Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
OCTOBER 21, 2010

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, October 21, 2010 at 7:00 P.M. at 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 Funk called the meeting to order at 7:00 P.M. Roll call indicated six members of the Regional Planning Commission were present: Chairman Lloyd Funk, Ron Colson, Wayne Reising, Randy Ocken, Tom Smith and David Poole. Don Conn was absent at roll call, but entered the meeting at 7:03 P.M. and participated thereafter.

2. READING AND APPROVAL OF REPORT OF AUGUST 19, 2010 AS MINUTES.

Chairman Funk asked for any changes or corrections to the report of the August 19, 2010 meeting of the Ogle County Regional Planning Commission; hearing none, Chairman Funk declared the minutes approved as read.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#8-10 SPECIAL USE -- Jeannette Richmond Trust #92, % Jeannette Richmond, Trustee, 1469 Farington Dr., Naperville, IL and Brian Harms, 2830 Lynnville Ct., Lindenwood, IL for a Special Use Permit to allow a Single-Family Dwelling in the AG-1 Agricultural District on property described as follows, owned by Jeannette Richmond Trust #92 and being purchased by Brian Harms:

Part of the NE1/4 of the SE1/4 of Section 26 Lynnville Township 41N, R2E of the 3rd P.M., Ogle County, IL, 3.0 acres, more or less
Property Identification Number: Part of 19-26-400-001
Common Location: 1612 S. Woodlawn Rd.

Mr. Reibel read the staff report. The LESA score of 217.3 indicates a High Rating for protection (LE = 92.3; SA = 125). The Natural Resources Review by IDNR states there is no record of State-listed threatened or endangered species in the vicinity of the project location.

Mr. Conn entered the meeting at 7:03 P.M.

Brian Harms was present and explained that he plans to purchase the property to construct a single family dwelling to live in. He clarified that there are no plans to construct a hog confinement or wind farm as rumored.

Mr. Smith asked when Mr. Harms plans to construct the dwelling. Mr. Harms responded that they plan to start construction next year. He wants to get the special use approved and follow the guidelines before getting started.

Mr. Smith asked Mr. Harms if the owner of the land is relation to him. Mr. Harms responded that he is not related to the owners but has driven by the property and likes the location. He further explained that it is hard to find a farmette to purchase so this property is ideal since the dwelling was demolished but the homesite is there.

Mr. Funk asked if the existing well will be used. Mr. Harms responded that the pump has been replaced and has been cleared through the County Health Department.

Mr. Colson stated that this proposal will be a resurrection of a past farmstead. He noted that there is a high LESA rating for protection but the Planning Commission has been consistent in approving proposals like this in the past. He stated that the Special Use seems to be the best use for the property.

Mr. Funk clarified that no land will be taken out of production.

Mr. Colson stated that this request will continue a use that has been on the property for generations.

Mr. Smith made a motion to approve Petition No. 8-10 SU; Seconded by Mr. Conn; The motion carried unanimously by roll call vote.

#9-10 SPECIAL USE -- Francis J. Drew, Jr., 6994 S. IL Rte. 2, Oregon, IL and Steven T. & Amy K. Drew, 519 Long Hill Rd., Gurnee, IL for a Special Use Permit in the AG-1 Agricultural District to allow a Single-Family Dwelling for the son of the farm owner on property described as follows, owned by Francis Drew, Jr. and being purchased by Steven T. & Amy K. Drew:

> Part of G.L. 1 and G.L. 2 of the NW1/4 Fractional Section 7 Grand Detour Township 22N, R9E of the 4th P.M., Ogle County, IL, 5.20 acres, more or less
> Property Identification Number: Part of 21-07-100-005
> Common Location: 8500 Block of W. Woosung Rd.

Mr. Reibel read the staff report. The LESA score of 194.9 indicates a Low Rating for protection (LE = 70.9; SA = 124). The Natural Resources Review by IDNR identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely and the reviews is terminated.

Steve Drew was present. He explained that he would like the County to consider the special use to allow him to purchase the property from his father. He explained that the land has been in the family for 150 years and this is where he grew up and has spent a lot of time. He stated that he plans to build a house and possibly a barn, and will retire on the property. He explained that he is asking for approval of the special use now so he can begin improving the property by constructing an access, planting trees and obtaining power to the parcel. He further explained that

he does not intent to start construction of the dwelling for 8 to 12 years until after his youngest son graduates from high school and he is ready to retire.

Mr. Funk asked if he actively participates in the farming of the property. Mr. Harms responded that he does not and the land is leased.

Mr. Colson stated that this request is for a residential use but in looking at the history of Planning Commission decisions requests to allow a family member to stay on a family farm have been approved.

Mr. Smith asked if there is an existing access to the property. It was clarified that there is access to the property at this time. There was also discussion that Woosung Road does not have a lot of traffic.

Mr. Conn made a motion to approve Petition No. 9-10 SU; Seconded by Mr. Smith; The motion carried unanimously by roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no “Other Business” for consideration.

6. PUBLIC COMMENT

There was no public comment.

7. Chairman Funk declared the October meeting of the Ogle County Planning Commission adjourned at 7:19 P.M. The next meeting of the Ogle County Regional Planning Commission is scheduled for 7:00 P.M. on November 18, 2010 at the Old Ogle County Court House, 3rd Floor County Board Room #317, 105 S. Fifth St., Oregon, IL

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator