Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
AUGUST 19, 2010

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, August 19, 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, Don Conn, Tom Smith and David Poole. Randy Ocken was absent.

2. READING AND APPROVAL OF REPORT OF JULY 22, 2010 AS MINUTES.

   Chairman Funk asked for any changes or corrections to the report of the July 22, 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)

   #6-10 AMENDMENT -- Bushnell Walnut Creek Farm, LLC, %Edwin Bushnell, PO Box 249, Stillman Valley, IL and Valley Evangelical Church of Stillman Valley %Edward Clift, 103 S. Maple St., Stillman Valley, 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, owned by Bushnell Walnut Creek Farm, LLC and being purchased by Valley Evangelical Church of Stillman Valley:

   Part of G.L.1 of the NW1/4 Fractional Section 3 Marion Township 24N, R11E of the 4th P.M., Ogle County, 6.0 acres, more or less
   Property Identification Number: Part of 10-03-300-007
   Common Location: 6300 Block of E. IL Rte. 72

   Mr. Reibel read the staff report. The LESA score of 181 indicates a Low Rating for protection (LE = 75.0; SA = 106). 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.

   There was no one present to represent the petition. Mr. Reibel explained that the Valley Evangelical Church of Stillman Valley is buying land from the Bushnells. Their plan is to build a new church as they are outgrowing their church facilities located in Stillman Valley. They still have fund raising and preparations to make before building so the church may not be built for five years.

   Mr. Colson stated that he had a housekeeping issue to be addressed. He referred to the Staff Report under the purpose and clarified that it should say that the change is from AG-1 to R-1 Rural Residence District instead of AG-1 to R-2.

Mr. Smith asked if there would be problems with the soil ratings and installing a septic system. Mr. Reibel responded that the “somewhat limited” rating for septic systems indicates soil limitations that can be overcome. He further explained that if soils are classified as “very limited” there should be concerns for installing a septic.

Mr. Smith asked about access to the property. Mr. Reibel explained that the access would be approved by the Illinois Department of Transportation (IDOT).

Mr. Smith asked how many members the Church has. Mr. Funk and Mr. Reibel stated that they believe the congregation is growing, and estimate the congregation membership to be in 300 to 350 range.

Mr. Reising made a motion to approve Petition No. 6-10AM; Seconded by Mr. Conn; 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

Mr. Reibel announced that the Courthouse Dedication ceremony is being held tomorrow (Friday, August 20, 2010) at 10 a.m.

Mr. Smith stated that he would like it known that he supports Mr. Reibel’s budget saving idea of committee members viewing video and pictures of hearing petitions.

7. The meeting adjourned at 7:12 p.m.

The next meeting of the Ogle County Regional Planning Commission will be September 23, 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