

Ogle County Zoning Board of Appeals

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ZONING BOARD OF APPEALS AGENDA NOVEMBER 29, 2018

A meeting of the Ogle County Zoning Board of Appeals will be held on Thursday, November 29, 2018 at 6:00 P.M. at 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 MINUTES OF PREVIOUS MEETING
3. HEARINGS

#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 3rd 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 4th 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

#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.

4. UNFINISHED BUSINESS
5. NEW BUSINESS
6. ADJOURNMENT (Next meetings Thursday, December 27, 2018 at 6:00 P.M.)