

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

ORDINANCE NO. 2014-1201

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT ON PROPERTY
LOCATED AT 17459 E. EDSON ROAD IN MONROE TOWNSHIP

WHEREAS, Ronald & Janet Bearrows, 17459 E. Edson Rd., Rockford, IL and Bradley & Laura Gray, 312 Oak St., Box 313, Stillman Valley, IL have filed a petition for a Map Amendment (Petition No. 11-14AM) to re-zone from AG-1 Agricultural District to R-1 Rural Residence District on property located at 17459 E. Edson Road in Monroe Township, and legally described as shown in Exhibit "A" attached hereto; and

WHEREAS, following due and proper notice by publication in the Ogle County Life at least fifteen (15) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least fifteen (15) days prior thereto, the Ogle County Zoning Board of Appeals conducted a public hearing on November 25, 2014 at which the petitioners presented evidence, testimony, and exhibits in support of the requested Map Amendment, and no member(s) of the public spoke in support of or in opposition to the petition; and

WHEREAS, the Zoning Board of Appeals, having considered the evidence, testimony and exhibits presented has made its findings of fact and recommended that the requested Map Amendment be approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of Appeals dated November 25, 2014, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Planning and Zoning Committee of the Ogle County Board has reviewed the testimony and exhibits presented at the public hearing and has considered the Findings of Fact and recommendation of the Zoning Board of Appeals, and has forwarded a recommendation to the Ogle County Board that the requested Map Amendment be approved; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of the Zoning Board of Appeals and the recommendation of the Planning and Zoning Committee, and has determined that granting the Map Amendment would be consistent with the requirements established by Section 9.07(G) of the *Ogle County Amendatory Zoning Ordinance*;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY, ILLINOIS, as follows:

SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit "B" attached hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of Ronald & Janet Bearrows, 17459 E. Edson Rd., Rockford, IL and Bradley & Laura Gray, 312 Oak St., Box 313, Stillman Valley, IL for a Map Amendment (Petition No. 11-14AM) to re-zone from AG-1 Agricultural District to R-1 Rural Residence District on property located at 17459 E. Edson Road in Monroe Township, and legally described as shown in Exhibit "A" attached hereto, is hereby approved, and the Ogle County Zoning Map shall be amended to reflect said zone change.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

SECTION FOUR: Failure of the owners of 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 9.10 of the Ogle County Amendatory Zoning Ordinance.

PASSED BY THE COUNTY BOARD THIS 16TH DAY OF DECEMBER 2014 A.D.



ATTEST:

Rebecca Huntley

Rebecca Huntley, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board

Kim P. Gouker

Kim P. Gouker, Chairman of the Ogle County Board

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 330' of the Northerly 660' of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 4, Township 42 North, Range 2 East of the 3rd Principal Meridian, Monroe Township, Ogle County, Illinois.

Property Identification Numbers (PIN): Part of 12-04-100-003

Common Location: 17459 E. Edson Road

EXHIBIT "B"

**FINDINGS OF FACT AND RECOMMENDATION
OF THE 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 Ronald & Janet Bearrows, 17459 E. Edson Rd., Rockford, IL and Bradley & Laura Gray, 312 Oak St., Box 313, Stillman Valley, IL, in case #11-14AM. The applicants are requesting a map amendment to change the zoning classification of part of Parcel Identification No.12-04-100-003 from AG-1 Agricultural District to R-1 Rural Residence District, a 5.0 acre parcel legally described as the E330' N660' NE 1/4 NW 1/4 Section 4 Monroe Township 42N, R2E of the 3rd P.M., Ogle County, IL, and located in Monroe Township at 17459 E. Edson Road.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on November 26, 2014 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation(s) 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 Section 9.07(G) (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. **Use of the site for rural residential use is compatible with the existing uses and zoning of nearby property, as residential use of the site will not adversely affect surrounding agricultural operations and there are several existing non-farm dwellings in the immediate vicinity (two non-farm dwellings within 1/4 mile of the site, and seven non-farm dwellings within 1/2 mile of the site). 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. **Development of the site for a single dwelling will not create a burden on the County of Ogle and other public service providers due to its location on a seal coat surface road, relative proximity to public service providers, and the low density of development that will be generated on the site. 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 the development of the site. Standard met.**

4. That the subject property is suitable for the proposed zoning classification. **The site is suitable for the R-1 zoning district, as it is located in an area that contains several scattered non-farm residential uses within ½ mile of the site, is adjacent to an existing non-farm residential parcel (in Winnebago County), and is located on a seal coat surfaced Township road. 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. **There is a trend of development in the vicinity of scattered non-farm residential uses. The proposed zoning classification of R-1 Rural Residence District is consistent with this trend. 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 is consistent with the purpose and intent of the Amendatory Zoning Ordinance, even though the LESA score indicates a high rating for protection. 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 9.07(G) 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 R-1 Rural Residence District.

ROLL CALL VOTE: The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 25th day of November 2014 by the Ogle County Zoning Board of Appeals.

**Jason Sword, Chairman
 Maynard Stivers
 Randy Ocken
 Dennis Williams
 Paul Soderholm**

 Jason Sword, Chairman

ATTEST:


 Michael Reibel, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

ORDINANCE NO. 2014-1202

**AN ORDINANCE APPROVING THE FINAL
SUBDIVISION PLAT OF "HONEY HOMESTEAD"**

WHEREAS, Ward, Murray, Pace & Johnson P.C. Profit Sharing Plan F.B.O. Lisa A. Gabriel, 5500 W. Edgewood Rd., Dixon, IL has filed a petition for Final Plat approval on property located in the 5450 Block of W. Edgewood Road in Grand Detour Township and legally described as shown in Exhibit "A" attached hereto; and

WHEREAS, County staff have reviewed the aforementioned final subdivision plat and have recommended approval of the final subdivision plat of "Honey Homestead"; and

WHEREAS, the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board has reviewed the recommendations of County staff, has determined that the aforementioned plat conforms to the requirements of the *Ogle County Land Subdivision Regulations*, and has forwarded a recommendation to the Ogle County Board that the requested final subdivision plat of "Honey Homestead" be approved; and

WHEREAS, the Ogle County Board has considered the recommendation of the Planning and Zoning Committee, and has determined that approval of the final subdivision plat of "Honey Homestead" conforms to the requirements of the *Ogle County Land Subdivision Regulations*;

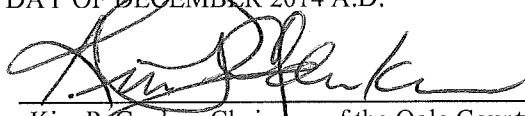
NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY, ILLINOIS, as follows:

SECTION ONE: The final subdivision plat of "Honey Homestead", said property being legally described in Exhibit "A" attached hereto, is hereby approved.

SECTION TWO: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.


PASSED BY THE COUNTY BOARD THIS 16TH DAY OF DECEMBER 2014 A.D.





Kim P. Gouker, Chairman of the Ogle County Board

ATTEST:



Rebecca Huntley, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board

EXHIBIT "A"

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 3, Township 22 North, Range 9 East of the Fourth Principal Meridian, bounded and described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 3; thence Westerly along the North Line of the Southeast Quarter of said Section 3, a distance of 1770.47 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing Westerly along said North Line, a distance of 800.00 feet to the centerline of a public road designated Edgewood Road; thence Southeasterly along said centerline, at an angle of 53 degrees 12 minutes 18 seconds as measured clockwise from the last described course, a distance of 462.00 feet; thence continuing Southeasterly along said centerline, at an angle of 179 degrees 22 minutes 34 seconds as measured clockwise from the last described course, a distance of 109.21 feet; thence Northeasterly at an angle of 82 degrees 26 minutes 00 seconds as measured clockwise from the last described course, a distance of 646.03 feet to the Point of Beginning, containing 4.200 acres, more or less, all situated in the Township of Grand Detour, the County of Ogle and the State of Illinois, subject to any and all existing rights-of-way for public highways, or road purposes, utilities and drainage easements and subject to all existing, easements, agreements, covenants, restrictions and reservations on record.

Property Identification Number (PIN): Part of 21-03-400-018

Common Location: 5450 Block of W. Edgewood Road

ORDINANCE 2014-1203
Corrected Levy for Fiscal Year 2015

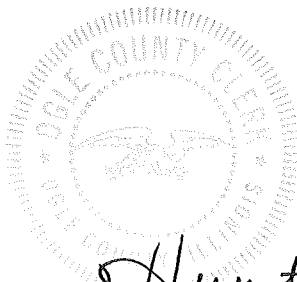
WHEREAS, the government of the County of Ogle, State of Illinois, has a responsibility of certain and specific duties for the good of the public welfare of its citizens, and such responsibility being vested with the County Board of the County of Ogle, and

WHEREAS, the Illinois Public Statutes have placed responsibility and authority for the Ogle County government's annual budget and tax levy, with the County Board of the County of Ogle, and requires that the Annual Budget must be adopted prior to the end of the previous Fiscal Year, and requires that the Annual Levy must be adopted prior to the end of the previous calendar year, and

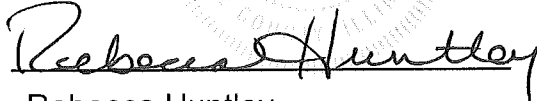
WHEREAS, on the 18th of November, 2014, the Ogle County Board had duly adopted its annual budget for Fiscal Year 2015, in accordance with Illinois statutory requirements, and also adopted Ordinance 2014-1101, the Combined Annual Budget and Appropriation Ordinance for Ogle County, Illinois for the Fiscal Year 2015, and Compared to Fiscal Year 2014, and

WHEREAS, it has been discovered that, while the Property Tax for the Insurance Premium Levy Fund, was correctly budgeted in the amount of \$475,000, for Fiscal Year 2015, that amount was inadvertently omitted from the Levy amount for the Premium Levy Fund, on Ordinance 2014-1101.


THEREFORE BE IT RESOLVED, by the County Board of Ogle County, State of Illinois on this 16th day of December, 2014, that it adopts this corrected Levy for Fiscal Year 2015, as shown on the attached Appendix A.



Attest:



Rebecca Huntley
Ogle County Clerk



Kim P. Gouker
Chairman, Ogle County Board

**APPENDIX A of
Ordinance 2014-1203
Corrected Levy for Fiscal Year 2015**

FUND NAME	FY 2015 LEVY
ANIMAL CONTROL FUND	0.00
BOND FUND	0.00
CO-OPERATIVE EXTENSION SERVICES	140,000.00
COUNTY BRIDGE FUND	759,508.00
COUNTY GENERAL FUND	4,055,000.00
COUNTY HIGHWAY FUND	1,519,016.00
COUNTY HIGHWAY ENGINEERING FUND	0.00
COUNTY VEHICLE REVOLVING PURCHASE	0.00
FEDERAL AID MATCHING FUND	759,508.00
GIS COMMITTEE FUND	0.00
IMRF FUND	1,895,000.00
INSURANCE PREMIUM LEVY FUND	475,000.00
LONG RANGE PLANNING FUND	0.00
MENTAL HEALTH FUND	815,000.00
COUNTY MOTOR FUEL TAX FUND	0.00
SENIOR SOCIAL SERVICES FUND	212,000.00
SOCIAL SECURITY FUND	825,000.00
SOLID WASTE FUND	0.00
TB CARE & TREATMENT FUND	34,080.00
WAR VETERANS FUND	75,000.00
SUBTOTAL	\$ 11,564,112.00
ADDITIONAL FUND LEVY	0.00
TOTAL LEVIES FOR FISCAL YEAR 2015	\$ 11,564,112.00