

Ogle County Planning & Zoning Department

COPY

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STAFF REPORT

To: Zoning Board of Appeals

File #3-19SU

Date: March 8, 2019

Prepared By: Michael Reibel

GENERAL INFORMATION:

Applicant:	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
Status of Applicant:	Shirley J. Johann Trust No. 96 = Owner of record Todd M. & Mary R. DeVries = Contractual purchasers
Requested Action:	Special Use in AG-1 Agricultural District
Purpose:	Single-family dwelling on a parcel to be divided and set aside from a farm
Location:	Part of the Southwest Fractional Quarter (SW Fr. 1/4) of Section 7, Township 42 North, Range 1 East of the Third P.M., Scott Township, Ogle County, IL; and part of the Northeast Fractional Quarter (NE Fr. 1/4) of Section 36, Township 25 North, Range 11 East of the Fourth P.M., Marion Township, Ogle County, IL (located on the east side of N. Stillman Road beginning approximately 0.1 mile south of E. Wildwood Road and approximately 0.5 mile north of E. High Road). Common location: 7485 N. Stillman Road
Size:	4.027 Ac.
Existing Land Use:	Farm buildings
Surrounding Land Use and Zoning:	The site is located within an area that contains a mixture of agricultural and residential uses. Land adjacent to the east, west and south is in agricultural use zoned AG-1; land adjacent to the easterly 300 feet of the northern boundary of the site is in non-farm residential use zoned B-1 Business District, and the remainder of the northern boundary of the site adjoins land in agricultural use zoned AG-1.
Comprehensive Plan:	The site is located within 1.5 miles of the Village of Stillman Valley, which has an adopted comprehensive plan. Both Marion and Scott Township have township planning commission and adopted land use planning documents. The Village of Stillman Valley Comprehensive Plan, General Development Plan Map designates the site for continued agricultural use. Both the Marion and Scott Township planning documents designate the site for continued agricultural use.

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Zoning History:	None.
Applicable Regulations:	<p>The Ogle County Amendatory Zoning Ordinance lists the following Special Use within the AG-1 zoning district:</p> <p>Single-family dwelling, when constructed on a lot divided and set aside from a farm as defined herein. Lot area shall be not less than one (1) acre and the lot width shall be not less than one hundred fifty feet (150'). At least one of the following criteria must be met prior to issuance of a special use permit for a single-family dwelling in an AG-1 Agricultural District:</p> <ol style="list-style-type: none"> 1. <u>Existence of man-made or natural physical features which serve as barriers to agricultural use on a majority of the property;</u> 2. Tree cover (mature), either covering the majority of the property or the location of which serves as the barrier to agricultural use on the property; 3. Topography and slope uncondusive to agricultural use even under conservation practices; 4. Such single-family dwelling is initially intended for and occupied by a son or daughter, parent or spouse of the owner of the original agricultural tract from which such lot is set aside for residential purposes. <p>In addition to the above, all applicants requesting a special use permit for a single-family dwelling must certify by affidavit (see Section 16-9-13 "Appendix II; Agricultural Acknowledgment Affidavit" of this Chapter) that they have read the preamble to the AG-1 Agricultural District regulations, and if said application is approved by the County Board, record with the property deed said affidavit. Proof of recordation will be required prior to a zoning certificate being issued by the Zoning Administrator.</p>

SPECIAL INFORMATION:

Public Utilities:	None.
Transportation:	N. Stillman Road is a hot mix surfaced road under the jurisdiction of Ogle County that is functionally classified as a major collector.
Physical Characteristics:	The site is part of an upland side slope. There are no mapped wetlands or floodplain areas on the site. According to the Ogle County Digital Soil Survey, soil type on the site is 440B - Jasper loam, 2-5% slopes. This soil type is classified as prime farmland; it is well drained and is not subject to ponding or flooding.
LESA:	The LESA score of 171 indicates a LOW RATING FOR PROTECTION (LE = 87.0; SA = 84).

ATTACHMENTS:

LESA Summary Sheet

SITE ASSESSMENT WORK SHEET - OGLE COUNTY, IL "L.E.S.A."

<u>Site Assessment Factors</u>	<u>Maximum Points per Factor</u>	<u>Score Assigned</u>
<i>Agricultural Land Use</i>		
1. Percent of land in agriculture within 1.5 mile of site	16	<u>10</u>
2. Percent of land in agriculture adjacent to site	16	<u>10</u>
3. Percent of site suitable for agricultural use	16	<u>0</u>
<i>Zoning</i>		
4. Number of non-farm dwellings within 0.5 mile of site	12	<u>0</u>
5. Percent of land zoned AG-1 within 1.5 miles of site	16	<u>10</u>
6. Availability of zoned land for proposed use	10	<u>5</u>
7. Number of similar map amendments and/or special use permits approved within 1.5 miles of site within last ten years	12	<u>12</u>
<i>Compatibility/Impact of Use(s)</i>		
8. Distance from fire/ambulance protection	11	<u>0</u>
9. Distance from school (high school)	11	<u>0</u>
10. Impact on the environment and unique historical/cultural factors	10	<u>6</u>
11. Compatibility with surrounding area	10	<u>4</u>
<i>Urban Infrastructure</i>		
12. Degree to which the affected transportation routes can bear the traffic that the proposed use may generate	10	<u>1</u>
13. Availability of central sewer	8	<u>8</u>
14. Availability of public water	8	<u>8</u>
<i>Land Use Feasibility</i>		
15. Soil suitability for on-site disposal (100% CAT. 1)	10	<u>0</u>
16. Size of site	10	<u>0</u>
17. Future need for more land	5	<u>5</u>
<i>Adopted Plans</i>		
18. a) Consistency with County "Comprehensive Plan"; or b) consistency with city/village plan if within 1.5 miles of city/village limits	9	<u>5</u>
SITE ASSESSMENT SUB-TOTAL	200	<u>84</u>

LAND EVALUATION WORK SHEET AND L.E.S.A. SUMMARY SHEET - OGLE COUNTY, IL "L.E.S.A."

1 Soil Type	2 Agricultural Group	3 Relative Value	4 Acres	5 Product (Relative Value x Acres)
440B	3	87	4.0	348.0
TOTAL	-----	-----	4.0	348.0

Note:

"Agricultural Group" is obtained from Table 1.

"Relative Value" is obtained from Table 2.

To calculate # acres, use a planimeter or dot grid on a soil survey map or consult with the Ogle county Soil and Water Conservation District or Ogle County Planning & Zoning Department.

$$\frac{348.0}{\text{Total of Column 5}} \div \frac{4.0}{\text{Total of Column 4}} = \frac{87.0}{\text{Land Evaluation Sub-Total (Maximum 100 points possible)}}$$

Site Assessment Sub-Total (Max. 200 pts.) = 84 MM

Total Points Accrued (Max. 300 pts.) = 171 (L.E.S.A. Score)

*In most cases, the site should be protected for agriculture when the points exceed 200.
The following point scale should be observed:*

- 0 - 199 = Low rating for protection
- 200 - 210 = Medium rating for protection
- 211 - 300 = High rating for protection

Petitioner: DEVRIES/JOHANN

File No.: #3-1954

Date: 3-6-19 Prepared By: MM