Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
SEPTEMBER 17, 2009

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, September 17, 2009 at 7:00 P.M. at the Ogle County Farm Bureau, 421 W. Pines Rd., 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 five members of the Regional Planning Commission were present: Chairman Lloyd Funk, Paul White, Don Conn, Ron Colson and David Poole. Wayne Reising and Randy Ocken were absent.

2. READING AND APPROVAL OF REPORT OF AUGUST 20, 2009 AS MINUTES.

   Chairman Funk asked for any changes or corrections to the report of the August 20, 2009 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)

   UPDATE REGARDING ON-LINE PLANNING PREFERENCE SURVEY UTILIZING SURVEY MONKEY.

   Mr. Reibel stated that last month there was a request to review the responses from the open ended questions on the survey. Mr. Reibel passed out a print out of the responses. Mr. Reibel stated that there have been one hundred fifty seven responses to the survey.

   Mr. Colson asked how much longer the survey will be available. Mr. Reibel responded that it will be up a couple more months. Mr. Colson stated that there has been a good response already.

   Discussion ensued regarding the responses to the open ended questions on the survey.

   Mr. Poole asked if Mr. Reibel will try to group the open ended responses in any way. Mr. Reibel responded that it would be hard to do but that the questions are providing good information.

   Mr. White brought up the issue of the wind farms. Discussion ensued regarding the different wind farm companies and possible projects in and around Ogle County.

Mr. Reibel stated that today he met with a project developer from Acciona Energy, the company that developed the EcoGrove Wind Farm in Stephenson County. Acciona will also be taking over a potential wind farm project in the Kings area from EcoEnergy. He stated that this company hopes to submit their project next year. He stated that he also has had discussions with Navitas regarding the Whispering Prairie project that will be located in the Byron/Leaf River area. Navitas intends to submit a Special Use Permit petition in early October for this project.

Discussion ensued regarding the project in Baileyville currently involved in a lawsuit.

Mr. Reibel stated that there are currently six separate wind farms in discussion in Ogle County and overlapping into adjoining counties. Discussion ensued regarding proposed wind farms and numbers of proposed turbines.

Mr. White brought up property protection plans in regards to the wind farms. Mr. Colson stated that they give comfort to the land owners. Discussion ensued.

Mr. Hopkins stated that he received a call regarding the City of Rochelle constructing wind turbines. Discussion ensued regarding the County's role in approving such a project.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#8-09 AMENDMENT -- Brinkman Family Trust, %Darleen McCaslin, 324 N. Union St., Byron, 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 petitioner:

Part of the SW1/4 of the SW1/4 Byron Township 25N, R10E of the 4th P.M., Ogle County, IL, 17.40 acres, more or less
Property Identification Number: 04-25-300-003
Common Location: 2104 E. Il Rt.. 72

Mr. Reibel read the staff report. The LESA score of 178.1 indicates a low rating for protection. The Natural Resources Review by IDNR identified protected resources in this vicinity, but has concluded that adverse effects are unlikely; therefore, the consultation process has been terminated.

Sheila Norup, from Remax Pro Advantage was present to represent the applicant. Petitioner Darlene McCaslin and potential purchaser Ken Norup were also present. Mrs. Norup explained that the seventeen acres is proposed to be divided into three parcels - a five-acre westerly parcel, a seven-acre parcel that includes the existing house and buildings, and a five-acre easterly parcel. She further explained the layout of the new parcels. She stated that to build a third house on the easterly parcel, an access from Route 72 would have to be approved by the IL Department of Transportation. She explained that the potential buyer is considering removing the second story of the existing house with extensive repair that would result in a one story ranch. She continued to explain the condition of the other buildings on the property including repairs and removal of outbuildings.

Mr. Funk asked if the buyer would be adding on to the house. Ken Norup responded that at this time he is unsure how the house will be repaired.

Mrs. Norup stated that she is unsure the condition of the septic system. She stated that the property is surrounded by small residential tracts. Discussion ensued regarding the buyer's intentions with the property.

Mr. White asked if the parcel was in the one hundred year flood plain. Mr. Reibel responded that a portion in the northeast corner could be but could only be confirmed with a survey.

Mr. Colson made a motion to recommend approval of Petition No. 8-09 Amendment based on the low LESA score, the fact that the proposal fits the City of Byron and the Ogle County Comprehensive Plans and that it fits the trend and character of the area; Seconded by Mr. Conn. Mr. Funk called for a roll call vote; 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. ADJOURN

Chairman Funk declared the meeting adjourned at 7:30 P.M. The next meeting of the Regional Planning Commission is scheduled for October 22, 2009 at the Ogle County Farm Bureau, 421 W. Pines Rd., Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator