

The Planning & Zoning Board of the Village of Winnebago met for a Public Hearing on March 27, 2023, in person and remotely via GoToMeeting as allowed by the Executive Orders of the Governor of Illinois. The meeting was also recorded and made available to the public as required.

CHAIRMAN EMMERT called to order at 5:55 p.m.

Zoning Board members present in person at the Village Hall: CHAIRMAN EMMERT, MR. BOOKER, MR. EUBANK, and MR. PITNEY. The members attending remotely were MR. KONING and MR. MCDOUGALL.

Guest present in person: Attorney Gaziano, Ryan Winter, and Joe Kapp

The following Public Hearing notices were properly posted and published in the newspaper including the remote meeting information.

1. Proposed Zoning Map Amendment to Change Zoning on Vacant Property Located at xxx Kasch Drive East of 105 Kasch Drive with a Special Use Permit for Storage Facility
2. Proposed Special Use Permit for Storage Units at Property Located at 105 Kasch Drive
3. Proposed Zoning Map Amendment to Change Zoning on Pre-Annexation Property Located at 7219 Cunningham Road a/k/a 7215 Cunningham Road from County Zoning IH-Heavy Industrial to Village District No. 4 General Industrial District.

MR. EUBANK explained to the members the specifics of the application submitted for the zoning change with a Special Use Permit for XXX Kasch Drive and the application for a Special Use Permit for 105 Kasch Drive. He also shared a document depicting the proposed layout of the structures on the property which was included with the applications.

MR. BOOKER asked about the requirement of notifying Dollar General. MR. EUBANK stated that notices should have been sent to the adjacent properties. Attorney Gaziano explained that the individual notices were not sent to the owners within 250 feet adjacent to the subject property and added that the new procedure states that the applicant would have supplied that information. Attorney Gaziano suggested sending waivers to the adjacent property owners.

Mr. Kapp summarized their objectives to develop the land, construct it in an orderly manner, blend their services with the neighboring business, be part of the community, and offer solutions for storage services. He also shared their high-level policies for their business and to be aesthetically pleasing to the community. Their plan includes four buildings with blacktopped pavement, proper landscaping, and maintenance for cleanliness.

MR. EMMERT asked about the zoning of the surrounding properties. MR. EUBANK stated that to the north and to the east it is zoned General Industrial, to the south and west it is zoned General Business District.

MR. EMMERT asked if there were any more comments or questions. Attorney Gaziano commented that she had previously sent to the members the two preliminary applications with

different dates. It was noted in those applications that MR. EUBANK was their attorney, that was a misnomer, he was not their attorney but was only guiding them in filling out the application. The current applications supersede the previous applications having the March date. The current applications note that the attorney will be assigned in the future.

MR. EMMERT asked who would be contacting the adjoining property owners. Attorney Gaziano stated that she would get that completed.

At 6:15 p.m. MR. EMMERT asked for a motion to close the Public Hearing for the Proposed Zoning Map Amendment to Change Zoning on Vacant Property Located at xxx Kasch Drive East of 105 Kasch Drive with a Special Use Permit for Storage Facility and for the Proposed Special Use Permit for Storage Units at Property Located at 105 Kasch Drive. MR. EUBANK made the motion to close the Public Hearing, seconded by MR. BOOKER. The motion carried on a unanimous roll call vote.

Prior to opening the next Public Hearing MR. EMMERT asked if the notifications were sent for the Proposed Zoning Map Amendment for 7219 Cunningham. Attorney Gaziano stated the adjacent property information was not provided in the application and she would do the same as mentioned in the previous Public Hearing.

At 6:16 p.m. MR. EMMERT called to order the Public Hearing for the Proposed Zoning Map Amendment to Change Zoning on Pre-Annexation Property Located at 7219 Cunningham Road a/k/a 7215 Cunningham Road from County Zoning IH-Heavy Industrial to Village District No. 4 General Industrial District.

MR. EMMERT stated that no person was present to give testimony or make public comments on this application. MR. EUBANK shared Meridian Nursery's reasons for the pre-annexation to the Village of Winnebago, their issues with the county, and events planned at that location. MR. EMMERT stated he had a conversation with Mr. Firch, the owner of Meridian Nursery, and that Mr. Firch identifies more with the Village of Winnebago than with the City of Rockford.

At 6:26 p.m. MR. EMMERT asked for a motion to close the Public Hearing. A motion was made by MR. BOOKER, seconded by MR. EUBANK. The motion carried on a unanimous roll call vote.

APPROVED: JUNE 26, 2023

William D. Emmert, Chairman

Prepared by: Kellie Symonds,
Deputy Clerk