

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

~Minutes of Wednesday, October 23, 2024 – 5:30 P.M.

Members Present:

Jim Webster, Chairman
Angie Goral
Aaron Booker
Dave Tassoni (*via Zoom*)
John Guevara

Staff Present:

Troy Krup, Planning & Zoning Officer
Sherry Zack, Assistant State's Attorney

Members Absent:

Paul Arena
Tim Nabors

Others Present:

Ashley Spohr, Director of Community Development

AGENDA:

- A. Call to Order
 - B. Roll Call
 - C. Approval of August 21, 2024 Minutes
 - D. Public Comment
 - E. Agenda Items:
 - 1. ORDINANCE GRANTING SITE APPROVAL OF A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 75.30 +- ACRE SITE COMMONLY KNOWN AS 5150 TATE ROAD (PIN: 07-31-200-006), ROCKFORD, ILLINOIS 61101, IN OWEN TOWNSHIP, District 5, requested by Tate Road Solar1, LLC (a subsidiary of 1115 Solar Development, LLC which is a subsidiary of New Leaf Energy, Inc), Lessee, represented by Nicolas Bellone, Project Manager.
ZBA Recommendation: DENIAL (1-5)
 - 2. RESOLUTION AUTHORIZING AN ADJUSTMENT IN THE PER DIEM FOR THE WINNEBAGO COUNTY ZONING BOARD OF APPEALS
 - F. Other Matters
 - G. Adjournment
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MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:40 P.M.

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

A motion to allow a member/s to join the meeting by ZOOM was made by Mr. Webster, second by Mr. Guevara. **Motion PASSED (4-0)**. As such, Mr. Tassoni will participate in the discussion and voting via ZOOM due to medical reasons. Mr. Arena, however, intends to only listen; will not participate in the discussion or voting due to being absent for a personal reason (for a reason not allowed by by-laws to participate).

D. Public Comment: 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, October 24, 2024. The County Board will lay the petitions over to the November 14, 2024 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, October 24, 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 Items:

2. RESOLUTION AUTHORIZING AN ADJUSTMENT IN THE PER DIEM FOR THE WINNEBAGO COUNTY ZONING BOARD OF APPEALS

Motion to approve *Resolution Authorizing an Adjustment in the Per Diem for the Winnebago County Zoning Board of Appeals* was made by Mr. Guevara, seconded by Mr. Booker. No discussion followed. **Motion PASSED (5-0)**. Accordingly, the ZC recommends the approval of the Resolution.

1. ORDINANCE GRANTING SITE APPROVAL OF A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 75.30 +/- ACRE SITE COMMONLY KNOWN AS 5150 TATE ROAD (PIN: 07-31-200-006), ROCKFORD, ILLINOIS 61101, IN OWEN TOWNSHIP, District 5, requested by Tate Road Solar1, LLC (a subsidiary of 1115 Solar Development, LLC which is a subsidiary of New Leaf Energy, Inc), Lessee, represented by Nicolas Bellone, Project Manager.
ZBA Recommendation: DENIAL (1-5)

Motion to approve *Ordinance Granting Site Approval of a 5 MW Commercial Solar Energy Facility (aka a solar farm) on a 75.30 +/- acre site commonly known as 5150 Tate Road.....* was made by Ms. Goral, seconded by Mr. Guevara. Discussion followed. **Motion to approve FAILED (1-4)**. Accordingly, the ZC recommends the denial of the Ordinance.

C. Approval of August 21, 2024 Minutes

A motion to approve the meeting minutes of August 21, 2024 was made by Mr. Guevara, seconded by Ms. Goral and Mr. Booker. **Motion to approve PASSED (5-0)**. Accordingly, the August Zoning Committee *minutes* are approved.

F. Other Matters

G. Adjournment

Motion to adjourn was made by Mr. Guevara, seconded by Mr. Booker. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 5:57 P.M.

Respectfully submitted, Michael Embry