Ogle County Zoning Board of Appeals

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FINDINGS OF FACT AND RECOMMENDATION
OF THE OGLE COUNTY ZONING BOARD OF APPEALS

This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of Brian & Jodi Horner, 3261 S. Daysville Rd., Oregon, IL, in case #01-12SU. The applicants are requesting a Special Use Permit to permit a recreational facility which will include wedding receptions, banquets, business parties and special events in the AG-1 Agricultural District on Parcel Identification No.16-23-200-004, a 15.88 acre parcel which is part of Section 23, Township 23N, Range 10E of the 4th Principal Meridian and is located in Oregon-Nashua Township at 3261 S. Daysville Road.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on April 26, 2012 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby report their findings of fact and their recommendation as follows:

SITE INFORMATION: See Staff Report (attached herewith).

ANALYSIS OF SEVEN STANDARDS: After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 9.08(C) (Standards for Special Use Permits) of the *Ogle County Amendatory Zoning Ordinance* that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large. **The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare, as the proposed use is in a rural area on a County highway, is located on a large parcel, and the proposed use will be conducted from within an existing barn located over 1,000' from Daysville Road. STANDARD MET.**

2. That the location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

   a. The location, nature and height of building, structures, walls and fences on the site; and,

   b. The nature and extent of proposed landscaping and screening on the proposed site.

   The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the AG-1 zoning district regulations, as the proposed use will utilize a small portion of a 15.9 acre site, it is located on a County highway, the proposed use is periodic in nature, and is located over 1,000' from the road and any adjoining dwellings. STANDARD MET.

3. That off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations. **The site has adequate off-street parking and loading areas. STANDARD MET.**

4. That adequate utilities, ingress/egress to the site, access roads, drainage and other such necessary facilities have been or will be provided. **Adequate utilities, ingress/egress to the site from Daysville Road, access roads, drainage and other such necessary facilities have been or will be provided. STANDARD MET.**

5. That the proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the zoning district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County. **The proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the AG-1 zoning district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County, provided the proposed use will be operated in conformance to the recommended conditions of the Special Use Permit. STANDARD MET.**

6. That the proposed special use complies with all provisions of the applicable district regulations. **The proposed special use appears to comply with all provisions of the AG-1 district regulations. STANDARD MET.**

RECOMMENDATION: After considering all the evidence and testimony presented, this Board finds that the application meets all the standards as found in Section 9.08(C) of the *Ogle County Amendatory Zoning Ordinance.*

Therefore, the Zoning Board of Appeals hereby recommends that a Special Use Permit be granted to allow a recreational facility which will include wedding receptions, banquets, business parties and special events in the AG-1 Agricultural District subject to the following conditions:

1. All proposals and representations made by the applicant and/or their representative shall be conditions of the Special Use Permit.
2. No camping (tent or recreational vehicle) shall be permitted.
3. Outside gatherings shall be discontinued no later than 1:00 A.M. Outside speakers, music, etc. shall be discontinued no later than 12:00 A.M.
4. The use shall not become obnoxious or create a nuisance to the neighborhood.

ROLL CALL VOTE: The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 26th day of April 2012 by the Ogle County Zoning Board of Appeals.

Bruce McKinney, Chairman
Jason Sword
Randall Anderson
Curtis Freeberg
Randy Ocken

Bruce McKinney, Chairman

ATTEST:

Michael Reibel, Secretary

STATE OF ILLINOIS)
)SS
COUNTY OF OGLE)

In the Matter of the Petition

of

Brian & Jodi Horner, Oregon-Nashua Township

Ogle County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examined on this 26th day
of April A.D. 2012
before the Ogle County
Zoning Board of Appeals

Present:

Randy Ocken
Curtis Freeberg
Randall Anderson
Jason Sword
Bruce McKinney, Chairman

Michael Reibel, Zoning Administrator

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CHAIRMAN MCKINNEY: Call this April 26th, 2012 Ogle County Zoning Board of Appeals meeting to order.

Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN MCKINNEY: Roll call.

MR. REIBEL: Anderson?

MR. ANDERSON: Here.

MR. REIBEL: Ocken?

MR. OCKEN: Here.

MR. REIBEL: Freeberg?

MR. FREEBERG: Here.

MR. REIBEL: Sword?

MR. SWORD: Here.

MR. REIBEL: McKinney?

CHAIRMAN MCKINNEY: Here.

MR. REIBEL: Five present.

CHAIRMAN MCKINNEY: We do have a quorum. The verbatim transcript serving as minutes from the last meeting is on file and will not be read at this time. I'll entertain a motion to approve the minutes of the last ZBA meeting.

MR. ANDERSON: I'll make a motion.

MR. SWORD: I'll second it.

CHAIRMAN MCKINNEY: Randy Anderson moved; Jason Sword seconded to approve the minutes.

All those in favor say aye.

(All members voted in favor.)

CHAIRMAN MCKINNEY: Opposed say no?

Motion carried. Minutes are approved.

All testimony will be taken under oath. Please come forward to testify and state your name and address to the recording secretary. Please spell your last name.

When testifying please speak clearly and loud enough to be heard. This hearing is the only opportunity to place testimony in evidence on the record. There will not be another opportunity to be on tonight's hearing to submit addition -- additional evidence or testimony for consideration.

Please turn off or silence all cell phones and pagers.

The procedures on hearings that will be followed tonight is as found in the zoning -- or the ZBA Rules of Procedures or the Citizen's Guide to the Zoning Board of Appeals, which are

available on the desk near the entrance to this room.

Mr. Lloyd Funk is present, chairman of the county planning commission, if any of the board members have any questions on these petitions.

Mr. Reibel, what's the first order of business?

MR. REIBEL: The first order of business is to consider the request filed March 8th, 2012 of Brian and Jodi Horner, 3261 S. Daysville Road, Oregon, Illinois, for a Special Use Permit to allow a recreational facility, which will include wedding receptions, banquets, business parties, and special events in the AG-1, Agricultural District on property described as follows and owned by the petitioners:

Part of the N1/2 of Section 23 Oregon-Nashua Township 23 N, R10E of the 4th P.M., Ogle County, IL, 15.88 acres, more or less.
Property Identification Number: 16-23-200-003.
Common Location: 3261 S. Daysville Road.

For the record, all adjoining property owners to the petition had been notified by certified mail of the zoning hearing this evening and the specifics of the petition. A

sign was posted along the frontage of the property indicating that a zoning hearing is to be held, and a legal notice was published in the April 2nd, 2012 edition of the Ogle County Life notifying the public of the hearing and the specifics on the petition.

Under the Staff Report, a copy of which is on file and the board members have received, I will point out under general information that the property is located on the east side of South Daysville Road beginning approximately 7/10ths of a mile south of the intersection of South Daysville and South Lowden Roads.

Existing land use is large-lot rural residential.

Surrounding land use and zoning: The site is located in an area that contains a mixture of residential and agricultural land uses. Land adjacent to the north, east, and south is in agricultural use zoned AG-1; land adjacent to the west is in residential use zoned both R-2 Single Family Residences District and AG-1.

No previous zoning history on the site. Applicable regulations: The proposed use has

been determined by the Planning and Zoning Committee to be an allowable Special Use in the AG-1 Agricultural District, and two similar special use permits have been granted in the past.

Special information: Public utilities, none. Transportation: South Daysville Road is a hot mix surface, Ogle County highway. Physical characteristics: The site is gently sloping and well drained, with slopes ranging from 2-5 percent. There are no wetlands or areas subject to ponding or flooding on the site. According to the Ogle County Digital Soil Survey, soil types on the site are: 87B - Dickinson sandy loam, 2-5 percent slopes; and 397B - Boone loamy fine sand, 2-7 percent slopes. Approximately 60 percent of the soils on site are classified as prime farmland; the remainder not prime farmland.

Under the LESA program, the LESA score of 178.5 indicates a low rating for protection. Land evaluation being 63.5; site assessment 115.

The following are recommended conditions for approval of the Special Use Permit: 1.

That all proposals and representations made by the applicant and/or their representative shall be conditions of the Special Use Permit. 2. No camping (tent or recreational vehicle) shall be permitted. 3. Outside gatherings shall be discontinued no later than 1:00 a.m. Outside speakers, music, etcetera, shall be discontinued no later than 12:00 a.m. 4. The use shall not become obnoxious create a nuisance to the neighborhood.

According to the Illinois Department of Natural Resources, there no threatened endangered species or natural areas in the vicinity of the project and consultation with IDNR has been terminated.

At the April 19th, 2012 meeting of the Regional Planning Commission, Mr. Considine made a motion to recommend approval of the petition as it does not go against the Comprehensive Plan. It will be a great, unique resource for the County, and the LESA score indicates a low rating for protection. Motion was seconded by Mr. Baumgarten, and carried unanimously by roll call vote.

That's all I have.

CHAIRMAN MCKINNEY: I'll entertain a motion to go into a public hearing.

MR. OCKEN: So move.

MR. SWORD: I'll second it.

CHAIRMAN MCKINNEY: Randy Ocken moved; Jason Sword seconded. All those in favor signify by saying aye.

(All members voted in favor.)

CHAIRMAN MCKINNEY: Any opposed say nay?

Motion carries. We're in a public hearing.

Will the petitioners or whoever's going to be speaking please come to the podium.

Please raise your right hand.

BRIAN & JODI HORNER,

having been first duly sworn, testified as follows:

CHAIRMAN MCKINNEY: Give Doris your names and addresses.

MR. HORNER: Brian Horner, 3273 South Daysville Road, Oregon, Illinois.

MRS. HORNER: Jodi Horner, 3273 South Daysville Road. I believe the address you guys have is 3261, so there are two houses on the

premises, so it's the same address.

CHAIRMAN MCKINNEY: Okay. Tell us about your petition.

MR. HORNER: We're filing for a petition to -- we have an old barn there that has been converted into a recreational hall, and when we purchased the property, we want to make that back into a recreational hall for family gatherings, business meetings, wedding receptions, that type of stuff in that building. So something to work -- offer the Oregon community different than any other place around that can offer that type of stuff in an old barn setting, so...

We do live there, and we will remain living there at that property.

CHAIRMAN MCKINNEY: Okay, good. Did you just recently purchase this property?

MR. HORNER: Yes.

CHAIRMAN MCKINNEY: I saw the sold sign on there.

MR. HORNER: Yeah.

CHAIRMAN MCKINNEY: Okay. Are you planning on doing anything with the drive,

paving it, or are you going to leave it all --

MR. HORNER: No, sir, we want it as natural as we can have for that setting, so...

CHAIRMAN MCKINNEY: Parking space is -- how many cars do you think you'll be able to park there?

MR. HORNER: Oh, we should be able to park easily a hundred plus. We have a fenced-in pasture area also that we can use for parking, plus around the gravel area and everything around the buildings, so there's adequate parking for any event that we would be able to hold there.

CHAIRMAN MCKINNEY: Is this septic tank for the barn large enough for a crowd of 3, 400 people?

MR. HORNER: Actually, we probably will never have that many people there. The fire marshall was out and talked to us and everything. Our capacity will probably be limited to more like 250 people to be able to sit down and eat and be inside. So we're going to limit our events to a smaller crowd.

I believe, sir, that the septic system

should be fine. It is a separate septic system for just that building. The other two houses have individual septics also, so there are three septics on that property.

CHAIRMAN MCKINNEY: And you have water, electric, and everything with this building.

MR. HORNER: Yeah, everything's there.

CHAIRMAN MCKINNEY: There are some staff recommendations, I think four of them. Have you read them, and do you agree with them?

MR. HORNER: I have no clue, sir.

CHAIRMAN MCKINNEY: This is the recommendations all proposals and representations made by the applicant and/or their representative shall be conditions for a Special Use Permit.

MR. HORNER: Oh.

MR. REIBEL: It's what we discussed in the Planning Commission.

MR. HORNER: Oh, I'm sorry.

CHAIRMAN MCKINNEY: No camping --

MR. HORNER: Right, I understand.

CHAIRMAN MCKINNEY: -- the hours?

MR. HORNER: Yes, and we applied for a

liquor license, which has been issued, depending on the outcome of our zoning. So that has been approved, depending on the outcome of these hearings.

CHAIRMAN MCKINNEY: Okay.

MR. HORNER: And we have to abide by, not only Special Use Permit permit, but also by the liquor license.

CHAIRMAN MCKINNEY: Anybody else?

MR. ANDERSON: Food going to be brought in or are you going to be preparing food there, how are you doing that?

MR. HORNER: Right now -- there is a commercial kitchen in that building. For awhile, we would not be set up to be able to provide food there, everything will be catered in. Eventually, we would like to be able to do that, but it's just over our head right at this moment to start making meals there.

The health department's been there from Ogle County. The State has been there also and looked at everything and approved everything that way, so... So someday when we get there, they have already been there and looked at

everything.

MR. OCKEN: Approximately how often would you expect to hold these events?

MR. HORNER: Weekends. It will be a weekend thing, normally a Saturday night, maybe some Friday nights. Uhm, smaller events, like the Oregon High School football players come out there on Thursday night in the past, before we owned it, and would have their cook-out and stuff, but mainly just Friday and Saturday nights, or Christmas parties or special holidays. It's not a daily thing.

CHAIRMAN MCKINNEY: You wouldn't be doing anything with the horses with people coming out, are you?

MR. HORNER: Uhm, the horses that we have are in a separate pasture. Uhm, at some point, we would like to have a carriage with a horse that we can bring a bride down the lane and drop her off at the barn, just as a horse and buggy ride, something else to offer. But as far as entertaining horse rides and stuff like that, no.

CHAIRMAN MCKINNEY: I was thinking, like,

kids' birthday parties or stuff?

MR. HORNER: No.

MRS. HORNER: No.

CHAIRMAN MCKINNEY: Any other questions?

MR. ANDERSON: No.

CHAIRMAN MCKINNEY: Okay. Anything else you want to add right now?

MR. HORNER: No, I think that's fine.

CHAIRMAN MCKINNEY: Okay. Have a seat.

Is there anybody here that wishes to testify for the petition?

Is there anybody here that wishes to testify opposing the petition?

Seeing none, we will go back into open session with a motion.

MR. SWORD: I'll so move.

MR. ANDERSON: I'll second.

CHAIRMAN MCKINNEY: Jason's moved; Randy Anderson second it.

All those in favor signify by saying aye.

(All members voted in favor.)

CHAIRMAN MCKINNEY: Opposed, nay? Motion carries.

Let's go through the finding of fact.

MR. REIBEL: Special Use Standard 1, that the proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large.

MR. ANDERSON: The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort, or general welfare, as the proposed use is in a rural area on a County highway, is located on a large parcel, and the proposed use will be conducted from within an existing barn located over 1000 feet from Daysville Road. I find that standard's met.

(All members agree.)

MR. REIBEL: 2. That the location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood

so as to prevent the enjoyment and use of neighboring property, in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to: A) The location, nature, and height of building, structures, walls, and fences on the site; and B) the nature and extent of proposed landscaping and screening on the site.

MR. SWORD: Location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets, giving access to it, are such that the special use will not dominate the immediate neighborhood so as to prevent the development and use of neighboring property in accordance with the AG-1 zoning district regulations, as the proposed use will utilize a small portion of the 15.9 acre site, it is located on a County highway and the proposed use is periodic in nature and is located over 1,000 foot from the roadway and adjoining dwellings.

I feel that standard is met.

(All members agree.)

MR. REIBEL: 3. That off street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations.

MR. FREEBERG: The site has adequate off-street parking and loading areas. That standard's met.

(All members agree.)

MR. REIBEL: 4. That adequate utilities, ingress/egress to the site, access roads, drainage and other such necessary facilities have been or will be provided.

MR. OCKEN: Adequate utilities, ingress/egress to the site from Daysville Road, access roads, drainage and other such necessary facilities have been or will be provided. I feel that standard's met.

(All members agree.)

MR. REIBEL: 5. That the proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the zoning district; can be developed and operated

in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County.

MR. ANDERSON: The proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in AG-1 zoning district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County, provided the proposed use will be operated in conformance to the recommended conditions of the Special Use Permit I find that can standard's met.

(All members agree.)

MR. REIBEL: 6. That the proposed special use complies with all provisions of the applicable district regulations.

MR. FREEBERG: The proposed special use appears to comply with all provisions of the AG-1 district regulations. This standard's met.

(All members agree.)

CHAIRMAN MCKINNEY: Going through the standards, we have found that all standards have been met. If no other discussion, I'll entertain motion.

MR. ANDERSON: I make a motion we recommend to the County Board that it approves the Special Use Permit 1-12 for Brian and Jodi Horner, finding that all standards have been met.

CHAIRMAN MCKINNEY: Is there a second?

MR. FREEBERG: I'll second it.

CHAIRMAN MCKINNEY: Randy Anderson moved; Curtis Freeberg seconded to recommend to the County Board to approve this Special Use for Brian and Jodi Horner, No. 01-12 Special Use.

MR. ANDERSON: All conditions and recommendations being met.

CHAIRMAN MCKINNEY: With --

MR. REIBEL: -- recommended Staff Report.

CHAIRMAN MCKINNEY: With the recommended staff -- with approval of the staff's recommendations and all standards have been met.

Roll call.

MR. REIBEL: Sword?
MR. SWORD: Yes.
MR. REIBEL: Ocken?
MR. OCKEN: Yes.
MR. REIBEL: Freeberg?
MR. FREEBERG: Yes.
MR. REIBEL: Anderson?
MR. ANDERSON: Yes.
MR. REIBEL: McKinney?
CHAIRMAN MCKINNEY: Yes.
MR. REIBEL: Five voted yes.
CHAIRMAN MCKINNEY: Passed.
MR. REIBEL: So your petition will go on to the Planning and Zoning Committee and the County Board on May 8th, at 2 p.m. in this room.
The County Board decision will be on May 15th at 5:30 p.m., also right here.

Now on this 30th day of April, A.D. 2012, I do signify that the foregoing testimony was given before the Ogle County Zoning Board of Appeals.

Bruce McKinney, Chairman

Michael Reibel,
Zoning Administrator

Doris J. Kennay
Certified Shorthand Reporter
Registered Professional Reporter
IL License No. 084-002725
P.O. Box 8977
Rockford, Illinois 61126

Ogle County Planning & Zoning Department

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COPY

STAFF REPORT

To: Zoning Board of Appeals	**File #01-12SU**
Date: March 22, 2012	**Prepared By: Michael Reibel**

GENERAL INFORMATION:

Applicant:	Brian & Jodi Horner, 3261 S. Daysville Rd., Oregon, IL
Status of Applicant:	Owners
Requested Action:	Special Use Permit in AG-1 Agricultural District
Purpose:	Recreational facility which will include wedding receptions, banquets, business parties and special events.
Location:	Part of the N ½ Section 23 Oregon-Nashua Township 23N, R10E of the 4th P.M. (located on the east side of S. Daysville Road beginning approximately 0.7 mile south of the intersection of S. Daysville and S. Lowden Roads). Common Location: 3261 S. Daysville Road
Size:	15.88 acres
Existing Land Use:	Large-lot rural residential.
Surrounding Land Use and Zoning:	The site is located in an area that contains a mixture of residential and agricultural land uses. Land adjacent to the north, east and south is in agricultural use zoned AG-1; land adjacent to the west is in residential use zoned both R-2 Single Family Residence District and AG-1.
Comprehensive Plan:	The site is not located within 1.5 miles of an incorporated city or village. Oregon-Nashua Township does not have a township plan commission. The *Ogle County Amendatory Comprehensive Plan* designates the site and surrounding area for continued agricultural use.
Zoning History:	None.
Applicable Regulations:	The proposed use has been determined by the Planning & Zoning Committee to be an allowable Special Use in the AG-1 Agricultural District, and two similar special use permits have been granted in the past.

SPECIAL INFORMATION:

Public Utilities:	None.
Transportation:	S. Daysville Road is a hot mix surface, Ogle County highway.
Physical Characteristics:	The site is gently sloping and well drained, with slopes ranging from 2-5%. There are no wetlands or areas subject to ponding or flooding on the site. According to the Ogle County Digital Soil Survey, soil types on the site are: 87B - Dickinson sandy loam, 2-5% slopes; and, 397B - Boone loamy fine sand, 2-7% slopes. Approximately 60% of the soils on site are classified as "Prime farmland"; the remainder are "Not prime farmland".
LESA:	The LESA score of 178.5 indicates a LOW RATING FOR PROTECTION (LE = 63.5; SA = 115).

ATTACHMENTS:

LESA Summary Sheet

RECOMMENDATIONS:

The following are recommended conditions for approval of this Special Use Permit:

1. All proposals and representations made by the applicant and/or their representative shall be conditions of the Special Use Permit.
2. No camping (tent or recreational vehicle) shall be permitted.
3. Outside gatherings shall be discontinued no later than 1:00 A.M. Outside speakers, music, etc. shall be discontinued no later than 12:00 A.M.
4. The use shall not become obnoxious or create a nuisance to the neighborhood.

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

Site Assessment Factors		Maximum Points per Factor	Score Assigned
Agricultural Land Use			
1.	Percent of land in agriculture within 1.5 mile of site	16	16
2.	Percent of land in agriculture adjacent to site	16	16
3.	Percent of site suitable for agricultural use	16	8
Zoning			
4.	Number of non-farm dwellings within 0.5 mile of site	12	0
5.	Percent of land zoned AG-1 within 1.5 miles of site	16	14
6.	Availability of zoned land for proposed use	10	0
7.	Number of similar map amendments and/or special use permits approved within 1.5 miles of site within last ten years	12	12
Compatibility/Impact of Use(s)			
8.	Distance from fire/ambulance protection	11	5
9.	Distance from school (high school)	11	5
10.	Impact on the environment and unique historical/cultural factors	10	0
11.	Compatibility with surrounding area	10	4
Urban Infrastructure			
12.	Degree to which the affected transportation routes can bear the traffic that the proposed use may generate	10	1
13.	Availability of central sewer	8	8
14.	Availability of public water	8	8
Land Use Feasibility			
15.	Soil suitability for on-site disposal 39.6% CAT. 3	10	5
16.	Size of site	10	3
17.	Future need for more land	5	5
Adopted Plans			
18.	a) Consistency with County "Comprehensive Plan"; or b) consistency with city/village plan if within 1.5 miles of city/village limits	9	5
SITE ASSESSMENT SUB-TOTAL		200	115

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)
87B	4	75	8.5	637.5
397B	8	44	6.3	277.2
440B	3	87	1.1	95.7
TOTAL	-----	-----	15.9	1010.4

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.

1010.4 / 15.9 = 63.5 mm
Total of Column 5 / Total of Column 4 — **Land Evaluation Sub-Total (Maximum 100 points possible)**

Site Assessment Sub-Total (Max. 200 pts.) = 115 mm

Total Points Accrued (Max. 300 pts.) = 178.5 **(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: Horner, Brian + Jodi

File No.: 1-12SU

Date: 3-23-12 Prepared By: MM