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

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
JULY 15, 2009

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Wednesday, July 15, 2009 at the Ogle County Sheriff 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 1:02 P.M. Roll call indicated seven members of the Committee were present; Chairman Lyle Hopkins, Ben Diehl, Mel Messer, Larry Boes, Dennis Williams, Jim Barnes and Marcia Heuer.

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

   Mr. Boes made a motion to approve the report of June 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 $3,941.63. Mr. Messer made a motion to approve the payment of the bills in the amount of $3,941.63; seconded by Mrs. Heuer. The motion carried by a voice vote.

4. OLD BUSINESS

   There was no old business for consideration.

5. NEW BUSINESS

   There was no new business for consideration.

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

   Mr. Messer asked what is the status on the Tepinski mobile home issue from last month? Mr. Reibel answered there is a hearing coming up in early August. Mrs. Tepinski was in after the meeting and told us that there is a septic system installed but the Health Department only is aware of a septic tank being installed, no field lines. Discussion ensued regarding how the tank is being serviced.

7. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#3-09 AMENDMENT -- Edward & Karen Giese, 1220 S. Gale Rd., Oregon, 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 petitioners:

Part of the NE1/4 Section 7 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 4.28 acres, more or less
Property Identification Number: 16-07-200-023
Common Location: 1220 S. Gale Rd.

Mr. Barnes made a motion to approve petition #3-09 Amendment for Edward & Karen Giese. Seconded by Mr. Diehl. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, Williams - yes. The motion carried by a roll call vote of 7-0.

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

#2-09MH -- Request of Michael L. Dietmeier, 111 Coates St., Freeport, IL for placement of a Mobile Office (Re: 11-09CV)

Lots 3-10 Block 2 Dean's Addition; and Lots 1-3, Lots 10-12, North 33' of Lots 4-9, and S ½ vacated street north and adjacent to Lots 1 & 12 Block 3 Dean's Addition, Section 5 Forreston Township 25N, R8E of the 4th P.M., Ogle County, IL
Property Code Number: 02-05-202-003 & 02-05-204-004
Common Location: 210 N. Broadway St., Baileyville, IL

Mr. Dietmeier was present. Mr. Reibel explained they are fixing the school up to use as a storage business and the RV is being used as an office at the site. Mr. Dietmeier stated we purchased this as investment property and are working on fixing the place up. We plan on using it to store RV's and boats once we are able to get a big door installed and get the roof repaired. Mr. Reibel stated the property is zoned I-1 Industrial District and this request is an appropriate use in this zoning. The property is being maintained.

Mr. Boes made a motion to approve #2-09MH request of Michael Dietmeier for annual renewal by the Zoning office; Seconded by Mr. Barnes. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, Williams - yes. The motion carried by a roll call vote of 7-0.

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 $522.41. Mrs. Heuer made a motion to approve the payment of the bills in the amount of $522.41; 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

#8-09 VARIATION -- Mark A. & Sharon A. Hawkins, 1301 S. Blackhawk Rd., Oregon, IL for a Variation to allow the construction of an additional accessory building to exceed the maximum allowable accessory building area pursuant to Section 6.06(D) of the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioners:

Part of the SW1/4 of the NW1/4 Section 12 and part of the SW1/4 of the NE1/4 Section 11 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 2.41 acres, more or less
Property Identification Number: 16-12-100-011
Common Location: 1301 S. Blackhawk Rd.

#4-09 AMENDMENT -- Peter & Tammy Santi, 6 Dorchester Ct., Algonquin, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to IA Intermediate Agricultural District on property described as follows and owned by the petitioners:

Part of the W1/2 of the SE1/4 Section 4 and part of the W1/2 of the NE1/4 Section 9 Taylor Township 22N, R10E of the 4th P.M., Ogle County, IL, 23.40 acres, more or less
Property Identification Number: 22-04-451-005 and 22-09-204-008
Common Location: 700 Block of Cottonwood Ct.

#5-09 AMENDMENT -- Anderson Family Trust, Eric G. Anderson Trustee, 1993 W. Mud Creek Rd., Oregon, 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 petitioners:

Part of the NE1/4 of the SE1/4 Section 30 Rockvale Township 24N, R10E of the 4th P.M., Ogle County, IL, 7.60 acres, more or less
Property Identification Number: Part of 09-30-400-008
Common Location: 2200 Block of W. Mud Creek Rd.

#2-09 SPECIAL USE -- Eugene E. Davis, 2614 Kristie Rd., Dothan, AL; James M. Davis, 1611 Hickory Ave., Panama City, FL; Dorothy M Modeler, 210 N. Wesley Ave., Mt. Morris, IL; Michael R. Modeler, 1007 W. 6th St., Sterling, IL; and Quentin H. Davis Living Trust, Quentin Davis Trustee, 13779 W. White Oak Rd., Forreston, IL for a Special Use permit to allow dwelling for the son of the farm owner in AG-1 Agricultural District on property described as follows, owned by Eugene E. Davis; James M. Davis; Dorothy M Modeler; and Michael R. Modeler; and being purchased by Quentin H. Davis Living Trust:

Part of the SW1/4 of the SW1/4 Section 26 Leaf River Township 25N, R9E of the 4th P.M., Ogle County, IL, 1.0 acre, more or less
Property Identification Number: Part of 03-26-300-002
Common Location: 4828 W. Pond Rd.

#6-09 AMENDMENT -- Elmer & Martha Sue Hudson, 7162 E. Gristmill Rd., Chana, 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 petitioners:

Part of the NW1/4 Section 23 Pine Rock Township 23N, R11E of the 4th P.M., Ogle County, IL, 5.454 acres, more or less
Property Identification Number: Part of 17-23-100-031
Common Location: 7162 E. Gristmill 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.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Proposed FY2010 Budget of Planning & Zoning Department

Mr. Reibel stated there will be approximately 11% of this year's budget that we will be unexpended. Mr. Messer stated the problem is if a department returns money this year, their budget for next year gets reduced by that amount. Mr. Hopkins stated departments should not be punished for being under budget they should be rewarded for being under budget. County Administrator Meggon McKinley was present and stated all Departments are working hard to get the budgets to zero. They will be brought to the Finance Committee next month.

Discussion ensued regarding inappropriateness of giving non-union employees a zero percent increase. The general consensus of the Committee members was that the proposed FY2010 for the Planning & Zoning Department is acceptable.

12. PUBLIC COMMENT

Mr. Barnes stated I got a few phone calls regarding noise late at night at the fairground during the recent derby held there. Mr. Hopkins stated the derby ran late and long because of all the rain we got the first night of the derby. Mr. Messer stated this only happens once or twice a year and is really not a big deal. Mr. Williams stated I suggest they include a provision in the next lease agreement stating a shut down time. Discussion ensued.

Mr. Barnes stated I have received complaints about people living in subdivisions in the county, without covenants, that are not mowing their lawns. Discussion ensued. Mr. Reibel stated I am working with Steve Rypkema and Doreen O'Brien on rewriting the county nuisance ordinance. I have drafted an ordinance that applies to lots less then one acre and zoned R-2 Single-Family Residence District. A complaint could be issued if the grass is higher than 8". This is still in the works.

Mr. Reibel stated there was some confusion as to where we are at with obtaining a hearing officer that would handle these types of cases. Because this position answers to the Executive Committee, it should be the Executive Committee that interviews for the position. Zoning, Solid Waste & the Health department would be sending complaints to this position so we do not want to be too close as it could be a conflict of interest. Ms. McKinley stated this position has already been approved from the budget standpoint. We will clarify with the Executive Committee that they will be overseeing this position. Mr. Messer asked what kind of authority will they have? Mr. Reibel answered that the Hearing Officer has the authority to make findings, issue orders and impose fines for ordinance violations. Cases can still be forwarded to the States Attorney but the hearing officer should speed up the abatement of ordinance violation cases.

Mr. Williams stated the County Board representatives from District 3 met with Chris Millard, the new mayor of Byron. Mr. Millard told us that the proposed annexation will be looked at on an individual parcel basis as each parcel has its own concerns and effects on the City of Byron and surrounding areas. Discussion ensued.

Mr. Reibel stated I have been working with Dynamic Horizons on the "Planning Preference Survey" utilizing Survey Monkey and the last step is getting the link on the main web page. Ms. McKinley stated I would like to see many improvements to the main page and I would want to work with Dynamic Horizons on this. Discussion ensued regarding some changes that need to be implemented.

13. ADJOURN

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 2:02 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for August 12, 2009 at 1:00 P.M.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator