

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
November 26, 2024

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

PLANNING AND/OR ZONING REQUESTS:

TO BE LAID OVER:

1. V-01-24 A VARIATION FROM 18.3.6 C. 1. TO ALLOW A FENCE IN THE REQUIRED FRONT YARD -IN FRONT OF FRONT BUILDING LINE- TO HAVE A HEIGHT AS HIGH AS 10 FEET 6 INCHES, INCLUSIVE OF LIGHTS (ALTHOUGH THE MAJORITY OF THE FENCE WILL BE 8 FEET 6 INCHES, INCLUSIVE OF LIGHTS) INSTEAD OF THE PERMITTED 4 FEET ON A LOT THAT IS ZONED AG, AGRICULTURAL PRIORITY DISTRICT requested by Jeremiah Jessen, Owner, represented by Darron M. Burke, Attorney, for the property that is commonly known as 7376 Prairie Hill Road, South Beloit, IL 61080, in Roscoe Township.

PIN: 04-11-376-003

C.B. District: 4

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: NA

ZBA RECOMMENDATION: *APPROVAL (7-0)*

ZC RECOMMENDATION: *TBD*

2. ORDINANCE GRANTING SITE APPROVAL FOR A 2 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 33.39 +- ACRE SITE COMMONLY KNOWN AS 5626 TIPPLE ROAD / 5303 DAILETTE ROAD (PIN: 15-17-100-008), ROCKFORD, IL 61102, IN ROCKFORD TOWNSHIP, District 9, requested by Fox Sparrow Solar, LLC (an indirect subsidiary of Trajectory Energy Partners, LLC), Lessee, represented by James Rodriguez, Attorney and Mack Gapinski, Project Manager.

ZBA RECOMMENDATION: *DENIAL (2-5)*

ZC RECOMMENDATION: *TBD*

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3. **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, December 10, 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, December 18, 2024**, at 5:30 p.m. in Room 303 of the County Administration Building.