

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

~Minutes of Thursday, May 22, 2025 – 5:15 P.M.~

Members Present:

Jim Webster, Chairman
Dave Tassoni
Ray Thompson
Aaron Booker
Christina Valdez

Staff Present:

Troy Krup, Planning & Zoning Officer
Karl Palmquist, Planner
Sherry Zack, Assistant States Attorney

Member Absent:

Angie Goral
Paul Arena

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of April 24, 2025 Minutes

D. Public Comment

E. Agenda Items:

1. SU-01-25 A SPECIAL USE PERMIT FOR OUTDOOR ENTERTAINMENT TO ALLOW MUSICAL EVENTS AND ACCESSORY USES SUCH AS A SNACK BAR / REFRESHMENT STAND IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Bob and Heidi Miller, Property Owners, for the property that is commonly known as 10831 Telegraph Road, Winnebago, IL 61088 in Burritt Township.

Part of PIN: 10-17-400-003

C.B. District: 1

Lesa Rating: NA

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

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

2. Z-04-25 A MAP AMENDMENT TO REZONE 5 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Ray McCoy, Co-Trustee (Property Owner), for the property that is commonly known as 9901 N. Campbell Road, Durand, IL 61024 in Harrison Township.

PIN: 06-29-300-003

C.B. District: 1

Lesa Rating: Very High

Consistent W/2030 LRMP – Future Map: NO

ZBA RECOMMENDATION: *APPROVAL (6-0)*

3. 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

Lesas Rating: N/A

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

ZBA RECOMMENDATION: APPROVAL w/CONDITIONS (5-1)

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:18 P.M.

B. Roll Call was taken; 5 members present at time of roll call (see above for listed specifics).

C. Approval of April, 24 2024 Minutes

A motion to approve the meeting minutes of April 24, 2025 was made by Mr. Booker, seconded by Mr. Thompson. **Motion to approve PASSED (5-0)**. Accordingly, the April Zoning Committee *minutes* are approved.

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, May 22, 2025. The County Board may lay the petitions over to the June 12, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, May, 22 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.*

E. Agenda Items:

Mr. Webster rearranged the agenda to address number 3, SU-03-25, first on the agenda.

3. 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
Lesat ing: N/A Consistent W/2030 LRMP – Future Map: N/A
ZBA RECOMMENDATION: APPROVAL w/CONDITIONS (5-1)

Motion to send SU-03-25 to the county board so the county board can then send the case back to the August 13, 2025 ZBA meeting for additional information / testimony (to be entered into the record) was made by Mr. Webster, seconded by Mr. Tassoni. No discussion followed. **Motion PASSED (5-0)**. Accordingly, the case will advance to the County Board so they can refer it back to the ZBA for further consideration.

1. SU-01-25 A SPECIAL USE PERMIT FOR OUTDOOR ENTERTAINMENT TO ALLOW MUSICAL EVENTS AND ACCESSORY USES SUCH AS A SNACK BAR / REFRESHMENT STAND IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Bob and Heidi Miller, Property Owners, for the property that is commonly known as 10831 Telegraph Road, Winnebago, IL 61088 in Burritt Township.
Part of PIN: 10-17-400-003 C.B. District: 1
Lesat ing: NA Consistent W/2030 LRMP – Future Map: N/A
ZBA RECOMMENDATION: APPROVAL w/ZBA CONDITIONS (6-0)

Motion to approve SU-01-25 with ZBA conditions was made by Ms. Valdez, seconded by Mr. Booker. Discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of SU-01-25 with ZBA conditions.

2. Z-04-25 A MAP AMENDMENT TO REZONE 5 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Ray McCoy, Co-Trustee (Property Owner), for the property that is commonly known as 9901 N. Campbell Road, Durand, IL 61024 in Harrison Township.
PIN: 06-29-300-003 C.B. District: 1
Lesat ing: Very High Consistent W/2030 LRMP – Future Map: NO
ZBA RECOMMENDATION: APPROVAL (6-0)

Motion to approve Z-04-25 was made by Ms. Valdez, seconded by Mr. Booker. No discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the approval of Z-04-25.

F. Other Matters

G. Adjournment

Motion to adjourn was made by Mr. Booker, seconded by Ms. Valdez. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 5:29 P.M.

Respectfully submitted, Michael Embry