SUPERVISOR OF ASSESSMENTS AND PLANNING
& ZONING COMMITTEE
of the
OGLE COUNTY BOARD

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
DECEMBER 9, 2009

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on December 9, 2009 in the Ogle County Sheriff's Department, Training Room, 103 Jefferson St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

   Chairman Lyle Hopkins called the meeting to order at 1:04 P.M. Roll call indicated four members of the Committee were present; Chairman Hopkins, Mel Messer, Jim Barnes, and Larry Boes. Ben Diehl, Marcia Heuer and Dennis Williams were absent. Mr. Hopkins declared a quorum present.

2. READING AND APPROVAL OF REPORT OF NOVEMBER 10, 2009 MEETING AS MINUTES

   Mr. Messer made a motion to approve the report of November 10, 2009 as minutes; seconded by Mr. Barnes. The motion carried by a voice vote.

SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:

3. CONSIDERATION OF MONTHLY BILLS OF SUPERVISOR OF ASSESSMENTS, AND ACTION

   Monthly bills of the Supervisor of Assessments were presented to the Committee for consideration. The bills totaled $3,092.07. Mr. Messer made a motion to approve the payment of the bills in the amount of $3,092.07; seconded by Mr. Barnes. The motion carried by a voice vote.

4. OLD BUSINESS

   Board of Review has met several times since the deadline to file appeals has passed (November 23rd). There were 117 assessment complaints filed. The Board will likely hold hearings with the property owners in January.

5. NEW BUSINESS

   Chairman Hopkins asked if an auction sale of real estate would qualify as an "arm's-length transaction". Harrison responded an auction sale could be considered an "arm's-length transaction" if the auction was well advertised and there was active bidding between bidders. The IL Department of Revenue does not use auction sales in its sales ratio studies (to determine assessment levels).

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

7. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#9-09 AMENDMENT -- JNASA Holding, LLC, %Jerald Aarvig, 12680 Ashfield Rd., Caledonia, 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 and owned by the petitioner:

Part of the S1/2 G.L. 2 NW1/4 Fractional Section 7 Byron Township 25N, R11E of the 4th P.M., and part of the SE1/4 of the NE1/4 Section 12 Byron Township 25N, R10E of the 4th P.M., Ogle County, IL, 18.0 acres, more or less
Property Identification Number: Part of 05-07-100-013, -014, & -016 and part of 04-12-200-012, -013, & -015
Common Location: 11490 N. Tower Rd.

After a brief discussion of the petition and review of the recommendations of the Regional Planning Commission and Zoning Board of Appeals, Mr. Messer made a motion to approve #9-09 Amendment; the motion was seconded by Ms. Boes. The motion carried unanimously by a roll call vote of 4-0.

B. MOBILE HOME APPLICATIONS - (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

8. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

Request of David Aarvig for an extension in the recording of the final plat for “Eagle Reserve Plat One”

Mr. Boes made a motion to grant a 12 month extension to record the final plat of “Eagle Reserve Plat One”; the motion was seconded by Mr. Barnes. The motion passed by voice vote.

9. CONSIDERATION OF MONTHLY BILLS OF PLANNING & ZONING DEPARTMENT, AND ACTION

Monthly bills of the Planning & Zoning Department were presented to the Committee for consideration. The bills totaled $217.81. Mr. Barnes made a motion to approve the payment of the bills in the amount of $217.81; seconded by Mr. Messer. The motion carried by a voice vote.

10. REFERRAL OF NEW PETITIONS TO THE ZONING BOARD OF APPEALS FOR PUBLIC HEARING

#15-09 VARIATION -- Nathan & Larinda Heller, 7981 S. Pine St. (Grand Detour), Dixon, IL for a Variation to allow construction of an accessory building that will exceed the maximum allowable accessory building area pursuant to Section 6.06 (D) pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioners:

Lots 7,8 & 9, Block 27 Original Village of Grand Detour, part of the W1/2 of the NW1/4 Section 13 Grand Detour Township 22N, R9E of the 4th P.M., Ogle County, IL
Property Identification Number: 21-13-102-002
Common Location: 7981 S. Pine St.

#10-09 AMENDMENT -- Joseph J. & Julie A. Ebens, 946 N. IL Rte. 2, Oregon, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

> North part of E1/2 of NE1/4 Fractional Section 4 and North part of W1/2 of the NW1/4 Fractional Section 3 Oregon-Nashua Township 23N, R10E of the 4th P.M., 5.07 acres, more or less
> Property Identification Number: 16-04-226-014 and 16-03-101-028
> Common Location: 946 N. IL Rte. 2

Mr. Barnes made a motion to refer the above new requests to the Zoning Board of Appeals for public hearing; seconded by Mr. Messer. The motion carried by a voice vote.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

2010 MEETING RESOLUTION

The 2010 Meeting resolution of the Supervisor of Assessments and Planning & Zoning Committee was presented to the Committee for consideration. Mr. Barnes made a motion to approve the 2010 meeting resolution; seconded by Mr. Messer. The motion carried by a voice vote.

12. PUBLIC COMMENT

There was no public comment.

13. ADJOURN (Next meeting January 13, 2010)

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 1:30 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for Wednesday, January 13, 2010 at 1:00 P.M.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator