



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING AGENDA

Monday, August 28, 2023 at 6:00 PM  
108 West Main Street and Virtually

To access meeting from any device: <https://global.gotomeeting.com/join/777725485>

Or by (Toll Free): 1 877 309 2073 | Access Code: 777-725-485

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCLOSURE OF ANY CONFLICT OF INTEREST**
4. **PUBLIC COMMENT**
5. **APPROVAL OF MINUTES**
  - a. Minutes from June 26, 2023
  - b. Minutes from July 24, 2023
6. **DISCUSSION**
  - a. Variance Application for 213 S Benton - UPDATE
  - b. Discussion of Pre-Annexation Recommendation of Zoning Classification for 1515 S Meridian Road, MDDGS Enterprises, LLC (Lawn Care By Walter).
  - c. Discussion of the function and duties of the Zoning Board vs Planning Commission vs Zoning Board of Appeals
  - d. Special Permitted Use Certificate - suggestion to issue a "certificate" of an approved Special Permitted Use (found form in Chairman Van Sickle's files).
7. **DISCUSSION**
  - a. Hubbartt Property - 108 W Main Street - UPDATE
  - b. Review of the Unified Development Ordinance/1957 Zoning Ordinance
  - c. Alley North of 108 W Main Street - UPDATE
  - d. Solar Ordinance
8. **NEW BUSINESS**
9. **EXECUTIVE SESSION**
10. **ADJOURNMENT**

Posted: Thursday, August 24, 2023, at 3:15 p.m. at 108 W. Main Street, Winnebago, IL  
and online at [www.villageofwinnebago.com](http://www.villageofwinnebago.com) Tel 815.335.2020 | Fax 815.415-8491