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

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
OCTOBER 14, 2009

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Wednesday, October 14, 2009 in the Ogle County Sheriff Department, Training Room, 103 Jefferson St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

   Chairman Lyle Hopkins called the meeting to order at 1:00 P.M. Roll call indicated seven members of the Committee were present; Chairman Lyle Hopkins, Ben Diehl, Mel Messer, Larry Boes, Jim Barnes, Dennis Williams and Marcia Heuer.

2. READING AND APPROVAL OF REPORT OF SEPTEMBER 9, 2009 MEETING AS MINUTES

   Mrs. Heuer made a motion to approve the report of September 9, 2009 as minutes; seconded by Mr. Diehl. 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 $4,324.83. Mr. Messer made a motion to approve the payment of the bills in the amount of $4,324.83; seconded by Mrs. Heuer. The motion carried by a voice vote.

4. OLD BUSINESS

   There was no old business for discussion.

5. NEW BUSINESS

   EXTENSION OF TIME FOR THE BOARD OF REVIEW TO COMPLETE WORK FOR THE 2009 ASSESSMENT YEAR

   Mr. Harrison stated state statute prescribes rules by which the Supervisor of Assessments and Board of Review operates. One of those rules states that in counties of “more than 50,000, but less than 75,00 inhabitants...”, the Board of Review shall adjourn by October 7th, unless granted an extension of time by the County Board. The County Board approves a similar resolution every year for the Board of Review. The tax cycle is on time, and this resolution is an annual housekeeping item.

   Mr. Boes made a motion to approve the request to extend the time for the Board of Review; seconded by Mr. Barnes. The motion carried by a voice vote.

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

7. 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 Rte. 72

Mr. Hopkins stated the property has really been cleaned up and looks nice. Mr. Boes stated it was a monumental task to clean that site up. I make a motion to approve #8-09 Amendment as the request fits the area nicely and is a welcome site for property owners. Seconded by Mr. Messer. Mrs. Heuer stated this petition was unanimously approved by both the Regional Planning Commission and the Zoning Board of Appeals.

Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, Williams - yes; The motion carried by a roll call vote of 7-0.

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

Request of Samuel LeFevre, 17W320 Northwood Dr., Bensenville, IL for an extension of Mobile Home Permit #360-07NA (RE: 3-07MH) for the construction of a dwelling.
PIN #09-10-451-002; Sec 10 Rockvale Township
Common Location: 5054 N. River Rd.

Mrs. LeFevre was present. Mr. Reibel stated the trailer has been on the site for approximately three years while the LeFevre's waited for water hook up from the City of Byron. That has finally happened, and they now need time to finish the house, and are asking for a one year extension. Mr. Hopkins asked if anyone if present with an objection? No one was present with objections.

Mr. Barnes made a motion to approve the request of Samuel LeFevre for a one year extension; seconded by Mr. Williams. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, Williams - yes; The motion carried by a roll call vote of 7-0.

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 $974.01. Mr. Messer made a motion to approve the payment of the bills in the amount of $974.01; seconded by Mr. Diehl. The motion carried by a voice vote.

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

#3-09 SPECIAL USE -- Mary Love Stuff, 1106 West John St., Champaign, IL for a Special Use permit to allow a retreat/recreational facility which will include corporate retreats, business parties, family vacations, weddings and other special gatherings, with lodging house for twelve persons in the AG-1 Agricultural District on property described as follows and owned by the petitioner:

Part of the NE1/4 of Section 31 Pine Creek Township 23N, R9E of the 4th P.M., Ogle County, IL, 97.56 acres, more or less
Property Identification Number: 15-31-200-003
Common Location: 5412 S. Lowell Park Rd.

#12-09 VARIATION -- William J. Nordman, 1431 E. Rte. 64, Oregon, IL for a Variation to allow an addition to an agricultural storage building to be constructed 11' from a rear lot line in lieu of 25' as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioner:

Part of G.L.1 NW1/4 Fractional Section 2 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 2.65 acres, more or less
Property Identification Number: 16-02-177-009 & -005
Common Location: 1431 E. IL Rte. 64

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

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

DETERMINE NOVEMBER MEETING DATE

Mr. Hopkins stated due to Veterans Day holiday on Wednesday, November 11th, the November Planning & Zoning Committee meeting will be held on Tuesday, November 10th at 1:00 in the Training Room of the Sheriff's office.

DISCUSSION REGARDING LAND USE TASK FORCE TEXT AMENDMENT PROPOSAL

Mr. Reibel stated this basically is the same text amendment proposal previously presented by the Land Task Force and amended by this Committee. Mr. Don Huntley asked to have this brought up for consideration again due to a recent rezoning approved for Pine Rock township. I need to know if the Committee wants to re-consider this proposal, and if so, send it to the Zoning Board of Appeals for public hearing. Mr. Messer asked what is your opinion? Mr. Reibel stated these are not major changes, more like improvements. One thing that this would do for Mr. Huntley is it would expand the Special Use requirements of the AG-1 Agricultural District; the recent rezoning referred to in Pine Rock would qualify as a special use. Mr. Messer asked do we need to approve this now or can we lay this over for another month? Mr. Barnes stated I want to read this again and would like it to be laid over for another month. Mr. Diehl stated with all that is going on right now with the budget, we need to focus on that for right now. Mr. Hopkins stated we will hold any decisions on this till next month.

Mr. Hopkins stated the Planning & Zoning budget has been tweaked to reflect the following changes: 1) the Zoning Board of Appeals would no longer receive ½ per diem for each site visit; 2) the mileage rate for both the Zoning Board of Appeals and the Regional Planning Commission would be reduced to $0.40 per mile. Making these changes, reduces the Planning & Zoning Department budget the 10% as requested. To date, the Planning & Zoning Department is currently at 72% for this years budget and anticipates being at 83% for year's end, a savings of 11%. Mr. Reibel has done a very good job with his budget. He always has.

Mr. Reibel stated we will have at least one wind farm special use petition coming in this year, possibly two, that may affect the final budget figures. Navitas Energy plans to file as

soon as the issues in Winnebago County regarding whether wind turbines are a permitted use or require a Special Use permit have been resolved. Discussion ensued regarding bonds and the de-commissioning of the turbines.

12. PUBLIC COMMENT

Mr. Lee Meyers was present and stated the residents of Ogle County within the mile and half of the City of Byron are very upset about the lack of representation they have regarding the proposed pre-annexation agreement. The City of Byron has chosen to proceed with the pre-annexation request. Mr. Boes stated the feedback I got was that the Mayor of Byron asked the Planning Commission to review their comprehensive plan. Mr. Williams stated there are concerns regarding wells and septic systems. Discussion ensued regarding the land types and history.

Discussion ensued regarding a complaint received by County Board Chairman Rice regarding an asphalt plant located in the City of Byron.

13. ADJOURN

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 1:34 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for Tuesday, November 10, 2009 at 1:00 P.M.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator