

# Ogle County Regional Planning Commission

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## **REGIONAL PLANNING COMMISSION REPORT SEPTEMBER 19, 2019**

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, September 19, 2019 at 6: 00 P.M. First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

Chairman White called the meeting to order at 6:00 P.M. Roll call indicated that six members of the Regional Planning Commission were present: Alan Nelson, Toni Busser, Dan Flanagan, Paul White, Wayne Reising, and Corky Wetzel. Dennis Probasco was absent.

2. READING AND APPROVAL OF REPORT OF AUGUST 22, 2019 AS MINUTES

Mr. Nelson moved and Mr. Wetzel seconded to approve the report of August 22, 2019. The motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

**#7-19 AMENDMENT - Wayne C. Ehmen, Trustee, 15763 E. Royster Lane, Monroe Center, IL; and Love's Travel Stops & Country Stores, Inc., % Chad Bruner, 10601 N. Pennsylvania Ave., Oklahoma City, OK** for an Amendment to the Zoning District to rezone that part of the subject parcel currently zoned AG-1 Agricultural District to B-3 Restricted Interstate Highway Area Business District on property described as follows, owned by Wayne C. Ehmen; and being purchased by Love's Travel Stops & Country Stores, Inc.:

Part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 20, Township 42 North, Range 2 East of the 3rd Principal Meridian, Monroe Township, Ogle County, IL, 35.2314 acres, more or less  
Property Identification Number: Part of 12-20-400-006  
Common Location: South East Corner of I-39 & IL Rte. 72

Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 202.3 indicates a medium rating for protection (LE = 92.3; SA = 110). A letter on file from IDNR states there are no roadway construction plans planned for this area in the future and they have no objections to this request. A letter on file from the County Highway department states the applicant will need to get permits

from IDOT and abide by the county storm water management ordinances. The EcoCat report states there is no record of state-listed threatened or endangered species in the vicinity of the project location and the consultation is terminated. A representative from Monroe Center had requested information from the file, but as of today, no written response has been received by our office.

Mr. White stated these same findings also apply to the petition #9-19SU for Ehmen & Love's Travel Stops. Chairman White asked if the petitioners were present and wanted to address the Committee. Mr. Chad Bruner, a representative of Love's Travel Stop, and Ms. Kim Cooper, a civil engineer from CASO, were present. Mr. Bruner stated this project is similar to the project constructed on I-88 near Rochelle, and that they have been working with IDOT regarding the entrance. Mr. Bruner also stated Monroe Center has been approached regarding municipal water & sewer, and stated the Village utility coop was not interested. Mr. Nelson asked if the site is currently being farmed. Mr. Bruner answered yes, and the area that is not used will remain as farmland. Discussion ensued regarding the pace of construction in this area. Mr. Bruner stated there are lots of trucks moving freight, and due to new government logging regulations, more rest stops are needed.

Chairman White asked if there were any further questions or objectors. Mr. Flanagan made a motion to approve #7-19AM for Wayne Ehmen & Love's Travel Stops as the use fits the Comprehensive Plan, this is a good location for this use and based on other sites will be a nice facility. This will also bring revenue into the county and the site has a medium LESA score. Seconded by Mr. Wetzell. Ms. Busser stated she would abstain from voting as petitioner Mr. Ehmen is her uncle. Motion carried via roll call vote of 4-1 with 1 abstain.

**#9-19 SPECIAL USE - Wayne C. Ehmen Trust, Wayne C. Ehmen, Trustee , 15763 E. Royster Lane, Monroe Center, IL; and Love's Travel Stops & Country Stores, Inc., % Chad Bruner, 10601 N. Pennsylvania Ave., Oklahoma City, OK** for a Special Use in the B-3 Restricted Interstate Highway Area Business District to allow construction of an automobile service station, including a convenience store, fast food restaurant with drive-thru, tire service shop, auto and semi fueling canopies, underground fuel tanks, and all associated parking areas, on property described as follows, owned by Wayne C. Ehmen; and being purchased by Love's Travel Stops & Country Stores, Inc.:

Part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 20, Township 42 North, Range 2 East of the 3rd Principal Meridian, Monroe Township, Ogle County, IL, 35.2314 acres, more or less  
Property Identification Number: Part of 12-20-400-006  
Common Location: South East Corner of I-39 & IL Rte. 72

Chairman White asked if there were any further questions or objectors. Mr. Reising I made a motion to approve #9-19SU for Wayne Ehmen & Love's Travel Stops for the same reasons as previously stated. Seconded by Mr. Flanagan. Motion carried via roll call vote of 4-1 with 1 abstain.

**#8-19 AMENDMENT - Dan Terhark, 3997 N. Pear Rd., Polo, 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 Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 25 North, Range 11 East of the 4<sup>th</sup> P.M., Marion Township, Ogle County, IL, 3.387 acres, more or less

Property Identification Number: Part of 05-27-300-011  
Common Location: 8248 N. Kishwaukee Rd.

Mr. Adams stated due to the soil characteristics on this site not meeting septic requirements, Mr. Terhark will need to revise the petition from a 3.387 acre to a five acre parcel to meet the plat act requirements. Mr. Terhark is requesting a one month postponement of this petition to allow him time to do this.

Mr. Flanagan made a motion to approve the request of Dan Terhark to postpone action on #8-19 Amendment until October 17, 2019. Seconded by Mr. Nelson. Motion carried unanimously via voice vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

6. PUBLIC COMMENT

Mr. White stated he would like villages and municipalities to have more input on special use requests within their 1-1/2 mile planning radius and suggested the county pursue the ability of municipalities to request a 3/4 vote of the County Board for special use requests similar to what is allowed for map amendments. Discussion ensued.

Mr. Tom Smith stated due to the unexpected death of Chairman Kim Gouker, a new County Board chairman, John Finrock, and Vice Chairman, Patricia Nordman, were appointed Tuesday night, and that there are several open county board positions and I urge you to encourage your constituents to consider applying. Applications are available at the County Clerks office.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:37 P.M. The next meeting of the Regional Planning Commission will be on Thursday, October 17, 2019 at 6:00 P.M. in the Old Ogle County Court House, First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,

  
Harry Adams  
Planning & Zoning Administrator