The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, July 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 10:01 A.M. Roll call indicated five members of the Committee were present: Dan Janes, Lyle Hopkins, Stan Asp, Bruce McKinney and Rick Fritz. Mr. Fritz declared a quorum. Tom Smith called in through Zoom but was unable to participate due to technical difficulties with the phone system.

2. **READING AND APPROVAL OF REPORT OF JUNE 9, 2020 MEETING AS MINUTES**

   Mr. Fritz asked for a motion regarding the report of the June 9, 2020 regular meeting. Mr. McKinney made a motion to approve the report as presented. Seconded by Mr. Janes. The motion to approve carried by a voice vote.

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

   - No closed minutes.

**SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:**

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

   Supervisor of Assessment Kane presented six claims, totaling $4,537.77 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 Smith
5. **OLD BUSINESS**

Mr. Kane gave a brief update the office workings;

Noted that the daughter of an employee worked at SuperValu which had a several employees test position for CoVid-19. As a result, the daughter was tested (came back negative) and the employee had to quarantine until results were back.

The Department of Revenue has not released the sales ratio study for the 2019 sales as was expected.

The Board of Review met and elected the Chairman (Mitch Montgomery) and Vice-Chairman (Paula Diehl). The BOR reviewed Certificate of Errors issued to adjust/correct tax bills and made recommendations for several Non-Homestead Exemption Applications.

The Farmland Assessment Committee met with all members present. Mr. Kane passed out the packet the Farmland Committee had for the Public Hearing. A Discussion regarding the various sources of data used create Farmland Assessment. They are Soil Survey of Ogle County which shows the location of soils, with slope and erosion. Bulletin 810 from the U of I which provides productivity index of the soils soil. Publication 122 from the Illinois Department of Revenue which details how land use described and valued. The IDOR also provided the certified values for 2021 upon which the Farmland Committee accepted. There was some discussion regarding how land use is determined and flooded farm adjustments as well.

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 $344.90. Mr. Hopkins made a motion to approve the payment of the bills as presented. Seconded by Mr. Janes. The motion to approve carried by a voice vote.

8. **OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)**

Solar farm Special Use extension request. Mr. Adams presented to the committee the results of his meeting with State's Attorney Morrow. Mr. Adams stated that the State's Attorney thought that there was enough ambiguity in the language that a new County Board Resolution would be the cleanest way to resolve the ambiguity and help prevent any legal action that might arise due to the existing ambiguity. Mr. Adams stated that as a result of his meeting with County Board Chairman Finfrock, Solar and Special Use Committee Chairman Reising, and Vice Chair Youman, the resolution suggested by State's Attorney Morrow would be presented by the Executive Committee at the full County Board meeting next Tuesday (July 21).
9. NEW BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

**Better Place Forest-Conservation Memorial**

Mr. Adams presented to the committee the request by *A Better Place Forests* for a unique special use in the AG-1 zoning district for a conservation memorial. Mr. Adams stated that a conservation memorial is a similar use to a cemetery, a listed special use in the AG-1 zoning district, but is unique because unlike a traditional cemetery no parcels for burial plots will be created by the proposed special use and no internments will be performed, but that memorial services would take place by appointment and that the use should have a public hearing and undergo the full special use process. Mr. Adams also stated that the request today is only for ability to begin the application process for an unlisted special use, and that the use will be brought back before the committee once *A Better Place Forests* has the opportunity to file a full application and submit a concept plan.

Discussion ensued on the specifics of the special use and the ownership of Mr. McKinney made a motion to approve the request, Mr. Janes seconded. The motion carried by a voice vote with Mr. Hopkins voting against.

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

**#004-20 AMENDMENT** - Marty & Christie Cox, 5680 S. Bogey Dr., Polo, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District (30.75 acres; more or less); and R-1 Rural Residential District (5.0 acres, more or less) on property described as follows and owned by the petitioners:

- Part of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 35, Township 23 North, Range 8 East of the 4th P.M., Woosung Township, Ogle County, IL, 35.75 acres, more or less
- Property Identification Number: 14-35-326-007
- Common Location: 5680 S. Bogey Dr.

**#003-20 VARIATION** - Thomas C. Palmgren, 5430 E. Greatview Dr., Stillman Valley, IL for a Variation to allow construction of a residential accessory building 1) approximately 25 feet from the right-of-way line of E. Mill Rd. in lieu of 33 feet; and 2) to exceed the 3% maximum allowable accessory building coverage area of 659 square feet by approximately 241 square feet as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by BJ Wyatt:

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

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Lot 12 of Byron Hills Estates, part of the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 30 Township 25 North, Range 11 East of the 4th P.M., Byron Township, Ogle County, IL
Property Identification Number (PIN): 05-30-254-005
Common Location: 8508 N. Byron Hills Dr.

Mr. Hopkins made a comment on the suitability of the location for more housing development on the Cox property due to the steep slope and unsuitability of the land for agricultural practices. Mr. Janes made a motion to refer the above petitions to the ZBA for public hearing; seconded by Mr. McKinney. The motion to refer carried by a voice vote.

12. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Adams presented the June 2020 figures to the committee and noted that the number of permits issued and the dollar amount of the development and permitting fees was the highest seen in some time.

Mr. Hopkins stated that he believes that Mr. Smith was out of order during the public comment portion of the June 9th 2020 meeting, and that Mr. Smith owes the committee and Mr. Kern (the public commenter from the June 9 2020 meeting) an apology for the interruption.

13. PUBLIC COMMENT

There was no public comment.

15. ADJOURN

There being no further business for discussion, Mr. Fritz adjourned the meeting at 10:37 A.M.
The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, August 11, 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