

Ogle County Regional Planning Commission



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

REGIONAL PLANNING COMMISSION REPORT JULY 21, 2016

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, July 21, 2016 at 6:00 P.M. at the Old Ogle County Courthouse, First Floor Conference Room #100 105 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 five members of the Regional Planning Commission were present: Dale Flanagan, Alan Nelson, Corky Wetzel, Wayne Reising, and Chairman Paul White. Tom Smith was absent

2. READING AND APPROVAL OF REPORT OF JUNE 23, 2016 AS MINUTES.

Chairman White asked for changes, corrections and/or additions to the June 23, 2016 Regional Planning Commission report. Mr. Wetzel made a motion to approve the June 23, 2016 report; seconded by Mr. Flanagan. Motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. OLD BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no old business for consideration.

5. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#2-16 AMENDMENT – Randall L. & Diane J. Monson, 9650 Gristmill Rd., Rochelle, IL; Jeff Monson, 304 N. Linn St., Kings, IL; and Richard & Joanne Lechner, 11581 E. Kyte Rd., Rochelle, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-Family Residence District on property described as follows and owned by the petitioners:

Lots 1-7 of Block 4; and a strip 20 feet wide easterly adjacent to Lot 1 of Block 4 in the original Village of Kings, part of the E1/2 of the NW1/4 of Section 27 White Rock Township 41N, R1E of the 3rd P.M., Ogle County, IL

Property Identification Number: 18-27-126-002; 18-27-126-003; 18-27-126-004; and 18-27-126-005

Common Location: 316 N. Linn St.; 304 N. Linn St.; and 508 N. 3rd St.

Mr. Reibel reviewed the Staff Report. A letter on file from Illinois Department of Transportation states an access permit for a new entrance or a modification to an existing entrance onto a state maintained road is required, and that there are no roadway construction plans for this area that would affect the petition.

Randall & Diane Monson were present. Mrs. Monson stated we purchased the property at 316 Linn Street approximately 6-8 years ago and believed the property to be zoned residential as it always had a house on it. Our son, who lives next door at , is attempting to sell his house to someone receiving an FHA loan, and FHA will not approve the loan if the property is zoned business. Mr. White stated this is a clean-up from the original zoning in 1965.

Mr. White asked for questions. Hearing none, Mr. White asked for a motion. Mr. Flanagan moved to recommend approval as the proposed map amendment meets the goals, objectives and intent of the Comprehensive Plan, and it will make the existing use conform to the zoning ordinance; the motion was seconded by Mr. Nelson. The motion carried 5-0 via roll call vote.

#6-16 SPECIAL USE – Down Range, LLC, % Matthew Gerard, 320 Pond St., Dekalb, IL for a Special Use Permit to allow a shooting range in AG-1 Agricultural District on property described as follows and owned by the petitioner:
Part of G.L. 2 NW Fractional Quarter Section 5 Flagg Township 40N, R1E of the 3rd P.M., Ogle County, IL, 8.65 acres, more or less
Property Identification Number: 24-05-100-006
Common Location: 3111 S. Skare Rd.

Mr. Reibel reviewed the staff report. The LESA score of 164.8 indicates a low rating for protection (LE = 28.8; SA = 136). There are 18 recommended conditions, which the RPC members acknowledged as having read. The Illinois Department of Natural Resources, Natural Heritage Database indicates that there is no record of threatened or endangered species, etc. within the vicinity of the project location, and the consultation process with IDNR has been terminated.

Matt Gerard was present and gave an overview of his history as a police officer with the city of Rochelle and what the intended functions would be at the site. He stated this would not be a public facility. It would only be open for supervised classes. Mr. Gerard referred to the concept plan provided and discussed various proposed tactical ranges to be on the site.

Discussion ensued regarding notifying adjoining land owners when classes would be conducted. Mr. Nelson asked are you ok with the 18 recommended conditions. Mr. Gerard responded that he only has issue with the containment of the rounds from vertical due to the nature of the range being for mobile shooting, and not necessarily at a fixed shooting position.

Discussion ensued regarding hours of operation and the entrance issues

Mr. White asked if there was anyone present to speak regarding this petition. Attorney Doug Floski was present for adjoining property owners Mr. & Mrs.

Schabacker. Mr. Floski stated the Schabackers are very concerned with the location of this quarry being less than 200' from their residence and the impact it will make on their quality of life and real estate values.

Mr. White stated the Regional Planning Commission is to look at whether or not a petition fits the Ogle County Comprehensive Plan and ordinances. The Zoning Board of Appeals is responsible for addressing other concerns.

Mr. Flanagan made a motion to recommend denial of Petition #6-16 Special Use as it does not fit the Comprehensive Plan, it is too close to and will have negative impact on near-by residential uses, and the 1000' setback requirement as stated in the ordinance should be maintained; the motion was seconded by Mr. Nelson. Motion to deny carried 5-0 via roll call vote.

6. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no other business for consideration.

7. PUBLIC COMMENT

There was no public comment.

8. ADJOURN

Chairman White declared the meeting adjourned at 6:50 P.M. The next meeting will be on August 18, 2016 at 6:00 P.M. at the Old Ogle County Court House, First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,



Michael Reibel
Planning & Zoning Administrator