

VILLAGE OF WINNEBAGO

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ORDINANCE NO. 2021-09

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT  
ORDINANCE (ORDINANCE NO. 2019-14) TO ELIMINATE  
PARKING SPACE REQUIREMENT FOR SELF-STORAGE  
FACILITY WHEN NO BUSINESS OFFICE ON SITE**

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**ADOPTED BY THE  
BOARD OF TRUSTEES**

**VILLAGE OF WINNEBAGO**

**THIS 8th DAY OF November, 2021**

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Published in pamphlet form by authority of the Village Board of Trustees of the Village of Winnebago, Illinois, this 11<sup>th</sup> day of November, 2021.

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STATE OF ILLINOIS            )  
  )  
COUNTY OF WINNEBAGO    )

SS

**PAMPHLET PUBLICATION CERTIFICATION FORM**

I, Sally Jo Huggins, certify that I am the duly elected and acting Village Clerk of the Village of Winnebago, Winnebago County, Illinois.

I further certify that on NOVEMBER 27<sup>th</sup>, the Corporate Authorities of the above municipality passed and approved Ordinance No. 2021-09, entitled, "An Ordinance Amending Unified Development Ordinance (Ordinance No. 2019-14) to Eliminate Parking Space Requirement for Self-Storage Facility When No Business Office on Site", which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2021-09, including the ordinance and a cover sheet thereof, was prepared, and a copy of the ordinance was posted in the Village office located at 108 West Main Street, Winnebago, Illinois, commencing on November 11, 2021 and continuing for at least ten (10) days thereafter. Copies of the ordinance were also available for public inspection upon request in the office of the Village Clerk located at the above Village office address.

DATED at Winnebago, Illinois, this 24<sup>th</sup> day of NOVEMBER, 2021.

(SEAL)

  
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Sally Jo Huggins, Village Clerk

Ordinance No. 2021- 09

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE NO. 2019-14) TO ELIMINATE PARKING SPACE REQUIREMENT FOR SELF-STORAGE FACILITY WHEN NO BUSINESS OFFICE ON SITE**

**WHEREAS**, as part of the zoning and building regulations, the Village Board of Trustees adopted a Unified Development Ordinance on December 9, 2019, as Village of Winnebago Ordinance No. 2019-14; and

**WHEREAS**, Article 12 establishes the off-street parking and loading requirements based on the type of use, and with Section 12.10, Table 12.1 setting forth the minimum parking requirements by use; and

**WHEREAS**, in Section 12.10, Table 12.1, the minimum parking requirements for a self-storage facility are three (3) for the entire use plus one (1) for every fifty (50) storage units; and

**WHEREAS**, unit renters frequenting a self-storage facility would park in front of the respective leased unit when accessing the same, and proposed unit renters would not need parking availability unless there is a business office on site associated with the self-storage facility; and

**WHEREAS**, it is both the recommendation of the Zoning Board of Appeals and the position of the Village Board that such parking requirement is not necessary for a self-storage facility when there is no business office on the subject premises of such self-storage facility since that would be the entity logically requiring the need for parking; and

**WHEREAS**, the Village of Winnebago Board of Trustees believes it would be in the best interest of its citizenry to amend the Unified Development Ordinance to eliminate the

requirement for parking spaces for a self-storage facility when there is no business office on the premises.

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Winnebago, Illinois as follows:

**ARTICLE I**

Paragraph Table 12.1 in Paragraph 12.10 in Article 12 of Ordinance No. 2019-04 (Unified Development Ordinance) is hereby amended to read in the “self-storage” designation under the “Industrial, Including Storage, Wholesale, and Manufacturing” Use category of Table 12.1 as follows (with the added language highlighted in this ordinance via bold text for emphasis only, and not to be so highlighted in the amending pages of the Unified Development Ordinance):

Self-storage	3 +1	Entire Use 50 storage units <b>(none required if no business office on premises)</b>
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A copy of the revised page of the Unified Development Ordinance with this change is attached as Exhibit “A”.

**ARTICLE II**

All other provisions of Ordinance No. 2019-14 not in conflict with the provisions herein shall remain in full force effect.

**ARTICLE III**

This Ordinance shall be in full force and effect from and after the date of its passage,

approval, and publication in pamphlet form, as provided by law.

**APPROVED:**



Franklin J. Eubank, Jr., President of the Board of Trustees  
of the Village of Winnebago, Illinois

**ATTEST:**



Sally Jo Huggins, Village Clerk

**PASSED:**

11-08-2021

**APPROVED:**

11-08-2021

**PUBLISHED IN PAMPHLET FORM:**

11-11-2021

WINNEBAGO, ILLINOIS

UNIFIED DEVELOPMENT CODE

Table 12.1: Minimum Parking Requirements by Use		
Use	Number of Parking Spaces	Required for Each
Banks	5	1000 sq. ft. gross floor area plus 4 stacking spaces per drive thru lane
Retail: shopping centers	4	1000 sq. ft. gross floor area
Retail: furniture, carpet, appliance	4	1000 sq. ft. gross floor area
Retail: building supplies	4	1000 sq. ft. gross floor area
Retail: home improvement center	4	1000 sq. ft. gross floor area
Retail: garden center, nursery	4	1000 sq. ft. gross floor area
Automobile, truck, RV, motorcycle, and equipment sales	5 +4	1000 sq. ft. showroom area per work bay
Automobile service station, including car wash	1 +4 +5	Stacking space per fueling station per work bay per 1000 sq. ft. gross floor area of convenience store
Funeral home	1 +1	3 seats space for each funeral home vehicle
Daycare center (child)	1	6 children based on license or permit (pick-up/drop-off spaces may be included)
Daycare center (adult)	1	5 adults (pick-up/drop-off spaces may be included)
Theater	1	3 seats
Restaurant: sit down	1	3 seats
Restaurant: fast food	1 +	100 SF 6 stacking spaces per drive thru lane
Bars, taverns	1	3 seats
Amusement center, recreational center, roller skating or ice skating	5 or	1000 SF 1 per 3 seats—whichever is greater
Bowling alley	5 +	Lane plus parking required for accessory or affiliated uses
Health club or fitness center	1	100 sq. ft. of gross floor area
Beauty shop or barber shop	3	Chair or station
Contractor shops (e.g. decorators, plumbers, electricians, exterminators, etc.)	3	1000 sq. ft. gross floor area
Retail or service establishments not listed above	5	1000 sq. ft. gross floor area
<b>INDUSTRIAL, INCLUDING STORAGE, WHOLESALE, AND MANUFACTURING</b>		
Wholesale, office, warehouse	4 +1.5	1000 sq. ft. office area plus 1000 sq. ft. warehouse area (0.5 per 1000 sq. ft. may be land banked.)
Open storage of materials	*	*To be determined by the Village Building Official at the time of project review
Warehouse, transfer, storage, distribution	1.5	1000 sq. ft. (0.5 per 1000 sq. ft. may be land banked.)
Warehouse, including commercial sales to public	1.5 +4	1000 sq. ft. warehouse 1000 sq. ft. showroom/sales area (0.5 per 1000 sq. ft. may be land banked.)
Self-storage	3 +1	Entire use (none required if no business office on premises) 50 storage units
Manufacturing	2 or 1 +4 +1 +1	1000 sq. ft. of active manufacturing, or per employee, whichever is greater, 1000 sq. ft. of office area 1000 sq. ft. of warehouse area 500 sq. ft. of speculative area (Land banked spaces may be approved by the Village Building Official at the time of project review)
<b>INSTITUTIONAL and OTHER</b>		
Hospital	*	*To be determined based on special use process
Auditorium, stadium, theater, church, and other places of assembly	1	3 seats
Elementary school and junior high school	1	3 seats, or per every 72 inches of width in main place of assembly
Senior high school	1	3 seats, or per every 72 inches of width in main place of assembly
Nursing home	1	3 beds
Museum	4	1000 sq. ft. (2 may be land banked)