

APPLICATION FOR SPECIAL USE PERMIT

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

NOW COME SHIRLEY J. JOHANN TRUST No. 96 AND TODD M. & MARY R. DEURIES 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:

SEE ATTACHED LEGAL DESCRIPTION
Scott Plan Comm. Scott Twp - Dist #1 SV Fines Meridian #223
Marion Twp - Dist #5 SV Fines Meridian #223 - Marion Plan. Comm.
PIN: PART OF 11-07-300-001 AND PART OF 05-36-179-001

Address of Subject Property: 7485 N. STILLMAN RD.

That the above property is currently zoned: AG-1

That the current use of the property is: VACANT FARM BUILDINGS

That under said current zoning classification, the petitioners are prohibited (without a Special Use Permit or without a Special Use Permit and map amendment) from installing and operating therein the following uses(s), of which he/she/they are desirous:

CONSTRUCTING A DWELLING ON A ± 4-ACRE PARCEL SEPARATED FROM A FARM

That the applicants feel that their proposed use(s) are justified in that: A HOUSE EXISTED ON THE SITE ± 10 YEARS AGO, THERE ARE EXISTING BUILDINGS, AND NO FARM LAND WILL BE IMPACTED.

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

#500⁰⁰ FILING FEE
PAID
2/19/2019
RECT NO. 435668

WHEREAS, your petitioners pray that your Honorable Body, pursuant to the applicable rules and regulations, will hold a public hearing as provided for by Statute and County Ordinance, and as a result of said hearing, recommend to the County Board of Ogle County, Illinois that the a Special Use Permit be granted to permit:

A SINGLE-FAMILY DWELLING ON A PARCEL TO BE SEPARATED FROM A FARM
on the above described property.

[Handwritten Signatures]
Signature(s)

7634 E. Wildwood Rd.
Address(es)

Stillman Valley, IL 61084
City, State, ZIP

(815) 703-7356 (815) 904-4060
Phone

Dated at Byron, Ogle County, Illinois this 19 Day of February, 2019.

State of Illinois)
County of Ogle)

I, Cami L Reese, a Notary Public in and for the County and State aforesaid, do hereby certify that Mary R. DeVries and Todd M. DeVries, personally known to me is/are the person(s) who executed the foregoing instrument bearing the date of Feb. 19, 2019 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 19th Day of February, 2019.

(Seal)

My Commission expires 5/24/22

Cami Reese



WHEREAS, your petitioners pray that your Honorable Body, pursuant to the applicable rules and regulations, will hold a public hearing as provided for by Statute and County Ordinance, and as a result of said hearing, recommend to the County Board of Ogle County, Illinois that the a Special Use Permit be granted to permit:

A SINGLE-FAMILY DWELLING ON A PARCEL TO BE SEPARATED FROM A FARM
on the above described property.

Shirley J. Johann Trustee
Signature(s)

7492 N. Stillman Rd
Address(es)

Stillman Valley, IL 61084
City, State, ZIP

815-645-2616
Phone

Dated at Stillman Valley, Illinois this 19th Day of February, 2019.

State of Illinois)
)
County of Ogle)

I, Melissa S Morphey, a Notary Public in and for the County and State aforesaid, do hereby certify that Shirley Johann, Trustee, personally known to me is/are the person(s) who executed the foregoing instrument bearing the date of 2/19/19 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 19th Day of February, 2019.

(Seal)

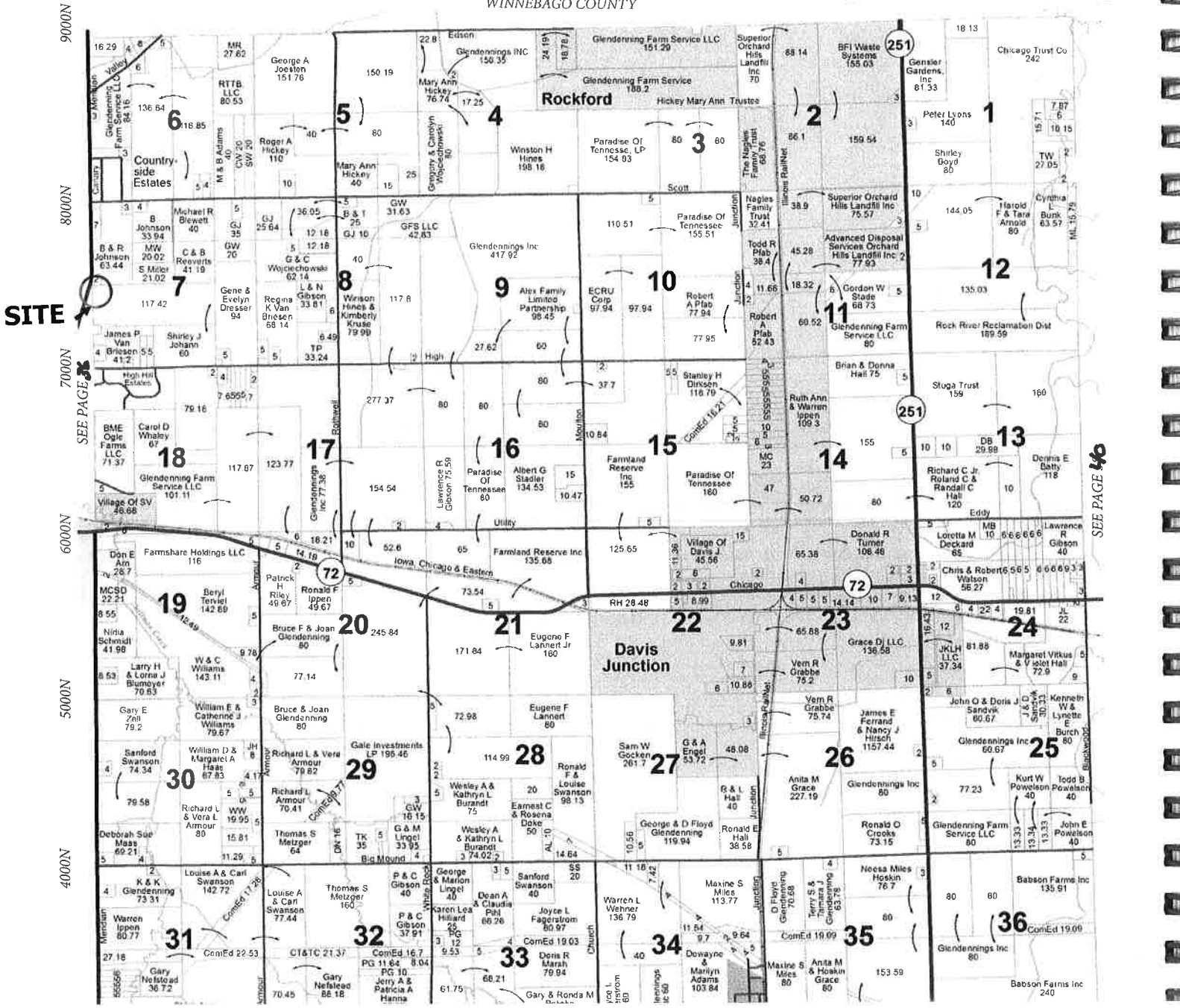


My Commission expires 12-11-19
Morphey

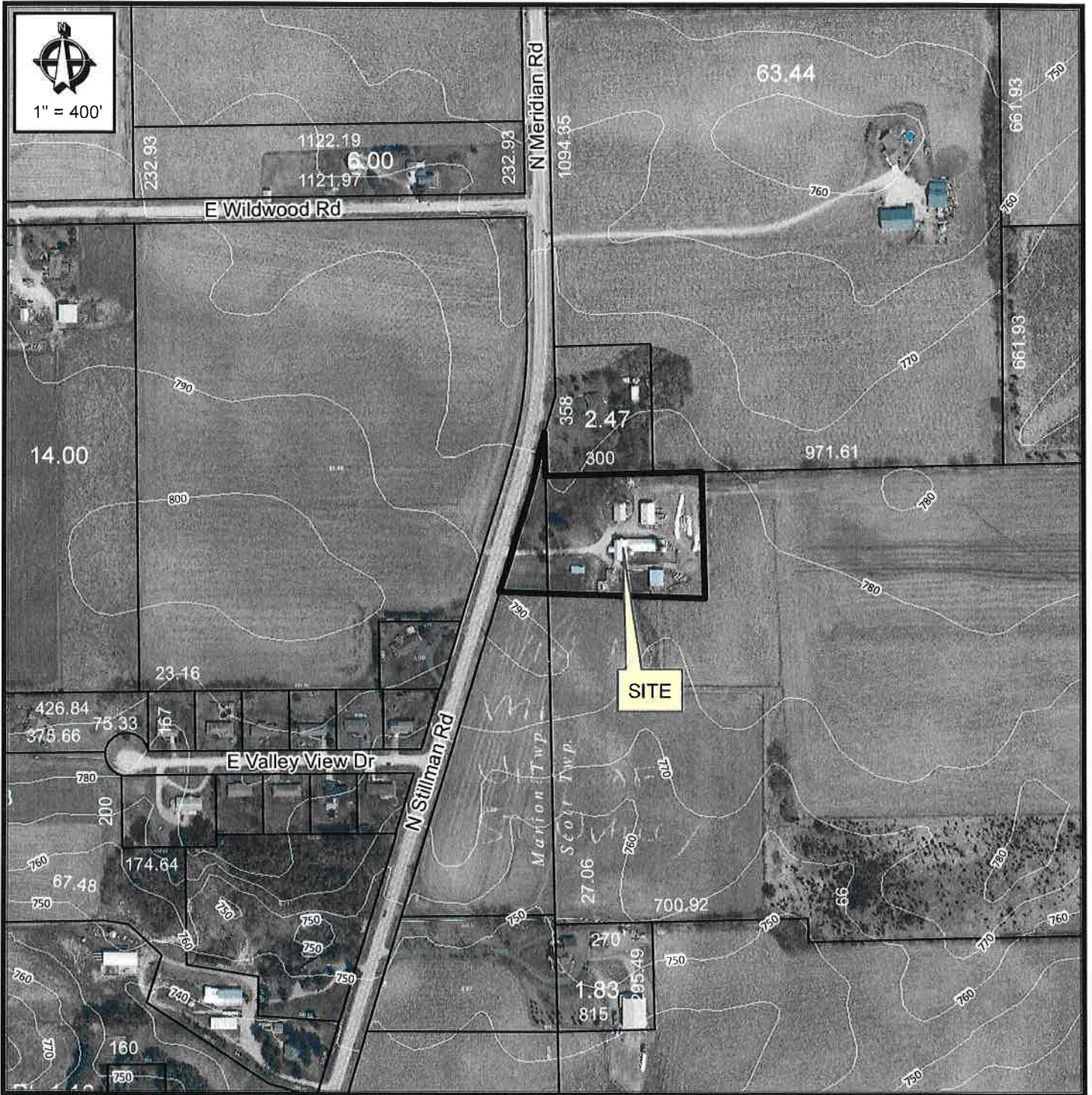
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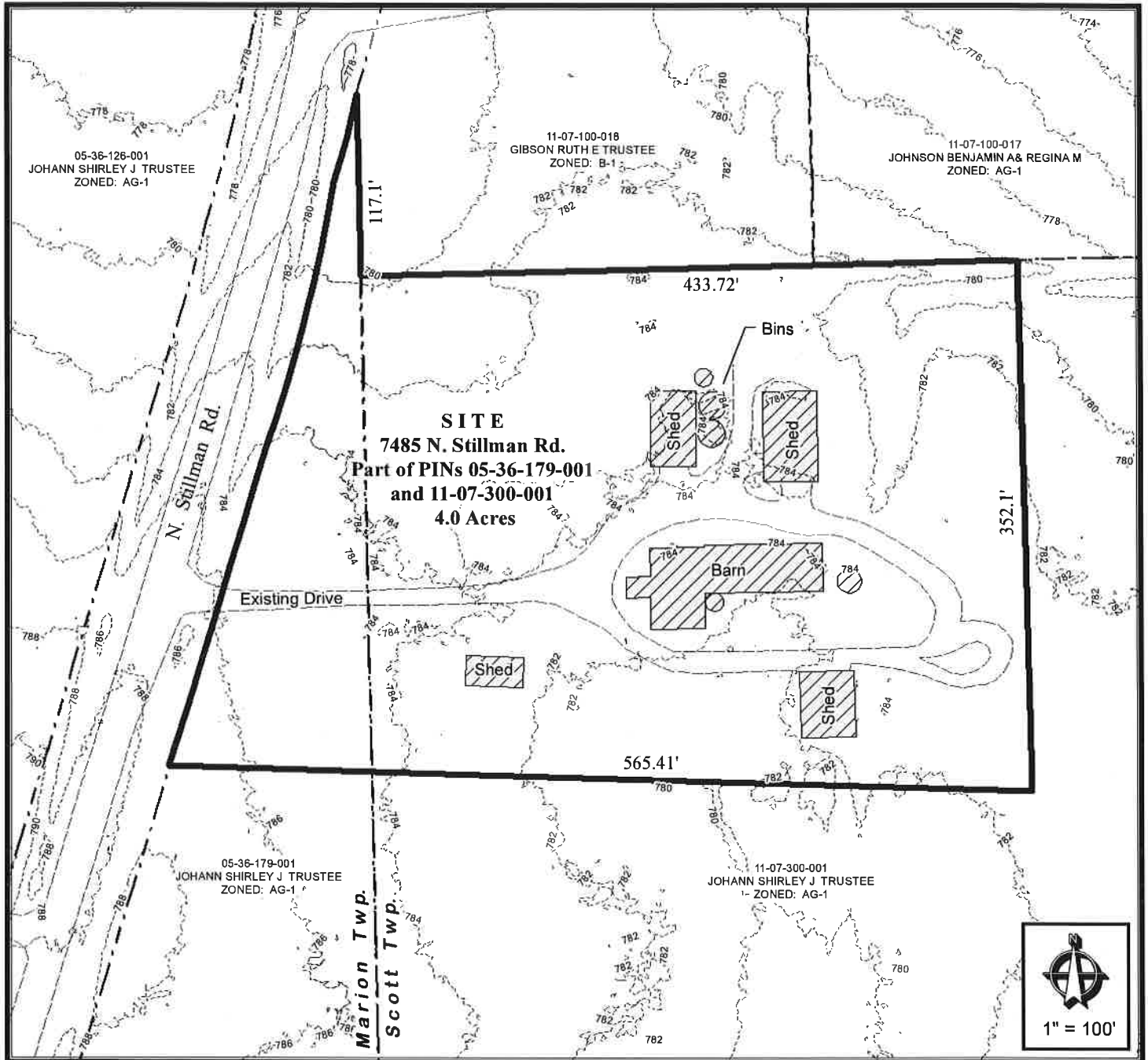


#3-19 SPECIAL USE - DEVRIES/JOHANN
Allow construction of a Single-Family dwelling in the AG-1 Agricultural District on an approximately 4 acre parcel separated from a farm
Common Location: 7485 N. Stillman Rd.
Sec. 07, Scott Twp. & Sec. 36 Marion Twp.



Petition #2-19SU

Shirley J. Johann Trust No. 96, %Shirley J. Johann, Trustee, 7492 N. Stillman Rd., Stillman Valley, IL; and
 Todd M. & Mary R. DeVries, 7634 E. Wildwood Rd., Stillman Valley, IL
 Special Use in the AG-1 Agricultural District to allow a single-family
 dwelling on a parcel to be divided and set aside from a farm



February 2019

CONCEPT PLAN

Todd & Mary Devries
Shirley J. Johann Trust No. 96

- > Existing zoning = AG-1
- > Proposed zoning = Special Use - construct dwelling on +/-4 acres where existence of man-made or natural physical features serve as barriers to agricultural use on a majority of the property.
- > There are no mapped floodplains or wetlands on site.
- > Site is within 1.5 mile of the Village of Stillman Valley.
- > Site to be served by private, on-site well and septic system.
- > Taxing Districts: Ogle County, Marion Twp., Scott Twp., Meridian CUSD #223, Stillman Fire Dist., Julia Hull Library Dist., Rock Valley College Dist.