

SECTION FOUR: Failure of the owners or 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 NOVEMBER 2020 A.D.

John Finrock, Chairman of the Ogle County Board

ATTEST:

Laura J. Cook, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 16, Township 41 North, Range 2 East of the 3rd P.M., Lynnville Township, Ogle County, IL.

Common Location: 17,600 Block of E. Mowers Rd., Lindenwood, IL 61049

Size: 10.0 acres, more or less

EXHIBIT B

**FINDINGS OF FACT AND RECCOMENDATION
OF THE ZONING BOARD OF APPEALS**

OGLE COUNTY ZONING BOARD OF APPEALS

FINDINGS OF FACT AND RECOMMENDATION OF THE OGLE COUNTY 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 Doane Holdings, INC., P.O. Box 315, Sabula, IA in case #09-20AM. The applicant is requesting a map amendment to change the zoning classification of part of Parcel Number 19-16-100-007 from AG-1 Agricultural District to 10 acres IA Intermediate Agricultural District. Said parcel is described as follows: Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 16, Township 41 North, Range 2 East of the 3rd P.M., Lynnville Township, Ogle County, IL, 10.0 acres, more or less, and located at the 17,600 Block E. Mowers Rd., Lindenwood, IL 61049.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on October 29th, 2020 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation 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 16-9-7G (Standards for Map Amendments) 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 currently zoned AG-1 Agricultural District, and zoning the parcel IA Intermediate Agricultural District will ensure that the use site remains compatible with the existing agricultural and residential uses of near by parcels. 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.

Due to the low density of the proposed development, and soils suitable for on-site sewage disposal, Ogle and other service providers will be able to provide adequate services to the property. 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, including air, noise, stormwater management, wildlife and natural resources are anticipated from rezoning of the site. Standard met.

4. That the subject property is suitable for the proposed zoning classification.

The proposed site meets the lot area, and lot width of the Intermediate Agricultural District. 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.

Rezoning to the Intermediate Agricultural District is consistent with the agricultural and limited residential uses surrounding the site, keeping the integrity of the agricultural zoning districts intact. 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-1 Agricultural District to 10.0 acres IA Intermediate Agricultural District.

ROLL CALL VOTE: The roll call vote was 4 members for the motion to recommend granting, 1 opposed.

Respectfully submitted this 30th day of October 2020 by the Ogle County Zoning Board of Appeals.

**Randy Ocken, Chairman
Paul Soderholm
David Williams
Rob Urish
Randy Bulthaus**

Randy Ocken, Chairman

ATTEST:

Harry Adams, Secretary