

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

~Minutes of Wednesday, June 22, 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:**

Jeff Tennison  
Nicole Hitchcock

**AGENDA:**

A. Call to Order

B. Roll Call

C. Approval of May 25, 2022 Minutes

D. Agenda Items

1. Z-02-22 A MAP AMENDMENT TO REZONE +/- 11.9 ACRES FROM THE CG, GENERAL COMMERCIAL DISTRICT TO THE IL, LIGHT INDUSTRIAL DISTRICT, requested by Dyn Rote, LLC, beneficiary of Trust No. SBC0012, represented by Marvin Keys, Attorney, for the property that is commonly known as 19XX N. Lyford Road, Rockford, IL 61107 in Rockford Township.

PIN: Part of 12-13-101-008

C.B. District: 8

Les a Rating: NA

Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommendation: APPROVAL (7-0)**

2. SU-04-22 A SPECIAL USE PERMIT FOR OUTDOOR ENTERTAINMENT (TO ALLOW OUTDOOR MUSICAL EVENTS) IN THE CC, COMMUNITY COMMERCIAL DISTRICT, requested by Lisa Alcaraz, Property Owner, for the property that is commonly known as 122 S. Jackson Road, Pecatonica, IL 61063 in Seward Township.

PIN: 13-04-127-001

C.B. District: 1

Les a Rating: NA

Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (7-0)**

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; 6 present at time of roll call (see above for listed specifics).

C. Approval of May 25, 2022 Minutes

**A motion was made to approve the meeting minutes of May 25, 2022** by all ZC members, seconded by all ZC members. **Motion to approve the May minutes PASSED (6-0)**. Accordingly, the May Zoning Committee minutes are approved.

D. Agenda Items

1. Z-02-22 A MAP AMENDMENT TO REZONE +/- 11.9 ACRES FROM THE CG, GENERAL COMMERCIAL DISTRICT TO THE IL, LIGHT INDUSTRIAL DISTRICT, requested by Dyn Rote, LLC, beneficiary of Trust No. SBC0012, represented by Marvin Keys, Attorney, for the property that is commonly known as 19XX N. Lyford Road, Rockford, IL 61107 in Rockford Township.

PIN: Part of 12-13-101-008

C.B. District: 8

Lesas Rating: NA

Consistent W/2030 LRMP – Future Map: YES

**ZBA Recommendation: APPROVAL (7-0)**

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

2. SU-04-22 A SPECIAL USE PERMIT FOR OUTDOOR ENTERTAINMENT (TO ALLOW OUTDOOR MUSICAL EVENTS) IN THE CC, COMMUNITY COMMERCIAL DISTRICT, requested by Lisa Alcaraz, Property Owner, for the property that is commonly known as 122 S. Jackson Road, Pecatonica, IL 61063 in Seward Township.

PIN: 13-04-127-001

C.B. District: 1

Lesas Rating: NA

Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (7-0)**

**A motion was made to approve case SU-04-22 with ZBA conditions** by Mr. Schultz, seconded by Mr. Sweeney. Discussion followed.

**A motion was made to amend ZBA condition number 3** by Mr. Booker, seconded by Mr. Schultz to include the following (**bolded**) text:

3. Outdoor musical events are limited to the weekends (Fridays, Saturdays and Sundays) and the day that immediately precedes a Federal holiday. In any event, there shall not be more than ten (10) outdoor musical events per month, and four (4) of the total allowed shall be limited to non-amplified acoustical music. **Any musical event held on a Sunday during the hours specified in condition number 4 shall be non-amplified acoustical music only.**

**Motion to amend ZBA condition number 3 PASSED (6-0).**

Another **motion was made to (further) amend ZBA condition number 3** by Mr. Schultz, seconded by Mr. Booker to include the following **(bolded and underlined)** additional text:

3. Outdoor musical events are limited to the weekends (Fridays, Saturdays and Sundays) and the day that immediately precedes a Federal holiday. In any event, there shall not be more than ten (10) outdoor musical events **(days)** per month, and four (4) of the total allowed shall be limited to non-amplified acoustical music. **Any musical event held on a Sunday during the hours specified in condition number 4 shall be non-amplified acoustical music only.**

**2<sup>nd</sup> motion to amend ZBA condition number 3 PASSED (6-0).**

**Motion to approve case SU-04-22 with ZC conditions PASSED (6-0).** Accordingly, the ZC recommends the approval of SU-02-22 with ZC conditions.

E. Other Matters

F. Adjournment

**Motion to adjourn** was made by Mr. Schultz, seconded by Mr. Booker. **Motion to adjourn PASSED (6-0).** Accordingly, the meeting was adjourned at 5:47 P.M.

Respectfully submitted,  
Ashley Spohr