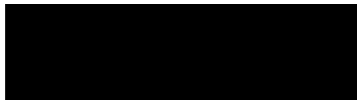


# Ogle County Regional Planning Commission



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## REGIONAL PLANNING COMMISSION AGENDA MAY 18, 2023

The regular monthly meeting of the Ogle County Regional Planning Commission will be held on Thursday, May 18, 2023 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

Six members of the Regional Planning Commission were present: Reeverts, Probasco, Flanagan, Reising, Franklin and White. Mr. Callant did not seek reappointment.

2. READING AND APPROVAL OF MARCH 23, 2023 REPORT AS MINUTES

Mr. Reeverts moved and Mr. Reising seconded to approve the report of March 23, 2023. The motion carried unanimously 6-0 via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

None

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

**#01-23 SPECIAL USE - James Rogers, 864 N. Etnyre Terrace, Oregon, IL** for a Special Use Permit to allow a Boarding House Class 1 in the AG-1 Agricultural District on the property described as follows and owned by the petitioner:

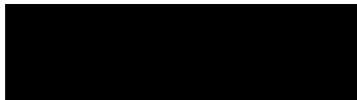
Part of the West Half (W1/2) of the Southwest Quarter (SW1/4); and part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 08 White Rock Township 41North, Range 1 East of the 3rd P.M., Ogle County, IL, 63.3 acres more or less

Property Identification Number: 18-08-300-013

Common Location: 1236 N. Blind Rd.

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. The LESA score of 201.6 indicates a medium rating for protection (LE = 80.6; SA = 121).

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Mr. Rogers was not present.

Mr. White asked for one spokesperson to speak regarding any opposition to this petition. Attorney Debra Maas was present and stated I am representing adjoining property owner Gary Nefstead who lives at 2307 N. White Rock Rd., Kings. My office is located at 110 E. Roosevelt St. Stillman Valley. I am here to gather information about this petition and I understand more information will be provided at the ZBA meeting next week. For now, we are asking this committee to consider the following: protecting residential and rural character of the area, the impact on the neighborhood regarding increased traffic, trespassing, availability of adequate services, and safety of the residents.

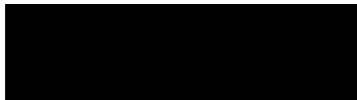
Mr. Rogers arrived and stated the intent is to expand my bison ranch and offer an agri-tourism site offering three day stays for no more than four adults or two adults and four children under 18. The hope is to generate an interest in bison ranching similar to Nachusa Grasslands. I attended the White Rock Township Planning Commission meeting on Tuesday and I am making rules regarding no parties, no camp fires, no firearms, no fireworks, no atv or side-by-sides, and no tent camping. My family hunts and will on the site but hunting will not be offered to renters. I will not allow smoking in the cabin, but will offer a smoking area for safety. I will have rules regarding alcohol and request that someone be sober on site and if there were to be any issues or violations, I will ask them to leave.

Mr. Probasco asked what kind of public are you trying to reach. Mr. Rogers stated those interested in learning more about nature and the bison ranch. I will advertise on AirBnb and will have all the rules discussed listed there so anyone interested will know up front that this is not a party house. Mr. Probasco asked do you live on the site. Mr. Rogers answered no but am on site daily tending the ranch.

Mr. Reeverts asked if we had anything from White Rock Township. Mr. Miller answered not at this time. Mr. Probasco stated I have read the report from that meeting and they had recommendations regarding the number of people allowed being up to 6 people with two being over 21; specific times regarding noise after 11; no alcohol or firearms, no smoking, and no off-road vehicles.

Mr. Franklin stated it sounds like your intent is to appeal to people interested in the bison industry, not becoming a party house. Mr. Rogers stated people are interested in visiting rural areas and learning more about agricultural. Mr. Franklin asked Mr. Miller

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are these requests renewed each year to ensure they don't morph into something else. Mr. Miller answered no. The ZBA can apply conditions of approval that can be enforced.

Mr. Probasco motioned to approve #01-23SU for James Rogers assuming compliance with the rules or recommendations are put forward; the proposed use will have no impact on farm land; and while I can see the neighbor's concerns, if properly managed there should not be a problem. Mr. White added that it is a compatible use in AG-1 Agricultural District. Seconded by Mr. Franklin. Motion to approve carries via roll call vote 4-2.

**#02-23 SPECIAL USE - Keith E. & Lisa R. Cowell, 6685 S. Lost Nation Rd., Dixon, IL** for a Special Use Permit in the B-2 Business Recreational District to allow an Event Facility on the property described as follows and owned by the petitioner(s):

Part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 06 Taylor Township 22 North, Range 10 East of the 4th P.M., Ogle County, IL, 43.0 acres more or less

Property Identification Number: 22-06-426-001

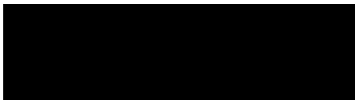
Common Location: 6685 S. Lost Nation Rd. (former Girl Scout Camp)

Mr. Miller reviewed the Staff Report which was provided to the RPC members in advance of the meeting. A LESA report was not required for this petition.

Mr. Cowell was present and stated our intent is to use the site as an event facility offering the large lodge as the main venue for up to 35 people to stay, and five cabins and a banquet hall for rental for family reunions or weddings. It will also be available for smaller parties as well. In the future, we will utilize the large barn for weddings as , it can hold over 100 people. Mr. Flanagan asked how would it be staffed. Mr. Cowell stated myself and my family will be the staff. My children are in the hospitality business and have made it their career. If necessary, we would hire outside help if the event called for it. Mr. Flanagan asked if will someone be on site. Mr. Cowell stated my wife and I will be in a camper and kids in cabins until we are able to build a home near the site.

Mr. Flanagan made a motion to approve #02-23SU for Keith E. & Lisa R. Cowell as the site is was previously a campground and this is good use of the property; no land will be removed from production; and the use fits the Comprehensive Plan. Seconded by Mr. Reeverts. Motion to approve carries via roll call vote 6-0.

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5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

6. PUBLIC COMMENT

Mr. Flanagan stated due to sound issues in the County Board room, how do we feel about holding future, smaller meetings in the first floor conference room as we did before Covid. Discussion ensued. Consensus was to hold future RPC meetings in the first floor conference room unless there is an anticipation of a larger room being necessary.

7. ADJOURN (Next meeting Thursday, June 22, 2023 at 6:45 P.M. Third Floor County Board #317, 105 S. Fifth St., Oregon, IL.