

The Planning & Zoning Board of the Village of Winnebago met for a Public Hearing with Chairman William Emmert presiding and calling the meeting to order at approximately 6:05 p.m. to hear input on PROPOSED ZONING MAP AMENDMENT TO CHANGE ZONING ON PRE-ANNEXATION PROPERTY LOCATED AT 1515 S. MERIDIAN RD. (P.I.N. 14-13-100-023) FROM COUNTY ZONING IG-- GENERAL INDUSTRIAL TO VILLAGE DISTRICT NO. 4-- GENERAL INDUSTRIAL DISTRICT HOUSING THE COMMERCIAL BUSINESS OF (LAWN CARE BY WALTER, INC). The meeting was recorded and made available to the public.

ROLL CALL: BOOKER – EMMERT– MCDUGALL- present; - PITNEY – KONING – absent.

The guests present were Attorney Mary J. Gaziano, Mark, and Debbie Walter. There were no remote attendees.

The meeting was delayed as they waited for Mr. Pitney to arrive.

CHAIRMAN EMMERT opened up the hearing to receive testimony from the applicants.

Mr. Walter introduced himself, and Mrs. Walter then briefly stated the purpose of the business, as well as their plans for growth and updates to the property. Attorney Gaziano asked if they had received any comments from their neighbors. Mr. Walter stated they had not received any negative comments. Mrs. Walter stated they have received positive feedback. He added that they desire to align with the Village of Winnebago rather than with the City of Rockford or Winnebago County.

Attorney Gaziano explained to the Walters the Pre-Annexation Agreement and that the Village of Winnebago Zoning and Building Codes would apply once the Pre-Annexation is approved, and once the property is contiguous to the Village the property would be annexed.

The Public Hearing was closed at 6:17 p.m.

William D. Emmert, Chairman
APPROVED: SEPTEMBER 25, 2023

Prepared by:
Kellie Symonds, Deputy Clerk