



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, January 06, 2025 at 6:00 PM

108 West Main Street and Virtually

1. CALL TO ORDER

Chairman Emmert called the meeting to order at 6:00 p.m.

2. ROLL CALL

PRESENT: Chairman Bill Emmert, Michael Booker, Irve Koning, and Brian

Martin; ABSENT: Riley Pitney

Guests: Attorney Mary Gaziano, Administrator Dienberg, and Community Development Intern Kyle Okubo.

There were no guests attending remotely.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

No conflict of interest was noted.

4. PUBLIC COMMENT

No members of the public were present to address the board.

5. APPROVAL OF MINUTES

a. Minutes from December 2, 2025

Chairman Emmert made a motion to approve the minutes of December 2, 2025, as presented. Chairman Emmert asked for any changes or corrections, Attorney Gaziano noted that on page 2 the word "use" should be "uses". Chairman Emmert amended the motion to approve the minutes with the changes as discussed, seconded by Mr. Martin. The motion carried unanimously, hearing no objections.

6. DISCUSSION

a. Unified Development Land Use Table

Administrator Dienberg explained that a word search was conducted on the UDO Land Use Table 6.02 to remove items not referenced or duplicated elsewhere in the UDO. Chairman Emmert questioned the removal of "library," and Administrator Dienberg clarified that it was not included in the UDO. Chairman Emmert requested that the entire section be stricken to clearly indicate removal rather than highlighted. Attorney Gaziano requested that the full UDO Table 6.2 be presented at the next

meeting, rather than only the proposed stricken sections. Administrator Dienberg agreed to provide the entire UDO table with proposed changes at the next meeting.

7. NEW BUSINESS

Mr. Koning inquired about a new business located at 126 S. Benton Street. He noted that the current business is a restaurant and sought clarification regarding the status of a previously granted Special Use Permit for that property, which had been approved for a body art and tattoo parlor under a former business. Attorney Gaziano advised that the previously issued Special Use Permit would not affect the current restaurant operating at that location.

8. STATUS OF ZONING RECOMMENDATIONS TO BOARD

a. Zoning of 9714 Cunningham Road.

Administrator Dienberg reported to the Zoning Board that the Board of Trustees approved a resolution authorizing the annexation agreement of 9714 Cunningham Road as (District No. 7) Limited Agricultural District.

9. EXECUTIVE SESSION

No Executive Session needed.

10. ADJOURNMENT

Chairman Emmert made the motion to adjourn, seconded by Mr. Booker. Meeting adjourned at 6:26 p.m.

APPROVED: FEBRUARY 03, 2026

Prepared by: Kellie Symonds, Deputy Clerk