In the Matter of the Petition

of

Wayne Alderks and Nancy Alderks; and Clayton Ziller,

Monroe Township

Ogle County, Illinois

Testimony of Witnesses
Produced, Sworn and
Examine on this 30th day
of January, A.D., 2020,
before the Ogle County
Zoning Board of Appeals

Present:

Paul Soderholm
Randall Bulthaus
Dave Williams
Randy Ocken, Chairman
Harry Adams, Zoning Administrator

1 STATE OF ILLINOIS)
2 COUNTY OF OGLE)
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18
19 INDEX
20 Witness Examination
21 Wayne Alderks ............... 10
22 Nancy Alderks ............... 10
23
24 End ...................... 28

In Totidem Verbis, LLC (ITV)
proposed Special Use area, land to the north, south and east is AG-1 and currently crop farmed; land to the south and west is in residential use. There are four dwellings within a quarter mile of the proposed Special Use area, and there are ten dwellings within one-half mile of the proposed Special Use area. The closest dwelling to the proposed Special Use area is approximately 760 feet to the southwest. For the Comprehensive Plan, the parcel upon which the Special Use is applied for is not within 1.5 miles of an incorporated municipality. And the Ogle County Comprehensive Plan designates the site and surrounding area for agricultural and agriculturally-related open space uses. There is no zoning history on this site. It has been AG-1 since the 1965 Zoning Ordinance. For applicable regulations, this falls under Division 16.5.1, Part C. Special Uses. The following uses of land may be allowed by a Special Use Permit: Single-family dwelling, when constructed on a lot divided and set aside in In Totidem Verbis, LLC (ITV)

from a farm as defined herein. Lot area shall be not less than one acre and the lot width shall be not less than 150 feet. At least one of the following criteria must be met prior to issuance of the Special Use Permit for a single-family dwelling in the AG-1 Agricultural District:

And you'll see under Number 4: Such single-family dwelling is initially intended for and occupied by a son or daughter, parent or spouse of the owner of the original agricultural tract from which such lot is set aside for residential purposes.

For public utilities, there is none. It is supplied by private well and septic. Transportation, East McNeal Road is a seal-coat Monroe Township road functionally classified as a minor collector. The physical characteristics of this Special Use area, there are no mapped wetlands or floodplain areas on the site. And the soil types are Ogle County -- according to the Ogle County Digital Soil Survey are 440B Jasper, 43 percent; 55B Sidell, 50 percent; 60C2 La Rose, eroded, 7 percent.

The identified soil types on the site have the following characteristics:

100 percent are well-drained to excessively drained; No flooding or ponding hazards are present;

And 100 percent are rated suitable for on-site sewage disposal. And, again, the LESA score from the Regional Planning is 199.5.

I do have -- as I had handed you out earlier, and this ties into the applicable regulations on the 16.5.1 -- and that is, the parcel was initially -- or the dwelling was initially set up for the immediate family member of the owner of the farm. The house -- the parcel was created, the 40-acre farm, was created in 1996, and in 1997 the residence was constructed. And so the initial intent of that was for the Alderks, who were the owner of the farm, of that 40 acres.

Then in 2003 they had filed a quitclaim deed to separate off the 3 acres, for what I assume is financing purposes, and they hired Lois Ramon or Ramon [different pronunciation], a lawyer out of Belvidere to do the title and deed work for that particular transaction. And as you can see, as she signed here -- this is the first one that I have given to you, it would be the -- yes, this one. Yup, that's the one.

And you'll see, Lois Ramon, being duly sworn on oath, states that she resides at Belvidere, Illinois. That the detached deed is not in violation of 765 ILCS 205 for one of the following reasons. And she highlighted Number 3, the sale or exchange of parcels of land is between owners of adjoining and contiguous land.

That was inaccurate. They created a new parcel for the 3 acres around that house, and it was not between adjoining and contiguous land. It was only contiguous. She was in error when Ms. Ramon or Ramon [different pronunciation] filed this.

And then later, in 2018, when the Alderks went on to sell this to the Zillers, when Kenzley Title did their title research, they only went back as far as 2003 and looked at

In Totidem Verbis, LLC (ITV)

815.453.2260
MR. OCKEN: Okay. Would the Petitioners please step forward to the podium. Please raise your right hand.

WAYNE ALDERKS and NANCY ALDERKS, being first duly sworn, testified as follows:

(11,258),(993,864)

MR. OCKEN: Okay. And tell us why you're requesting a Special Use Permit.

MRS. ALDERKS: We were trying to get a building permit. We assumed that -- the house sale went through a year and a half ago. So in getting the building permit, all this came to light. So here we are.

MR. OCKEN: Okay. So were you the original builders of the house on that property?

MR. ALDERKS: Yes.

MR. OCKEN: And you're related to the farm

In Totidem Verbis, LLC (ITV)
a house?

MRS. ALDERKS: Correct.

MR. OCKEN: Okay. And so now, rather than rezoning this, we're going to issue a Special Use Permit?

MR. ADAMS: Yeah. This was a recommendation of the Planning and Zoning Committee that then was agreed upon by the Regional Planning Commission. And the reason we went with that is, putting -- at 3 acres, putting a blob of R-1 or R-2 in the middle of what is an Agricultural District could be indicative of spot zoning and would kind of harm the integrity of the ag district.

And we thought that in order to not affect future land use decisions because of what was a clerical error by Ms. Ramon, that it would be better to leave it as a Special Use for the Comprehensive Plan purposes.

MR. OCKEN: So just for my own information, when Ms. Ramon made this error, what should she have done there? What should have happened at this point?

MR. ADAMS: Yeah, well, actually I didn't make copies of it. When this actually was filed a -- and I'll get it out for you here.

MRS. ALDERKS: [Nods head.]

MR. SODERHOLM: [Nods head.] And Ramon fouled up there a little bit.

MR. ADAMS: Yes, it should have came before us in 2003.

MR. OCKEN: To be rezoned?

MR. ADAMS: Yes.

MR. SODERHOLM: And so you were the original builder of the home that's on there now, right?

MR. SODERHOLM: And the reason we said it's greater than 10 acres, it would be Intermediate Ag or whatnot.

So she should have advised them to go through the map amendment rezoning process at that time.

MR. OCKEN: So technically that should have come before us?

MR. ADAMS: Yes, it should have came before us.

And that's not my business, I don't know.

Here it is. Okay. This is not a copy -- this is a copy of a plat act -- nope, never mind. Let me keep digging. You have already seen that one.

Anytime a house gets built in the Agricultural District, we file an affidavit saying that the house needs to stay on a parcel of 40 acres or more. And if they're going to partition part of it off, that it would have to be rezoned to, you know, in this case it would have been R-1 or R-2. If it's greater than 10 acres, it would be Intermediate Ag or whatnot.

But you lived on that land. Why do you want to come back? And why didn't you stay there? If that's not my business, I don't know. Just curious.

MR. ALDERKS: Steps.

MR. SODERHOLM: Yes, it's none of my business.

MRS. ALDERKS: No. Steps. All the bedrooms are upstairs and it's --

MR. SODERHOLM: What?

MRS. ALDERKS: Okay. And where in relation to this house do you plan to build your house?

MRS. ALDERKS: So it would be to the west, the far west corner of our southwest corner of the 40-acre lot. It's sectioned off actually by a waterway. There's a waterway that runs off, kind of sections a piece off.

MR. ADAMS: Right here.

MR. WILLIAMS: Okay.

MR. ADAMS: I think it was -- it was somewhere about 800 to a thousand feet away to the west, pretty much due west.

In Totidem Verbis, LLC (ITV)
Page 17

MRS. ALDERKS: All the bedrooms are upstairs.

MR. ALDERKS: It's a two-story house. We had the bedrooms upstairs when we had three kids. It's -- we don't need that type of a facility anymore.

MR. SODERHOLM: Okay. Thank you.

MR. ALDERKS: So it was steps down, steps upstairs. You know, as we grow older -

MR. ALDERKS: No an elevator.

MR. ADAMS: If I can here, I did find the affidavit here that we filed, and it says:

To Whom It May Concern.

Zoning Certificate Number 043978G has been issued to construct a single-family dwelling on Property Identification Number, Part, 12-30-400-008, recorded as Document Number 97-05-076 in the office of the Ogle County Recorder. Said parcel constitutes a lawful zoning lot in accordance with the Ogle County Amendatory Zoning Ordinance. The geographical boundaries of such zoning lot have been filed for said zoning certificate. Any divisions of

In Totidem Verbis, LLC (ITV)

Page 18

such zoning lots shall conform with the minimum lot size and lot width requirements of the Amendatory Zoning Ordinance.

That was filed, and that's what we do to protect from, you know, lawyers and title companies making those mistakes. But that was missed.

MR. OCKEN: Well, is there a problem that -- this was originally a 40-acre parcel, right?

MRS. ALDERKS: [Nods head.]

MR. OCKEN: So now you own 37 acres?

MR. ADAMS: No. It was bigger than 40 and it's still a little over 40.

MR. OCKEN: So you still own at least 40 acres --

MRS. ALDERKS: Correct.

MR. OCKEN: -- of land outside of this?

MRS. ALDERKS: [Nods head.]

MR. OCKEN: Okay. Good. I'm glad to hear that.

MR. WILLIAMS: I just have a question too.

The Special Use is for the Zillers' property now, correct?

In Totidem Verbis, LLC (ITV)

Page 19

MR. ADAMS: Yes.

MR. WILLIAMS: All right.

MR. ADAMS: And the reason we're going through with the immediate family member, so in 2003, when it was partitioned off, it was for the spouses of the owners living at that time.

Not for the 2018 sale, but for the 2003 division.

MR. WILLIAMS: When you built the house in 2003 or whenever it was, right. Okay.

MR. BULTHAUS: This house site now, I noticed that was kind of up on a hill. Compared to the rest of the land, that was the best place to put a house. But I didn't realize you were going to build a house west of there. How good of agricultural land is that?

MR. ALDERKS: It's in a corner spot where there's a ravine through there. So it's hard to get to, it's kind of hard to farm back in there.

MRS. ALDERKS: There's no driveway.

MR. ALDERKS: Yeah, we're not looking to cut another square section out of a good piece of land. It's kind of in the corner. I don't want to say there's water, but there's a ditchway that goes through that whole area down there. So it was separated from the other part of the acreage, is why we went that way.

MR. OCKEN: And is the rest of the land in crop production?

MRS. ALDERKS: Yes, it is.

MR. OCKEN: You have it rented out?

MRS. ALDERKS: Yes.

MR. OCKEN: And you will continue to do that, I assume?

MRS. ALDERKS: Yes.

MR. OCKEN: Okay. Any questions or comments from the Board?

(No verbal response.)

MR. OCKEN: Okay. I assume no one has filed for an appearance?

MR. ADAMS: No.

MR. OCKEN: And it doesn't look like there's anyone here to speak in favor or against the petition. So we'll now go through the findings of fact.

MR. ADAMS: No Special Use shall be recommended by the Zoning Board of Appeals unless said Board shall find:

In Totidem Verbis, LLC (ITV)

Page 20

In Totidem Verbis, LLC (ITV)
815.453.2260
Number 1) That the proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large.

MR. SODERHOLM: The proposed Special Use is for an existing single-family dwelling constructed in 1997 and would not have a significant impact on the surrounding area.

This is for --

MR. ADAMS: The house that was originally constructed in '97. The original residence was met.

MR. SODERHOLM: Okay. That standard is met.

(All those simultaneously responded.)

MR. ADAMS: 2) That the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to: A) The location, nature and height of building, structures, walls and fences on the site; and,

B) The nature and extent of proposed landscaping and screening on the proposed site.

MR. WILLIAMS: The proposed Special Use had been a permitted use prior to the 2018 sale and will not dominate the immediate neighborhood to prevent development and use of adjacent property. I believe the standard is met.

(All those simultaneously responded.)

MR. ADAMS: 3) That off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.

MR. BULTHAUS: Adequate off-street parking and loading areas are provided by the existing driveway. Standard met.

In Totidem Verbis, LLC (ITV)

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MR. SODERHOLM: The proposed Special Use is located in the AG-1 zoning district and would be compatible with the permitted residential and agricultural uses in the surrounding area. I feel that standard is met.

(All those simultaneously responded.)

MR. ADAMS: And Number 6) That the proposed Special Use complies with all provisions of the applicable district regulations.

MR. BULTHAUS: The proposed Special Use appears to comply with all the provisions of AG-1 Agricultural District if applied at the time of the new parcel creation in 2003 while the dwelling was occupied by the family members of the surrounding property owners. Standard met.

(All those simultaneously responded.)

MR. OCKEN: All of the standards have been met. I will entertain a motion to approve this petition.

MR. WILLIAMS: Mr. Chairman, I'll make a

In Totidem Verbis, LLC (ITV)
<table>
<thead>
<tr>
<th>Page 25</th>
<th>Page 26</th>
<th>Page 27</th>
<th>Page 28</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 motion to approve Special Use 11-19 based on all</td>
<td>1 MR. OCKEN: Sure. I didn't think about</td>
<td>1 Now on this 30th day of January, A.D., 2020, I</td>
<td>815.453.2260</td>
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<td>2 the standards being met, and approval from the</td>
<td>2 that. If there is no other business --</td>
<td>2 do signify that the foregoing testimony was given</td>
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<td>3 Monroe Township, and seems like this is the</td>
<td>3 MR. ADAMS: There's no other business.</td>
<td>3 before the Ogle County Zoning Board of Appeals.</td>
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<td>4 easiest way to rectify a situation that was</td>
<td>4 MR. OCKEN: I call this meeting adjourned</td>
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<td>5 wrong from the beginning.</td>
<td>5 at 6:43 p.m.</td>
<td>5 (The hearing was concluded at</td>
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<td>6 MR. OCKEN: Mr. Williams moves. Is there</td>
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<td>6:43 p.m.)</td>
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<td>7 a second?</td>
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<td>8 MR. BULTHAUS: I second.</td>
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<td>9 MR. OCKEN: Mr. Bulthaus seconds.</td>
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<td>10 Any other questions or comments from the</td>
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<td>11 Board?</td>
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<td>12 MR. OCKEN: Hearing none, Mr. Adams,</td>
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<td>13 please call the roll.</td>
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<td>14 MR. ADAMS: Mr. Soderholm?</td>
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<td>15 MR. SODERHOLM: Yes.</td>
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<td>16 MR. ADAMS: Mr. Bulthaus?</td>
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<td>17 MR. BULTHAUS: Yes.</td>
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<td>18 MR. ADAMS: Mr. Williams?</td>
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<td>19 MR. WILLIAMS: Yes.</td>
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<td>20 MR. ADAMS: Mr. Ocken?</td>
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<td>21 MR. OCKEN: Yes.</td>
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<td>22 (By voice vote four ayes.)</td>
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<td>23 MR. OCKEN: This motion has been approved</td>
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<td>24 by a vote of four to zero.</td>
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STATE OF ILLINOIS  
COUNTY OF OGLE  

In the Matter of the Petition of Brian Edwards, Flagg Township Ogle County, Illinois

Testimony of Witnesses Produced, Sworn and Examined on this 30th day of January, A.D., 2020
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Randy Ocken, Chairman
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INDEX

Witness Examination
Brian Edwards ............... 8

End ..................... 23

In Totidem Verbis, LLC (ITV)
In Totidem Verbis, LLC (ITV)
815.453.2260

1. Mr. Adams, what is the first order of business?
2. MR. ADAMS: The first order of business is to consider Petition Number 6-19 Variation for Mr. Brian Edwards. The petition was filed December 20th, 2019, for 4746 South Knoll Road, Rochelle, Illinois, for a Variation to allow, 1, construction of an accessory building that will exceed the 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 Amended Zoning Ordinance on property described as follows and owned by the Petitioner:

Lot 3 Woodhaven Estates, part of the North Half of G.L. 2 of the Southwest Quarter Fractional Section 7 Township 40 North, Range 1 East of the 3rd P.M., Flagg Township, Ogle County, Illinois, 1.5 acres, more or less.

On Parcel Number: 24-07-300-011.

For the record, a sign was posted along the frontage of the premises indicating that a zoning hearing was to be held at the location for that property. All adjoining owners have been notified of the hearing this evening and the specifics of the petition. And a legal notice was published on the Monday, January 6th edition of the Ogle County Life notifying the public of the hearing this evening and the specifics of the petition.

Under the Staff Report, under General Information, you will see that the current land use for the property is Mr. Edwards' residence.

The site is zoned R-2, Single Family Residence District, and is located within an area that contains a mixture of agricultural and residential uses. Land adjacent to the north is a "western store" zoned B-1; land to the south is zoned AG-1 and in ag use; and land to the west, east, and southeast is in residential use zoned R-2.

This property was zoned R-2 in 1999, when the subdivision was platted. The applicable regulations are Division 16-6-6, Part D, for lots zero to three acres.

3 percent of parcel size (square feet), for permitted accessory buildings.
And also, Part I, Number 1, garages, sheds, storage buildings, carports and other similar buildings and structures: a garage, shed, storage building, carport or other similar building/structure may not be located within the required building setback from any road or street. A garage, shed, storage building, carport or other similar building/structure that is greater than 216 square feet in area shall be located not less than 15 feet from a side yard or rear lot line, or not less than the required side or rear yard area for the principal building, whichever is less. A garage, shed, storage building, carport, or other similar building/structure that is 216 square feet in area or less shall be located not less than 5 feet from a side or rear lot line.

There are no public utilities on this site. It is served by a private, on-site well and septic system.

It is located on a private road that's associated with the subdivision.

In Totidem Verbis, LLC (ITV)
MR. EDWARDS: We do.

MR. OCKEN: Okay.

MR. EDWARDS: You do, okay.

A secondary building for storage. I did recently inherit a couple vehicles at the death of my parents, so I'm trying to put a structure on the property to do that.

I had talked about purchasing Dora and Joe Casurelia's lot. But in planning out, putting a building on that big enough, and the price he wants for it -- he's had it for sale for a long time. He has no intention of building out there. In fact, he lets me use it for whatever I want -- but I decided not to purchase. I just wanted to put a building on my property.

I did get a letter signed by both parties in the other part of the association, if you guys want a copy of that, stating that it was okay to put that building on there and also have it 5 feet off the west lot line.

I can't move it any further south. As you can see the detention area, I don't want to encroach on that. In order to make the swing, I'll call it, if you drive out the east side of the building, there's a wall right there you can kind of see, there's a single-car-wide driveway, and it will be difficult to back vehicles in and out of that without having it back that 10 feet. It definitely won't help that situation.

MR. OCKEN: And that detention area, is that a ponding area there?

MR. EDWARDS: It's just a low-grass area.

I mow it with the regular yard. It is -- it's probably 2-1/2 feet deep from where the private drive is. It's a pretty good drop down. Maybe 3 feet there.

In the spring, when it does rain a lot, sometimes that will be full for four or five hours until the culvert that goes underneath the road catches up. The culvert has a cap on it with a 4-inch hole on it that determines how fast it goes out. So it does back up sometimes, but it's gone within a few hours, so. But it is a mowable area.

MR. OCKEN: Okay.

MR. EDWARDS: It's grass right now.

MR. ADAMS: And that's an area that is established on the plat, was platted with the subdivision specifically for the retention of the runoff.

MR. OCKEN: Okay.

MR. EDWARDS: I actually -- on the low spot there, I have a culvert there. Right where that "60" is on that thing, that's about where the culvert is that goes underneath the drive over into Callie and Joshua Johnson's.

I do have a culvert that I put underneath my east driveway. So water that comes off of Bill and Margo's does travel underneath my one driveway, underneath my other driveway, and turns the corner and goes underneath the road to go out of there. So it does have access to escape all the way along there.

MR. OCKEN: And this is a 30- by 60-foot building, pole building-type building?

MR. EDWARDS: They were going to price it two different ways, with the ag trusses on 8-foot centers, but I think I'm going to do 2-foot centers because I want to make them strong.

The house has asphalt shingles on it, but I want to put a steel roof on this one. It's underneath the trees, the shingles are going to be green all the time. So I'd like to put a steel roof on it.

It also says of like materials of the rest of the house. The house now on the front has brick and then there is some vinyl siding on the top half. That is how I have the back building also. It all matches. It will be some stone on the bottom part, about 4 feet up, and then it will be 10-foot sidewalks and 6 more feet of vinyl onto that. Finished soffit and overhang, gutters and downsputs.

MR. OCKEN: And then you'll have overhead doors that will open to the east?

MR. EDWARDS: There will be overhead doors to the east and there will be -- I'm trying to put enough of a pitch on it to put a 14-foot door in the center. Future plans of retirement, I'd like to buy a fifth-wheel and be able to drive in that building long ways. So I would pull up the driveway there towards the other building and back straight in and park it in there. So I need it tall enough.

I asked if a 12-foot door would be enough.
MR. ADAMS: Is there anyone here who wishes to speak in favor of this petition?
(No verbal response.)

MR. ADAMS: In determining whether the strict application of the Zoning Ordinance creates practical difficulties for, or imposes a particular hardship on, an applicant for a Variation, the Board shall consider the extent to which the following facts have been established by the evidence: That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

MR. SODERHOLM: The topography and presence of a subdivision drainage detention area on the parcel results in a hardship upon the owner in constructing a storage building in a suitable location that maintains the 15-foot required setback. I believe that standard is met.

(All those simultaneously responded.)

MR. ADAMS: The conditions upon which the petition for a Variation are based are unique and not applicable, generally, to other properties within the R-2 zoning district. I
In Totidem Verbis, LLC (ITV)

815.453.2260

MR. ADAMS: The purpose of the Variation is not based exclusively upon a desire to obtain a higher financial return on the property. Evidence indicates that the purpose of the Variation is not based exclusively upon a desire to obtain a higher financial return on the property, but rather to provide additional storage space for the owner of the property. Standard met. (All those simultaneously responded.)

MR. BULTHAUS: Evidence indicates that the purpose of the Variation is not based exclusively upon a desire to obtain a higher financial return on the property, but rather to provide additional storage space for the owner of the property. Standard met. (All those simultaneously responded.)

MR. WILLIAMS: The granting of the Variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. I believe the standard is met. (All those simultaneously responded.)

MR. ADAMS: The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. Standard met. (All those simultaneously responded.)

MR. ADAMS: The Zoning Board of Appeals should not vary the regulations of this Ordinance unless it shall make findings based upon the evidence presented to it in each specific case that, A) The plight of the owner is due to unique circumstances.

MR. SODERHOLM: The circumstances are unique due to the topography of the site and the presence of a drainage detention area on a portion of the site. I feel that standard is met. (All those simultaneously responded.)

MR. ADAMS: The Variation, if granted, will not alter the essential character of the locality.

MR. WILLIAMS: The Variation will allow a construction that is not out of character with the surrounding area, as the private park shared by the owners of the open space provides a shared open space and protects the essential character of the locality. I believe the standard is met. (All those simultaneously responded.)

MR. ADAMS: In addition to the required findings of fact, pursuant to Section 16-6-6D.1 of the Zoning Ordinance, the Board is also required to find that the area of all accessory buildings will be compatible with the neighborhood in design, location and size; and there is proportionality between the size of the principal building, parcel, street frontage, and the size of the accessory structures.

MR. BULTHAUS: The area of all accessory buildings will be compatible with the neighborhood in design, location and size; and the proposed accessory building is proportional to the existing dwelling, parcel size and frontage. Standard met. (All those simultaneously responded.)
In Totidem Verbis, LLC (ITV)

815.453.2260

Now on this 30th day of January, A.D., 2020, I do signify that the foregoing testimony was given before the Ogle County Zoning Board of Appeals.

Randy Ocken, Chairman

Harry Adams,
Zoning Administrator

Callie S. Bodmer
Certified Shorthand Reporter
Registered Professional Reporter
IL License No. 084-004489
P.O. Box 381
Dixon, Illinois 61021

In Totidem Verbis, LLC (ITV)

MR. OCKEN: All of the standards have been met. I will entertain a motion to approve this petition.

MR. WILLIAMS: Mr. Chairman, I'll make a motion to approve Variation 6-19 due to the standards being met.

MR. OCKEN: Mr. Williams moves. Is there a second?

MR. SODERHOLM: Second.

MR. OCKEN: Mr. Soderholm seconds.

Does the Board have any questions or comments?

(No verbal response.)

MR. OCKEN: Hearing none, Mr. Adams, please call the roll.

MR. ADAMS: Randall Bulthaus?

MR. BULTHAUS: Yes.

MR. ADAMS: Paul Soderholm?

MR. SODERHOLM: Yes.

MR. ADAMS: Dave Williams?

MR. WILLIAMS: Yes.

MR. ADAMS: Randy Ocken?

MR. OCKEN: Yes.

In Totidem Verbis, LLC (ITV)

(By voice vote four ayes.)

The motion has been approved by a vote of four to zero.

MR. EDWARDS: Thank you very much.

(The hearing was concluded at 6:21 p.m.)

In Totidem Verbis, LLC (ITV)