

**Winnebago County Board
Zoning Committee Meeting**
Winnebago County Administration Building
404 Elm Street, Room 303,
Rockford, IL 61101

~Minutes of Wednesday, August 21, 2024 – 5:30 P.M.

Members Present:

Jim Webster, Chairman
Angie Goral
Paul Arena
Dave Tassoni
John Guevara (*arrived at 5:32 P.M.*)
Tim Nabors

Staff Present:

Troy Krup, Planning & Zoning Officer
Karl Palmquist, Planner
Lafa Vaughan, Chief Assistant State's Attorney
Sherry Zack, Assistant State's Attorney

Members Absent:

Aaron Booker

Others Present:

Ashley Spohr, Director of RPED

AGENDA:

A. Call to Order @ 5:30 P.M.

B. Roll Call

C. Approval of June 26, 2024 Minutes

D. Public Comment

E. Agenda Item:

1. ORDINANCE GRANTING SITE APPROVAL OF A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 32.33 +/- ACRE SITE COMMONLY KNOWN AS 85XX ROTE ROAD (PIN: 12-13-201-001) AND 88XX ROTE ROAD (PIN: 12-13-101-004), ROCKFORD, ILLINOIS 61107, IN ROCKFORD TOWNSHIP, District 8, requested by Indigo Solar Project, LLC (a subsidiary of Cultivate Power, LLC), Lessee, represented by Angela Feria, Project Manager.
ZBA Recommendation: MOTION TO APPROVE w/ZBA AMENDMENTS FAILED (3-3)

F. Other Matters

- Discussion with regard to Rodgers Ready Mix & Materials, Inc.

G. Adjournment

MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:30 P.M.

B. Roll Call was taken; 5 members present at time of roll call (see above for listed specifics).

C. Approval of June 26, 2024 Minutes

A motion to approve the meeting minutes of June 26, 2024 was made by Mr. Tassoni, seconded by Mr. Nabors. **Motion to approve the June minutes PASSED (5-0)**. Accordingly, the June Zoning Committee *minutes* are approved.

D. Public Comments: The Zoning Committee is a public meeting, not a public hearing. Testimony is given to the Zoning Board of Appeals on the zoning petitions before us tonight. No more testimony will be taken. Committee members may ask questions of petitioners or others present who testified earlier for clarification with the Chairman's consent. The recommendation of the Zoning Board of Appeals and the Zoning Committee go to the full County Board for a decision, Thursday, August 22, 2024. The County Board will lay the petitions over to the September 5, 2024 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, August 22, 2024. If you have any questions concerning these petitions or the meeting schedule, please call the County Planning and Zoning Office at (815) 319-4350. The rules of the County Board will no longer allow non-County Board Members to address zoning items at the County Board Meetings.

E. Agenda Item:

1. ORDINANCE GRANTING SITE APPROVAL OF A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 32.33 +/- ACRE SITE COMMONLY KNOWN AS 85XX ROTE ROAD (PIN: 12-13-201-001) AND 88XX ROTE ROAD (PIN: 12-13-101-004), ROCKFORD, ILLINOIS 61107, IN ROCKFORD TOWNSHIP, District 8, requested by imago solar project, LLC (a subsidiary of Cultivate Power, LLC), Lessee, represented by Angela Feria, Project Manager.
ZBA Recommendation: MOTION TO APPROVE w/ZBA AMENDMENTS FAILED (3-3)

Motion to approve Ordinance granting approval of a 5 MW commercial solar energy facility (aka a solar farm) on a 32.33 +/- acre site, on Rote Road, Rockford Township, with ZBA amendments was made by Mr. Nabors, seconded by Ms. Goral. Discussion followed. **Motion to approve FAILED (2-4)**. Accordingly, the ZC recommends denial of the Ordinance.

F. Other Matters *Discussion with regard to Rodgers Ready Mix & Materials, Inc.*

After a thorough discussion, the majority of the Committee members agreed to have the State's Attorney Office draft up the appropriate paperwork to include a 20 year extension for the subject batch plant/quarry, and advise the Company to update the legal description to include the quarry expansion.

G. Adjournment

Motion to adjourn was made by Mr. Tassoni, seconded by Mr. Guevara. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 6:34 P.M.

Respectfully submitted, Michael Embry