

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

~Minutes of Monday, November 25, 2024 – 5:15 P.M.~

Members Present:

Jim Webster, Chairman
Angie Goral
Paul Arena
Dave Tassoni
John Guevara (arrived @ 5:17 PM)

Staff Present:

Troy Krup, Planning & Zoning Officer

Members Absent:

Aaron Booker
Tim Nabors

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of October 23, 2024 Minutes

D. Public Comment

E. Agenda Items:

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

Les Rating: NA

Consistent W/2030 LRMP – Future Map: NA

ZBA RECOMMENDATION: *APPROVAL W/ CONDITIONS (7-0)*

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)*

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:16 P.M.

B. Roll Call was taken; 4 members present at time of roll call (see above for listed specifics).

C. Approval of October 23, 2024 Minutes

A motion to approve the meeting minutes of October 23, 2024 was made by Ms. Goral, seconded by Mr. Tassoni. **Motion to approve PASSED (5-0)**. Accordingly, the October Zoning Committee *minutes* are approved.

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, Tuesday, November 26, 2024. The County Board will lay the petitions over to the December 12, 2024 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Tuesday, November 26, 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:

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 W/ CONDITIONS (7-0)

Motion to approve V-01-24 with conditions was made by Mr. Guevara, seconded by Ms. Goral. No discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of V-01-24 (with conditions).

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)

Motion to send the 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 to the County Board with a recommendation to send it back to the Zoning Board of Appeal's meeting on December 10, 2024 (for purpose of adding additional evidence into the record) was made by Mr. Webster, seconded by Mr. Guevara and Mr. Arena. Discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends sending the Ordinance back to the ZBA (meeting of December 10, 2024).

F. Other Matters

The next ZC meeting is *tentatively* set for December 18, 2024.

G. Adjournment

Motion to adjourn was made by Ms. Goral, seconded by Mr. Guevara and Mr. Arena. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 5:23 P.M.

Respectfully submitted, Michael Embry