



Laura J. Cook
Ogle County Clerk & Recorder

August 12, 2020

The Ogle County Board, at their regular meeting held on Tuesday, July 21, 2020, Fritz presents #001-20 AMENDMENT – Bruce Swanson, 7393 E. Wildwood Rd., Stillman Valley, 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 Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less - P.I.N.: 05-26-300-007 - Common Location: 7400 block of E. Wildwood Rd.

Fritz moves to approve 0-2020-0701, Janes seconds and roll call was taken:

YES: Sparrow, Sulser, Typer, Whalen, Youman, Asp, Billeter, Boes, Bowers, Corbitt, Droege, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, Nordman, Oltmanns, Reising, Smith, and Finfrock

NO: None

ABSENT: None

Motion carries on roll call vote. (Placed on file)



Laura J. Cook

Laura J. Cook
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.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

ORDINANCE NO. 2020-0701

AN ORDINANCE APPROVING A MAP AMENDMENT ON PROPERTY
LOCATED AT 7400 BLOCK OF EAST WILDWOOD ROAD
IN MARIAN TOWNSHIP

WHEREAS, Bruce Swanson of 7393 E. Wildwood Rd. Stillman Valley, IL 61084 has filed a petition for a Map Amendment (Petition No. 01-20AM) to re-zone Parcel No. 05-26-300-007 from AG-1 Agricultural District to R-1 Rural Residence District on property located in part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less, 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 June 25, 2020 at which the petitioners presented evidence, testimony, and exhibits in support of the requested Map Amendment, no member(s) of the public spoke in support of the petition, and no member(s) 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 Map Amendment be approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of Appeals dated June 26, 2020, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of the Zoning Board of Appeals, and has determined that granting the Map Amendment would be consistent with the requirements established by Section 16-9-7G of the *Ogle County Amendatory Zoning Ordinance*;

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

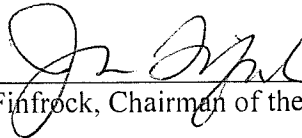
SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit "B" attached hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of Bruce Swanson of 7393 E. Wildwood Rd. Stillman Valley, IL 61084 for a Map Amendment (Petition No. 01-20AM) to re-zone Parcel No. 05-26-300-007 from AG-1 Agricultural District to R-1 Rural Residence District on property located in part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less, 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 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 16-9-10 of the *Ogle County Amendatory Zoning Ordinance*.

PASSED BY THE COUNTY BOARD THIS 21st DAY OF JULY 2020 A.D.



John Finrock, Chairman of the Ogle County Board

ATTEST:



Laura J. Cook, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board



EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less

Containing 4 acres

Property Identification Number: 05-26-300-007

Common Location: 7400 block of E. Wildwood Rd.

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 Bruce Swanson of 7393 E. Wildwood Rd. Stillman Valley, IL 61084 in case #01-20AM. The applicant is requesting a map amendment to change the zoning classification on Parcel Identification No. 05-26-300-007, a 4 acre parcel, from AG-1 Agricultural District to R-1 Rural Residence District. Said parcel is described as follows: Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26, Township 25 North, Range 11 East of the 4th P.M., Marion Township, Ogle County, IL, 4.0 acres, more or less and located at the 7400 block of E. Wildwood Rd.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on June 25, 2020 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and 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 16-9-7G (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.

The site is currently zoned AG-1 Agricultural District, and changing the parcel to R-1 Rural Residence District will ensure that the use site remains compatible with the existing residential uses of near by parcels and subdivisions. 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.

Due to the density of near by development, access to a seal coat road, and soils suitable for on-site sewage disposal, Ogle and other service providers will be able to provide adequate services to the property. Standard met.

Ogle County Zoning Board of Appeals



911 Pines Road
Oregon, IL 61061
815.732.1190
Fax: 815.732.3709

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 rezoning of the site. Standard met.

4. That the subject property is suitable for the proposed zoning classification.

The proposed site meets the lot area, lot width, and road frontage requirements of the R-1 Rural Residence District in an area of mainly residential uses. 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.

Rezoning to the R-1 Rural Residence District is consistent with the other residential uses in the area and follows the trend of increased single family dwellings in the general area. 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 the purpose and intent of the Amendatory Zoning Ordinance. 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 16-9-7G 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 26th day of June 2020 by the Ogle County Zoning Board of Appeals.

Randy Ocken, Chairman
Paul Soderholm
David Williams
Mark Hayes
Randy Bulthaus

Randy Ocken, Chairman

ATTEST:

Harry Adams, Secretary



Laura J. Cook
Ogle County Clerk & Recorder

August 12, 2020

The Ogle County Board, at their regular meeting held on Tuesday, July 21, 2020, Fritz presents #002-20 AMENDMENT – Ruth Gibson, 7661 N. Stillman Rd., Stillman Valley, IL for an Amendment to the Zoning District to rezone from B-1 Business District to R-2 Single-family Residential District on property described as follows and owned by the petitioner: Part G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less P.I.N.: 11-07-100-018 - Common Location: 7661 N. Stillman Rd.

Fritz moves to approve 0-2020-0702, Asp seconds and roll call was taken:

YES: Sulser, Typer, Whalen, Youman, Asp, Billeter, Boes, Bowers, Corbitt, Droege, Fox, Fritz, Griffin, Heuer, Hopkins, Janes, Kenney, McKinney, Nordman, Oltmanns, Reising, Smith, Sparrow, and Finrock

NO: None

ABSENT: None

Motion carries on roll call vote. (Placed on file)



Laura J. Cook

Laura J. Cook
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.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

ORDINANCE NO. 2020-0702

AN ORDINANCE APPROVING A MAP AMENDMENT ON PROPERTY
LOCATED AT 7661 N. STILLMAN VALLEY ROAD
IN SCOTT TOWNSHIP

WHEREAS, Ruth Gibson of 7661 N. Stillman Valley Rd. Stillman Valley, IL has filed a petition for a Map Amendment (Petition No. 02-20AM) to re-zone Parcel No. 11-07-100-018 from B-1 Business District to R-2 Single Family Residence District on property located on part of G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less, 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 June 25, 2020 at which the petitioners presented evidence, testimony, and exhibits in support of the requested Map Amendment, no member(s) of the public spoke in support of the petition, and no member(s) 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 Map Amendment be approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of Appeals dated June 26, 2020, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of the Zoning Board of Appeals, and has determined that granting the Map Amendment would be consistent with the requirements established by Section 16-9-7G of the *Ogle County Amendatory Zoning Ordinance*;

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

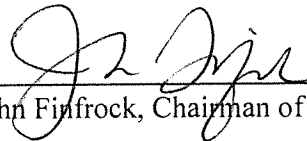
SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit “B” attached hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of Ruth Gibson of 7661 N. Stillman Valley Rd. Stillman Valley, IL 61084 for a Map Amendment (Petition No. 02-20AM) to re-zone Parcel No. 11-07-100-018 from B-1 Business District to R-2 Single Family Residence District on property located in part of G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less, 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.

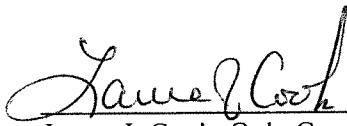
SECTION FOUR: Failure of the owners or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 16-9-10 of the *Ogle County Amendatory Zoning Ordinance*.

PASSED BY THE COUNTY BOARD THIS 21ST DAY OF July 2020 A.D.



John Finfrock, Chairman of the Ogle County Board

ATTEST:



Laura J. Cook, Ogle County Clerk and
Ex Officio Clerk of the Ogle County Board

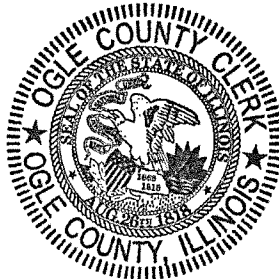


EXHIBIT "A"
LEGAL DESCRIPTION

Part G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less
Containing 2.47 acres
Property Identification Number: 11-07-100-018
Common Location: 7661 N. Stillman Road, Stillman Valley, IL 61084

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 Ruth Gibson of 7661 N. Stillman Valley Rd. Stillman Valley, IL 61084 in case #02-20AM. The applicant is requesting a map amendment to change the zoning classification on Parcel Identification No. 11-07-100-018, a 2.47 acre parcel, from B-1 Business District to R-2 Single Family Residence District. Said parcel is described as follows: Part G.L. 2 of the Northwest Quarter (NW1/4) Fractional Section 07, Township 42 North, Range 1 East of the 3rd P.M., Scott Township, Ogle County, IL, 2.47 acres, more or less and located at 7661 N. Stillman Valley Rd. Stillman Valley, IL 61084.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on June 25th, 2020 in the County Board Room, 3rd Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and 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 16-9-7G (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.

The site is currently zoned B-1 Business District, and zoning the parcel R-2 Single Family Residence District will ensure that the use site remains compatible with the existing residential uses of the parcel. 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.

Due to the reduced traffic of R-2 uses, and soils suitable for on-site sewage disposal, Ogle and other service providers will be able to provide adequate services to the property. Standard met.

Ogle County Zoning Board of Appeals

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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 rezoning of the site. Standard met.

4. That the subject property is suitable for the proposed zoning classification.

The proposed site meets the lot area, lot width, and road frontage requirements of the R-2 Single Family Residence District. 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.

Rezoning to the R-2 Single Family Residence District is consistent with the other residential uses in the area, and current use of the property, and is more suited than the current B-1 zoning classification. 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 the purpose and intent of the Amendatory Zoning Ordinance. 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 16-9-7G 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 B-1 Business District to R-2 Single Family

Residence District.

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

Respectfully submitted this 26th day of June 2020 by the Ogle County Zoning Board of Appeals.

Randy Ocken, Chairman
Paul Soderholm
David Williams
Mark Hayes
Randy Bulthaus

Randy Ocken, Chairman

ATTEST:

Harry Adams, Secretary