



# VILLAGE OF WINNEBAGO

## COMMUNITY DEVELOPMENT COMMITTEE MINUTES

Thursday, September 28, 2023 at 5:30 PM

108 West Main Street and Virtually

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To access meeting from any device: <https://global.gotomeeting.com/join/671034949>

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### 1. CALL TO ORDER

The meeting was called to order at 5:34 p.m.

### 2. RECORDING OF THE MEETING AND GUIDELINES

The meeting was recorded and will be available for the public. The motion was made by Mr. Pitney, seconded by Mr. Ackerman to allow Mr. MCKINNON to attend remotely and vote since he is away on business. Motion carried on a unanimous roll call vote.

PRESENT: Chairman Jason Ackerman, Mike McKinnon, Riley Pitney

### 3. ROLL CALL

PRESENT: Chairman Jason Ackerman, Mike McKinnon (present remotely), Riley Pitney

GUESTS PRESENT: Sally Bennett, Kellie Symonds, Attorney Mary Gaziano, Village President Frank Eubank, Matthew Stahl, and Angela Stahl, Adam LeFevre attended remotely. Arriving at 5:59 p.m.

### 4. CONFLICT OF INTEREST DISCLOSURE

No conflict of interest was noted.

### 5. PUBLIC COMMENT

No one signed up for Public Comment.

### 6. APPROVAL OF MINUTES

#### a. Approval of Minutes from July 27, 2023

Mr. McKinnon made the motion to approve the minutes of the July 27, 2023. Motion carried on a roll call vote. Motion made by McKinnon, Seconded by Pitney. Voting

Yea: Chairman Ackerman, McKinnon, Pitney

## 7. DISCUSSION

### a. Mathew Stahl Eagle Scout Project

Matthew Stahl presented his Eagle Scout project. His proposal is trash receptacles with pet waste bags to be placed along the Prairie Path and other selected locations. Each unit cost about \$675 each. He has received \$200.00 so far for the project. The initial order comes with 400 bags. He stated that any extra money raised would go to purchase additional bags. The Village would then maintain the purchase of the pet waste disposal bags. President Eubank stated that the Village cannot donate directly, but could purchase one of the units. Mr. Ackerman suggested contacting businesses for donations. It was advised to keep the Village updated on the status of the project.

### b. Memorial Park Upgrade Proposal From Burke

Mr. Ackerman had met with communities members to discuss the Memorial Park equipment update. Two quotes were received had similar structures. The proposal presented by Burke (Play Illinois, LLC) was \$ 146,216. A motion was made by Mr. McKinnon, seconded by Mr. Ackerman for the Village Attorney to draft a resolution for recommendation to the Village Board to approve the Memorial Park labor and equipment at a cost not to exceed \$165,000. There will be a cost to remove some of the trees, but is not included in the bid proposal. Mr. McKinnon stated that due diligence had been done as he had requested. Mr. McKinnon added that the two quotes were relatively the same equipment and there was a significant dollar difference. Voting Yea: Chairman Ackerman, McKinnon, Pitney

### c. Zoning Commission and Zoning Board of Appeals Separation - Community Development Takes on role of Zoning Commission

Mr. Ackerman stated that he felt the Planning Commission should be separate from the Zoning Board of Appeals. President Eubank stated that the ordinance establishing the Planning Commission and the Zoning Board of Appeals would need to be changed in order for the Planning Commission be part of Community Development. President Eubank stated there are options. Attorney Gaziano will research the ordinances establishing the Planning Commission and the Zoning Board. Attorney Gaziano stated that the UDO (Unified Development Ordinance) included the 1957 Zoning Ordinances. President Eubank stated that the UDO did not change the 1957 Zoning Ordinance. Mr. Ackerman stated that the UDO landscaping requirements are so strict

that projects on half acre or less parcels would not be possible without variances. The discussion resulted in the idea that it could be resolved basing it on the size of the parcel when applying the landscaping requirements.

d. Hotel Feasibility Study and release to interested parties

President Eubank will request Board approval to release the report to interested parties.

e. UTV Permit Fee and Ticketing Fees go directly to a fund for fireworks?

Mr. Ackerman made the suggestion to have the UTV permit fees go to the fund for the Fourth of July Fireworks. Mr. McKinnon questioned if the fireworks were not held, how the funds be managed or redirected. Mrs. Bennett stated that the Fourth of July Funds are exclusive to the fireworks, there would be other funds that would also need to be redirected if the event was not held. Mr. McKinnon made a motion to recommend to the Village Board to have a resolution for the UTV permit fees be directed to the Fourth of July Fund. Motion carried on a unanimous roll call vote. Motion made by McKinnon, Seconded by Chairman Ackerman. Voting Yea: Chairman Ackerman, McKinnon, Pitney

f. New Christmas Decorations requested by Public Works Director Insko

Mr. Insko expressed the need to replace some Christmas decorations. Mr. McKinnon stated that the issue may be that the expense would come from Community Development. Mr. Ackerman will contact Mr. Insko and get more information.

g. Dollar General - Elida crosswalk

Mr. Ackerman noticed children trying to cross Elida Street near Dollar General. He asked about sidewalks and crosswalks in that area. It was later noted that there is a sidewalk in front of Dollar General, but not in front of Family Dollar. Mr. McKinnon stated it may not be practical to have a crosswalk in that area due to traffic concerns.

h. Recommendation from the Zoning Board to affirm the zoning of 209 W. Main Street and schedule a Public Hearing.

Following the discussion of the Zoning of 209 W Main Street, Mr. Ackerman pointed out that the the Zoning Ordinance of 1957 stated in Section III B Inclusion of Zoning Map - the map entitled "Zoning Map of the Village of Winnebago, Illinois", and "is hereby made a part of this ordinance". Upon that realization it was then determined that the recommendation for a public hearing is not needed.

**8. NEW BUSINESS**

No new business.

**9. ITEMS FOR REGULAR BOARD MEETING**

- i. Memorial Park Upgrade.
- ii. UTV Permit Fees
- iii. Christmas Decorations

**10. EXECUTIVE SESSION (CLOSED SESSION) Pursuant to 5ILCS 120/2(c)**

**11. NEXT MEETING DATE**

The next meeting will be October 26, 2023 5:30 p.m.

**12. ADJOURNMENT**

Motion made by McKinnon, Seconded by Pitney. Voting Yea: Chairman Ackerman, McKinnon, Pitney.

Motion carried on a unanimous roll call vote. Meeting adjourned at 7:08 p.m.

APPROVED: NOVEMBER 30, 2023

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Jason Ackerman, Chairman