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

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
JANUARY 14, 2009

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Wednesday, January 14, 2009 in the County Board Room, Third Floor, Ogle County Courthouse, 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 1:01 P.M. Roll call indicated six members of the Committee were present; Chairman Lyle Hopkins, Mel Messer, Ben Diehl, Marcia Heuer, Dennis Williams and Jim Barnes. Larry Boes was absent.

2. READING AND APPROVAL OF REPORT OF DECEMBER 10, 2008 MEETING AS MINUTES

   Mr. Messer made a motion to approve the report of December 10, 2008 as minutes; seconded by Mr. Diehl. 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 $3,721.50. Mrs. Heuer made a motion to approve the payment of the bills in the amount of $3,721.50; seconded by Mr. Messer. The motion carried by a voice vote.

4. OLD BUSINESS

   Mr. Harrison stated Board of Review hearings are proceeding. All is on schedule.

5. NEW BUSINESS

   Mr. Williams asked is there any news on taxing of wind energy and power plants? Mr. Harrison answered laws regarding the taxation of wind energy passed last year. He stated that he would need to review the specifics, but the taxation is based on the number of certified hours per kilowatt of output. To the best of my knowledge, as most areas have an agreed upon settlement, there is no need to rush legislation. May be looked into once the current agreements expire.

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)

      There was no new business for consideration.

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

There were no mobile home applications for consideration.

8. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

There were no subdivision plats for consideration.

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 $308.20. Mr. Messer made a motion to approve the payment of the bills in the amount of $308.20; seconded by Mr. Diehl. The motion carried by a voice vote.

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

#9-08 SPECIAL USE -- David & Paijit Ancona, 12488 E. Utility Rd., Davis Junction, IL for a Special Use Permit to allow a Small Rural Business (dumpster storage & rental/general hauling of non-hazardous materials including furniture, appliances, construction debris, etc.) in the AG-1 Agricultural District on property described as follows and owned the petitioners:

Part of the SE1/4 of the SW1/4 Section 15 Scott Township 42N, R1E of the 3rd P.M., Ogle County, IL, 5.0 acres, more or less
Property Identification Number: 11-15-300-003
Common Location: 12488 E. Utility Rd.

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

Mr. Barnes stated I attended the Village of Davis Junction Council meeting last night and they are opposed to this request. It is right across the street from the park. They are going to voice their concern and will be sending a letter. Mr. Reibel stated this petition is a result of a violation. Mr. Ancona is trying to make things right; plans to enclose the site with a fence and such.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

2009 Meeting Resolution

The 2009 Meeting resolution of the Supervisor of Assessments and Planning & Zoning Committee was presented to the Committee for consideration. Mr. Diehl made a motion to approve the 2009 meeting resolution; seconded by Mr. Williams. The motion carried by a voice vote.

Request of Casper Manheim, 1025 S. Harmony Rd., Oregon, IL to discuss building code and building inspector requirements/qualifications.

Mr. Manheim was present and gave each Committee a handout for referral and review. Mr. Manheim stated I have spoken with Mr. Reibel and am here to discuss with you the possibility of working for the County doing residential electrical inspections. I currently do the inspections for seven towns in Ogle County and have received a lot of questions from contractors regarding why the County has not adopted building codes, especially building codes concerning electrical. I am an independent inspector and am licensed with the State of Illinois. Discussion ensued regarding the various permit forms given to the Committee for review. Mr. Manheim stated the concern is regarding electrical inspections mostly, but if there are other inspections you would like me to do, I can accommodate. As far as payment for my services, in most towns I am paid by permit fees. If I don't work, I don't get paid. In some towns, I am paid based on a percentage of the permit fee. Either way, this would keep the cost to the County down. Mr. Hopkins thanked Mr. Manheim for his time and we will review this information. Mr. Hopkins stated electrical is the most critical when building a house.

Mr. Reibel stated the handout that I have given each of you is what is given to all new home builders informing them of their recourse in the State of Illinois with regard to the use of building codes. This became in effect January 1, 2005.

12. PUBLIC COMMENT

Mr. Messer asked what is the status of the property on IL Route 251 with the mobile homes? Mr. Reibel answered there was a status hearing last month and the case has been continued until early February.

Mr. Hopkins asked what is the status on the trailer on Lightsville Rd.? Mr. Reibel answered a violation letter was sent to the owner of the trailer, Mr. Steve Deen, who lives out of town and he has responded. Mr. Deen was here last week and tried to move the trailer but it is frozen to the ground. He said he will be back to move the trailer as soon as the weather permits.

Mr. Reibel passed out copies of the updated Ogle County Amendatory Zoning Ordinance for each Committee member and stated this information will also be available on the website. Discussion ensued regarding the ability to update the website in-house.

Mr. Reibel stated I have received some calls requesting the existing nuisance ordinance be updated to include something in regards to mowing/weeds and lighting. I am wondering how far do you think the nuisance ordinance should go? Mr. Messer stated it would be a really tough job determining where it starts or ends. Discussion ensued regarding industrial areas versus agricultural areas, measuring lighting and enforcement. Mr. Williams stated our concerns should be with the things that effect public health & safety. Mr. Reibel stated I will do some research and can draft something for you to review.

13. ADJOURN

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 1:38 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for February 11, 2009 at 1:00 P.M.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator