

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

~Minutes of Wednesday, October 22, 2025 – 5:30 P.M.~

**Members Present:**

Jim Webster, Chairman  
Dave Tassoni  
Angie Goral  
Freddy De La Trinidad  
Paul Arena

**Staff Present:**

Ashley Spohr, Director of Community Development  
Troy Krup, Planning and Zoning Official  
Sherry Zack, Assistant State's Attorney

**Member Absent:**

Ray Thompson  
Aaron Booker

**Others Present:**

Valerie Hanserd, County Board Member

**AGENDA:**

- A. Call to Order
- B. Roll Call
- C. Approval of August 27, 2025 Minutes
- D. Public Comment
- E. Agenda Item:
  - 1. ORDINANCE GRANTING SITE APPROVAL FOR A 10 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 140.43 +/- ACRE SITE COMMONLY KNOWN AS 8016 SPRING CREEK ROAD (PINS: 12-11-226-001 & 12-12-101-003), ROCKFORD, IL 61114 IN ROCKFORD TOWNSHIP, District 8, requested by Rockford Brook A, LLC and Rockford Brook B, LLC, Lessees (managed by TotalEnergies Distributed Generation Assets USA, LLC and are indirect subsidiaries of TotalEnergies Distributed Generation USA, LLC), represented by Seth Uphoff, Attorney and Maroua Jabouri, Project Manager.  
**ZBA RECOMMENDATION: DENIAL (2-5)**
- F. Other Matters
  - 1. Guide to Zoning (Q & A)
- G. 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 August 27, 2025 Minutes

**Motion to approve the meeting minutes of August 27, 2025** was made by Mr. Arena, seconded by Mr. Tassoni. **Motion to approve PASSED (5-0)**. Accordingly, the August Zoning Committee *minutes* are approved.

D. Public Comment: The Zoning Committee is a public meeting, not a public hearing. Testimony was 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, October 23, 2025. The County Board may lay the petitions over to the November 13, 2025 County Board meeting for a decision. However, the County Board may in certain instances suspend the rules and make a decision, Thursday, October 23, 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 Item:

1. ORDINANCE GRANTING SITE APPROVAL FOR A 10 MW COMMERCIAL SOLAR ENERGY FACILITY (AKA A SOLAR FARM) ON A 140.43 +- ACRE SITE COMMONLY KNOWN AS 8016 SPRING CREEK ROAD (PINS: 12-11-226-001 & 12-12-101-003), ROCKFORD, IL 61114 IN ROCKFORD TOWNSHIP, District 8, requested by Rockford Brook A, LLC and Rockford Brook B, LLC, Lessees (managed by TotalEnergies Distributed Generation Assets USA, LLC and are indirect subsidiaries of TotalEnergies Distributed Generation USA, LLC), represented by Seth Uphoff, Attorney and Maroua Jabouri, Project Manager.

**ZBA RECOMMENDATION: DENIAL (2-5)**

**Motion to approve Ordinance granting site approval for 10 MW Commercial Solar Energy Facility (8016 Spring Creek Road).....**was made by Mr. Tassoni, seconded by Ms. Goral. Discussion followed. **Motion to approve PASSED (3-2)**; nay votes cast by Mr. Webster and Mr. Tassoni. Accordingly, the ZC recommends the *approval* of said ordinance.

F. Other Matters

1. Guide to Zoning (Q & A): Jim Webster, ZC Chairman and Troy Krup, P&Z Official, gave a brief power-point presentation with regard to basic zoning matters, including but not limited to: code (district) regulations, petition types (rezoning, special use, variation) and processing procedures, and the criteria (findings of facts) that should be considered upon making a zoning petition decision (which if followed alleviates and or enables the County the best chance of prevailing in arbitrary and capricious based lawsuits).

G. Adjournment

**Motion to adjourn** was made by Ms. Goral, seconded by Mr. DeLa Trinidad. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 6:57 P.M.

Respectfully submitted, Michael Embry