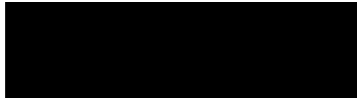


Ogle County Regional Planning Commission



911 Pines Road
Oregon, IL 61061
(815) 732-1190
Fax: (815) 732-3709
www.planning&zoning@oglecounty.org

REGIONAL PLANNING COMMISSION REPORT

MARCH 18, 2021

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, March 18, 2021 at 6: 00 P.M. Third Floor County Board #317, 105 S. Fifth St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

Chairman White called the meeting to order at 6:00 P.M. Roll call indicated that six members of the Regional Planning Commission were present: Dennis Probassco, Alan Nelson, Toni Busser, Wayne Reising, Larry Callant and Paul White. Dale Flanagan was not present.

2. READING AND APPROVAL OF REPORT OF FEBRUARY 18, 2021 AS MINUTES

Mr. Nelson moved and Mr. Callant seconded to approve the report of February 18, 2021. The motion carried unanimously via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

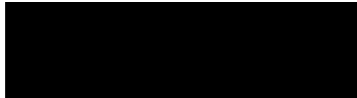
#002-21 SPECIAL USE – Edward & Alice Pope, 3080 N. Summer Hill Rd., Polo, IL for a Special Use Permit in the AG-1 Agricultural District to allow a Single-Family Dwelling for the spouse of the farm owner on property described as follows and owned by the petitioners:

Part of the Southeast (SE1/4) of the Southeast (SE1/4) of Section 19 Township 24 North, Range 8 East of the 4th P.M., Lincoln Township, Ogle County, IL, 5.0 acres, more or less

Property Identification Number(s): Part of 07-19-400-006

Common Location: 3080 N. Summer Hill Rd.

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Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 190.3 indicates a low rating for protection (LE = 76.3; SA = 114). A letter from the Lincoln Township states there were no objections voiced by any member and the request was supported. Signed by Kenneth Eichholz, Clerk of Lincoln Township.

Mr. Adams reviewed ordinance 16.5.1 Section C regarding special uses in the AG-1 district allowing dwellings to be constructed for the son/daughter, parent or spouse of the owner of the original agricultural tract. The petitioner is doing estate planning, and wants to separate the house (which was built three years ago) from the tillable land to help with that process. The other option available was to rezone the site to a residential district which would not be a good fit for this area. The APZC questioned how often these types of requests are made and within the last 12 years there have been 12 requests of this kind and to date, the land is still owned and/or occupied by the same family or trust. Discussion ensued.

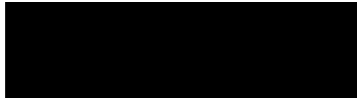
Mr. Nelson made a motion to approve #002-21 Special Use as the request is an allowable special use in the AG-1 district, the request meets the Comprehensive Plan, and the site has a low LESA score. Seconded by Ms. Busser. Motion carries via roll call vote 6-0.

#003-21 SPECIAL USE - Eric Zimmerman, 2477 E. IL Rte. 64, Oregon, IL for a Special Use Permit in the AG-1 Agricultural District to allow a Small Rural Business (cabinet making) on property described as follows and owned by the petitioner:

Part of the Northeast (NE1/4) of the Southwest (SW1/4) of Section 01 Township 23 North, Range 10 East of the 4th P.M., Oregon-Nashua Township, Ogle County, IL, 2.31 acres, more or less
Property Identification Number(s): 16-01-300-005
Common Location: 2477 E. Il Rte. 64

Mr. Adams reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 184 indicates a low rating for protection (LE = 89.3; SA = 86). A letter from IDOT states there are no roadway construction plans for this area that would affect the property at this location and they have no objection to this request. Signed by Masood Ahmed, P.E.,

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Region Two Engineer. The City of Oregon Comprehensive Plan has designated this area for rural uses and a Small Rural Business is an allowable special use in the AG-1 district. There was question regarding if the petitioner started the business before applying for the special use and that is not the case. There was a miss-communication regarding the scope of the business as we originally thought it was going to more of a home occupation. Upon further review, the business is actually a show room, not a home occupation which is why he is now filing for the special use. There was no bad intent on the petitioner side. Discussion ensued regarding the area around the site.

Mr. Probassco made a motion to approve #003-21 Special Use as the proposed use meets the Comprehensive Plan, encourages business, and the site has a low LESA score. Seconded by Mr. Reising. Motion carries via roll call vote 6-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reising asked about the issue regarding defining commercial kennels. Mr. Adams stated that will be discussed more once the 2020 census information is made available and the Comprehensive Plan has been update.

Mr. Adams stated as of today we have no petitions filed for April.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN

There being no further business, Chairman White declared the adjourned at 6:18 P.M. The next meeting of the Regional Planning Commission meeting will be on Thursday, April 22, 2020 at 6:00 P.M. in the Old Ogle County Court House, First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,

Harry Adams, Jr.
Zoning Administrator