

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

~Minutes of Wednesday, August 24, 2022 – 5:30 P.M.~

**Members Present:**

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

**Staff Present:**

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

**Members Absent:**

Angie Goral  
Tim Nabors

**Others Present:**

Chris Dornbush, Director of Development Services

**AGENDA:**

A. Call to Order

B. Roll Call

C. Approval of June 22, 2022 Minutes

D. Agenda Items

1. Z-05-22 A MAP AMENDMENT TO REZONE 10.76 +-ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT), requested by Bruce R. Nelson, Trustee, for the property that is commonly known as 8XXX McCurry Road, Roscoe, IL 61073 in Roscoe Township.

PIN: Part of 04-24-201-003

C.B. District: 4

Les Rating: Moderate

Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommendation: *APPROVAL (6-0)***

2. Z-06-22 A MAP AMENDMENT TO REZONE 0.34 +-ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE R1, SINGLE FAMILY RESIDENTIAL DISTRICT requested by Arial Larson, Property Owner, for the property that is commonly known as 3738 Mill Road, Cherry Valley, IL 61016 in Cherry Valley Township.

PIN: 16-02-451-028

C.B. District: 11

Les Rating: Low

Consistent W/2030 LRMP – Future Map: NO

**ZBA Recommendation: *APPROVAL (6-0)***

E. Other Matters

F. Adjournment

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**MINUTES:**

A. Call to Order

Mr. Webster called the meeting to order at 5:30 P.M.

B. Roll Call was taken; 5 members present at time of roll call (see above for listed specifics).

C. Approval of June 22, 2022 Minutes

**A motion was made to approve the meeting minutes of June 22, 2022** by Mr. Schultz, seconded by Mr. Booker. **Motion to approve the June minutes PASSED (5-0)**. Accordingly, the June Zoning Committee minutes are approved.

D. Agenda Items

1. Z-05-22 A MAP AMENDMENT TO REZONE 10.76 +-ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT), requested by Bruce R. Nelson, Trustee, for the property that is commonly known as 8XXX McCurry Road, Roscoe, IL 61073 in Roscoe Township.

PIN: Part of 04-24-201-003

C.B. District: 4

Lesa Rating: Moderate

Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommendation: APPROVAL (6-0)**

**A motion was made to approve case Z-05-22** by Mr. Schultz, seconded by Mr. Sweeney. **Motion to approve case Z-05-22 PASSED (5-0)**. Accordingly, the ZC recommends the approval of Z-05-22.

2. Z-06-22 A MAP AMENDMENT TO REZONE 0.34 +-ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE R1, SINGLE FAMILY RESIDENTIAL DISTRICT requested by Arial Larson, Property Owner, for the property that is commonly known as 3738 Mill Road, Cherry Valley, IL 61016 in Cherry Valley Township.

PIN: 16-02-451-028

C.B. District: 11

Lesa Rating: LOW

Consistent W/2030 LRMP – Future Map: NO

**ZBA Recommendation: APPROVAL (6-0)**

**A motion was made to approve case Z-06-22** by Mr. Schultz, seconded by Mr. Sweeney. Discussion followed. **Motion to approve case Z-06-22 PASSED (5-0)**. Accordingly, the ZC recommends the approval of Z-06-22.

E. Other Matters

F. Adjournment

**Motion to adjourn** was made by Mr. Sweeney, seconded by Mr. Booker. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 5:34 P.M.

Respectfully submitted,  
Ashley Spohr