



Laura J. Cook
Ogle County Clerk & Recorder

November 15, 2018

The Ogle County Board, at their regular meeting held on Tuesday, September 25, 2018, Janes presents #10-18 AMENDMENT - Rachel A. Davis Trust, 13779 W. White Oak Rd., Forreston, 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 3rd P.M., Ogle County, IL, 5.0 acres, more or less - P.I.N.: Part of 11-15-200-012 & part of 11-15-200-016 Common Location: Adjacent to and easterly of 12521 E. High Rd.

Janes moves to approve – O-2018-1001 as presented and Sulser seconds.

The motion carries. (Placed on file)



Laura J. Cook

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Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

District to R-1 Rural Residence District on property located adjacent to and easterly of 12521 E. High Road in Scott Township and legally described as shown in Exhibit "A" attached hereto, is hereby approved and the Ogle County Zoning Map shall be amended to reflect said zone change.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

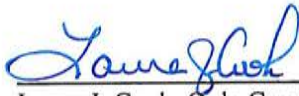
SECTION FOUR: Failure of the owners of other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 16-9-10 of the *Ogle County Amendatory Zoning Ordinance*.

PASSED BY THE COUNTY BOARD THIS 16TH DAY OF OCTOBER 2018 A.D.



Kim P. Gouker, Chairman of the Ogle County Board

ATTEST:



Laura J. Cook, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board



EXHIBIT "A"
LEGAL DESCRIPTION

Part of the NE ¼ of Section 15, Township 42 N, Range 1 E of the 4th PM situated in the County of Ogle, State of Illinois:

Commencing at the Northwest Corner of the existing parcel identified as PIN 11-15-200-012, thence along said parcel's north property line N 89 degrees 23' 12" E a distance of 200 feet to the Northeast Corner of said parcel; thence continuing east along an extension of the previous line a distance of 250 feet to a point; thence south along a line bearing N 01 degree 21' 26" W a distance of 485' to a point; thence west along a line bearing N 89 degrees 23' 12" E a distance of 450 feet to a point on the west line of the aforementioned parcel; thence N 01 degree 21' 26" W a distance of 485 feet to the point of beginning, consisting of 5.0 acres.

Parcel Identification Numbers: Part of 11-15-200-012 and part of 11-15-200-016

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

EXHIBIT "B"

**FINDINGS OF FACT AND RECOMMENDATION
OF THE ZONING BOARD OF APPEALS**

Ogle County Zoning Board of Appeals

911 Pines Road
Oregon, IL 61061
815.732.1190
Fax: 815.732.3709

FINDINGS OF FACT AND RECOMMENDATION OF THE OGLE COUNTY ZONING BOARD OF APPEALS

This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of Rachel A. Davis Trust, 13779 W. White Oak Rd., Forreston, IL and John R. & Kayla McKinney, 12521 E. High Rd., Davis Junction, IL in case #10-18AM. The applicants are requesting a Map Amendment to change the zoning classification from AG-1 Agricultural District to R-1 Rural Residence District on part of Parcel Identification No. 11-15-200-012 and part of Parcel Identification No. 11-15-200-016, a 5.00-acre parcel of land located in part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 15, T42N, R1E of the 3rd P.M., Scott Township, Ogle County, IL and located adjacent to and easterly of 12521 E. High Road.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on September 27, 2018 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation(s) as follows:

SITE INFORMATION: See Staff Report (attached herewith).

ANALYSIS OF SIX STANDARDS: After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 16-9-7G (Report by Zoning Board of Appeals) of the *Ogle County Amendatory Zoning Ordinance* that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed amendment will allow development that is compatible with existing uses and zoning of nearby property. **There are two other non-farm residential parcels within 1/4 mile of the site, and the site is less than 2,000 feet from the Village of Davis Junction. Standard met.**
2. That the County of Ogle and other service providers will be able to provide adequate public facilities and services to the property (including, but not necessarily limited to, schools, police and fire protection, roads and highways, water supply and sewage disposal), while maintaining adequate public facilities and levels of service to existing development. **Residential use of the site will not create a burden on the County of Ogle and other public service providers due to the low intensity of development proposed. Standard met.**
3. That the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject site or on the environment, including air, noise, stormwater management, wildlife and natural resources. **Evidence indicates that no adverse impacts on other property or significant impact on the environment will result from the proposed map amendment. Standard met.**
4. That the subject property is suitable for the proposed zoning classification. **The site is suitable for the R-1 zoning district due to its compatibility with the established non-farm residential uses in the immediate vicinity, its location within 1.5 miles of the Village of Davis Junction, and the fact that it meets the lot size and width requirements. Standard met.**

5. That the proposed zoning classification is consistent with the trend of development, if any, in the general area of the subject property including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification. **The proposed zoning classification of R-1 Rural Residence District is consistent with this trend of development in the general area. Standard met.**

6. That the proposed amendment is consistent with the public interest and not solely for the interest of the applicant, giving due consideration to the stated purpose and intent of the Amendatory Zoning Ordinance as set forth in Division 1 therein, the Land Evaluation and Site Assessment (LESA) findings (if applicable), and the recommendation(s) of the Ogle County Regional Planning Commission with respect to the *Ogle County Amendatory Comprehensive Plan*. **The proposed amendment is consistent with the public interest and not solely for the interest of the applicant. The Zoning Board of Appeals has given due consideration that the Regional Planning Commission has recommended approval. Standard met.**

RECOMMENDATION: We find that the proposed map amendment requested meets all the standards for recommending granting as found in Section 16-9-7G of the *Ogle County Amendatory Zoning Ordinance* and that such request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the zoning district classification of the property described above be changed from AG-1 Agricultural District to R-1 Rural Residence District.

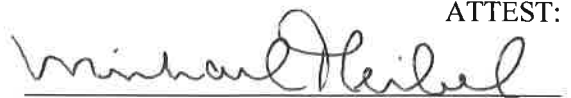
ROLL CALL VOTE: The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 27th day of September 2018 by the Ogle County Zoning Board of Appeals.

Randy Ocken
David Williams
Paul Soderholm
Mark Hayes
Cody Considine

Randy Ocken, Chairman

ATTEST:



Michael Reibel, Secretary

O-2018-1002

Whereas, the Ogle County Board adopted O-2011-1008:

AN ORDINANCE AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES OF OGLE COUNTY, ILLINOIS, TO INCORPORATE A DIVISION 4, PROVIDING FOR THE SEIZURE AND IMPOUNDMENT OF VEHICLES USED IN CONNECTION WITH CERTAIN OFFENSES, THE IMPOSITION OF AN ADMINISTRATIVE FEE FOR THE RELEASE OF SUCH VEHICLES, AND IMPLEMENTATION OF ADMINISTRATIVE REVIEW OF SUCH ADMINISTRATIVE FEES.

Whereas, the Ogle County Board would like to amend Section 12-4-6: Administrative Fee:

An Administrative Fee in the amount of Three Hundred Fifty Dollars (\$350.00) shall be imposed on the Registered Owner or Lessee of any Motor Vehicle impounded under this Division.

Whereas, the Ogle County Board presents to amend to Section 12-4-6: Administrative Fee:

An Administrative Fee in the amount of Five Hundred Dollars (\$500.00) shall be imposed on the Registered Owner or Lessee of any Motor Vehicle impounded under this Division.

Whereas, the Ogle County Board would like to amend Section 12-4-16: Abandoned Vehicles:

Vehicles not retrieved from the towing facility or storage facility within 35 days after the Administrative Hearing Officer issues a written decision shall be deemed abandoned and disposed of in accordance with the provisions of Article II of Chapter 4 of the Illinois Vehicle Code.

Whereas, the Ogle County Board presents to amend to Section 12-4-16: Abandoned Vehicles:

Vehicles not retrieved from the towing facility or storage facility within 10 days after the vehicle was impounded with no payment being received or from the date a written decision was made by a Administrative Hearing Officer shall be deemed abandoned and disposed of in accordance with the provisions of Article II of Chapter 4 of the Illinois Vehicle Code.

THEREFORE, BE IT RESOLVED, that the Ogle County Board adopts the amendment to Section 12-4-6: Administrative Fee and Section 12-4-16: Abandoned Vehicles as presented at the October 16, 2018 Ogle County Board meeting.

Approved by the Ogle County Board on October 16, 2018.



Kim P. Gouker, Chairman



Laura J Cook, Ogle County Clerk

