

# County of Winnebago

## Winnebago County Board

Frank Haney, Chairman

Lori Gummow, County Clerk

Date: December 14, 2018

### **PUBLIC NOTICE AND NOTICE TO COMMITTEE MEMBERS**

NOTICE IS HEREBY GIVEN that the following Committee Meetings have been called by the Chairperson and such Meetings will be held as follows:

#### **BOARD OF REVIEW**

**PER: COMMITTEE CHAIRMAN,  
T. EWING**

**DATE: MONDAY, DECEMBER 17, 2018**

**TIME: 9:00 AM TO 4:15 PM**

**LOCATION: ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING**

“HEARINGS”

#### **AGENDA:**

Hearings to be held by members of the Winnebago County Board of Review for the purpose of determining correct assessments for Parcels on which a 2018 complaint has been filed and a Hearing was requested

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#### **BOARD OF REVIEW**

**PER: COMMITTEE CHAIRMAN,  
T. EWING**

**DATE: TUESDAY, DECEMBER 18, 2018**

**TIME: 8:45 AM TO 12:00 PM**

**LOCATION: ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING**

“HEARINGS”

#### **AGENDA:**

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A qualified person with a disability, who needs an interpreter or other special accommodations in order to attend or participate in a public meeting, should contact Lori Gummow, Clerk of the County Board by telephone: 815/319-4250, no less than three (3) business days prior to the meeting, or by mail at, Winnebago County Administration Building, c/o Lori Gummow, County Clerk, 404 Elm Street, Room 104, Rockford, IL 61101. This Notice is available in Large Print or on Cassette Tape upon request.

**NEWS MEDIA: DO NOT PUBLISH AS A LEGAL NOTICE!**

**BOARD OF REVIEW**  
**PER: COMMITTEE CHAIRMAN,**  
**T. EWING**

**DATE:** WEDNESDAY, DECEMBER 19, 2018  
**TIME:** 1:15 PM TO 3:30 PM  
**LOCATION:** ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING

“HEARINGS”

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**ZONING COMMITTEE**

**CALLED BY:** CHAIRMAN,  
JIM WEBSTER  
**MEMBERS:** Jim Webster, Angie  
Goral, Steve Schultz, Dave Kelley,  
Dan Fellars, Jas Bilich and Tim Nabors

**DATE:** WEDNESDAY, DECEMBER 19, 2018  
**TIME:** 5:00 PM  
**LOCATION:** WINNEBAGO COUNTY  
ADMINISTRATION BUILDING  
404 ELM STREET, ROOM 303  
ROCKFORD, IL 61101

A. Call to Order

B. Roll Call

C. Approval of November 19, 2018 Minutes

D. Agenda Items

1. SU-05-18 A Special Use Permit to allow a campground in the AG, Agricultural Priority District requested by the Northern Illinois Brace Club, Inc. for property that is commonly known as 8664 Elevator Road and 8702 Elevator Road, Roscoe, IL 61073 in Roscoe Township.

PINS: 04-25-400-006 & 04-25-400-005

C.B. District: 4

Lesa Rating: N/A

Consistent W/2030 LRMP – Future Map: N/A

**ZBA Recommends: APPROVAL w/ ZBA CONDITIONS (5-0)**

2. Z-17-18 A map amendment to rezone +/- 3.03 net acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District requested by Dennis Norup, property owner, for property that is commonly known as 42XX Centerville Road in Rockford Township.

PIN: Part of PIN: 15-07-251-001

C.B. District: 1

Lesa Rating: High

Consistent W/2030 LRMP – Future Map: NO

**ZBA Recommends: APPROVAL (4-1)**

3. Z-18-18 A map amendment to rezone +/- 0.43 acres from the AG, Agricultural Priority District to the CN, Neighborhood Commercial District requested by Jennifer Strick, owner, represented by Tim Whitham, attorney, for property that is commonly known as 1002 S. Pierpont Ave., Rockford, IL 61102 in Rockford Township.

PIN: 11-28-102-001

C.B. District: 18

Lesa Rating: Low

Consistent W/2030 LRMP – Future Map: NO

**ZBA Recommends:** *APPROVAL (5-0)*

4. Z-19-18 A map amendment to rezone +/- 43.0 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District requested by OYA Solar IL, LP lessee of site, represented by Phil Carlson, Project Manager, for property that is generally located on the northeast corner of where Knapp Road and McDougall Road intersect in Harrison Township.

PIN: Part of PIN: 06-36-300-003

C.B. District: 2

Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommends:** *DENIAL (0-5)*

5. Z-20-18 A map amendment to rezone +/- 29.9 acres from the AG, Agricultural Priority District to the A2, Agricultural-Related Business District requested by SolarStone IL, LLC, lessee of site, which is managed by SolarStone Partners, LLC, represented by Kaya Tarhan, Chief Development Officer with SolarStone Partners, LLC, for property that is generally located at 38XX Baxter Road (west and south of 3857 Baxter Road) in Rockford Township.

PIN: Part of PIN: 16-31-200-014

C.B. District: 9

Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: NO

**ZBA Recommends:** *APPROVAL (5-0)*

E. Other Matters

F. Adjournment

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**BOARD OF REVIEW**  
**PER: COMMITTEE CHAIRMAN,**  
**T. EWING**

**DATE:** THURSDAY, DECEMBER 20, 2018  
**TIME:** 8:45 AM TO 12:00 PM  
**LOCATION:** ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING

“HEARINGS”

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**BOARD OF REVIEW**  
**PER: COMMITTEE CHAIRMAN,**  
**T. EWING**

**DATE:** FRIDAY, DECEMBER 21, 2018  
**TIME:** 8:30 AM TO 8:45 AM  
**LOCATION:** ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING

“HEARINGS”

**AGENDA:**

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**BOARD OF REVIEW**  
**PER: COMMITTEE CHAIRMAN,**  
**T. EWING**

**DATE:** FRIDAY, DECEMBER 21, 2018  
**TIME:** 9:00 AM - UNTIL COMPLETED  
**LOCATION:** ROOM 301 - 404 ELM STREET  
ROCKFORD, IL 61101  
COUNTY ADMINISTRATION BUILDING

“DELIBERATIONS”

**AGENDA:**

- A. Call to Order
- B. New Business
- C. Old Business
- D. Discussion
- E. Adjournment