ZONING BOARD OF APPEALS AGENDA
JUNE 25, 2020

A meeting of the Ogle County Zoning Board of Appeals will be held on Thursday, June 25, 2020 at 6:00 P.M. at 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
2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING
3. HEARINGS

#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 4th P.M., Pine Creek Township, Ogle County, IL, 2.56 acre, more or less
   Property Identification Number (PIN): 15-23-400-024
   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 4th 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 4th 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

Common Location: 10485 E. Tracy Dr.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. ADJOURNMENT