VILLAGE OF WINNEBAGO

ZONING BOARD MEETING AGENDA

Tuesday, December 01, 2026 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**

   Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.
5. **APPROVAL OF MINUTES**
   - **a.** Approval of Minutes from June 30, 2026
   - **b.** Approval of Public Hearing Minutes of June 30, 2026 Text Amendment Change
   - **c.** Approval of Public Hearing Minutes of June 30, 2026 Zoning Map Amendment 106 Kasch Drive
   - **d.** Approval of Mintues from September 1, 2026
6. **DISCUSSION**
   - **a.** Zoning Map Amendment 9682 Orr Lane
   - **b.** 2027 Meeting Dates
7. **NEW BUSINESS**
8. **STATUS OF ZONING RECOMMENDATIONS TO BOARD**
9. **EXECUTIVE SESSION**
10. **ADJOURNMENT**

Posted: November 25, 2026 at 1:50 p.m. at 108 W. Main Street, Winnebago, IL and online at www.villageofwinnebago.com Tel 815.335.2020 | Fax 815.415-8491

/s/ Kellie Symonds, Deputy Clerk

VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, June 30, 2026 at 6:00 PM

108 West Main Street and Virtually

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1. CALL TO ORDER

Chairman Emmert called the meeting to order at 6:23 p.m.

2. ROLL CALL

PRESENT: Chairman Bill Emmert, Michael Booker, Irv Koning, and Brian Martin

Guests: Attorney Mary Gaziano, Administrator Joey Dienberg, Steve Cunningham, Lindsay Carlson, Zachery Lamarca, Intern Kyle Okubo, and Deputy Clerk Symonds.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None noted.

4. PUBLIC COMMENT

Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.

No one requested to address the Board.

5. APPROVAL OF MINUTES

a. Minutes from March 31, 2026.

Mr. Koning made the motion to approve the minutes of March 31, 2026, with the noted corrections, seconded by Mr. Martin. Hearing no objections the motion carried.

b. Minutes from May 5, 2026.

Chairman Emmert moved to approve the minutes of May 5, 2026, as drafted. Mr. Martin seconded the motion. Chairman Emmert and Mr. Koning voted in favor of the motion. Mr. Booker abstained. The motion carried.

6. DISCUSSION

a. Zoning Change for 106 Kasch Drive, PIN 14-09-102-004

Attorney Gaziano stated that the property owners were properly notified and the notice published in the local newspaper. The Findings of Fact were discussed noting the following:

In making its determination, the Zoning Board of Appeals discussed the Findings of Fact as required by the Village's Unified Development Ordinance: **(Findings of Fact 18.04.04(e))**

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1. That the proposed amendment promotes the public health, safety, comfort, and general welfare of the Village.
    - Chairman Emmert stated that does the proposed amendment does not adversely affect public health, may increase potential for development and is adjacent to industrial property. Mr. Koning stated that it may encourage more development. There were no disagreements with this finding of fact.
2. That the proposed amendment conserves the value of adjacent property and does not unreasonably diminish property values within the surrounding area.
    - Again, Chairman Emmert stated that it is adjacent to industrial property and added that it does not diminish the value of the business properties in the area. No one disagreed with this finding of fact.
3. That the proposed amendment is consistent with the goals and objectives of the Village's Comprehensive Plan.
    - Chairman Emmert asked Administrator Dienberg if this is consistent with the Comprehensive Plan. Mr. Dienberg confirmed that the Comprehensive Plan promotes balanced growth and that there is no residential development planned in this area. There was no disagreement with this finding of fact.
4. That the proposed amendment is reasonable in response to changing conditions and the existing character of the area.
    - Chairman Emmert stated that the previous finding of facts adequately satisfied this concern.
5. That adequate public utilities, road access, drainage, and other facilities are either existing or will be provided to serve any development occurring on the property.
    - Administrator Dienberg stated that the road is the proper class for the type of construction going through the property, and the Village recently completed the installation of a water main serving the property, with a stormwater retention area planned on a nearby parcel. There were no disagreements from the other members of the Zoning Board. Chairman Emmert stated that this was incorporated as the finding of fact of the committee.

Chairman Emmert made the motion to recommend to the Village Board that the current zoning be changed from General Business – District 3 to District 4 - General Industrial. Second by Mr. Booker. Hearing no objections, the motion passed by a unanimous vote of all members present.

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b. A Text Amendment of The Unified Development Ordinance in the Light Industrial District.

Chairman Emmert gave the guests an opportunity to state their concerns. Mr. Cunningham expressed his concern regarding the additional Special Permitted uses in the Light Industrial District. Ms. Carlson's question was regarding the process for businesses to obtain a Special Permitted Use. Chairman Emmert responded to Ms. Carlson's question regarding the process and that additional requirements may be added if necessary. Chairman Emmert expressed his concern regarding UDO 2019-04 Section 6.07.02 Text Amendment to include Special Permitted Uses. Chairman Emmert asked for a motion. Mr. Booker made the motion to recommend to the Village Board the Text Amendment to add Special Permitted Uses Section under District #5 - Light Industrial District. Voting in favor: Chairman Emmert, Booker, Koning, Martin. Motion carried on a unanimous roll call vote.

7. NEW BUSINESS

None noted.

8. STATUS OF ZONING RECOMMENDATIONS TO BOARD

Administrator Dienberg provided an update regarding pools on side yards.

9. EXECUTIVE SESSION

Closed Session not needed.

10. ADJOURNMENT

Motion made by Chairman Emmert, Seconded by Mr. Booker. Motion carried on a voice vote of those present. Meeting adjourned at 7:01 p.m.

UNAPPROVED

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Prepared by: Kellie Symonds, Deputy Clerk

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VILLAGE OF WINNEBAGO

PUBLIC HEARING MINUTES

Tuesday, June 30, 2026 at 5:50 PM

108 West Main Street and Virtually

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1. CALL TO ORDER

Chairman Emmert opened the Public Hearing at 5:50 p.m.

2. Present from the Board: Chairman Emmert, Mr. Booker, Mr. Koning, and Mr. Martin. Guests present: Attorney Mary Gaziano, Administrator Joey Dienberg, Deputy Clerk Kellie Symonds, Village Intern Kyle Okubo, and from the public Steve Cunningham, Lindsay Carlson, and Zachery Lamarca.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None noted.

4. DISCUSSION

a. **Zoning Ordinance/Unified Development Ordinance Text Amendment to Section 6.07.02(3) of UDO (Related to Permitted Uses in Light Industrial District)**

Mr. Cunningham was given the opportunity to share his concerns regarding the permitted uses in the Light Industrial District. He stated that noise and traffic had been problems in the past when he lived next to a property zoned Light Industrial. He also questioned what he believed to be the Village's intent, stating that he understood the Village did not intend to expand Light Industrial zoning.

Ms. Carlson asked whether businesses would need approval for a special permitted use. Chairman Emmert explained the process and noted that additional requirements could be imposed as part of the approval.

There was no input from Mr. Lamarca.

5. ADJOURNMENT

Chairman Emmert closed the Public Hearing at 6:18 p.m.

UNAPPROVED

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Prepared by: Kellie Symonds, Deputy Clerk

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VILLAGE OF WINNEBAGO

PUBLIC HEARING MINUTES

Tuesday, June 30, 2026 at 5:55 PM

108 West Main Street and Virtually

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1. CALL TO ORDER

Chairman Emmert opened the Public Hearing at 6:18 p.m.

2. ROLL CALL

Present from the Board: Chairman Emmert, Mr. Booker, Mr. Koning, and Mr. Martin.

Guests present: Attorney Mary Gaziano, Administrator Joey Dienberg, Deputy Clerk Kellie Symonds, and Village Intern Kyle Okubo; members of the public present were Steve Cunningham, Lindsay Carlson, and Zachery Lamarca.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None noted.

4. DISCUSSION

a. **Proposed Zoning Map Amendment to Rezone Property Located at 106 Kasch Drive from District No. 3 to District No. 4 (P.I.N. 14-09-102-004)**

Attorney Gaziano explained the purpose of the proposed rezoning of the property located at 106 Kasch Drive. Administrator Dienberg noted that the property is owned by the Village of Winnebago and that the adjacent properties have similar uses. Mr. Hodgdon was notified of the proposed Zoning Map Amendment and contacted the Village office with questions.

5. ADJOURNMENT

The Public Hearing was closed at 6:23 p.m.

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UNAPPROVED

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Prepared by: Kellie Symonds, Deputy Clerk

VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, September 01, 2026 at 6:00 PM

108 West Main Street and Virtually

The GoToMeeting link was made available to the public to attend remotely.

1. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

2. ROLL CALL

PRESENT: Chairman Bill Emmert and Irv Koning

ABSENT: Michael Booker. Brian Martin (arrived at 6:14 p.m. after meeting started).

GUESTS: Attorney Mary Gaziano, Village Administrator Joseph Dienberg. Representing Place Foundry: David Sidney, and Shawn Agar.

No quorum at the time meeting was called to order.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None noted.

4. PUBLIC COMMENT

Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.

5. APPROVAL OF MINUTES

a. Approval of Minutes of June 30, 2026

No action was taken as there was no quorum.

b. Approval of Public Hearing Minutes of June 30, 2026 - Text Amendment Change

No action was taken as there was no quorum.

c. Approval of Public Hearing Minutes of June 30, 2026 - Zoning Map Amendment 106 Kasch Drive

No action was taken as there was no quorum.

6. DISCUSSION

a. Presentation by Place Foundry

Mr. Sidney and Mr. Ager proceeded with the presentation to the Board. They will return to the Zoning Board with goals and drafts. Information will be noted on the monthly water bill and in the next newsletter.

At 6:14 p.m. Brian Martin arrived.

7. NEW BUSINESS

No discussion

8. STATUS OF ZONING RECOMMENDATIONS TO BOARD

No discussion.

9. EXECUTIVE SESSION

None

10. ADJOURNMENT

Meeting was closed.

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Kellie Symonds, Deputy Clerk

Prepared from Administrator Dienberg's notes of the meeting.