

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
June 26, 2025

Zoning Committee.....Jim Webster, Committee Chairman

PLANNING AND/OR ZONING REQUESTS:

TO BE LAID OVER:

1. V-01-25 A VARIATION TO ALLOW A FRONT YARD BUILDING SETBACK OF 18 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET PER SECTION 4.11 (FOR THE PURPOSE OF REBUILDING & REPAIRING A SINGLE-FAMILY RESIDENCE) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Veronica Arellano, Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3279 Roscoe Road, Rockton, IL 61072 in Rockton Township.

PIN: 03-34-400-011

C.B. District: 2

Lesa Rating: N/A

Consistent W/2030 LRMP – Future Map: N/A

ZBA RECOMMENDATION: *APPROVAL w/CONDITIONS (6-0)*

ZC RECOMMENDATION: *TBD*

2. SU-04-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Darwood Harunani, Applicant, for the property commonly known as 6616 42nd Street, Rockford, IL 61109 in Cherry Valley Township.

PINS: 16-20-430-001, 16-20-430-002 & 16-20-430-003

C.B. District: 11

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: N/A

ZBA RECOMMENDATION: *APPROVAL w/ZBA CONDITIONS (6-0)*

ZC RECOMMENDATION: *TBD*

3. ORDINANCE GRANTING SITE APPROVAL FOR A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 39.98 +- ACRE SITE COMMONLY KNOWN AS 13758 SAUNDERS ROAD (PART OF PIN: 09-26-100-003), PECATONICA, IL 61063, IN PECATONICA TOWNSHIP, District 1, requested by Varnsen Solar, LLC (an indirect subsidiary of Cypress Creek Renewables Holdings, LLC), Lessee, represented by Benjamin Jacobi, Attorney and Rebecca Cheatham, Project Manager.

ZBA RECOMMENDATION: *APPROVAL (6-0)*

ZC RECOMMENDATION: *TBD*

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4. **COMMITTEE REPORT (ANNOUNCEMENTS)** - *for informational purposes only; not intended as an official public notice*:

- Chairman, Brian Erickson, hereby announces that a *Zoning Board of Appeals (ZBA)* meeting is *tentatively* scheduled for **Wednesday, August 13, 2025**, at 5:30 p.m. in Room 303 of the County Administration Building.
- Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is *tentatively* scheduled for **Wednesday, August 27, 2025**, at 5:30 p.m. in Room 303 of the County Administration Building.