

**Attachment**  
ZONING COMMITTEE  
OF THE COUNTY BOARD AGENDA  
June 28, 2018

**A. PLANNING AND/OR ZONING REQUESTS:**

**TO BE LAID OVER:**

1. Z-06-18 A map amendment to rezone +/- 21.84 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District, requested by Borrego Solar Systems, Inc., lessee of site, whom is represented by Michael Klingl, Project Manager, for property that is located on the west side of Tate Road, +/- 1800 feet north of Latham Road in Owen Township.  
PIN(s): Part of PIN: 07-18-400-002 C.B. District: 1  
Lesas Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: DENIAL (2-4)**  
**ZC Recommends: TBD**
  
2. Z-05-18 A map amendment to rezone +/- 15.09 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District, requested by Community Power Group, LLC, lessee of site, whom is represented by Michael Borkowski, Project Manager, for property that is commonly known as 8236 Trask Bridge Road, Rockford, IL 61101 in Burrirt Township.  
PIN(s): Part of PIN: 10-14-300-010 C.B. District: 1  
Lesas Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: APPROVAL (6-0)**  
**ZC Recommends: TBD**
  
3. Z-07-18 A map amendment to rezone +/- 29.75 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District requested by Conger Solar, LLC, lessee of site, which is managed by Cypress Creek Renewables Development, LLC and whom is represented by David N. Tanner, Attorney, for property that is located on the west side of N. Hoisington Road, +/- 1,656 feet south of Berglund Road in Pecatonica Township.  
PIN(s): Part of PIN: 09-35-400-004 C.B. District: 1  
Lesas Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: APPROVAL (4-1; 1 abstain)**  
**ZC Recommends: TBD**
  
4. Z-08-18 A map amendment to rezone +/- 3.19 acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District (a sub-district of the RA District), requested by Seth A. and Kelly R. Beard, contract purchasers, for property that is located on the west side of Will Road, approximately one quarter of a mile north of Yale Bridge Road in Shirland Township.  
PIN(s): Part of PIN: 03-07-200-013 C.B. District: 2  
Lesas Rating: Very High Consistent W/2030 LRMP – Future Map: NO  
**ZBA Recommends: MOTION TO APPROVE FAILED (3-3)**  
**ZC Recommends: TBD**

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5. Z-09-18 A map amendment to rezone +/- 0.68 acres from the IG, General Industrial Priority District to the CG, General Commercial District, requested by Troy D. Specht, property owner, for property that is commonly known as 816 Dearborn Ave., South Beloit, IL 61080 in Roscoe Township.  
PIN(s): 04-08-227-001, 04-08-227-002 & 04-08-227-003 C.B. District: 4  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: APPROVAL (6-0)**  
**ZC Recommends: TBD**
  
6. Z-10-18 A map amendment to rezone +/- 26.41 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District, requested by Conger Solar III, LLC, lessee of site, which is managed by Cypress Creek Renewables Development, LLC, and whom is represented by David N. Tanner, Attorney, for property that is generally located on the southeast corner of N. Hoisington Road and Berglund Road intersection in Pecatonica Township.  
PIN(s): Part of PIN: 09-36-300-001 C.B. District: 1  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: MOTION TO APPROVE FAILED (2-3; 1 abstain)**  
**ZC Recommends: TBD**
  
7. Z-11-18 A map amendment to rezone +/- 39.98 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District, requested by Varnsen Solar, LLC, lessee of site, which is managed by Cypress Creek Renewables Development, LLC, and whom is represented by David N. Tanner, Attorney, for property that is commonly known as 14248 Saunders Road, Pecatonica, IL 61063 in Pecatonica Township.  
PIN(s): Part of PIN: 09-26-100-003 C.B. District: 1  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: APPROVAL (5-0; 1 abstain)**  
**ZC Recommends: TBD**
  
8. Z-12-18 A map amendment to rezone +/- 33.06 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District, requested by Winnebago Solar, LLC, lessee of site, which is managed by Cypress Creek Renewables Development, LLC, and whom is represented by David N. Tanner, Attorney, for property that is generally located at the east end of Green Road on the south side in Pecatonica Township.  
PIN(s): Part of PIN: 09-16-200-005 C.B. District: 1  
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES  
**ZBA Recommends: MOTION TO APPROVE FAILED (3-3)**  
**ZC Recommends: TBD**

**TO BE VOTE ON:**

9. RESOLUTION DIRECTING THE ZONING BOARD OF APPEALS TO CONDUCT A PUBLIC HEARING ON A CERTAIN UNIFIED DEVELOPMENT ORDINANCE AMENDMENT REGARDING RETREAT CENTERS  
**ZC Recommends: TBD**

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10. RESOLUTION AUTHORIZING WAIVER OF FEES FOR DEMOLITION PERMITS  
**ZC Recommends: TBD**

11. RESOLUTION ADDRESSING CERTAIN CONCERNS WITH REGARD TO SOLAR FARMS  
**ZC Recommends: TBD**

**B. 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 Tuesday, **July 17, 2018**, at 5:30 p.m. in Room 303 of the County Administration Building for the following petitions:
  1. Z-15-17 A map amendment to rezone +/- 25.0 acres from the AG, Agricultural Priority District to the A-2, Agriculture-Related Business District for the property commonly known as 10076 Fish Hatchery Road in Burritt Township, District 1.
  2. SU-08-17 A special use permit for a retreat center in the A-2, Agriculture-Related Business District for the property commonly known as 10076 Fish Hatchery Road in Burritt Township, District 1.
  3. Z-13-18 A map amendment to rezone +/- 36.22 acres from the AG, Agricultural Priority District to the A2, Agriculture-Related Business District for a portion of the property commonly known as 7918 N. Pecatonica Road in Pecatonica Township, District 1.
- Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is *tentatively* scheduled for Wednesday, **July 25, 2018**, at 5:30 p.m. in Room 303 of the County Administration Building.