

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

~Minutes of Thursday, December 19, 2024 – 5:30 P.M.~

Members Present:

Jim Webster, Chairman
Aaron Booker
Christina Valdez
Paul Arena
Dave Tassoni
Ray Thompson

Staff Present:

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

Members Absent:

Angie Goral

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of November 13, 2024 Minutes

D. Public Comment

E. Agenda Items:

1. Z-05-24 A MAP AMENDMENT TO REZONE 10+- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT requested by Dustin Barlett on behalf of River Bend Seed, LLC, Applicant, represented by Amy Silvestri, Attorney, for the property that is commonly known as 16562 W. Campbell Road, Pecatonica, IL 61063 in Durand Township.

PIN: Part of PIN: 05-32-200-009

C.B. District: 1

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: *APPROVAL (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 (3-4)*

3. ORDINANCE GRANTING SITE APPROVAL FOR A 4.5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 71.09 +- ACRE SITE COMMONLY

KNOWN AS 2799 N. SPRINGFIELD AVENUE (PIN: 11-08-401-003), ROCKFORD, IL 61101, IN ROCKFORD TOWNSHIP, District 5, requested by North Springfield Solar, LLC (an indirect subsidiary of Nexamp, Inc.), Lessee, represented by Jim Griffin, Attorney and Jack Curry, Project/Development Manager.

ZBA RECOMMENDATION: DENIAL (0-7)

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:32 P.M.

B. Roll Call was taken; 6 members present at time of roll call (see above for listed specifics).

C. Approval of November 13, 2024 Minutes

A motion to approve the meeting minutes of November 13, 2024 was made by Mr. Tassoni, seconded by Mr. Booker. **Motion to approve PASSED (6-0)**. Accordingly, the November 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, Thursday, January 9, 2025. The County Board will lay the petitions over to the January 23, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, January 9, 2025. 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. *After informing the public of the above, the Chairman asked if anyone would like to speak to the Board about a matter -not- on the agenda. Since no one expressed a desire to comment, the Chairman moved on to (below) agenda items.*

E. Agenda Items:

1. Z-05-24 A MAP AMENDMENT TO REZONE 10+- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT requested by Dustin Barlett on behalf of River Bend Seed, LLC, Applicant, represented by Amy Silvestri, Attorney, for the property that is commonly known as 16562 W. Campbell Road, Pecatonica, IL 61063 in Durand Township.

PIN: Part of PIN: 05-32-200-009

C.B. District: 1

Les a Rating: NA

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: APPROVAL (7-0)

Motion to approve Z-05-24 was made by Mr. Arena, seconded by Ms. Valdez. Discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of Z-05-24.

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 (3-4)

Motion to approve 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 was made by Mr. Tassoni, seconded by Mr. Arena. Discussion followed. **Motion to approve FAILED (0-6)**. Accordingly, the ZC recommends denial of the Ordinance.

3. ORDINANCE GRANTING SITE APPROVAL FOR A 4.5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 71.09 +- ACRE SITE COMMONLY KNOWN AS 2799 N. SPRINGFIELD AVENUE (PIN: 11-08-401-003), ROCKFORD, IL 61101, IN ROCKFORD TOWNSHIP, District 5, requested by North Springfield Solar, LLC (an indirect subsidiary of Nexamp, Inc.), Lessee, represented by Jim Griffin, Attorney and Jack Curry, Project/Development Manager.

ZBA RECOMMENDATION: DENIAL (0-7)

Motion to approve the Ordinance Granting Site Approval for a 4.5 MW Commercial Solar Energy Facility (aka a Solar Farm) on 71.09+- Acre Site commonly known as 2799 N. Springfield Avenue (PIN: 11-08-401-003), Rockford, IL 61101 in Rockford Township was made by Mr. Tassoni, seconded by Ms. Valdez. Discussion followed. **Motion to approve FAILED (0-6)**. Accordingly, the ZC recommends denial of the Ordinance.

F. Other Matters

G. Adjournment

Motion to adjourn was made by Mr. Tassoni, seconded by Ms. Valdez, Mr. Arena and Mr. Thompson. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 6:06 P.M.

Respectfully submitted, Michael Embry