

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

~Minutes of Wednesday, March 26, 2025 – 5:30 P.M.~

Members Present:

Jim Webster, Chairman
Angie Goral
Paul Arena
Dave Tassoni
Ray Thompson
Aaron Booker

Staff Present:

Troy Krup, Planning & Zoning Officer
Karl Palmquist, Planner

Member Absent:

Christina Valdez

Others Present:

Mack Gapinski, Project Mgr., Trajectory Energy
Abby Lowitzki, Trajectory Energy

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of February 26, 2025 Minutes

D. Public Comment

E. Agenda Items:

1. Z-02-25 A MAP AMENDMENT TO REZONE 0.64 +/- ACRES FROM THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Nathan Asbury, Property Owner, for the property that is commonly known as 8232 Pueblo Drive, Rockford, IL 61103 in Owen Township.

Part of PIN: 07-13-176-011

C.B. District: 5

Lesas Rating: NA

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: APPROVAL (7-0)

2. Z-03-25 A MAP AMENDMENT TO REZONE 1.71 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Michael Groves, Property Owner, for the property that is commonly known as 1710 Centerville Road, Rockford, IL 61102 in Rockford Township.

PINS: 11-29-302-003 and 11-29-302-004

C.B. District: 1

Lesas Rating: Low

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: APPROVAL (7-0)

3. ORDINANCE GRANTING SITE APPROVAL FOR A 4 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 40.64 +- ACRE SITE COMMONLY KNOWN AS 5151 AUBURN STREET (PINS: 11-17-203-001 & 11-17-203-002 and Part of PIN: 11-17-276-004), ROCKFORD, IL 61101, IN ROCKFORD TOWNSHIP, District 5, requested by Blue Aster Solar, LLC (an indirect subsidiary of Trajectory Energy Partners, LLC), Lessee, represented by James Rodriguez, Attorney and Mack Gapinski, Project Manager.

ZBA RECOMMENDATION: *APPROVAL* w/ZBA AMENDMENTS (4-3)

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

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

- D. Public Comment: The Zoning Committee is a public meeting, not a public hearing. Testimony is given to the Zoning Board of Appeals on the zoning petitions before us tonight. No more testimony will be taken. Committee members may ask questions of petitioners or others present who testified earlier for clarification with the Chairman's consent. The recommendation of the Zoning Board of Appeals and the Zoning Committee go to the full County Board for a decision, Thursday, March 27, 2025. The County Board will lay the petitions over to the April 10, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, March 27, 2025. If you have any questions concerning these petitions or the meeting schedule, please call the County Planning and Zoning Office at (815) 319-4350. The rules of the County Board will no longer allow non-County Board Members to address zoning items at the County Board Meetings. *After informing the public of the above, the Chairman asked if anyone would like to speak to the Board about a matter -not- on the agenda. Since no one expressed a desire to comment, the Chairman moved on to (below) agenda items.*

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

C. Approval of February 26, 2024 Minutes

A motion to approve the meeting minutes of February 26, 2025 was made by Mr. Booker, seconded by Mr. Tassoni, Ms. Goral, Mr. Thompson. **Motion to approve PASSED (6-0).** Accordingly, the February Zoning Committee *minutes* are approved.

E. Agenda Items:

1. Z-02-25 A MAP AMENDMENT TO REZONE 0.64 +- ACRES FROM THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Nathan Asbury, Property Owner, for the property that is commonly known as 8232 Pueblo Drive, Rockford, IL 61103 in Owen Township.

Part of PIN: 07-13-176-011

C.B. District: 5

Lesa Rating: NA

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: APPROVAL (7-0)

Motion to approve Z-02-25 was made by Ms. Goral, seconded by Mr. Booker. Discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of Z-02-25.

2. Z-03-25 A MAP AMENDMENT TO REZONE 1.71 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Michael Groves, Property Owner, for the property that is commonly known as 1710 Centerville Road, Rockford, IL 61102 in Rockford Township.

PINS: 11-29-302-003 and 11-29-302-004

C.B. District: 1

Lesa Rating: Low

Consistent W/2030 LRMP – Future Map: YES

ZBA RECOMMENDATION: APPROVAL (7-0)

Motion to approve Z-03-25 was made by Mr. Booker, seconded by Mr. Arena. Discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of Z-03-25.

3. ORDINANCE GRANTING SITE APPROVAL FOR A 4 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 40.64 +/- ACRE SITE COMMONLY KNOWN AS 5151 AUBURN STREET (PINS: 11-17-203-001 & 11-17-203-002 and Part of PIN: 11-17-276-004), ROCKFORD, IL 61101, IN ROCKFORD TOWNSHIP, District 5, requested by Blue Aster Solar, LLC (an indirect subsidiary of Trajectory Energy Partners, LLC), Lessee, represented by James Rodriguez, Attorney and Mack Gapinski, Project Manager.

ZBA RECOMMENDATION: APPROVAL w/ZBA AMENDMENTS (4-3)

Motion to approve Ordinance Granting site approval for a 4 MW Commercial Solar Energy Facility (aka a solar farm) on a 40.64 +/- acre site commonly known as 5151 Auburn Street..... with ZBA amendments was made by Mr. Tassoni, seconded by Ms. Goral. Discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of the Solar Ordinance with ZBA Amendments.

F. Other Matters

G. Adjournment

Motion to adjourn was made by Ms. Goral, seconded by Mr. Booker. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 5:50 P.M.

Respectfully submitted, Michael Embry