

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

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

**Members Present:**

Jim Webster, Chairman  
Dave Tassoni  
Ray Thompson  
Paul Arena  
Angie Goral

**Staff Present:**

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

**Member Absent:**

Aaron Booker  
Freddy De La Trinidad

**Others Present:**

**AGENDA:**

A. Call to Order

B. Roll Call

C. Approval of February 25, 2025 Minutes

D. Public Comment

E. Agenda Items:

- 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 8114 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 (3-4)**

- 2 SU-01-26 A SPECIAL USE PERMIT FOR A SHOOTING RANGE / CLUB (AMENDMENT OF CURRENT SUP) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.

PINS 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP Future map: NA

**ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (7-0)**

- 3 V-02-26 A VARIATION OF SECTION 23.8.4 TO WAIVE THE OFF-STREET PARKING SURFACING REQUIREMENTS TO ENABLE PARKING ON A GRASS SURFACE requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.  
PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: N/A  
**ZBA Recommendation: APPROVAL W/ CONDITIONS (7-0)**
  
- 4 V-03-26 A VARIATION OF SECTION 23.8.5 TO WAIVE THE OFF-STREET PARKING STRIPING REQUIREMENTS requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.  
PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA  
**ZBA Recommendation: APPROVAL W/ CONDITIONS (7-0)**
  
- 5 V-04-26 A VARIATION OF SECTION 7.7.1, TABLE 7.2, AG DISTRICT, TO ALLOW A MINIMUM OF 50 FEET OF LOT FRONTAGE / WIDTH ON A PUBLIC ROAD / BUILDING SETBACK LINE INSTEAD OF THE REQUIRED 250 FEET requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.  
PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
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 5:31 P.M.
  
- B. Roll Call was taken; 5 members present at time of roll call (see above for listed specifics).
  
- C. Approval of February 25, 2025 Minutes

**Motion to approve the meeting minutes of February 25, 2025** was made by Ms. Goral, seconded by Mr. Thompson. **Motion to approve minutes PASSED (5-0).** Accordingly, the February 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.

Maroua Jabouri noted that the City of Rockford approved their 2040 Land use Plan, and as result, there are new land use categories assigned on their Plan Map.

E. Agenda Items:

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 8114 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 (3-4)**

**Motion to approve 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 8114 SPRING CREEK ROAD (PINS: 12-11-226-001 & 12-12-101-003), ROCKFORD, IL 61114 IN ROCKFORD TOWNSHIP** made by Ms. Goral, seconded by Mr. Arena, Discussion followed, **Motion to approve ordinance PASSED (3-2)**; Mr. Webster and Mr. Thompson voted No. Accordingly, the ZC recommends approval of the aforementioned Ordinance.

2 SU-01-26 A SPECIAL USE PERMIT FOR A SHOOTING RANGE / CLUB (AMENDMENT OF CURRENT SUP) IN THE AG, AGRICULTURAL PRIORITY DISTRICT requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burrirt Township.

PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ ZBA CONDITIONS (7-0)**

**Motion to approve SU-01-26 (SUP for a shooting range / club in the AG District) with ZBA conditions** by Ms. Goral, seconded by Mr. Thompson. Discussion followed.

**Motion to amend the conditions as proposed by Mr. Webster** (see attached amendments) by Mr. Tassoni, seconded by Mr. Webster. Discussion followed. **Motion to amend PASSED (5-0).**

And lastly, **motion to approve SU-01-26 as amended (with attached ZC amendments)** by Mr. Tassoni, seconded by Mr. Webster. **Motion to approve SU-01-26 with ZC conditions PASSED (5-0).** Accordingly, the ZC recommends approval of SU-01-26 with ZC conditions.

- 3 V-02-26 A VARIATION OF SECTION 23.8.4 TO WAIVE THE OFF-STREET PARKING SURFACING REQUIREMENTS TO ENABLE PARKING ON A GRASS SURFACE requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.

PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: N/A

**ZBA Recommendation: APPROVAL W/ CONDITIONS (7-0)**

**Motion to approve V-02-26** (a variation of section 23.8.4 to waive the off-street parking surfacing requirements to enable parking on a grass surface) **with conditions** made by Mr. Arena, seconded by Mr. Tassoni. Discussion followed. **Motion to approve variation PASSED (5-0)**. Accordingly, the ZC recommends approval of V-02-26 with conditions.

- 4 V-03-26 A VARIATION OF SECTION 23.8.5 TO WAIVE THE OFF-STREET PARKING STRIPING REQUIREMENTS requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.

PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ CONDITIONS (7-0)**

**Motion to approve V-03-26** (a variation of section 23.8.5 to waive off street parking striping requirements) **with conditions** made by Mr. Arena, seconded by Mr. Tassoni. Discussion followed. **Motion to approve variation PASSED (5-0)**. Accordingly, the ZC recommends approval of V-03-26 with conditions.

- 5 V-04-26 A VARIATION OF SECTION 7.7.1, TABLE 7.2, AG DISTRICT, TO ALLOW A MINIMUM OF 50 FEET OF LOT FRONTAGE / WIDTH ON A PUBLIC ROAD / BUILDING SETBACK LINE INSTEAD OF THE REQUIRED 250 FEET requested by Northern Illinois Rifle & Pistol Club, Inc., Property Owner, represented by James Rodriguez, Attorney, for the property that is commonly known as 3660 Harrison Road, Rockford, IL 61101 in Burritt Township.

PINS: 10-26-400-027 & Part of 10-35-200-009 C.B. District: 1  
Lesa Rating: NA Consistent W/2030 LRMP – Future Map: NA

**ZBA Recommendation: APPROVAL W/ CONDITIONS (7-0)**

**Motion to approve V-04-26** (a variation of section 7.7.1, table 7.2, AG District, to allow a minimum of 50 feet of lot frontage/width on a public road/building setback line instead of the required 250 feet) **with conditions** made by Mr. Tassoni, seconded by Mr. Arena. Discussion followed. **Motion to approve variation PASSED (5-0)**. Accordingly, the ZC recommends approval of V-04-26 with conditions.

F. Other Matters

G. Adjournment

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

Respectfully submitted, Michael Embry

## ATTACHMENT

### ZC Conditions (Recommendations) for SU-01-26

1. The special use is limited to a Shooting Range / Club (as defined by code) and shall only be used / developed in substantial conformance with the site plan (concept plan), date stamped July 3, 2014 and the parking layout plan (existing use plan), date stamped July 3, 2014, with the exception on condition number 5 which allows for an additional storage building~~s~~ (that~~s~~ *are* not identified on the above referenced site plan).
2. Activities such as, but not limited to: public auctions, public nightclub like events, musical concerts, overnight camping, racing events, etc. are prohibited, unless a special use or rezoning is approved enabling the use of the site in such a manner.
3. The hours of operation shall be limited from 8 A.M. to 8 P.M., except on Sunday the hours shall be further limited from 10:00 A.M. to 8:00 P.M. However, shooting of firearms on Sunday shall be restricted to 12 P.M. to 8:00 P.M.
4. A range supervisor, who has successfully completed the National Rifle Association **a certified** gun safety program shall be present at all times when firing is in progress.
5. Outside storage of coolers, lawn chairs, tents, routine maintenance equipment, targets and other misc. items is prohibited onsite. Should permanent storage of said equipment be needed onsite, ~~one detached (1) structure (storage shed), no larger than 500 sq.ft., is allowed provided the appropriate permits are obtained. For clarification purposes and in accordance with code, temporary industrial grade storage containers (shipping containers) cannot be used for (or as a substitute for) permanent storage needs. *three (3) detached storage buildings / structures (enclosed), 200 sq.ft. each or less, are allowed with a permit/s for said, including the use of industrial grade storage containers (shipping containers) provided said is concealed with siding, a gable or shed type roof and secured to the ground in accordance with code – effectively repurposing said (and no longer considered a temporary container).*~~
6. The screening and berming, surrounding the existing range as shown on the Applicant's site plan (concept plan) and parking layout plan (existing use plan), both date stamped July 3, 2014, shall be maintained and not reduced. "Future Range" shall be bermed with a minimum 12' high berm as shown on Applicant's site plan (concept plan). Additional berming and plantings is permitted.
7. Alcohol beverages are prohibited on-site.
8. Temporary sanitary facilities (a.k.a. port-a-potties) are permitted onsite until below noted, but shall be positioned out of view from adjacent property and public right-of-way. The site shall, however, be equipped with a private well and septic system prior to occupancy of the "Future Meeting Building" in accordance with County Health Department Codes and Regulations - at which time the aforementioned temporary sanitary facilities shall be removed from site.
9. The existing tree line primarily north and west of the exiting ranges and along the creek shall be maintained (not removed) to ameliorate any sound generated onsite. This condition shall not prevent one from routine upkeep of said area.
10. The entrance of the facility/club shall be secured with a gate, inclusive of at least one warning sign. Additional warning signs, if not already installed, shall be placed near active shooting ranges/areas.
11. ~~All ammunition/ **shotgun** shot used in conjunction with the Special Use Permit shall be lead free.~~ Best use / practice efforts should be used/applied to prevent overshot into the adjacent 100 YR FP and or anywhere beyond SUP boundaries. Accumulation of target fragments and spent ammunition / shot shall be responsibly managed to minimize environmental impacts.
12. Any dumpsters, if desired, used in conjunction with the special use shall be enclosed by a solid wood, vinyl or masonry fence not less than 5 feet in height nor higher than 6 feet and shall not be located in the required front / side yards and not within 6 feet from any lot line.
13. Signage may be provided per the provisions found in Article 22 of Chapter 90 of the Winnebago County Code, except any signage that is erected onsite shall be further limited to an exterior means of illumination (shall not be internally illuminated), if lighting is desired.
14. The Winnebago County Zoning Office shall be allowed to complete a compliance inspection with regard to any conditions herein noted or any other County regulations involving the special use permit.
15. The special use shall be in compliance with all applicable federal, state and local (i.e. sign, health dept., building dept., etc.) statutes, ordinances, codes, rules and regulations, unless a variation is granted by the appropriate governing body.
16. ~~The Special Use Permit shall expire **35-20** years from the date of issuance or immediately after the use ceases to exist for 1 year, whichever presents first.~~

-----  
Regular Text = Initial text proposed by Staff.

**Red Bold Underlined Text** / ~~Strike Through Text~~ = New text / deletions as recommended by ZBA

~~Double Strike Through Highlighted~~ / *Red Italic Text* = Deletions / new text as recommended by ZC