

**Attachment**  
ZONING COMMITTEE  
OF THE COUNTY BOARD AGENDA  
September 27, 2018

**PLANNING AND/OR ZONING REQUESTS:**

**TO BE LAID OVER:**

1. V-03-18 A Variation to Allow a Front Yard Setback of 15 Feet Instead of the Required Established Building Setback of 50 Feet in the CG, General Commercial District requested by Brian Erickson, represented by Ian Linnabary, attorney, for property owned by Erickson Auto Parts & Sales, Inc., that is commonly known as 14440 Dearborn Ave., South Beloit, IL 61080 in Roscoe Township.  
PIN: 04-17-200-036 C.B. District: 4  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: N/A  
**ZBA Recommends: APPROVAL w/ CONDITIONS (6-0)**  
**ZC Recommends: TBD**
  
2. V-04-18 A Variation to Waive the Required Number of Off-Street Parking Spaces (to Allow No Off-Street Parking) for a Not-for-Profit Private Recreational Use Authorized by Special Use Permit in the RR, Rural Residential District requested by George Neblock, Jr., Property Owner, represented by Carl Ecklund, Attorney, for property commonly known as 916 & XXX Concord Ave., Rockford, IL 61102 in Rockford Township.  
PINs: 11-29-226-005 & 11-29-226-006 C.B. District: 18  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: N/A  
**ZBA Recommends: APPROVAL w/ ZBA CONDITIONS (7-0)**  
**ZC Recommends: TBD**
  
3. V-05-18 A Variation to Allow a Front Yard Setback of 0 Feet Instead of the Required Min. Setback of 30 Feet (and/or the Established Building Setback of 60 Feet) in the AG, Agricultural Priority District requested by Charles and Ann Limberg, property owners, for property commonly known as 8612 Burr Oak Road, Roscoe, IL 61073 in Harlem Township.  
PIN: 08-01-202-001 C.B. District: 7  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: N/A  
**ZBA Recommends: APPROVAL w/ CONDITIONS (7-0)**  
**ZC Recommends: TBD**
  
4. SU-03-18 A Special Use Permit for a Wedding and/or Reception Facility in the AG, Agricultural Priority District requested by Leif and Tracy Cannell, property owners, for property commonly known as 3013 W. Rockton Road, Rockton, IL 61072 in Rockton Township.  
PIN: 03-15-200-009 C.B. District: 2  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: N/A  
**ZBA Recommends: APPROVAL w/ ZBA CONDITIONS (7-0)**  
**ZC Recommends: TBD**

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5. V-06-18 A Variation to Allow a Structure (Batch/Drum Plant with Accessory Components such as a Silo, Conveyor, etc.) to be 80 Feet in Height Instead of the Permitted Height of 50 Feet in the AG, Agricultural Priority District requested by Northern Illinois Service Co., represented by James A. Rodriguez, attorney, for property commonly known as 11200 N. Main Street, Rockton, IL 61072 in Rockton Township.

PINs: PIN: 03-35-200-016 and Part of PINS: 03-35-200-015 & 03-35-200-017 C.B. District: 2

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

**ZBA Recommends: APPROVAL w/ CONDITIONS (4-1)**

**ZC Recommends: TBD**

**TO BE VOTED ON: NONE**

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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, **October 10, 2018**, 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, **October 24, 2018**, at 5:30 p.m. in Room 303 of the County Administration Building.