

ORDINANCE NO. 2023- 04

**AN ORDINANCE TO EFFECT A ZONING MAP AMENDMENT TO
DESIGNATE ZONING WITH A SPECIAL USE PERMIT FOR
STORAGE UNIT FACILITY FOR THE VACANT PROPERTY
LOCATED AT XXX KASCH DRIVE DIRECTLY EAST OF
105 KASCH DRIVE IN THE VILLAGE OF WINNEBAGO, ILLINOIS**

PREPARED BY:

Attorney Mary J. Gaziano
One Court Place, Suite 200
Rockford, Illinois 61101
(815) 962-6800
E-Mail: MJGaziano@aol.com
Attorney for the Village of Winnebago

RETURN TO:

Attorney Mary J. Gaziano (box)

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WINNEBAGO, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of Winnebago,
Illinois:

SECTION 1

The request to effect a zoning map amendment to designate the vacant lot property located at the XXX Kasch Drive directly east of 105 Kasch Drive in the corporate limits of the Village of Winnebago, IL, has been approved by the Planning and Zoning Commission of the Village of Winnebago, Illinois, subject to receipt of Consent and Waiver forms from the property owners within 250 feet of the subject property who were inadvertently not individually notified of the public hearing on the matter which took place on March 27, 2023 at 5:55 p.m., which property is identified as legally described as follows, to-wit:

Lot Two (2) as designated upon the Final Plat No. 3 of Winnebago Highlands Subdivision, being a Subdivision of part of the North half of the Northwest Quarter (1/4) of Section 9, Township 26 North, Range 11 East of the Fourth Principal Meridian, the Plat of which is recorded in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and the State of Illinois.

Common Address: XXX Kasch Drive (vacant lot directly east of 105 Kasch Drive),
Winnebago, Illinois 61088
Owner(s) of Record: Village of Winnebago, a Municipal Corporation
P.I.N.: 14-09-126-015

Further, the report of recommendation made by said Planning and Zoning Commission to the Village of Winnebago Board of Trustees to change the zoning designation of the property located at

XXX Kasch Drive, Winnebago, IL, from the current District No. 4—General Industrial District zoning designation of the property to District No. 3—General Business District in the Village of Winnebago, with a Special Use Permit being issued for a storage unit facility on the property pursuant to, and conditioned upon, receipt of Consent and Waiver forms from the property owners within 250 feet of the subject property as referenced aforesaid, and compliance at the time of construction by the owner/developer with the following terms of the Special Use Permit shall be, and hereby is, in all respects approved and confirmed, with such conditions and restrictions:

- All outside lighting fixtures located on the subject property shall be affixed to structures on the property, and located at a height of no higher than 8 feet 4 inches.
- The fixtures shall point generally downward towards the ground, and have a hood affixed thereon which will direct the light downward to minimize light from emitting to the side.
- The light emitting from each fixture shall not exceed 3,000 lumens.

SECTION II

The zoning of the property located at XXX Kasch Drive in the Village of Winnebago, legally described above, and depicted in the copy of the attached Overhead General Layout, shall be and hereby is changed from the current District No. 4—General Industrial District zoning designation of the property to District No. 3—General Business District in the Village of Winnebago, with a Special Use Permit being issued for a storage unit facility on the property pursuant to the conditions and terms stated hereinabove, and with the recording of the instant ordinance with the Winnebago County Recorder's Office to formalize and memorialize the change in zoning with the Special Use Permit designation stated to not take place until Consent and Waiver forms are received from all property owners within 250 feet of the subject property, or, if not so received, an additional duly noticed public hearing is held wherein such property owners within 250 feet of the subject property are personally notified of the same.


SECTION III

The zoning Map of the Village of Winnebago, Illinois, shall be and he same is hereby amended and changed to purposely reflect the change in zoning for the premises herein described and provided for by this ordinance, subject to the provisions as described in the Special Use Permit recited hereinabove.

Section IV

This ordinance shall take effect immediately upon its passage, approval, and recording of the original ordinance with the Winnebago County Recorder's Office, with the recording signifying the above Consent and Waiver and/or other form of required notice provision to the property owners within 250 feet of the subject property has been met.

APPROVED:



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

ATTEST:



Sally Jo Huggins, Village Clerk

PASSED:

4-10-2023

APPROVED:

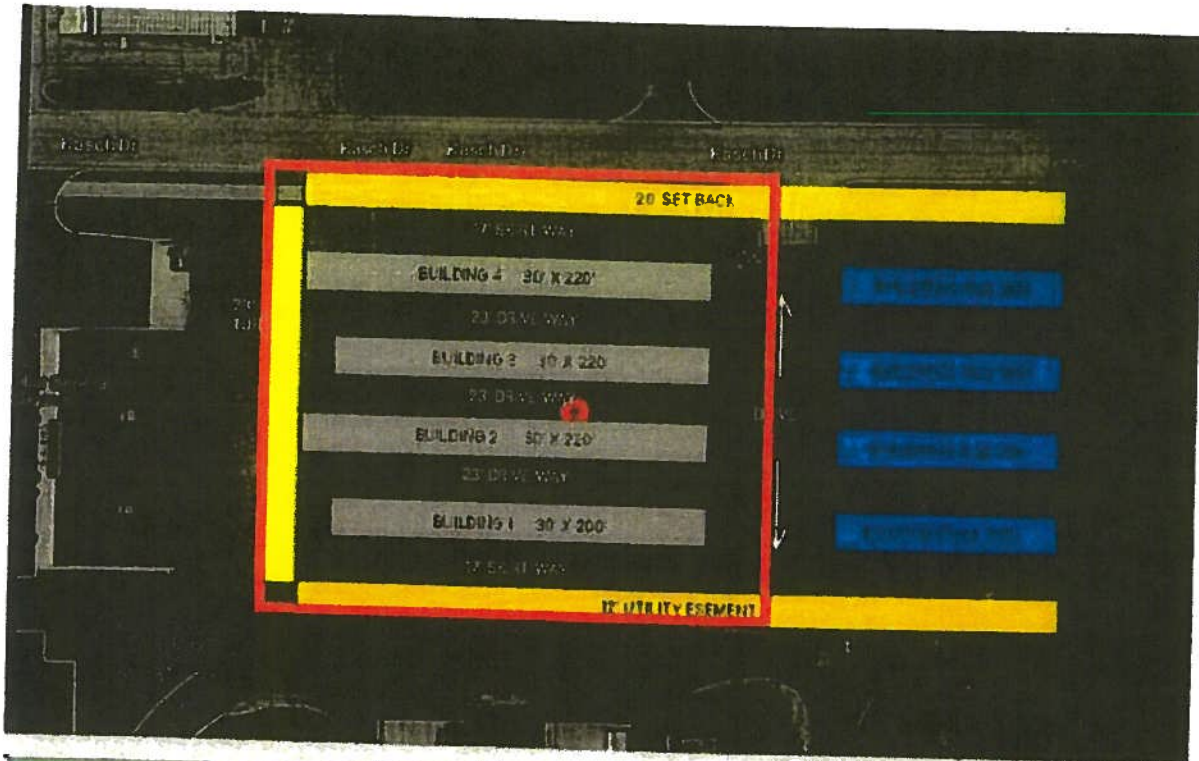
4-10-2023

RECORDED:

Overhead general layout.

PROPERTY INDICATED IN RED.

105 Kasch
Drive



XXX Kasch
Drive

