

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

~Minutes of Monday, November 24, 2025 – 5 P.M.~

Members Present:

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

Staff Present:

Troy Krup, Planning and Zoning Official
Karl Palmquist, Planner
Sherry Zack, Assistant State's Attorney

Member Absent:

Angie Goral
Freddy De La Trinidad

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of October 22, 2025 Minutes

D. Public Comment

E. Agenda Item:

1. Z-05-25 A MAP AMENDMENT TO REZONE 5.28 +/- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE A2, AGRICULTURE-RELATED BUSINESS DISTRICT requested by Terry Patrick, Property Owner, for the property that is commonly known as 13255 Edwardsville Road, Winnebago, IL 61088 in Seward Township.

PINS: 13-24-300-007 and Part of PIN: 13-24-300-005 C.B. District: 1

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

YES

ZBA RECOMMENDATION: *APPROVAL (7-0)*

F. Other Matters

G. Adjournment

MINUTES:

A. Call to Order

Mr. Webster called the meeting to order at 5:02 P.M.

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

C. Approval of October 22, 2025 Minutes

Motion to approve the meeting minutes of October 22, 2025 was made by Mr. Tassoni, seconded by all others. **Motion to approve PASSED (5-0)**. Accordingly, the October 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. *Since no one expressed a desire to comment (on a matter not on the agenda), the Chairman moved on to (below) agenda items.*

E. Agenda Item:

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PINS: 13-24-300-007 and Part of PIN: 13-24-300-005 C.B. District: 1
Lesa Rating: N/A Consistent W/2030 LRMP – Future Map: YES
ZBA RECOMMENDATION: APPROVAL (7-0)

Motion to approve Z-05-25 (A Map Amendment to rezone 5.28 +/- acres from the AG, Agricultural Priority District to the A2, Agriculture-Related Business District) was made by Mr. Tassoni, seconded by Mr. Booker. Discussion followed. **Motion to approve PASSED (5-0)**. Accordingly, the ZC recommends the *approval* of the map amendment.

F. Other Matters

G. Adjournment

Motion to adjourn was made by Mr. Tassoni, seconded by Mr. Thompson. **Motion to adjourn PASSED (5-0)**. Accordingly, the meeting was adjourned at 5:10 P.M.

Respectfully submitted, Michael Embry