

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

~Minutes of Wednesday, August 27, 2025 – 5:30 P.M.~

Members Present:

Jim Webster, Chairman
Dave Tassoni
Ray Thompson
Aaron Booker
Freddy DeLa Trinidad
Paul Arena

Staff Present:

Ashley Spohr, Director Community Development
Karl Palmquist, Planner
Sherry Zack, Assistant States Attorney

Member Absent:

Angie Goral

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of June 25, 2025 Minutes

D. Public Comment

E. Agenda Items:

1. 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: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: APPROVAL w/ ZBA CONDITIONS (7-0)

2. V-02-25 A VARIATION OF SECTION 4.11 TO ALLOW A FRONT YARD BUILDING SETBACK OF 19 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET (FOR THE PURPOSE OF EXPANDING AN EXISTING ATTACHED GARAGE FROM A 2 CAR TO A 4+ CAR) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
Lesas Rating: NA Consistent W/2030 LRMP – Future Map: N/A
ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (4-3)

3. V-03-25 A VARIATION OF SECTION 23.8.3 A.3. TO ALLOW AN ADDITIONAL DRIVEWAY ACCESS POINT FOR A SINGLE-FAMILY DWELLING USE (TO A GARAGE) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
 PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
 Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: DENIAL (3-4)

4. SU-05-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Shonna Meyers, Applicant, for the property that is commonly known as 14578 Center Road, Durand, Illinois 61024 in Laona Township.
 PINS: 01-34-300-006 & 01-34-300-007 C.B. District: 2
 Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (7-0)

5. Z-04-25 A MAP AMENDMENT TO REZONE 7.56 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.
 PIN: Part of 06-04-200-019 C.B. District: 2
 Lesa Rating: High Consistent W/2030 LRMP – Future Map: NO
ZBA RECOMMENDATION: APPROVAL (7-0)

6. SU-06-25 A SPECIAL USE PERMIT FOR AN ACCESSORY LIVING QUARTERS IN THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.
 PIN: Part of 06-04-200-019 C.B. District: 2
 Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (7-0)

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

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

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

C. Approval of June 25, 2024 Minutes

Motion to approve the meeting minutes of June 25, 2025 was made by Mr. Booker, seconded by Mr. Trinidad. **Motion to approve PASSED (6-0)**. Accordingly, the June 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, September 4, 2025. The County Board may lay the petitions over to the September 25, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, September 4, 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. 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
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: APPROVAL w/ ZBA CONDITIONS (7-0)

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

2. V-02-25 A VARIATION OF SECTION 4.11 TO ALLOW A FRONT YARD BUILDING SETBACK OF 19 FEET INSTEAD OF THE REQUIRED ESTABLISHED BUILDING SETBACK OF 60 FEET (FOR THE PURPOSE OF EXPANDING AN EXISTING ATTACHED GARAGE FROM A 2 CAR TO A 4+ CAR) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: N/A
ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (4-3)

Motion to approve V-02-25 with conditions was made by Mr. Tassoni, seconded by Mr. Booker. Discussion followed. **Motion to approve PASSED (5-1)**. Accordingly, the ZC recommends the approval of V-02-25 with conditions.

3. V-03-25 A VARIATION OF SECTION 23.8.3 A.3. TO ALLOW AN ADDITIONAL DRIVEWAY ACCESS POINT FOR A SINGLE-FAMILY DWELLING USE (TO A GARAGE) requested by Timothy Fitzgerald, Property Owner, for the property that is commonly known as 3802 Brookview Road, Rockford, IL 61107 in Rockford Township.
 PINS: 12-17-128-012 & 12-17-128-013 C.B. District: 16
 Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: DENIAL (3-4)

Motion to approve V-03-25 with conditions was made by Mr. Tassoni, seconded by Mr. Booker. Discussion followed.

Motion to amend condition number 1 (as below) by Mr. Arena, seconded by Mr. Tassoni. Discussion followed. Motion to approve amendment PASSED (6-0). Accordingly, condition number 1 is amended (as below).

1. The variation shall only allow for an (one) additional driveway /driveway access point (not affiliated with a circular driveway), however, a maximum of two of said are permitted by this variation, thereby requiring the removal of one of the existing access points (if a new one is preferred) **and the subject area (affected by the removed driveway / driveway access) shall be restored in accordance with all applicable codes, including but not limited to curb requirements, gutter requirements, reseeding requirements, etc.**
2. PINS: 12-17-128-012 & 12-17-128-013 shall be combined into one zoning lot.
3. All of the appropriate permits, including but not necessarily limited to an access permit and zoning permit, shall be obtained prior to the construction of the subject improvement enabled by the variation.
4. The subject improvement enabled by the variation shall be constructed in compliance with all other applicable federal, state and local statutes, ordinances, codes, rules and regulations, unless another variation is granted by the appropriate governing body. Should any of the conditions of approval contradict or require different than an enacted statute, ordinance, code, etc., the more restrictive requirement shall apply.

Motion to approve V-03-25 with conditions as amended by ZC PASSED (5-1). Accordingly, the ZC recommends the approval of V-03-25 with ZC conditions.

4. SU-05-25 A SPECIAL USE PERMIT FOR A WEDDING AND/OR RECEPTION FACILITY IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Shonna Meyers, Applicant, for the property that is commonly known as 14578 Center Road, Durand, Illinois 61024 in Laona Township.
 PINS: 01-34-300-006 & 01-34-300-007 C.B. District: 2
 Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA
ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (7-0)

Motion to approve SU-05-25 with conditions was made by Mr. Booker, seconded by Mr. Thompson. Discussion followed. **Motion to approve PASSED (6-0).** Accordingly, the ZC recommends the approval of SU-05-25 with conditions.

5. Z-04-25 A MAP AMENDMENT TO REZONE 7.56 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.

PIN: Part of 06-04-200-019

C.B. District: 2

Lesas Rating: High

Consistent W/2030 LRMP – Future Map: NO

ZBA RECOMMENDATION: APPROVAL (7-0)

Motion to approve Z-04-25 was made by Mr. Tassoni, seconded by Mr. Booker. No discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of Z-04-25.

6. SU-06-25 A SPECIAL USE PERMIT FOR AN ACCESSORY LIVING QUARTERS IN THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Aaron Hall, Applicant, for the property that is commonly known as 14228 Hauley Road, Durand, IL 61024 in Shirland Township.

PIN: Part of 06-04-200-019

C.B. District: 2

Lesas Rating: NA

Consistent W/2030 LRMP – Future Map: NA

ZBA RECOMMENDATION: APPROVAL w/ CONDITIONS (7-0)

Motion to approve SU-06-25 with conditions was made by Mr. Tassoni, seconded by Mr. Booker. No discussion followed. **Motion to approve PASSED (6-0)**. Accordingly, the ZC recommends the approval of SU-06-25 with conditions.

F. Other Matters

A brief discussion took place with regard to the super majority vote that will be required for V-03-25 (to pass) at the County Board meeting.

G. Adjournment

Motion to adjourn was made by Mr. Trinidad, and seconded. **Motion to adjourn PASSED (6-0)**. Accordingly, the meeting was adjourned at 6:54 P.M.

Respectfully submitted, Michael Embry