

Ogle County Regional Planning Commission



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REGIONAL PLANNING COMMISSION REPORT DECEMBER 22, 2016

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

2. READING AND APPROVAL OF REPORT OF NOVEMBER 17, 2016 AS MINUTES.

Chairman White asked for changes, corrections and/or additions to the November 17, 2016 Regional Planning Commission report. Mr. Nelson made a motion to approve the November 17, 2016 report; seconded by Mr. Smith. Motion carried via voice vote.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

There was no unfinished business for consideration.

4. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#5-16 AMENDMENT - Lisa L. Lovett, 5600 S. Hickory Rd., Oregon, 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 SW1/4 of the NW1/4 of Section 34 Pine Creek Township 23N, R9E of the 4th P.M., Ogle County, IL, 5.0 acres, more or less
Property Identification Number: Part of 15-34-200-007
Common Location: 5000 block of W. Penn Corner Rd.

Mr. Reibel reviewed the Staff Report and the cover letter from the Soil & Water District's Resource Report, noting that the LESA score of 211.5 indicates a high rating for protection (LE = 74.5; SA = 137). Mr. Reibel also reported the following:

- The IDNR endangered species consultation report states that the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, etc. in the vicinity of the project location and the consultation is terminated;
- The County Highway Department has approved an entrance to the site, which is depicted on the Concept Plan.
- The Pine Creek Township Board has submitted a letter that states it has no objection to this petition.

Ms. Lovett was present and stated that she would like to build a house and have pasture for her horses; the current CRP ends in September of 2017 and she intends to build in Spring of 2018. Ms. Lovett also stated that she intends to construct a barn for the horses and a shed for storage of maintenance equipment, tools, etc.

Discussion ensued regarding the soil limitations for a septic system. Ms. Lovett stated that she spoke with Brian from the Soil & Water Conservation District regarding this issue, and Brian indicated that there are worse areas than this where a septic has been installed. Mr. Reibel added that in a worst-case scenario, an alternative septic system may be utilized, and there do not appear to be major soil limitations that cannot be overcome.

Mr. Timm made a motion to recommend approval of Petition #5-16 Amendment as even though the site has generated a high LESA score, it is mitigated by the terrain and the lower productivity ratings of the soils; the petition does not conflict with the goals and objectives of the Comprehensive Plan; and, Pine Creek Township has submitted a letter of "no objection". The motion was seconded by Mr. Smith. Mr. White asked for discussion, and hearing none, asked for the roll. A roll call vote indicated that the motion carried by a vote of 6 in favor and 1 opposed.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

No other business for consideration.

6. PUBLIC COMMENT

Mr. Smith wished everyone a Merry Christmas, and Christmas greetings were exchanged.

7. ADJOURN

Chairman White declared the meeting adjourned at 6:12 P.M. The next meeting of the Regional Planning Commission will be on January 19, 2017 at 6:00 P.M. in the Old Ogle County Court House, First Floor Conference Room #100, 105 S. Fifth St., Oregon, IL.

Respectfully submitted,



Michael Reibel
Planning & Zoning Administrator