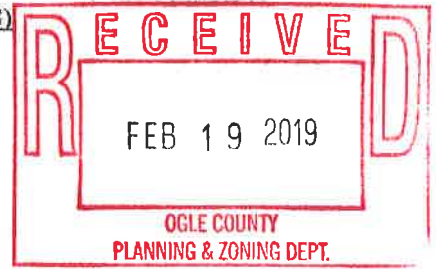


#1-19AM

APPLICATION FOR MAP AMENDMENT (REZONING)



TO: ZONING BOARD OF APPEALS
c/o Ogle County Planning & Zoning Department
Ogle County Courthouse Annex South
911 W. Pines Rd.
Oregon, IL 61061

NOW COME Terry Eller and Kevin Eller and represent
that he/she/they are the (record owner[s]/record owner[s] and contract purchasers --choose one) of the following
described real estate, to-wit:

Lots Seven (7) and Eight (8) excepting the East Forty (40)
feet thereof in Block Two (2) in the Original Town of Holcomb,
situated in the County of Ogle and State of Illinois.

*Scott Tap. - D#1 - Rachelle #212 + King #144
Lynn-Scott Fine*

PIN: 11-34-481-005 *Lot B, Blk 2 - Village of Holcomb*

Address of Subject Property: 107 ~~W.~~ Caroline Street, Holcomb, IL

That the above property is currently zoned: B-1

That the current use of the property is: Residential

That under said current zoning classification, the petitioners are prohibited from installing and operating therein the
following uses(s), of which he/she/they are desirous:

Current use is residential but needs to be zoned residential.

The property will not qualify for residential loan while zoned
as business.

That the applicants feel that their proposed use(s) are justified in that: As currently zoned,

the home could not be rebuilt in the event of a total loss.

The current zoning is not consistent with the use.

That the petitioner(s) have read and are familiar with each of the standards for a Map Amendment contained in the
Ogle County Amendatory Zoning Ordinance and believe this request meets each and all of these standards.

\$500 FILING FEE

PAID

2/19/2019

Rec't No. 435666

WHEREAS, your petitioners pray that your Honorable Body, pursuant to the applicable rules and regulations, will hold a public hearing as provided for by Stature and County Ordinance, and as a result of said hearing, recommend to the County Board of Ogle County, Illinois that the Ogle County Amendatory Zoning Ordinance be so amended as to modify the use(s) to which the above described property may be put by rezoning said property from the present

Business (B-1)

to Single Family Residential (R-2)

Terry Eller
Terry Eller

Signature(s)

13902 Greenville Road

Address(es)

Hopkinsville, KY 42240

City, State, ZIP

(815) 509-5680

Phone

Dated at Hopkinsville, Kentucky, Illinois this 7 Day of February, 20 19.

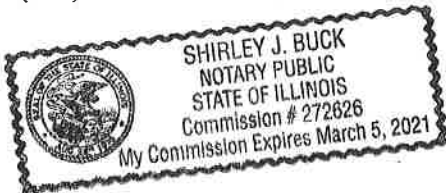
State of Illinois)

County of Ogle)

I, Shirley J. Buck, a Notary Public in and for the County and State aforesaid, do hereby certify that Terry Eller, personally known to me is/are the person(s) who executed the foregoing instrument bearing the date of 2-7-19 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th Day of February, 20 19.

(Seal)



My Commission expires 3-5-21

Shirley J. Buck

WHEREAS, your petitioners pray that your Honorable Body, pursuant to the applicable rules and regulations, will hold a public hearing as provided for by Stature and County Ordinance, and as a result of said hearing, recommend to the County Board of Ogle County, Illinois that the Ogle County Amendatory Zoning Ordinance be so amended as to modify the use(s) to which the above described property may be put by rezoning said property from the present

Business (B-1)

to Single Family Residential (R-2)

Kevin M Eller

Kevin Eller Signature(s)

107 W. Caroline Street

Address(es)

Holcomb, IL 61043

City, State, ZIP

(815) 319-0292

Phone

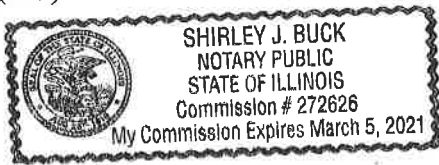
Dated at Hopkiville Kentucky, Illinois this 7 Day of February, 2019.

State of Illinois)
County of Ogle)

I, Shirley J. Buck, a Notary Public in and for the County and State aforesaid, do hereby certify that Kevin Eller, personally known to me is/are the person(s) who executed the foregoing instrument bearing the date of 2-7-19 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th Day of February, 2019.

(Seal)



My Commission expires 3-5-21

Shirley J. Buck

Ogle County Zoning Board of Appeals



911 Pines Rd.
Oregon, IL 61061
(815) 732-1190
Fax: (815) 732-3709
www.oglecounty.org

**PUBLIC NOTICE
ZONING BOARD OF APPEALS**

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

Public Notice is hereby given to all persons in Scott Township that a Public Hearing will be held March 28, 2019 at 6:00 P.M. in the County Board Room, 3rd floor of the Ogle County Courthouse, Oregon, Illinois, to consider the request filed February 19, 2019 of Terry Eller, 13902 Greenville Rd., Hopkinsville, KY and Kevin Eller, 107 Caroline St., Holcomb, 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, owned by Terry Eller and being purchased by Kevin Eller:

Lots 7 and 8 excepting the East 40 feet thereof in Block 2 in the Original Town of Holcomb, part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 34, T42N, R1E of the 3rd P.M., Scott Township, Ogle County IL
Property Identification Number: 11-34-481-005
Common Location: 107 Caroline St.

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Ogle County Planning & Zoning Department no later than five (5) business days before the date of the hearing. The application for this rezoning is on file with detailed description and available for examination at the Planning & Zoning Department, 911 Pines Rd., Oregon, Illinois.

ZONING BOARD OF APPEALS

RANDY OCKEN, Chairman

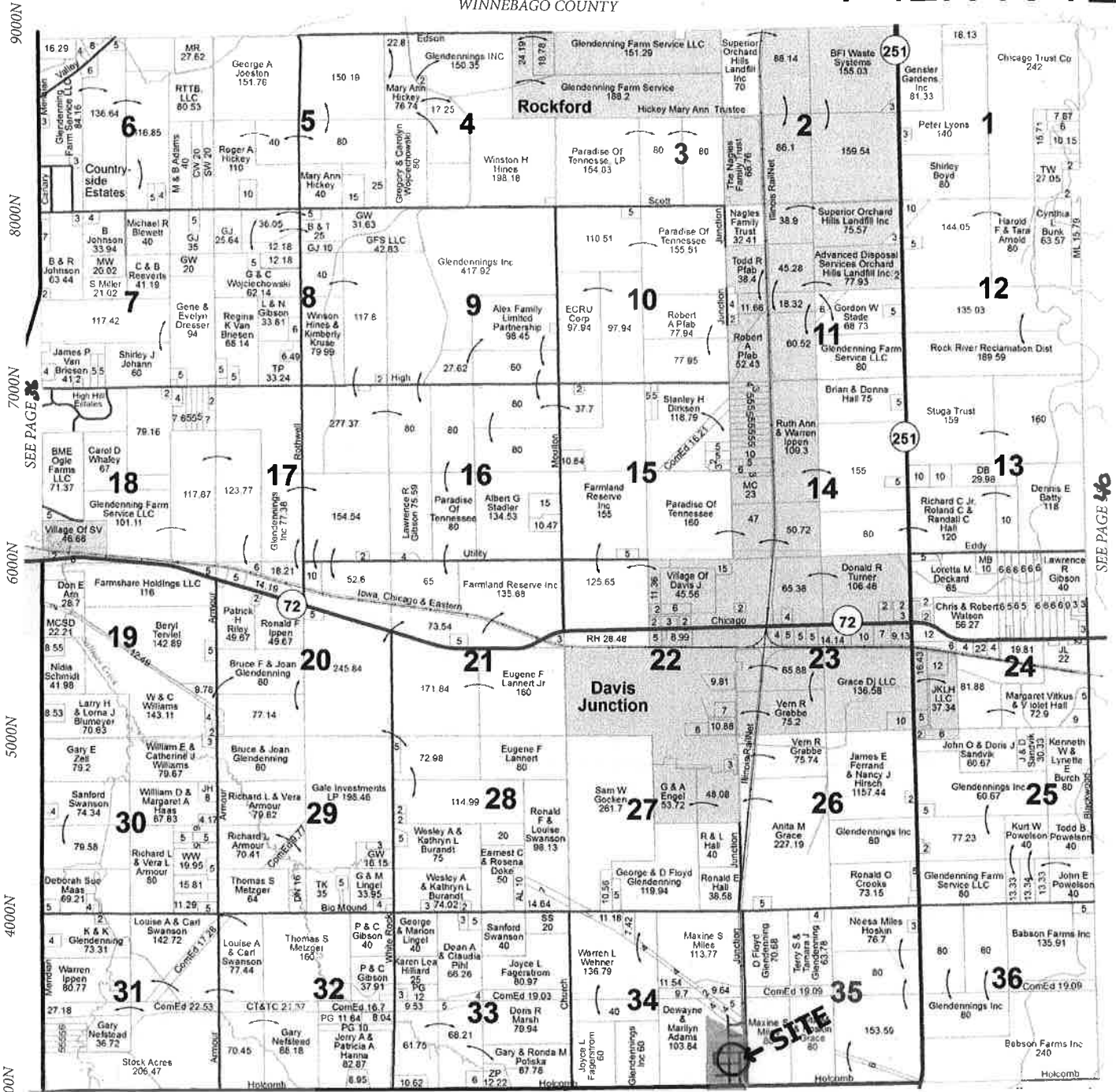
Dated at Oregon, Illinois
this 19th day of February 2019

#1-19AM

SCOTT

WINNEBAGO COUNTY

T 42N R 1E



#1-19 AMENDMENT - ELLER
Rezone B-1 Business District to
R-2 Single-Family Residence District
Common Location: 107 W. Caroline St.
Sec. 34, Scott Twp.



Petition No. 1-19AM

Terry Eller, 13902 Greenville Rd., Hopkinsville, KY and

Kevin Eller, 107 Caroline St., Holcomb, IL

Map Amendment: Rezone from B-1 Business Dist. to R-2 Single-Family Res. Dist.

CONCEPT PLAN

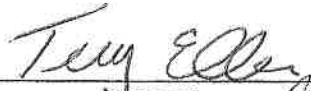
PROPERTY ADDRESS: 107 W. Caroline Street, Holcomb, Illinois, County of Ogle
PIN: 11-34-481-005


1. The dimensions of the property are 92' x 123.75'.
2. The property is located on the north side of Caroline Street between North First Street and North Second Street.
3. The only existing structure on the site is one house with an attached garage.
4. The property is currently zoned B-1. The proposed zoning is R-2.
5. The existing use is residential and is improved with a single family residence.
6. Owners of adjacent property: The old Holcomb Fire Department building is directly adjacent to the east and is owned by petitioner, Terry Eller. The properties directly to the west and directly across the street are owned by Michael Seaworth. Sally Hollingsworth is the owner of the home immediately to the north of the old Fire Department.
7. The properties to the north are zoned R-2. The properties immediately adjacent to the east and west and across the street are B-1.
8. The site is not located within 1.5 miles of an incorporated city or village. Holcomb is an unincorporated community.
9. Taxing District:
 - A. County of Ogle.
 - B. Lynnville-Scott-White Rock Fire District.
 - C. Rochelle Township High School.
 - D. Kings grade school.
 - E. Kishwaukee College.
 - F. Scott Township Road District.
 - G. The Town of Scott.

10. The property is served by a well and septic. Both are located on the property. The septic is used only by the property. The well serves the property at 107 and 103 Caroline.

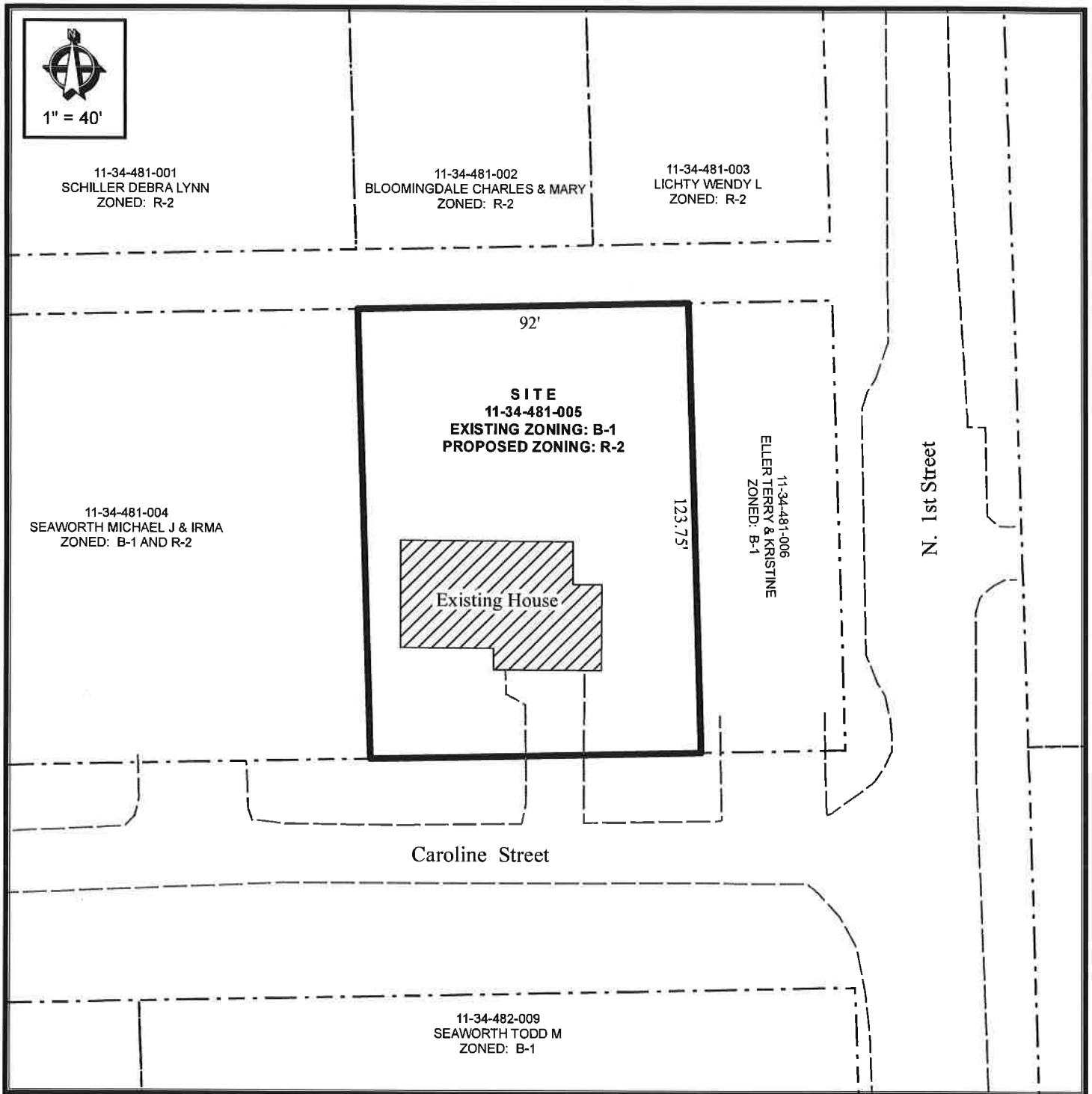
Attached is the last Deed recorded on this property showing the property held in the name of Terry Eller.

This petition does not request or contemplate the subdivision of any existing parcels.



TERRY ELLER


KEVIN ELLER



Site Plan
107 W. Caroline Street, Holcomb, IL
PIN 11-34-481-05