

**Attachment**  
ZONING COMMITTEE  
OF THE COUNTY BOARD AGENDA  
June 27, 2024

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

**PLANNING AND/OR ZONING REQUESTS:**

**TO BE LAID OVER:**

1. TA-01-24 An Ordinance Amending the Unified Development Ordinance (UDO) Regarding Commercial Wind Power Generating Facilities / Wind Farms (aka Commercial Wind Energy Facilities) and Solar Farms (aka Commercial Solar Energy Facilities)

**ZBA Recommendation: *APPROVAL with ZBA amendments (7-0)***

**ZC Recommendation: *TBD***

2. SU-04-24 A SPECIAL USE PERMIT (AN AMENDMENT TO ENABLE RETAIL SALES OF PRE-PACKAGED ALCOHOL) FOR AN AGRI-BUSINESS THAT ALLOWS U-PICK OPERATIONS (I.E. AN APPLE ORCHARD AND RASPBERRY / PUMPKIN PATCHES), A CIDER MILL AND A PETTING ZOO, INCLUSIVE OF TRADITIONAL ACCESSORY USES (I.E. GIFT / SNACK SHOP, PARKING, ETC.) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Mike and Lynn Edwards, on behalf of Edwards Apple Orchard West, Inc. for the property that is commonly known as 8218 Cemetery Road, Winnebago, IL 61088 in Burritt Township.

Part of PIN: 10-11-100-001

C.B. District: 1

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: *APPROVAL with ZBA conditions (5-0)***

**ZC Recommendation: *TBD***

3. Z-03-24 A MAP AMENDMENT TO REZONE 5.02+- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE IH, HEAVY INDUSTRIAL DISTRICT requested by Seward AG Supply, Inc., property owner, represented by James Lengjak, Manager / CEO, for the property that is commonly known as 16222 3<sup>rd</sup> Street, Seward, IL 61077 in Seward Township.

PIN: 13-21-327-006

C.B. District: 1

Lesa Rating: Low

Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommendation: *APPROVAL (5-0)***

**ZC Recommendation: *TBD***

- 
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 **Tuesday, August 13, 2024**, 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 21, 2024**, at 5:30 p.m. in Room 303 of the County Administration Building.