

Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT

JUNE 18, 2020

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, June 18, 2020 at 6: 00 P.M. 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 White called the meeting to order at 6:00 P.M. Roll call indicated that five members of the Regional Planning Commission were present: Wayne Reising, Alan Nelson, Toni Busser, Dan Flanagan and Paul White. Dennis Probasco was absent. Mr. Wetzel resigned from his position in April and Mr. Larry Callant was appointed to fill this vacancy at the June 16, 2020 County Board meeting. Mr. Adams was present via Zoom.

2. READING AND APPROVAL OF REPORT OF FEBRUARY 20, 2020 AS MINUTES

Mr. Nelson moved and Mr. Flanagan seconded to approve the report of February 20, 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)

#001-20 AMENDMENT – Bruce Swanson, 7393 E. Wildwood Rd., 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 and owned by the petitioner:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less

Property Identification Number: 05-26-300-007

Common Location: 7400 block of E. Wildwood Rd.

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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 175 indicates a low rating for protection (LE = 75; SA = 100). The IDNR EcoCat report states identified protected resources may be in the vicinity of the proposed action. Upon evaluation it has been concluded that adverse effects are unlikely and the consultation is terminated.

Mr. Swanson was present. Mr. Swanson stated I live across the road and own the seven acres to the east of this site. These parcels are in a trust for my son and we have no intention of selling or building at this time. The current use will remain the same for now.

Mr. Reising made a motion to approve #001-20AM because of the low LESA score, there are other homes in area, and the intent fits the comprehensive plan. Seconded by Ms. Busser. Motion carries unanimously via roll call vote.

#002-20 AMENDMENT – Ruth Gibson, 7661 N. Stillman Rd., Stillman Valley, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-family Residential District on property described as follows and owned by the petitioner:

Part G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less

Property Identification Number: 11-07-100-018

Common Location: 7661 N. Stillman Rd.

Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 182 indicates a low rating for protection (LE = 87; SA = 95). No EcoCat consultation is required for this map amendment as the land is being rezoned from B-1 Business district to R-2 Single-family residential. Discussion ensued regarding the business use.

Mr. Flanagan made a motion to approve #002-20AM to clean up the zoning in that area, the use fits the Stillman Valley comprehensive plan as it is designated for residential, and the site has a low LESA score. Seconded by Mr. Nelson. Motion carries unanimously via roll call.

#003-20 AMENDMENT - Daniel C. Miller, 1043 Parkview Dr., Rochelle, IL; and Brian W. & Caroline Ballard, 3333 N. Seminary Ave., #1, Chicago, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows, owned by Daniel C. Miller and being purchased by Brian W. & Caroline Ballard:

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Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 31, Township 25 North, Range 9 East of the 4th P.M., Maryland Township; and part of G.L. 2 of the Northeast Quarter (NE1/4) Fractional Section 6, Township 24N, Range 9 East of the 4th P.M., Mt. Morris Township, Ogle County, IL, 10.0 acres, more or less

Property Identification Number: 03-31-400-007 & 08-06-200-007

Common Location: 8060 W. Town Line Rd.

Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 207 indicates a medium rating for protection (LE = 67.6; SA = 140). EcoCat resource report obtains no record of endangered species in vicinity and consultation is terminated.

Discussion ensued regarding the inability to farm the site with modern equipment. Mr. Nelson made a motion to approve #003-20AM as the use fits criteria of the comprehensive plan for IA Intermediate Agricultural. Seconded by Mr. Flanagan. Motion carries via unanimously via roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Adams thanked Mr. Callant and Ms. Ludewig for their assistance in setting up the Zoom meeting.

6. PUBLIC COMMENT

Mr. Tom Smith stated there is an opening on the ZBA for the 1st alternate as James Reed has resigned. I would ask this committee members to consider applying for this position.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:25 P.M. The next meeting of the Regional Planning Commission will be on Thursday, July 23, 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