

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

~Minutes of Wednesday, February 25, 2026 – 5:30 P.M.~

Members Present:

Jim Webster, Chairman
Dave Tassoni
Aaron Booker (arrived @ 5:35 pm)
Ray Thompson
Paul Arena
Angie Goral
Freddy De La Trinidad

Staff Present:

Troy Krup, Planning and Zoning Official
Karl Palmquist, Planner
Sherry Zack, Assistant State’s Attorney
Ashley Spohr, Director Community Development

Member Absent:

Others Present:

AGENDA:

A. Call to Order

B. Roll Call

C. Approval of November 24, 2025 Minutes

D. Public Comment

E. Agenda Items:

1. V-01-26 A VARIATION OF SECTION 15.3.17 C. (MINING AND EXCAVATING) TO ALLOW A FENCE HEIGHT OF 0 FEET INSTEAD OF THE REQUIRED 8 FEET, EFFECTIVELY WAIVING THE FENCING REQUIREMENT THAT AN OPEN PIT OF A MINING OPERATION MUST BE SECURED (ENTIRELY) BY A PERIMETER / BORDER FENCE, requested by Robert A. 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 WITH ZBA CONDITIONS (4-3)
2. Z-01-26 A MAP AMENDMENT TO REZONE 5.0 +/- ACRES FROM AG, AGRICULTURAL PRIORITY DISTRICT TO RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Josh Franks, Brooker/Realtor, for the property that is commonly known as 6XXX Moody Road, Rockton, IL 61072 in Shirland Township.
Part of PIN: 03-19-300-023 C.B. District: 2
Lesas Rating: Very High Consistent W/2030 LRMP – Future Map: NO
ZBA Recommendation: DENIAL (1-6)

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 November 24, 2025 Minutes

Motion to approve the meeting minutes of November 24, 2025 was made by Mr. Tassoni, seconded by Mr. Thompson, Ms. Goral and Mr. Arena. **Motion to approve PASSED (6-0)**. Accordingly, the November Zoning Committee *minutes* were approved.

D. Public Comment: This is the time we invite the public to address the Zoning Committee with issues and concerns. We ask you to limit your comments to three minutes. Personal attacks or inappropriate language of any sort will not be tolerated. We will allow a maximum of five speakers on a first come basis with sign up at the meeting. Speakers may not address zoning matters which are pending before the ZBA, the Zoning Committee or the County Board. Personnel matters or pending or threatened litigation may not be addressed in open session. An individual may speak a maximum of three times per calendar year on the same topic. This prohibition shall include the repetition of the same topic in a statement on what is purported to be a different topic. After acknowledgement by the chair, please stand and state your name. *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 Items:

1. V-01-26 A VARIATION OF SECTION 15.3.17 C. (MINING AND EXCAVATING) TO ALLOW A FENCE HEIGHT OF 0 FEET INSTEAD OF THE REQUIRED 8 FEET, EFFECTIVELY WAIVING THE FENCING REQUIREMENT THAT AN OPEN PIT OF A MINING OPERATION MUST BE SECURED (ENTIRELY) BY A PERIMETER / BORDER FENCE, requested by Robert A. 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 WITH ZBA CONDITIONS (4-3)

Motion to approve V-01-26 (a variation of Section 15.3.17 C (Mining & Excavating) to allow a fence height of 0 feet instead of the required 8 feet.....) **with ZBA conditions** was made by Ms. Goral, seconded by Mr. Arena. Discussion followed.

Motion to amend conditions #1 and #2 (as below) was made by Mr. Webster, seconded by Mr. Tassoni. Discussion followed. Motion to amend **PASSED (7-0)**.

1. The variation (enabling certain areas of no fencing) shall only apply to the areas shown on the fence site plan map prepared by Planning Staff, dated 02/05/26 between the blue line red x fence along the north and west lot lines.
2. Fencing onsite shall be located in substantial conformance with the fence site plan map prepared by Planning Staff, 02/05/26 dated 02/25/26. However, the fencing identified in "green" (since it was not initially installed in compliance) shall be replaced with a fence that consists of appropriate materials at a height of 8 feet, after obtaining a zoning permit, no later than September 25, 2026. More specifically, the fencing identified in "black" (that is not yet installed onsite) shall also be erected -consisting of the appropriate materials at a height of 8 feet after obtaining a zoning permit- no later than September 25, 2026. And the fencing identified as "green" and "blue line red x" is shall be treated as considered lawful nonconforming, and should it be removed and or destroyed it shall be replaced with a fence that consists of appropriate materials at a height of 8 feet after obtaining a zoning permit.

Standard Text = Text initially proposed by Staff.

Bold Text = Text added by ZBA.

~~Double Strike Through Text~~ = Text deleted by ZBA.

Red text = Text added by ZC.

Single Strike Text = Text deleted by ZC.

Motion to further amend condition #1 (as below) was made by Mr. Arena, seconded by Mr. Tassoni. Discussion followed. Motion to amend **PASSED (7-0)**.

1. The variation (enabling certain areas of no fencing) shall only apply to the areas shown on the fence site plan map prepared by Planning Staff, dated 02/05/26 between the blue line red x fence along the north and west lot lines /north of the open pit (where there is currently no fencing shown on the fence site plan map by Planning Staff).

Standard Text = Text initially proposed by Staff.

Bold Text = Text added by ZBA.

~~Double Strike Through Text~~ = Text deleted by ZBA.

Red text = Text added by ZC.

Single Strike Text = Text deleted by ZC.

And lastly, a vote was taken on the original motion to approve V-01-26 with conditions (6), as now amended - inclusive of (above) ZC amendments. Motion **PASSED (7-0)**. Accordingly, the ZC recommends the *approval* of the variation with ZC conditions (V-01-26).

2. Z-01-26 A MAP AMENDMENT TO REZONE 5.0 +/- ACRES FROM AG, AGRICULTURAL PRIORITY DISTRICT TO RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Josh Franks, Brooker/Realtor, for the property that is commonly known as 6XXX Moody Road, Rockton, IL 61072 in Shirland Township.

Part of PIN: 03-19-300-023

C.B. District: 2

Lesas Rating: Very High

Consistent W/2030 LRMP – Future Map: NO

ZBA Recommendation: DENIAL (1-6)

Motion to approve Z-01-26 (a map amendment to rezone 5 +/- acres from AG to RA) was made by Mr. Tassoni, seconded by Ms. Goral. Discussion followed. **Motion to approve FAILED (0-7)**. Accordingly, the ZC recommends the *denial* of the map amendment (Z-01-26).

F. Other Matters

Mr. Tassoni recommended that the members go to a ZBA meeting to see them in action – to appreciate the amount of time and effort that is put into the cases. Mr. Tassoni further complimented staff and other members on the quality of their work. Mr. Webster and Mr. Tassoni highly recommend that all members read the minutes from the ZBA meetings. And lastly, Mr. Booker asked about the Kaeding property. Ms. Spohr said she would look into it and reach out.

G. Adjournment

Motion to adjourn was made by Mr. Tassoni, seconded by Mr. Webster. **Motion to adjourn PASSED (7-0)**. Accordingly, the meeting was adjourned at 6:25 P.M.

Respectfully submitted, Michael Embry