



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

**SUPERVISOR OF ASSESSMENTS AND  
PLANNING & ZONING COMMITTEE REPORT  
JUNE 9, 2020**

**DUE TO THE LIMIT OF 10 PEOPLE IN A PUBLIC MEETING,  
THE PUBLIC IS ADVISED TO “CALL IN”**

Audio Meeting Information:

Dial: 312-626-6799

Meeting ID:821 8661 9141

Password:211868

Public Comments should be e-mailed to [ocbc@oglecounty.org](mailto:ocbc@oglecounty.org) by 1:00 p.m. on Monday, June 8, 2020, and they will be read during Public Comments or you can speak during the “Public Comments” when asked.

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Tuesday, June 9, 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 10:01 A.M. Roll call indicated seven members of the Committee were present: Dan Janes, Larry Boes, Lyle Hopkins, Stan Asp, Bruce McKinney and Rick Fritz. Tom Smith was via Zoom. Mr. Fritz declared a quorum.

2. READING AND APPROVAL OF REPORT OF MAY 12, 2020 MEETING AS MINUTES

Mr. Fritz asked for a motion regarding the report of the May 12, 2020 regular meeting. Mr. McKinney made a motion to approve the report as presented. Seconded by Mr.

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

Asp. 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 one invoice, totaling \$8.09 for payment. 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. Mr. Kane advised the committee that he did have another invoice for printing the Senior Citizen Assessment Homestead Freeze applications. He noted he needed a vendor's FEIN to process the invoice.

5. OLD BUSINESS

Mr. Kane gave a short update on the office working;

Six or seven township assessors have turned in work for the 2020 assessment year.

The Illinois Dept. of Revenue has sent the list of sales they intend to use for the sales ratio study. The IDOR allows the County to review and provide evidence to exclude or include sales for this study. Mr. Kane noted, once processed this report become the basis for the assessment level of the County. He thought IDOR would have the report back in time for giving very preliminary EAV estimates for 2020.

Next Mr. Kane informed the Committee the Board of Review will be meeting this Thursday for the first time. They will elect a Chairmen, Vice Chairman and review rules for accepting and processing complaints. Once a Chairman is elected, Mr. Kane will convene the Farmland Committee, as the BOR Chairman is a member of that committee.

The committee was informed about preparing Certificate of Errors to correct tax bills. Mr. Kane noted there had been 145 issued to date for the 2019 tax bills. In 2018 there were 334 in total issued. He noted 32 were for "Owner Occupied" exemptions, 26 Senior Assessment Freezes, 28 Conservation Stewardship properties.

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

Mr. Kane asked if there were any questions...hearing none he left the meeting.

6. NEW BUSINESS

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 \$48.63. Mr. McKinney made a motion to approve the payment of the bills as presented. Seconded by Mr. Asp. The motion to approve carried by a voice vote.

8. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Adams reviewed the YTD stats report with the Committee.

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)

There were no subdivision plats for consideration.

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

**#001-20 VARIATION – Howard Merchantz, 3588 S. Butternut Rd., Oregon, IL** for a Variation to allow construction of a dwelling addition (attached garage) approximately 17 feet from a side property line in lieu of 25 feet as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioner:

Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 23 Township 23 North, Range 9 East 4<sup>th</sup> P.M., Pine Creek Township, Ogle County, IL, 2.56 acre, more or less  
Property Identification Number (PIN): 15-23-400-024

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

Common Location: 3588 S. Butternut Rd.

**#001-20 AMENDMENT – Bruce Swanson, 7393 E. Wildwood Rd., Stillman Valley, IL** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioner:

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4<sup>th</sup> P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less

Property Identification Number: 05-26-300-007

Common Location: 7400 block of E. Wildwood Rd.

**#002-20 AMENDMENT – Ruth Gibson, 7661 N. Stillman Rd., Stillman Valley, IL** for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-family Residential District on property described as follows and owned by the petitioner:

Part G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less

Property Identification Number: 11-07-100-018

Common Location: 7661 N. Stillman Rd.

**#003-20 AMENDMENT - Daniel C. Miller, 1043 Parkview Dr., Rochelle, IL; and Brian W. & Caroline Ballard, 3333 N. Seminary Ave., #1, Chicago, IL** for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows, owned by Daniel C. Miller and being purchased by Brian W. & Caroline Ballard:

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 31, Township 25 North, Range 9 East of the 4th P.M., Maryland Township; and part of G.L. 2 of the Northeast Quarter (NE1/4) Fractional Section 6, Township 24N, Range 9 East of the 4<sup>th</sup> P.M., Mt. Morris Township, Ogle County, IL, 10.0 acres, more or less

Property Identification Number: 03-31-400-007 & 08-06-200-007

Common Location: 8060 W. Town Line Rd.

**#004-20 VARIATION - Duane Capes, 4868 Skare Rd., Rochelle, IL** for a Variation to allow construction of a single-family dwelling approximately 30 feet from the right-of-way line of E. Tracy Dr. in lieu of 40 feet as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioner:

Lot 11 of Westwood Subdivision Phase 1, part of the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 20 Township 40 North, Range 1 East 3rd P.M., Flagg Township, Ogle County, IL

Property Identification Number (PIN): 24-20-208-002

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

Common Location: 10485 E. Tracy Dr.

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

13. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Clarification of the Special Use extension procedure regarding the three Special Use commercial solar farms passed by the County Board before the adoption and implementation of the updated Special Use commercial solar farm conditions.

Referring to the report of the proceedings of the Special Ogle County Board Meeting on January 10, 2019, Mr. Adams stated it was brought to my attention by County Board Chairman Finrock that the extension request granted by this Committee last month may have been done in error. After review, I would like to request clarification as to whether solar farm petitions that were approved by the County Board prior to this January 2019 meeting are required to go before entire County Board for extension request approval or if these requests can be done at a Committee level. Discussion ensued regarding getting clarification from the States Attorney.

Mr. Smith made a motion to forward this request to the States Attorney for clarification and for it to also be on the June agenda for the County Board. If the States Attorney deems the decision by this Committee valid, then the item can be removed from the agenda. Seconded by Mr. Janes. Mr. Fritz asked for a roll vote: Hopkins – no; Asp – no; Boes – no; Janes – yes; McKinney – no; Smith – yes; Fritz – yes. Motion is denied 4 to 3.

There being no further motion, the request for extension approved by this Committee last month is on “hold” until an interpretation is decided by the States Attorney. The petition expiration date is also on “hold”. Discussion ensued.

Mr. Adams stated we have issued our first community solar farm zoning certificate for the Bocker project on Haldane Rd. outside of Polo and they are planning to set racking this week. The solar project on Mt. Morris Rd. (Hogsemeier) is being processed awaiting the submittal of bond requirements and the Bauer project on Oregon Trail Rd. is on hold due to ComEd grid tie-in fees.

14. PUBLIC COMMENT

Ron Kern, Leaf River – If understood correctly regarding extensions and whose authority granting extensions are under ~ PZC vs. County Board, you can refer to the minutes from the January 2019 County Board decisions. This committee needs to make a decision based on fact not hear say.

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Quinton Davis, Davis Junction – The legal notices that are published in the paper should state the area to be used for a project, not the entire acreage of the site. The legal notice for this project site mislead people into thinking it was the whole 110 acres when actual site was going to be approximately 15 acres.

15. ADJOURN

There being no further business for discussion, Mr. Fritz adjourned the meeting at 10:43 A.M. The next regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee will be held on Tuesday, July 14, 2020 at 10:00 A.M..

Respectfully submitted,

Harry Adams, Jr.  
Planning & Zoning Administrator