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

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
MAY 8, 2012

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, May 8, 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 Bill Welty called the meeting to order at 1:03 P.M. Roll call indicated six members of the Committee were present: Chairman Welty, Jim Barnes, Marcia Heuer, Larry Boes, Lyle Hopkins and Dennis Williams. Mel Messer was absent.

2. READING AND APPROVAL OF REPORT OF APRIL 10, 2012 MEETING AS MINUTES

   Chairman Welty asked for a motion regarding the report of the April 10, 2012 regular meeting. Mrs. Heuer made a motion to approve the report of April 10, 2012 as minutes; the motion was seconded by Mr. Boes. 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 $1,207.66. Mr. Hopkins made a motion to approve the payment of the bills in the amount of $1,207.66; seconded by Mrs. Heuer. The motion carried by a voice vote.

4. OLD BUSINESS

   Mr. Harrison stated that at last month's meeting the compensation for the Board of Review members was discussed. Mr. Barnes and Mrs. Heuer have met with the Board of Review members and have some views regarding that meeting. Mr. Barnes stated we met with two BOR members and I was very impressed with the job they have done. I know that I was one in favor of lowering their salaries, but after investigating what is involved, I would recommend a pay increase from $2,000 annually to $3,000. Discussion ensued. Mr. Barnes made a motion to change the pay to $3, 000, but the item was not listed on the agenda, and so no vote was taken.

   Mr. Welty asked Mr. Harrison to include this request on the June agenda and bring substantiating paperwork.

5. NEW BUSINESS

Mr. Harrison stated the Farmland Assessment Review Committee will be meeting June 5th at 10:00 am. This committee is required to meet once a year by state statute and reviews the state recommendation for 2012 farmland assessments.

Mr. Harrison stated I was invited to attend a meeting at Polo High School on April 26th regarding their concerns for the assessed value of the Bocker Grain facility. The school district would like to have an appraisal of the property done and are asking the taxing districts involved to assist with this cost. Discussion ensued regarding the taxing districts involved and the costs to the county for any involvement. Consensus of the Committee was to not participate in the cost of the appraisal. In addition, the County Board had previously approved a tax abatement for that property, and it was felt participating with the school would be counter to the spirit of the abatement.

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

APPOINTMENT TO THE OGLE COUNTY ZONING BOARD OF APPEALS

A. CLOSE MEETING PURSUANT TO 5 ILCS 120/2 (c)(3) (OPEN MEETINGS ACT) TO DISCUSS CANDIDATES FOR APPOINTMENT TO THE OGLE COUNTY ZONING BOARD OF APPEALS

Mr. Barnes made a motion to close the meeting pursuant to 5 ILCS 120/2 (c)(3) (Open Meetings Act) to discuss candidates for appointment to the Ogle County Zoning Board of Appeals; seconded by Mrs. Heuer. Motion carried unanimously via roll call vote. The meeting was closed at 2:24PM.

B. COMMITTEE RECOMMENDATION ON APPOINTMENT TO FILL VACANCY ON THE ZONING BOARD OF APPEALS

The Committee re-opened the meeting at 2:58 PM.

Mr. Williams made motion to recommend the appointment of Mark Hayes to fill the vacancy on the Zoning Board of Appeals; seconded by Mr. Boes. A roll call vote as taken: Williams - yes, Boes - yes; Barnes - yes, Welty - yes; Hopkins - no; Heuer - no. The motion carried by a vote of 4 yes votes to 2 no votes.

7. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#1-12 SPECIAL USE - Brian & Jodi Horner, 3261 S. Daysville Rd., Oregon, IL 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 23N, R10E of the 4th P.M., Ogle County, IL, 15.88 acres, more or less
Property Identification Number: Part of 16-23-200-003
Common Location: 3261 S. Daysville Rd.

Mr. Hopkins made a motion to approve #1-12 Special Use with four conditions recommended by the ZBA; seconded by Mrs. Heuer. Mrs. Heuer noted that this petition was unanimously approved by the Regional Planning Commission and Zoning Board of Appeals. The motion carried unanimously by a roll call vote of 6-0.

#2-12 SPECIAL USE - Amy & Todd Branham, 8613 N. Limestone Rd., Rockford, IL for a Special Use Permit to allow an equine-assisted counseling and equine psychotherapy facility; and horse riding instruction (lessons) in AG-1 Agricultural District on property described as follows and owned by the petitioners:

Part of E1/2 GL1SE1/2 of NE1/4 of Fractional Section 5 and part of W1/2 GL1 S1/2 of NW1/4 Fractional Section 4 Monroe Township 42N, R2E of the 3rd P.M., Ogle County, IL, 11.03 acres, more or less
Property Identification Number: 12-05-200-023 & 12-04-100-004
Common Location: 8613 N. Limestone Rd.

Mr. Hopkins made a motion to approve #2-12 Special Use with the four conditions recommended by the ZBA; seconded by Mr. Barnes. Mrs. Heuer noted that this petition was unanimously approved by the Regional Planning Commission and Zoning Board of Appeals. The motion carried unanimously by a roll call vote of 6-0.

#2-12 AMENDMENT - Larry Pontnack, 6309 E. Brick Rd., Oregon, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to I-1 Industrial District on property described as follows and owned by the petitioner:

Part of Lot 2 of the subdivision of GL 4 and GL 5 of the NW1/4 Fractional Section 3 Pine Rock Township 23N, R11E of the 4th P.M., Ogle County, IL, 8.0 acres, more or less
Property Identification Number: Part of 17-03-100-008
Common Location: 6309 E. Brick Rd.

Mr. Hopkins made a motion to approve #2-12 Amendment, but approval shall be limited to the easterly 250' of the eight (8) acres described in the petition for Map Amendment as recommended by the ZBA; seconded by Mr. Williams. Discussion ensued regarding ZBA recommendations. Mrs. Heuer noted that this petition was unanimously approved by the Regional Planning Commission and Zoning Board of Appeals. The motion carried unanimously by a roll call vote of 6-0.

#3-12 SPECIAL USE - Larry Pontnack, 6309 E. Brick Rd., Oregon, IL for a Special Use Permit to allow storage of antique/old automobiles and parts thereof in the I-1 Industrial District on property described as follows and owned by the petitioner:

Part of Lot 2 of the subdivision of GL 4 and GL 5 of the NW1/4 Fractional Section 3 Pine Rock Township 23N, R11E of the 4th P.M., Ogle County, IL, 8.0 acres, more or less
Property Identification Number: Part of 17-03-100-008
Common Location: 6309 E. Brick Rd..

Mr. Hopkins made a motion to approve #3-12 Special Use with conditions recommended by the ZBA; seconded by Mr. Barnes. Mrs. Heuer noted that this petition was unanimously approved by the Regional Planning Commission and Zoning Board of Appeals. The motion carried unanimously by a roll call vote of 6-0.

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 $1,402.52. Mr. Boes made a motion to approve the payment of the bills in the amount of $1,402.52; seconded by Mr. Barnes. The motion carried by a voice vote.

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

#3-12 VARIATION -- Eldon DeWall, 713 Alamo Dr., Freeport, IL for a Variation to allow construction of an addition to an existing heifer shed to be approximately 64' from the right-of-way line of N. IL Rte. 26 in lieu of 80' as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioner:

Part G.L. 1 NE1/4 and SE1/4 Fractional Section 1 Forreston Township 25N, R7E of the 4th P.M., Ogle County, IL, 167.21 acres, more or less
Property Identification Number: 01-01-400-001
Common Location: 12417 N. IL Rte. 26

#3-12 AMENDMENT -- Brian J. & Karen S. Fransen, 1301 S. Skare Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows and owned by the petitioners:

Part of the N1/2 of the S1/2 of the NW1/4 of Section 29 White Rock Township 41N, R1E of the 3rd P.M., Ogle County, IL, 15.15 acres, more or less
Property Identification Number: Part of 18-29-100-003
Common Location: 1301 S. Skare Rd..

#4-12 SPECIAL USE -- Maria Pena, 16989 E. Ritchie Rd., Rochelle, IL for a Special Use permit to allow rodeo and related/ancillary amusement activities in the AG-1 Agricultural District on property described as follows and owned by the petitioner:

Part of the NE1/4 of the SE1/4 of Section 32 in Dement Township 40N, R2E of the 3rd P.M., Ogle County, IL, 10.02 acres, more or less
Property Identification Number: 25-32-400-011
Common Location: 16989 E. Ritchie Rd.

#4-12 VARIATION -- Beverly K. Kearns, 4938 S. Scout Rd., Oregon, IL for a Variation of lot size in the R-2 Single-Family Residence District - one lot being approximately 1.0 acre in area; and the second lot being approximately 1.6 acres in area in lieu of 2.0 acres as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioner:

Part of the NE1/4 of the NE1/4 of Section 12 Taylor Township 22N, R10E of the 4th P.M., Ogle County, IL, 3.15 acres, more or less
Property Identification Number: 22-12-200-002
Common Location: 7082 S. Hoosier Rd..

#5-12 SPECIAL USE -- Lachlan L. Perks, 6371 Severson Rd., Rockford, IL and Andrew Perks, 12681 N. Weldon Rd., Rockford, IL for a Special Use permit to allow a Single-Family Dwelling for the son of the farm owner in AG-1 Agricultural District on property described as follows, owned by LP Ranches, LLC % Lachlan L. Perks and being purchased by Andrew Perks.

Part of S1/2 GL 1, part of SW1/4 of NE1/4, and part of SE1/4 of NW1/4 Fractional Section 4; and part of SW1/4 of NW1/4 of Fractional Section 3 all in Byron Township 25N, R11E of the 4th P.M., Ogle County, IL, 10.0 acres, more or less
Property Identification Number: Part of 05-03-100-005
Common Location: 12500 Block of N. Kennedy Hill Rd...

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

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Hopkins would like the ordinance regarding accessory buildings reviewed to possibly not include existing farm sites which are making improvements. Mr. Reibel stated I will look into this and come up with options for discussion at next month's meeting.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURN

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 3:11 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for Tuesday, June 12, 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