

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

~Minutes of Wednesday, June 25, 2025 – 5:30 P.M.~

**Members Present:**

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

**Staff Present:**

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

**Member Absent:**

Paul Arena

**Others Present:**

**AGENDA:**

A. Call to Order

B. Roll Call

C. Approval of May 22, 2025 Minutes

D. Public Comment

E. Agenda Items:

1. V-01-25 A VARIATION TO ALLOW A FRONT YARD BUILDING SETBACK OF 18 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET PER SECTION 4.11 (FOR THE PURPOSE OF REBUILDING & REPAIRING A SINGLE-FAMILY RESIDENCE) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Veronica Arellano, Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3279 Roscoe Road, Rockton, IL 61072 in Rockton Township.

PIN: 03-34-400-011

C.B. District: 2

Lesa Rating: N/A

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

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

2. SU-04-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Darwood Harunani, Applicant, for the property commonly known as 6616 42<sup>nd</sup> Street, Rockford, IL 61109 in Cherry Valley Township.

PINS: 16-20-430-001, 16-20-430-002 & 16-20-430-003

C.B. District: 11

Lesa Rating: NA

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

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

3. ORDINANCE GRANTING SITE APPROVAL FOR A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 39.98 +/- ACRE SITE COMMONLY KNOWN AS 13758 SAUNDERS ROAD (PART OF PIN: 09-26-100-003), PECATONICA, IL 61063, IN PECATONICA TOWNSHIP, District 1, requested by Varnsen Solar, LLC (an indirect subsidiary of Cypress Creek Renewables Holdings, LLC), Lessee, represented by Benjamin Jacobi, Attorney and Rebecca Cheatham, Project Manager.  
**ZBA RECOMMENDATION: *APPROVAL (6-0)***

F. Other Matters

G. Adjournment

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**MINUTES:**

A. Call to Order

Mr. Webster called the meeting to order at 5:31 P.M.

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

C. Approval of May 22 2024 Minutes

**Motion to approve the meeting minutes of May 22, 2025** was made by Ms. Valdez, seconded by Mr. Thompson. **Motion to approve PASSED (6-0)**. Accordingly, the May 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, June 26, 2025. The County Board may lay the petitions over to the July 10, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, June 25, 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:

1. V-01-25 A VARIATION TO ALLOW A FRONT YARD BUILDING SETBACK OF 18 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET PER SECTION 4.11 (FOR THE PURPOSE OF REBUILDING & REPAIRING A SINGLE-FAMILY RESIDENCE) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Veronica Arellano, Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3279 Roscoe Road, Rockton, IL 61072 in Rockton Township.

PIN: 03-34-400-011

C.B. District: 2

Les a Rating: N/A

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

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

**Motion to approve V-01-25 with conditions** was made by Ms. Valdez, seconded by Mr. Thompson and Mr. Tassoni. No discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of V-01-25 with conditions.

2. SU-04-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY

IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Darwood Harunani, Applicant, for the property commonly known as 6616 42<sup>nd</sup> Street, Rockford, IL 61109 in Cherry Valley Township.

PINS: 16-20-430-001, 16-20-430-002 & 16-20-430-003 C.B. District: 11

Les a Rating: NA Consistent W/2030 LRMP – Future Map: N/A

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

**Motion to approve SU-04-25 with ZBA conditions** was made by Ms. Valdez, seconded by Mr. Thompson, Mr. Tassoni and Mr. Booker. No discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of SU-04-25 with ZBA conditions.

3. ORDINANCE GRANTING SITE APPROVAL FOR A 5 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 39.98 +/- ACRE SITE COMMONLY KNOWN AS 13758 SAUNDERS ROAD (PART OF PIN: 09-26-100-003), PECATONICA, IL 61063, IN PECATONICA TOWNSHIP, District 1, requested by Varnsen Solar, LLC (an indirect subsidiary of Cypress Creek Renewables Holdings, LLC), Lessee, represented by Benjamin Jacobi, Attorney and Rebecca Cheatham, Project Manager.

**ZBA RECOMMENDATION: APPROVAL (6-0)**

**Motion to approve Ordinance Granting Site Approval for a 5 MW Commercial Solar Energy Facility.....** was made by Mr. Booker, seconded by Ms. Valdez. Discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of the Ordinance.

F. Other Matters

G. Adjournment

**Motion to adjourn** was made by Ms. Valdez, seconded by Mr. Booker. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 5:45 P.M.

Respectfully submitted, Michael Embry