

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

~Minutes of Wednesday, March 27, 2024 – 5:30 P.M.

Members Present:

Jim Webster, Chairman
Angie Goral
Paul Arena
Dave Tassoni
John Guevara

Staff Present:

Troy Krup, Planning & Zoning Officer
Karl Palmquist, Planner
Ashley Spohr, Interim RPED Director
Lafa Vaughan, Assistant State's Attorney

Members Absent:

Aaron Booker
Tim Nabors

Others Present:

John Penney, County Board Member

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of February 21, 2024 Minutes

D. Public Comment

E. Agenda Items:

1. SU-02-24 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY (RENEWAL) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Leif and Tracy Cannell, property owners, for the property that is commonly known as 3013 W. Rockton Road, Rockton, IL 61072 in Rockton Township.
PIN: 03-15-200-009 C.B. District: 2
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: N/A
ZBA Recommendation: *APPROVAL with ZBA conditions (6-0)*

2. SU-03-24 A SPECIAL USE PERMIT FOR A VACATION RENTAL (RENEWAL) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Leif and Tracy Cannell, property owners, for the property that is commonly known as 3013 W. Rockton Road, Rockton, IL 61072 in Rockton Township.
PIN: 03-15-200-009 C.B. District: 2
Lesa Rating: N/A Consistent W/2030 LRMP-Future Map: N/A
ZBA Recommendation: *APPROVAL with ZBA conditions (6-0)*

- F. Closed Session to Discuss Pending Litigation
 - G. Other Matters
 - H. 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 February 21, 2024 Minutes

A motion was made to approve the meeting minutes of February 21, 2024 by Mr. Guevara, seconded by Ms. Goral. **Motion to approve the February minutes PASSED (5-0)**. Accordingly, the February Zoning Committee *minutes* are approved.

D. Public Comments: This is the time we invite the public to address the Zoning Committee with issues and concerns. We ask you to limit your comments to three minutes. Personal attacks or inappropriate language of any sort will not be tolerated. We will allow a maximum of five speakers on a first come basis with sign up at the meeting. Speakers may not address zoning matters which are pending before the ZBA, the Zoning Committee or the County Board. Personnel matters or pending or threatened litigation may not be addressed in open session. An individual may speak a maximum of three times per calendar year on the same topic. This prohibition shall include the repetition of the same topic in a statement on what is purported to be a different topic. After acknowledgement by the chair, please stand and state your name.

No comments from the public were presented to the Committee for consideration.

E. Agenda Items:

1. SU-02-24 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY (RENEWAL) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Leif and Tracy Cannell, property owners, for the property that is commonly known as 3013 W. Rockton Road, Rockton, IL 61072 in Rockton Township.

PIN: 03-15-200-009

C.B. District: 2

Lesa Rating: N/A

Consistent W/2030 LRMP-Future Map: N/A

ZBA Recommendation: APPROVAL with ZBA conditions (6-0)

Motion to approve a Special Use Permit for a wedding and/or reception facility (renewal) in the AG, Agricultural Priority District with ZBA conditions was made by Mr. Guevara, seconded by Mr. Arena. No discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of case SU-02-24 with ZBA conditions.

2. SU-03-24 A SPECIAL USE PERMIT FOR A VACATION RENTAL (RENEWAL) IN THE AG, AGRICULTURAL PRIORITY DISTRICT, requested by Leif and Tracy Cannell, property owners, for the property that is commonly known as 3013 W. Rockton Road, Rockton, IL 61072 in Rockton Township.

PIN: 03-15-200-009

C.B. District: 2

Lesa Rating: N/A

Consistent W/2030 LRMP-Future Map: N/A

ZBA Recommendation: APPROVAL with ZBA conditions (6-0)

Motion to approve a Special Use Permit for a vacation rental (renewal) in the AG, Agricultural Priority District with ZBA conditions was made by Mr. Guevara, seconded by Mr. Tassoni. Discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of case SU-03-24 with ZBA conditions.

F. Closed Session to Discuss Pending Litigation

Motion to go into closed session (to discuss litigation matters) made by Mr. Guevara, seconded by Mr. Tassoni. **Motion PASSED (5-0)** by a roll call vote.

Motion to go back into open session by Mr. Tassoni, seconded by Mr. Guevara. **Motion PASSED (5-0)** by a roll call vote.

No action was taken while in closed session.

G. Other Matters

H. Adjournment

Motion to adjourn was made by Mr. Guevara, seconded by Mr. Tassoni. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 6:09 P.M.

Respectfully submitted,
Michael Embry