



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

**SUPERVISOR OF ASSESSMENTS AND  
PLANNING & ZONING COMMITTEE REPORT  
AUGUST 11, 2020**

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, August 11, 2020 at 10:00 A.M.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

Chairman Fritz called the meeting to order at 10:12 A.M. This was a Zoom call in meeting. Roll call indicated seven members of the Committee were present: Asp, Boes, Hopkins, Janes, McKinney, Smith, and Fritz were present

2. READING AND APPROVAL OF REPORT OF JULY 14, 2020 MEETING AS MINUTES

Mr. Fritz asked for a motion regarding the report of the July 14, 2020 regular meeting. Mr. McKinney made a motion to approve the report as presented. Seconded by Mr. Hopkins. 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 \$333.09 for payment. 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.

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

5. OLD BUSINESS

Mr. Kane gave a brief update the office workings;

The Sales Ratio Study from the Illinois Department of Revenue was received on July 16<sup>th</sup>. The assessment level for the county as a whole is 32.17 or on average 3.61% under-assessed. Individual township range from a half of percent to as much as 11.8%. Mr. Kane noted when assessment changes are published, parcels with an individual change will be published and be sent an individual notice of change. Any change by just equalization will not receive an individual notice, just a general notice of the factor in the newspapers. Assessments are tentatively scheduled to be published the end of September.

Mr. Kane briefly noted the process of creating four general assessment districts in the county. He discussed the how the four areas were going to be divided, necessity of passing a resolution (which will be reviewed by the States Attorney), the benefits of such action and there are currently 41 other counties working this way. He said a package would be sent to the committee members next week with information to act on in September.

Lastly, Mr. Kane thanked the GIS Department for creating end of year maps for 2019, which coincides with the assessment/tax rolls. Creating an end of year map set should be done each year so as the property tax rolls change, accurate maps of that year are available for future searchers.

6. NEW BUSINESS – None noted

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 \$463.26. Mr. McKinney 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. Adams stated we had the three petitions before the ZBA on July 30, 2020:

#003-20 Map Amendment for Miller/Ballard: Passed unanimously.

#004-20 Map Amendment for Cox: Passed unanimously

#003-20 Variation for Palmgren/Wyatt: Passed unanimously.

9. NEW BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Adams stated after 11 years of service our Code Hearing officer Kim Krahenbuhl is retiring and we will have this position to be filled. This position is semi-judicial, similar to that of a ZBA committee member, and it is not necessary to be an attorney to fill this position. Discussion ensued.

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

10. MOBILE HOME APPLICATIONS (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

11. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

There were no subdivision plats for consideration.

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

**#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 4<sup>th</sup> 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.

The legal notice for this petition was to be published in the 08/10/20 issue of the *Ogle County Life* and was inadvertently omitted so this petition will be postponed until the September 24, 2020 ZBA meeting. This will still be presented to the RPC on 08/20/20. Discussion ensued regarding the taxation process.

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

**#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

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

**#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 the text amendment was split into three for easier review and discussion. There is also cost sharing benefit with Loves and the #005-20 Text regarding the proposed sign regulation requirements in Division 8, Section 16-8-11.

Mr. McKinney made a motion to refer the above petitions to the ZBA for public hearing. Seconded by Mr. Boes. The motion to refer carried by a voice vote.

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Adams stated our office got the power back on at 9:45AM today and all seems to be working.

Mr. Fritz asked for the status on the Love's project. Mr. Adams stated the septic and drainage applications have been approved by the state, and those permits have been issued. We do have a finalized exterior site plan and are waiting for the finalized interior plans from the architect before a construction permit can be issued.

14. PUBLIC COMMENT

Mr. Ron Kern asked for the new ZBA meeting date for the Better Place Forests petition. Mr. Adams answered September 24, 2020.

15. ADJOURN

There being no further business for discussion, Mr. Fritz adjourned the meeting at 10:40 A.M. The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, September 8, 2020 at 10:00 AM in the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,

Harry Adams, Jr.  
Planning & Zoning Administrator

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