

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

~Minutes of Wednesday, February 21, 2024 – 5:30 P.M.

**Members Present:**

Jim Webster, Chairman  
Angie Goral  
Tim Nabors (*arrived at 5:43 P.M.*)  
Aaron Booker  
Dave Tassoni  
John Guevara

**Staff Present:**

Troy Krup, Planning & Zoning Officer  
Karl Palmquist, Planner  
Ashley Spohr, Interim RPED Director

**Members Absent:**

Paul Arena

**Others Present:**

**AGENDA:**

- A. Call to Order
- B. Roll Call
- C. Approval of December 20, 2023 Minutes
- D. Public Comment
- E. Agenda Items:
  - 1. Z-01-24 A MAP AMENDMENT TO REZONE 27.782 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Nadeem and Ghazala Siddiqui, Applicants, represented by James Rodriguez, Attorney, for the property that is generally located on the west side of Mulford Road (approximately ¼ of a mile south of Linden Road), Rockford, IL 61109, in Cherry Valley Township.  
PIN: 16-09-476-003 C.B. District: 9  
Lesa Rating: Medium Consistent W/2030 LRMP-Future Map: YES  
**ZBA Recommendation: *APPROVAL (6-1)***
  - 2. Z-02-24 A MAP AMENDMENT TO REZONE 6.34 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT requested by Kathryn M. Baker, Applicant and Occupant, represented by Derek Seyller, Attorney, for the property that is commonly known as 9169 Forest Preserve Road, Durand, IL 61024, in Shirland Township.  
Part of PIN: 02-34-300-003 C.B. District: 2  
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: YES  
**ZBA Recommendation: *APPROVAL (7-0)***

3. SU-01-24 A SPECIAL USE PERMIT FOR SMALL AUTOMOTIVE (MOTOR VEHICLE) SERVICE AND REPAIR TO ALLOW AN ANTIQUE AUTO RESTORATION BUSINESS IN THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT, requested by Kathryn M. Baker, Applicant and Occupant, represented by Derek Seyller, Attorney, for the property that is commonly known as 9169 Forest Preserve Road, Durand, IL 61024, in Shirland Township. Part of PIN: 02-34-300-003 C.B. District: 2  
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: N/A  
**ZBA Recommendation: APPROVAL with ZBA conditions (7-0)**

F. Other Matters

G. 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 December 20, 2023 Minutes

**A motion was made to approve the meeting minutes of December 20, 2023** by Mr. Guevara, seconded by Mr. Booker and Ms. Goral. **Motion to approve the December minutes PASSED (5-0).** Accordingly, the December Zoning Committee *minutes* are approved.

D. Public Comments

E. Agenda Items

1. Z-01-24 A MAP AMENDMENT TO REZONE 27.782 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Nadeem and Ghazala Siddiqui, Applicants, represented by James Rodriguez, Attorney, for the property that is generally located on the west side of Mulford Road (approximately ¼ of a mile south of Linden Road), Rockford, IL 61109, in Cherry Valley Township. C.B. District: 9  
PIN: 16-09-476-003 Consistent W/2030 LRMP-Future Map: YES  
Lesa Rating: Medium  
**ZBA Recommendation: APPROVAL (6-1)**

**Motion to approve a Map Amendment to rezone 27.782 +/- acres from the AG, Agricultural Priority District to the RR, Rural Residential District** was made by Mr. Tassoni, seconded by Ms. Goral. A discussion followed. **Motion to approve PASSED (5-0).** Accordingly, the ZC recommends the approval of case Z-01-24.

2. Z-02-24 A MAP AMENDMENT TO REZONE 6.34 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT requested by Kathryn M. Baker, Applicant and Occupant, represented by Derek Seyller, Attorney, for the property that is commonly known as 9169 Forest Preserve Road, Durand, IL 61024, in Shirland Township.  
Part of PIN: 02-34-300-003 C.B. District: 2  
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: YES  
**ZBA Recommendation: APPROVAL (7-0)**

**Motion to approve a Map Amendment to rezone 6.34 +/- acres from the AG, Agricultural Priority District to the A2, Agriculture-Related Business District** was made by Mr. Guevara, seconded by Ms. Goral. No discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of case Z-02-24.

3. SU-01-24 A SPECIAL USE PERMIT FOR SMALL AUTOMOTIVE (MOTOR VEHICLE) SERVICE AND REPAIR TO ALLOW AN ANTIQUE AUTO RESTORATION BUSINESS IN THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT, requested by Kathryn M. Baker, Applicant and Occupant, represented by Derek Seyller, Attorney, for the property that is commonly known as 9169 Forest Preserve Road, Durand, IL 61024, in Shirland Township.  
Part of PIN: 02-34-300-003 C.B. District: 2  
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: N/A  
**ZBA Recommendation: APPROVAL with ZBA conditions (7-0)**

**Motion to approve a Special Use Permit for a small automotive (motor vehicle) service and repair to allow an antique auto restoration business in the A2, Agriculture-Related Business District with ZBA conditions** was made by Mr. Guevara, seconded by Ms. Goral. A discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of case SU-01-24 with ZBA conditions.

F. Other Matters

G. Adjournment

**Motion to adjourn** was made by Mr. Nabors, seconded by Mr. Guevara and others. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 5:45 P.M.

Respectfully submitted,  
Michael Embry