

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

~Minutes of Wednesday, May 25, 2022 – 5:30 P.M.~

**Members Present:**

Jim Webster, Chairman  
Angie Goral  
Steve Schultz  
Dave Kelley  
John Sweeney  
Aaron Booker

**Staff Present:**

Troy Krup, Planning & Zoning Officer  
Karl Palmquist, Planner  
Sherry Zack, Asst. State's Attorney

**Members Absent:**

Tim Nabors

**Others Present:**

Chairman Chiarelli  
Tim Hilbert, Attorney  
Jim Rodriguez, Attorney  
Kevin Haas, Reporter

**AGENDA:**

A. Call to Order

B. Roll Call

C. Approval of May 25, 2022 Minutes

D. Agenda Items

1. Z-01-22 A MAP AMENDMENT TO REZONE +/- 55.57 ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT AND THE IL, LIGHT INDUSTRIAL DISTRICT TO THE IH, HEAVY INDUSTRIAL DISTRICT, requested by the Winnebago Landfill Company, LLC, Property Owner, represented by Sherry Harlan, Attorney, for the properties that are commonly known as 8554, 8630 and 8786 Lindenwood Road, Rockford, IL 61109 in Rockford Township.

PIN: 16-31-326-002, 16-31-326-003, and 16-31-376-001 C.B. District: 9

Les Rating: Low Consistent W/2030 LRMP – Future Map: NA

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

2. SU-02-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW HUNTING GROUNDS WITH LODGE) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Pecatonica River Lodge, LLC, Property Owner, represented by James Rodriguez, Attorney, for the property commonly known as XXXX N. Oliver Road (on west side) where said road and W. Oliver Road terminate in Harrison Township.

PIN: 06-28-400-012 C.B. District: 2

Les Rating: NA Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ CONDITIONS (5-0)**

3. SU-03-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW HUNTING GROUNDS) IN THE FP, FLOODPLAIN OVERLAY DISTRICT, requested by Pecatonica River Lodge, LLC, Property Owner, represented by James Rodriguez, Attorney, for the property commonly known as XXXX N. Oliver Road (on west side) where said road and W. Oliver Road terminate in Harrison Township.  
PIN: Part of 14-22-300-009  
Les Rating: NA Consistent W/2030 LRMP – Future Map: NA  
**ZBA Recommendation: APPROVAL W/ CONDITIONS (5-0)**

E. Other Matters

F. Adjournment

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**MINUTES:**

A. Call to Order

Mr. Webster called the meeting to order at 5:34 P.M.

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

C. Approval of March 23, 2022 Minutes

**A motion was made to approve the meeting minutes of March 23, 2022** by Ms. Goral, seconded by Mr. Schultz. **Motion to approve the March minutes PASSED (6-0).** Accordingly, the March Zoning Committee minutes are approved.

D. Agenda Items

1. Z-01-22 A MAP AMENDMENT TO REZONE +- 55.57 ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT AND THE IL, LIGHT INDUSTRIAL DISTRICT TO THE IH, HEAVY INDUSTRIAL DISTRICT, requested by the Winnebago Landfill Company, LLC, Property Owner, represented by Sherry Harlan, Attorney, for the properties that are commonly known as 8554, 8630 and 8786 Lindenwood Road, Rockford, IL 61109 in Rockford Township.  
PIN: 16-31-326-002, 16-31-326-003, and 16-31-376-001 C.B. District: 9  
Les Rating: Low Consistent W/2030 LRMP – Future Map: NA  
**ZBA Recommendation: APPROVAL (5-0)**

**A motion was made to approve case Z-01-22** by Mr. Schultz, seconded by Mr. Sweeney. Discussion followed. **Motion to approve case Z-01-22 PASSED (6-0).** Accordingly, the ZC recommends the approval of Z-01-22.

2. SU-02-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW HUNTING GROUNDS WITH LODGE) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Pecatonica River Lodge, LLC, Property Owner, represented by James Rodriguez, Attorney, for the property commonly known as XXXX N. Oliver Road (on west side) where said road and W. Oliver Road terminate in Harrison Township.

PIN: 06-28-400-012

C.B. District: 2

Lesia Rating: NA

Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ CONDITIONS (5-0)**

**A motion was made to approve case SU-02-22 with conditions** by Mr. Schultz, seconded by Mr. Sweeney. Discussion followed. **Motion to approve case SU-02-22 with conditions PASSED (6-0)**. Accordingly, the ZC recommends the approval of SU-02-22 with conditions.

3. SU-03-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW HUNTING GROUNDS) IN THE FP, FLOODPLAIN OVERLAY DISTRICT, requested by Pecatonica River Lodge, LLC, Property Owner, represented by James Rodriguez, Attorney, for the property commonly known as XXXX N. Oliver Road (on west side) where said road and W. Oliver Road terminate in Harrison Township.

PIN: Part of 14-22-300-009

CB C.B. District: 2

Lesia Rating: NA

Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ CONDITIONS (5-0)**

**A motion was made to approve case SU-03-22 with conditions** by Mr. Schultz, seconded by Mr. Sweeney. Discussion followed. **Motion to approve case SU-03-22 with conditions PASSED (6-0)**. Accordingly, the ZC recommends the approval of SU-03-22 with conditions.

E. Other Matters

F. Adjournment

**Motion to adjourn** was made by Mr. Schultz, seconded by Ms. Goral and Mr. Sweeney. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 5:42 P.M.

Respectfully submitted,  
Ashley Spohr