

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT

AUGUST 20, 2020

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, August 20, 2020 at 6: 00 P.M. Third Floor County Board #317, 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 seven members of the Regional Planning Commission were present: Dennis Probasco, Alan Nelson, Toni Busser, Dan Flanagan, Wayne Reising, and Paul White. Larry Callant and Tom Smith called in via Zoom.

2. READING AND APPROVAL OF REPORT OF JULY 23, 2020 AS MINUTES

Mr. Nelson moved and Mr. Flanagan seconded to approve the report of July 23, 2020. The motion carried unanimously 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)

#005-20 SPECIAL USE – Better Place Forests, Co, 3717 Buchanan St., #400, San Francisco, CA for a Special Use Permit in the AG-1 Agricultural District to allow a Conservation Memorial Forest on property described as follows and owned by the petitioners:

Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 27; part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 34; part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 28; and part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 33 Township 24 North, Range 10 East of the 4th P.M., Rockvale Township, Ogle County, IL, 59.62 acres, more or less
Property Identification Number(s): 09-27-300-003; 09-28-400-005; 09-33-200-003; & 09-34-100-001
Common Location: 1950 N. River Rd.

Mr. Reising stated I will be abstaining from voting as the landowner is a customer.

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Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 173.2 indicates a low rating for protection (LE = 57.3; SA = 117). The IDNR EcoCat report states the database identified protected resources in the vicinity. After evaluation of the information, it was concluded that adverse effects were unlikely and the consultation was terminated. Mr. Adams stated this use was presented to the APZ earlier this year. It was their consensus that the proposed use should be considered and Better Forest would be allowed to apply for Special Use Permit in the AG-1 Agricultural District.

Ms. Gia DeBartolo & Attorney Dave Streiker were present for the petitioner. An overview of the proposed use was given to the Committee for review. Ms. DeBartolo stated Better Place Forests is a conservation memorial forest company which started in 2015. We are funded through tree dedications. Mr. Adams asked do you have any information regarding how the property will or could be taxed? Attorney Streiker stated our other locations are out of state so we have not had a chance to compare. This is a unique project and will be speaking to the assessors. Discussion ensued regarding road improvements and average costs. Mr. Flanagan asked are you allowed to visit anytime. Ms. DeBartolo answered we operate by appointment to ensure a peaceful time for the visitors but people do drop in. There will be someone on site for all operating hours. We are placing a conservation easement on the property to ensure our customers that the trees will be there forever. Discussion ensued regarding tax exemptions. Mr. Adams stated this a for-profit business and the site is not classified as a cemetery so they could not be exempt.

Mr. Flanagan made a motion to approve #005-20SU for Better Place Forests, Co as the use fits to conserve the property, is a good use for the area, and the site has a low LESA score. I would like to add that this approval is with the condition that at minimum, there will be no reduction of current tax base and they will not file for a tax exemption at a later date. Seconded by Mr. Nelson. Motion carries via roll call vote 6-0 with one abstain.

#005-20 TEXT AMENDMENT - Harry Adams, Ogle County Planning & Zoning Administrator, under the direction of the Planning & Zoning Committee of the Ogle County Board for an Amendment to the text of the *Ogle County Amendatory Zoning Ordinance*, as follows:

1. Division 2, Section 16-2-2: Rules and Definitions
2. Division 5, Section 16-5-7: B-1 Business District
3. Division 5, Section 16-5-8: B-2 Business Recreation District
4. Division 5, Section 16-5-9: B-3 Restricted Interstate Highway Area Business District
5. Division 5, Section 16-5-10: I-1 Industrial District
6. Division 6, Section 16-6-5: Reserve (Flag) Lots
7. Division 6, Section 16-6-6: Accessory Buildings, Structures and Uses
8. Division 6, Section 16-6-16: Home Occupations

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9. Division 8, Section 16-8-11: Interstate Freestanding Signs (new)

Mr. Adams reviewed each of the proposed changes. Most of these changes are clean up and to ensure easier understanding for our patrons. Discussion ensued regarding #7. Mr. Adams stated there is nothing like this in other counties. We would like to revert to the zoning district total of lot coverage, including the dwelling. Swimming pool permits will now have a one-year time line instead of two. Gazebos will now be considered an “accessory building” and have the same setbacks as such. Discussion ensued regarding sign size on #8. Mr. Adams stated #9 deals specifically with the Love’s Truck Stop project. Since this change is for their specific use, they have agreed to pay for the postage and publication costs of this petition. Discussion ensued.

Mr. Nelson made a motion to approve #005-20 Text Amendment as presented. Seconded by Mr. Flanagan. Motion carries via roll call vote 7-0.

#006-20 TEXT AMENDMENT of Harry Adams, Ogle County Planning & Zoning Administrator, under the direction of the Planning & Zoning Committee of the Ogle County Board for an Amendment to the text of the *Ogle County Subdivision Regulations*, as follows:

1. Section 14-4-6: Sewerage Facilities: Individual (Private) Sewage Disposal Systems

Mr. Adams stated Ms. Ashly Glenn of the Ogle County Health Department presented these proposed changes to the APZ earlier this year. They agreed it was important to update these regulations. These changes will align us with the modern septic codes. Discussion ensued regarding various septic systems now available.

Mr. Probasco made a motion to approve #006-20 Text Amendment as presented. Seconded by Mr. Reising. Motion carries via roll call vote 7-0.

#007-20 TEXT AMENDMENT Harry Adams, Ogle County Planning & Zoning Administrator, under the direction of the Planning & Zoning Committee of the Ogle County Board for an Amendment to the text of the *Ogle County Amendatory Zoning Ordinance*, as follows:

1. Division 2, Section 16-2-2: Rules and Definitions
2. Division 5, Section 16-5-1: AG-1 Agricultural District
3. Division 5, Section 16-5-2: AG-2 Expanded Use Agricultural District (new)
4. Division 5, Section 16-5-10: I-1 Industrial District

Mr. Adams stated these changes come from recommendations of the Solar Special Use Committee. They felt that several of the proposed uses listed as Special Uses in the AG-1 Agricultural district were not a good fit for that district. Discussion ensued regarding those uses proposed to be moved into the new AG-2 Expanded Use Agricultural District. Mr. Reising stated currently these uses only require an application for a Special Use in

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the AG-1 district and the municipalities are not allowed to weigh in. As proposed, moving these uses to the new AG-2 district would require a map amendment be approved first which would allow for a municipality to require a $\frac{3}{4}$ vote by the County Board for approval.

Discussion ensued regarding landfill uses and commercial kennels. Mr. Reising is to discuss Dr. Champley's proposed resolution regarding commercial kennels with the Executive Committee.

Mr. Adams stated the definitions regarding major and minor air crafts needs to be corrected.

Ms. Busser made a motion to approve #007-20 Text Amendment with the proposed correction. Seconded by Mr. Probasco. Motion carries via roll call vote 7-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

6. PUBLIC COMMENT

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 7.43 P.M. The next meeting of the Regional Planning Commission will be on Thursday, September 17, 2020 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