

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 SEPTEMBER 22, 2016

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, September 22, 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 six members of the Regional Planning Commission were present: Dale Flanagan, Alan Nelson, Corky Wetzel, Wayne Reising, Tom Smith and Chairman Paul White.

2. READING AND APPROVAL OF REPORT OF AUGUST 18, 2016 AS MINUTES.

Chairman White asked for changes, corrections and/or additions to the August 18, 2016 Regional Planning Commission report. Mr. Smith made a motion to approve the August 18, 2016 report; seconded by Mr. Wetzel. 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)

#8-16 SPECIAL USE - Ronald Bocker, 6633 W. Townline Rd., Leaf River, IL for a Special Use Permit to allow an agribusiness (repair shop for agriculturally-related machinery and equipment) in the AG-1 Agricultural District on property described as follows and owned by the petitioner:

Part of G.L.2 of the NW1/4 Fractional Section 4 Mt. Morris Township
24N, R9E of the 4th P.M., Ogle County, IL, 13.12 acres, more or less
Property Identification Number: 08-04-100-003
Common Location: 6633 W. Townline Rd.

Mr. Reibel stated a letter was received on September 20, 2016 from Mr. Ron Bocker requesting that the ZBA continue the public hearing on this petition to

October 27, 2016 due to unforeseen circumstances. In light of this, Mr. Reibel suggested that the Regional Planning Commission postpone consideration of this matter to its October 20, 2016 meeting.

Mr. Smith made a motion to postpone consideration of Petition #8-16 Special Use to October 20, 2016; the motion was seconded by Mr. Wetzel. Motion to postpone consideration carried via voice vote.

#3-16 AMENDMENT - Kenneth & Wendy Kretsinger, 9494 N. Barker Rd., Byron, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioner:

Part of the N ½ NW 1/4 of the SW 1/4 of Section 20 Byron Township 25N, R11E of the 4th P.M., Ogle County, IL, 3.21 acres, more or less
Property Identification Number: Part of 05-20-300-015
Common Location: 9494 N. Barker Rd.

Mr. Reibel reviewed the staff report. The LESA score of 143.3 indicates a low rating for protection (LE = 76.3; SA = 67). Mr. Reibel read from the cover letter of the Soil & Water Conservation District's Resource. 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. Mr. Reibel added that he has not received comment letters from Byron Township or the City of Byron yet.

Ms. Kretsinger was present and stated that they want to rezone the balance of the 10 acre parcel, approximately 3 acres, so they can create two (2) five-acre parcels zoned R-1 Rural Residence District. She added that her husband works for Exelon and he has been offered a relocation package. Part of the relocation agreement is that Exelon will purchase the house with no more than 5 acres of land.

Mr. Reibel gave a history of the site and explained that the previous property owner (Dangerfield) rezoned approximately 7 acres to R-1 and constructed a house on the 7 acres. Apparently, Dangerfield acquired an additional 3 acres of land zoned AG-1 at a later time, to bring their parcel size to 10 acres. Mr. & Mrs. Kretsinger are requesting rezoning of the 3 acres to R-1 so that the entire 10 acres is zoned R-1 in order to divide into two 5-acre parcels, one having an existing house and the other being vacant but eligible to have a house constructed on it.

Ms. Kretsinger stated that at this time we intend on selling the house on five acres and keeping the five acres without the house. Ms. Kretsinger stated we attended the Byron Township Board meeting and they approved the request but do have some concerns regarding the driveway.

Mr. Smith made a motion to approve Petition #3-16 Amendment as it has a low LESA score, was approved by Byron Township, and fits the goals and objectives of the Comprehensive Plan; the motion was seconded by Mr. Reising. Motion to approve carried 6-0 via roll call vote.

6. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

Mr. Reibel informed the committee that today the Great Lakes Basin Railroad submitted a revised route for its proposed rail line. A map of the new route was given for review. Discussion ensued regarding areas affected and potential impacts.

7. PUBLIC COMMENT

There was no public comment.

8. ADJOURN

Chairman White declared the meeting adjourned at 6:20 P.M. The next meeting will be on October 20, 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

Great Lakes Basin Railroad
New Proposed Route
September 22, 2016

Legend

- Airport
- Church
- Eswood Comm Consolidated School
- Main Tk

