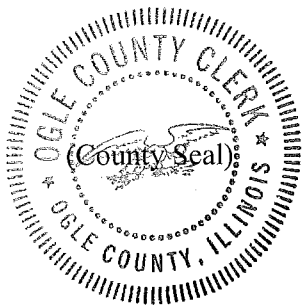


Rebecca Huntley
Ogle County Clerk & Recorder

June 26, 2014

The Ogle County Board, at their regular meeting held on Tuesday, June 17, 2014, Welty presents the petition of Steve R. Hammer, 712 Scott St., Oregon, IL; and Blackhawk Area Council, Boy Scouts of America, 2820 McFarland Rd., Rockford, IL for a Special Use permit in the AG-1 Agricultural District to allow an ATV training course accessory to BSA Camp Lowden activities and programming on property described as follows, owned by Steve Hammer and being leased by Blackhawk Area Council, Boy Scouts of America: Part of the NW1/4 of the SW1/4 of Section 28 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 1.1 acres, more or less. P.I.N.: Part of 16-28-300-003 - Common Location: 4700 Block of S. Scout Rd. Welty moves to approve O-2014-0601, Kenney seconds and the motion carries on a voice vote.(Placed on file)



Rebecca Huntley

Rebecca Huntley
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

Clerk: 105 S. 5th St., Suite 104, Oregon, IL 61061 • Phone (815) 732-1110 • Fax (815) 732-3477
Recorder: 105 S. 5th St., Suite 212, Oregon, IL 61061 • Phone (815) 732-1115 • Fax (815) 732-1189
www.oglecountyclerk.org

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

ORDINANCE NO. 2014-0601

AN ORDINANCE APPROVING A SPECIAL USE PERMIT ON PROPERTY LOCATED
IN THE 4700 BLOCK OF S. SCOUT ROAD IN OREGON-NASHUA TOWNSHIP

WHEREAS, Steve R. Hammer, 712 Scott St., Oregon, IL and Blackhawk Area Council, Boy Scouts of America, 2820 McFarland Rd., Rockford, IL have filed a petition for a Special Use Permit in the AG-1 Agricultural District (Petition No. 2-14SU) to allow an ATV training course accessory to BSA Camp Lowden activities and programming on property located in the 4700 Block of S. Scout Road in Oregon-Nashua 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 May 29, 2014, at which the petitioners presented evidence, testimony, and exhibits in support of the requested Special Use Permit, and three (3) members of the public spoke 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 Special Use Permit be granted subject to seven conditions as set forth in the *Findings of Fact and Recommendation of the Ogle County Zoning Board of Appeals* dated May 29, 2014, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Planning & 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 Special Use Permit be granted subject to seven conditions; 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 & Zoning Committee, and has determined that granting the Special Use Permit in the AG-1 Agricultural District (Petition No. 2-14SU) to allow an ATV training course accessory to BSA Camp Lowden activities and programming would be consistent with the requirements established by Section 9.08(C) 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 set forth above, the request of Steve R. Hammer, 712 Scott St., Oregon, IL and Blackhawk Area Council, Boy Scouts of America, 2820 McFarland Rd., Rockford, IL for a Special Use Permit in the AG-1 Agricultural District (Petition No. 2-14SU) to allow an

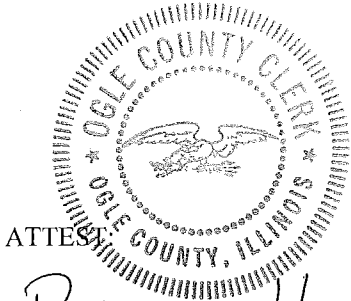
ATV training course accessory to BSA Camp Lowden activities and programming on property located in the 4700 Block of S. Scout Road in Oregon-Nashua Township and legally described as shown in Exhibit "A" attached hereto, is hereby approved subject to the following conditions:

1. Only manufacturer stock ATVs shall be utilized, with no modifications that would increase sound levels.
2. No parking along or within the right-of-way of Scout Road shall be permitted.
3. No parking shall be allowed east of Scout Road. Any and all parking shall be within Camp Lowden.
4. Dust control measures shall be employed.
5. A safety barrier shall be installed (such as hay/straw bales or a fence) along the right-of-way of Scout Road along the entire length of the training course.
6. Any ATV brought from off-site shall be trailered to and off-loaded at Camp Lowden.
7. Documented accidents, traffic hazards or other public safety concerns will be cause for revocation of this Special Use Permit.

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 or other party in interest or a subsequent owner 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 9.10 of the *Ogle County Amendatory Zoning Ordinance*.

PASSED BY THE COUNTY BOARD THIS 17TH DAY OF JUNE 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

Part of the Southwest Quarter of Section 28, Township 23 North, Range 10 East of the Fourth Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at the Northwest corner of said Southwest Quarter of Section 28; thence North 89 degrees 28 minutes 10 seconds East (assumed bearing) on the North line of said Southwest Quarter of Section 28, a distance of 233.0 feet; thence South perpendicular to the last described course a distance of 200.0 feet; thence West perpendicular to the last described course a distance of 233.0 feet; thence North perpendicular to the last described course and on the West line of the Southwest Quarter of Section 28, a distance of 200.0 feet to the point of beginning; containing 1.1 acre , more or less; subject to that part taken and used for public road purposes for Scout Road.

Part of Property Identification Number 16-28-300-003

Common Location: 4700 Block of S. Scout Road

EXHIBIT "B"

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

Ogle County Zoning Board of Appeals

911 W. Pines Road
Oregon, IL 61061
815.732.1190
Fax: 815.732.2229

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 Steve R. Hammer, 712 Scott St., Oregon, IL and Blackhawk Area Council, Boy Scouts of America, 2820 McFarland Rd., Rockford, IL, in case #3-13SU. The applicants are requesting a Special Use Permit in the AG-1 Agricultural District to allow an ATV training course accessory to BSA Camp Lowden activities and programming on part of Parcel Identification No. 16-28-300-003, a 1.1 acre parcel which is part of Section 28, Township 23N, Range 10E of the 4th Principal Meridian and is located in Oregon-Nashua Township in the 4700 Block of S. Scout Road.

After due notice as required by law, the Zoning Board of Appeals held a public hearing in this case on May 29, 2014 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby report their findings of fact and their 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 Section 9.08© (Standards for Special Use Permits) 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 special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large. **The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large due to the nature of the use (being an ATV training course), the location of the proposed use in the corner of the farm, and the distance from residential uses (the closest dwelling being approximately 900' south of the proposed use). STANDARD MET.**
2. That the location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of building, structures, walls and fences on the site; and,
- b. The nature and extent of proposed landscaping and screening on the proposed site.

The proposed special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the AG-1 zoning district regulations, as the site is in the corner of the farm in close proximity to the existing Camp Lowden, and will not disrupt the agricultural use of the remainder of the farm or on adjacent land. STANDARD MET.

3. That off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations. **The site is large enough so that adequate off-street parking and loading areas can be provided, although the proposed use will not generate a demand for off-street parking and loading areas. STANDARD MET.**
4. That adequate utilities, ingress/egress to the site, access roads, drainage and other such necessary facilities have been or will be provided. **Adequate utilities, ingress/egress to the site from S. Scout Road, access roads, drainage and other such necessary facilities have been or will be provided. STANDARD MET.**
5. That the proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the zoning district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County. **The proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the AG-1 zoning district, as no permanent facilities or change to the land will occur, and the proposed use is not full-time but a component of the Camp Lowden programming and activities. The proposed use will be visually compatible with the area, as it is in a corner of a farm and no permanent facilities are to be constructed. The proposed use is deemed essential and desirable, as safe usage of ATVs is an important issue that serves to preserve and promote the public health, safety and general welfare of Ogle County. STANDARD MET.**
6. That the proposed special use complies with all provisions of the applicable district regulations. **The proposed special use appears to comply with all provisions of the AG-1 district regulations. STANDARD MET.**

RECOMMENDATION: After considering all the evidence and testimony presented, this Board finds that the application meets all the standards as found in Section 9.08© of the *Ogle County Amendatory Zoning Ordinance*.

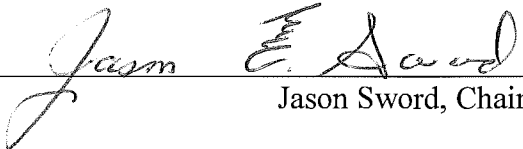
Therefore, the Zoning Board of Appeals hereby recommends that a Special Use Permit in the AG-1 Agricultural District be granted to allow an ATV training course accessory to BSA Camp Lowden activities and programming subject to the following required conditions:

1. Only manufacturer stock ATVs shall be utilized, with no modifications that would increase sound levels.
2. No parking along or within the right-of-way of Scout Road shall be permitted.
3. No parking shall be allowed east of Scout Road. Any and all parking shall be within Camp Lowden.
4. Dust control measures shall be employed.
5. A safety barrier shall be installed (such as hay/straw bales or a fence) along the right-of-way of Scout Road along the entire length of the training course.
6. Any ATV brought from off-site shall be trailered to and off-loaded at Camp Lowden.
7. Documented accidents, traffic hazards or other public safety concerns will be cause for revocation of this Special Use Permit.


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

Respectfully submitted this 29th day of May 2014 by the Ogle County Zoning Board of Appeals.

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



Jason Sword, Chairman

ATTEST:


Michael Reibel, Secretary