

# Ogle County Regional Planning Commission

911 Pines Road  
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## *REGIONAL PLANNING COMMISSION REPORT*

*OCTOBER 22, 2020*

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, October 22, 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, Larry Callant and Paul White. Tom Smith called in via Zoom. Deputy Zoning Administrator Mark Miller was present for Mr. Adams.

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

Mr. Flanagan moved and Mr. Nelson seconded to approve the report of August 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)

**#008-20 AMENDMENT – DOANE HOLDINGS, INC. % Angela R. Doane, P.O. Box 315, Sabula, IA** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residential District on property described as follows and owned by the petitioners:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 04, Township 23 North, Range 11 East of the 4th P.M., Pine Rock Township, Ogle County, IL, 18.9 acres, more or less  
Property Identification Number: Part of 17-04-300-006  
Common Location: 5300 Block of E. IL Rte. 64

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Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 192 indicates a low rating for protection (LE = 75; SA = 100). The IDNR EcoCat report states the database identified protected resources in the vicinity and an evaluation of the information is underway.

Mr. Doane was present and stated we want to create two buildable parcels to sell. Mr. Nelson asked if the entrance off of Rte. 64 has been approved. Mr. Doane answered yes, the entrance has been spotted by IDOT. Discussion ensued regarding the high lines across the property.

Mr. Reising made a motion to approve #008-20 Amendment as the site is not tillable, the low LESA score, and the proposed use meets the Comprehensive Plan. Seconded by Mr. Probasco. Motion carries via roll call vote 7-0.

**#009-20 AMENDMENT – DOANE HOLDINGS, INC. ,% Angela R. Doane, P.O. Box 315, Sabula, IA** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows and owned by the petitioners:

Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 16, Township 41 North, Range 2 East of the 3rd P.M., Lynnville Township, Ogle County, IL, 10.0 acres, more or less  
Property Identification Number: Part of 19-16-100-007  
Common Location: 17600 Block of E. Mowers Rd.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 221 indicates a high rating for protection (LE = 67.6; SA = 140). The IDNR EcoCat report states the database contains no record of State-listed threatened or endangered species in the vicinity of the project location and the consultation is terminated.

Mr. Doane was present and stated we want to create a buildable parcel and sell it. There is approximately 1 to 1-1/2 acres of the 10 acre site that is not in the flood plain. Discussion ensued regarding the flooding in the area and the high LESA score. Mr. Reising stated they may have to build up the site in order to build and that is not unreasonable.

Mr. Flanagan made a motion to approve #009-20 Amendment as even with the high LESA score, this site is not tillable due to the flood plain and the proposed

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use matches the surrounding area. Seconded by Mr. Nelson. Motion carries via roll call vote 7-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There is no other business for consideration.

6. PUBLIC COMMENT

Ms. Ludewig stated that due to a lack of business there will be no committee meeting in November.

7. ADJOURN

There being no further business, Chairman White declared the meeting adjourned at 6:20 P.M. The next meeting of the Regional Planning Commission will be on Thursday, December 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,

Mark Miller  
Deputy Zoning Administrator