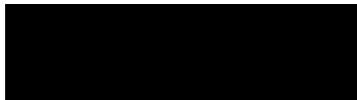


Ogle County Regional Planning Commission



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REGIONAL PLANNING COMMISSION REPORT FEBRUARY 17, 2022

The regular monthly meeting of the Ogle County Regional Planning Commission was held via Zoom on Thursday, February 17, 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 via Zoom: Reeverts, Flanagan, Franklin, Reising, Callant, Probasco and White.

2. READING AND APPROVAL OF JANUARY 20, 2022 REPORT AS MINUTES

Mr. Flanagan moved and Mr. Reeverts seconded to approve the report of January 20, 2022. The motion carried unanimously via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#001-22 MAP AMENDMENT - Kabbage Patch LLC, %Keith Kehl, 14742 E. IL Rte. 64, Rochelle, 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 Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 41 North, Range 1 East of the 3rd P.M., White Rock Township, Ogle County, IL, 1.0 acres, more or less

Property Identification Number: 18-24-400-006

Common Location: 14874 E. IL Rte. 64

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 196 indicates a low rating for protection (LE = 98.0; SA = 98). A letter from White Rock Township Planning Commission states that on their February 14, 2022 meeting, the board offers support for the request contingent

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on the installation of a privacy fence on the east side of the property. Signed Larry Bloomeyer, Chairman. A letter on file from IDOT states there is resurfacing project in the area. Signed by Rebecca A. Marruffo, PE Engineer of Program Development for Masood Ahmad, PE District Two Engineer.

Mr. Kehl was available via Zoom. Mr. Kehl stated I want to use this area for green space for the existing business. I will put my trucks in the existing building and intend on constructing another building for equipment. Mr. Flanagan asked are you ok with constructing a fence. Mr. Kehl stated I intend on putting up a privacy fence regardless of this request. It is the right thing to do. Mr. Franklin asked so the intent is to expand your existing business. Mr. Kehl answered yes. I want to put up another building to keep my equipment out of the weather. Mr. Ryan asked why #11 on the site assessment was a zero. Mr. Miller explained the options to choose from are 10 being not compatible; 4 being somewhat compatible; and Zero being compatible. Mr. Franklin questioned the additional entrances off of Rte. 64. Mr. Miller stated IDOT would make any decisions regarding entrances off of Rte. 64 and do not have an issue with this request. Discussion ensued regarding future IDOT improvements.

Mr. Reeverts made a motion to approve #001-22 Amendment as the proposed use meets the Comprehensive Plan in regards to B-1 Business District zoning; White Rock Township and IDOT are in approval of the request; and the low LESA score. Seconded by Mr. Flanagan. Motion carries via roll call vote 7-0.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Miller stated in continuing our education per the request of Chairman Finrock, I was able, thru the Blackhawk Hills Regional Council, to make arrangements for a presentation by members of the American Planning Association at our next meeting on March 24. There will be two presenters and an attorney who will present a program on zoning. If you have a specific topic or a question you would like discussed, please let me know prior to the meeting and I will forward to them. Should be a good meeting. Mr. Callent stated I will unavailable for this meeting.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURN (Next meeting Thursday, March 24, 2022 at 6:00 P.M. Third Floor County Board #317, 105 S. Fifth St., Oregon, IL.)