

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

~Minutes of Thursday, September 29, 2022 – 5:30 P.M.~

Members Present:

Jim Webster, Chairman
Angie Goral
Steve Schultz
John Sweeney
Tim Nabors
Aaron Booker

Staff Present:

Troy Krup, Planning & Zoning Officer
Karl Palmquist, Planner

Members Absent:

Dave Kelley

Others Present:

Chris Dornbush, Director of Development Services

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of August 24, 2022 Minutes

D. Agenda Items

1. SU-05-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW OUTDOOR PAINTBALL ACTIVITIES) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Robert Schaal, represented by Andrew Vella, Attorney, for a portion of the property that is commonly known as 8686 Auburn Road, Winnebago, IL 61088 in Burrirt Township.
Part of PIN: 10-34-400-007 C.B. District: 1
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: NA
ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (6-0)
2. Z-07-22 A MAP AMENDMENT TO REZONE 11.67 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE IH, HEAVY INDUSTRIAL DISTRICT, requested by John Ekberg, Property Owner, for a portion of the property that is commonly known as 8065 Harrisville Road, Rockford, IL 61109 in Rockford Township.
Part of PINS: 16-32-100-003, 16-32-100-011 and 16-31-200-014 C.B. District: 9
Lesa Rating: High Consistent W/2030 LRMP – Future Map: NO
Recommendation: APPROVAL (6-0)
3. Z-08-22 A MAP AMENDMENT TO REZONE 47.21 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURAL-RELATED BUSINESS DISTRICT, requested by USS Prairie Solar, LLC, Lessee, represented by Ryan Magnoni, Developer, for the property that is generally located on the southwest corner of where Berglund Road and N. Conger Road intersect in Pecatonica Township.
Part of PINS: 09-34-200-008 and 09-34-200-010 C.B. District: 1

Lesia Rating: N/A

Consistent W/2030 LRMP – Future Map: YES

ZBA Recommendation: DENIAL (1-5)

E. Other Matters

F. Adjournment

MINUTES:

A. Call to Order

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

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

C. Approval of August 24, 2022 Minutes

A motion was made to approve the meeting minutes of August 24, 2022 by Mr. Schultz, seconded by Mr. Sweeney. **Motion to approve the August minutes PASSED (6-0)**. Accordingly, the August Zoning Committee minutes are approved.

D. Agenda Items

1. SU-05-22 A SPECIAL USE PERMIT FOR OUTDOOR RECREATION (TO ALLOW OUTDOOR PAINTBALL ACTIVITIES) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Robert Schaal, represented by Andrew Vella, Attorney, for a portion of the property that is commonly known as 8686 Auburn Road, Winnebago, IL 61088 in Burrirt Township.

Part of PIN: 10-34-400-007

C.B. District: 1

Lesia Rating: N/A

Consistent W/2030 LRMP – Future: NA

ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (6-0)

A motion was made to approve case SU-05-22 with ZBA conditions by Mr. Schultz, seconded by Ms. Goral. Discussion followed. **Motion to approve case SU-05-22 with ZBA conditions PASSED (6-0)**. Accordingly, the ZC recommends the approval of SU-05-22 with ZBA conditions.

2. Z-07-22 A MAP AMENDMENT TO REZONE 11.67 +- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE IH, HEAVY INDUSTRIAL DISTRICT, requested by John Ekberg, Property Owner, for a portion of the property that is commonly known as 8065 Harrisville Road, Rockford, IL 61109 in Rockford Township.

Part of PINS: 16-32-100-003, 16-32-100-011 and 16-31-200-014

C.B. District: 9

Lesia Rating: High

Consistent W/2030 LRMP – Future Map: NO

ZBA Recommendation: APPROVAL (6-0)

A motion was made to approve case Z-07-22 by Mr. Schultz, seconded by Mr. Sweeney. **Motion to approve case Z-07-22 PASSED (6-0)**. Accordingly, the ZC recommends the approval of Z-07-22.

3. Z-08-22 A MAP AMENDMENT TO REZONE 47.21 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURAL-RELATED BUSINESS DISTRICT, requested by USS Prairie Solar, LLC, Lessee, represented by Ryan Magnoni, Developer, for the property that is generally located on the southwest corner of where Berglund Road and N. Conger Road intersect in Pecatonica Township.
Part of PINS: 09-34-200-008 and 09-34-200-010 C.B. District: 1
Lesz Rating: N/A Consistent W/2030 LRMP – Future Map: YES
ZBA Recommendation: DENIAL (1-5)

A motion was made to approve case Z-08-22 by Mr. Schultz, seconded by Mr. Booker. Discussion followed. **Motion to approve case Z-08-22 FAILED (0-6)**. Accordingly, the ZC recommends the denial of Z-08-22.

E. Other Matters

F. Adjournment

Motion to adjourn was made by Mr. Sweeney, seconded by Mr. Booker, Ms. Goral and Mr. Schultz. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 5:37 P.M.

Respectfully submitted,
Ashley Spohr