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

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
MARCH 13, 2012

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, March 13, 2012 at 2:00 P.M. the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

   Chairman Jim Barnes called the meeting to order at 2:03 P.M. Roll call indicated four members of the Committee were present: Chairman Barnes, Lyle Hopkins, Marcia Heuer, Larry Boes. Mel Messer, Bill Welty and Dennis Williams were absent.

2. READING AND APPROVAL OF REPORT OF FEBRUARY 14, 2012 MEETING AS MINUTES

   Chairman Barnes for a motion regarding the report of the February 14, 2012 regular meeting. Mr. Hopkins made a motion to approve the report of February 14, 2012 as minutes; seconded by Mrs. Heuer 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 $492.66. Mr. Hopkins made a motion to approve the payment of the bills in the amount of $492.66; seconded by Mr. Boes. The motion carried by a voice vote.

4. OLD BUSINESS

   Mr. Harrison stated last month we discussed long-range expenses for departments and I have a summary for you to review. Discussion ensued.

5. NEW BUSINESS

   Mr. Harrison stated that the Board of Review completed their last meeting on February 23. The total 2011 assessment by township and class of property was submitted to the IL Department of Revenue on February 29. The assessment file has been turned over to the County Clerk for rate calculation.

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

There were no decisions for consideration.

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

#1-12MH -- Jessica Ekstrom, 8741 N. River Dr., Byron, IL for temporary placement of a recreational vehicle (RV) for dwelling purposes while constructing a permanent dwelling (RE: 179-11NA)
Lots 13 & 14 Rock River Plaza, part of the E1/2 of the NE1/4 of Section 29
Byron Township 25N, R11E of the 4th P.M., Ogle County, IL
Common Location: 8741 N. River Dr.

Mr. Reibel stated this is a new request for the use of an RV during the construction of a dwelling on the site. He passed around a photograph of the site showing the RV and the dwelling under construction. Discussion ensued regarding the size of the RV and estimated length of time required to complete construction. Mr. Barnes asked are there any objections to the request. There were none. Mr. Barnes asked is there anyone here in favor of the request. Ms. Marlene Roberts stated I am an adjoining property owner and I am in favor of the request.

Mr. Boes stated this is in my district and we have approved these requests in the past. Mr. Boes made a motion to approve the request for one year; seconded by Mr. Hopkins. The motion carried via voice vote.

7. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

There were no subdivision plats for consideration.

8. 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 $547.41. Mr. Hopkins made a motion to approve the payment of the bills in the amount of $547.41**;** seconded by Mrs. Heuer. The motion carried by a voice vote.

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

There were no new petitions for referral. Mr. Reibel noted that there will be several petitions for April.

10. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Hopkins stated I would like to commend Mr. Reibel for the March 1st presentation he gave to area Zoning Board of Appeals members. It was a great presentation and I wish all the county Board members could hear it to get a better understanding of the ZBA and how it works.

CONSIDERATION OF PLANNING & ZONING DEPARTMENT 4-YEAR CAPITAL PLAN/NEEDS

Mr. Reibel passed out a copy of the report. Discussion ensued regarding shelving from the County clerks office.

Mr. Hopkins made a motion to refer the Planning & Zoning Departments 4-year capital plan to the Long Range Committee with the approval of this Committee; seconded by Mrs. Heuer. The motion carried via voice vote.

11. PUBLIC COMMENT

Dennis Probasco of Kings spoke regarding the Baileyville Wind Farm Special Use Permit and requested that it be terminated. He discussed his reasons for the request.

Willem Dijstelbergen of Leaf River asked questions regarding the height of the towers and the wind footprint. He asked that scientific facts be kept in mind.

Mary Rose Philip of Leaf River asked about who would be purchasing the energy, decommissioning, cell phone service interruptions, and window treatments for shadow flicker.

Bruce Roe of Stillman Valley provided a copy of a Christmas card he received, and stated health concerns and land use goals.

Kent Dougherty and Karlis Povisils of Apex Wind Energy were present. Mr. Dougherty stated we were here in November to give you an update and are back to give you another update. We hoped that the Baileyville wind farm would become operational in 2012 but now it will be in 2013. Mr. Povisils stated with land agreements set to expire, and it being during the harvest season, it took us longer to get the signed lease agreements back. We are working to secure road use agreements and are in contact with the IDNR to refresh our project letter. In the next 4 to 6 weeks, we intend to apply for a Supplemental Special Use Permit to update the original permit. We will be asking to add additional parcels and to improve setbacks. We will also be updating our sound study and our decommissioning plan. We are on the short list with two energy companies to purchase the energy generated. Being close to energy markets such as Chicago makes this a favorable project.

Discussion ensued regarding the Income Tax Credit and Production Tax Credit, and lawsuit in the State of Washington involving the shut down of wind turbines. Mr. Dougherty stated the height of the towers is 426' and a decommissioning plan and agreement is part of our permit and will be included.

Tom Smith of White Rock Township stated the production tax credit is in existence through 2012.

Dick Gambrel of Chana spoke regarding the situation in the State of Washington. He asked if the Baileyville Project was still valid as it has been over a year since it was approved and nothing has been started. Mr. Reibel stated that we were advised by State's Attorney Ben Roe that, during the course of the Baileyville wind farm litigation, an order was issued by Judge Gunnarson indicating that the use had been commenced through the activities of the owners of the Baileyville Wind project.

Michelle Lea of Egan asked if anyone knows why the Lena windfarm was not expanded. She also asked if another committee be formed to create rules for wind farms. Mr. Barnes asked Mr. Reibel to answer the question; Mr. Reibel stated that he has not heard of any discussions to form another committee, and that each special use petition for a wind farm project will be looked at individually and conditions specific to that petition will be developed. Ms. Lea stated anyone who will be gaining financially from a wind development must step down from any decision.

Mr. Barnes read an e-mail from Mr. Williams which discussed the cost of the ZBA hearings for the text amendment to the tax payers of the County.

12. ADJOURN

Mr. Barnes declared the regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 2:52 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for Tuesday, April 10, 2012 at 2:00 P.M. at the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St. Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator

Ogle County Planning & Zoning Department

911 W. Pines Road
Oregon, IL 61061
815.732.1190
Fax: 815.732.2229

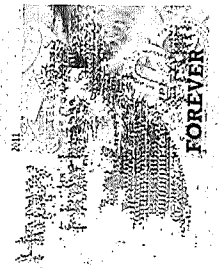
Planning & Zoning Department 4-Year Capital Plan/Needs

Immediate capital needs (years 1-2) include:

- Storage shelves for storage area in south end of Pines Road Annex building.
- Office furniture (computer work station for Administrative Assistand and Deputy Zoning Administrator).
- Updated network switch for Pines Road Annex building to fully leverage network speed and efficiency.

Future capital needs (years 3-4) include:

- Departmental vehicle
- Garage (five-stall minimum) for inside parking of all vehicles assigned to Pines Road Annex facility (Planning & Zoning, Solid Waste Management and Health Department).



Mary Jane Zawoysky
PO Box 521
Woods Hole MA 02543-0521

Now in our hearts,
a Savior reigns as King
and Lord of all."

Ms. Joan Stehulak
5719 E. Skinner Rd.
Stillman Vly., IL 61084-

Dear Janka!

Wishing you and yours peace, love, and joy
at this season of remembering
God's greatest Gift.

How has your year been? Seems crazier than usual here. Besides helping Mom + Dad as much as possible, they put a wind turbine ~900 feet from my house which keeps me from getting a good night's sleep. A battle in town has resulted as they haven't sited these correctly.

Merry Christmas!

Send word!

Mary

Zoning & Assessment meeting

drw102164@comcast.net

Sent: Monday, March 12, 2012 10:19 PM
To: Jim Barnes
Attachments: Text Amendment Cost Summary.docx (13 KB)

Hello Jim

I will not be able to attend any of the committe meetings tomorrow due to a heavy bid schedule for Tuesday and Wednesday.

However, I drafted a letter that I wish you read to the committee tomorrow. It is a summary of the cost incured for the WECS text amendment proceedings.

I believe it is vital that we really take a hard look at what cost we may incure for the future.

I think we failed miserably in serving our taxpaying community.

I will talk to you soon.

Dennis

March 12, 2012

Mr. James Barnes

Ogle County Board – Chairman

105 S 5th Street

Oregon, IL

Re: WECS Text Amendment Proceeding Estimates Cost

Mr. Barnes

I thought it would be important that I send you this letter and inform you of the estimated cost of the WECS Text amendment proceedings. I would encourage you to read it at the next Planning Zoning and Assessment meeting. I regret that I will not attend this meeting due to a schedule conflict.

This is an assessment of known and tangible costs gathered through a recent FOIA request sent to the County Clerk's office. Although there are other cost that should be added to the total summary, I am unable to accurately assess these cost such as; private citizens travel , Board member travel, air fare, lodging, tolls, mileage, private attorney's fees, electric consumption etc;

To date, the County of Ogle has spent a total of $29,941.29 to conduct the WECS Text Amendment process. These cost include:

1. Ogle County State's Attorney Office $18,510.00
2. Zoning Department $11,431.29
    a. Transcription cost = $8584.95
    b. Copies = $88.40
    c. Public Notices = $294.50
    d. Mileage = $623.44
    e. ZBA Member per diem = $1840.00

Re: WECS Text Amendment Proceeding Estimates Cost

I realize this may be viewed as a small sum to certain people, however, in my opinion, is a sizable sum of taxpayer's money that needs to be made known and communicated. The actual and true cost could be estimated as much as one and one-half times the amount stated.

I think it is important to realize the cost of this process and identify who will pay for the entire cost of future ZBA hearings in regard to hearings for an issuance of special use permits.

I believe as an elected Board of the citizens of Ogle County we failed miserably in passing some sort of regulation for commercial wind turbine sighting in Ogle County.

Respectfully Submitted;

Dennis Williams

Ogle County Board District 3