

# Ogle County Planning & Zoning Department

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COPY

## STAFF REPORT

**To: Zoning Board of Appeals**

**File #1-19AM**

**Date: March 11, 2019**

**Prepared By: Michael Reibel**

### ***GENERAL INFORMATION:***

<b>Applicant:</b>	Terry Eller, 13902 Greenville Rd., Hopkinsville, KY and Kevin Eller, 107 Caroline St., Holcomb, IL
<b>Status of Applicant:</b>	Terry Eller = Owner Kevin Eller = Contractual purchaser
<b>Requested Action:</b>	Map Amendment
<b>Purpose:</b>	Rezone from B-1 Business District to R-2 Single Family Residence District
<b>Location:</b>	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 (located on the north side of Caroline Street in Holcomb, beginning 132 feet east of 2 <sup>nd</sup> Street). Common Location: 107 Caroline St.
<b>Size:</b>	92' x 123.75' (11,385 square feet / 0.26 acre)
<b>Existing Land Use:</b>	Residential
<b>Surrounding Land Use and Zoning:</b>	The site is located within an area that contains a mixture of commercial, industrial and residential uses. Land to the north is in residential use zoned R-2; land to the west is in residential use zoned B-1 and R-2; land to the south is in commercial use zoned B-2; land to the east is in commercial use zoned B-1.

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**Comprehensive Plan:**

The site is within 1.5 miles of the Village of Davis Junction, which has an adopted comprehensive plan. White Rock Township has a township planning commission and an adopted township planning document (White Rock Township Development Plan, 2004). The Ogle County Amendatory Comprehensive Plan defers to the applicable municipal comprehensive plan for land within 1.5 miles of a municipality with an adopted comprehensive plan.

The Village of Davis Junction Comprehensive Plan's land use map designates the site and surrounding area as a "Tertiary Growth Area". According to the Comprehensive Plan, development of the Tertiary Growth Area should not be a near or mid-term development priority for the Village. The other Growth Areas are strategically located in terms of infrastructure and municipal services to foster concurrent development. Development within the Tertiary Growth Area should be discouraged until the other two Growth areas are substantially developed. The Tertiary Growth Area should develop as a mixture of single-family homes, commercial, office and industrial uses.

The Housing and Residential Development Goal of the *Ogle County Amendatory Comprehensive Plan* is to preserve or improve the quality and integrity of existing residential housing and neighborhoods, and encourage the provision of an adequate, affordable supply and choice of housing for all residents; and, encourage residential development that is compatible with the existing rural character of the County, provides a safe, attractive and "livable" environment for persons of all income levels, and promotes the public health, safety and general welfare.

**Zoning History:**

None. The site was zoned B-1 in 1965 upon adoption of the first Ogle County zoning ordinance.

**Applicable Regulations:**

The R-2 zoning district is intended to help implement the goals and objectives of the Ogle County Amendatory Comprehensive Plan and is established to provide areas in which the principal use of the land is for single-family dwellings. In this district public water supply and sewer facilities, essential to public health, should be available and/or provided for at the time of development.

Furthermore, it is the intent of this Ordinance that the R-2 Single-Family Residence District be located within the one and one-half (1.5) mile area surrounding incorporated cities and villages in order that public facilities may be utilized, and on land that is less suitable for agricultural use and better suited for residential use due to factors such as, but not necessarily limited to, the following:

- Suitability of the land for agricultural use (as indicated by the Land Evaluation and Site Assessment [LESA] System);
- Trend(s) of development;
- Need for additional residential land;
- Consistency with County and municipal land use plans;
- Availability of adequate public facilities and infrastructure;
- Impact on existing public facilities and infrastructure.

***SPECIAL INFORMATION:***

<b>Public Utilities:</b>	None.
<b>Transportation:</b>	Caroline Street is a seal coat surfaced road under the jurisdiction of Scott Township, and is functionally classified as a local road/street.
<b>Physical Characteristics:</b>	The site is part of a gently sloping, well drained upland ridge. There are no mapped wetlands or floodplain areas on the site.