



SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE
of the
OGLE COUNTY BOARD

**SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
DECEMBER 10, 2019**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, December 10, 2019 at 10:00 A.M. in the Old Ogle County Courthouse, 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 Fritz called the meeting to order at 10:02 A.M. Roll call indicated six members of the Committee were present: Dan Janes, Larry Boes, Lyle Hopkins, Stan Asp, Tom Smith, and Rick Fritz. Mr. Fritz declared a quorum. Bruce McKinney was absent.

2. READING AND APPROVAL OF REPORT OF NOVEMBER 12, 2019 MEETING AS MINUTES

Mr. Fritz asked for a motion regarding the report of the November 12, 2019 regular meeting. Mr. Janes made a motion to approve the report as presented. Seconded by Mr. Smith. The motion to approve carried by a voice vote.

3. REVIEW AND APPROVAL OF CLOSED MINUTES PER 5 ILCS 120/2 © (21) (IF NEEDED)

- Approval of Closed Minutes (if needed)

There were no closed minutes for approval.

SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:

4. CONSIDERATION OF MONTHLY BILLS OF SUPERVISOR OF ASSESSMENTS, AND ACTION

Supervisor of Assessment Kane presented five claims, totaling \$143.81 for payment. Mr. Hopkins made a motion to approve the payment of the bills as presented. Seconded by Mr. Smith. Mr. Kane reviewed the claims and stated two claims were paid in Vacation for the 2019 FY budget. The motion to approve carried by a voice vote.

Members: C= Rick Fritz - VC=Lyle Hopkins - Stan Asp - Larry Boes - Dan Janes - Bruce McKinney - Tom Smith

5. OLD BUSINESS

Mr. Kane reviewed a report regarding deputy salary adjustments. He stated this report was presented to the Personnel committee and they voted unanimous to send to the Finance Committee the recommended increases. Mr. Smith made a motion to approved the salary recommendations as presented and move forward to the Finance Committee. Seconded by Mr. Janes. Discussion ensued regarding the staff requirements of the office. Mr. Kane stated we will need to replace our retiree but our office is well staffed with three.

6. NEW BUSINESS

Mr. Kane stated the filing deadline for appeals has ended. There are a total of 50 appeals filled. Notice to taxing districts will be mailed early next week for those seeking an assessment reduction of \$100,000 or more. Notable appeals: Sara Lee, Bocker Ruff Grain, Rochelle Travel Plaza, Allstate, Americold, Exeter 1800 Steward, and Exelon. The Board of Review will meet this week to review workload and develop a calendar schedule for handling appeals and exemption requests.

PLANNING & ZONING PORTION OF MEETING:

7. CONSIDERATION OF MONTHLY BILLS OF PLANNING & ZONING DEPARTMENT, AND ACTION

Mr. Adams presented the monthly bills of the Planning & Zoning Department for consideration in the amount of \$228.03. Mr. Janes made a motion to approve the payment of the bills as presented. Seconded by Mr. Hopkins. The motion to approve carried by a voice vote.

8. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Hopkins asked what is the status of the request to change conditions on the proposed solar farm on Oregon Trail Rd. Mr. Adams stated in order to change conditions, they would have to let this special use expire and reapply. Other than to appeal a decision, which must be done within 21 days of the decision, there is no provision available for them to request a change in approved conditions.

9. NEW BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no new business for consideration.

10. MOBILE HOME APPLICATIONS (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

11. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

Preliminary Plat
"Alder's Subdivision" ~ Section 03, Monroe Township
PIN #12-03-400-008
Common Location: 18770 McNeal Rd.

Mr. Adams gave a history of the site. This three acre parcel is a plat act violation due to an oversight made by the attorney when the house was separated from the 40 acres in 2003. An affidavit was recorded when the house was built stating it must remain on 40 to be legal, and that affidavit was overlooked. Since then the three acre parcel with the house has been sold and the title company did not catch the plat act violation during that process. We became aware of this plat act violation earlier this year when the original property owners applied for a septic system to build on the adjoining 40 acre parcel. We have been in discussion with the Alderks and the title company and have two options to bring this violation into compliance: 1) Special Use to allow a single-family dwelling for a family member of the farm owner in the AG-1 Agricultural District which would then require the creation of a one lot subdivision; or 2) Rezone to R-1 Rural Residential District which could possibly set a precedent in the area.

Mr. Smith made a motion to allow the Alderks to apply for a Special Use in the AG-1 district and if approved, then apply for a one lot subdivision. Seconded by Mr. Janes. Discussion ensued. Motion to approved carried via voice vote.

Mr. Adams stated the Alderks have submitted a proposed one lot subdivision plat but there is a great deal of information that is missing. I recommend we deny this preliminary plat and allow them to make the necessary revisions and submit it along with the concept plan for the special use. Mr. Hopkins made a motion to deny the preliminary plat submitted for Alderks. Seconded by Mr. Janes. Motion to deny the "Alderks Subdivision" preliminary plat carries via voice vote.

12. REFERRAL OF NEW PETITIONS TO THE ZONING BOARD OF APPEALS FOR PUBLIC HEARING

There were no new petitions for referral. The deadline for January petitions is December 24th.

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Update on the "Zoning Under the Illinois Cannabis Regulation and Tax Act" seminar presented at the IAZCO on November 13, 2019 and attended by Harry Adams and Mark Miller.

Mr. Adams reviewed the presentation with the committee. Key points of the presentation were that the County has the right to prohibit in entirety, however because the use is decriminalized, we can only prohibit with zoning & code violations. Consequences of non-compliance would be handled thru violations filed and code hearings which can result in fines. The laws were not well versed regarding zoning regulations. Definitions were reviewed. Discussion ensued regarding where smoking will be allowed and transportation. Mr. Adams stated the laws regarding that are not well written at this time. The Department of Ag and Professional Finance & Regulation must contact zoning and get consent before they can issue any permits; this is mandatory. As Ogle County does not have any provision allowing the growing or distribution of cannabis, the Dept of Ag and Professional Finance & Regulation department must deny any applications. There are some additional topics that will be discussed at the Executive committee. Discussion ensued as to where the locations could be.

14. PUBLIC COMMENT

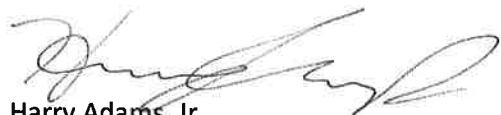
Kale Aluli of the Church of Jesus Christ presented the committee information on the problem with the current high potency THC marijuana and the benefits and harms of marijuana. He

stated it is important that we protect our youth. Mr. Fritz was in agreement.

15. ADJOURN

Being no further discussion, Mr. Fritz adjourned the meeting at 11:14 A.M. The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, January 14, 2020 at 10:00 A.M.

Respectfully submitted,



Harry Adams, Jr.
Planning & Zoning Administrator