrepancies. Ms. Magnuson stated she had received approval for the wage increase of Tricia Black and Shelley Morrison for the 2018-2019 budget year from the Personnel & Salary Committee and is requesting permission to present these proposed adjustments to the Finance Committee. Ms. Magnuson presented a copy of the of the Personnel and Salary Committee Minutes and discussion ensued. Mr. McKinney made a motion to approve the request of Ms. Magnuson to forward the wage adjustment request to the Finance Committee. Seconded by Mr. Hopkins. Motion carries via voice vote.

6. NEW BUSINESS

Ms. Magnuson introduced Mr. Ron Kane as the new Supervisor of Assessment. Mr. Kane was formerly the Supervisor of Assessments for Stephenson and Jo Davies counties. His official start date is October 1, 2019.

PLANNING & ZONING PORTION OF MEETING:

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

Mr. Adams 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 \$239.57; seconded by Mr. Hopkins. 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)

There were no subdivision plats for consideration.

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

#7-19 AMENDMENT - Wayne C. Ehmen, Trustee, 15763 E. Royster Lane, Monroe Center, IL; and Love's Travel Stops & Country Stores, Inc., % Chad Bruner, 10601 N. Pennsylvania Ave., Oklahoma City, OK for an Amendment to the Zoning District to rezone that part of the subject parcel currently zoned AG-1 Agricultural District to B-3 Restricted Interstate Highway Area Business District on property described as follows, owned by Wayne C. Ehmen; and being purchased by Love's Travel Stops & Country Stores, Inc.:

Part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 20, Township 42 North, Range 2 East of the 3rd Principal Meridian, Monroe Township, Ogle County, IL, 35.2314 acres, more or less
Property Identification Number: Part of 12-20-400-006
Common Location: South East Corner of I-39 & IL Rte. 72

#9-19 SPECIAL USE - Wayne C. Ehmen Trust, Wayne C. Ehmen, Trustee , 15763 E. Royster Lane, Monroe Center, IL; and Love's Travel Stops & Country Stores, Inc., % Chad Bruner, 10601 N. Pennsylvania Ave., Oklahoma City, OK for a Special Use in the B-3 Restricted Interstate Highway Area Business District to allow construction of an automobile service station, including a convenience store, fast food restaurant with drive-thru, tire service shop, auto and semi fueling canopies, underground fuel tanks, and all associated parking areas, on property described as follows, owned by Wayne C. Ehmen; and being purchased by Love's Travel Stops & Country Stores, Inc.:

Part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 20, Township 42 North, Range 2 East of the 3rd Principal Meridian, Monroe Township, Ogle County, IL, 35.2314 acres, more or less
Property Identification Number: Part of 12-20-400-006

Discussion ensued regarding the site location, annexation into Monroe Center and possible locations for well & septic.

#8-19 AMENDMENT - Dan Terhark, 3997 N. Pear Rd., Polo, 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 petitioner:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 3.387 acres, more or less
Property Identification Number: Part of 05-27-300-011
Common Location: 8248 N. Kishwaukee Rd.

Mr. Adams stated regarding #8-19AM, due to the soils being unsuitable for a conventional septic system, this request is being revised from a 3.387 acre parcel to a minimum 5 acre parcel to meet the requirements of the *Ogle County Subdivision Regulations*. Since the notices were already sent out and published in the newspapers, the petition must still be referred to the Zoning Board of Appeals. Mr. Terhark will be asking the Zoning Board of Appeals to postpone their decision for one month to allow him to revise the petition.

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

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Boundary Law Intent and surveyor margin of error: How the term More or Less may pertain to existing parcels (9/5/19)

Mr. Adams stated he had received a request to rezone a parcel from R-2 Single-Family Residential District to R-1 Rural Residential District. The parcel in question is 2.98 acres as surveyed and does not meet the 3 acre minimum for R-1. Mr. Adams gave a brief history of the parcel and offered different options to proceed with the request of rezoning, including leaving the acreage as is and make a note that the site is a non-conforming property but it complies with the intent of the 3 acre minimum when they apply to rezone; or have them apply for an administrative variation to allow the rezoning on 2.98 acres in lieu of 3 acres as required. Discussion ensued. Mr. Janes made a motion to allow the petitioners to apply for an administrative variation. Seconded by Mr. Hopkins. Motion carries via voice vote.

14. PUBLIC COMMENT

Mr. Tom Smith stated he received a letter from a constituent in White Rock Township asking for Ogle County to not allow the distribution of recreational marijuana. Discussion ensued regarding feedback from other townships and whether or not it will be a deterrent to the County.

15. ADJOURN

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

Respectfully submitted,



Harry Adams
Planning & Zoning Administrator