The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, January 14, 2020 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 seven members of the Committee were present: Dan Janes, Larry Boes, Lyle Hopkins, Stan Asp, Tom Smith, Bruce McKinney and Rick Fritz. Mr. Fritz declared a quorum.

2. READING AND APPROVAL OF REPORT OF DECEMBER 10, 2019 MEETING AS MINUTES

   Mr. Fritz asked for a motion regarding the report of the December 10, 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 four claims, totaling $3,304.09 for payment. Mr. Kane noted the largest of the claims (DEVENT - $3,186.70) is the Supervisor of Assessments third of the bill, the other two-thirds is paid by the County Treasurer and County Clerk. Mr. Hopkins made a motion to approve the payment of the bills as presented. Seconded by Mr. McKinney. The motion to approve carried by a voice vote.
5. OLD BUSINESS

Mr. Kane stated he will hold off finding a replacement of his retired Chief Deputy until after the Board of Review has adjourned.

Notices to Taxing Districts for appeal requesting more than $100,000 in assessment have been mailed to taxing districts.

Mr. Kane reported the Board of Review has begun reviewing assessment appeals. Hearings for the larger appeals will be the end of January and first part of February. It is hoped that the BOR can complete its work by middle February.

6. NEW BUSINESS

Mr. Kane noted the annual assessor instructional meeting was well attended.

Applications for the Senior Citizen Assessment Freeze Homestead Exemption will be mailed out the end of January, first part of February. There are approximately 1,750 applications being sent.

Mr. Kane discussed the possible option of changing the County from a single year quadrennial assessment year to a “Quarter Quadrennial” system where a fourth of the county is re-assessed. This would have to be done by County Board Resolution. Discussion ensued regarding the benefits of making this change. Mr. Kane noted this also will improve assessment accuracy and uniformity as more time could be devoted helping the township assessors. This will be an item for future discussion.

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 $113.05. Mr. Hopkins made a motion to approve the payment of the bills as presented. Seconded by Mr. McKinney. The motion to approve carried by a voice vote.

8. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no old business for consideration.

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)
Copies of the revised subdivision plat were reviewed. Mr. Adams stated the name has been changed from “Alderks Subdivision” to “Ziller Subdivision”. The Health department and Highway department have given their approval as well. Discussion ensued. Mr. Smith made a motion to approve the preliminary plat. Seconded by Mr. Janes. Mr. Hopkins stated I am opposed to this as it can be setting a precedent. Motion carried via voice vote.

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

#6-19 VARIATION - Brian Edwards, 4746 S. Knoll Rd., Rochelle, IL for a Variation to allow 1) construction of an accessory building that will exceed maximum allowable accessory building area for the parcel; and 2) to allow the construction of an accessory building approximately 5 feet from a side property line in lieu of 15 feet as required pursuant to the Ogle County Amendatory Zoning Ordinance on property described as follows and owned by the petitioner:

Lot 3 Woodhaven Estates, part of the North Half (N ½) of G.L. 2 of the Southwest Quarter (SW 1/4) Fractional Section 7 Township 40 North, Range 1 East of the 3rd P.M., Flagg Township, Ogle County, IL, 1.50 acre, more or less

Property Identification Number (PIN): 24-07-300-011
Common Location: 4746 S. Knoll Rd.

#11-19 SPECIAL USE - Wayne & Nancy Alderks, 4553 Rainbow Ct., Loves Park, IL; and Clayton Ziller, 18770 E. McNeal Rd., Monroe Center, IL for a Special Use to allow a single-family dwelling in the AG-1 Agricultural District on less than 40 acres on property described as follows and owned by Clayton Ziller:

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 03, Township 42 North, Range 2 East of the 3rd P.M., Monroe Township, Ogle County, IL, 3.08 acres, more or less

Property Identification Number: 12-03-400-008
Common Location: 18770 E. McNeal Rd.

Mr. Hopkins made a motion to refer the above petitions to the ZBA for public hearing; seconded by Mr. Smith. The motion to refer carried by a voice vote.

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Discussion regarding temporary amusement application for Jeff Franklin.

Common Location: 549 S. Grandview Terrace

Mr. Adams stated Mr. Franklin owns 30+ acres of property and is part of a trail bike club for members 45 or older. For the past four years, Mr. Franklin has been holding bike rallies on his property and also offering overnight camping. Our office sent Mr. Franklin a letter in 2017 stating he does not have permission to hold these events. States Attorney Eric Morrow also sent a letter stating the same. Mr. Franklin did not respond to the letters. We currently have adjoining property owners concerned with future events on his property. Main concerns are the sign age in the right-of-way of IL Rte. 64, the noise generated, and the proximity of the trails.
to adjoining property owners. My intention is to allow Mr. Franklin to apply for a temporary
amusement limited to two a year. Regarding the camping aspect, if we look at the definition of
a campground, because he does not go over three camping nights in a calendar year, this would
not be considered as establishing a campground on his property. Discussion ensued regarding
the proposed buffers, establishing boundaries using GIS backpacks, and state noise ordinances.
Mr. Adams stated Mr. Franklin has not submitted an application so I do not have specifics at this
time, but we can not stop him from using his property. A temporary amusement would give us
an opportunity to put conditions on the use and allow us to monitor. Temporary amusements
are not special uses; Mr. Franklin would have to apply for every event, every year. Discussion
ensued.

Mr. Smith stated we need to know how many times a year; the dates; the number of people
participating; and how they will get in and out of the property before we can make a decision. I
make motion to lay over any decision regarding this request until further information is
available. Seconded by Mr. Boes. Motion carries via voice vote.

14. PUBLIC COMMENT

Mr. Adams stated I met with the City of Byron and the Byron Fire Protection district regarding
adopting plan review for Life Safety Code on all new residential and commercial construction.
They are requesting that any applications submitted within their fire district be forwarded to
them for review before the zoning certificate is issued. This is a voluntary program so
variations can be made to the codes they want followed.

Mr. Adams stated the 2019 stats were emailed for the Committee to review.

15. ADJOURN

Being no further discussion, Mr. Fritz adjourned the meeting at 10:57 A.M. The next regular
monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be
held on Tuesday, February 11, 2020 at 10:00 A.M.

Respectfully submitted,

Harry Adams, Jr.
Planning & Zoning Administrator