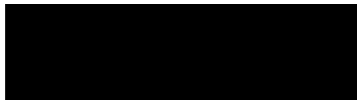


Ogle County Regional Planning Commission



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REGIONAL PLANNING COMMISSION REPORT APRIL 21, 2022

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, April 21, 2022 at 6: 00 P.M. in the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

1. ROLL CALL AND DECLARATION OF A QUORUM

Seven members of the Regional Planning Commission were present: Reeverts, Flanagan, Franklin, Reising, Callant, Probasco and White.

2. READING AND APPROVAL OF FEBRUARY 17, 2022 REPORT AS MINUTES

Mr. Reising moved and Mr. Reeverts seconded to approve the report of February 17, 2022. The motion carried unanimously via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#002-22AM - Chad & Tracy Surmo, 500 Madison St., Oregon, 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 and owned by the petitioner:

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 18 Marion Township 24 North, Range 11 East of the 4th P.M., Ogle County, IL, 30.02 acres, more or less
Property Identification Number: 10-18-400-011
Common Location: 3858 N. Black Walnut Rd.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 181.3 indicates a low rating for protection (LE = 69.3; SA = 112.0).

There was no one was present for the petitioner. Mr. Probasco stated upon my examination, it looks like there will be no farm production that will be effected. Mr. Ryan stated I see a concern

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with where the driveway is located. Mr. Miller stated Marion Township did approve the entrance location. Discussion ensued.

Mr. Flanagan made a motion to approve #002-22 Amendment based on the low LESA score, the proposed use fits the surrounding area for a residence; and the use will not remove land from crop use. Seconded by Mr. Probasco. Motion carries via roll call vote 7-0.

#003-22AM – Larry & Tina Bahr, 5057 Linden Rd. #5111, Rockford, IL 61109 (Purchaser); and Joshua Peterson, 15748 Royster Rd., Monroe Center, IL (Seller) for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residential District on property described as follows owned by Joshua Peterson and being purchased by Larry & Tina Bahr:

North part of Lot 4 of Royster Estates, part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 19, Monroe Township 42 North, Range 2 East of the 3rd P.M., Ogle County, IL, 5.09 acres, more or less
Property Identification Number: 12-19-300-035
Common Location: 15700 Block of Royster Rd.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 172.5 indicates a low rating for protection (LE = 61.5; SA = 111.0). This site was originally part of an agricultural zoned subdivision created in 1974 that allowed for five acre agricultural zoned parcels to be considered buildable.

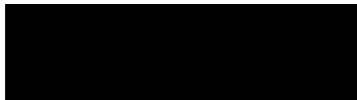
There was no one present for the petitioner. Mr. White stated the land layout is not conducive to modern farm production and this will “clean up” the area. Mr. Franklin agreed.

Mr. Probasco made a motion to approve #003-22 Amendment as the proposed use meets the comprehensive plan; the site is not a good farm site; and the low LESA score. Mr. Reising seconded the motion and added there are also similar uses in the area. Motion carries via roll call vote 7-0.

#001-22SU – Nitram Properties, Inc., %Ryan Byrnes, 2456 E. Pleasant Grove Rd., Oregon, IL for a Special Use Permit in the I-1 Industrial District to allow excavation, extraction, mining or quarrying of raw materials from the earth on property described as follows and owned by the petitioner:

The East Half (E1/2) of the Southwest Quarter (SW1/4); and part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 18 Buffalo Township 23 North, Range 8 East of the 4th P.M., Ogle County, IL, 88.75 acres, more or less

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Property Identification Number(s): 14-18-400-016 & 14-18-300-002
Common Location: 14584 W. Brick Church Rd.

Mr. Reising stated I will be abstaining from voting on this due to the fact that my insurance office represents some of the people involved with this petition.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. There is no LESA score required for this request as the site is zoned I-1 Industrial. Mr. Miller read the recommendations added to the staff report.

Ryan Byrnes and Gerald Martin were present for the petitioners. Mr. Martin stated we were awarded the project to repair the infrastructure for the City of Polo and purchased this site to assist us with this job. We also have a job in Milledgeville that we will utilize this site for. We work a 40-hour week and the site will be dormant after Thanksgiving. There will be very little blasting and we do not intend to offer rock sales to the general public. Mr. Probasco asked how often will there be blasting. Mr. Martin answered three to four times a season. The technology of blasting has changed a lot and all we do is regulated by the DNR and they measure everything. We do notify the Sheriff department of any blasting and they usually go unnoticed. Mr. White stated I have witnessed a blast and it was not loud.

Mr. White asked if there were any objectors. Mr. Chris Dusing, 14246 W. Brick Church Rd. of Polo stated I am concerned with how close this quarry is to my house, my property values, and insurance issues.

Mr. Reeverts made a motion to approve #001-22 Special Use as the proposed use meets the City of Polo comprehensive plan; the use meets the county comprehensive plan, and the intent is to repair infrastructure for the local community. Seconded by Mr. Flanagan. Motion carries via roll call vote 6-0 with one abstain.

Mr. Smith asked for clarification regarding filing an appearance. Mr. Miller stated an appearance must be filed with the Zoning office no later than five business days prior to the Zoning Board of Appeals meeting. Filing an appearance as an interested party will allow you to address questions to the petitioner. If you did not file an appearance, you will be able to speak during the public comment portion of the meeting.

#002-22SU – Tonya & Jeff Pennington, 6372 N. Mt. Morris Rd., Leaf River, IL for a Special Use Permit in the AG-1 Agricultural District to allow a Small Rural Business (auto repair shop) on the property described as follows and owned by the petitioner(s):

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Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 03
Mt. Morris Township 24 North, Range 9 East of the 4th P.M., Ogle County, IL, 11.19 acres,
more or less

Property Identification Number(s): 08-03-400-001

Common Location: 6372 N. Mt. Morris Rd.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 183.7 indicates a low rating for protection (LE = 126.0; SA = 57.7).

Mr. Pennington was present and stated I currently have an auto repair business located within the Village of Mt. Morris that I run nights and weekends. We recently purchased this site on Mt. Morris Rd. and my intent to construct a 50'x90' building and move my existing auto repair business to this site. I have spoken with the Health department regarding plumbing and septic. Discussion ensued regarding the number of vehicles and tires allowed to be stored outside the building. Mr. Pennington stated I do not intend to have a junkyard and do not intend to keep anything outside the building.

Mr. Probasco made a motion to approve #002-22 Special Use as the proposed use meets the county comprehensive plan, the low LESA score, and the recommendations that 1) no more than five vehicles be allowed to be stored outside, and 2) no vehicle will be parked outside for more than a week. Seconded by Mr. Reeverts. Motion carries via roll call vote 7-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. White stated it is time for the review of the county comprehensive plan. We will be updating census information and need to review definitions, including the definition of commercial kennels with input for animal control and the health department.

6. PUBLIC COMMENT

7. ADJOURN (Next meeting Thursday, May 19, 2022 at 6:00 P.M. Third Floor County Board #317, 105 S. Fifth St., Oregon, IL.)

Adjourned at 6:54