

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
January 24, 2019

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

PLANNING AND/OR ZONING REQUESTS:

TO BE VOTED ON:

1. SU-05-18 A Special Use Permit to allow a campground in the AG, Agricultural Priority District requested by the Northern Illinois Brace Club, Inc., represented by James Garard, for property that is commonly known as 8664 Elevator Road and 8702 Elevator Road, Roscoe, IL 61073 in Roscoe Township.
PINS: 04-25-400-006 & 04-25-400-005 C.B. District: 4
Lesas Rating: N/A Consistent W/2030 LRMP – Future Map: N/A
ZBA Recommends: APPROVAL w/ ZBA CONDITIONS (5-0)
ZC Recommends: APPROVAL w/ ZBA CONDITIONS (7-0)

2. Z-17-18 A map amendment to rezone +/- 3.03 net acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District requested by Dennis Norup, property owner, for property that is commonly known as 42XX Centerville Road in Rockford Township.
PIN: Part of PIN: 15-07-251-001 C.B. District: 1
Lesas Rating: High Consistent W/2030 LRMP – Future Map: NO
ZBA Recommends: APPROVAL (4-1)
ZC Recommends: REFERRING THE CASE TO THE ZBA (5-2)*
**for additional testimony with regard to fire matters.*

3. Z-18-18 A map amendment to rezone +/- 0.43 acres from the AG, Agricultural Priority District to the CN, Neighborhood Commercial District requested by Jennifer Strick, owner, represented by Tim Whitham, attorney, for property that is commonly known as 1002 S. Pierpont Ave., Rockford, IL 61102 in Rockford Township.
PIN: 11-28-102-001 C.B. District: 18
Lesas Rating: Low Consistent W/2030 LRMP – Future Map: NO
ZBA Recommends: APPROVAL (5-0)
ZC Recommends: APPROVAL (7-0)

4. Z-20-18 A map amendment to rezone +/- 29.9 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District requested by SolarStone IL, LLC, lessee of site, which is managed by SolarStone Partners, LLC, represented by Kaya Tarhan, Chief Development Officer with SolarStone Partners, LLC, for property that is generally located at 38XX Baxter Road (west and south of 3857 Baxter Road) in Rockford Township.
PIN: Part of PIN: 16-31-200-014 C.B. District: 9
Lesas Rating: N/A Consistent W/2030 LRMP – Future Map: NO
ZBA Recommends: APPROVAL (5-0)
ZC Recommends: APPROVAL (4-3)

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TO BE LAID OVER:

5. Z-01-19 A map amendment to rezone +/- 28.2 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District requested by SolarStone IL, LLC, lessee of site, which is managed by SolarStone Partners, LLC, represented by Kaya Tarhan, Chief Development Officer with SolarStone Partners, LLC, for property that is commonly known as 3214 Grove Road in Pecatonica Township.

PIN: Part of PIN: 09-32-176-002

C.B. District: 1

Lesa Rating: N/A

Consistent W/2030 LRMP – Future Map: NO

ZBA Recommends: DENIAL (2-4)

ZC Recommends: TBD

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6. **COMMITTEE REPORT (ANNOUNCEMENTS)** - *for informational purposes only; not intended as a public notice*:

- Chairman, Brian Erickson, hereby announces that a *Zoning Board of Appeals (ZBA)* meeting is scheduled for Wednesday, **February 13, 2019**, at 5:30 p.m. in Room 303 of the County Administration Building. Items that are currently on the agenda include:
 1. SU-01-19 A special use permit for Outdoor Entertainment to allow outdoor musical and non-musical events in the AG, Agricultural Priority District for property that is commonly known as 8877 State Line Road in Roscoe Township.
 2. SU-02-19 A special use permit for an Outdoor Storage Yard in the CC, Community Commercial District for property that is commonly known as 11954 Wagon Wheel Road in Rockton Township.
 3. Z-02-19 A map amendment to rezone +/- 3.93 acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District for property that is generally located west of 7625 Pomeroy Road in Shirland Township.
 4. Z-03-19 A map amendment to rezone +/- 46.458 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District for property that is generally located north and east of 5739 Meridian Road in Owen Township.
 5. An Ordinance Amending the Unified Development Ordinance (UDO) to address Vacation Rentals (aka TA-01-19)
- Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is *tentatively* scheduled for Wednesday, **February 27, 2019**, at 5:00 p.m. in Room 303 of the County Administration Building.