

Attachment
ZONING COMMITTEE
OF THE COUNTY BOARD AGENDA
September 4, 2025

Zoning Committee.....Jim Webster, Committee Chairman

PLANNING AND/OR ZONING REQUESTS:

TO BE LAID OVER:

1. SU-03-25 A SPECIAL USE PERMIT FOR MINING TO ALLOW A GRAVEL EXTRACTION OPERATION (RENEWAL) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Robert Schlichting, Applicant (Property Owner), for the property that is commonly known as 11150 and 11184 N. Main Street, Rockton, IL 61072 in Rockton Township.
PIN: 03-35-200-019 C.B. District: 2
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: *APPROVAL w/ ZBA CONDITIONS (7-0)*
ZC RECOMMENDATION: *APPROVAL w/ ZBA CONDITIONS (6-0)*
2. V-02-25 A VARIATION OF SECTION 4.11 TO ALLOW A FRONT YARD BUILDING SETBACK OF 19 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET (FOR THE PURPOSE OF EXPANDING AN EXISTING ATTACHED GARAGE FROM A 2 CAR TO A 4+ CAR) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: N/A
ZBA RECOMMENDATION: *APPROVAL w/ CONDITIONS (4-3)*
ZC RECOMMENDATION: *APPROVAL w/ CONDITIONS (5-1)*
3. V-03-25 A VARIATION OF SECTION 23.8.3 A.3. TO ALLOW AN ADDITIONAL DRIVEWAY ACCESS POINT FOR A SINGLE-FAMILY DWELLING USE (TO A GARAGE) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: *DENIAL (3-4) **
ZC RECOMMENDATION: *APPROVAL w/ ZC CONDITIONS (5-1)*

** Due to an unfavorable (denial) recommendation by the ZBA, this variation case / request will require a favorable vote by 3/4 of all members of the county board to pass.*
4. SU-05-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Shonna Meyers, Applicant, for the property that is commonly known as 14578 Center Road, Durand, Illinois 61024 in Laona Township.
PINS: 01-34-300-006 & 01-34-300-007 C.B. District: 2
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: *APPROVAL w/ CONDITIONS (7-0)*
ZC RECOMMENDATION: *APPROVAL w/ CONDITIONS (6-0)*

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5. Z-04-25 A MAP AMENDMENT TO REZONE 7.56 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.

PIN: Part of 06-04-200-019

C.B. District: 2

Lesa Rating: High

Consistent W/2030 LRMP – Future Map: NO

ZBA RECOMMENDATION: *APPROVAL (7-0)*

ZC RECOMMENDATION: *APPROVAL (6-0)*

6. SU-06-25 A SPECIAL USE PERMIT FOR AN ACCESSORY LIVING QUARTERS IN THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.

PIN: Part of 06-04-200-019

C.B. District: 2

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: NA

ZBA RECOMMENDATION: *APPROVAL w/ CONDITIONS (7-0)*

ZC RECOMMENDATION: *APPROVAL w/ CONDITIONS (6-0)*

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7. **COMMITTEE REPORT (ANNOUNCEMENTS)** - *for informational purposes only; not intended as an official public notice*);

- Chairman, Brian Erickson, hereby announces that a *Zoning Board of Appeals (ZBA)* meeting is *tentatively* scheduled for **Tuesday, October 14, 2025**, at 5:30 p.m. in Room 303 of the County Administration Building.
- Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is *tentatively* scheduled for **Wednesday, October 22, 2025**, at 5:30 p.m. in Room 303 of the County Administration Building.