

**Proceedings of the Ogle County Board Meeting  
September 25, 2018**

State of Illinois     )  
County of Ogle     ) ss

**Call to Order**

Chairman Gouker calls the Ogle County Board Meeting to order at 5:30 p.m.

**Roll Call**

The roll call shows that Sparrow is absent. The invocation is given by Gronewold and then followed by the Pledge of Allegiance.

**Appointment - County Board District #3 - Jamey Sulser R-2018-0916**

Chairman Gouker presents R-2018-0916 to recommend Jamey Sulser as the replacement for the County Board District #3 vacancy. Smith makes a motion to approve and Fritz seconds.

The motion carries. (Placed on file)

**Swearing in of New County Board Member - Jamey Sulser**

Honorable Judge Hanson swears Jamey Sulser into the County Board Member District #3.

**Presentation - Blackhawk Hills Annual Report, Daniel Payette, Executive Director**

Payette presents the direction that that Blackhawk Hills has been working since last year and highlighted different aspects.

**Presentation – Jeff Goodale - Director of Justice HOK & Thomas Leonard, Senior Project Executive Gilbane Building Company – R-2018-0915**

Goodale, went over how the design of the jail has changed since the last presentation and highlighted the aspects in the design they have used to make the jail look more like the Judicial Center and how they are going to function together.

Leonard, reviewed the cuts in costs that the new design development is able to provide. The costs have gone from \$29 million to \$25.5 million. Leonard also shared the timeline that will be followed for the project allowing for the starting of the construction of the project April of 2019.

Chairman Gouker stated the amount of work that has gone in to the project has been a lot but it has provided a better look and a better representation of what the Board is looking for.

Griffin moves to approve R-2018-0915 which accepts Phase Two of the Ogle County Jail Building Project and Advancement to Phase Three of the Project and adjusts the budget to \$25.5 million and Bowers seconds.

The motion carries. (Placed on file)

**Bob Sondgeroth - Regional Superintendent of Schools**

Sondgeroth introduced his new Assistant Regional Superintendent of Schools, Chris Tennyson. Tennyson introduced himself and gave the Board a brief background on his past accomplishments. Tennyson began working with Sondgeroth in July of 2018. Tennyson has background in education and safety within several counties in Northern Illinois. Tennyson also shared all of the principals in the County know him already through his position as the State Director of the Illinois Principals Association in the six northwest counties of Illinois for the last five years.

**Consent Agenda Items – by Roll Call Vote**

1. Approval of August 21, 2018, Ogle County Board Meeting Minutes
2. Accept Monthly Reports – Treasurer, County Clerk & Recorder and Circuit Clerk
3. Appointments - None
4. Resignations - None
5. Vacancies -
  1. Board of Health – 1 vacancy - applicant must be a dentist
  2. Regional Planning Commission - 1 vacancy - unexpired term
  3. Zoning Board of Appeals (Regular Member) - 1 vacancy

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4. Zoning Board of Appeals (Alternate 1) - 1 vacancy - unexpired term
5. Housing Authority Board - 1 vacancy
6. Civic Center Authority Board - 3 vacancies
7. Franklin Grove Fire Protection District -1 vacancy
8. Housing Authority - 1 vacancy

Application and Resumé deadline – Friday, October 5, 2018, at 4:30 p.m. in the County Clerk’s Office located at 105 S. 5th St – Suite 104, Oregon, IL

9. Board of Health - 3 vacancies

Application and Resumé deadline – Friday, November 2, 2018, at 4:30 p.m. in the County Clerk’s Office located at 105 S. 5th St – Suite 104, Oregon, IL

6. Ogle County Claims –

- o Department Claims - August 2018 - \$16,169.66
- o County Board Payments – \$99,203.91
- o County Highway Fund – \$148,441.76

7. Communications -

- o Sales Tax for June 2017 was \$33,128.13 and \$72,937.40
- o Sales Tax for June 2018 was \$36,886.42 and \$81,506.37

McKinney moves to approve the Consent Agenda and Bolin seconds:

YES: Gronewold, Heuer, Hopkins, Janes, Kenney, McKinney, Meyers, Nordman, Oltmanns, Reising, Saunders, Smith, Typer, Sulser, Whalen, Bolin, Bowers, Colbert, Colson, Finfrock, Fritz, Griffin, and Gouker

NO: None

ABSENT: Sparrow

Motion carries on roll call vote. (Placed on file)

**Zoning #8-18AM - Marszalek - O-2018-0901**

Janes presents #8-18AM - Kathleen Marszalek, 2018 N. IL Rte 251, Rochelle, IL for an Amendment to the Zoning District to rezone from B-1 Business District and AG-1 Agricultural District to AG-1 Agricultural District on property described as follows and owned by the petitioner: Part of the Southeast Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 1 and part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 12, all in White Rock Township 41N, R1E of the 3<sup>rd</sup> P.M., Ogle County, IL, 3.23 acres, more or less – P.I.N.(S): 18-01-300-002 & 18-01-300-004 - Common Location: 2018 N. IL Rte. 251

Janes moves to approve – O-2018-0901 as presented and Smith seconds.

The motion carries. (Placed on file)

**Zoning #9-18AM - Swenson - O-2018-0902**

Janes presents #9-18AM - Veronica (Ronnie) Swenson, 516 Dori Ct., Pecatonica, IL and Daniel Gocken, 15825 E. Lindenwood Rd., Lindenwood, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-Family Residence District on property described as follows, owned by Veronica (Ronnie) Swenson and being purchased by Daniel Gocken: Lots 1-4 of Block 3 in the original Village of Holcomb, part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 34 Scott Township 42N, R1E of the 3<sup>rd</sup> P.M., Ogle County, IL - P.I.N.: 11-34-484-001 - Common Location: 305 N. First St.

Janes moves to approve – O-2018-0902 as presented and Frtiz seconds.

The motion carries. (Placed on file)

**Zoning #14-18SU - Graceland Cattle, LLC - O-2018-0903**

Janes presents #14-18SU - Graceland Cattle, LLC, Douglas Glendenning, 10477 E. High Rd., Davis Junction, IL for a Special Use Permit to allow a an agribusiness (repair shop primarily for ag related equipment) in the AG-1 Agricultural District on property described as follows and owned by the petitioners: The Northeast Quarter (NE1/4); and part of the Southeast Quarter (SE1/4) of the Northwest

Quarter (NW1/4) of Section 17 Scott Township 42N, R1E of the 3<sup>rd</sup> P.M., Ogle County, IL, 3.58 acres, more or less – P.I.N.: 11-17-100-004 - Common Location: 10477 E. High Rd.

Janes moves to approve – O-2018-0903 as presented and Colson seconds.

The motion carries. (Placed on file)

#### **#Zoning #16-18SU - Williams - O-2018-0904**

Janes presents #16-18SU - Michael & Camille Williams, 3532 S. Woodlawn Rd., Rochelle, IL for a Special Use Permit to allow a Class II Boarding house in the AG-1 Agricultural District on property described as follows and owned by the petitioners: Part of G.L. 1 of the Northeast Quarter (NE1/4) Fractional Section 2; and part of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 2 Dement Township 40N, R2E of the 3<sup>rd</sup> P.M., Ogle County, IL, 16.64 acres, more or less - P.I.N.: 25-02-400-005 - Common Location: 3532 S. Woodlawn Rd.

Janes moves to approve – O-2018-0904 as presented and McKinney seconds.

Chairman Gouker asked Mike Reibel to clarify the new category. Reibel stated that a Class II Boarding house is a single family residency that is rented for short periods of time – less than 30 days typically for a weekend at a time – that serves more than 10 people and a Class I is 10 or fewer people. These permits are only allowed as Special Use in the agriculture district or the intermediate agriculture districts.

The motion carries. (Placed on file)

#### **Public Comments –**

Dan Terhark brought his concerns before the board regarding a petition for farmland that he owned off of Kishwaukee for a 26 acre solar farm. He expressed the decision to turn the property into a Solar Farm was based on the fact that it is the best use for the property. Terhark wanted to share the concerns that the people who oppose the decision of zoning the property for a solar farm is because they are afraid of them popping up everywhere around them. He asked the Board to reconsider his property that was put on hold by the Moratorium and allow him to use the property for solar farm and expressed that they are running up against a timeline.

#### **COMMITTEE REPORTS**

The following committee minutes have been placed on exhibit: 911 ETS, County Facilities, County IT, County Security, Executive, Finance and Insurance, HEW & Solid Waste and Veterans, Judiciary and Circuit Clerk, Long Range and Strategic Planning, Personnel and Salary, Mental Health 708 Board, Regional Planning Commission, Road & Bridge, State's Attorney – Court Services – Focus House, and Supervisor of Assessments and Planning & Zoning.

#### **• Finance**

- Resolution - Ogle County Trustee - 04-36-479-005 - R-2018-0901

Nordman moves to approve R-2018-0901 and Typer seconds:

YES: Heuer, Hopkins, Janes, Kenney, McKinney, Meyers, Nordman, Oltmanns, Reising, Saunders, Smith, Typer, Whalen, Sulser, Bolin, Bowers, Colbert, Colson, Finfrock, Fritz, Griffin, Gronewold, and Gouker

NO: None

ABSENT: Sparrow

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 06-27-158-002 - R-2018-0902

Nordman moves to approve R-2018-0902 and Bowers seconds:

The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

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- Resolution - Ogle County Trustee - 18-27-136-004 - R-2018-0903

Nordman moves to approve R-2018-0903 and Janes seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 22-08-252-021 - R-2018-0904

Nordman moves to approve R-2018-0904 and Kenney seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 22-08-402-026 - R-2018-0905

Nordman moves to approve R-2018-0905 and McKinney seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 22-09-177-009 - R-2018-0906

Nordman moves to approve R-2018-0906 and Bolin seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 22-09-376-007 - R-2018-0907

Nordman moves to approve R-2018-0907 and Griffin seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 24-28-102-004 - R-2018-0908

Nordman moves to approve R-2018-0908 and Oltmanns seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 24-28-102-014 - R-2018-0909

Nordman moves to approve R-2018-0909 and Finrock seconds:  
The previous roll call stands

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 16-03-276-003 - R-2018-0910

Nordman moves to approve R-2018-0910 and Sulser seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- Resolution - Ogle County Trustee - 25-23-279-003 - R-2018-0911

Nordman moves to approve R-2018-0911 and Hopkins seconds:  
The previous roll call stands.

Motion carries on roll call vote. (Placed on file)

- **Road & Bridge**

- 2018-2019 Ice Abrasives – R-2018-0912

Colson moves to approve R-2018-0912 not to exceed \$28,500 and McKinney seconds.

Motion carries (Placed on file)

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- **Executive**

- Committee Assignments – R-2018-0913

Chairman Gouker moves to approve R-2018-0913 to update the Committee assignments and Nordman seconds.

Chairman Gouker appoints a new committee for the Solar Zoning Ad Hoc Committee. Smith was under the impression that the Supervisor of Assessment Planning and Zoning Committee would form this committee. Smith stated that he thought that the individuals that were going to be appointed to the Ad Hoc Committee would be attending the conferences to become informed and not many on the Committee are attending the seminars. Smith also stated that he didn't think it was a wise move to make Janes a part of the committee due to the fact that he is the chairman of the Supervisor of Assessment Planning and Zoning Committee. Smith also shared that the seminars are suggesting that there are individuals from the Soil and Water departments on these committees.

Reising stated his main concern is that most of the members are within a 14 mile area of each other. He feels that this doesn't necessarily allow for representation of the entire County. Reising also stated that he felt that this is better served at the Zoning Committee level. Doing things this way just adds another layer of bureaucracy and slows the process down. Zoning is capable of getting information from land owners, Farm Bureau and others; then they can make a decision instead of it passing from one committee to another before the final approval. Reising stated he is going to vote "NO" just to keep things moving.

Chairman Gouker expressed that the process will be put on a fast track.

Smith asks for a roll call vote:

YES: Janes, Kenney, Meyers, Nordman, Oltmanns, Typer, Whalen, Sulser, Bolin, Colbert, Finrock, Fritz, Griffin, Heuer, and Gouker

NO: Hopkins, McKinney, Reising, Saunders, Smith, Bowers, Colson and Gronewold

ABSENT: Sparrow

Chairman Gouker shared next month there will be a motion to amend the Moratorium to allow the early process to go to the Planning Commission and Zoning Hearings as long as the applicants understand that they may get to the end of it and whatever criteria the Board comes up with they might not qualify. Chairman Gouker asked the Board's consensus so that Reibel can start notifying applicants.

Gronewold asked if these are new applicants or those who were stopped by the Moratorium. Chairman Gouker stated that they are the new ones. Reibel shared there were two applications that have been tabled at ZBA and there are two applications that are just in his office being held until they know how to proceed.

Smith asked how things can proceed with the Moratorium in place. State's Attorney Morrow stated that the Board can amend the Moratorium at any time with a simple majority vote.

Nordman asked what is the status of Terhark's application. Chairman Gouker stated his application has been submitted and approved so it waits until the Board makes its decision on how to end the Moratorium.

Chairman Gouker asked that Board if there was any opposition to moving ahead on Amending the Moratorium at next month's meeting and there was none from the Board.

Motion carries. (Placed on file)

- **Long Range Planning:**

- Long Range Invoices - R-2018-0914

Griffin presents R-2018-0914 for the following bills:

<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Amazon.com	Tower-Adapter	\$ 50.00
Amazon.com	Tower-Battery Backup	\$ 15.99
Amazon.com	Tower-Rack Shelves	\$ 69.02
CDW	IT - Software	\$ 347.55
ComEd	Work Order - 601 Washington St., Oregon	\$ 59,995.01
Gilbane	Invoice #2 - Preconstruction work	\$ 21,460.00
Hellmuth, Obata & Kassabaum, Inc	Professional services through August 31, 2018	\$ 48,025.00
Manheim Solutions, Inc	Professional services, economic development, marketing, staffing	\$ 4,000.00
Mel's Custom Graphics	Vinyl Signs - Ogle County Health Dept	\$ 371.22
Mel's Custom Graphics	Vinyl Signs - Ogle County Probation & Court Services	\$ 401.67
NiCor Gas	Retire a section of pipe due to conflict with proposed development	\$ 12,080.82
Syndeo	Computers	\$ 15,300.25
Willet Hofmann & Associates	Ogle County - New Jail Public Utility Relocation & Site Survey (Professional Services July 1 - Aug 4, 2018)	\$ 651.60
	<b>TOTAL:</b>	<b>\$ 162,768.13</b>

Griffin moves to approve R-2018-0914 for a total of \$162,768.13 and Whalen seconds.

The motion carries. (Placed on file)

**Unfinished and New Business:**

**Chairman Comments:**

**Vice-Chairman Comments:**

**Adjourn Meeting**

At 6:56 p.m., Bowers makes the motion to adjourn the meeting until Tuesday, October 16, 2018 at 5:30 p.m. at the Courthouse in Oregon, Oltmanns seconds and the motion carries.

Chairman, Kim P. Gouker  
Ogle County Board

Attest: Laura J. Cook, Ogle County Clerk &  
Ex-officio Clerk of the Ogle County Board