October 20, 2017

The Ogle County Board, at their regular meeting held on Tuesday, October 17, 2017, Janes presents #3-17AMENDMENT - Freeman Family Limited Partnership by Dennis Freeman, 1230 S. Villa Ave., Villa Park, IL and Dianne McDermott, 11325 SW Courtney Dr., Lake Suzy, FL for a Map Amendment to rezone from R-2 Single Family Residence District and B-1 Business District to R-4 Mobile Home Park District on property described as follows and owned by the petitioner: Part of the East Half (E 2) of the Southwest Quarter (SW 1/4) of Section 15 Flagg Township 40 North, Range 1 East of the Third P.M., 18.76 acres, more or less P.I.N.: 24-15-326-006 Common Location: 12221 E. Flagg Road

Janes moves to approve O-2017-1001 as presented, McKinney seconds.

The motion carries. (Placed on file)

Laura J. Cook
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.
STATE OF ILLINOIS )
COUNTY OF OGLE )

ORDINANCE NO. 2017-1001

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT ON PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF N. JUNCTION ROAD
AND DIVISION STREET, HOLCOMB, IL IN WHITE ROCK TOWNSHIP

WHEREAS, Freeman Family Limited Partnership by Dennis Freeman, 1230 S. Villa Ave., Villa
Park, IL and Dianne McDermott, 11325 SW Courtney Dr., Lake Suzy, FL has filed a petition for a Map
Amendment (Petition No. 03-17AM) to re-zone from R-2 Single Family Residence District and B-1
Business District to R-4 Mobile Home Park District on property located at 12221 E. Flagg Road in Flagg
Township and legally described as shown in Exhibit “A” attached hereto; and

WHEREAS, following due and proper notice by publication in the Ogle County Life at least
fifteen (15) days prior thereto, and by mailing notice to all owners of property abutting the subject
property at least fifteen (15) days prior thereto, the Ogle County Zoning Board of Appeals conducted a
public hearing on September 28, 2017 at which the petitioner and petitioner’s representative presented
evidence, testimony, and exhibits in support of the requested Map Amendment, and no member(s) of the
public spoke in support of or in opposition to the petition; and

WHEREAS, the Zoning Board of Appeals, having considered the evidence, testimony and
exhibits presented has made its findings of fact and recommended that the requested Map Amendment be
approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of
Appeals dated September 28, 2017, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Supervisor of Assessments and Planning & Zoning Committee of the Ogle
County Board has reviewed the testimony and exhibits presented at the public hearing and has considered
the Findings of Fact and recommendation of the Zoning Board of Appeals, and has forwarded a
recommendation to the Ogle County Board that the requested Map Amendment be approved as
recommended by the Zoning Board of Appeals; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of
the Zoning Board of Appeals and the recommendation of the Supervisor of Assessments and Planning &
Zoning Committee, and has determined that granting the Map Amendment would be consistent with the
requirements established by Section 16-9-7G of the Ogle County Amendatory Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY,
ILLINOIS, as follows:

SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit “B” attached
hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and
conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of Freeman Family
Limited Partnership by Dennis Freeman, 1230 S. Villa Ave., Villa Park, IL and Dianne McDermott, 11325
SW Courtney Dr., Lake Suzy, FL for a Map Amendment (Petition No. 03-17AM) to re-zone from R-2
Single Family Residence District and B-1 Business District to R-4 Mobile Home Park District on
property located at 12221 E. Flagg Road in Flagg Township and legally described as shown in Exhibit “A” attached hereto, is hereby approved and the Ogle County Zoning Map shall be amended to reflect said zone change.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

SECTION FOUR: Failure of the owners of other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 16-9-10 of the Ogle County Amendatory Zoning Ordinance.

PASSED BY THE COUNTY BOARD THIS 17TH DAY OF OCTOBER 2017 A.D.

Kim P. Gouker, Chairman of the Ogle County Board

Laura J. Cook, Ogle County Clerk and Ex Officio Clerk of the Ogle County Board
EXHIBIT “A”

LEGAL DESCRIPTION

Part of the Southwest Quarter (SW 1/4) of Section 15, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at a point on the North line of the said Southwest Quarter (SW 1/4) of Section 15, 627.0 feet West of the Northeast corner thereof; thence extending Westerly on the said North line of the Southwest Quarter (SW 1/4), 66 feet; thence Southerly parallel with the East line of the said Southwest Quarter (SW 1/4), 900.0 feet; thence Westerly parallel with the said North line, 627.0 feet to the Northeast corner of Lot 19 in the First Addition to Highland Estates; thence Southerly on the East line of said First Addition to Highland Estates, 511.0 feet; thence Easterly parallel with the said North line, 145.0 feet; thence Southerly parallel with the said East line, 29.0 feet; thence Easterly parallel with the said North line, 904.0 feet; thence Southerly parallel with the said East line, 181.0 feet; thence Easterly parallel with the said North line, 211.0 feet to a point on the said East line of the Southwest Quarter (SW 1/4); thence Northerly on the said East line, 721.0 feet to a point 900 feet South from the said Northeast corner thereof; thence Westerly parallel with the said North line, 627.0 feet; thence Northerly parallel with the said East line, 900.0 feet to the said point of beginning, containing therein 18.76 Acres, more or less.

Parcel Identification Number(s): 24-15-326-006

Common Location: 12221 E. Flagg Road
EXHIBIT “B”

FINDINGS OF FACT AND RECOMMENDATION

OF THE ZONING BOARD OF APPEALS
This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of Freeman Family Limited Partnership by Dennis Freeman, 1230 S. Villa Ave., Villa Park, IL and Dianne McDermott, 11325 SW Courtney Dr., Lake Suzy, FL in case #03-17AM. The applicant is requesting a Map Amendment to change the zoning classification from R-2 Single Family Residence District and B-1 Business District to R-4 Mobile Home Park District on Parcel Identification No. 24-15-326-006, a 18.76-acre parcel located in part of the E ½ of the SW ¼ of Section 15, Township 40 North, Range 1 East of the 3rd P.M., Ogle County, Illinois, and located in Flagg Township at 12221 E. Flagg Road.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on September 28, 2017 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation(s) as follows:

SITE INFORMATION: See Staff Report (attached herewith).

ANALYSIS OF SIX STANDARDS: After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 16-9-7G (Report by Zoning Board of Appeals) of the Ogle County Amendatory Zoning Ordinance that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed amendment will allow development that is compatible with existing uses and zoning of nearby property. The site contains an established mobile home park, and the proposed amendment will bring the existing use into conformance with the zoning ordinance. **Standard met.**

2. That the County of Ogle and other service providers will be able to provide adequate public facilities and services to the property (including, but not necessarily limited to, schools, police and fire protection, roads and highways, water supply and sewage disposal), while maintaining adequate public facilities and levels of service to existing development. The site contains a developed mobile home park, which has been provided public services since its development in 1966. **Standard met.**

3. That the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject site or on the environment, including air, noise, stormwater management, wildlife and natural resources. Little or no adverse impacts on other property in the vicinity of the subject site or on the environment are anticipated from the continued use of the site as a mobile home park. **Standard met.**

4. That the subject property is suitable for the proposed zoning classification. The site is currently in use as a mobile home park, and the proposed zoning classification will bring the site into compliance with the zoning ordinance. **Standard met.**
5. That the proposed zoning classification is consistent with the trend of development, if any, in the general area of the subject property including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification. The site was developed as a mobile home park in 1966, so the proposed zoning classification of R-4 is consistent with this trend of development. **Standard met.**

6. That the proposed amendment is consistent with the public interest and not solely for the interest of the applicant, giving due consideration to the stated purpose and intent of the Amendatory Zoning Ordinance as set forth in Division 1 therein, the Land Evaluation and Site Assessment (LESA) findings (if applicable), and the recommendation(s) of the Ogle County Regional Planning Commission with respect to the Ogle County Amendatory Comprehensive Plan. The proposed amendment is consistent with the public interest and the purpose and intent of the Amendatory Zoning Ordinance, and will bring an existing use into conformance with the zoning ordinance. The Zoning Board of Appeals has given due consideration that the Regional Planning Commission has recommended approval. **Standard met.**

**RECOMMENDATION:** We find that the proposed map amendment requested meets all the standards for recommending granting as found in Section 16-9-7G of the Ogle County Amendatory Zoning Ordinance and that such request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the zoning district classification of the property described above be changed from R-2 Single Family Residence District and B-1 Business District to R-4 Mobile Home Park District.

**ROLL CALL VOTE:** The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 28th day of September 2017 by the Ogle County Zoning Board of Appeals.

Cody Considine  
Maynard Stivers  
David Williams  
James Reed  
Mark Hayes

__________________________  
Cody Considine, Acting Chairman

ATTEST:

__________________________  
Michael Reibel, Secretary
The Ogle County Board, at their regular meeting held on Tuesday, October 17, 2017, presents #4-17 AMENDMENT - A&H Land, LLC, c/o Deborah S. Maas, 2802 N. Meridian Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to B-1 Business District on property described as follows and owned by the petitioner: Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 2 White Rock Township 41N, R1E of the 3rd P.M., Ogle County, IL, 0.69 acre, more or less P.I.N.: 18-02-100-001 & 18-02-100-009 Common Location: Southeast corner of N. Junction Road and Division Street, Holcomb, IL

Bolin moves to approve O-2017-1002 as presented, Smith seconds and the motion carries. (Placed on file)

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

Laura J. Cook
Ogle County Clerk
AN ORDINANCE APPROVING A ZONING MAP AMENDMENT ON PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF N. JUNCTION ROAD
AND DIVISION STREET, HOLCOMB, IL IN WHITE ROCK TOWNSHIP

WHEREAS, A&H Land, LLC c/o Deborah S. Maas, 2802 N. Meridian Rd., Chana, IL has filed a
petition for a Map Amendment (Petition No. 04-17AM) to re-zone from AG-1 Agricultural District to B-1
Business District on property located at the southeast corner of the intersection of N. Junction Road and
Division Street, Holcomb, IL in White Rock Township and legally described as shown in Exhibit “A”
attached hereto; and

WHEREAS, following due and proper notice by publication in the Ogle County Life at least
fifteen (15) days prior thereto, and by mailing notice to all owners of property abutting the subject
property at least fifteen (15) days prior thereto, the Ogle County Zoning Board of Appeals conducted a
public hearing on September 28, 2017 at which the petitioner presented evidence, testimony, and exhibits
in support of the requested Map Amendment, and no member(s) of the public spoke in support of or in
opposition to the petition; and

WHEREAS, the Zoning Board of Appeals, having considered the evidence, testimony and
exhibits presented has made its findings of fact and recommended that the requested Map Amendment be
approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of
Appeals dated September 28, 2017, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Supervisor of Assessments and Planning & Zoning Committee of the Ogle
County Board has reviewed the testimony and exhibits presented at the public hearing and has considered
the Findings of Fact and recommendation of the Zoning Board of Appeals, and has forwarded a
recommendation to the Ogle County Board that the requested Map Amendment be approved as
recommended by the Zoning Board of Appeals; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of
the Zoning Board of Appeals and the recommendation of the Supervisor of Assessments and Planning &
Zoning Committee, and has determined that granting the Map Amendment would be consistent with the
requirements established by Section 16-9-7G of the Ogle County Amendatory Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY,
ILLINOIS, as follows:

SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit “B” attached
hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and
conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of A&H Land,
LLC c/o Deborah S. Maas, 2802 N. Meridian Rd., Chana, IL for a Map Amendment (Petition No. 04-
17AM) to re-zone from AG-1 Agricultural District to B-1 Business District on property located at the
southeast corner of the intersection of N. Junction Road and Division Street, Holcomb, IL in White Rock Township and legally described as shown in Exhibit “A” attached hereto, is hereby approved and the Ogle County Zoning Map shall be amended to reflect said zone change.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

SECTION FOUR: Failure of the owners of other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 16-9-10 of the Ogle County Amendatory Zoning Ordinance.

The County Board this 17th Day of October 2017 A.D.

Kim P. Gouker, Chairman of the Ogle County Board

Laura J. Cook, Ogle County Clerk and Ex Officio Clerk of the Ogle County Board
EXHIBIT “A”

LEGAL DESCRIPTION

Part of the Northwest Fractional Quarter (1/4) of Section 2, Township 41 North, Range 1 East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northwest Corner of said Section 2; thence South 1 degree 15 minutes 12 seconds East along the West Line of the Northwest Fractional Quarter (1/4) of said Section 2, a distance of 165.00 feet; thence North 88 degrees 42 minutes 30 seconds East, parallel with the North Line of said Northwest Fractional Quarter (114), a distance of 124.95 feet to the Westerly Right-of-Way Line of a railroad designated the Chicago, Burlington and Quincy Railroad Company (Now the Burlington Northern Railroad Company); thence North 1 degree 47 minutes 01 seconds West along said Westerly Right-of-Way Line, a distance of 165.01 feet to the North Line of said Northwest Fractional Quarter (1/4); thence South 88 degrees 42 minutes 30 seconds West, along said North Line, a distance of 123.42 feet to the Point of Beginning, all situated in the Township of White Rock, the County of Ogle, and State of Illinois.

AND

Part of the West-half (W ½) of Section 2, Township 41 North, Range 1 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northwest Corner of said Section 2; thence South 1 degree 15 minutes 12 seconds East along the West Line of the Northwest Fractional Quarter (1/4) of said Section 2, a distance of 165.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence continuing South 1 degree 15 minutes 12 seconds East along said West Line, a distance of 66.00 feet; thence North 88 degrees 42 minutes 30 seconds East, parallel with the North Line of the Northwest Fractional Quarter (1/4) of said Section 2, a distance of 125.56 feet to the Westerly Right-of-Way Line of a railroad designated the Chicago, Burlington and Quincy Railroad Company (Now the Burlington Northern Railroad Company); thence North 1 degree 47 minutes 01 second West along said Westerly Right-of-Way Line, a distance of 66.00 feet; thence South 88 degrees 42 minutes 30 seconds West, parallel with the North Line of the Northwest Fractional Quarter (1/4) of said Section 2, a distance of 124.95 feet to the Point of Beginning, all situated in the Township of White Rock, the County of Ogle and the State of Illinois.

Parcel Identification Number(s): 18-02-100-001 and 18-02-100-009

Common Location: The southeast corner of the intersection of N. Junction Road and Division Street, Holcomb, IL.
EXHIBIT “B”

FINDINGS OF FACT AND RECOMMENDATION
OF THE ZONING BOARD OF APPEALS
This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of A&H Land, LLC c/o Deborah S. Maas, 2802 N. Meridian Rd., Chana, IL in case #04-17AM. The applicant is requesting a Map Amendment to change the zoning classification from AG-1 Agricultural District to B-1 Business District on Parcel Identification No. 18-02-100-001 and 18-02-100-0090, a 0.69-acre parcel located in part of the NW 1/4 of the NW 1/4 of Section 2, Township 41 North, Range 1 East of the 3rd P.M., Ogle County, Illinois, and located in White Rock Township at the southeast corner of the intersection of N. Junction Road and Division Street in Holcomb, IL.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on September 28, 2017 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation(s) as follows:

SITE INFORMATION: See Staff Report (attached herewith).

ANALYSIS OF SIX STANDARDS: After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 16-9-7G (Report by Zoning Board of Appeals) of the Ogle County Amendatory Zoning Ordinance that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed amendment will allow development that is compatible with existing uses and zoning of nearby property. The site is adjacent to or near other commercial uses and B-1 zoning. Standard met.

2. That the County of Ogle and other service providers will be able to provide adequate public facilities and services to the property (including, but not necessarily limited to, schools, police and fire protection, roads and highways, water supply and sewage disposal), while maintaining adequate public facilities and levels of service to existing development. The development of the site for business use will demand few or no additional public facilities and services. Standard met.

3. That the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject site or on the environment, including air, noise, stormwater management, wildlife and natural resources. Little or no adverse impacts on other property in the vicinity of the subject site or on the environment are anticipated from the proposed commercial use of the site. Standard met.

4. That the subject property is suitable for the proposed zoning classification. The site has historically been in commercial use, and is adjacent to an established commercial use to the north. Standard met.
5. That the proposed zoning classification is consistent with the trend of development, if any, in the general area of the subject property including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification. The site has historically been used for commercial use, and the proposed zoning district is consistent with this historical use. Standard met.

6. That the proposed amendment is consistent with the public interest and not solely for the interest of the applicant, giving due consideration to the stated purpose and intent of the Amendatory Zoning Ordinance as set forth in Division 1 therein, the Land Evaluation and Site Assessment (LESA) findings (if applicable), and the recommendation(s) of the Ogle County Regional Planning Commission with respect to the Ogle County Amendatory Comprehensive Plan. The proposed amendment is consistent with the public interest and the purpose and intent of the Amendatory Zoning Ordinance. The Zoning Board of Appeals has given due consideration that the Regional Planning Commission has recommended approval. Standard met.

RECOMMENDATION: We find that the proposed map amendment requested meets all the standards for recommending granting as found in Section 16-9-7G of the Ogle County Amendatory Zoning Ordinance and that such request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the zoning district classification of the property described above be changed from AG-I Agricultural District to B-1 Business District.

ROLL CALL VOTE: The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 28th day of September 2017 by the Ogle County Zoning Board of Appeals.

Cody Considine
Maynard Stivers
David Williams
James Reed
Mark Hayes

Cody Considine, Acting Chairman

ATTEST:

Michael Reibel, Secretary
ORDINANCE 2017-1003

SALE IN ERROR FEE

WHEREAS, the Ogle County Government Finance Committee has been informed that there is a provision in the Illinois Compiled Statutes to allow for a Sale in Error Fee relative to the annual tax sale, and

WHEREAS, the Illinois Compiled Statutes, Chapter 35 ILCS 200, Section 21-330, paragraph 1 reads “the County Board may impose a fee of up to $60.00 dollars which shall be paid to the County Collector, upon each person purchasing any property at a sale held under the code, prior to the issuance of any certification of purchase,” and

WHEREAS, the Ogle County Government Finance Committee, after review, does recommend to impose this fee of $60.00 dollars for Sale In Error so that the County is protected from the costs incurred by these errors, and

WHEREAS, it is noted that the imposition of this fee is consistent with the County’s Policy of utilizing User Fees when possible;

NOW, THEREFORE, BE IT ORDAINED, that the Ogle County Board does direct the Ogle County Collector to collect a Sale in Error fee of $60.00 on each parcel sold at the Annual Tax Sale.

ADOPTED BY THE COUNTY BOARD THIS 17TH DAY OF OCTOBER, 2017, A.D.

[Signature]
Chairman, Ogle County Board

ATTEST:

[Signature]
County Clerk